



A Guide to Property Values

/ Annual analysis of property sales data from Valuer
General Victoria January-December 2024



Department
of Transport
and Planning

Contents

Purpose.....	1	Colac Otway Shire (C)	155	Moira Shire (C).....	220
Market Overview	2	Corangamite Shire (C)	157	Monash City (M).....	222
Explanatory notes	10	Greater Dandenong City (M)....	159	Moonee Valley City (M).....	224
Property Classification codes	12	Darebin City (M).....	161	Moorabool Shire (C).....	226
Map of municipal boundaries (Melbourne Metro).....	34	East Gippsland Shire (C)	163	Mornington Peninsula Shire (M) ..	228
Map of municipal boundaries (Victoria).....	35	Frankston City (M).....	165	Mount Alexander Shire (C).....	230
Statewide aggregate data	36	French Island (C)	167	Moyne Shire (C).....	232
Suburb/township house price data	68	Gannawarra Shire (C)	169	Murrindindi Shire (C).....	234
Suburb/township unit/ apartment price data	96	Greater Geelong City (C)	171	Nillumbik Shire (M).....	236
Suburb/township vacant house block price data	112	Glen Eira City (M).....	174	Northern Grampians Shire (C) ..	238
Municipality statistics and time series data		Glenelg Shire (C)	176	Port Phillip City (M)	240
(M) Melbourne Metropolitan area		Golden Plains Shire (C)	178	Pyrenees Shire (C)	242
(C) Country Victoria		Hepburn Shire (C)	180	Borough of Queenscliffe (C).....	244
Alpine Shire (C).....	122	Hindmarsh Shire (C)	182	Greater Shepparton City (C)	246
Ararat Rural City (C).....	124	Hobsons Bay City (M)	184	South Gippsland Shire (C)	248
Ballarat City (C).....	126	Horsham Rural City (C).....	186	Southern Grampians Shire (C)	250
Banyule City (M).....	128	Hume City (M).....	188	Stonnington City (M)	252
Bass Coast Shire (C)	130	Indigo Shire (C).....	190	Strathbogie Shire (C)	254
Baw Baw Shire (C).....	132	Kingston City (M).....	192	Surf Coast Shire (C).....	256
Bayside City (M).....	134	Knox City (M)	194	Swan Hill Rural City (C)	258
Benalla Rural City (C)	136	Latrobe City (C).....	196	Towong Shire (C).....	260
Greater Bendigo City (C).....	138	Loddon City (C).....	198	Wangaratta Rural City (C).....	262
Boroondara City (M).....	141	Macedon Ranges Shire (C).....	200	Warrnambool City (C)	264
Brimbank City (M)	143	Manningham City (M).....	202	Wellington Shire (C).....	266
Buloke Shire (C).....	145	Mansfield Shire (C)	204	West Wimmera Shire (C)	268
Campaspe Shire (C)	147	Maribyrnong City (M).....	206	Whitehorse City (M)	270
Cardinia Shire (M)	149	Maroondah City (M)	208	Whittlesea City (M).....	272
Casey City (M)	151	Melbourne City (M).....	210	Wodonga City (C)	274
Central Goldfields Shire (C)	153	Melton City (M).....	212	Wyndham City (M)	276
		Merri-bek (M).....	214	Yarra City (M).....	278
		Mildura Rural City (C).....	216	Yarra Ranges Shire (M)	280
		Mitchell Shire (C).....	218	Yarriambiack Shire (C).....	282

Purpose

The figures shown in this guide provide a summary of sales activity in Victoria for the 2024 calendar year. The guide is produced annually using data from Valuer-General Victoria and includes every property sale in the state. Figures cover median prices by suburb for houses, units and vacant land; details of commercial, industrial and primary production sales; a summary of sales activity for every local government area; and statewide, metropolitan and country summaries.

This guide presents factual data relating to property sales received throughout Victoria during the 2024 calendar year. Due to the extended settlement period for off-the-plan sales, many 2024 sales are yet to be received. The report provides time series data for residential property, summary statistics for each of the 79 local government areas and yearly medians by suburb from 2014–2024. This guide also provides some preliminary statistics for 2025 based on sales evidence available at the time of publication.

The information contained in this guide has been obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of acquiring any real estate in Victoria.

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

Considerable care has been taken to ensure the accuracy and quality of information and the

computer programs used to derive these tables and charts. However, the Department of Transport and Planning accepts no responsibility for the accuracy of the results obtained and people using this information are strongly advised to seek confirmation of any statistical information.

Report highlights

In 2024, data shows that Victoria's average residential property prices decreased as well as average commercial and primary production prices, while industrial average prices increased. The total number of sales increased for residential, commercial and industrial, while primary production sales decreased. The total value of sales showed increases for residential and industrial while primary production and commercial decreased.

The total value of sales of all property increased by 16.1 per cent from \$145.88 billion in 2023 to an estimated \$169.33 billion in 2024.

The total number of sales increased by 20.7 per cent from 151,527 to an estimated 182,872, while showing an increase of 16.1 per cent in residential sales.

The median house price for the whole of Victoria decreased by 1.3 per cent to \$750,000, while the median house price for metropolitan Melbourne decreased by 0.6 per cent to \$855,000. The median house price in country Victoria decreased by 0.9 per cent to \$572,000.

The Valuer-General's report shows that the state's median house price increased by 61.3 per cent in the 10 years from 2014.

Market overview from Robert

Marsh, Valuer-General Victoria

In general terms, there was a mix across all sectors. The total number of sales increased for residential, commercial, industrial while primary production decreased. The total value of sales increased for residential and industrial while commercial, and primary production properties decreased for the period of January – December 2024. Median property prices showed decreases in residential markets and average prices in commercial and primary production markets also showed a decrease.

The total value of all property in Victoria increased by 16.1 per cent from \$145.88 billion in 2023 to an estimated \$169.33 billion in 2024. The total number of sales increased by 20.7 per cent from 151,527 to an estimated 182,872, while there was an increase of 16.1 per cent in the number of residential sales. It should be noted that there is an estimated five per cent of all property and 10 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off-the-plan sales.

The median house price in Victoria's residential property market decreased by 1.3 per cent to \$750,000 in 2024. It decreased by 2.1 per cent in 2023 (\$760,000) and increased by 4.9 per cent in 2022 (\$776,000).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 61.3 per cent – from \$465,000 to \$750,000 – between 2014 and 2024.

Growth in house prices in country Victoria (regional cities and towns) in 2024 was lower than metropolitan Melbourne, with country Victoria median house sale prices decreasing 0.9 per cent compared to an 0.6 per cent decrease in the metropolitan median.

Unit/apartment median prices in metropolitan Melbourne decreased by 0.8 per cent, compared

with zero per cent growth for unit/apartment prices in country Victoria.

Overall, combined commercial and industrial property sales saw a 3.8 per cent increase in their total value, from \$16.78 billion in 2023 to an estimated \$17.42 billion in 2024. The total number of recorded sales for these sectors showed an increase of 6 per cent.

The total value of recorded primary production property sales decreased by 20.1 per cent from \$4.93 billion to \$3.94 billion. The total number of recorded sales decreased by 5.2 per cent.



Victorian Valuer-General, Robert Marsh PSM



Analysis of 2024 sales data reveals many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

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, location or building construction.

Changes in the sub-market groups may have occurred due to:

- a new supply entering the market, which influenced median prices
- new developments of lower or higher quality than is normal for a sub-market group
- a large new development in an area being completed during the year.

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2023 and 2024 figures be read in conjunction with the 2014 to 2024 figures.



Market summary

There are many variations and exceptions to the overall trends. We encourage readers to compile their own lists and tables from the data provided in the guide and investigate local sub-market groups thoroughly and then draw their own conclusions on the movements of sales and numbers. Tables 1 and 2 show the change in the total number of sales and median house price in metropolitan Melbourne and country Victoria between 2023 and 2024.

While the total volume of sales has shown an increase, the median house price has shown a decrease in metropolitan Melbourne. Country Victoria has also shown an increase in sales volume and a decrease median house price.

As in previous years, there were wide variations within these property groupings, however the trend is mostly toward price decreases. In 2024, 21 out of 435 metropolitan suburbs showed median house sale price decreases of more than 10 per cent and 19 suburbs showed increases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2024 (on 1st May 2025) was 151,527, with an additional 10 per cent expected as the remaining 2024 notifications are received. It is estimated that total sales numbers for 2024 will be approximately 182,872.

In 2024 there were 182,872 sales recorded, which was a 20.7 per cent increase in sales volume compared to a decrease of 10.7 per cent the previous year. Total value of sales increased by 16.1 per cent from \$145.88 billion in 2023 to an estimated \$169.33 billion in 2024.

It should be noted that there is an estimated five per cent of all property and 10 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off the plan sales. These adjustments are not expected to significantly alter the median or average prices listed in this guide.

In 2024 in metropolitan Melbourne, 134,479 sales totalling approximately \$136.88 billion are expected. This compares to 110,836 sales totalling \$117.14 billion in sales value in 2023. This represents a 21.3 per cent increase in sales numbers and a 16.8 per cent increase in sales value between 2023 and 2024.

In country Victoria, total sales volumes are expected to reach 48,392 in 2024, an 18.9 per cent increase from 40,691 in 2023. The total value is expected to increase by 12.9 per cent, from \$28.73 billion in 2023 to \$32.45 billion in 2024.

Commercial and industrial property

The figures in table 3 and 4 include an additional 5 per cent in the sales estimate to account for further 2024 notifications.

For the whole of Victoria, commercial sales volumes for 2024 increased by 7.2 per cent and the total value of sales decreased by 2.3 per cent. Industrial sales volumes increased by 4.7 per cent and the total value of industrial sales increased by 11.1 per cent.

Primary production property

Tables 5 and 6 take into account the estimated 5 per cent additional sales from 2024 still to be notified.

The total value of all primary production sales in Victoria decreased by 20.1 per cent from \$4.93 billion in 2023 to an estimated \$3.94 billion in 2024. The total number of primary production sales decreased 5.2 per cent from 2,481 in 2023 to an estimated 2,353 in 2024.

The total number of primary production property sales in metropolitan Melbourne increased by 5.9 per cent from 117 sales in 2023 to 124 expected sales in 2024. The number of sales in country Victoria decreased from 2,364 sales in 2023 to 2,229 expected sales in 2024 (5.7 per cent decrease). The total value of primary production sales decreased by 56.4 per cent in



metropolitan Melbourne and decreased by 9.4 per cent in country Victoria.

Residential market in metropolitan Melbourne and regional Victoria

The figures in table 1 and 2 include an additional 5 per cent in the sales estimate to account for further 2024 notifications.

In percentage terms, the total value and total volume of residential sales in metropolitan Melbourne country Victoria showed similar trends. Country Victoria residential sales volumes increased 15.7 per cent compared to metropolitan Melbourne's 16.2 per cent increase. The total value of country residential sales increased 12.2 per cent compared to metropolitan Melbourne's increase of 13.7 per cent. In terms of median house prices, country Victoria decreased 0.9 per cent and metropolitan Melbourne decreased by 0.6 per cent.

Median house sale prices decreased for the majority of suburbs in the major regional cities of Bendigo, Geelong, Shepparton, Ballarat and Wodonga.

The country residential market can also be gauged by looking at large, medium, small and seaside towns across Victoria (see Table 8).

For this report, large towns are defined as having more than 150 sales, medium towns 50–150 sales and small towns fewer than 50 sales. Seaside towns are defined as fronting Bass Strait; however, towns within Port Phillip Bay are excluded from this classification.

Median house prices decreased by 0.5 per cent for large towns, increased by 0.3 per cent for medium towns and decreased by 0.6 per cent for small towns. This compares to a decrease of 0.6 per cent for metropolitan Melbourne. The statistics below for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns showed a 6.4 per cent median price decrease, which is a 0.8 per cent increase from 2023.

Residential – metropolitan Melbourne

Residential median sale prices showed similar trends across Melbourne. The median sale price for Melbourne houses decreased by 0.6 per cent from \$860,000 in 2023 to \$855,000 in 2024. Unit values decreased by 0.8 per cent from \$620,000 in 2023 to \$615,000 in 2024 and vacant land values decreased 2.9 per cent from \$379,000 to \$368,000.

Houses

The median sale price recorded for Melbourne houses in 2024 was \$855,000; however, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2023 and 2024.

The highest median price increases recorded were 44 per cent in Essendon West, which increased from \$1,165,000 to \$1,675,000; 31 per cent in Caulfield, which increased from \$1,786,000 to \$2,335,000; 27 per cent in Research, which increased from \$1,030,000 to \$1,310,000; and 21 per cent in Ferny Creek, which increased from \$906,500 to \$1,092,500.

Six of the 435 metropolitan suburbs with more than 10 sales for both 2023 and 2024 recorded an increase in the 15–25 per cent range.

One-hundred and sixty-six out of 435 metropolitan suburbs with more than 10 sales for both 2023 and 2024 showed a decrease in median price. The biggest reductions in median prices were recorded in St Kilda West, down 31 per cent from \$2,855,000 to \$1,975,000; Parkville, down 30 per cent from \$2,488,500 to \$1,745,000; and Balnarring Beach, down 23 per cent from \$2,150,000 to \$1,650,000.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2024 were Toorak at \$6,060,000, East Melbourne at \$3,650,000, Deepdene at \$3,633,000, Brighton at \$3,405,500, Portsea at \$3,330,000, Malvern at \$3,306,000, Canterbury at \$3,212,500, Hawthorn at \$2,900,000, Balwyn at \$2,868,000 and Kew at \$2,805,000.



The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2024 were Melton at \$471,000, Melton South at \$514,000, Kurunjang at \$520,000, Melton West at \$525,000, Coolaroo at \$540,000, Brookfield at \$550,000, Dallas at \$550,000, Weir Views at \$566,000, Harkness at \$570,000, and Wyndham Vale at \$585,000.

Units

The median sale price recorded for Melbourne's units in 2024 was \$615,000, a decrease of 0.8 per cent on the 2023 figure of \$620,000.

The highest median price increases recorded in 2024 included Kooyong, up 46 per cent from 1,100,000 to 1,609,500; Albert Park, up 38 per cent from \$980,000 to \$1,352,500; Gardenvale, up 35 per cent from \$431,000 to \$581,000; Vermont South, up 33 per cent from \$728,000 to \$970,000.

Suburbs that recorded the highest fall in median unit sale prices from 2023 to 2024 included Eaglemont, down 34 per cent from \$1,317,500 to \$870,000; Sunshine, down 26 per cent from \$631,000 to \$470,000 and Clayton North, down 23 per cent from \$700,000 to \$542,000.

Vacant residential land

Melbourne's median sale price for vacant residential land decreased by 2.9 per cent from \$379,000 in 2023 to \$368,000 in 2024.

Large increases were recorded in Craigieburn, up 98 per cent from \$260,000 to \$515,000; Cobblebank, up 55 per cent from \$250,000 to \$387,500; Nar Nar Goon North, up 48 per cent from \$215,300 to \$319,500; and Thomastown, up 25 per cent from \$412,000 to \$517,000.

Eight of the 56 metropolitan suburbs with more than 10 sales for both 2023 and 2024 showed median price increases between 5 per cent and 20 per cent. Examples include Strathtulloh by 14 per cent, from \$259,500 to \$297,000; Frankston South by 13 per cent, from \$731,000 to \$824,500; Cranbourne by 12 per cent, from \$417,500 to \$468,000; and Rowville by 10 per cent, from \$721,000 to \$796,500.

Thirty suburbs with more than 10 sales for both 2023 and 2024 showed reductions in median price. Examples include South Morang by 28 per cent, from \$390,000 to \$281,000; Cranbourne South by 24 per cent from \$335,000 to \$253,000; and Point Cook by 22 per cent, from \$445,000 to \$348,500.

Residential – country Victoria

Country Victoria has shown significant growth in the residential housing sector for the 10 years to 2024, with median house prices only slightly dropping in the last 2 years.

The median sale price of housing across country Victoria increased 91 per cent, from \$300,000 in 2014 to \$572,000 in 2024. Units rose 70 per cent, from \$247,000 in 2014 to \$420,000 in 2024.

From 2023 to 2024 the median sale price of houses in country Victoria decreased by 0.9 per cent from \$577,000 to \$572,000. This compares to a decrease of 0.6 per cent in metropolitan Melbourne for the same period.

Houses

The following data refers to country suburbs with 10 or more sales for both 2023 and 2024.

Wahgunyah recorded the largest increase, up 44 per cent from \$375,000 to \$540,000; Carisbrook, up 43 per cent from \$410,000 to \$587,500; Lucknow up 41 per cent from \$400,000 to \$562,500, Wycheproof, up 30 per cent from \$203,500 to \$265,000; and Coleraine, up 29 per cent from \$205,000 to \$265,000.

The biggest falls were recorded in Bruthen, down 35 per cent from \$495,000 to \$322,500; Queenscliff, down 24 per cent from \$1,687,500 to \$1,280,000; and Elliminyt, down 23 per cent from \$750,000 to \$575,500.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2024 were Lake Wendouree at \$1,292,500, Manifold Heights at \$1,260,000, Newtown at \$1,220,000, Macedon at \$1,100,000, and Bright at \$1,040,000.



The 10 towns in country Victoria with the lowest median house sale prices in 2024 were Sea Lake at \$166,000, Birchip at \$186,000, Warracknabeal at \$199,500, Rainbow at \$200,000, Hopetoun at \$211,500, Kaniva at \$231,500, Ouyen at \$235,000, Wedderburn at \$237,000, Donald at \$240,000 and Edenhope at \$255,000.

Units

The median sale price of units in country Victoria remained unchanged from 2023 to 2024

at \$420,000. However, there were wide variations across the state.

Vacant residential land

The median sale price for vacant residential land in country Victoria decreased 2.8 per cent from \$285,000 to \$277,000 between 2023 and 2024. However, there were wide variations in movements across Victoria.

Table 1: House sales – metropolitan Melbourne

Year	Total number of sales	Median sale price
2023	54,694	\$860,000
2024	64,479	\$855,000
% Change 2023-24	17.9%	-0.6%

Table 2: House sales – country Victoria

Year	Total number of sales	Median sale price
2023	22,866	577,000
2024	26,969	572,000
% Change 2023-24	17.9%	-0.9%

Table 3: Commercial and industrial sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2023	5,169	\$14,273,595,594	\$2,761,384
2024	5,605	\$14,984,131,503	\$2,673,399
% Change 2023-24	8.4%	5.0%	-3.2%

Table 4: Commercial and industrial sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2023	2,024	\$2,509,069,375	\$1,239,659
2024	2,022	\$2,432,774,826	\$1,202,974
% Change 2023-24	-0.1%	-3.0%	-3.0%

Table 5: Primary production sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2023	117	\$1,123,863,172	\$9,605,668
2024	124	\$490,034,247	\$3,955,079
% Change 2023-24	5.9%	-56.4%	-58.8%

Table 6: Primary production sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2023	2,364	\$3,810,371,625	\$1,611,832
2024	2,229	\$3,452,723,677	\$1,548,897
% Change 2023-24	-5.7%	-9.4%	-3.9%



Table 7: Regional cities – median house price movement 2023 to 2024

Regional cities	No. suburbs included in the regional cities	Quartile	2023 to 2024 median % price movement	Examples of % price movement in each category
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	92	Upper	2.7	Manifold Heights 20, Lovely Banks 10, Mooroopna 6, Shepparton 4, Buninyong 3
		Median	-1.0	Flora Hill 2, Golden Square 1, Wodonga 0, Kyabram -1, Mount Duneed -2, Alfredton -5,
		Lower	-5.5	Ballarat Central -6, Hamlyn Heights -7, Sebastopol -8, Ballarat East -10, Brown Hill -16

Table 8: Country towns – median house price movement 2023 to 2024

Category	No. of towns	Quartile	2023 to 2024 median % price movement	Examples of % price movement in each category
Large towns (more than 150 house sales)	28	Upper	1.4	Swan Hill 9, Kilmore 4, Beveridge 3
		Median	-0.5	Traralgon 1, Warragul -1, Armstrong Creek -3
		Lower	-3.5	Warrnambool -4, Portland -5, Lara Lake -6
Medium towns (50–150 house sales)	39	Upper	3.1	Red Cliffs 19, Irymple 12, Numurkah 10, Romsey 4
		Median	0.3	Wallan East 3, Kyneton 1, Maddingley -2, Seymour -5
		Lower	-5.1	Cowes West -6, Darley -9, North Wonthaggi -12, Warracknabeal -17
Small towns (fewer than 50 house sales)	124	Upper	8.3	Lucknow 41, Chiltern 18, Rochester 14, Robinvale 11
		Median	-0.6	Cohuna 8, Orbost 5, Cowes 0, Nagambie -2, Yea -5
		Lower	-5.8	Woolamai Waters -6, Dimboola -7, Heyfield -14, Invermay Park -18, Elliminyt -23
Seaside towns	33	Upper	-2.4	Ventnor 10, Cape Paterson 5, Lakes Entrance 2
		Median	-6.4	Ocean Grove -2, Torquay -5, Loch Sport -6, Inverloch -11
		Lower	-11.0	Point Lonsdale -12, Venus Bay -17, Barwon Heads -20

Explanatory notes

Statistical accuracy

Only statistics for suburbs with more than 10 sales in one of the past four years have been included in the analysis.

Symbols

^ Fewer than 10 sales in that year.

* Value was carried forward from the previous year due to zero sales in the represented year.

Limited sales recorded for 2024 may cause statistics for that year to be skewed. Similarly, small numbers of sales in rural areas in previous years can distort sales trends.

Block size

Some of the transaction data provided on the Notices of Acquisition is either incomplete or of insufficient detail for the calculation of the block size. This affects the calculation of both median block size and median price per unit area.

The median block size is calculated to be the area of the middle item when all the areas, which can be calculated, are arranged in ascending order of magnitude.

The value of price per unit area is determined by dividing each calculable area into its corresponding sale price. The median price per unit area will be the value of the middle item when all such calculations are arranged in ascending order of magnitude.

The value of the median price per unit area is given in dollars per square metre.

Compound growth per annum

This figure shows the nominal annual compound growth that has occurred over the period, expressed as a percentage. Actual increases may vary from year to year, but the annual compound growth smooths out these increases (or decreases) and indicates by how much a starting value would need to change each year to arrive at the end value.

Movements in the Consumer Price Index over the period have not been considered in these calculations.

Conversion factors

1 hectare = 10,000 square metres

1 hectare = 2.4798 acres

1 acre = 4,046.86 square metres

1 square metre = 10.7639 square feet.

Property classification

The Australian Valuation Property Classification Codes (AVPCC) has been used to produce this report.

The specific descriptions and abbreviations used are shown on page 11-32.

Those classifications marked (#) have been further defined and comprise:

Vacant Residential Site A – less than 2000 sq. metres

Vacant Residential Site B – 2000–3999 sq. metres

Vacant Residential Site C – 4000 sq. metres to 1 hectare

HA is an abbreviation for hectare

SM is an abbreviation for square metre.

Median sale price

The median sale price is the value of the middle item when all sale prices are arranged in ascending order of magnitude.

In some earlier editions of this publication the mean sale price was used to indicate the general level of sale prices. The median sale price was adopted in 1977 and recast back to 1974 to provide a more accurate indication.

It has been observed that the use of mean values has often led to disparities due to the wide divergence of prices within a municipality, particularly the influence of sales at a price much higher than the general level.

Mean sale price

The mean sale price represents the total of sale prices of all sales for the classification, divided by the total number of sales for the classification.

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2024 calendar year. In some cases, preliminary 2025 statistics are shown and are those sales recorded at the time of publication.

These sale statistics do not include transfers of title that relate to legacies and gifts.

Municipality and suburb township data

Categories

Houses based on a combination of Detached Home, Semi-Detached/Terrace Home/Row House, House and Flat/Studio.

Units based on a combination of Single Strata Unit/Villa Unit/Townhouse, Conjoined Strata Unit/Townhouse, Residential Company Share Unit (ground level), Residential Company Share Unit (within multi-storey development), Strata Unit or Flat, Residential Investment Flats, Individual Flat, Retirement Village Unit.

Vacant Res Land based on Vacant Res A and Vacant Res B.

Price index (base 2023 and 2019)

The price indices shown in the municipality tables relate the median price for 2024 to those of 2023 and 2019 respectively. For example, an index of 104.5 for 2023 indicates that the median price has increased by 4.5 per cent between 2023 and 2024.

The calculation of the index is based on the median sale price for residential, commercial and industrial categories, and median price per unit area for rural categories.

The calculation of an index when median sale price is used is contingent on there being sufficient sales of the same land use classification in the same local government area, for both the current and base years.

When indices are calculated on the median price per unit area basis, the same limit relates to the number of sales with calculable areas. Should these conditions not be met, the letters 'ND' (indicating insufficient data) are printed in the appropriate index column.

Suburb/township classification of sales

The report uses gazetted neighbourhoods and localities as its suburb base, and the boundaries are sourced from LASSI maps (Land and Survey Spatial Information maps). The property classification codes used in the guide are the Australian standards, known as Australian Valuation Property Classification codes, which are used throughout Australia.

Suburb/township statistics are more relevant when a particular socio-economic or cultural grouping is required. Data provided on this basis will provide a more reliable statistical guide for comparing specific areas than statistics based on a whole municipality.

Total of sale prices

This municipal total comprises the total selling price of all the sales recorded under 'Number of sales', as defined above.

The individual sale price for each property consists of the value of the real estate component and also includes any amount notified as being the value of chattels.

Property classification codes

Description	Abbreviation
Residential	
Residential Use Development Land	
Vacant Residential Home Site/Surveyed Lot < 2000sm	Vac Res A
Vacant Residential Home Site/Surveyed Lot < 4000sm	Vac Res B
Residential Rural/Rural Lifestyle < 1ha	Vac Res C
Residential Development Site	Res Dev Site
Vacant In globo Residential Subdivisional Land	
Vacant In globo Residential Subdivisional Land (Unspecified)	Vac Res Englobo Oth
Subdivisional Land (Multi Lot)	Sub Div (Multi Lot)
Subdivisional Land (In globo/Potential)	Sub Div (EnGlobo)
Vacant Residential Rural/Rural Lifestyle	Vac Res Rural Lstyle
Residential Airspace	Residential Airspace
Single Residential Accommodation	
Detached Dwelling	
Detached Dwelling (Unspecified)	Detached Home Unsp
Detached Dwelling (new)	Detached Home (new)
Detached Dwelling (existing)	Detached Home(exist)
Detached Dwelling Non Conforming Use- Commercial	Detached Home(Comm)
Detached Dwelling Non Conforming Use- Industrial	Detached Home (Ind)
Separate Dwelling and Curtilage	Sep House&Curtilage
Semi-Detached/Terrace/Row House	
Semi-detached/Terrace/Row House (Unspecified)	Semi-Detached Unspec
Semi-detached	Semi-Detached
Terrace	Terrace House
Row House	Row House
Half Pair or Duplex	Half Pair or Duplex
Granny Flat/Studio	Granny Flat/Studio
Dwelling and Dependant Unit	House & Flat/Studio



Shack/Hut/Donga	Shack/Hut/Donga
Cabin/Accommodation (rental/leased individual residential site)	Cabin/Accommodation
Residential Rural/Rural Lifestyle	Res/Rural Lstyle
Residential Land (with buildings that add no value)	Res Land (WithBuild)
Multiple Occupation (within residential development)	
Single Strata Unit/Villa Unit/Townhouse	
Single Strata Unit/Villa Unit/Townhouse (Unspecified)	Single Strata Unspec
Single Strata Unit	Single Strata Unit
Villa Unit	Villa Unit
Townhouse	Townhouse
OYO Subdivided Dwelling	OYO Sub Dwelling
OYO Subdivided Unit	OYO Sub Unit
OYO Unit	OYO Unit
Conjoined Strata Unit/Townhouse	
Conjoined Strata Unit/Townhouse (Unspecified)	Cojoin Strata Unsp
Half Pair or Duplex	Half Pair or Duplex
Conjoined Strata Unit	Conjoined StrataUnit
Townhouse	Townhouse
Residential Company Share Unit (ground level)	
Residential Company Share Unit (ground level) (Unspecified)	Res Co Sh Unit Unsp
OYO Company Share Unit	OYO Co Share Unit
OYO Stratum Flat	OYO Stratum Flat
OYO Stratum Unit	OYO Stratum Unit
OYO Company Share Flat	OYO Co Share Flat
OYO Cluster Unit	OYO Cluster Unit
Residential Company Share Unit (within multi-storey development)	Res Co Sh Unit HR
Strata unit or flat	
Strata Unit or Flat (Unspecified)	Strata unit/flat Uns
Strata Dwelling	Strata Dwelling
OYO Subdivided Flat	OYO Subdivided Flat
OYO Strata Flat	OYO Strata Flat
Individual Car Park	Individual Car Park



Individual Berth	Individual Berth
Individual Flat	Individual Flat
Common Land associated with a residential development	Common Land Unit Dev
Investment Residential	
Boarding House	Boarding House
Residential Investment Flats	Res Investment Flat
Short Term Holiday Accommodation	Short Term Hol Accom
Dormitory Accommodation/University Residential College	
Dormitory Accommodation/University Residential College (Unspecified)	Dorm Accom Unspec
Dormitory Accommodation	Dormitory Accom
University Residential College	Uni Res College
Retirement/Aged Care Accommodation/Special Accommodation	
Retirement Village Unit	Retire Village Unit
Retirement Village Complex	Retire Village Compl
Aged Care Complex	
Aged Care Complex (Unspecified)	Age Care/Nursing Uns
Aged Care Complex	Aged Care Complex
Nursing Home	Nursing Home
Special Accommodation	Special Accom Res
Disability Housing	Disability Housing
Ancillary Buildings	
Miscellaneous Improvements on Residential Land	
Miscellaneous Improvements on Residential Land (Unspecified)	ResLandWithImprovemt
Storage Area (on Residential Land)	Storage Area Res
Garage/Outbuilding (on Residential Land)	Garage/Outbuild Res
Miscellaneous Improvements on Residential Rural Land	
Misc Improvements on Residential Rural Land (Unspecified)	MisImpRuralLand Unsp
Storage Area (Rural)	Storage Area Rural
Garage/Outbuilding (Rural)	Garage/Outbuild Rur
Site Improvements (Rural)	Site Improves Rur
Commercial	



Commercial Use Development Land	
Commercial Development Site	Commerical Dev Site
Vacant In globo Commercial Land	Vac Englobo Land
Commercial Land (with buildings that add no value)	Com Land (Struct 0)
Commercial Airspace	Com Dev Airspace
Retail	
Retail Premises (single occupancy)	
Retail Premises (single occupancy) (Unspecified)	Retail Sgle Occ Unsp
Bank	Bank
Retail Store/Showroom	Retail Store/Showrm
Shop	Shop
Cafe	Café
Timber Yard/Trade Supplies	Timber Yard/Supplies
Display Yard	Display Yard
Convenience Store/Fast Food	Convenience/FastFood
Plant/Tree Nursery	Plant/Tree Nursery
Retail Premises (multiple occupancies)	
Retail Premises (multiple occupancies) (Unspecified)	Retail Mult Occ Unsp
Shop and Dwelling (single occupancy)	Shop & Dwelling
Office and Dwelling (single occupancy)	Office & Dwelling
Mixed Use Occupation	
Mixed Use Occupation (Unspecified)	Mixed Use Unspec
Office	Mixed Use Office
Shop (Mixed use)	Mixed Use Shop
Studio	Mixed Use Studio
Workroom	Mixed Use Workroom
Shopping Centre	
Shopping Centre (Unspecified)	Shopping Centre Unsp
Shopping Centre (Super Regional)	Shop Cnt SuperRegnal
Shopping Centre (Major Regional)	Shop Cnt MajorRegnal
Shopping Centre (Regional)	Shop Cnt Regional
Shopping Centre (Sub Regional)	Shop Cnt SubRegional



Shopping Centre (Neighbourhood)	Shop Cnt Neighborhood
National Company Retail	
National Company Retail (Unspecified)	National Co Ret Unsp
Supermarket	Supermarket
Department/Discount Department Store	Dept/Discount Store
National Company Retail (Bulky Goods)	Nat Co Bulky Goods
Fuel Outlet/Garage/Service Station	Fuel Outlet/Garage
Multi-Purpose Fuel Outlet (fuel/food/groceries)	Multi Use FuelOutlet
Bottle Shop/Licensed Liquor Outlet	Bottle Shop/Licensed
Licensed Retail Premises	Licensed Ret Prem
Market Stall	Market Stall
Office	
Office Premises	
Office Premises (Unspecified)	Office Premises Uns
Office (Converted dwelling)	Office Cvrt Dwelling
Serviced Office	Serviced Office
Strata/Subdivided Office	Strata/Subdiv Office
Low Rise Office Building	LowRise Office Build
Multi-Level Office Building	
Multi-Level Office Building (Unspecified)	Multi-Lvl Offic Unsp
Medium rise (4 to 50 levels)	Office 4 to 50 Lvl
High Rise (50+ levels)	Office H/R 50+ Lvl
Special Purpose (built-in technology)	SpecialPurpose tech
Short Term Business and Tourist Accommodation	
Residential Hotel/Motel/Apartment Hotel Complex	
Residential Hotel/Motel/Apartment Hotel Complex (Unspecified)	Hotel/Motel Unspec
Residential Hotel	Residential Hotel
Motel	Motel
Apartment Hotel Complex	Apartment Hotel Comp
Tourist Resort Complex	Tourist Resort Compl
Hotel	Res Hotel
Private Hotel	Private Hotel



Residential Hotel/Motel/Apartment Hotel Units	Res Hotel/Motel Apar
Serviced Apartments/Holiday Units	
Serviced Apartments/Holiday Units (Unspecified)	Serv Apt/Unit Unsp
Holiday Units	Holiday Units
Serviced Apartments	Serviced Apartments
Bed and Breakfast	Bed and Breakfast
Tourist Park/Caravan Park/Camping Ground	Tourist Park/Caravan
Guest Lodge/Back Packers/Bunkhouse/Hostel	
Guest Lodge/Back Packers/Bunkhouse/Hostel (Unspecified)	Guest/BackPack Unspc
Guest Lodge	Guest Lodge
Back Packers/Hostel	Back Packers/ Hostel
Bunkhouse	Bunkhouse
Ski lodge/ Member facility	Ski lodge/Memb fac
Recreation Camp	Recreation Camp
Hospitality	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub (Unspecified)	Pub/Tavern/Club Unsp
Pub	Pub
Tavern	Tavern
Hotel	Hotel
Licensed Club	Licensed Club
Restaurant	Restaurant
Licensed Restaurant	Licensed Restaurant
Nightclub/Cabaret	Nightclub/Cabaret
Reception/Function Centre	Reception/Function
Hotel-Gaming	Hotel-Gaming
Club - Gaming - stand alone	Club-Gaming-Stand
Member Club Facility	Member Club Facility
Casino	Casino
National Company Restaurant	National Co Rest



Kiosk	Kiosk
Conference/Convention centre	ConferenceConvention
Entertainment – Cinema, Live Theatre and Amusements (non-sporting)	
Live Entertainment – Major Multi-Purpose Complex	Live Ent-Major Multi
Cinema Complex	Cinema Complex
Playhouse/Traditional Theatre	Playhouse/Theatre
Drive-In	Drive-In
Tourism Facilities/Infrastructure	
Large Theme Attraction/Park	Large Theme Park
Amusement Park	Amusement Parks etc.
Major Infrastructure Attractions, often associated with a major historic or feature natural location	Major Inf Attraction
Tourism Infrastructure – Local Attractions	Tourism Infrastruct
Personal Services	
Health Surgery	Health Surgery
Health Clinic	
Health Clinic (Unspecified)	Health Clinic Unsp
Diagnostic Centre/X-Ray	Diagnostic/X-ray
Medical Centre/Surgery	Medical/Surgery
Dental Clinic	Dental Clinic
Super Clinic	Super Clinic
Brothel	Brothel
Crematorium/Funeral Services	Crematorium/Funeral
Automatic Teller Machine	Automatic Teller
Veterinary Clinic	Veterinary Clinic
Vehicle Car Parking, Washing and Sales	
Ground Level Parking	Ground Level Parking
Multi-Storey Car Park	Multi-Storey CarPark
Individual Car Park Site	
Individual Car Park Site (Unspecified)	Indiv CarPark Unspe
Car park – Under Cover	CarPark – UnderCover



Car park – Open Air	CarPark – Open Air
Car Wash	Car Wash
Vehicle Sales Centre	Vehicle Sales Centre
Vehicle Rental Centre	Vehicle Rental Centre
Advertising or Public Information Screens	
Advertising Sign	
Advertising Sign (Unspecified)	Advertising Sign Uns
Self Standing Pole	Adv Self Stand Pole
Bridge Fixed	Adv Sign Bridge Fix
Roof Mounted	Adv Sign Roof Mount
Wall Fixed	Adv Sign Wall Fixed
Electronic Stadium/Street TV Relay Screen/Scoreboard	ElectronicScoreboard
Industrial	
Industrial Use Development Land	
Industrial Development Site	Ind Dev Site
Vacant Industrial In globo Land	Vac Englobo Land
Industrial Airspace	Ind Dev Airspace
Industrial Land (with buildings which add no value)	Ind Land Building \$0
Manufacturing	
General Purpose Factory	
General Purpose Factory (Unspecified)	Factory Unspec
Factory Unit	Factory Unit
Factory	Factory
Garage/Motor Vehicle Repairs	Garage/Motor Vehicle
Office/Factory	Office/Factory
Workshop	Workshop
Food Processing Factory	
Food Processing Factory (Unspecified)	Food ProcessingUnsp
Processing Plant	Processing Plant
Dairy	Food ProcessingDairy
Major Industrial Complex – Special Purpose Improvements	Major Ind Complex



Warehouse/Distribution/Storage	
General Purpose Warehouse	
General Purpose Warehouse (unspecified)	Warehouse Unspec
Warehouse	Warehouse
Warehouse/Office	Warehouse/Office
Warehouse/Factory	Warehouse/Factory
Warehouse/Showroom	Warehouse/Showroom
Depot	Storage Depot
Store	Warehouse Store
Open Area Storage	
Open Area Storage (Unspecified)	OpenStorageUnspec
Hardstand/Storage Yard	Hard/Storage Yard
Wrecking Yard	Wrecking Yard
Concrete Batching Plant	Concrete Batch Plant
Container storage	OpArea ContainerStor
Bulk Grain Storage (structures)	Bulk Grain (Stuct)
Bulk Grain Storage (earthen walls and flooring - pit bunker)	Bulk Grain Stor(Pit)
Bulk Liquid Storage Fuel Depot/Tank Farm	Bulk Liquid Depot
Coolstore/Coldstore	Coolstore/Coldstore
Works Depot	Works Depot
Noxious/Offensive/Dangerous Industry	
Tannery/Skins Depot and Drying	Tannery/Skins Depot
Abattoirs	Abattoirs
Stock sales yards	Stock Sales Yards
Rendering Plant	Rendering Plant
Oil Refinery	Oil Refinery
Petro-chemical Manufacturing	Petrochemical Man
Sawmill	Sawmill
Extractive industries	
Extractive industry site with permit or reserve not in use	
Sand	ExtInd Sand



Gravel/Stone	ExtInd Gravel/Stone
Manufacturing Materials	ExtInd Manufact Mat
Soil	ExtInd Soil
Coal	ExtInd Coal
Minerals/Ores	ExtInd Minerals/Ores
Precious Metals	ExtInPrecious Metals
Uranium	ExtInd Uranium
Quarry/Mine (open cut) – Exhausted (dry)	Quarry/Mine open dry
Quarry/Mine (open cut) – Exhausted (wet)	Quarry/Mine open wet
Quarry (in use)	
Sand	Quarry Sand
Gravel/Stone	Quarry Gravel/Stone
Manufacturing Materials	Quarry Manufact Mat
Soil	Quarry Soil
Mine (open cut)	
Black or Brown Coal	MineOpen Coal
Iron Ore	MineOpen Iron Ore
Bauxite	MineOpen Bauxite
Gold	MineOpen Gold
Metals (other than gold)	MineOpen Metals
Precious Stones	MineOpen PrecStones
Uranium	MineOpen Uranium
Non Metals (other than Uranium)	MineOpenNon Metals
Mine (deep shaft)	
Non-metals	MineDeepNon-metals
Black Coal	MineDeep Black Coal
Precious Stones	MineDeep PrecStones
Gold	MineDeep Gold
Metals (other than gold)	MineDeep Metals
Closed Mine Shaft	Closed Mine Shaft



Tailings Dumps	
Tailings Dump (minerals)	TailingsDump Mineral
Tailings Dump (non-minerals)	TailingDumpNoMineral
Well/Bore	
Oil	Well/Bore Oil
Gas	Well/Bore Gas
Water (mineral)	Well Water (mineral)
Water (stock and domestic)	Water (stock&dome)
Water (irrigation)	Water (irrigation)
Disused Bore/Well	Disused Bore/Well
Salt Pan (evaporative)	
Lake - Salt Extraction	Lake – Salt Ext
Man-Made Evaporative Basin	Man-made Evap Salt
Dredging Operations	
Dredging (minerals)	Dredging (minerals)
Dredging (non-minerals)	Dredging non-mineral
Other (Unspecified)	
Extractive less than 2 Metres	ExtractiveLess 2 Mts
Operating mine (Unspecified)	Operating mine unspe
Vacant Land mining (Unspecified)	VacantLand Mine unsp
Primary production	
Native Vegetation	
Vacant Land – Native Vegetation/Bushland	Native Bshland
Vacant Land – Native Vegetation/Bushland with Covenant/Agreement	NatBshland +Agreem
Agriculture Cropping	
General Cropping	
General Cropping (Unspecified)	GenCrop >20ha Unspec
Crop Production – Mixed/Other	Crop – Mixed Other
Crop Production – Other Grains/Oil Seeds	Crop– Other Grains
Crop Production – Wheat	Crop – Wheat



Crop Production – Fodder Crops	Crop – Fodder Crops
Specialised Cropping	Specialised Cropping
Livestock Grazing	
Domestic Livestock Grazing	DomsticLivestockGraz
Non-Native Animals	Non-Native Animals
Native Animals	Native Animals
Livestock Production – Sheep	Livestock - Sheep
Livestock Production – Beef Cattle	Livestock - Beef
Livestock Production – Dairy Cattle	Livestock - Dairy
Mixed Farming and Grazing	
Mixed farming and grazing	
Mixed farming and grazing (Unspecified)	MixedFarm&GrazUnsp
Mixed farming and grazing with infrastructure	MixedFarm + infrast
Mixed farming and grazing without infrastructure	MixedFarm no infrast
Livestock – special purpose fencing, pens, cages, yards or shedding, stables	
Cattle Feed Lot	Cattle Feed Lot
Poultry – Open Range	Poultry – Open Range
Poultry (egg production)	Poultry egg
Poultry (broiler production)	Poultry broiler
Horse Stud/Training Facilities/Stables	
Horse Stud/Training Facilities/Stables (Unspecified)	Horse Unspecified
Horse Stud	Horse Stud
Training Facilities	Horse Training Fac
Stables	Horse Stables
Piggery	Piggery
Kennel/Cattery	Kennel/Cattery
Horticulture Fruit and Vegetable Crops	
Market Garden – Vegetables	MarketGardenVeg <20h
Orchards, Groves and Plantations	Orchard Plantations



Horticulture – Special Purpose Structural Improvements	
Vineyard	Vineyard
Plant/Tree Nursery	Plant/Tree Nursery
Commercial Flower and Plant Growing – (outdoor)	Com Flower&Plant
Glasshouse Plant/Vegetable Production	Glasshouse Plant/Veg
Forestry – Commercial Timber Production	
Softwood Plantation	Softwood Plantation
Hardwood Plantation	Hardwood Plantation
Native Hardwood (standing timber)	Native Hardwood
Aquaculture	
Oyster Beds	Oyster Beds
Fish Farming – Sea Water Based	FishFarming–SeaWater
Yabby Farming	Yabby Farming
Aquaculture Breeding/Research Facilities/Fish Hatchery	Aquaculture Breeding
Infrastructure and utilities (industrial)	
Vacant	
Vacant Land	Utilities Vac Land
(Unspecified) – Transport, Storage, Utilities and Communication	Unsp–TranspStorUtil
Gas or Fuel	
Gas or Fuel Wells	Gas or Fuel Wells
Gas or Fuel Production/Refinery	GasFuel Prod/Refine
Gas or Fuel Storage	Gas or Fuel Storage
Gas or Fuel Transmission Pipeline (through easements, freehold and public land)	Gas Trans Pipeline
Gas or Fuel Distribution/Reticulation Pipelines (through easements, freehold and public land)	GasFuel Dist/Ret Pip
Electricity	
Electricity Power Generators – Fuel Powered(brown coal, black coal, natural steam, gas, oil, nuclear)	ElectPowerGenerator
Hydro Electricity Generation	Hydro ElectGenerat
Wind Farm Electricity Generation	WindFarmElectricity



Electricity Substation/Terminal	Electric Substation
Electricity Transmission Lines (through easements, freehold and public land)	Electric Trans Lines
Electricity Distribution/Reticulation Lines (through easements, freehold and public land)	ElectricDistribLines
Solar Electricity Generation	Solar Elect Generat
Waste Disposal, Treatment and Recycling	
Refuse Incinerator	Refuse Incinerator
Refuse Transfer Station	RefseTransferStation
Sanitary Land Fill	Sanitary Land Fill
Refuse Recycling	Refuse Recycling
Hazardous Materials/Toxic Storage Centre	Hazardous/ToxicStore
Toxic By-product Storage and Decontamination Site	ToxicByProductStore
Sewerage/Stormwater Treatment Plant Site	Sewerage/StormTreat
Sewerage/Stormwater Pump Stations	Sewerage/StormPump
Sewerage/Stormwater Pipelines (through easements, freehold and public land)	
Sewerage/Stormwater Pipelines (through easements, freehold and public land) (Unspecified)	Sewerage/StormUnsp
Public Utility – Drainage	PublicUtilityDrainag
Public Utility – Sewerage	PublicUtilitySewerag
Reserve for Drainage or Sewerage Purposes	Reserve for Drainage
Retarding Basin	Retarding Basin
Water Supply	
Water Catchment Area	Water Catchment Area
Water Catchment Dam/Reservoir	WaterCatchDamReser
Water Storage Dam/Reservoir (Non-Catchment)	WaterStorageDamRes
Water Treatment Plant	WaterTreatmentPlant
Water Storage Tanks, Pressure Control Towers and Pumping Stations	Water Storage Tanks
Major Water Conduits	Major Water Conduits
Water – Urban Distribution Network (through easements, freehold and public land)	WaterUrbanDistribut



Transport – Road Systems	
Freeways	Freeways
Main Highways (including national routes)	Main Highways
Secondary Roads	Secondary Roads
Suburban and Rural Roads	Suburban&Rural Road
Closed Roads	Closed Roads
Reserved Roads	ReservedRoads
Bus Maintenance Depot	BusMaintenanceDepot
Bus Interchange Centre/Bus Terminal	BusInterchangeCentre
Designated Bus/Taxi Stops/Stands/Shelters	DesignatedBus/Taxi
Weighbridge	Weighbridge
Transport – Rail and Tramway Systems	
Railway Line in use	Railway Line in use
Railway Switching and Marshalling Yards	Railway Switching
Railway Maintenance Facility	Railway Maintenance
Railway Passenger Terminal Facilities (including stations)	RailwayPassengerTerm
Railway Freight Terminal Facilities	Railway Freight Term
Tramway/Light Rail Right of Way and Associated Track Infrastructure	Tramway/Light Rail
Tramway Maintenance /Terminal Storage	Tramway Maintenance
Tram Stopping Facilities	TramStoppingFacility
Railway/Tramway Line Closed/Unused	Railway/TramClosed
Transport – Air	
Airfield (includes associated open space)	Airfield incOpenSpac
Airstrip	Airstrip
Airport Traffic Control Centre	AirportTrafficContro
Airport Hangar Building	Airport Hangar Build
Airport Terminal Building – Passengers	AirportTermPassenger
Airport Terminal Building – Freight	AirportTermFreight
Heliport	Heliport



Transport – Marine	
Port Channel	Port Channel
Port Dock / Berth	Port Dock/Berth
Port Wharf / Pier and Apron - Cargo	PortWharf/Pier Cargo
Wharf – Storage Sheds	Wharf – Storage Shed
Wharf – Passenger Terminal and Ferry Pier Facilities	Wharf–Passenger Term
Piers, Storages and Slipways	Piers/Storages/Slipw
Ramps and Jetties	Ramps and Jetties
Marinas and Yacht Clubs	Marinas & Yacht Club
Dockyard, Dry Dock and/or Ship Building Facility	Dockyard,Dry Dock
Lighthouse and Navigation Aids	Lighthouse&Navigate
Communications, including Print, Post, Telecommunications and Airwave Facilities	
Post Offices	Post Offices
Postal Exchange/Mail Sorting Centres	Postal Exchange/Mail
Post Boxes	Post Boxes
Telecommunication Buildings / Maintenance Depots	TelecomBuildings
Telecommunication Towers and Aerials	
Telecommunication Towers and Aerials (Unspecified)	TelecomTowers Unspec
Telecommunication Tower	Telecom Tower
Telecommunication Aerial	Telecom Aerial
Cable Lines, Conduits, Special Purpose Below Street Level Communication Line Tunnels – not sewers	Cable Lines,Conduit
Television/Radio Station - Purpose Built	TV/Radio Station
Printing Works/Press	Printing Works/Press
Telephone Exchange - Purpose Built	Phone Exchange
Community services	
Vacant or Disused Community Services Site	
Vacant Health Services Development Site	Vac Health Ser Site
Vacant Education and Research Development Site	Vac Edu & Res Site
Vacant Justice and Community Protection Development Site	Vac Justice&Com Site
Vacant Religious Purposes Development Site	Vac Religious Site



Vacant Community Services Development Site	Vac Com Service Site
Vacant Government Administration Development Site	Vac Gov Admin Site
Vacant Defence Services Development Site	Vac Defence Site
Cemetery	Cemetery
Health	
Public Hospital	Public Hospital
Private Hospital	Private Hospital
Welfare Centre	Welfare Centre
Community Health Centre	Community Health Cen
Centre for the Mentally Ill	Centre Mentaly ill
Day Care Centre for Children	Day Care Centre
Education and Research	
Early Childhood Development Centre – Kindergarten	
Early Childhood Development Centre – Kindergarten (Unspecified)	Child Centre Unsp
Early Childhood Development Centre	Early Childhood Cent
Kindergarten	Kindergarten
Pre-School	Pre-School
Child Welfare and Pre-School	Child Welfare&Pre
Government School	
Government School (Unspecified)	Gov School (Unsp)
Primary School	Gov Primary School
Secondary School/College	Gov Secondary School
Combined Primary/Secondary	Gov Combine Prim/Sec
Technical School	Gov Technical School
Playing Fields and sporting facilities	Gov Fields Sport Fac
School Camps	School Camps
Non Government School	
Non Government School (Unspecified)	NonGov School Unsp
Primary School	NonGov Primary
Secondary School/College	NonGov Secondary
Combined Primary/Secondary	NonGov Combined
Technical School	NonGovTech School



Playing Fields and sporting facilities	NonGov Fields Sport
Special Needs School	Special Needs School
University	University
Technical and Further Education	Technical&Further Ed
Research Institute – Public	Research Ins – Pub
Observatory	Observatory
Residential College/Quarters – Defence forces	Res College/Quarters
Justice and Community Protection	
Police Facility	Police Facility
Court Facility	Court Facility
Prison/Detention Centre/Goal Complex/Corrective Institution	Prison/Detention
Fire Station Facility	Fire Station
Ambulance Station Facility	Ambulance Station
Emergency Services Complex	Emergency Serv Comp
Community Protection and Services Training Facility	Community Protection
Religious	
Place of Worship	Place of Worship
Religious Hall	Religious Hall
Religious Residence	Religious Residence
Religious Study Centre	Religious Study Cent
Community Service and Sporting Clubrooms and Halls	
Halls and Service Clubrooms	Halls&Service Rooms
Rural and Community Camps	Rural&Comm Camps
Community Facility	Community Facility
Government Administration	
Parliament House	Parliament House
Government House	Government House
Local Government	Local Government
Civic Buildings	Civic Buildings
Defence Services/Military Base	
Army Barracks/Administration Base	Army Barracks/Admin



Army Maintenance Depots	Army Maintenance Dep
Army Field Camps and Firing Ranges	Army Field Camps&FR
Naval Base/Administration Base	Naval Base/Admin
Naval Specialised Facilities – Ground Based	Naval Spec-Grnd Base
Naval Specialised Facilities – Water Based	Naval Spec-Wter Base
Air Force Base/Administration	Air Force Base/Admin
Airstrip and Specialised Facilities	Airstrip&Specialised
Munitions Storage Facility	Munitions Storage
Other Community service facilities	
Public Conveniences	Public Conveniences
(Unspecified) – Public, Education and Health Improved	Public,Ed,Health Imp
(Unspecified) – Public, Education and Health vacant	Public,Ed,Health Vac
Animal Shelter	Animal Shelter
Sport, Heritage and Culture	
Vacant Land	
Vacant Site - Sporting Use	Vac Site – Sporting
Vacant Site - Heritage Application	Vac Site – Heritage
Vacant Site - Cultural Use	Vac Site – Cultural
State/Regional Sports Complex	
Major Sports Complex	MajorSportsComplex
Major Indoor Sports Complex	Major Indoor Sports
Outdoor/Indoor Sports Complex - non major	OutdoorSport Complex
Outdoor Sports - Extended Areas/Cross Country	OutdoorSportCountry
Aquatic Complex	Aquatic Complex
Water Sports – Outdoor	WaterSport–Outdoor
Motor Racing Tracks/Speedways	Motor Racing Tracks
Racecourse/Tracks	Racecourse/Tracks
Ski Fields	Ski Fields - Comm
Local Sporting Facilities	
Indoor Sports Centre	
Indoor Sports Centre (Unspecified)	IndoorSportCent Unsp



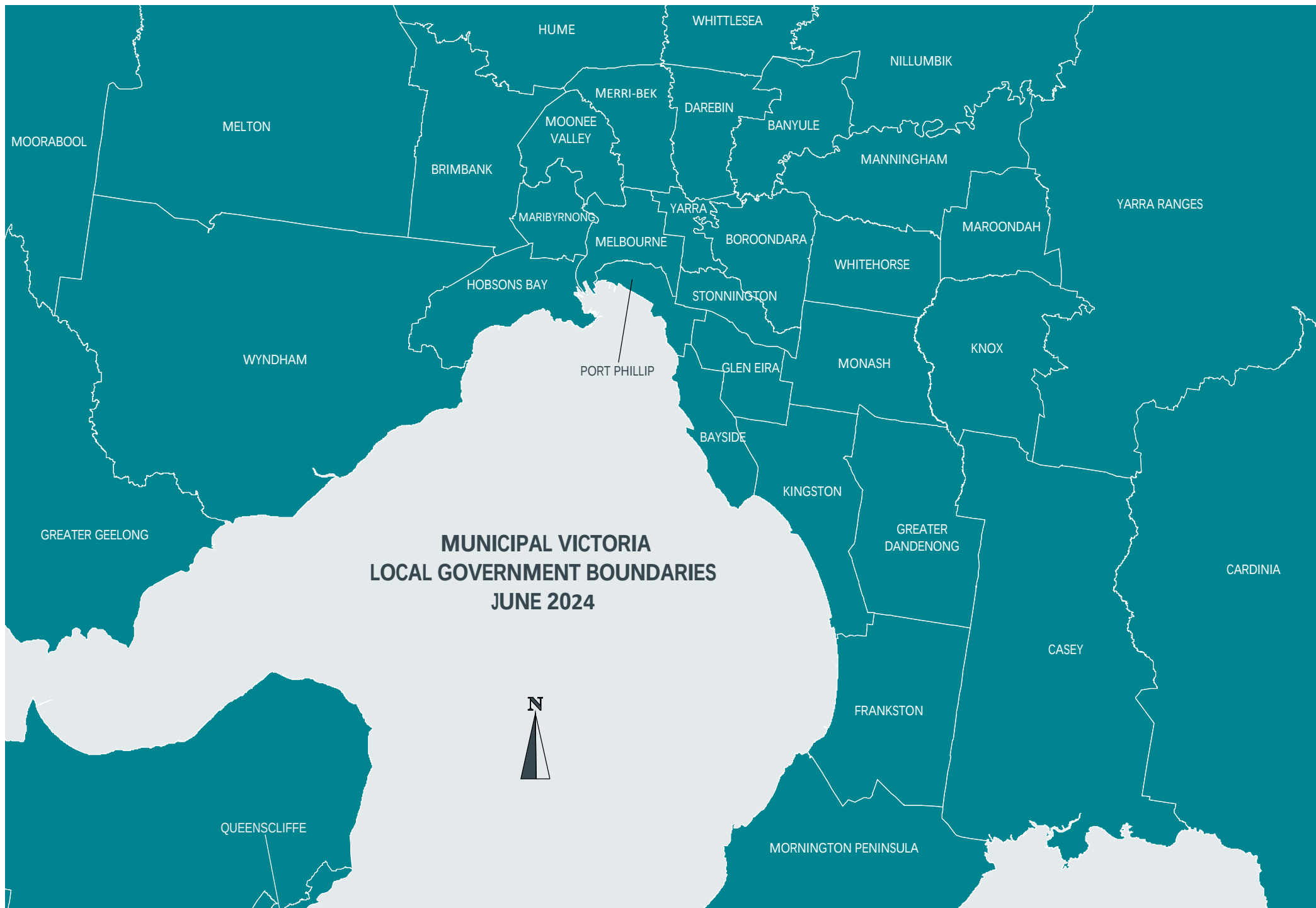
Squash Courts	Squash Courts
Gymnasium/Health Club	Gymnasium/Health
Indoor Sports Complex	Indoor Sport Complex
Bowling Alley	Bowling Alley
Outdoor Sports Grounds town or suburban facilities	
Outdoor Sports Grounds town or suburban facilities (Unspecified)	OutdoorSportGrndUnsp
Tennis Club	Tennis Club
Bowling Club	Bowling Club
Outdoor Park and Facilities	Outdoor Park and Fac
Outdoor Sports – Extended Areas/Cross Country	Outdoor–CrossCountry
Swimming Pools/Aquatic Centres	SwimmingPool/Aqua
Water Sports – Outdoor	WaterSport–Outdoor
Motor Race Tracks/Speedways	Motor Race Speedway
Aero Club Facility	Aero Club Facility
Ski Fields	Ski Fields
Equestrian Centre	Equestrian Centre
Bike Track/Walking Trails	Bike Tk/Walking Tk
National/State Cultural Heritage Centres	
Library/Archives	National Library
Museum/Art Gallery	National Museum
Cultural Heritage Centre	National Culture
Wildlife Zoo	NationalWildlifeZoo
Aquarium	National Aquarium
Botanical Gardens	Nat BotanicalGdns
Monument/Memorial	Nat Monum/Memorial
Culture, recreation and sport	Culture,Rec&Sport
Local Cultural Heritage Sites, Memorials and Monuments	
Library/Archives	LocalLibrary/Archive
Museum/Art Gallery	Local Museum/Gallery
Cultural Heritage Centre	Local CulturalCentre
Wildlife Zoo/Park/Aquarium	Local Wildlife Zoo
Parks and Gardens	Local Parks&Gardens



Monument/Memorial	Local Monum/Memorial
Local Recreation – Other	
Bathing Boxes	Bathing Boxes
Boat Sheds	Boat Sheds
National parks, conservation areas, forest reserves and natural water reserves	
Reserved Land	
Vacant Land (future reserve etc.)	VacLnd FutureReserve
Nature Reserve	
Nature Reserve	Nature Reserve
Wilderness Area	
World Heritage Area	World Heritage Area
Local Wilderness Area	LocalWilderness Area
National Park (Land and Marine)	
National Park - Land	National Park – Land
National Park - Marine	National Park–Marine
Natural Monument/Feature	
Natural Monument - Land	Nat Monument–Land
Natural Monument - Marine	Nat Monument-Marine
Natural Forests and Forest Reserves	
Forest Reserves - Public	ForestRes–Public
Forest Reserves - Private	Forest Res–Private
Conservation Area	
Conservation Area - Public	Conservation–Public
Conservation Area - Private	Conservation–Private
Protected Landscape/Seascape	
Protected Landscape - Public	PrtcLdscapePublic
Protected Landscape - Private	PrtcLdscapePrivate
Protected Seascape - Public	PrtcSeascapePublic
Protected Landscape - Private	PrtcSeascapePrivate



Wetlands	
River Reserve (fresh water)	RiverRes(freshWater)
Creek Reserve (fresh water)	CreekRes(freshWater)
River Reserve (salt water)	RiverRes (saltWater)
Creek Reserve (salt water)	CreekRes (saltWater)
Floodway Reserve	Floodway Reserve
Fresh Water Lake Reserve	Fresh Water Lake Res
Salt Water Lake Reserve	Salt Water Lake Res
Inland Low Lying Tidal Estuary Wetlands Reserve	InlandTidal Wetlands
Seabed - Open Sea/Ocean/Bays	Seabed–OpenSea/Ocean
Game/Fauna Reserves	
Game Reserve – Public	Game Res – Public
Game Reserve – Private	Game Res – Private

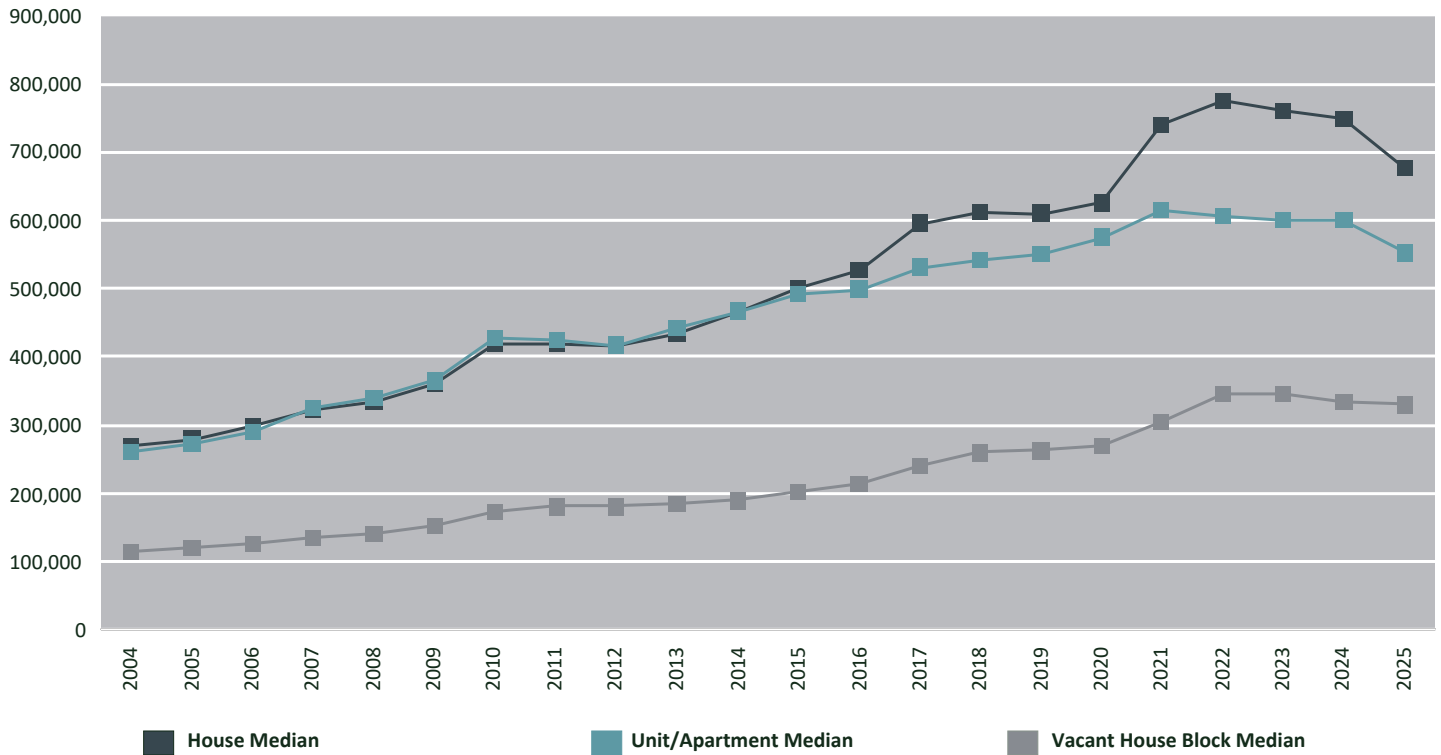


**MUNICIPAL VICTORIA
LOCAL GOVERNMENT BOUNDARIES
JUNE 2024**



Victoria

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	78,346	270,000	328,192	30,343	260,500	306,329	21,933	114,900	119,688
2005	81,027	280,000	348,482	33,364	272,000	317,582	21,279	121,000	126,756
2006	78,151	300,000	381,689	35,160	290,000	347,868	22,427	126,500	136,063
2007	92,773	322,760	433,317	47,384	325,000	390,065	28,562	135,000	142,933
2008	73,513	335,000	436,667	36,256	340,000	387,962	22,793	142,000	146,908
2009	84,823	360,100	460,143	46,468	365,000	412,642	32,890	153,000	156,134
2010	78,067	420,000	540,171	44,675	427,500	482,114	30,301	172,600	180,014
2011	69,623	420,000	537,711	38,186	425,297	480,298	21,074	181,000	192,109
2012	67,902	415,000	525,712	37,908	417,500	467,322	17,696	181,000	190,410
2013	77,910	435,000	566,852	46,573	442,000	495,749	21,183	186,000	197,921
2014	83,881	465,000	618,150	55,041	467,000	520,755	24,571	190,000	203,705
2015	91,215	500,000	685,468	58,318	491,000	559,364	29,110	202,000	215,792
2016	87,650	526,472	713,534	51,635	499,000	582,093	35,771	214,000	224,459
2017	91,182	595,473	779,169	53,445	531,250	619,185	42,836	240,000	251,955
2018	79,293	611,000	780,145	40,950	542,000	619,811	30,737	260,000	269,755
2019	76,251	610,000	775,351	37,368	550,500	641,455	22,657	263,000	275,197
2020	73,731	625,000	801,400	34,107	575,000	649,271	41,259	270,000	279,895
2021	104,759	740,000	973,681	51,904	613,887	715,132	58,558	305,000	319,736
2022	82,568	776,000	1,017,448	42,193	605,000	713,334	22,957	345,000	370,633
2023	77,560	760,000	1,005,731	42,557	600,000	710,632	13,264	345,000	385,602
2024	87,094	750,000	985,178	47,459	600,000	691,540	13,993	333,700	372,737
2025	10,604	675,550	793,062	6,078	552,000	621,374	1,419	330,000	365,287

Statistics for 2025 are based on a small number of sales and are preliminary only.

VICTORIA									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	2	1598000	1598000	5330.88	408.00	61.94<	76.00<	408.00	5330.88
Bank	6	2676666	2755000	9565.22	460.00	137.75<	237.40<	423.00	5631.21
Bed and Breakfast	3	1316666	950000	321.30	2023.00	77.55<	75.40<	14676.00	89.72
Bottle Shop/Licensed	5	3782322	750000	1518.22	494.00	126.05<	57.69<	1207.00	3133.66
Brothel	3	1660000	1650000	1759.06	938.00	150.00<	69.92<	850.00	1952.94
Bunkhouse	1	451000	451000	346.92	1300.00	ND	ND	1300.00	346.92
Café	24	927337	671250	635.18	452.00	86.61<	94.41<	1129.96	800.96
Car Wash	8	15383375	2527500	812.84	1361.00	156.99<	143.57<	8319.13	1849.16
CarPark – OpenAir	4	3360375	955750	398.29	2538.00	149.44<	54.56<	5641.25	595.68
CarPark – UnderCover	31	217904	30000	11.14	2872.00	75.95<	139.53<	3256.79	75.46
Com Land (Struct 0)	3	710600	955000	4263.39	224.00	108.52<	90.44<	572.00	1242.31
Crematorium/Funeral	3	1887500	537500	3819.44	1224.00	58.05<	35.25<	1080.00	1747.69
Dental Clinic	15	957066	961000	2399.23	521.00	113.06<	64.07<	487.80	1962.01
Dept/Discount Store	1	223500000	223500000	55157.95	4052.00	ND	2195.27<	4052.00	55157.95
Dev Site	170	2272711	955000	830.00	1520.00	108.52<	116.93<	20535.47	106.25
Diagnostic/X-ray	1	5203000	5203000	2247.52	2315.00	287.46<	ND	2315.00	2247.52
Display Yard	4	1212950	1260900	1193.39	1494.50	44.63<	36.81<	2070.50	585.82
Fuel Outlet/Garage	28	2941035	1730000	480.48	1665.00	96.78<	63.54<	5299.37	517.87
Ground Level Parking	26	3301073	228000	693.02	999.50	30.40<	23.59<	1105.64	1176.51
Guest Lodge	1	1870000	1870000	7.71	242613.00	ND	ND	242613.00	7.71
Guest/BackPack Unsp	1	10000000	10000000	299.40	33400.00	439.56<	670.92<	33400.00	299.40
Health Clinic Unsp	130	1982842	1250000	587.18	776.00	100.00<	116.28<	1129.13	1788.77
Health Surgery	23	1588009	1045000	2000.10	823.50	82.36<	85.31<	1007.35	1647.39
Holiday Units	3	902666	105000	380.67	110270.00	74.20<	13.82<	110270.00	11.81
Hotel	16	6538775	872500	11457.19	3700.50	90.18<	99.43<	5270.25	1240.70
Hotel/Motel Unsp	40	6334310	1675000	1037.07	2023.00	93.58<	140.76<	5508.26	581.08
Indiv CarPark Unspe	50	32145	32500	15.95	2414.00	85.98<	108.33<	3173.81	11.04
Licensed Restaurant	3	1183333	650000	1955.07	1202.00	65.33<	99.24<	1361.00	869.46
Licensed Ret Prem	4	1835250	1875500	3619.66	735.00	160.64<	5.20<	821.50	2234.02
LowRise Office Build	10	4526571	1350000	4195.29	796.50	167.18<	27.88<	7180.50	630.40
Medical/Surgery	33	1307136	1150000	1482.93	593.00	73.62<	85.19<	1139.38	1168.21
Mixed Use Office	12	9790925	425000	543.78	1085.00	75.35<	75.56<	2311.33	4236.05
Mixed Use Shop	10	1508000	849000	5646.98	607.50	212.25<	204.58<	797.60	1890.67
Mixed Use Unspec	195	3810075	950000	1097.29	643.00	118.75<	148.44<	2444.03	957.31
Motel	16	1806375	1597500	840.45	2350.00	73.53<	113.90<	2768.94	652.37
Multi Use FuelOutlet	5	2513000	900000	650.00	1000.00	409.09<	44.28<	1653.67	2297.92
Multi-Lvl Offic Unsp	22	1597620	500000	575.22	1958.00	111.11<	67.57<	7938.80	200.83
Multi-storey CarPark	13	2615346	72000	7.87	3819.50	75.99<	0.17<	25119.75	171.38
Nat Co Bulky Goods	2	1725000	1725000	2201.42	774.50	10.96<	ND	774.50	2227.24
National Co Rest	7	3883939	4000000	1092.53	1794.00	92.94<	114.29<	1946.43	1995.42
National Co Ret Unsp	10	6394088	2077500	1593.63	1255.00	30.71<	24.73<	3079.33	1495.31
Nightclub/Cabaret	3	1943333	1600000	4177.55	383.00	52.63<	ND	1706.00	1139.12
Office & Dwelling	4	1408750	1367500	4195.38	332.00	113.49<	127.21<	706.75	1993.28
Office Cvrt Dwelling	13	1032653	725000	1933.33	375.00	99.32<	102.84<	476.15	2168.74
Office Premises Uns	717	2550202	704000	10609.93	705.00	95.52<	103.73<	2743.75	933.98
Plant/Tree Nursery	2	4600665	2390000	29.62	71722.00	313.44<	217.27<	15033.50	306.03
Playhouse/Theatre	1	1200000	1200000	5217.39	230.00	93.02<	150.00<	230.00	5217.39
Pub	5	4790000	3900000	8878.50	428.00	61.76<	58.21<	511.60	9362.78
Pub/Tavern/Club Unsp	51	2119308	1200000	2073.94	752.50	87.59<	100.00<	1760.57	1246.52
Reception/Function	4	2437500	2200000	538.87	5166.50	36.67<	14.67<	5515.00	441.98
Res Hotel/Motel Apar	1	900000	900000	74.44	12090.00	ND	ND	12090.00	74.44
Residential Hotel	1	5742000	5742000	5919.59	970.00	ND	ND	970.00	5919.59
Restaurant	29	2664961	1575000	11059.91	352.00	91.30<	105.88<	941.64	2808.69
Retail Mult Occ Unsp	197	2418281	1200000	7081.71	265.00	109.09<	114.83<	1815.41	1129.12
Retail Sgle Occ Unsp	1279	1502465	820000	4038.65	310.50	101.23<	114.69<	4085.04	346.04
Retail Store/Showrm	17	2537355	2140000	4339.52	845.50	76.43<	78.89<	933.57	2988.76
Serv Apt/Unit Unsp	172	386329	312500	153.57	1400.00	101.63<	93.98<	4766.51	86.77
Serviced Apartments	13	335692	295000	191.98	2344.00	79.73<	71.30<	2612.86	126.11
Serviced Office	1	330000	330000	316.70	1042.00	176.00<	50.19<	1042.00	316.70
Shop	162	931450	690000	5622.64	265.00	83.01<	102.99<	2016.12	456.05
Shop & Dwelling	42	960932	821500	5530.97	226.00	90.27<	111.37<	397.78	2434.80
Shop Cnt Neighborhood	1	25500000	25500000	NA	NA	ND	2318.18<	NA	NA
Shopping Centre Unsp	36	7824506	599500	3119.40	134.00	47.64<	8.23<	13260.69	487.32
SpecialPurpose tech	2	405000	405000	NA	NA	24.22<	ND	NA	NA
Strata/Subdiv Office	94	322690	220000	14.86	4375.00	83.02<	91.95<	4788.83	67.86
Super Clinic	1	24000000	24000000	NA	NA	ND	ND	NA	NA
Supermarket	10	10389800	2675000	1527.24	1338.00	69.03<	37.37<	2330.50	4458.18
Timber Yard/Supplies	4	2480000	2335000	779.54	4047.00	276.33<	364.84<	5448.50	455.17
Tourist Park/Caravan	17	3926157	1870000	152.27	25940.00	170.00<	110.00<	68331.71	57.46
Vehicle Sales Centre	30	8889233	4925000	4347.83	1863.00	194.71<	158.94<	12778.48	650.82
Veterinary Clinic	26	1268230	1195000	785.29	872.00	111.16<	154.69<	1236.15	1025.95

VICTORIA									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	3	1821000	991000	2944.49	1225.00	45.68<	67.23<	1242.00	1466.18
Child Centre Unsp	6	5391333	5650000	2972.91	2631.00	154.58<	90.40<	3248.83	1659.47
Child Welfare&Pre	1	1860000	1860000	2680.12	694.00	ND	ND	694.00	2680.12
Community Facility	4	1368750	1250000	3888.15	751.00	ND	227.27<	706.67	2556.60
Community Health Cen	3	316000	300000	464.12	1073.00	ND	50.29<	812.67	388.84
Day Care Centre	35	6157867	5491572	3391.95	1619.00	143.80<	91.49<	2548.91	2415.88
Fire Station	2	108000	108000	145.94	844.50	6.79<	26.54<	844.50	127.89
Gov School (Unsp)	3	7725000	8625000	29.75	12100.00	1425.62<	128.54<	16249.33	475.40
Halls&Service Rooms	5	226000	60000	716.05	1215.00	17.14<	29.63<	1981.60	114.05
NonGov School Unsp	1	17600000	17600000	4237.90	4153.00	117.65<	296.11<	4153.00	4237.90
NonGov Secondary	1	6660000	6660000	6660.00	1000.00	ND	ND	1000.00	6660.00
Place of Worship	25	1238711	528000	112.36	2136.00	103.78<	94.58<	14700.08	84.27
Private Hospital	1	620000	620000	63.96	9693.00	1.75<	1.18<	9693.00	63.96
Public Hospital	2	12838912	12838912	10698.27	2415.00	ND	1475.74<	2415.00	5316.32
Public,Ed,Health Imp	1	2475000	2475000	4104.48	603.00	375.00<	320.80<	603.00	4104.48
Religious Hall	2	2330000	2330000	2837.18	1095.00	ND	332.86<	1095.00	2127.85
Religious Residence	4	1639250	1637500	2473.45	663.50	186.08<	165.57<	820.25	1998.48
Special Needs School	1	1155000	1155000	420.92	2744.00	ND	ND	2744.00	420.92
Technical&Further Ed	2	866500	866500	1996.64	445.00	ND	149.40<	445.00	1947.19
Vac Edu & Res Site	1	3659040	3659040	362.28	10100.00	3181.77<	36.93<	10100.00	362.28
Welfare Centre	1	2000000	2000000	3267.97	612.00	83.59<	ND	612.00	3267.97
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Soil	1	9119000	9119000	9.39	971045.00	457.67<	ND	971045.00	9.39
Quarry Gravel/Stone	7	7733146	8820488	0.74	416700.00	1484.93<	782.62<	604886.71	12.78
Quarry Sand	2	3500000	3500000	74.83	69309.00	411.75<	134.84<	69309.00	50.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	520000	520000	3.36	154675.00	109.47<	26.00<	154675.00	3.36
Bulk Grain (Stuct)	3	351666	200000	57.80	3460.00	1864.80<	15.10<	21943.67	16.03
Concrete Batch Plant	1	600000	600000	209.06	2870.00	154.84<	39.34<	2870.00	209.06
Coolstore/Coldstore	1	3800000	3800000	469.14	8100.00	194.25<	66.36<	8100.00	469.14
Factory	72	1068543	628000	2014.65	273.00	90.62<	96.62<	978.86	1147.27
Factory Unit	70	1098206	720000	3255.81	215.00	96.97<	140.49<	775.62	1450.87
Factory Unsp	1379	1697017	920000	786.05	631.00	104.84<	136.30<	2096.31	819.63
Food ProcessingUnsp	15	10015784	2300000	366.77	6271.00	63.89<	217.49<	22865.23	487.56
Garage/Motor Vehicle	10	1438870	1497000	1400.61	491.00	124.75<	114.27<	6983.78	204.04
Hard/Storage Yard	4	2139800	1955000	505.59	3196.00	33.22<	151.70<	3317.50	645.00
Ind Dev Site	340	3461687	982500	1203.50	1828.00	99.35<	141.49<	25123.12	137.35
Ind Land Building \$0	6	1242666	1207500	784.63	1643.50	126.44<	73.18<	5434.33	228.67
Office/Factory	108	3893686	1821004	1578.50	1000.00	85.69<	174.26<	3159.72	1267.79
OpenStorageUnspec	29	1518668	654500	95.91	4043.00	123.78<	109.08<	7787.50	175.51
Processing Plant	1	3267000	3267000	824.38	3963.00	141.43<	198.66<	3963.00	824.38
Rendering Plant	1	5000000	5000000	817.13	6119.00	217.39<	156.74<	6119.00	817.13
Sawmill	4	493750	357500	12.26	53831.00	119.17<	21.67<	77965.50	6.33
Stock Sales Yards	1	27500000	27500000	399.71	68800.00	ND	ND	68800.00	399.71
Storage Depot	4	2408750	1817500	1538.06	1931.00	178.19<	117.64<	5093.67	250.97
Warehouse	31	890560	650000	3693.18	176.00	103.42<	107.44<	1191.55	753.98
Warehouse Store	44	1023874	170000	60.44	2213.00	64.39<	53.97<	3406.12	311.31
Warehouse Unspec	1028	2820096	910000	1437.63	764.50	104.06<	137.88<	8342.77	295.07
Warehouse/Factory	71	1792648	1195000	2083.44	678.50	129.19<	149.38<	1564.79	1173.27
Warehouse/Office	133	4101566	1155000	4329.11	395.00	137.91<	111.33<	4378.41	950.94
Warehouse/Showroom	19	2918096	1000000	2936.53	765.00	76.92<	126.10<	12905.63	252.98
Workshop	8	1202647	1337500	409.10	1881.00	237.78<	414.73<	3504.88	343.14
Wrecking Yard	1	1012000	1012000	1161.88	871.00	86.87<	59.53<	871.00	1161.88
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	5	488550	528000	1298.45	485.00	127.23<	150.86<	581.20	840.59
Closed Roads	18	149066	33587	440.00	35.00	146.03<	152.67<	74.47	2237.10
Electric Substation	2	349250	349250	20281.25	19.00	51.74<	1380.43<	19.00	18381.58
Freeways	1	580000	580000	7.22	80350.00	ND	ND	80350.00	7.22
Main Highways	2	595000	595000	1675.26	388.00	45.95<	ND	388.00	1675.26
Major Water Conduits	1	490000	490000	84.70	5785.00	ND	22.73<	5785.00	84.70
Phone Exchange	1	6985000	6985000	5162.60	1353.00	684.80<	1691.28<	1353.00	5162.60
Post Offices	6	504000	467500	368.63	1268.50	75.40<	146.09<	1112.33	453.10
Railway Line in use	1	1275000	1275000	38.87	32800.00	268.51<	ND	32800.00	38.87
ReservedRoads	1	715000	715000	705.82	1013.00	61.64<	4766.67<	1013.00	705.82
Sewerage/StormUnsp	1	29150	29150	294.44	99.00	2.86<	47.02<	99.00	294.44
TelecomBuildings	4	405425	322350	510.39	625.00	ND	ND	1362.25	297.61
TelecomTowers Unspec	2	1600000	1600000	9.10	10994.00	345.95<	86.96<	10994.00	9.10
Utilities Vac Land	6	256529	171250	48.73	1026.00	43.47<	248.25<	186501.00	1.64
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	154600	154600	47.67	3243.00	19.32<	127.77<	3243.00	47.67

VICTORIA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	525000	525000	1.22	430000.00	81.40<	70.00<	430000.00	1.22
Crop – Fodder Crops	8	1091250	1062500	3.11	454212.00	163.46<	155.11<	652911.75	1.67
Crop – Mixed Other	1	2650000	2650000	8.87	298900.00	662.50<	2.76<	298900.00	8.87
Crop – Wheat	1	813700	813700	0.12	6820000.00	ND	ND	6820000.00	0.12
DomsticLivestockGraz	377	1238385	890000	2.35	400000.00	91.05<	136.46<	663290.99	1.88
GenCrop >20ha Unspec	320	1635575	1255000	1.32	1153360.50	110.38<	169.59<	1595814.34	0.98
Hardwood Plantation	2	2164824	2164824	0.99	3855850.00	272.22<	267.26<	3855850.00	0.56
Horse Unspecified	16	2043125	1680000	8.06	327600.00	84.00<	113.13<	421248.69	4.85
Kenel/Cattery	1	2000000	2000000	192.99	10363.00	122.89<	285.71<	10363.00	192.99
Livestock – Beef	217	2085019	1250000	35.45	416054.00	96.15<	138.48<	663993.93	2.93
Livestock – Dairy	161	1797790	1400000	3.69	587841.00	93.61<	136.54<	721810.23	2.50
Livestock – Sheep	63	1401079	975000	2.06	494472.50	79.27<	111.76<	902418.92	1.58
MarketGardenVeg <20h	15	1670333	1300000	10.28	83448.50	98.56<	82.54<	119104.14	13.64
MixedFarm + infrast	203	1687338	1275000	1.01	493009.00	98.91<	118.60<	809768.64	2.08
MixedFarm no infrast	92	1548251	1010000	2.42	555225.00	112.22<	122.42<	723621.76	2.14
MixedFarm&GrazUnsp	590	1619206	1110326	1.02	540150.00	92.53<	121.69<	956652.53	1.69
Native Animals	3	1543333	700000	1.70	411100.00	24.56<	189.19<	395078.67	3.91
Native Bshland	37	449685	330000	3.23	149973.00	86.84<	125.48<	303931.41	1.48
Native Hardwood	13	512038	420000	0.49	607000.00	93.33<	120.00<	789642.62	0.65
Non-Native Animals	5	2725320	2400000	1.69	1417769.00	533.33<	502.62<	1350118.40	2.02
Orchard Plantations	18	8099676	1425000	12.04	215900.00	234.38<	185.46<	360496.18	23.50
Piggery	7	763454	631703	0.55	1151500.00	274.65<	45.94<	799531.57	0.95
Plant/Tree Nursery	8	2210625	2390000	29.62	71722.00	313.44<	217.27<	156866.25	14.09
Poultry – Open Range	5	8395620	4500000	8.51	320600.00	303.43<	737.70<	373433.33	29.44
Poultry broiler	13	3579850	3000000	9.65	240000.00	151.52<	131.00<	297576.15	12.03
Poultry egg	2	4705000	4705000	84.62	335050.00	276.76<	74.68<	335050.00	14.04
Softwood Plantation	10	733375	522500	1.49	657550.00	60.76<	107.73<	1094577.70	0.67
Specialised Cropping	7	3261460	1195000	2.82	423300.00	183.85<	90.60<	585895.43	5.57
Vineyard	45	1756261	872235	4.68	83937.50	102.62<	82.68<	195857.64	8.24

VICTORIA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	21	10544322	6800000	2280.81	5064.00	81.93<	174.14<	9071.68	1241.85
Aged Care Complex	2	5900000	5900000	970.65	6025.00	28.63<	69.41<	6025.00	979.25
Boarding House	33	1029628	905000	802.93	627.50	106.47<	95.26<	647.19	1621.81
Cojoin Strata Unsp	1249	889594	642500	4729.73	222.00	79.81<	96.62<	299.15	3319.49
Common Land Unit Dev	2	5305000	5305000	7744.53	685.00	331.56<	ND	685.00	7744.53
Conjoined StrataUnit	414	589163	580000	5950.82	122.00	98.31<	99.15<	122.00	5950.82
Detached Home (Ind)	28	730871	437500	456.99	904.50	94.09<	118.24<	2406.96	303.65
Detached Home (New)	86	965199	710000	1285.00	400.00	92.51<	101.43<	429.29	2259.09
Detached Home Unsp	77853	992933	752500	2340.17	585.00	98.95<	100.33<	1086.35	912.52
Detached Home(Comm)	64	687379	570000	1678.96	577.00	107.55<	111.00<	620.81	1107.23
Detached Home(exist)	6111	754651	618500	887.21	727.00	101.39<	110.45<	903.27	835.54
Disability Housing	3	526666	550000	630.73	872.00	45.45<	38.73<	902.33	583.67
Dorm Accom Unspec	8	12268937	165000	19975.29	4856.00	58.93<	ND	4856.00	19975.29
Garage/Outbuild Res	12	257924	262500	269.00	1169.50	68.54<	131.25<	2673.17	96.49
Garage/Outbuild Rur	14	407500	335000	2.30	78800.00	103.08<	125.23<	82484.43	4.94
Granny Flat/Studio	5	526400	442000	380.43	828.00	49.11<	89.93<	951.20	553.41
Half Pair or Duplex	79	1231521	1031000	2841.49	366.50	87.45<	110.86<	387.20	2905.49
House & Flat/Studio	8	1201875	1097500	1847.48	1013.50	102.57<	162.78<	1123.38	1069.88
Individual Berth	12	250916	239500	2920.73	82.00	101.91<	124.42<	77.38	3390.95
Individual Car Park	369	86819	25000	NA	NA	75.76<	500.00<	NA	NA
Individual Flat	40	777192	635250	3343.03	579.50	96.25<	97.73<	723.85	1060.24
MisImpRuralLand Unsp	126	724209	350000	15.45	37000.00	75.76<	116.67<	64438.10	11.24
Nursing Home	5	10966000	13500000	2422.39	5573.00	214.69<	263.41<	6986.00	1569.71
OYO Cluster Unit	11	947100	910000	NA	NA	119.74<	100.44<	NA	NA
OYO Co Share Flat	1	680000	680000	NA	NA	110.57<	126.28<	NA	NA
OYO Co Share Unit	1	155000	155000	NA	NA	53.45<	ND	NA	NA
OYO Strata Flat	1244	517180	480000	253.15	2062.00	109.09<	91.43<	1942.00	249.23
OYO Stratum Flat	28	612267	538000	766.94	1066.50	89.29<	81.52<	979.50	774.12
OYO Stratum Unit	1	1500000	1500000	740.74	2025.00	ND	ND	2025.00	740.74
OYO Sub Dwelling	212	903317	900000	3932.15	339.00	103.45<	100.50<	1739.80	654.44
OYO Sub Unit	2727	618861	530000	495.43	656.00	98.15<	94.64<	621.80	536.83
OYO Subdivided Flat	2069	640607	551000	319.80	1678.00	97.18<	100.18<	2905.33	206.99
OYO Unit	208	1050818	1029000	2585.56	544.00	98.09<	103.33<	544.00	1722.08
Res Co Sh Unit HR	27	542962	540000	1070.06	785.00	95.15<	87.45<	785.00	1070.06
Res Co Sh Unit Unsp	26	844230	850000	2773.99	493.50	136.11<	100.00<	538.75	1694.66
Res Investment Flat	7	1126412	650000	1741.07	606.50	90.28<	ND	634.75	2260.69
Res Land (WithBuild)	840	1123981	952250	1801.80	777.00	92.23<	75.88<	1183.58	953.24
Res/Rural Lstyle	5068	1235380	975000	45.10	15300.00	99.49<	106.44<	32157.15	38.41
ResLandWithImprovemt	127	359870	175000	23.22	1507.00	88.61<	137.80<	4789.48	84.66
Retire Village Compl	16	12389735	7525000	2137.45	3071.00	1023.81<	501.67<	19689.70	334.76
Retire Village Unit	434	582592	540000	130.36	6137.00	108.00<	114.89<	6137.00	130.36
Row House	26	847701	793000	6376.81	138.00	96.12<	99.44<	122.00	6948.38
Semi-detached	28	1092071	1127500	2740.27	310.00	100.22<	98.04<	345.85	3225.98
Semi-detached Unspec	2845	1235237	1100000	8776.60	188.00	95.65<	114.35<	8615.84	144.71
Sep House&Curtilage	12	1884495	1512500	675.00	2000.00	60.87<	156.09<	6461.91	264.68
Shack/Hut/Donga	2	189444	189444	93.30	2062.00	420.99<	67.78<	2062.00	91.87
Short Term Hol Accom	29	2210586	870000	1562.76	675.50	106.10<	117.01<	2302.19	1031.32
Single Strata Unit	443	531437	499500	NA	NA	102.73<	108.59<	NA	NA
Single Strata Unsp	23080	712341	620000	2729.30	314.00	100.45<	98.41<	40343.96	23.58
Site Improves Rur	1	175000	175000	29.76	5880.00	ND	39.77<	5880.00	29.76
Special Accom Res	2	3832500	3832500	3260.13	1089.50	347.62<	348.73<	1089.50	3517.67
Storage Area Res	55	19446	8112	1.45	3791.00	72.43<	47.49<	3466.31	6.02
Storage Area Rural	3	20283	20350	16.25	1246.00	ND	50.88<	1246.00	16.25
Strata Dwelling	20	911250	764500	NA	NA	111.81<	112.92<	NA	NA
Strata Unit/Flat Uns	13294	662182	570000	438.89	1281.50	97.85<	94.37<	41900.42	19.93
Terrace House	69	2216827	1550000	18383.84	198.00	67.69<	71.35<	234.43	9456.05
Townhouse	1651	828973	725000	2531.94	269.50	100.69<	100.69<	1492.33	697.96
Vac Res A	13515	367283	333000	1048.75	400.00	95.97<	109.18<	461.56	793.22
Vac Res B	404	539129	340000	124.61	2164.00	100.59<	119.30<	2452.76	219.80
Vac Res C	74	460527	326000	0.18	3500000.00	139.61<	133.06<	3101631.69	0.15
Vac Res Englobo Oth	27	4962579	1700000	570.78	23652.00	82.21<	53.97<	473198.19	10.49
Vac Res Rural Lstyle	1084	783475	380000	22.56	16407.00	98.70<	118.75<	40971.08	19.15
Villa Unit	301	610547	600000	3663.37	202.00	103.45<	105.26<	202.00	3663.37
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Boat Sheds	1	7000	7000	0.87	8004.00	ND	ND	8004.00	0.87
Bowling Alley	1	350000	350000	346.19	1011.00	ND	ND	1011.00	346.19
Culture,Rec&Sport	1	76356	76356	3.82	20000.00	ND	ND	20000.00	3.82
Equestrian Centre	2	4465000	4465000	21.74	196400.00	864.89<	123.34<	196400.00	22.73
Gymnasium/Health	3	1123333	1350000	3631.96	413.00	57.45<	84.11<	442.00	2541.48
IndoorSportCent Unsp	7	4128571	4460000	691.47	3037.00	129.28<	450.51<	3164.00	1304.86
Local Parks&Gardens	2	600500	600500	338.10	1538.00	76.77<	162.30<	1538.00	338.10
National Museum	1	1650000	1650000	521.66	3163.00	398.79<	71.74<	3163.00	521.66
OutdoorSportGrndUnsp	1	27200000	27200000	1915.49	14200.00	1600.13<	1739.60<	14200.00	1915.49
Vac Site – Cultural	1	30000	30000	15.00	2000.00	ND	ND	2000.00	15.00

Municipality totals			
Commercial Total	3,879	Commercial Total Prices	\$8,507,426,178
Community Services Total	104	Community Services Total Prices	\$389,905,015
Extractive Industry Total	10	Extractive Industry Total Prices	\$70,251,022
Industrial Total	3,385	Industrial Total Prices	\$8,080,103,659
Infrastruc&Utilities Total	51	Infrastruc&Utilities Total Prices	\$26,473,480
National Parks, etc Total	1	National Parks, etc Total Prices	\$154,600
Primary Production Total	2,241	Primary Production Total Prices	\$3,755,007,547
Residential Total	156,556	Residential Total Prices	\$133,032,695,244
Sport/Hrtge/Cultural Total	20	Sport/Hrtge/Cultural Total Prices	\$71,714,356
All Sales Total	166,247	All Sales Total	\$153,933,731,101

Melbourne Metropolitan Area

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	53,796	308,944	381,618	26,087	275,000	323,110	13,000	135,000	145,009
2005	56,847	320,000	399,974	29,089	285,000	332,408	13,330	137,000	146,848
2006	55,173	345,000	439,669	30,837	305,000	364,847	14,768	139,000	153,139
2007	66,462	372,000	503,365	42,246	340,000	408,442	20,424	143,900	155,663
2008	52,125	385,000	510,272	32,068	355,000	407,357	16,166	152,000	161,795
2009	60,061	418,100	540,086	40,964	385,000	435,919	22,634	166,000	174,726
2010	55,462	495,500	636,509	39,924	448,250	507,647	19,560	190,000	206,050
2011	48,935	493,000	633,428	34,099	445,000	504,090	12,331	210,766	227,228
2012	47,572	485,000	618,323	33,779	436,500	492,145	10,219	210,000	226,861
2013	55,225	520,000	668,715	42,374	460,000	518,346	13,507	207,900	227,227
2014	60,830	556,000	726,543	50,746	482,500	541,512	16,207	210,000	232,680
2015	66,599	600,000	811,682	53,906	510,000	581,898	20,573	219,500	240,588
2016	61,898	641,000	861,361	47,184	520,000	608,562	26,139	229,000	245,131
2017	63,281	720,000	953,221	48,433	555,000	649,299	28,426	270,000	287,287
2018	51,756	740,000	977,282	36,196	570,000	658,172	16,775	313,900	332,687
2019	51,585	720,000	941,834	33,197	580,000	679,084	12,511	310,900	335,740
2020	46,909	750,000	988,981	29,927	600,000	687,890	23,113	309,000	327,323
2021	72,092	867,500	1,151,981	46,610	635,000	745,824	36,411	329,000	352,969
2022	57,186	890,000	1,181,246	38,273	625,000	737,641	14,571	370,000	405,399
2023	54,694	860,000	1,160,843	39,073	620,000	731,770	8,613	379,000	426,116
2024	61,409	855,000	1,136,618	43,359	615,000	712,535	8,977	368,000	411,910
2025	6,492	750,000	926,371	5,399	579,000	642,984	750	380,500	440,707

Statistics for 2025 are based on a small number of sales and are preliminary only.

MELBOURNE METROPOLITAN AREA									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	2	1598000	1598000	5330.88	408.00	61.94<	76.00<	408.00	5330.88
Bank	3	3616666	4150000	7754.18	423.50	103.75<	190.78<	423.50	7910.27
Bottle Shop/Licensed	4	4540403	1450807	2608.63	943.00	ND	55.06<	1385.25	3277.68
Brothel	3	1660000	1650000	1759.06	938.00	150.00<	69.92<	850.00	1952.94
Café	18	840394	671250	1303.32	422.00	82.87<	93.88<	1280.76	628.63
Car Wash	5	23806000	3500000	2814.92	1421.00	212.12<	166.67<	12646.40	1882.43
CarPark – OpenAir	2	6125750	6125750	4887.72	8744.50	957.84<	168.46<	8744.50	700.53
CarPark – UnderCover	31	217904	30000	14.97	2872.00	75.95<	139.53<	3256.79	75.46
Com Land (Struct 0)	1	955000	955000	4263.39	224.00	59.13<	66.37<	224.00	4263.39
Crematorium/Funeral	1	4675000	4675000	3819.44	1224.00	518.29<	113.61<	1224.00	3819.44
Dental Clinic	7	1230142	1250000	1877.13	586.00	101.79<	89.29<	524.43	2345.68
Dept/Discount Store	1	223500000	223500000	55157.95	4052.00	ND	ND	4052.00	55157.95
Dev Site	82	3637577	1887045	1236.02	1496.00	129.69<	125.40<	11327.54	308.30
Diagnostic/X-ray	1	5203000	5203000	2247.52	2315.00	ND	ND	2315.00	2247.52
Display Yard	2	1766900	1766900	1193.39	1494.50	32.72<	28.50<	1494.50	1182.27
Fuel Outlet/Garage	13	4121153	2300000	1754.77	2724.00	71.65<	47.59<	8625.08	477.81
Ground Level Parking	20	4212357	343500	1630.37	776.50	31.05<	56.78<	1026.94	1645.47
Health Clinic Unsp	90	2000038	1237500	3254.16	721.00	99.00<	97.06<	1124.14	1840.97
Health Surgery	11	2275262	1463000	1029.26	951.50	90.00<	100.03<	1140.80	1965.89
Hotel	1	86553402	86553402	22831.29	3791.00	1219.06<	1479.55<	3791.00	22831.29
Hotel/Motel Unsp	13	16472572	7157313	165.10	2241.00	126.91<	133.54<	14756.14	663.66
Indiv CarPark Unspe	50	32145	32500	13.67	2414.00	85.98<	108.33<	3173.81	11.04
Licensed Restaurant	1	2350000	2350000	1955.07	1202.00	87.04<	96.91<	1202.00	1955.07
Licensed Ret Prem	1	2390000	2390000	6128.21	390.00	235.47<	5.23<	390.00	6128.21
LowRise Office Build	8	3371776	1350000	4195.29	796.50	167.18<	22.50<	7576.75	445.02
Medical/Surgery	28	1351982	1166250	3577.51	587.00	55.54<	82.74<	1187.22	1164.03
Mixed Use Office	11	10663736	430000	488.48	1085.00	81.13<	67.75<	2472.27	4313.33
Mixed Use Shop	2	696500	696500	275296.21	712.00	79.15<	167.83<	712.00	978.23
Mixed Use Unspec	144	4326319	1036000	3774.88	656.00	112.01<	146.79<	2779.46	964.33
Multi Use FuelOutlet	1	9000000	9000000	2922.08	3080.00	ND	130.67<	3080.00	2922.08
Multi-Lvl Offic Unsp	19	1779087	490000	131.75	3036.00	131.02<	4.08<	9180.06	195.71
Multi-storey CarPark	13	2615346	72000	7.87	3819.50	75.99<	0.09<	25119.75	171.38
National Co Rest	4	4721250	4650000	2645.23	1829.50	83.04<	95.88<	2293.00	2058.98
National Co Ret Unsp	3	6906666	2000000	1593.63	1255.00	13.91<	23.81<	1880.00	3673.76
Nightclub/Cabaret	2	2750000	2750000	2527.96	2411.50	90.76<	ND	2411.50	1140.37
Office & Dwelling	4	1408750	1367500	4195.38	332.00	113.49<	101.86<	706.75	1993.28
Office Cvrt Dwelling	3	1401666	860000	7543.86	114.00	113.16<	40.95<	141.67	9894.12
Office Premises Uns	583	2857200	715000	793.96	806.50	97.51<	102.36<	2289.09	1294.78
Plant/Tree Nursery	2	4600665	2925000	29.62	71722.00	186.31<	142.68<	15033.50	306.03
Playhouse/Theatre	1	1200000	1200000	5217.39	230.00	93.02<	ND	230.00	5217.39
Pub	5	4790000	3900000	8878.50	428.00	61.76<	58.21<	511.60	9362.78
Pub/Tavern/Club Unsp	28	2951556	1907500	22372.82	320.50	102.58<	78.82<	1484.17	2061.91
Reception/Function	4	2437500	2200000	538.87	5166.50	36.67<	14.67<	5515.00	441.98
Residential Hotel	1	5742000	5742000	5919.59	970.00	ND	ND	970.00	5919.59
Restaurant	27	2819588	1650000	9346.09	290.00	82.50<	84.94<	970.54	2888.92
Retail Mult Occ Unsp	154	2562558	1200000	3897.96	245.00	104.35<	96.00<	1213.61	1853.74
Retail Sgle Occ Unsp	838	1879498	1000000	4143.84	292.00	93.46<	108.11<	2603.27	674.91
Retail Store/Showrm	15	2676670	2402000	4037.69	743.00	66.54<	78.75<	930.92	3068.75
Serv Apt/Unit Unsp	143	333211	295000	512.34	1216.00	98.46<	95.16<	2280.80	146.07
Serviced Apartments	12	343250	297500	191.98	2344.00	80.41<	72.78<	2612.86	126.11
Serviced Office	1	330000	330000	316.70	1042.00	176.00<	50.19<	1042.00	316.70
Shop	137	932066	725000	2478.07	228.00	83.96<	102.11<	2265.40	410.47
Shop & Dwelling	33	1097775	900000	3663.86	193.50	92.64<	88.24<	298.38	3726.08
Shop Cnt Neighborhood	1	25500000	25500000	NA	NA	ND	2318.18<	NA	NA
Shopping Centre Unsp	15	14495800	1570000	2698.74	23900.00	82.85<	9.26<	27850.45	522.85
SpecialPurpose tech	2	405000	405000	NA	NA	20.05<	ND	NA	NA
Strata/Subdiv Office	94	322690	220000	12.11	4375.00	83.02<	91.95<	4788.83	67.86
Super Clinic	1	24000000	24000000	NA	NA	ND	ND	NA	NA
Supermarket	6	9309166	2017500	3708.47	592.50	14.00<	19.24<	1236.50	7528.64
Timber Yard/Supplies	3	2873333	2360000	583.29	4046.00	129.32<	ND	3731.33	770.06
Tourist Park/Caravan	3	12850000	3950000	152.27	25940.00	40.51<	32.78<	51996.67	247.13
Vehicle Sales Centre	17	13095000	8000000	10176.32	1519.50	236.69<	138.41<	5267.00	2339.03
Veterinary Clinic	13	1508846	1350000	727.27	825.00	122.73<	102.27<	1314.38	1147.95
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	3	1821000	991000	2944.49	1225.00	32.71<	54.25<	1242.00	1466.18
Child Centre Unsp	4	4837000	4725000	1869.09	2752.00	100.53<	64.71<	3589.50	1347.54
Child Welfare&Pre	1	1860000	1860000	2680.12	694.00	ND	ND	694.00	2680.12
Community Facility	2	2460000	2460000	3121.93	800.00	ND	ND	800.00	3075.00
Community Health Cen	1	300000	300000	1132.08	265.00	ND	8.45<	265.00	1132.08
Day Care Centre	30	6582945	5800000	3732.18	1583.00	151.87<	95.39<	2609.67	2522.52
Gov School (Unsp)	2	11407500	11407500	2814.78	18324.00	3621.43<	170.01<	18324.00	622.54
NonGov School Unsp	1	17600000	17600000	4237.90	4153.00	116.71<	269.22<	4153.00	4237.90
NonGov Secondary	1	6660000	6660000	6660.00	1000.00	ND	ND	1000.00	6660.00
Place of Worship	8	2922116	2887500	1539.93	2448.50	296.66<	161.81<	3812.00	766.56
Public Hospital	2	12838912	12838912	10698.27	2415.00	ND	ND	2415.00	5316.32
Religious Hall	2	2330000	2330000	2837.18	1095.00	ND	106.27<	1095.00	2127.85
Religious Residence	4	1639250	1637500	2473.45	663.50	168.73<	111.89<	820.25	1998.48
Special Needs School	1	1155000	1155000	420.92	2744.00	ND	ND	2744.00	420.92
Technical&Further Ed	1	1133000	1133000	2730.12	415.00	ND	ND	415.00	2730.12
Vac Edu & Res Site	1	3659040	3659040	362.28	10100.00	ND	34.47<	10100.00	362.28
Welfare Centre	1	2000000	2000000	3267.97	612.00	86.58<	ND	612.00	3267.97

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Sand	2	3500000	3500000	74.83	69309.00	ND	233.60<	69309.00	50.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	70	1068287	625500	2446.69	272.00	90.97<	95.90<	791.64	1420.48
Factory Unit	60	1190321	775500	3452.67	214.50	93.72<	141.00<	857.71	1417.60
Factory Unsp	1066	1867258	1021500	3865.69	510.00	104.77<	142.43<	1669.22	1131.18
Food ProcessingUnsp	11	13169342	4650000	1054.31	4382.00	175.02<	295.24<	26142.22	593.13
Garage/Motor Vehicle	5	1933800	2000000	2304.89	935.50	46.51<	95.24<	14823.25	136.69
Hard/Storage Yard	4	2139800	1955000	505.59	3196.00	33.22<	136.96<	3317.50	645.00
Ind Dev Site	191	5338728	1399750	990.50	1526.50	80.43<	127.25<	9247.19	581.98
Ind Land Building \$0	5	1301200	1265000	1000.79	1264.00	77.37<	68.38<	5307.20	245.18
Office/Factory	107	3918253	1892009	1892.01	1000.00	88.00<	180.62<	3180.69	1267.80
OpenStorageUnspec	20	1873029	497000	1200.00	4068.00	15.06<	56.48<	8810.18	193.33
Processing Plant	1	3267000	3267000	824.38	3963.00	ND	ND	3963.00	824.38
Rendering Plant	1	5000000	5000000	817.13	6119.00	217.39<	156.74<	6119.00	817.13
Stock Sales Yards	1	27500000	27500000	399.71	68800.00	ND	ND	68800.00	399.71
Storage Depot	2	4385000	4385000	1538.06	1931.00	132.88<	123.09<	1931.00	1538.06
Warehouse	26	964289	690750	4315.34	176.00	103.87<	98.68<	1395.29	702.30
Warehouse Store	41	1005515	165000	60.87	2213.00	66.00<	107.14<	3489.95	299.11
Warehouse Unspec	772	3386012	1058025	1580.46	696.00	108.88<	151.15<	3341.82	871.75
Warehouse/Factory	69	1745914	1185000	2349.85	666.00	127.42<	148.13<	1357.95	1316.96
Warehouse/Office	124	4227284	1131250	3401.76	341.00	132.23<	103.88<	4355.66	987.06
Warehouse/Showroom	15	3143588	1000000	3108.64	436.50	74.07<	86.96<	13108.83	279.38
Workshop	2	1726750	1726750	7197.29	1079.50	165.24<	42.74<	1079.50	1599.58
Wrecking Yard	1	1012000	1012000	1161.88	871.00	103.27<	59.53<	871.00	1161.88
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	16	159750	33587	440.00	35.00	122.13<	152.67<	41.23	4424.71
Electric Substation	1	181500	181500	8250.00	22.00	49.39<	848.13<	22.00	8250.00
Freeways	1	580000	580000	7.22	80350.00	ND	ND	80350.00	7.22
Main Highways	2	595000	595000	1675.26	388.00	45.95<	ND	388.00	1675.26
Major Water Conduits	1	490000	490000	84.70	5785.00	ND	22.73<	5785.00	84.70
Phone Exchange	1	6985000	6985000	5162.60	1353.00	684.80<	1039.94<	1353.00	5162.60
Post Offices	2	768000	768000	2827.29	283.50	76.72<	9.51<	283.50	2708.99
ReservedRoads	1	715000	715000	705.82	1013.00	ND	6500.00<	1013.00	705.82
Sewerage/StormUnsp	1	29150	29150	294.44	99.00	2.16<	265.00<	99.00	294.44
TelecomTowers Unspec	1	3100000	3100000	NA	NA	81.58<	88.09<	NA	NA
Utilities Vac Land	3	382225	450000	6143.11	453152.50	1210.75<	333.27<	453152.50	1.26
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	1996661	1852500	9.22	265744.00	4.33<	105.86<	297948.58	6.70
GenCrop >20ha Unspec	2	5439000	5439000	7.37	543772.00	73.77<	283.28<	543772.00	7.37
Horse Unspecified	1	4825000	4825000	44.47	108500.00	172.32<	253.95<	108500.00	44.47
Kennel/Cattery	1	2000000	2000000	192.99	10363.00	81.63<	8.38<	10363.00	192.99
Livestock – Beef	9	10163888	11000000	26.74	411300.00	366.67<	226.31<	462228.33	21.99
Livestock – Dairy	1	2288000	2288000	NA	NA	91.98<	110.13<	NA	NA
MarketGardenVeg <20h	6	3094166	2875000	50.65	78980.00	82.14<	67.65<	90436.00	35.94
MixedFarm + infrast	3	6243333	3300000	29.68	463216.00	73.33<	37.18<	557305.33	11.20
MixedFarm no infrast	2	16876500	16876500	38.79	557237.50	335.52<	46.24<	557237.50	30.29
MixedFarm&GrazUnsp	47	2698492	2150000	9.87	324300.00	98.85<	98.85<	404864.26	6.67
Native Bshland	5	1012235	930000	4.07	216100.00	68.89<	79.15<	197859.00	5.12
Native Hardwood	1	1100000	1100000	4.87	225904.00	ND	60.69<	225904.00	4.87
Orchard Plantations	1	2420000	2420000	27.47	88100.00	54.32<	ND	88100.00	27.47
Plant/Tree Nursery	6	2638333	2925000	29.62	71722.00	186.31<	142.68<	101899.33	25.89
Poultry – Open Range	2	15124307	15124307	55.50	399850.00	ND	378.11<	399850.00	37.82
Poultry broiler	6	4208649	3700000	40.16	70820.00	176.19<	142.31<	150981.67	27.88
Poultry egg	2	4705000	4705000	84.62	335050.00	144.77<	247.63<	335050.00	14.04
Vineyard	11	4006772	3050000	10.77	222800.00	66.23<	119.61<	238082.27	16.83

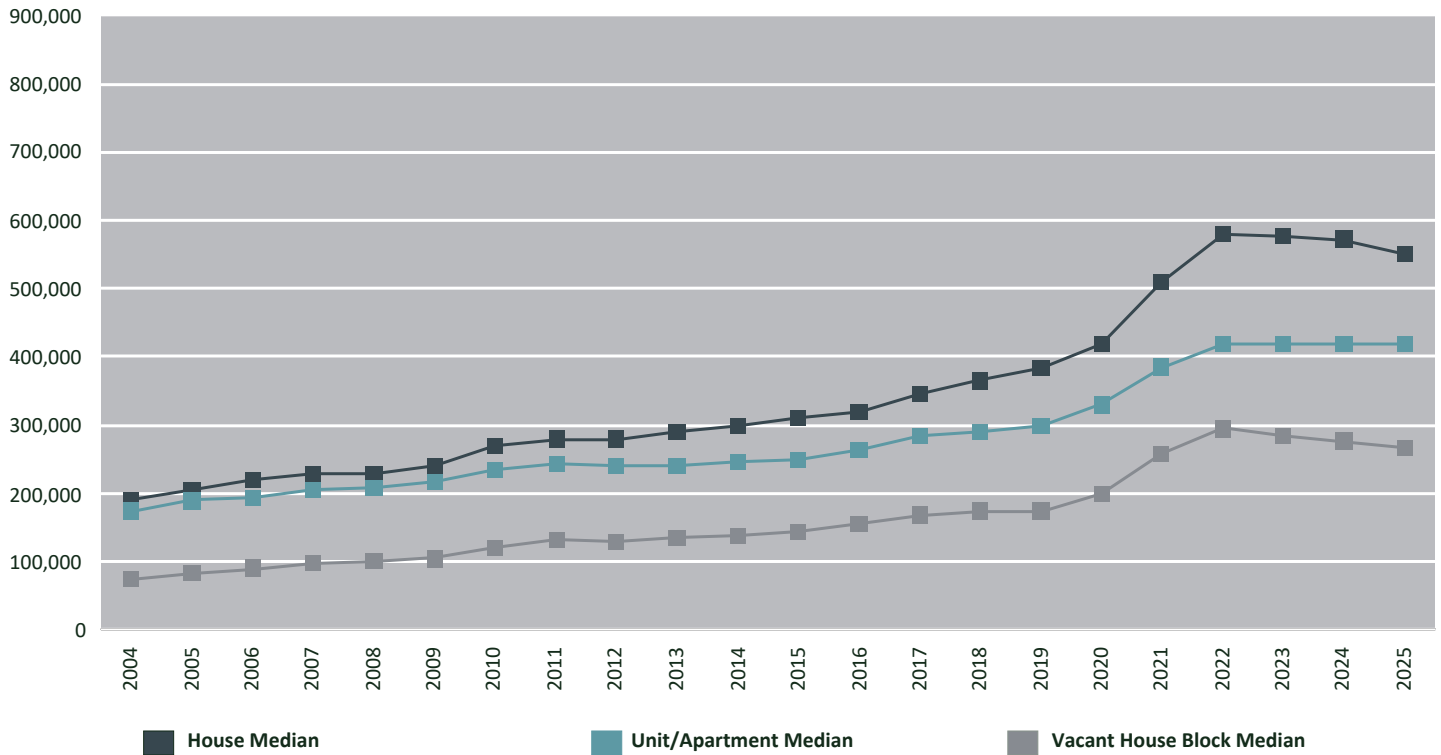
MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Residential				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Age Care/Nursing Uns	14	11878627	6814180	1850.58	6089.50	88.24<	109.86<	7908.83	1674.47
Boarding House	23	1164152	1000000	1275.51	588.00	92.08<	100.00<	544.43	2138.28
Cojoin Strata Unsp	1202	905205	655000	3489.08	222.00	77.98<	93.07<	305.58	3234.12
Common Land Unit Dev	2	5305000	5305000	7744.53	685.00	331.56<	ND	685.00	7744.53
Conjoined StrataUnit	370	614914	597000	5950.82	122.00	99.50<	99.50<	122.00	5950.82
Detached Home (Ind)	4	2404000	864000	1014.63	624.50	51.95<	8.64<	3061.50	785.24
Detached Home (New)	74	1018405	724500	2046.04	391.00	81.40<	85.14<	396.00	2587.14
Detached Home Unsp	56860	1124532	840000	1568.64	550.00	99.41<	98.71<	582.51	1926.89
Detached Home(Comm)	9	1225088	1310000	7750.00	200.00	87.63<	115.27<	320.56	3821.77
Detached Home(exist)	1605	1290127	1185000	2021.35	617.00	103.04<	113.64<	754.31	1710.36
Dorm Accom Unspec	8	12268937	165000	19975.29	4856.00	58.93<	ND	4856.00	19975.29
Garage/Outbuild Res	1	580000	580000	973.15	596.00	61.34<	ND	596.00	973.15
Granny Flat/Studio	1	855000	855000	392.38	2179.00	70.34<	94.37<	2179.00	392.38
Half Pair or Duplex	72	1293197	1055000	3354.32	361.50	87.55<	105.39<	378.14	3105.55
House & Flat/Studio	4	1450000	1330000	2148.89	873.50	120.47<	123.72<	837.75	1730.83
Individual Berth	12	250916	239500	2835.37	82.00	101.91<	124.42<	77.38	3390.95
Individual Car Park	366	87459	25000	NA	NA	83.33<	500.00<	NA	NA
Individual Flat	37	809126	640000	1821.19	604.00	85.33<	79.50<	764.09	1069.97
MisImpRuralLand Unsp	14	2510420	1057500	28.77	57210.00	100.71<	84.94<	65196.14	38.51
Nursing Home	5	10966000	13500000	2422.39	5573.00	214.69<	202.63<	6986.00	1569.71
OYO Cluster Unit	11	947100	910000	NA	NA	119.74<	100.44<	NA	NA
OYO Co Share Flat	1	680000	680000	NA	NA	110.57<	126.28<	NA	NA
OYO Co Share Unit	1	155000	155000	NA	NA	57.41<	ND	NA	NA
OYO Strata Flat	1244	517180	480000	253.15	2062.00	109.09<	91.43<	1942.00	249.23
OYO Stratum Flat	28	612267	538000	766.94	1066.50	89.29<	81.52<	979.50	774.12
OYO Stratum Unit	1	1500000	1500000	740.74	2025.00	ND	ND	2025.00	740.74
OYO Sub Dwelling	197	941139	920000	3932.15	339.00	102.79<	100.66<	1739.80	654.44
OYO Sub Unit	2508	637204	555000	433.54	805.00	99.11<	93.28<	824.00	383.90
OYO Subdivided Flat	2066	640991	551191	319.80	1678.00	97.13<	100.22<	2905.33	206.99
OYO Unit	206	1056263	1039000	2585.56	544.00	98.95<	104.34<	544.00	1722.08
Res Co Sh Unit HR	25	551600	540000	1070.06	785.00	95.15<	87.80<	785.00	1070.06
Res Co Sh Unit Unsp	25	869600	850000	2773.99	493.50	128.89<	99.42<	538.75	1694.66
Res Investment Flat	4	1568722	1371944	1102.15	558.00	139.18<	ND	580.00	2925.22
Res Land (WithBuild)	782	1153743	975000	2371.79	780.00	91.12<	76.17<	894.91	1294.35
Res/Rural Lstyle	1349	2053872	1690000	166.76	9999.50	99.41<	102.42<	23974.19	85.64
ResLandWithImprovemt	59	411984	10000	10.00	4501.00	6.90<	69.57<	4640.34	119.85
Retire Village Compl	11	14477285	14090140	2137.45	3071.00	863.37<	1304.64<	25257.50	393.55
Retire Village Unit	402	600750	559000	130.36	6137.00	106.48<	114.08<	6137.00	130.36
Row House	26	847701	793000	6376.81	138.00	96.12<	99.75<	122.00	6948.38
Semi-detached	24	1193041	1235000	4234.53	307.00	94.64<	93.21<	347.91	3433.89
Semi-detached Unspec	2689	1276333	1155000	8992.08	185.50	96.29<	110.53<	235.50	5452.63
Sep House&Curtilage	7	2750000	2300000	1031.25	2000.00	57.14<	141.98<	10878.50	236.71
Short Term Hol Accom	1	1100000	1100000	4435.48	248.00	29.71<	161.76<	248.00	4435.48
Single Strata Unit	434	533987	500000	NA	NA	102.56<	108.70<	NA	NA
Single Strata Unsp	20159	747269	650000	3238.48	317.50	100.78<	97.74<	8449.48	120.26
Special Accommm Res	1	7315000	7315000	6167.79	1186.00	663.49<	786.56<	1186.00	6167.79
Storage Area Res	55	19446	8112	1.45	3791.00	76.53<	50.70<	3466.31	6.02
Storage Area Rural	3	20283	20350	16.25	1246.00	ND	50.88<	1246.00	16.25
Strata Dwelling	20	911250	764500	NA	NA	110.00<	112.92<	NA	NA
Strata Unit/Flat Uns	12602	672094	579600	291.42	1527.00	98.66<	94.24<	2036.28	411.56
Terrace House	66	2289996	1650000	11462.74	195.00	71.74<	71.74<	233.05	9826.40
Townhouse	1544	848269	745000	3329.65	317.00	101.36<	101.02<	1607.82	684.95
Vac Res A	8900	404646	366000	1161.43	350.00	96.83<	111.25<	371.28	1085.81
Vac Res B	71	1281896	990000	233.08	2467.00	102.86<	113.14<	2660.00	481.92
Vac Res C	6	891834	992500	90.36	15063.00	100.25<	167.77<	20947.33	42.58
Vac Res Englobo Oth	16	6527072	2449500	622.32	8684.00	85.05<	27.36<	103103.56	63.31
Vac Res Rural Lstyle	162	2507941	1170000	122.78	10286.00	109.45<	113.87<	28894.80	86.80
Villa Unit	298	612630	600000	3663.37	202.00	103.45<	104.90<	202.00	3663.37
Sport/Hrtge/Cultural				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Boat Sheds	1	7000	7000	0.87	8004.00	ND	ND	8004.00	0.87
Equestrian Centre	1	2630000	2630000	17.53	150000.00	ND	47.93<	150000.00	17.53
Gymnasium/Health	2	1425000	1425000	3813.02	375.50	60.64<	86.36<	375.50	3794.94
IndoorSportCent Unsp	7	4128571	4460000	691.47	3037.00	120.54<	385.31<	3164.00	1304.86
Local Parks&Gardens	2	600500	600500	338.10	1538.00	76.77<	139.33<	1538.00	338.10
OutdoorSportGrndUnsp	1	27200000	27200000	1915.49	14200.00	944.44<	852.62<	14200.00	1915.49
Municipality totals									
Commercial Total			2,744	Commercial Total Prices			\$7,066,789,570		
Community Services Total			65	Community Services Total Prices			\$344,673,165		
Extractive Industry Total			2	Extractive Industry Total Prices			\$7,000,000		
Industrial Total			2,594	Industrial Total Prices			\$7,203,811,861		
Infrastruc&Utilities Total			30	Infrastruc&Utilities Total Prices			\$18,509,330		
Primary Production Total			118	Primary Production Total Prices			\$466,699,283		
Residential Total			116,687	Residential Total Prices			\$109,265,980,364		
Sport/Hrtge/Cultural Total			14	Sport/Hrtge/Cultural Total Prices			\$62,788,000		
All Sales Total			122,254	All Sales Total			\$124,436,251,573		

Country Victoria

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	24,550	190,000	211,120	4,256	175,000	203,470	8,933	75,000	82,839
2005	24,180	205,000	227,425	4,275	190,000	216,703	7,949	84,000	93,063
2006	22,978	220,000	242,471	4,323	195,000	226,748	7,659	90,000	103,138
2007	26,311	228,500	256,376	5,138	205,000	238,967	8,138	97,000	110,984
2008	21,388	230,000	257,285	4,188	209,000	239,456	6,627	100,000	110,592
2009	24,762	241,000	266,238	5,504	217,225	239,407	10,256	105,000	115,104
2010	22,605	270,000	303,803	4,751	235,000	267,554	10,741	122,000	132,601
2011	20,688	280,000	311,303	4,087	243,000	281,799	8,743	132,000	142,578
2012	20,330	280,000	309,002	4,129	241,000	264,247	7,477	130,000	140,591
2013	22,685	290,000	318,873	4,199	240,000	267,715	7,676	135,750	146,352
2014	23,051	300,000	332,109	4,295	247,000	275,496	8,364	138,000	147,561
2015	24,616	310,000	343,992	4,412	250,250	284,041	8,537	144,530	156,037
2016	25,752	320,000	358,215	4,451	265,000	301,512	9,632	155,000	168,362
2017	27,901	345,000	384,410	5,012	285,000	328,182	14,410	169,000	182,257
2018	27,537	365,000	409,625	4,754	289,500	327,743	13,962	175,000	194,145
2019	24,666	385,000	427,179	4,171	300,000	341,968	10,146	175,000	200,543
2020	26,822	420,000	473,339	4,180	330,000	372,769	18,146	200,000	219,485
2021	32,667	510,000	580,194	5,294	385,250	444,911	22,147	259,000	265,099
2022	25,382	580,000	648,408	3,920	419,974	476,012	8,386	295,000	310,225
2023	22,866	577,000	634,715	3,484	420,000	473,566	4,651	285,000	310,576
2024	25,685	572,000	623,109	4,100	420,000	469,505	5,016	277,000	302,631
2025	4,112	550,000	582,595	679	420,000	449,545	669	266,000	280,735

Statistics for 2025 are based on a small number of sales and are preliminary only.

COUNTRY VICTORIA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	3	1736666	1650000	3360.49	491.00	251.72<	273.41<	422.67	4108.83
Bed and Breakfast	3	1316666	950000	321.30	2023.00	77.55<	80.51<	14676.00	89.72
Bottle Shop/Licensed	1	750000	750000	1518.22	494.00	126.05<	116.60<	494.00	1518.22
Bunkhouse	1	451000	451000	346.92	1300.00	ND	ND	1300.00	346.92
Café	6	1188166	662000	2874.19	715.00	98.81<	119.60<	702.67	1690.94
Car Wash	3	1345666	750000	2445.65	1196.00	61.98<	62.50<	1107.00	1215.60
CarPark – OpenAir	2	595000	595000	398.29	2538.00	ND	167.61<	2538.00	234.44
Com Land (Struct 0)	2	588400	588400	820.01	746.00	130.76<	125.19<	746.00	788.74
Crematorium/Funeral	2	493750	493750	845.19	1008.00	51.97<	49.38<	1008.00	489.83
Dental Clinic	8	718125	635000	1596.45	423.50	146.82<	29.20<	455.75	1575.70
Dev Site	88	1000904	486500	123.46	1620.00	82.67<	135.37<	28810.95	34.86
Display Yard	2	659000	659000	306.73	2646.50	263.60<	101.38<	2646.50	249.01
Fuel Outlet/Garage	15	1918266	1500000	1782.68	1302.50	122.24<	106.95<	2211.21	662.98
Ground Level Parking	6	263458	218625	105.80	1052.00	72.88<	12.40<	1315.50	200.27
Guest Lodge	1	1870000	1870000	7.71	242613.00	ND	ND	242613.00	7.71
Guest/BackPack Unsp	1	10000000	10000000	299.40	33400.00	439.56<	687.29<	33400.00	299.40
Health Clinic Unsp	40	1944150	1312500	2023.81	840.00	109.38<	216.94<	1140.46	1671.97
Health Surgery	12	958027	785000	1421.59	657.50	88.75<	133.62<	873.90	1231.61
Holiday Units	3	902666	105000	380.67	110270.00	74.20<	13.13<	110270.00	11.81
Hotel	15	1204466	865000	83.10	3610.00	92.51<	101.17<	5368.87	224.34
Hotel/Motel Unsp	27	1452925	1000000	1058.53	1868.00	62.02<	108.70<	2810.96	454.63
Licensed Restaurant	2	600000	600000	471.17	1440.50	63.16<	107.14<	1440.50	416.52
Licensed Ret Prem	3	1650333	1500000	1111.11	1080.00	86.08<	5.66<	965.33	1709.60
LowRise Office Build	2	9145750	9145750	2862.17	5595.50	491.71<	678.72<	5595.50	1634.48
Medical/Surgery	5	1056000	905000	1113.16	813.00	113.13<	69.08<	881.00	1198.64
Mixed Use Office	1	190000	190000	351.20	541.00	17.84<	43.18<	541.00	351.20
Mixed Use Shop	8	1710875	860000	5646.98	607.50	217.58<	110.97<	819.00	2088.98
Mixed Use Unspec	51	2352444	850000	1392.28	553.00	170.00<	161.60<	1517.21	921.74
Motel	16	1806375	1597500	660.45	2350.00	76.25<	117.46<	2768.94	652.37
Multi Use FuelOutlet	4	891250	775000	1318.19	940.50	352.27<	50.49<	940.50	1275.92
Multi-Lvl Offic Unsp	3	448333	510000	479.77	1063.00	44.58<	78.46<	905.00	495.40
Nat Co Bulky Goods	2	1725000	1725000	2201.42	774.50	766.67<	ND	774.50	2227.24
National Co Rest	3	2767525	1960000	1092.53	1794.00	63.23<	135.17<	1484.33	1864.49
National Co Ret Unsp	7	6174412	2155000	2344.93	1632.50	33.78<	30.14<	3679.00	938.70
Nightclub/Cabaret	1	330000	330000	1118.64	295.00	10.82<	ND	295.00	1118.64
Office Cvt Dwelling	10	921950	715000	1346.97	568.00	102.14<	133.64<	576.50	1599.22
Office Premises Uns	134	1214535	699250	568.59	554.00	90.81<	116.54<	4539.46	215.41
Pub/Tavern/Club Unsp	23	1106138	748000	505.98	1705.00	81.30<	92.79<	2092.25	552.42
Res Hotel/Motel Apar	1	900000	900000	74.44	12090.00	ND	ND	12090.00	74.44
Restaurant	2	577500	577500	1010.80	566.00	88.85<	66.00<	566.00	1020.32
Retail Mult Occ Unsp	43	1901571	1000000	1461.54	910.00	138.89<	212.77<	3949.09	339.60
Retail Sgle Occ Unsp	441	786015	525000	1714.29	350.00	105.00<	116.67<	6822.05	114.23
Retail Store/Showrm	2	1492500	1492500	1988.64	968.00	73.52<	128.94<	968.00	1988.64
Serv Apt/Unit Unsp	29	648258	475000	49.55	5368.00	104.17<	115.85<	13913.92	51.00
Serviced Apartments	1	245000	245000	NA	NA	ND	23.76<	NA	NA
Shop	25	928080	565000	809.38	558.50	136.14<	144.04<	655.46	1316.00
Shop & Dwelling	9	459171	482000	987.84	658.00	130.66<	121.41<	751.22	111.23
Shopping Centre Unsp	21	3059297	418000	4840.29	86.50	59.29<	20.64<	4344.72	348.15
Supermarket	4	12010750	13077500	4582.01	4485.50	986.98<	182.71<	3971.50	3024.24
Timber Yard/Supplies	1	1300000	1300000	122.64	10600.00	666.67<	203.13<	10600.00	122.64
Tourist Park/Caravan	14	2013905	1475000	30.77	25900.00	139.81<	110.49<	71832.07	28.04
Vehicle Sales Centre	13	3389384	1380000	1510.45	3542.00	106.15<	109.09<	22023.38	153.90
Veterinary Clinic	13	1027615	900000	843.31	919.00	85.71<	185.57<	1157.92	887.46
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	2	6500000	6500000	2505.91	2567.50	361.11<	520.00<	2567.50	2531.65
Community Facility	2	277500	277500	961.54	520.00	ND	50.45<	520.00	961.54
Community Health Cen	2	324000	324000	300.24	1086.50	ND	115.71<	1086.50	298.21
Day Care Centre	5	3607400	3342000	3721.97	2230.00	80.00<	63.06<	2184.40	1651.44
Fire Station	2	108000	108000	145.94	844.50	5.31<	26.54<	844.50	127.89
Gov School (Unsp)	1	360000	360000	29.75	12100.00	55.71<	5.80<	12100.00	29.75
Halls&Service Rooms	5	226000	60000	716.05	1215.00	38.96<	56.87<	1981.60	114.05
Place of Worship	17	446520	365000	56.29	2132.00	155.32<	87.16<	19823.88	22.52
Private Hospital	1	620000	620000	63.96	9693.00	2.64<	0.59<	9693.00	63.96
Public,Ed,Health Imp	1	2475000	2475000	4104.48	603.00	375.00<	320.80<	603.00	4104.48
Technical&Further Ed	1	600000	600000	1263.16	475.00	ND	103.45<	475.00	1263.16
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Soil	1	9119000	9119000	9.39	971045.00	457.67<	ND	971045.00	9.39
Quarry Gravel/Stone	7	7733146	8820488	0.74	416700.00	1484.93<	1832.83<	604886.71	12.78

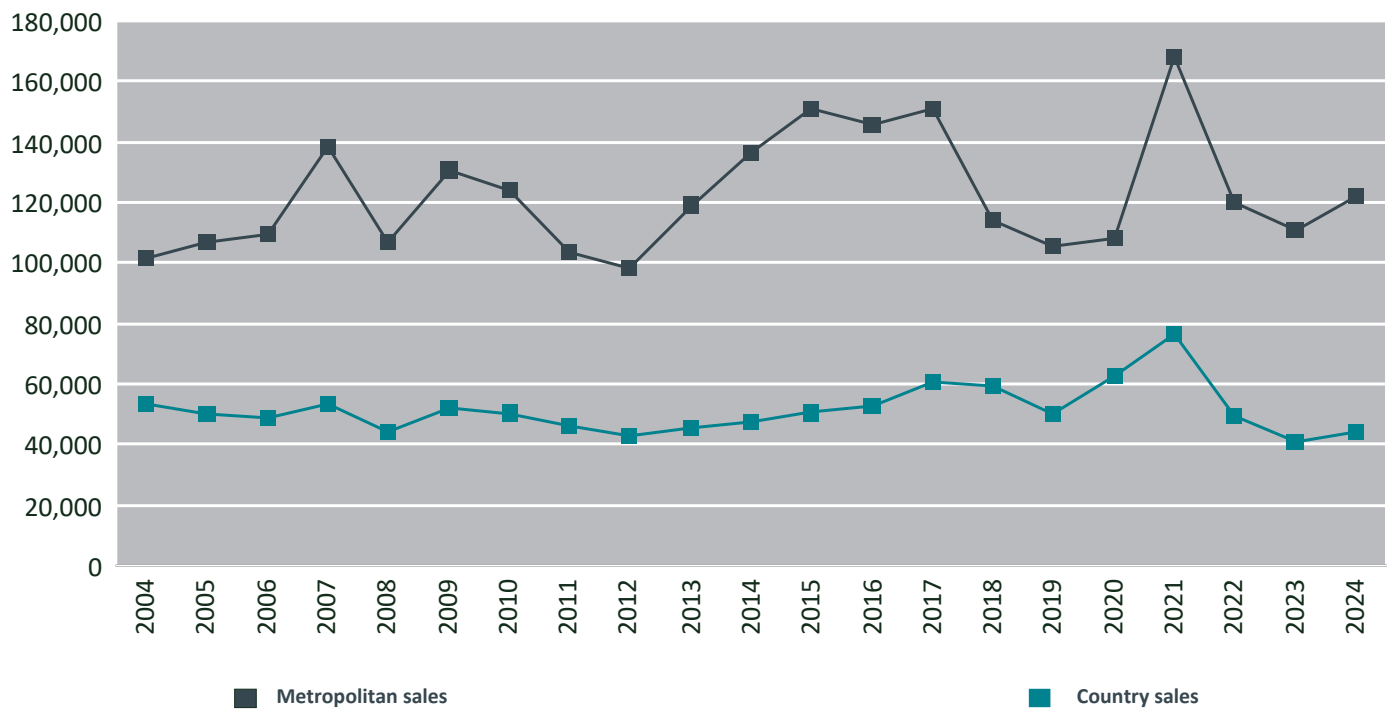
COUNTRY VICTORIA

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	520000	520000	3.36	154675.00	109.47<	ND	154675.00	3.36
Bulk Grain (Stuct)	3	351666	200000	57.80	3460.00	1864.80<	23.54<	21943.67	16.03
Concrete Batch Plant	1	600000	600000	209.06	2870.00	154.84<	39.34<	2870.00	209.06
Coolstore/Coldstore	1	3800000	3800000	469.14	8100.00	194.25<	1520.00<	8100.00	469.14
Factory	2	1077500	1077500	450.05	6689.00	119.46<	171.03<	6689.00	161.09
Factory Unit	10	545520	545000	2619.05	231.00	155.71<	136.25<	264.78	2121.36
Factory Unsp	313	1117219	698500	1082.52	1127.00	111.76<	137.50<	3538.31	323.40
Food ProcessingUnsp	4	1343500	1350000	85.47	13915.50	36.57<	168.96<	15492.00	86.72
Garage/Motor Vehicle	5	943940	687700	1400.61	491.00	79.97<	140.49<	712.20	1325.39
Ind Dev Site	149	1055548	528000	58.04	2369.00	124.27<	178.71<	44884.76	23.33
Ind Land Building S0	1	950000	950000	156.51	6070.00	198.95<	120.44<	6070.00	156.51
Office/Factory	1	1265000	1265000	1265.00	1000.00	191.38<	158.92<	1000.00	1265.00
OpenStorageUnspec	9	731200	731500	60.85	1890.00	157.82<	154.00<	5855.78	124.87
Sawmill	4	493750	357500	12.26	53831.00	119.17<	37.63<	77965.50	6.33
Storage Depot	2	432500	432500	181.93	6675.00	149.14<	75.22<	6675.00	64.79
Warehouse	5	507168	484000	3532.85	137.00	79.34<	142.56<	213.60	2374.38
Warehouse Store	3	1274779	844426	411.71	2051.00	26.18<	143.85<	2316.33	550.34
Warehouse Unspec	256	1113507	740000	759.28	1023.00	105.77<	134.55<	23477.21	46.64
Warehouse/Factory	2	3405000	3405000	399.84	8390.50	544.80<	322.44<	8390.50	405.82
Warehouse/Office	9	2369444	1400000	305.76	2780.00	204.38<	171.46<	4679.22	506.38
Warehouse/Showroom	4	2072500	1132500	265.45	7393.50	116.45<	269.64<	12296.00	168.55
Workshop	6	1027946	812500	195.10	2577.50	191.18<	295.45<	4313.33	238.32
Infrastructure/Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	5	488550	528000	1298.45	485.00	127.23<	150.86<	581.20	840.59
Closed Roads	2	63600	63600	181.40	290.50	381.98<	795.00<	290.50	218.93
Electric Substation	1	517000	517000	32312.50	16.00	74.93<	117.50<	16.00	32312.50
Post Offices	4	372000	430000	228.41	1425.00	93.58<	150.88<	1526.75	243.65
Railway Line in use	1	1275000	1275000	38.87	32800.00	216.10<	ND	32800.00	38.87
TelecomBuildings	4	405425	322350	510.39	625.00	ND	ND	1362.25	297.61
TelecomTowers Unspec	1	100000	100000	9.10	10994.00	26.67<	9.02<	10994.00	9.10
Utilities Vac Land	3	130833	128000	48.73	1026.00	22.60<	393.13<	8733.33	14.98
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	154600	154600	47.67	3243.00	140.55<	ND	3243.00	47.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	525000	525000	1.22	430000.00	81.40<	70.00<	430000.00	1.22
Crop – Fodder Crops	8	1091250	1062500	3.11	454212.00	163.46<	155.11<	652911.75	1.67
Crop – Mixed Other	1	2650000	2650000	8.87	298900.00	662.50<	ND	298900.00	8.87
Crop – Wheat	1	813700	813700	0.12	6820000.00	ND	ND	6820000.00	0.12
DomsticLivestockGraz	365	1213455	850000	1.26	401000.00	89.47<	134.92<	675537.10	1.81
GenCrop >20ha Unspec	318	1611654	1245130	0.55	1159000.00	111.66<	169.26<	1599197.11	0.98
Hardwood Plantation	2	2164824	2164824	0.99	3855850.00	272.22<	267.26<	3855850.00	0.56
Horse Unspecified	15	1857666	1660000	8.33	360000.00	111.22<	138.33<	442098.60	4.20
Livestock – Beef	208	1735453	1168510	3.04	422754.00	92.74<	146.74<	672895.36	2.36
Livestock – Dairy	160	1794726	1400000	3.69	587841.00	93.81<	138.95<	721810.23	2.50
Livestock – Sheep	63	1401079	975000	2.06	494472.50	79.27<	117.82<	902418.92	1.58
MarketGardenVeg <20h	9	721111	580000	13.55	84120.00	81.12<	108.92<	135030.89	5.34
MixedFarm + infrast	200	1618998	1250000	1.61	496554.50	97.54<	116.82<	813555.59	1.99
MixedFarm no infrast	90	1207623	1000000	2.42	555225.00	111.79<	121.47<	727319.19	1.66
MixedFarm&GrazUnsp	543	1525787	1068822	4.80	604400.00	95.01<	129.16<	1004413.21	1.52
Native Animals	3	1543333	700000	1.70	411100.00	24.56<	189.19<	395078.67	3.91
Native Bshland	32	361787	225000	6.38	119386.50	68.18<	98.90<	320505.22	1.13
Native Hardwood	12	463041	412500	0.46	663200.00	91.67<	117.86<	836620.83	0.55
Non-Native Animals	5	2725320	2400000	1.69	1417769.00	533.33<	502.62<	1350118.40	2.02
Orchard Plantations	17	8433775	1080000	7.74	227950.00	187.01<	140.56<	377520.94	23.44
Piggery	7	763454	631703	0.55	1151500.00	274.65<	45.94<	799531.57	0.95
Plant/Tree Nursery	2	927500	927500	177.76	321767.00	247.33<	241.67<	321767.00	2.88
Poultry – Open Range	3	3909829	4499999	8.51	320600.00	303.43<	775.86<	320600.00	8.51
Poultry broiler	7	3040880	2315455	8.00	250000.00	232.71<	272.41<	423228.57	7.18
Softwood Plantation	10	733375	522500	1.49	657550.00	60.76<	107.73<	1094577.70	0.67
Specialised Cropping	7	3261460	1195000	2.82	423300.00	183.85<	90.60<	585895.43	5.57
Vineyard	34	1028154	584622	38.43	81977.00	72.31<	74.00<	181782.76	4.49

COUNTRY VICTORIA									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	7	7875714	4500000	2280.81	5064.00	38.96<	349.51<	11065.14	711.76
Aged Care Complex	2	5900000	5900000	970.65	6025.00	28.63<	ND	6025.00	979.25
Boarding House	10	720224	596120	935.83	748.00	92.42<	83.37<	909.78	831.98
Cojoin Strata Unsp	47	490361	410000	4729.73	222.00	84.54<	124.24<	222.00	4729.73
Conjoined StrataUnit	44	372615	360000	NA	NA	100.70<	120.00<	NA	NA
Detached Home (Ind)	24	452016	396000	321.43	910.00	87.51<	107.76<	2297.88	196.71
Detached Home (New)	12	637100	602500	1051.40	572.50	84.18<	108.56<	631.83	1008.34
Detached Home Unsp	20993	636495	580000	634.85	660.00	98.31<	109.43<	2453.69	259.00
Detached Home(Comm)	55	599390	520000	877.86	655.00	100.97<	113.04<	669.95	894.69
Detached Home(exist)	4506	563919	535000	856.39	759.00	103.88<	121.04<	956.38	589.54
Disability Housing	3	526666	550000	630.73	872.00	50.00<	36.91<	902.33	583.67
Garage/Outbuild Res	11	228644	250000	310.73	1239.00	66.67<	125.00<	2862.00	79.89
Garage/Outbuild Rur	14	407500	335000	2.30	78800.00	103.08<	125.23<	82484.43	4.94
Granny Flat/Studio	4	444250	431000	606.06	666.50	95.78<	87.96<	644.25	689.56
Half Pair or Duplex	7	597142	315000	754.52	467.50	76.83<	105.00<	474.83	1365.39
House & Flat/Studio	4	953750	872500	514.66	1162.50	114.80<	135.06<	1409.00	676.90
Individual Car Park	3	8667	1000	NA	NA	2.76<	100.00<	NA	NA
Individual Flat	3	383333	430000	1132.81	128.00	159.26<	296.55<	415.33	922.95
MisImpRuralLand Unsp	112	500933	320000	4.05	31570.00	83.81<	116.36<	64343.34	7.79
OYO Sub Dwelling	15	406600	400000	NA	NA	96.39<	129.45<	NA	NA
OYO Sub Unit	219	408793	395000	1127.80	318.50	99.37<	114.49<	318.50	1130.30
OYO Subdivided Flat	3	376166	357500	NA	NA	170.24<	189.40<	NA	NA
OYO Unit	2	490000	490000	NA	NA	114.62<	ND	NA	NA
Res Co Sh Unit HR	2	435000	435000	NA	NA	79.09<	67.97<	NA	NA
Res Co Sh Unit Unsp	1	210000	210000	NA	NA	61.95<	48.28<	NA	NA
Res Investment Flat	3	536666	545000	813.52	799.00	109.00<	ND	799.00	813.52
Res Land (WithBuild)	58	722706	604250	925.17	735.00	137.33<	151.82<	5103.44	141.00
Res/Rural Lstyle	3719	938486	850000	29.23	18300.00	100.00<	110.39<	35124.76	26.72
ResLandWithImprovemt	68	314654	231000	202.57	1012.00	112.68<	128.33<	4879.40	64.49
Retire Village Compl	5	7797125	150000	1946.51	2368.00	122.45<	3.51<	11338.00	138.32
Retire Village Unit	32	354490	390000	NA	NA	130.00<	134.48<	NA	NA
Semi-detached	4	486250	427500	1246.01	313.00	90.96<	75.80<	330.00	1545.45
Semi-detached Unspec	156	526856	470000	2478.07	228.00	94.00<	104.44<	173407.95	2.96
Sep House&Curtilage	5	672790	535000	660.00	1000.00	33.44<	66.88<	1162.00	578.99
Shack/Hut/Donga	2	189444	189444	93.30	2062.00	420.99<	135.32<	2062.00	91.87
Short Term Hol Accom	28	2250250	862500	1361.73	716.00	105.18<	114.69<	2384.36	1017.16
Single Strata Unit	9	408500	415000	NA	NA	102.47<	94.53<	NA	NA
Single Strata Unsp	2921	471292	420000	3057.32	314.00	100.17<	109.80<	163850.26	4.28
Site Improves Rur	1	175000	175000	29.76	5880.00	ND	39.77<	5880.00	29.76
Special Accommm Res	1	350000	350000	352.47	993.00	ND	27.60<	993.00	352.47
Strata Unit/Flat Uns	692	481680	430000	1386.67	375.00	96.63<	102.38<	349941.45	2.32
Terrace House	3	607103	528811	2057.63	257.00	100.77<	85.99<	265.00	2290.96
Townhouse	107	550542	500000	1734.23	222.00	103.90<	113.64<	222.00	1734.23
Vac Res A	4615	295228	275000	445.38	595.00	98.04<	105.79<	645.01	450.97
Vac Res B	333	380761	315000	202.83	2120.00	98.44<	121.15<	2408.58	158.09
Vac Res C	68	422470	307500	0.17	3960000.00	133.70<	128.13<	3373456.78	0.13
Vac Res Englobo Oth	11	2686954	800000	8.69	92100.00	53.38<	59.42<	1011517.64	2.66
Vac Res Rural Lstyle	922	480478	338750	22.42	18313.00	99.63<	116.81<	43102.19	11.15
Villa Unit	3	403666	345000	NA	NA	111.29<	101.62<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Bowling Alley	1	350000	350000	346.19	1011.00	ND	ND	1011.00	346.19
Culture,Rec&Sport	1	76356	76356	3.82	20000.00	ND	ND	20000.00	3.82
Equestrian Centre	1	6300000	6300000	25.95	242800.00	1220.34<	174.03<	242800.00	25.95
Gymnasium/Health	1	520000	520000	904.35	575.00	ND	49.52<	575.00	904.35
National Museum	1	1650000	1650000	521.66	3163.00	398.79<	ND	3163.00	521.66
Vac Site – Cultural	1	30000	30000	15.00	2000.00	ND	ND	2000.00	15.00
Municipality totals									
Commercial Total			1,135	Commercial Total Prices			\$1,440,636,608		
Community Services Total			39	Community Services Total Prices			\$45,231,850		
Extractive Industry Total			8	Extractive Industry Total Prices			\$63,251,022		
Industrial Total			791	Industrial Total Prices			\$876,291,798		
Infrastruc&Utilities Total			21	Infrastruc&Utilities Total Prices			\$7,964,150		
National Parks, etc Total			1	National Parks, etc Total Prices			\$154,600		
Primary Production Total			2,123	Primary Production Total Prices			\$3,288,308,264		
Residential Total			39,869	Residential Total Prices			\$23,766,714,880		
Sport/Hrtge/Cultural Total			6	Sport/Hrtge/Cultural Total Prices			\$8,926,356		
All Sales Total			43,993	All Sales Total			\$29,497,479,528		

Number of Sales

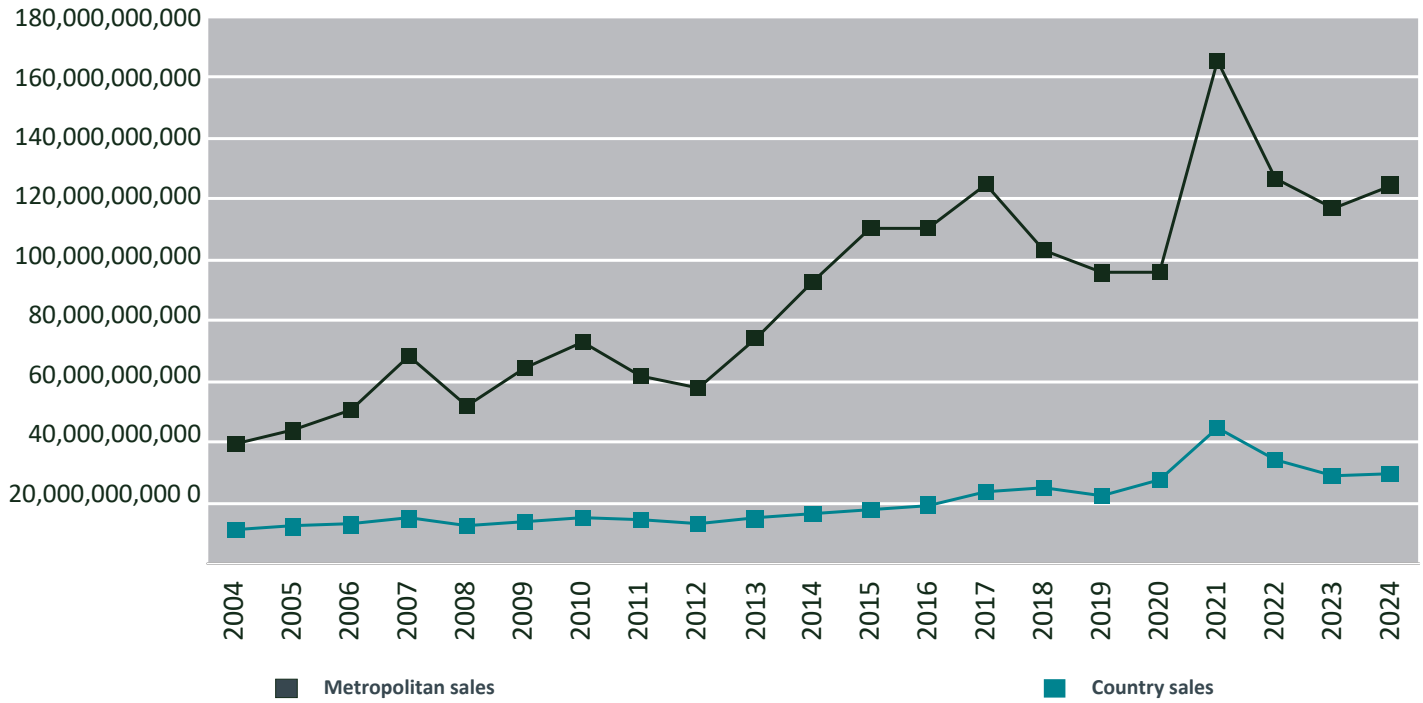


Number of Sales

Year	Metropolitan	Country
2004	101,370	53,198
2005	106,829	50,233
2006	109,346	49,012
2007	138,576	53,634
2008	107,073	43,969
2009	130,848	51,911
2010	124,018	50,427
2011	103,700	46,011
2012	98,471	42,690
2013	119,003	45,771
2014	136,557	47,548
2015	150,951	50,439
2016	145,473	52,668
2017	151,084	60,866
2018	113,813	59,248
2019	105,740	50,350
2020	108,185	62,434
2021	168,376	76,653
2022	120,183	49,427
2023	110,836	40,691
2024	122,254	43,993

Metropolitan and Country Victoria-All

Total Value of Sales

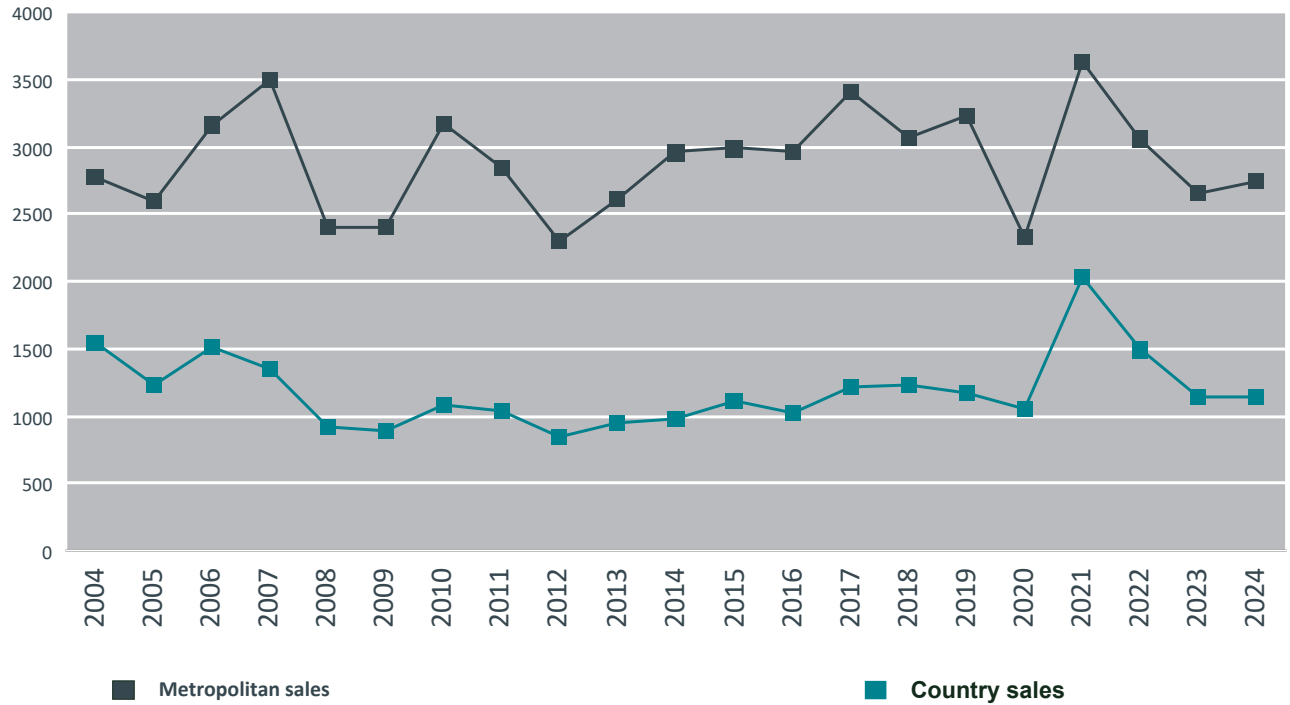


Total Price

Year	Metropolitan	Country
2004	\$39,538,366,495	\$11,378,198,777
2005	\$43,740,103,396	\$12,190,491,428
2006	\$50,399,416,616	\$12,875,748,622
2007	\$68,281,850,120	\$14,834,384,463
2008	\$51,711,118,247	\$12,265,845,095
2009	\$64,265,656,973	\$13,641,485,146
2010	\$72,930,437,994	\$15,115,398,999
2011	\$61,702,254,115	\$14,489,882,197
2012	\$58,048,157,521	\$13,261,660,511
2013	\$74,412,642,397	\$14,804,662,524
2014	\$92,655,958,781	\$16,240,539,511
2015	\$110,294,816,234	\$17,937,792,517
2016	\$110,483,519,241	\$19,370,563,093
2017	\$124,991,806,675	\$23,588,970,106
2018	\$103,142,143,009	\$25,071,407,226
2019	\$95,605,448,300	\$22,471,976,863
2020	\$95,926,571,835	\$27,756,534,533
2021	\$165,781,886,142	\$44,435,186,222
2022	\$126,950,964,572	\$34,116,034,524
2023	\$117,144,092,251	\$28,731,415,194
2024	\$124,436,251,573	\$29,497,479,528

Metropolitan and Country Victoria-Commercial

Number of Sales

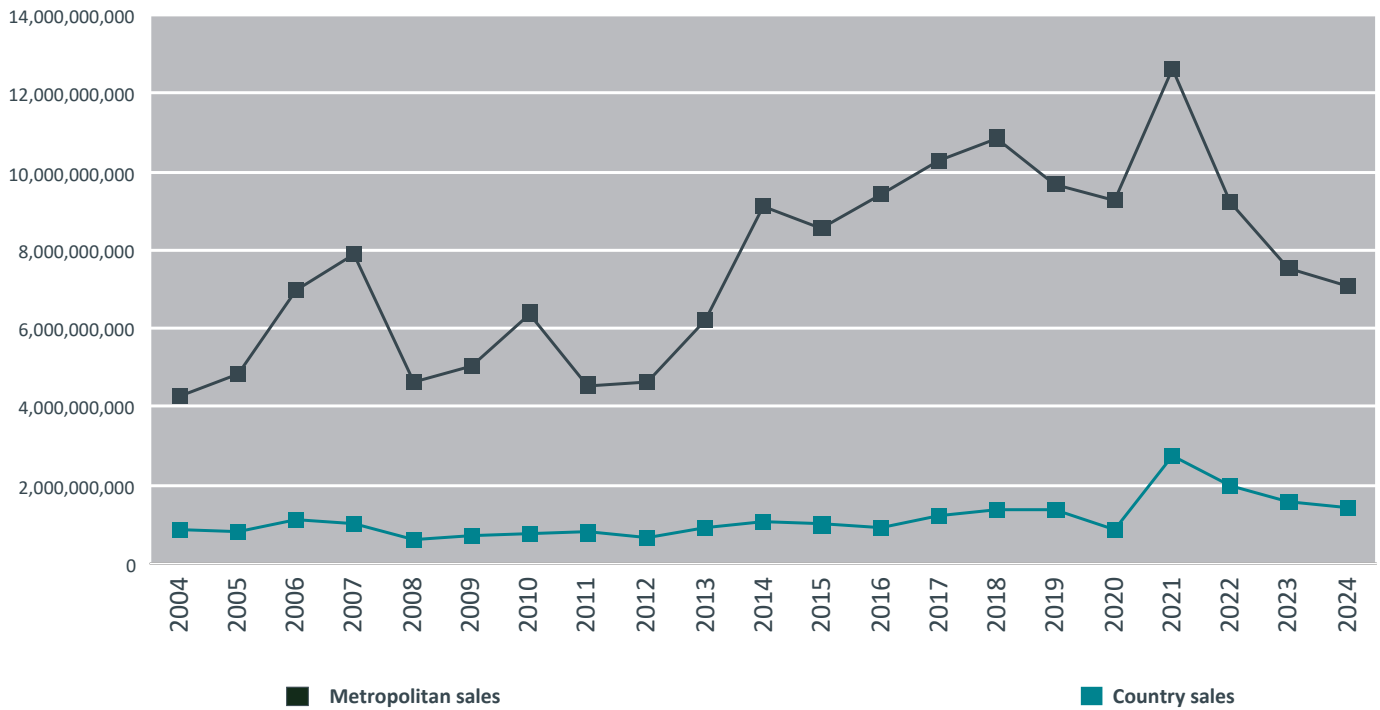


Number of Sales

Year	Metropolitan	Country
2004	2,768	1,535
2005	2,587	1,232
2006	3,162	1,512
2007	3,495	1,347
2008	2,398	921
2009	2,402	886
2010	3,165	1,080
2011	2,840	1,035
2012	2,294	848
2013	2,606	948
2014	2,956	981
2015	2,986	1,115
2016	2,962	1,019
2017	3,403	1,220
2018	3,067	1,228
2019	3,236	1,168
2020	2,325	1,053
2021	3,627	2,026
2022	3,059	1,490
2023	2,656	1,143
2024	2,744	1,135

Metropolitan and Country Victoria-Commercial

Total Value of Sales

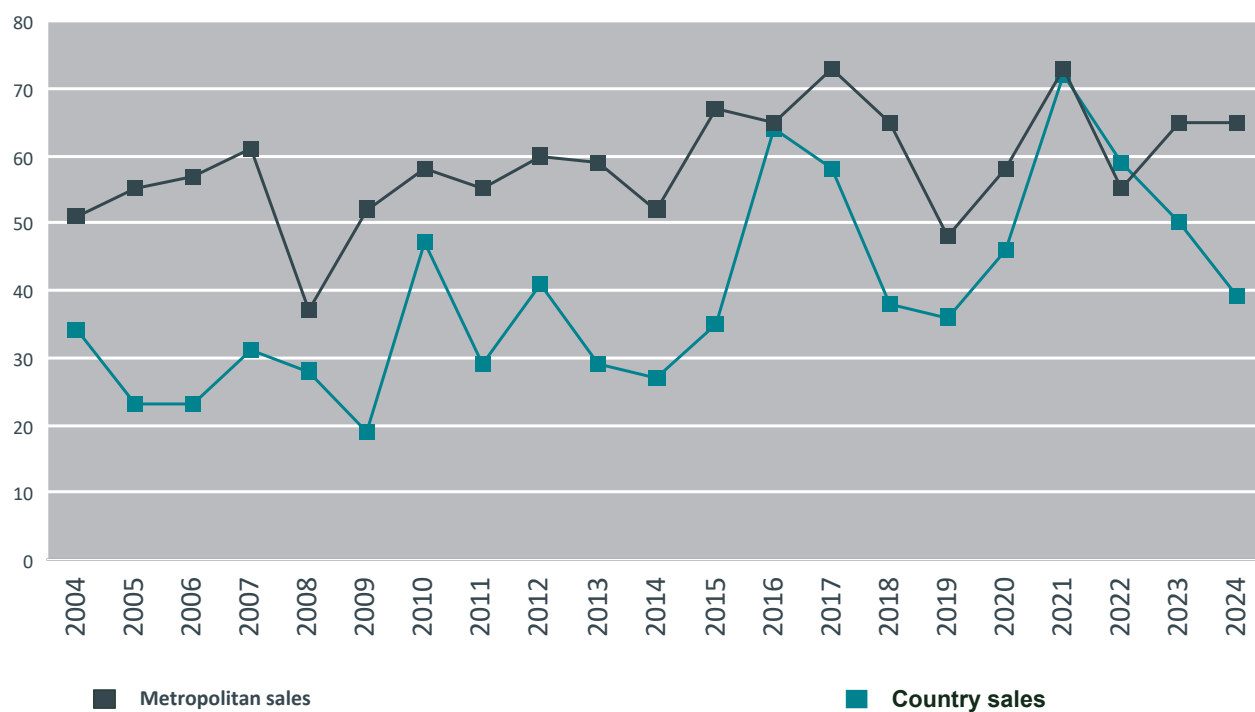


Total Price

Year	Metropolitan	Country
2004	\$4,262,057,196	\$885,658,369
2005	\$4,824,918,836	\$820,548,235
2006	\$6,973,267,772	\$1,128,921,508
2007	\$7,870,720,774	\$1,019,486,751
2008	\$4,642,546,303	\$623,854,976
2009	\$5,034,530,841	\$706,369,663
2010	\$6,387,002,167	\$763,788,886
2011	\$4,555,545,879	\$791,624,495
2012	\$4,632,091,791	\$646,162,120
2013	\$6,209,442,596	\$919,732,516
2014	\$9,098,163,560	\$1,076,656,450
2015	\$8,545,972,257	\$995,872,195
2016	\$9,435,202,707	\$906,798,678
2017	\$10,264,202,173	\$1,199,965,781
2018	\$10,869,260,829	\$1,375,328,108
2019	\$9,680,611,684	\$1,368,150,865
2020	\$9,271,554,394	\$873,023,848
2021	\$12,630,661,436	\$2,757,169,053
2022	\$9,235,428,515	\$1,973,428,759
2023	\$7,554,909,806	\$1,591,818,046
2024	\$7,066,789,570	\$1,440,636,608

Metropolitan and Country Victoria-Community Services

Number of Sales

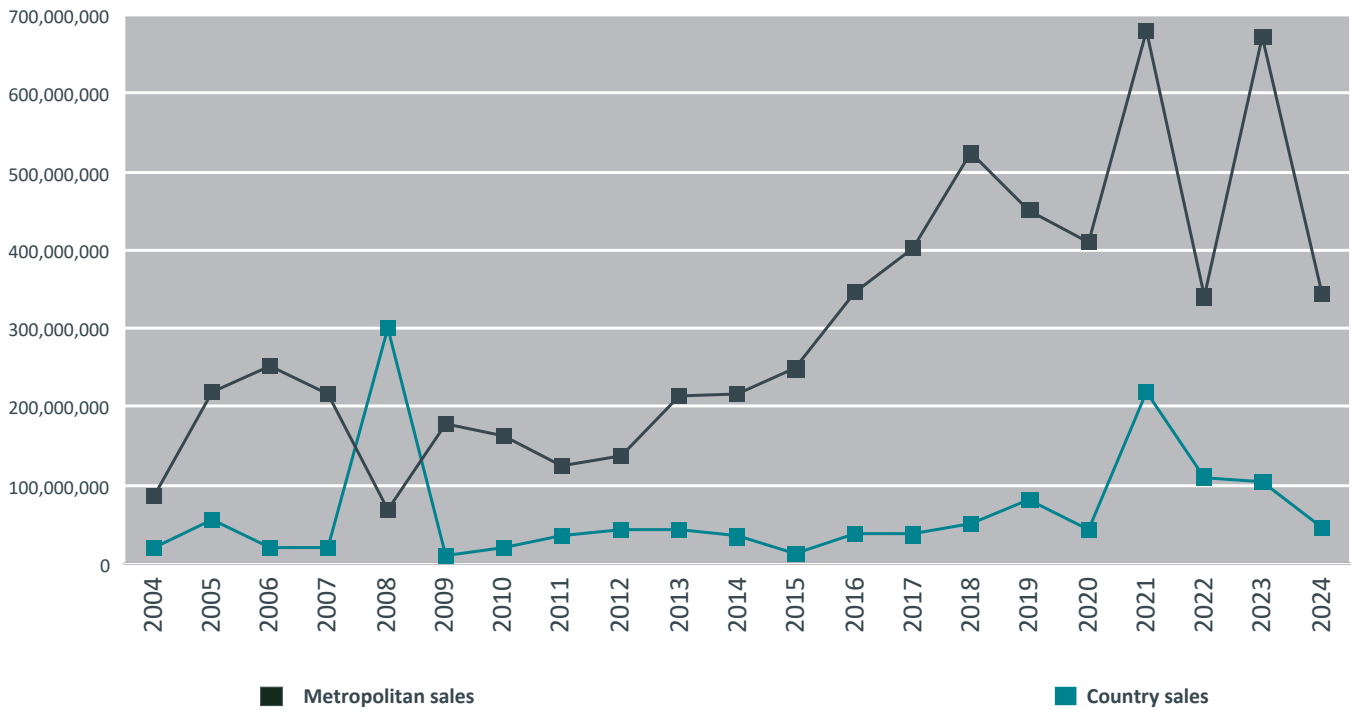


Number of Sales

Year	Metropolitan	Country
2004	51	34
2005	55	23
2006	57	23
2007	61	31
2008	37	28
2009	52	19
2010	58	47
2011	55	29
2012	60	41
2013	59	29
2014	52	27
2015	67	35
2016	65	64
2017	73	58
2018	65	38
2019	48	36
2020	58	46
2021	73	72
2022	55	59
2023	65	50
2024	65	39

Metropolitan and Country Victoria-Community Services

Total Value of Sales

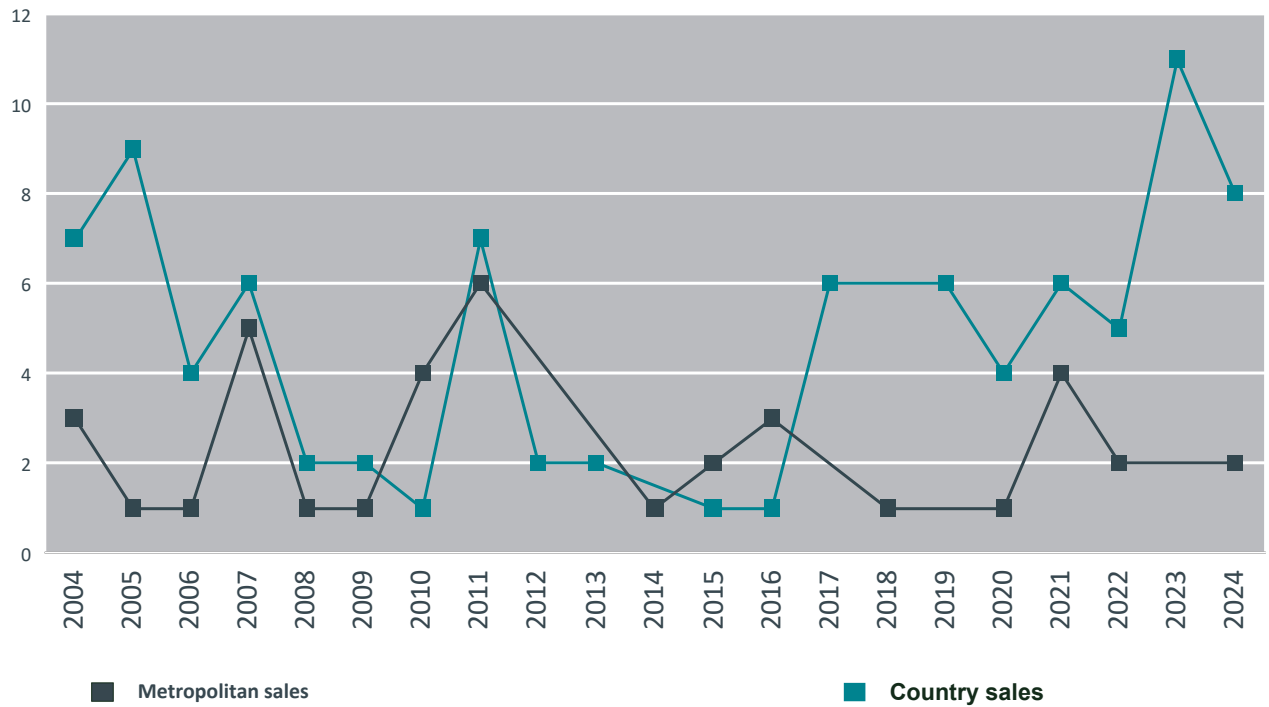


Total Price

Year	Metropolitan	Country
2004	\$87,055,536	\$19,900,910
2005	\$219,784,692	\$56,647,157
2006	\$252,468,593	\$19,789,765
2007	\$215,416,023	\$20,751,330
2008	\$67,961,366	\$300,037,054
2009	\$177,143,423	\$9,855,499
2010	\$163,365,128	\$20,283,579
2011	\$125,174,356	\$36,262,580
2012	\$136,626,137	\$43,317,910
2013	\$213,358,318	\$43,523,000
2014	\$216,883,622	\$34,512,340
2015	\$248,298,623	\$13,644,034
2016	\$347,229,005	\$37,211,407
2017	\$402,062,020	\$37,046,779
2018	\$523,143,740	\$50,070,349
2019	\$450,429,185	\$80,430,924
2020	\$410,308,192	\$43,933,290
2021	\$680,246,960	\$218,401,209
2022	\$339,957,799	\$110,697,970
2023	\$672,923,607	\$104,381,659
2024	\$344,673,165	\$45,231,850

Metropolitan and Country Victoria-Extractive Industry

Number of Sales

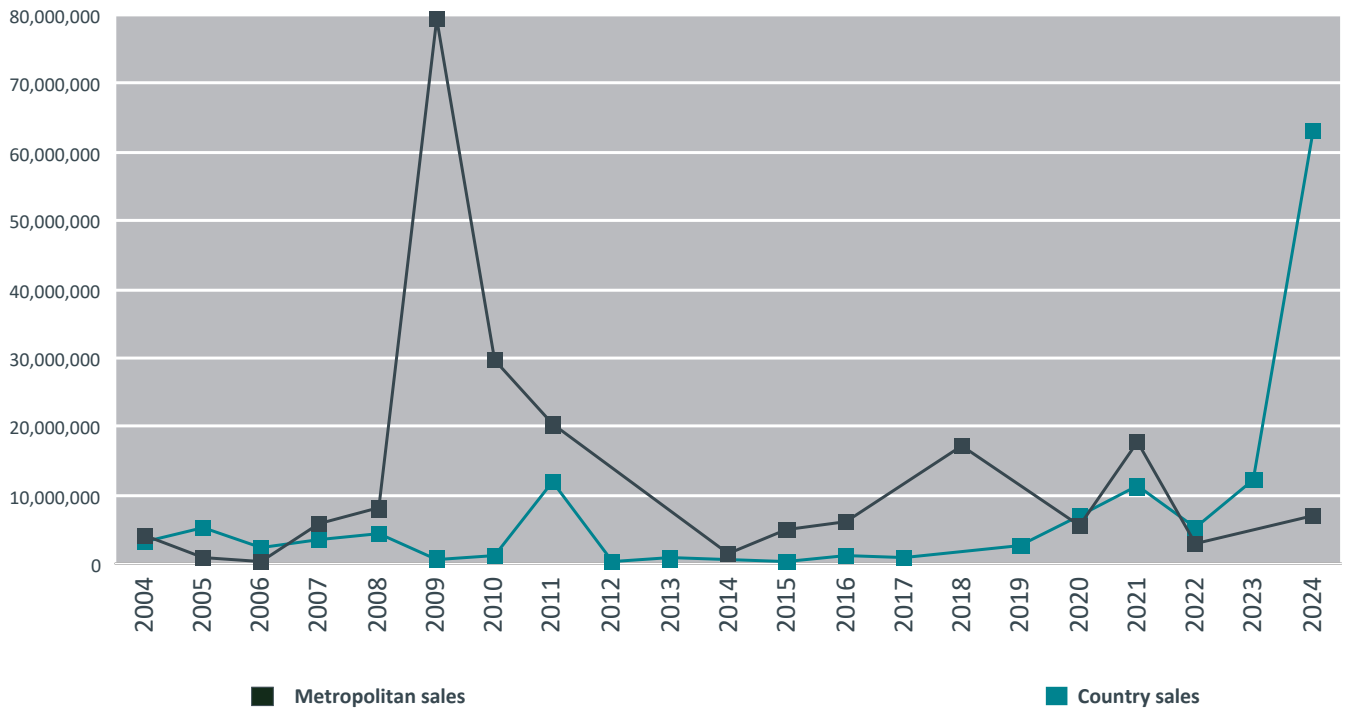


Number of Sales

Year	Metropolitan	Country
2004	3	7
2005	1	9
2006	1	4
2007	5	6
2008	1	2
2009	1	2
2010	4	1
2011	6	7
2012		2
2013		2
2014	1	
2015	2	1
2016	3	1
2017		6
2018	1	
2019		6
2020	1	4
2021	4	6
2022	2	5
2023		11
2024	2	8

Metropolitan and Country Victoria-Extractive Industry

Total Value of Sales

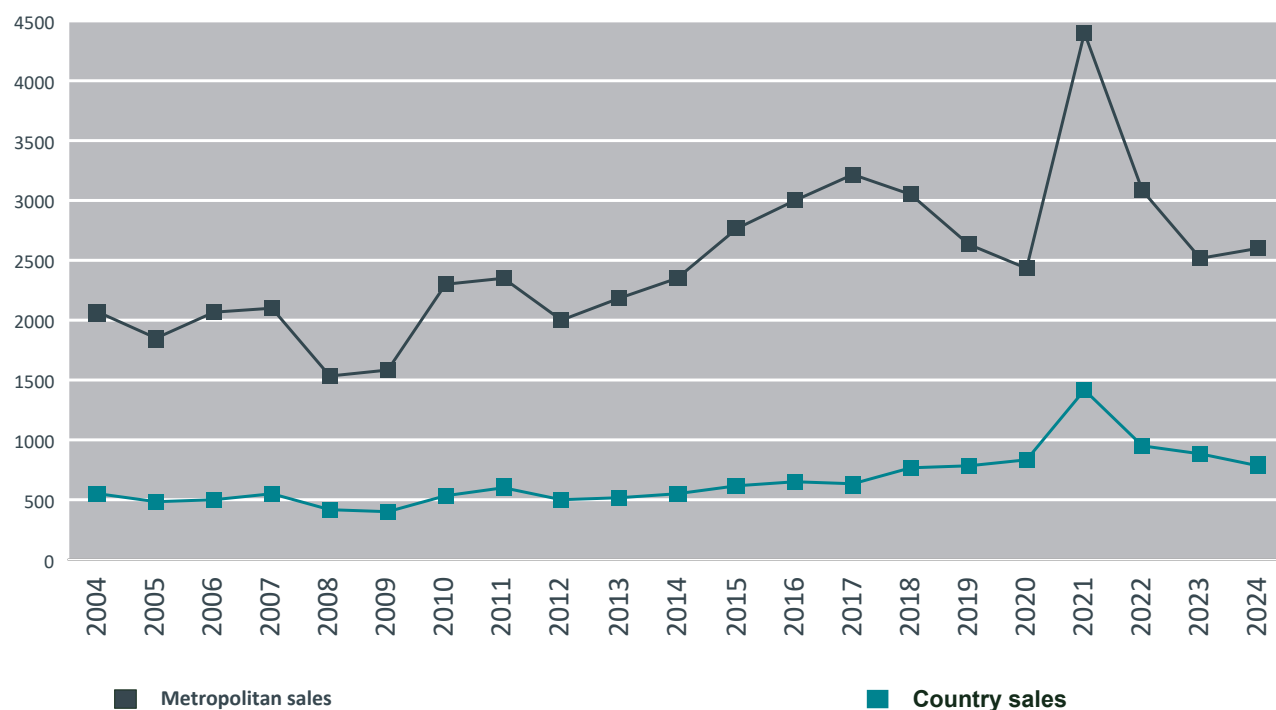


Total Price

Year	Metropolitan	Country
2004	\$3,976,000	\$3,250,000
2005	\$880,000	\$5,284,000
2006	\$212,000	\$2,325,000
2007	\$5,776,200	\$3,417,986
2008	\$8,000,000	\$4,452,000
2009	\$79,420,000	\$710,000
2010	\$29,564,000	\$1,200,000
2011	\$20,230,000	\$11,814,000
2012		\$377,000
2013		\$735,000
2014	\$1,500,000	
2015	\$4,845,500	\$196,900
2016	\$6,109,228	\$1,250,000
2017		\$944,154
2018	\$17,050,000	
2019		\$2,550,956
2020	\$5,550,000	\$6,996,258
2021	\$17,736,520	\$11,216,711
2022	\$2,819,000	\$5,110,000
2023		\$12,135,692
2024	\$7,000,000	\$63,251,022

Metropolitan and Country Victoria-Industrial

Number of Sales

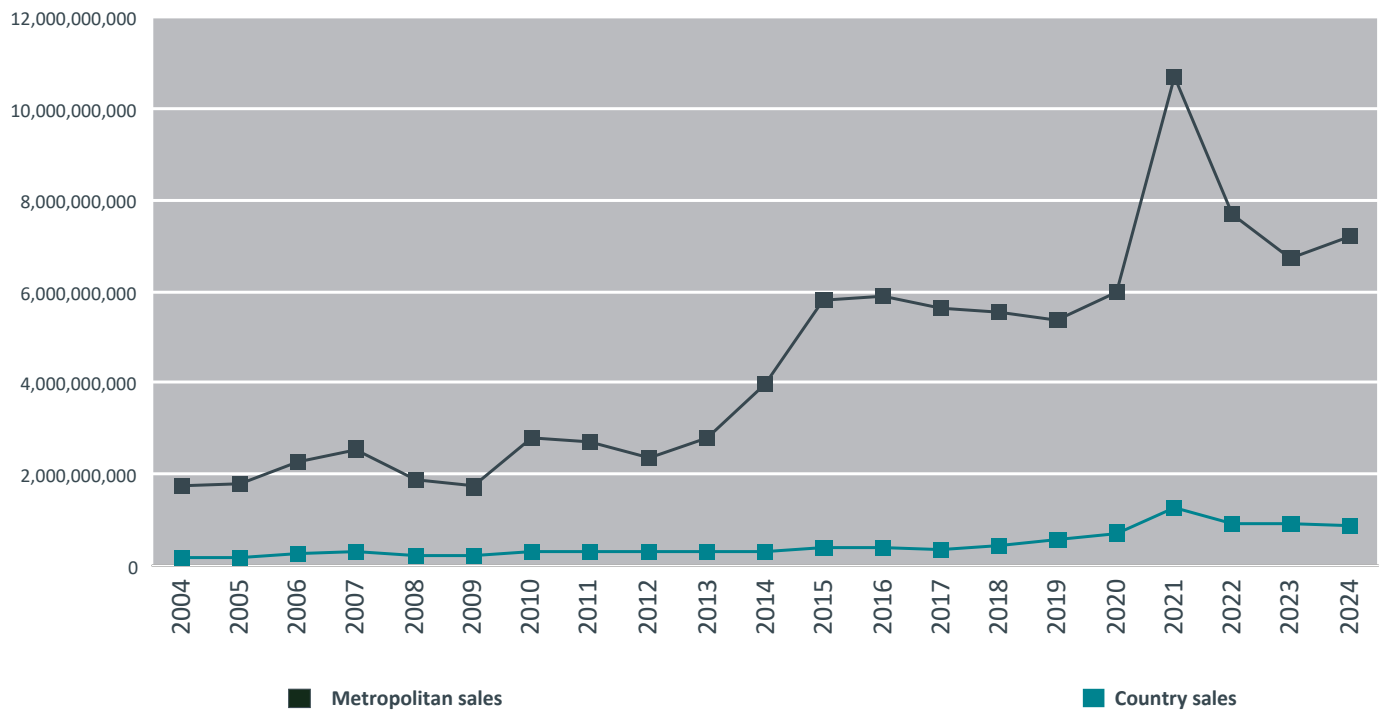


Number of Sales

Year	Metropolitan	Country
2004	2,059	551
2005	1,842	486
2006	2,063	505
2007	2,095	553
2008	1,536	415
2009	1,589	401
2010	2,296	535
2011	2,346	608
2012	2,002	495
2013	2,180	520
2014	2,357	545
2015	2,768	616
2016	3,006	644
2017	3,219	625
2018	3,046	765
2019	2,637	787
2020	2,434	833
2021	4,402	1,422
2022	3,087	951
2023	2,513	881
2024	2,594	791

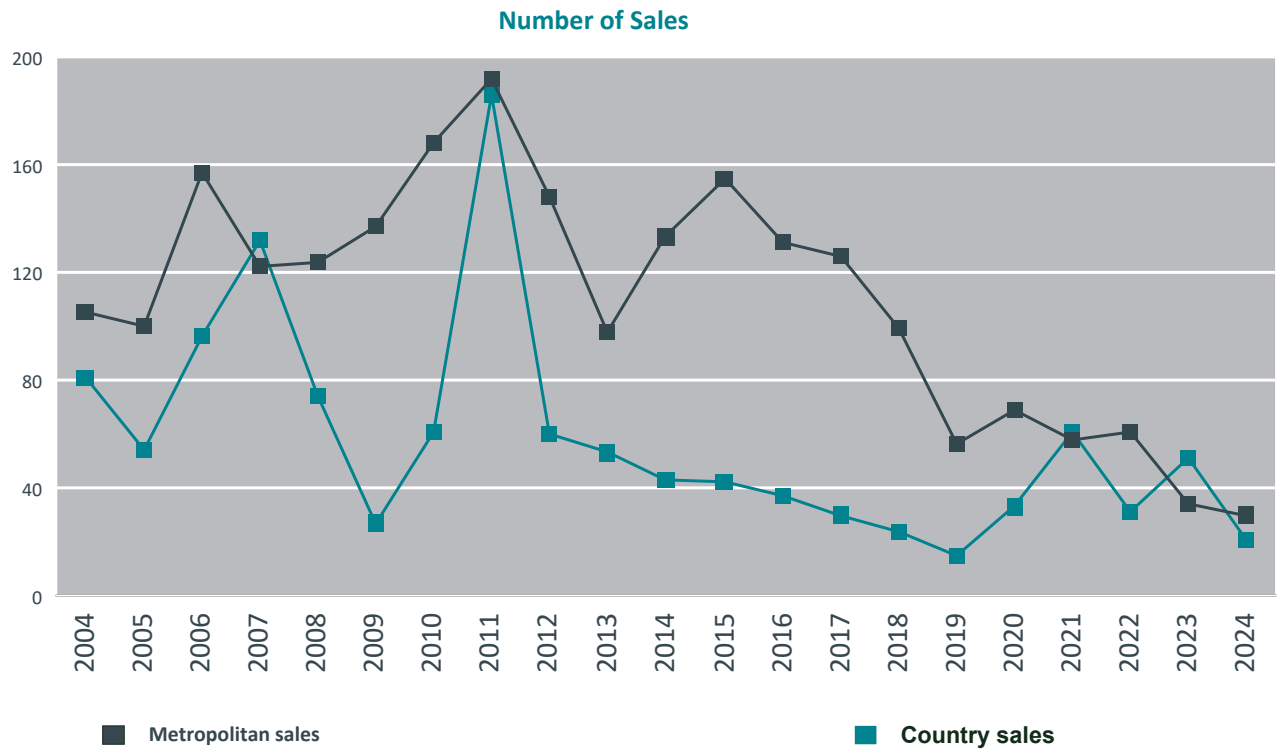
Metropolitan and Country Victoria-Industrial

Total Value of Sales



Total Price

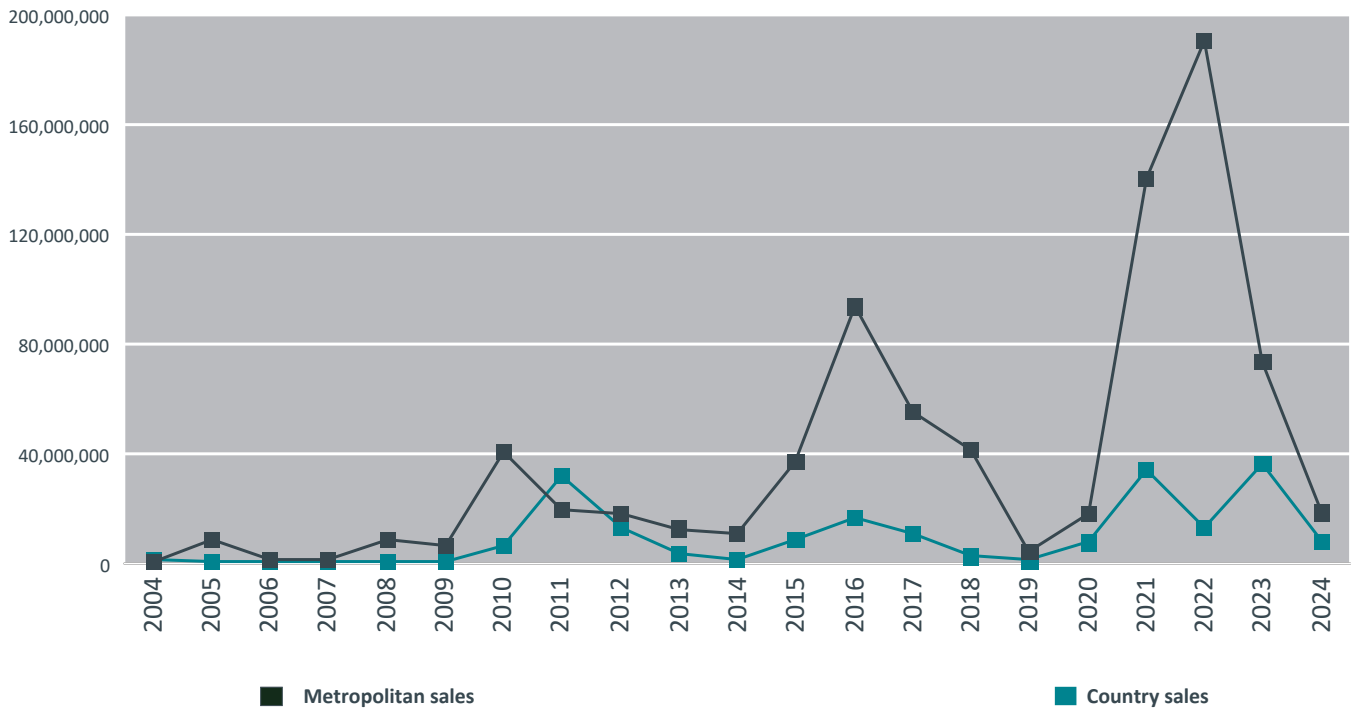
Year	Metropolitan	Country
2004	\$1,741,698,000	\$170,580,405
2005	\$1,801,119,176	\$163,477,619
2006	\$2,287,272,193	\$253,404,328
2007	\$2,550,576,332	\$309,262,276
2008	\$1,869,523,166	\$222,687,050
2009	\$1,723,671,956	\$203,928,214
2010	\$2,775,956,676	\$300,114,571
2011	\$2,706,311,660	\$310,697,795
2012	\$2,361,119,879	\$295,833,100
2013	\$2,799,208,592	\$294,715,437
2014	\$3,963,899,534	\$297,532,361
2015	\$5,805,371,955	\$379,342,798
2016	\$5,876,565,709	\$395,933,036
2017	\$5,632,876,006	\$337,143,688
2018	\$5,545,713,171	\$417,722,134
2019	\$5,352,907,301	\$554,288,290
2020	\$5,984,365,030	\$717,718,625
2021	\$10,673,822,613	\$1,271,315,723
2022	\$7,673,959,266	\$926,900,730
2023	\$6,718,685,788	\$917,251,329
2024	\$7,203,811,861	\$876,291,798



Number of Sales

Year	Metropolitan	Country
2004	105	81
2005	100	54
2006	157	96
2007	122	132
2008	124	74
2009	137	27
2010	168	61
2011	192	186
2012	148	60
2013	98	53
2014	133	43
2015	155	42
2016	131	37
2017	126	30
2018	99	24
2019	56	15
2020	69	33
2021	58	61
2022	61	31
2023	34	51
2024	30	21

Total Value of Sales

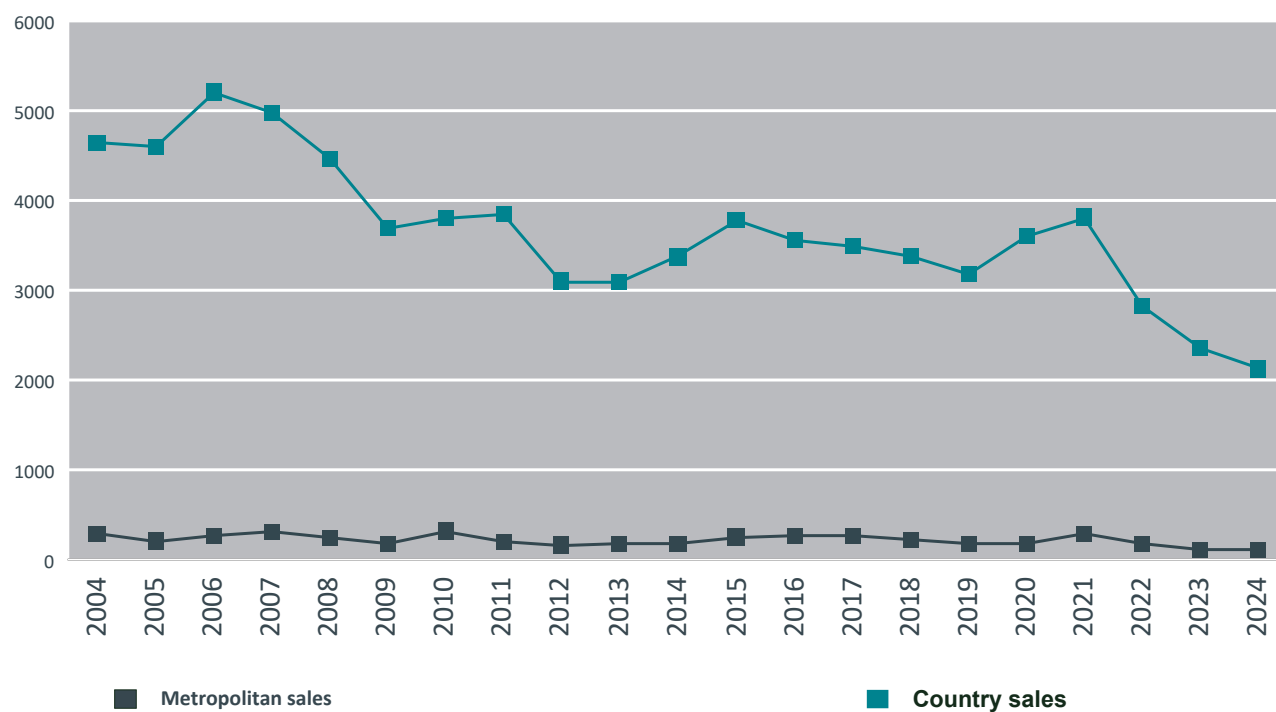


Total Price

Year	Metropolitan	Country
2004	\$930,175	\$1,420,776
2005	\$8,896,020	\$522,088
2006	\$1,581,040	\$713,050
2007	\$1,579,832	\$766,971
2008	\$8,697,066	\$519,223
2009	\$6,432,576	\$823,471
2010	\$41,016,996	\$6,506,683
2011	\$19,932,314	\$31,990,924
2012	\$18,231,319	\$13,342,440
2013	\$12,699,508	\$3,381,654
2014	\$11,111,375	\$1,623,097
2015	\$36,944,148	\$8,930,680
2016	\$93,468,498	\$16,720,909
2017	\$55,015,901	\$10,755,097
2018	\$41,606,431	\$2,576,893
2019	\$4,401,367	\$1,132,009
2020	\$18,368,752	\$7,684,657
2021	\$140,616,921	\$34,011,316
2022	\$190,605,984	\$13,321,699
2023	\$73,350,161	\$36,142,049
2024	\$18,509,330	\$7,964,150

Metropolitan and Country Victoria-Primary Production

Number of Sales

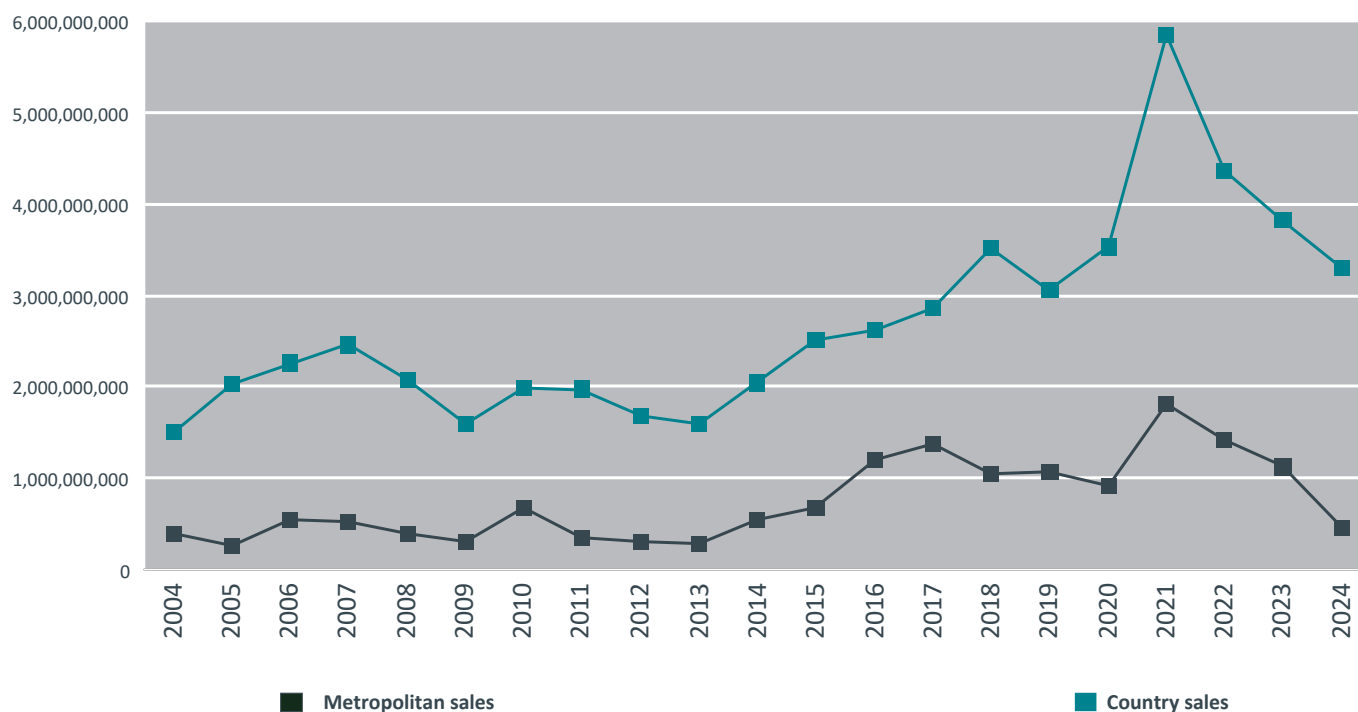


Number of Sales

Year	Metropolitan	Country
2004	293	4,638
2005	210	4,605
2006	267	5,210
2007	304	4,976
2008	240	4,464
2009	171	3,683
2010	322	3,796
2011	201	3,847
2012	165	3,099
2013	169	3,098
2014	187	3,368
2015	255	3,774
2016	261	3,553
2017	274	3,496
2018	228	3,374
2019	184	3,172
2020	186	3,600
2021	283	3,810
2022	177	2,820
2023	117	2,364
2024	118	2,123

Metropolitan and Country Victoria-Primary Production

Total Value of Sales

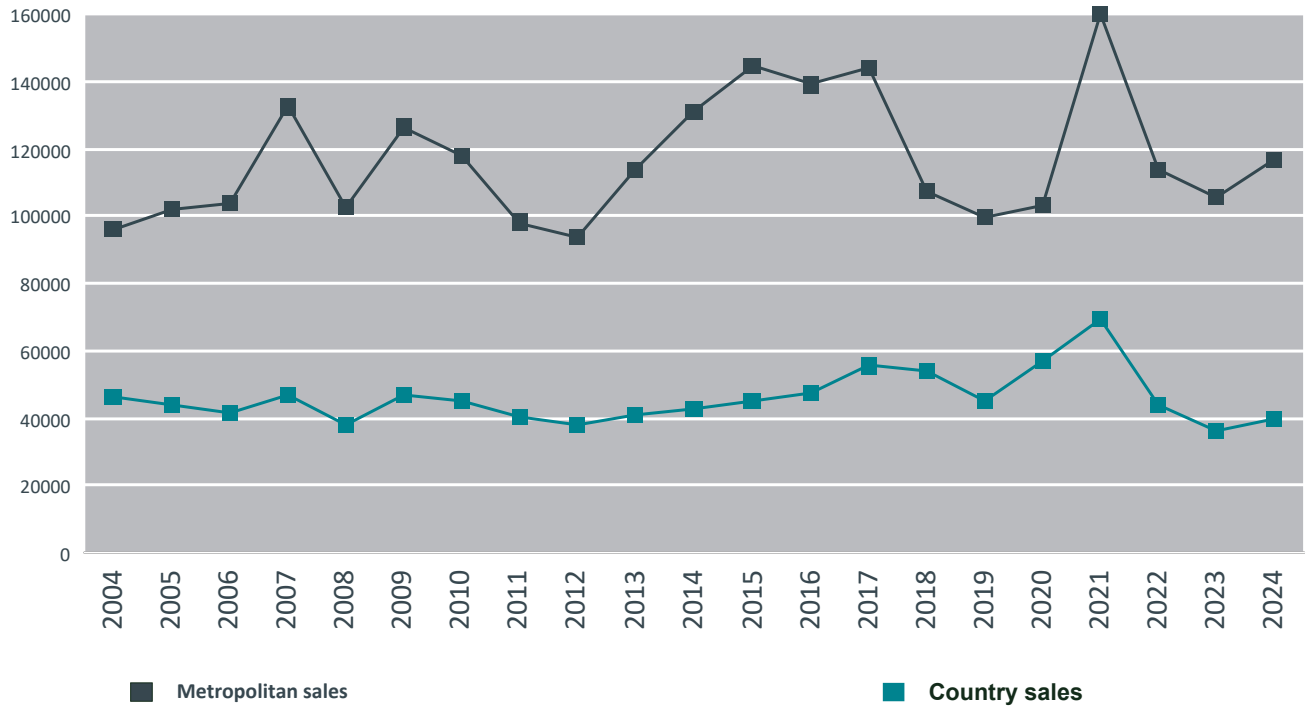


Total Price

Year	Metropolitan	Country
2004	\$399,191,866	\$1,507,984,534
2005	\$268,619,305	\$2,032,751,969
2006	\$546,961,814	\$2,257,872,425
2007	\$529,816,509	\$2,454,702,935
2008	\$386,275,743	\$2,079,254,624
2009	\$301,673,217	\$1,592,265,523
2010	\$670,716,323	\$1,990,911,825
2011	\$347,908,850	\$1,974,126,736
2012	\$301,256,160	\$1,684,027,269
2013	\$286,447,280	\$1,591,554,254
2014	\$542,871,296	\$2,040,496,540
2015	\$683,643,053	\$2,509,563,886
2016	\$1,190,757,671	\$2,622,946,496
2017	\$1,380,313,748	\$2,848,953,387
2018	\$1,041,977,439	\$3,512,918,163
2019	\$1,071,644,560	\$3,046,179,526
2020	\$919,718,178	\$3,524,452,939
2021	\$1,808,141,286	\$5,848,167,715
2022	\$1,426,317,075	\$4,356,281,740
2023	\$1,123,863,172	\$3,810,371,625
2024	\$466,699,283	\$3,288,308,264

Metropolitan and Country Victoria-Residential

Number of Sales

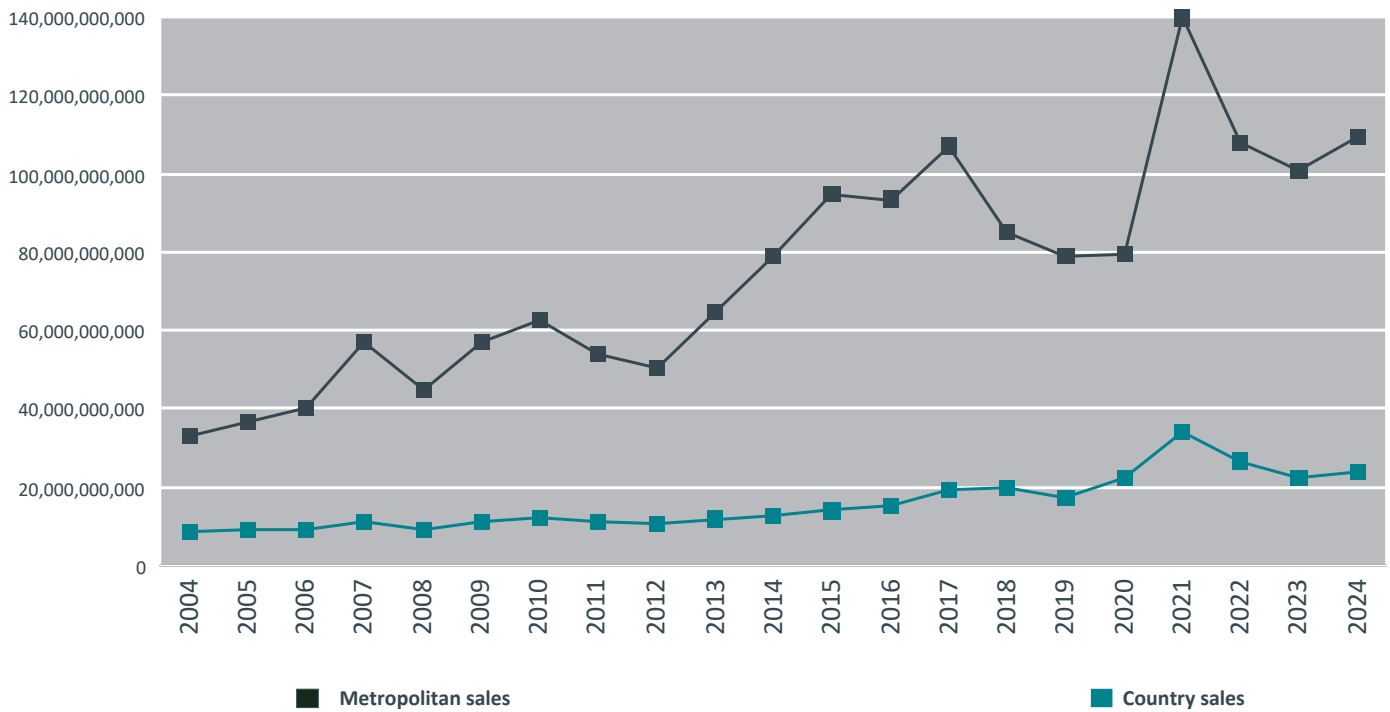


Number of Sales

Year	Metropolitan	Country
2004	96,067	46,338
2005	102,015	43,813
2006	103,624	41,652
2007	132,460	46,581
2008	102,733	38,062
2009	126,488	46,883
2010	117,976	44,894
2011	98,039	40,281
2012	93,784	38,135
2013	113,873	41,107
2014	130,845	42,548
2015	144,676	44,837
2016	139,000	47,328
2017	143,968	55,416
2018	107,292	53,810
2019	99,563	45,155
2020	103,091	56,843
2021	159,898	69,227
2022	113,732	44,051
2023	105,428	36,176
2024	116,687	39,869

Metropolitan and Country Victoria-Residential

Total Value of Sales

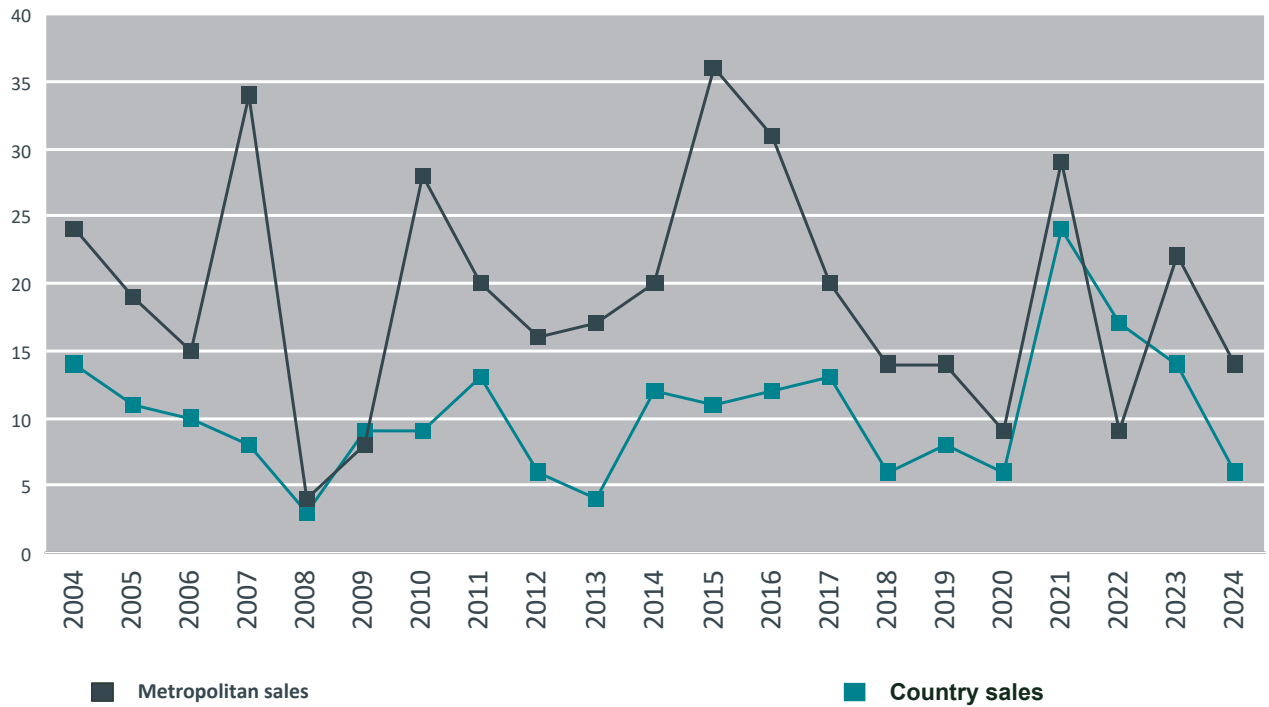


Total Price

Year	Metropolitan	Country
2004	\$32,993,284,812	\$8,782,707,085
2005	\$36,568,285,167	\$9,106,587,360
2006	\$40,264,253,054	\$9,188,288,546
2007	\$57,017,435,458	\$11,022,737,063
2008	\$44,719,114,603	\$9,030,380,168
2009	\$56,921,014,210	\$11,113,941,626
2010	\$62,805,945,804	\$12,025,586,326
2011	\$53,894,198,206	\$11,323,912,001
2012	\$50,550,033,601	\$10,576,321,839
2013	\$64,852,355,343	\$11,945,528,350
2014	\$78,740,321,716	\$12,773,427,158
2015	\$94,855,066,536	\$14,015,277,456
2016	\$93,418,752,680	\$15,379,224,350
2017	\$107,139,263,273	\$19,137,909,220
2018	\$85,016,378,206	\$19,682,391,139
2019	\$78,919,568,003	\$17,401,663,589
2020	\$79,268,773,829	\$22,564,366,216
2021	\$139,754,282,907	\$34,255,870,167
2022	\$108,072,572,783	\$26,702,624,926
2023	\$100,944,130,517	\$22,234,671,567
2024	\$109,265,980,364	\$23,766,714,880

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Number of Sales

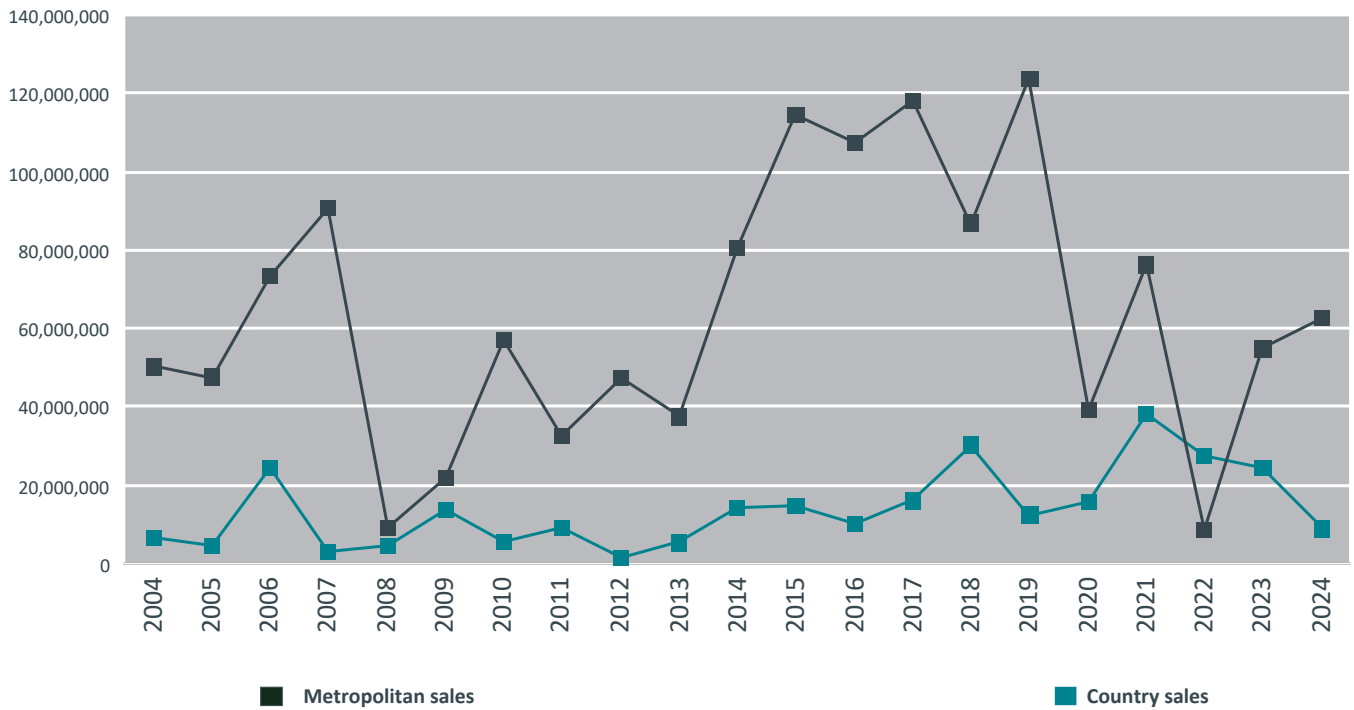


Number of Sales

Year	Metropolitan	Country
2004	24	14
2005	19	11
2006	15	10
2007	34	8
2008	4	3
2009	8	9
2010	28	9
2011	20	13
2012	16	6
2013	17	4
2014	20	12
2015	36	11
2016	31	12
2017	20	13
2018	14	6
2019	14	8
2020	9	6
2021	29	24
2022	9	17
2023	22	14
2024	14	6

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Total Value of Sales



Total Price

Year	Metropolitan	Country
2004	\$50,172,910	\$6,696,698
2005	\$47,600,200	\$4,673,000
2006	\$73,400,150	\$24,434,000
2007	\$90,528,992	\$3,259,151
2008	\$9,000,000	\$4,660,000
2009	\$21,770,750	\$13,589,750
2010	\$56,847,800	\$5,812,729
2011	\$32,402,850	\$9,337,860
2012	\$47,334,174	\$1,475,500
2013	\$37,425,760	\$5,364,545
2014	\$80,544,200	\$14,039,071
2015	\$114,580,025	\$14,721,500
2016	\$107,416,925	\$10,061,919
2017	\$117,998,754	\$16,041,000
2018	\$86,776,693	\$30,268,940
2019	\$123,514,600	\$12,466,704
2020	\$39,231,000	\$15,810,000
2021	\$76,135,499	\$38,353,420
2022	\$8,704,150	\$27,439,200
2023	\$54,738,700	\$24,533,227
2024	\$62,788,000	\$8,926,356

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
ABBOTSFORD	862500	925000	1187500	1280000	1192500	1050000	1200000	1365000	1346000	1257500	1232500	1292500 [^]	-2	43	3.6
ABERFELDIE	1045000	1207500	1300000	1471000	1498500	1390000	1520000	1858000	1915000	1631000	1950000	1812500 [^]	20	87	6.4
AINTREE	-	595000 [^]	600000	571000	557500	575000	616000	645000	740000	735000	730000	736000	-1	0	NA
AIREYS INLET	625500	680000	715000	737500	869000	985000	1132500	1775000	1725000	1637500	1605000	1720000 [^]	-2	157	9.9
AIRPORT WEST	575000	635000	742000	845000	845000	795000	812500	960000	911000	952500	940000	925000	-1	63	5.0
ALBANVALE	328000	345000	439000	526500	546000	512000	545000	610000	600000	595000	613000	610000	3	87	6.5
ALBERT PARK	1503000	1700000	1775000	2150000	2070000	1990000	1900000	2355000	2475000	2287500	2225000	1630000 [^]	-3	48	4.0
ALBION	432000	481000	593000	730000	755000	675000	727500	832500	830000	765000	735000	739000 [^]	-4	70	5.5
ALEXANDRA	247500	285000	275000	291500	335000	325000	380000	440000	550000	477500	512500	737500 [^]	7	107	7.6
ALFREDTON	362000	340500	375000	412500	439000	480000	512000	605000	650000	640000	605000	600000	-5	67	5.3
ALLANSFORD	242500	259000	275000 [^]	280000 [^]	245000	300000 [^]	371000	445000	573500	600000 [^]	540000	357500 [^]	-10	123	8.3
ALPHINGTON	1029000	1296500	1272500	1560000	1612500	1455000	1865000	2253000	2195000	2110000	2080000	2080000 [^]	-1	102	7.3
ALTONA	646500	718000	832500	950000	932500	890000	914000	1162500	1180000	1142500	1170000	1100000	2	81	6.1
ALTONA EAST	605000	650000	800000	900000	909000	857500	870000	980000	1100000	1025000	1090000	1087500 [^]	6	80	6.1
ALTONA MEADOWS	413000	440000	495000	626500	631500	615000	640000	720000	740000	690000	717000	662500 [^]	4	74	5.7
ALTONA NORTH	555000	642500	725000	825000	835000	790000	832500	900500	940000	881000	917000	950000	4	65	5.1
ANGLESEA	612500	635000	652500	788000	870000	915000	1100000	1440000	1717500	1550000	1460000	1127500	-6	138	9.1
APOLLO BAY	457500	435000	480000	545000	555000	600000	710000	924500	1000000	1080000	900000	999000 [^]	-17	97	7.0
ARARAT	200000	210000	204500	199000	199000	215000	244000	315000	380000	375000	380000	352500	1	90	6.6
ARDEER	360000	381500	517500	595000	629000	572000	615000	719000	682000	628500	680000	625000 [^]	8	89	6.6
ARMADALE	1750000	2172500	2364000	2300000	2341500	2490000	2625000	2700000	2735500	2740000	2380000	2175500 [^]	-13	36	3.1
ARMSTRONG CREEK	441500	440000	450000	471000	535000	529500	545500	660000	720000	675000	657000	640000	-3	49	4.1
ASCOT (GREATER BENDIGO)	344500	350000	371000	358000	380000	415500	470000	562500	595000	609500	607500	610000 [^]	0	76	5.8
ASCOT VALE	810000	885000	1010000	1185000	1197500	1100000	1210000	1245000	1325000	1300500	1300000	1164000	0	60	4.8
ASHBURTON	1200000	1435000	1567500	1812500	1712500	1641500	1600000	2000000	1986000	2015000	1907000	1647500 [^]	-5	59	4.7
ASHWOOD	888000	1140000	1230000	1359000	1210000	1100000	1250500	1450000	1567500	1455000	1442500	1825000 [^]	-1	62	5.0
ASPENDALE	690000	795500	891000	1125000	980000	994000	1120000	1321500	1440000	1360000	1315000	1252000 [^]	-3	91	6.7
ASPENDALE GARDENS	632000	715000	775000	882500	935000	844000	970000	1130500	1150000	1117000	1210500	1237500 [^]	8	92	6.7
ATTWOOD	515000	620000	660000	742500	750000	767500	750000	970000	990500	950000	930000	675000 [^]	-2	81	6.1
AVENEL	302000	245000	250000	355000	349000	370000	450000	455000	497500	557500	547500	569000 [^]	-2	81	6.1
AVOCA	180000	182500	165000	212500	220000	219500	290000	325000	367500	350000	390000	325000 [^]	11	117	8.0
AVONDALE HEIGHTS	562500	650000	750000	845500	830000	810000	842500	965500	990000	938500	980500	912500	4	74	5.7
AVONSLEIGH	355000	397500	501000	562000	540000 [^]	532500	615000 [^]	752500	837500	725000	717500 [^]	752500 [^]	-1	102	7.3

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
BACCHUS MARSH	348000	355000	376000	415500	480000	500000	520000	597000	665000	640000	610000	605000	-5	75	5.8
BADGER CREEK	325000	345000	379000	465000	500000	498000	550000	665000	715000	732500	650500	[^] 662500	-11	100	7.2
BAIRNSDALE	244000	246500	255000	272500	279000	274000	290000	350000	440000	435000	430000	447500	-1	76	5.8
BALACLAVA	942000	1100000	1242500	1385500	1190000	1405000	1418000	1550000	1527000	1500000	1377500	[^] 1008000	-8	46	3.9
BALCOMBE	737000	871000	950000	1100000	1240000	1125000	1300000	1750000	1852500	1758500	1602500	1375000	-9	118	8.1
BALLAN	330000	359000	370000	417000	462000	450000	505000	603500	640000	607500	630000	[^] 622500	4	91	6.7
BALLARAT CENTRAL	327500	353000	385000	430000	447500	515000	560000	710000	687500	611500	575000	592000	-6	76	5.8
BALLARAT EAST	265000	275000	295000	310000	340000	360000	398000	490000	530000	520000	466000	477000	-10	76	5.8
BALLARAT NORTH	312000	315000	339500	346500	389000	417500	425000	568500	627500	620000	540000	500000	-13	73	5.6
BALNARRING	544000	595000	670000	815000	814500	825000	938500	1275000	1330000	1250000	1305000	[^] 1155000	4	140	9.1
BALNARRING BEACH	700000	887500	904000	890000	1115000	[^] 1275000	1250000	1635000	1847500	2150000	1650000	[^] 1325000	-23	136	9.0
BALWYN	1780000	2210000	2180000	2340000	2420000	2377500	2260000	2750000	2862000	2965000	2868000	2950000	-3	61	4.9
BALWYN NORTH	1452000	1850000	1800000	1950000	1810000	1720000	1900000	2255500	2229000	2382500	2310000	[^] 1808000	-3	59	4.8
BANDIANA	355000	[^] 377500	[^] 370000	[^] 375000	[^] 390000	[^] 374000	[^] 380000	[^] 447000	[^] 599500	[^] 599000	615000	[^] 645000	3	73	5.6
BANNOCKBURN	405000	393000	382000	430000	487500	530000	555000	680000	729500	710000	712500	655000	0	76	5.8
BARANDUDA	330000	323000	350000	350000	403500	395000	436000	487000	650000	610000	642500	[^] 602500	5	95	6.9
BARWON HEADS	715000	775000	842500	916000	965000	1024000	1280000	1590000	1800000	1836500	1463000	[^] 1480000	-20	105	7.4
BAXTER	325000	340000	403000	530000	542500	530000	567500	710000	717500	692500	725000	[^] 765000	5	123	8.4
BAYSWATER	525000	632500	693000	800500	753000	720000	745500	870000	902000	870000	862000	812500	-1	64	5.1
BAYSWATER NORTH	490000	580000	628000	737500	713000	695000	734500	855500	869500	843000	899000	[^] 830000	7	83	6.3
BEACONSFIELD	525000	559000	585000	694500	730000	685000	711000	892000	940000	920000	990000	900000	8	89	6.5
BEACONSFIELD UPPER	507500	602500	630000	725500	903500	787500	818000	900000	1205000	1202500	[^] 1010000	[^] 1330000	-16	99	7.1
BEAUFORT	220000	205000	237500	220000	225000	242500	325000	390000	415000	405000	380000	[^] 460000	-6	73	5.6
BEAUMARIS	1134000	1345000	1455000	1611000	1674000	1587500	1725000	2100000	2061000	2055000	2061000	2272500	0	82	6.2
BEECHWORTH	295000	332000	345000	399000	400000	478500	487500	645000	707000	720000	780000	[^] 699000	8	164	10.2
BELGRAVE	426000	482500	545000	620000	676000	636000	680000	784000	850000	815000	800000	[^] 905500	-2	88	6.5
BELGRAVE HEIGHTS	480000	590500	624000	687500	701500	685000	737500	902500	1055500	[^] 850000	1025000	NA	21	114	7.9
BELL PARK	323500	340000	360000	400000	452500	482000	500000	620500	640000	610000	620000	650000	2	92	6.7
BELL POST HILL	333500	344500	355000	435000	487000	475000	507000	657500	675000	620000	670000	650000	8	101	7.2
BELLFIELD (BANYULE)	582500	700000	778000	897000	882500	790000	775000	992500	965000	950000	951000	[^] 1067500	0	63	5.0
BELMONT	362000	395000	430000	500000	545000	545000	605000	730000	740000	682000	700000	670000	3	93	6.8
BENALLA	235500	222500	231500	250000	284000	290000	302000	394000	430500	425000	440000	417500	4	87	6.4
BENDIGO	376500	372000	400000	400000	400000	420000	500000	600000	690000	540000	620000	602500	15	65	5.1

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
BENTLEIGH	1050000	1245000	1380000	1470000	1394000	1376000	1510000	1747000	1726500	1691000	1641500	1522500	-3	56	4.6
BENTLEIGH EAST	850000	1000500	1115000	1256000	1205000	1200000	1255000	1480000	1490000	1430000	1497000	1436000	5	76	5.8
BERWICK	487500	535000	583000	670000	690000	670000	700000	812000	870000	850000	870000	855000	2	79	6.0
BEVERIDGE	351500	400000	430000	495000	540000	580000	531000	630000	650000	650000	670000	600000	3	91	6.7
BIRCHIP	90000 [^]	121500	55000	100000	100000	108500	121500	130000	170000	225000	186000	282500 [^]	-17	107	7.5
BIRREGURRA	337500	302500	345000	382500	412500	463000	489500	692500	700000	825000	700000	605000 [^]	-15	107	7.6
BITTERN	390000	382500	464000	526500	650000	577500	630000	750000	832500	850000	830000	676000 [^]	-2	113	7.8
BLACK HILL	321500	300000	315000	370000	405000	492500	491000	550000	642500	626000	566000	505000 [^]	-10	76	5.8
BLACK ROCK	1400000	1545000	1745000	2017500	2029000	1793000	1920000	2600000	2565000	2300000	2400000	2242500 [^]	4	71	5.5
BLACKBURN	936000	1200500	1241000	1410000	1370500	1305000	1405000	1639500	1549500	1569000	1517000	1500000 [^]	-3	62	5.0
BLACKBURN NORTH	790000	921500	1040000	1140500	1038000	1017500	1090000	1300000	1230000	1284500	1273000	1455000 [^]	-1	61	4.9
BLACKBURN SOUTH	780000	920500	1050000	1200000	1063500	1034000	1100500	1338500	1288000	1355000	1350000	1230000 [^]	0	73	5.6
BLAIRGOWRIE	627500	621500	770000	883000	990500	921500	1143500	1562500	1725000	1655000	1495000	1300000	-10	138	9.1
BLIND BIGHT	343000	401000	440000	514000	546000	552500	570000	668500	705000	806000	705000	830000 [^]	-13	106	7.5
BONBEACH	635000	700000	778000	882500	910000	855000	930000	1115000	1180000	1120000	1025000	880000 [^]	-8	61	4.9
BONNIE BROOK	-	-	-	-	-	-	307000 [^]	492000	645000	665000	663000	640000	0	NA	NA
BONNIE DOON	275000	290000	290000	315000	417500	410000	372500	565000	670000	630000	640000	900000 [^]	2	133	8.8
BONSHAW	309000 [^]	309000 [*]	322500 [^]	235000 [^]	400000 [^]	379000	435000	525000	565000	560000	515000	541500 [^]	-8	67	5.2
BOOLARRA	260000 [^]	212500	202500 [^]	255000 [^]	250000 [^]	247500	255000 [^]	355000	362500 [^]	450000	444000	225000 [^]	-1	71	5.5
BOORT	162500	130000 [^]	200500	215000	180000	185000	165000	240000	227500	270000	299000	330000 [^]	11	84	6.3
BORONIA	500500	592500	648500	735000	742500	680000	715000	845000	829000	855000	849500	861000	-1	70	5.4
BOTANIC RIDGE	519000	565000	600000	690000	730000	700000	727000	847000	920000	872500	902500	895000	3	74	5.7
BOX HILL	1067000	1350000	1360500	1752500	1700500	1545000	1512500	1630500	1726000	1680000	1705000	1112500 [^]	1	60	4.8
BOX HILL NORTH	857500	1060000	1146000	1321000	1188000	1200000	1191500	1320500	1320000	1333000	1340000	1331500	1	56	4.6
BOX HILL SOUTH	910000	1153000	1255000	1409000	1285500	1177500	1252500	1560000	1440000	1500000	1480000	1610000 [^]	-1	63	5.0
BRAYBROOK	479500	550000	629000	665000	728500	646500	669500	739500	794500	720000	725500	785000 [^]	1	51	4.2
BREAKWATER	251500	267500	277500	335000	385000	405000	410000 [^]	534500	580000	575000	515000	509000 [^]	-10	105	7.4
BRIAGOLONG	200000 [^]	215000	265000 [^]	257000 [^]	264000 [^]	315000	277500	400000	415000	436500	420000	368000 [^]	-4	110	7.7
BRIAR HILL	633000	680000	721500	833000	880000	823500	863000	1015000	984500	1001000	950000	1132500 [^]	-5	50	4.1
BRIGHT	339500	392500	429500	495000	590000	580000	700000	909500	1210000	1100000	1040000	840000 [^]	-5	206	11.8
BRIGHTON	1940000	2307500	2740000	3050000	2888000	2675000	3148500	3510000	3467500	3280000	3405500	3955000	4	76	5.8
BRIGHTON EAST	1300500	1600000	1750000	1890000	1880000	1700000	1950000	2265000	2312500	2425000	2200000	1900000	-9	69	5.4
BROADFORD	267000	270000	287500	330000	396500	415000	454000	505000	570000	550000	520000	562500 [^]	-5	95	6.9

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
BROADMEADOWS	345000	370000	416500	546000	575000	525500	551500	590000	600000	560000	585000	630000 [^]	4	70	5.4
BROOKFIELD	351000	340000	360000	425000	491500	445000	500000	539000	570000	560000	550000	561000	-2	57	4.6
BROOKLYN	540000	602000	700500	834000	695000	672500	712500	850000	810000	740000 [^]	810000	805000 [^]	9	50	4.1
BROWN HILL	281500	270000	338000	350000	405000	449000	487500	600000	601000	745000	625000	577000	-16	122	8.3
BRUNSWICK	812500	861000	947000	1200000	1100000	1037500	1100000	1350000	1330000	1300000	1300000	1250000	0	60	4.8
BRUNSWICK EAST	820000	888000	998000	1150000	1170000	1011500	1286500	1440000	1350000	1403000	1353000	1740000 [^]	-4	65	5.1
BRUNSWICK WEST	790000	863000	1002500	1155000	1160000	1061000	1180000	1324000	1285500	1277500	1327500	1080000	4	68	5.3
BRUTHEN	182500 [^]	205000 [^]	207000 [^]	229500 [^]	261000	229000	345000	285000	455000	495000	322500	437000 [^]	-35	77	5.9
BULLEEN	861000	1095000	1170000	1300000	1230000	1105000	1177000	1355000	1386000	1400000	1300000	1217500 [^]	-7	51	4.2
BUNDALONG	336500 [^]	372500	425000	373000	462000	515000 [^]	725000	674500 [^]	2519000	968000	755000 [^]	NA	-22	124	8.4
BUNDOORA	553500	600500	652000	753000	730000	732500	745000	865000	853000	855000	865000	862000	1	56	4.6
BUNINYONG	385000	364500	381000	470000	467500	475000	587500	666000	770000	680000	698500	820000 [^]	3	81	6.1
BUNYIP	325000	420000	357500	437500	550000	500500	541500	652500	750000	730000	700000	741000 [^]	-4	115	8.0
BURNLEY	1100000	999000	1215000 [^]	1405000 [^]	1277500	1188500 [^]	1497500 [^]	1595000	1565000	1582500	1429000 [^]	1100000 [^]	-10	30	2.7
BURNSIDE	401000	415000	518500	572500	605000	605000	660000	720000	780000	752500	730000	715000 [^]	-3	82	6.2
BURNSIDE HEIGHTS	442500	460000	522000	590000	633000	591000	652500	701000	749000	740000	749000	732500	1	69	5.4
BURWOOD	921000	1190000	1219000	1357000	1320000	1170000	1277500	1430000	1381000	1495000	1370000	1445000 [^]	-8	49	4.1
BURWOOD EAST	782000	982000	1021000	1126500	1005000	1106000	1168500	1250500	1259000	1281000	1285500	1191500	0	64	5.1
CAIRNLEA	545000	540000	608500	710000	734000	752500	807500	850000	941500	940000	932500	961500	-1	71	5.5
CALIFORNIA GULLY	262000	255000	255000	250000	275000	287000	318000	415000	463000	461000	458000	416000	-1	75	5.7
CAMBERWELL	1655000	1912500	2090000	2300000	2155000	2070000	2072500	2569000	2650000	2538000	2600000	2410000 [^]	2	57	4.6
CAMPBELLFIELD	338000	374500	420000	507000	550000	533000	537500	602500	605000	605000	620000	652500 [^]	2	83	6.3
CAMPBELLS CREEK	345000	387500	426500	380000	460500	500000	522500	652500	710000	722500	680000	780000 [^]	-6	97	7.0
CAMPERDOWN	186000	218000	217500	240000	235000	280000	292500	362500	415000	470000	429000	461500 [^]	-9	131	8.7
CANADIAN	297000	345000	339000	334500	373000	375000	422500	490000	580000	529000	490000	530000	-7	65	5.1
CANTERBURY	2100000	2523000	2620000	3140000	2533000	2902500	2705000	3389000	3460000	3380000	3212500	1980000 [^]	-5	53	4.3
CAPE PATERSON	332000	350000	358000	407500	442000	540000	635500	782500	880000	804500	845000	660000 [^]	5	155	9.8
CAPE SCHANCK	557500	660000	667500	972500	845000 [^]	940000	1095500	1350000	2250000	1524000	1472500	1717500 [^]	-3	164	10.2
CAPEL SOUND	366000	390000	442500	542500	550000	520000	582500	775000	815000	740000	722500	677500	-2	97	7.0
CARDIGAN	216500 [^]	225000 [^]	225000 [^]	242500 [^]	622500 [^]	863500 [^]	727500 [^]	1090000 [^]	1150000	1045000	1190000 [^]	850000 [^]	14	450	18.6
CARISBROOK	238500	200000	200000	245000	232500	300000	301500	364000	485000	410000	587500	335000 [^]	43	146	9.4
CARLTON	1020000	830000	1050000	1470000	1625000	1308000	1452500	1492500	1512500	1500000	1390000	1360000 [^]	-7	36	3.1
CARLTON NORTH	1095000	1177500	1360000	1628000	1445000	1555000	1500000	1712000	1660000	1490000	1515000	1502500	2	38	3.3

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
CARNEGIE	1007500	1300000	1348500	1510000	1445000	1313500	1420000	1776000	1687500	1675000	1715000	[^] 1962500	2	70	5.5
CAROLINE SPRINGS	460000	480000	530000	611000	620000	620000	650000	720000	750000	731000	743500	710000	2	62	4.9
CARRUM	536000	611000	750000	835500	860000	770000	830500	967000	965000	1030000	1040000	[^] 860500	1	94	6.9
CARRUM DOWNS	346000	370000	430000	525000	575000	537000	575000	665000	705000	697500	716500	720000	3	107	7.5
CASTERTON	99000	100000	126500	142000	132500	150000	161500	200000	300000	290000	275000	[^] 250000	-5	178	10.8
CASTLEMAINE	369500	380000	410000	435000	499000	520000	556500	680500	737000	727000	747000	731500	3	102	7.3
CAULFIELD	1322000	1650000	1715000	1885000	1701000	1762500	1818500	2060000	2079000	1786000	2335000	[^] 2245000	31	77	5.9
CAULFIELD EAST	1168000	1167500	1300000	1500000	1322500	[^] 1375000	[^] 1442500	[^] 1690000	[^] 1742000	[^] 1450000	1705000	NA	18	46	3.9
CAULFIELD NORTH	1480000	1875000	2181000	2285000	1960000	2112000	2360000	2697500	2650000	2620000	2450000	[^] 2100000	-6	66	5.2
CAULFIELD SOUTH	1200000	1375000	1517500	1690000	1600000	1494500	1750000	1950000	1845000	1970000	1800000	[^] 1407500	-9	50	4.1
CHADSTONE	823500	925000	1017500	1131000	1050000	958000	1095000	1255000	1172500	1295000	1224000	[^] 1237500	-6	49	4.0
CHARLEMONT	-	-	[^] -	[^] 157000	455000	465000	530000	628000	650000	610000	612000	580000	0	NA	NA
CHARLTON	131000	179500	160000	136000	150000	147000	149500	195000	300000	320000	297000	[^] 222500	-7	127	8.5
CHELSEA	580000	730000	890000	914000	905000	856500	980000	1167500	1140000	1180000	1210000	[^] 980000	3	109	7.6
CHELSEA HEIGHTS	513000	598000	641000	750000	778000	750000	805000	977500	935000	906500	932500	[^] 955000	3	82	6.2
CHELTENHAM	774000	867000	942500	1170000	1105000	1035000	1130000	1306000	1350000	1335000	1332500	1265000	0	72	5.6
CHELTENHAM EAST	670000	770000	867500	982500	940000	940000	1010500	1190000	1157500	1150000	1119500	[^] 807500	-3	67	5.3
CHELTENHAM NORTH	675000	745000	895000	1018000	925000	913000	921500	1015000	1050000	1050000	1031000	[^] 1115000	-2	53	4.3
CHILTERN	187500	220000	250000	240000	260000	223500	321000	330000	395000	390000	462000	[^] 305000	18	146	9.4
CHIRNSIDE PARK	490500	542500	627000	735000	700000	680500	750000	900000	920000	900000	890500	854500	-1	82	6.1
CHUM CREEK	500000	[^] 435000	[^] 418000	[^] 534500	603000	[^] 575000	[^] 570000	[^] 795500	[^] 660000	[^] 730000	832500	NA	14	67	5.2
CHURCHILL	178500	172500	182000	175000	180000	185000	226000	305000	360000	345000	355000	374500	3	99	7.1
CLARINDA	606500	682500	751000	866000	802500	820000	851500	1024500	1060000	950000	985500	[^] 1101000	4	62	5.0
CLAYTON	750000	976000	1010500	1250000	1255000	1158000	1055000	1200000	1105000	1170000	1165000	[^] 1007500	0	55	4.5
CLAYTON NORTH	850000	1100000	1100000	1234500	1330000	1377500	1330000	1300000	1345000	1306000	1305000	[^] 1285500	0	54	4.4
CLAYTON SOUTH	580000	687500	755000	850500	850000	832000	830000	982500	975000	950000	961500	[^] 985000	1	66	5.2
CLIFTON HILL	965000	1085000	1220000	1390000	1364500	1348000	1375000	1750000	1710000	1785000	1505000	[^] 1782500	-16	56	4.5
CLIFTON SPRINGS	344000	345000	365000	420000	472000	485000	518500	666000	710000	670000	672000	624000	0	95	6.9
CLUNES	237500	245000	255000	263000	354000	320000	357500	450000	500000	510000	500000	[^] 440000	-2	111	7.7
CLYDE	406000	397000	435000	430000	505000	542500	572000	613000	680000	676500	695000	675000	3	71	5.5
CLYDE NORTH	380000	410000	491000	550000	595000	570000	605000	660000	731000	720000	725000	740000	1	91	6.7
COBBLEBANK	[^] 323000	[^] 318000	328000	374000	460000	480000	510000	565000	645000	646500	625000	605000	-3	94	6.8
COBDEN	145000	178500	177000	263000	225000	237000	272000	349000	386000	395000	355000	[^] 410000	-10	145	9.4

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
COBRAM	230000	236000	265000	255000	255000	272500	300000	370000	414000	437500	405000	463500	-7	76	5.8
COBURG	710000	778000	876000	1000000	966500	935500	1085000	1257500	1213000	1183000	1150000	1340000	-3	62	4.9
COBURG EAST	597500	675000	762500	865000	841500	825000	981000	1102000	1072500	1130000	1082500	962500 [^]	-4	81	6.1
COBURG NORTH	600000	665000	780000	822000	814000	805000	899000	1008500	1020000	985000	1071000	872500 [^]	9	79	6.0
COCKATOO	365000	385500	430000	539500	591000	580000	610000	730500	770000	760000	737500	705000	-3	102	7.3
COHUNA	175000	175000	157500	180000	177500	204000	232500	260000	285000	325000	350000	303500 [^]	8	100	7.2
COLAC	235000	246500	259500	282500	320000	315000	350000	420000	500000	481000	463000	484000	-4	97	7.0
COLDSTREAM	405000	441000	521000	597500	660000	635000	648000	767000	780000	805000	826000	775500 [^]	3	104	7.4
COLERAINE	95000	96000	90000	133000	114000	144000	129000	174000	282000	205000	265000	150000 [^]	29	179	10.8
COLLINGWOOD	775000	914000	920000	1205000	1110000	1060000	1155000	1251500	1289000	1225000	1184000	920000 [^]	-3	53	4.3
COOLAROO	290000	302500	340000	451000	480000	441000	477000	500000	530000	530500	540000	572000 [^]	2	86	6.4
COONANS HILL	728500	743000	870000	963000	927000	902500	1055000	1213000	1207500	1205000	1175000	1800000 [^]	-2	61	4.9
CORINELLA	270000	370000	325000	391000	450000	357500	510000	670000	777500	695000	657500	635000 [^]	-5	144	9.3
CORIO	242000	240000	250000	305000	370000	351500	390000	457000	520000	480000	488000	487500	2	102	7.3
CORONET BAY	249000	240000	266000	325500	345000	370000	407500	522500	635000	580000	520000	520000	-10	109	7.6
CORRYONG	135000	160000	164000	180000	162500	236000	226500	240000	310000	320000	316500	380000 [^]	-1	134	8.9
COWES	357500	412500	400000	440000	541000	557500	589500	880000	875000	800000	801000	817500 [^]	0	124	8.4
COWES WEST	350000	329000	353500	390000	485500	508500	545000	705000	820000	779500	730000	657500	-6	109	7.6
CRAIGIEBURN	362000	390000	425000	502500	546500	525000	560000	615000	660000	650000	660000	670000	2	82	6.2
CRANBOURNE	331500	360000	406000	510000	540000	500000	510000	618000	660000	655000	660000	650000	1	99	7.1
CRANBOURNE EAST	410000	437000	460000	535000	574500	567000	590000	670000	720000	708000	720000	708000	2	76	5.8
CRANBOURNE NORTH	375000	410000	455000	541000	600000	570000	587500	653500	720000	710000	732000	735000	3	95	6.9
CRANBOURNE SOUTH	455000 [^]	685000 [^]	685000 [^]	600000 [^]	425000 [^]	632500 [^]	634000	710000	795000	721000	730000	650000 [^]	1	60	4.8
CRANBOURNE WEST	335000	350000	410000	510500	540000	508000	510000	600000	680000	660000	685000	700000	4	104	7.4
CREMORNE	886500	1030000	1072000	1230000	1420000	1290000	1410000	1500000	1315000	1335000	1237500	1280000 [^]	-7	40	3.4
CRESWICK	270000	265000	292500	311500	324000	350000	387500	500000	545000	525000	515000	580000	-2	91	6.7
CRIB POINT	339000	350000	402000	502500	555000	527500	578500	740000	785000	755000	745000	680000 [^]	-1	120	8.2
CROYDON	525000	605000	695000	809000	792500	735000	785000	920000	900000	920000	923000	900000	0	76	5.8
CROYDON HILLS	606000	697000	730000	875000	877500	835000	920000	1100000	1107000	1182500	1190000	1125500 [^]	1	96	7.0
CROYDON NORTH	600000	702500	790500	872000	840000	827500	860500	1050000	1069000	1075000	1095000	984000 [^]	2	83	6.2
CROYDON SOUTH	530000	600000	655000	800000	757500	715500	740000	890000	864000	890000	915000	915000 [^]	3	73	5.6
CURLEWIS	382500	387000	405000	426000	495000	565000	572500	650000	705000	670000	650000	650000 [^]	-3	70	5.4
DALLAS	295000	321500	345000	430000	490000	451500	467500	526500	524500	510000	550000	519000 [^]	8	86	6.4

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
DALYSTON	260000 [^]	257000 [^]	255000	273500	305000	373000	421000	536000	580000	527500	540000	553500 [^]	2	108	7.6
DANDENONG	439000	485000	555500	620000	640000	601000	630000	700000	740000	693000	720500	740000	4	64	5.1
DANDENONG NORTH	415500	481000	551000	633500	640000	606500	640000	729000	740000	725000	756000	710000	4	82	6.2
DARLEY	360000	377500	371500	430000	505000	520000	500000	610000	710000	707000	640000	600000	-9	78	5.9
DAYLESFORD	401500	442500	464000	502000	552500	592500	692500	835000	910000	899000	847500	945000 [^]	-6	111	7.8
DEANSIDE	-	-	- [^]	340000 [^]	456500	335000 [^]	499500 [^]	540000	585000	640000	665000	667000	4	NA	NA
DEEPPENE	2215000	2750000	2600000	2862500	2692500	2858000	3150000	3262500	3001000	3030500	3633000	NA	20	64	5.1
DEER PARK	365000	390000	441000	552500	580000	550000	580000	630000	635000	640000	657500	670000	3	80	6.1
DELACOMBE	292000	290000	319000	325000	360000	390000	410000	525000	570000	527500	525000	476500	0	80	6.0
DELAHEY	370000	400000	458000	545000	575000	530000	575000	645000	650000	639000	642500	625000 [^]	1	74	5.7
DENNINGTON	315000	345000	342500	345000	355000	360000	395000	485000	616500	583500	615000	623500 [^]	5	95	6.9
DERRIMUT	435000	466000	530000	635000	615000	649000	658000	715000	770000	740000	750000	725000 [^]	1	72	5.6
DIAMOND CREEK	550000	580000	646500	755000	782500	750500	797500	1000000	994500	983500	1090000	875000	11	98	7.1
DIGGERS REST	325000	325000	360000	440500	500000	515000	560000	613000	657500	660000	655000	600000	-1	102	7.3
DIMBOOLA	90500	109500	107000	122500	130000	120000	154000	200000	247000	281000	260000	250000 [^]	-7	187	11.1
DINGLEY VILLAGE	607000	690000	775500	887000	840500	810000	934000	1050000	1112000	1090000	1124500	1007500	3	85	6.4
DINNER PLAIN	309000	359000	400000	412500	510000	520000	565000	765000	975000	1200000 [^]	1097500	NA	-9	255	13.5
DONALD	120000	125000	145000	122000	145000	135500	145000	170000	225000	240000	240000	260000 [^]	0	100	7.2
DONCASTER	999000	1176000	1297500	1368000	1320000	1270000	1280000	1500000	1500000	1547500	1480500	1392500	-4	48	4.0
DONCASTER EAST	894500	1113500	1230000	1360000	1222000	1198000	1255000	1493500	1533000	1630000	1603500	1430000	-2	79	6.0
DONNYBROOK	-	-	-	-	530000 [^]	540000 [^]	620000	600000	655000	650000	650000	647000	0	NA	NA
DONVALE	840000	964000	970000	1200000	1182500	1140000	1195000	1337500	1440000	1438000	1514000	1210000 [^]	5	80	6.1
DOREEN	430000	440000	470000	550000	601000	598000	623500	705000	740000	728000	751000	740000	3	75	5.7
DOVETON	310500	348000	405000	490000	543500	472000	500000	579000	625000	561500	600000	610000	7	93	6.8
DROMANA	492000	551000	583000	690000	786000	715000	762500	1000000	1100000	1055000	1000000	893000	-5	103	7.4
DROUIN	311000	320000	347000	390000	455000	440000	467000	565000	620000	621500	605000	615000	-3	95	6.9
DRYSDALE	401500	410000	410000	440000	522500	575500	590000	682500	747000	717000	685000	634000	-4	71	5.5
DUNOLLY	170000	167500	181500	179000	206500	234500	209500	265000	320000	335000	325000	332500 [^]	-3	91	6.7
EAGLE POINT	267000	341500	255000	250000	280000	354000	394500	409500	580000	530000	570000	505000 [^]	8	113	7.9
EAGLEHAWK	273000	283000	270000	295000	315000	321500	360000	440000	510000	485000	514500	535000	6	88	6.5
EAGLEMONT	1522000	1740000	1901000	1963000	1955000	1863000	2029000	2390000	2425000	2551000	2200000	3210000 [^]	-14	45	3.8
EAST BAIRNSDALE	160000	202500	212500	222000	227000	235000	320000	355000	380000	347500	392500	330000 [^]	13	145	9.4
EAST BENDIGO	330000	300000	303500	335000	318000	390000	389500	465000	570000	551500	571500	500000 [^]	4	73	5.6

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
EAST GEELONG	426500	440000	515500	600000	637500	632500	815000	920000	846000	835000	795000	674000 [^]	-5	86	6.4
EAST MELBOURNE	1850000	2750000	3655000	3585000	2675000	3090000	2862500	3300000	3127500	3171500	3650000	1696000 [^]	15	97	7.0
EAST WARBURTON	275000	305000	369000	392500	428500	458000	532500 [^]	645000	620000	660000	570000 [^]	637500 [^]	-14	107	7.6
EASTWOOD	342000	335000	357500	380000	385000	410000	417000	535000	590000	599000	595000	610000 [^]	-1	74	5.7
ECHUCA	285000	300000	310000	320000	365000	372500	412000	467500	555000	580000	560000	540000	-3	96	7.0
EDENHOPE	130000	115000	144500	160000	147000	169500	143000	206500	225000	266000	255000	330000 [^]	-4	96	7.0
EDITHVALE	670000	766000	930000	1058500	1047500	950000	1029500	1240000	1330000	1270500	1310000	1225000 [^]	3	96	6.9
EILDON	205000	208500	210000	225000	258000	251500	285000	350000	430000	450000	422500	505000 [^]	-6	106	7.5
ELLIMINYT	313000	318000	364000	366500	385000	445000	470000	517000	675000	750000	575000	612500 [^]	-23	84	6.3
ELMORE	178000	200000	220000	162000	227500	235000	245000	332500	405000	358000	324000	455000 [^]	-10	82	6.2
ELSTERNWICK	1315000	1621000	1723500	2087500	1970000	1825000	2081000	2175000	2265000	2240000	1953000	1867500 [^]	-13	49	4.0
ELTHAM	670000	750000	815000	930000	942500	928000	995000	1234500	1255000	1190000	1245500	1200000	5	86	6.4
ELTHAM NORTH	680000	758000	854500	900000	930500	930000	1050000	1237500	1237000	1250000	1244000	1220000	0	83	6.2
ELWOOD	1412500	1631000	1841500	1900000	2140000	1950000	2110000	2217500	2605000	2210000	2075000	2100000 [^]	-6	47	3.9
EMERALD	449500	502000	545000	660500	730000	660000	732500	881000	950000	860000	902500	783000 [^]	5	101	7.2
ENDEAVOUR HILLS	432000	496500	550000	630500	651000	625000	670000	745000	810000	790500	815000	775000	3	89	6.6
EPPING	386500	400000	455000	556500	600000	546000	577000	654000	675000	668000	680500	630000	2	76	5.8
EPSOM	342500	340000	340000	352000	357000	371500	431000	530000	600000	585000	595000	585000	2	74	5.7
ESSENDON	942000	1228000	1365000	1400000	1691000	1450000	1520000	1750000	1845500	1795000	1741500	1425000	-3	85	6.3
ESSENDON NORTH	840000	808000	875000	1100000	1145000	1100000	1260000	1400000	1510000	1212000	1231000	1202500 [^]	2	47	3.9
ESSENDON WEST	785000	920000	962500	1296000	1221000	1180000	1275000	1390000	1265500	1165000	1675000	1550000 [^]	44	113	7.9
EUMEMMERRING	365000	408500	450500	517500	622000	540000	550000	628000	750500	645000	645000	635000 [^]	0	77	5.9
EUREKA	259000	247500	275000	251500	315500	360000	412500	430000	490000	523000	425000	430000 [^]	-19	64	5.1
EUROA	230000	235500	265000	239000	270000	309000	360000	407500	475000	492500	550000	447000	12	139	9.1
EYNESBURY	390000	403500	459000	484000	550000	558500	600000	675000	710000	667500	715000	625000 [^]	7	83	6.2
FAIRFIELD	945000	1111500	1303000	1496000	1316000	1295000	1395500	1700000	1770000	1585000	1625000	1400000 [^]	3	72	5.6
FAIRHAVEN	955000	897500	1052500	880000	1020000	1395000	1478000	1890000	2786000 [^]	2425000 [^]	1925000	1906500 [^]	-21	102	7.3
FAWKNER	444000	510000	587500	705000	720000	665000	715000	815000	770000	770000	780000	805000	1	76	5.8
FERNTREE GULLY	505000	599000	660000	749000	732500	692000	750000	865000	873000	890000	888500	840000	0	76	5.8
FERNY CREEK	492500	621000	735000	798000	830000	800000	908000	1120000	940000	906500	1092500	1231000 [^]	21	122	8.3
FINGAL	730000	857500	840000	1000000	1350000	1240000	1312500	1807500	1975000	1995000	1762500	1260000 [^]	-12	141	9.2
FITZROY	1130000	1297500	1600000	1625000	1450000	1400000	1400000	1518000	1502500	1530000	1750000	1290000 [^]	14	55	4.5
FITZROY NORTH	1014000	1188000	1279000	1450000	1475000	1385000	1600000	1706000	1632500	1605000	1540000	1282500 [^]	-4	52	4.3

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
FLEMINGTON	730000	830000	918000	1100000	926500	1000000	1028500	1250000	1103500	1017000	1085000	1022000 [^]	7	49	4.0
FLINDERS	808000	839000	1225000	1525000	1697500	1670000	2085000	2667500	3342000	2800000	2500000	NA	-11	209	12.0
FLORA HILL	323500	321000	325000	335000	352500	370000	395000	481000	550000	520000	530000	498500	2	64	5.1
FLOWERDALE	170000 [^]	255000 [^]	237500	310000	390000	287500 [^]	400000	475000	530000 [^]	595000	635000	500000 [^]	7	274	14.1
FOOTSCRAY	645000	690500	775000	883500	899000	812000	870000	962500	993000	920000	960000	942500	4	49	4.1
FOREST HILL	721000	892000	933500	1060000	935000	900000	986000	1207500	1155500	1251000	1200000	1407500 [^]	-4	66	5.2
FOSTER	315000	325000	315000	320000	333500	330000	387500	457500	595000	590000	567500	480000 [^]	-4	80	6.1
FRANKSTON	372000	426000	474000	600000	605000	581000	621500	750000	764500	736000	740000	725000	1	99	7.1
FRANKSTON NORTH	269000	297000	352000	470000	502000	423000	450000	580000	610000	574000	595000	597500	4	121	8.3
FRANKSTON SOUTH	560000	620000	690000	815500	855000	817500	860000	1150000	1200000	1160000	1150000	1045000	-1	105	7.5
FRASER RISE	490000	465000	483000	541000	615000	595000	622500	675000	717500	715000	702500	673500	-2	43	3.7
FYANSFORD	478000 [^]	688000 [^]	592500	610000	650000	660000 [^]	800500	845000	1065000	950000	972500	1008500 [^]	2	103	7.4
GARDEN CITY	1055000	1320000	1440000	1650000	1507500	1375000	1602500	2074500	1850000	1616000	1560500	2700000 [^]	-3	48	4.0
GARDENVALE	1180000 [^]	1348000 [^]	1857500 [^]	1880000 [^]	1830000	1740000	1900000 [^]	2120000	2005000 [^]	2300000	1810000	NA	-21	53	4.4
GARFIELD	355000	370000	405000	414500	540000	518000	590000	715000	789000	815000	690000	800000 [^]	-15	94	6.9
GEELONG	512000	607500	590000	735000	757500	720000	883500	950000	900000	991500	870000	1081500 [^]	-12	70	5.4
GEELONG WEST	469000	490000	543500	654000	713000	675000	749500	882500	997000	910000	860000	1225000 [^]	-5	83	6.3
GEMBROOK	400000	440000	525000	565000	610000	650000	680000	789500	862500	852500	890000	880000 [^]	4	123	8.3
GISBORNE	510000	550000	635000	655000	770000	730000	810000	898500	1052500	1000000	915000	980000	-9	79	6.0
GLADSTONE PARK	400000	460000	525000	645000	630000	636500	640000	728000	730000	710000	712500	766000 [^]	0	78	5.9
GLEN HUNTLY	1135000	1350000	1330000	1415000	1253000	1440000	1342500	2002500	1570000	1735500	1535000	NA	-12	35	3.1
GLEN IRIS	1500000	1800000	1935000	2025000	1927500	1967000	2136000	2492500	2500000	2500000	2370000	2317500	-5	58	4.7
GLEN WAVERLEY	960000	1212500	1221000	1337500	1300000	1287500	1304000	1558500	1560000	1659000	1660000	1558000	0	73	5.6
GLENGARRY	283000	286000 [^]	277500	310000	300000	324000 [^]	388000 [^]	490000	576500	590000	450000 [^]	NA	-24	59	4.7
GLENROWAN	239000 [^]	225000 [^]	272500	300000	265000 [^]	372500	375000	500000 [^]	517000	595000 [^]	575500	580000 [^]	-3	141	9.2
GLENROY	500000	560000	600000	730000	725000	700000	740000	835000	850000	792500	827000	850000	4	65	5.2
GOLDEN BEACH	172500	180000	212500	209500	225500	220000	270000	325000	355000	395000	410000	365000 [^]	4	138	9.1
GOLDEN POINT (BALLARAT)	265000	259500	295000	302500	347500	370000	430000	510000	545000	570000	467500	490000	-18	76	5.8
GOLDEN SQUARE	305000	306000	315000	320000	334000	340000	377500	469500	542500	515000	520000	532500	1	70	5.5
GORDON	303000 [^]	290000	330000	404000	402500 [^]	495000	618000 [^]	632500	690000	675000	600000 [^]	735000 [^]	-11	98	7.1
GOUGHS BAY	247500	265000	235000	257500	345500	299500 [^]	360000	499500	710000 [^]	580000	540000 [^]	637500 [^]	-7	118	8.1
GOWANBRAE	557500	573000	619000	790000	727500	700500	739000	940000	902500	865000	1025000	910000 [^]	18	84	6.3
GRANTVILLE	255000	250000	272500	339500	402500	397500	440000	540000	620000	595000	590000	595000 [^]	-1	131	8.8

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
GREEN LAKE	254500	[^] 281500	305000	280000	270000	290000	360000	384500	440000	433000	422500	[^] 382500	-2	66	5.2
GREENSBOROUGH	574000	635000	717000	830000	815000	798000	850000	1001000	1000000	980000	1020000	995000	4	78	5.9
GREENVALE	539500	500000	510000	650000	720000	715000	720000	820000	881000	840000	870000	797500	4	61	4.9
GROVEDALE	362000	370000	400000	432000	495000	505000	550000	655000	700000	660000	665000	644000	1	84	6.3
GUNBOWER	[^] 90500	[^] 75000	[^] 185000	[^] 215000	[^] 115000	[^] 130000	[^] 120000	[^] 160000	[^] 240000	[^] 200000	278000	NA	39	208	11.9
HADFIELD	500000	550000	624500	740500	741500	730000	745000	890000	888000	850000	850500	[^] 907000	0	70	5.5
HALLAM	380000	424000	455000	580000	630000	550000	600000	700000	720000	720000	750000	725000	4	97	7.0
HALLS GAP	224500	245000	272500	280000	355000	320000	350000	465000	570000	555000	620500	NA	12	176	10.7
HAMILTON	200000	200000	216000	190000	225000	209500	255000	339000	357000	370000	380000	390000	3	90	6.6
HAMLYN HEIGHTS	366500	382500	415000	500000	545000	540000	563500	710000	770000	745000	696500	743500	-7	90	6.6
HAMPTON	1340000	1650000	1800000	2020000	1905000	1900000	2000000	2420000	2350000	2385000	2480000	1925000	4	85	6.3
HAMPTON EAST	862500	1020000	1200000	1340000	1230000	1211500	1290500	1512500	1610000	1490000	1430000	[^] 1680000	-4	66	5.2
HAMPTON PARK	337500	370000	410000	505000	550000	501500	539000	620000	660000	644000	675000	660000	5	100	7.2
HARCOURT	358000	[^] 295000	377500	385000	[^] 375000	[^] 420000	527500	604000	705000	697500	[^] 660000	NA	-5	84	6.3
HARKNESS	340000	350000	360000	420000	485000	475000	490000	535000	595000	580000	570000	559000	-2	68	5.3
HASTINGS	368000	365000	400000	507500	519500	506000	562000	651000	740000	715000	670000	692000	-6	82	6.2
HASTINGS WEST	277000	289500	338000	425000	480000	430000	487500	590000	660000	605000	625000	[^] 652500	3	126	8.5
HAWTHORN	1606500	1916500	2245000	2650000	2506500	2200000	2525000	2900000	2500000	2910000	2900000	[^] 5087500	0	81	6.1
HAWTHORN EAST	1554000	1850000	1890000	2350000	2221500	2087500	2383000	2280000	2655000	2770000	2585000	[^] 1955500	-7	66	5.2
HEALESVILLE	400000	447500	457000	550000	601000	580000	602500	750000	810000	800000	775000	[^] 820000	-3	94	6.8
HEATHCOTE	260000	240000	268500	275000	310000	335000	365000	390000	480000	485000	502500	[^] 455500	4	93	6.8
HEATHERTON	712000	771000	845000	981000	935000	965000	964000	1140000	1147000	1150000	1100000	[^] 1000000	-4	55	4.4
HEATHMONT	638000	760000	789000	925000	932000	873000	930000	1094000	1077000	1068000	1035000	[^] 1080000	-3	62	5.0
HEIDELBERG	831000	1060000	1150000	1280000	1114000	1107500	1283000	1500000	1435000	1437500	1374000	[^] 997500	-4	65	5.2
HEIDELBERG HEIGHTS	554000	675500	750000	843000	820000	790000	805000	1000000	1030000	1000000	960000	[^] 865000	-4	73	5.6
HEIDELBERG WEST	461000	580000	630000	730000	700000	670000	719000	810000	803500	751000	797000	[^] 801000	6	73	5.6
HEPBURN	330000	395000	377000	440000	425000	452500	535000	695000	675000	737500	717500	[^] 490000	-3	117	8.1
HEPBURN SPRINGS	350000	380000	418000	515000	490000	595000	570000	825000	900000	780000	963000	[^] 750000	23	175	10.7
HERNE HILL	357000	368500	402000	490000	550000	534000	600000	738000	765000	715000	686500	720000	-4	92	6.8
HEYFIELD	180000	182500	195000	178500	193000	195000	230000	330000	370000	390000	335000	305000	-14	86	6.4
HEYWOOD	150000	173000	160000	164000	166000	178000	185000	240000	322500	330000	330000	[^] 205000	0	120	8.2
HIGHETT	850000	992500	1175000	1318500	1275000	1234000	1325000	1585000	1477500	1455000	1456000	[^] 1400000	0	71	5.5
HIGHTON	510000	505000	555000	622500	681000	690000	744000	887000	950000	913500	863500	750000	-5	69	5.4

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
HILLSIDE (MELTON)	445000	471500	536500	622000	648500	643500	690000	742500	800000	758000	789500	771000	4	77	5.9
HOPETOUN	95500	75000	80000	92000	86000	66000 [^]	150000	157000	189000	171000	211500	162500 [^]	24	121	8.3
HOPPERS CROSSING	340000	365500	415000	516000	552000	526500	550000	585000	620000	615000	620000	624500	1	82	6.2
HORSHAM	215000	240000	245000	262500	255000	269000	260000	345000	379000	400000	382500	449000	-4	78	5.9
HUGHESDALE	856000	1165000	1222500	1407000	1260000	1150500	1300000	1507500	1500000	1422000	1421000	1450000 [^]	0	66	5.2
HUNTINGDALE	728000	835000	924500	1132000	1010000	914000	1090000	1299500	1250000	1195000	1200000	950000 [^]	0	65	5.1
HUNTLY	325000	355000	340000	335000	357500	367500	383000	486500	570000	565000	561000	558000	-1	73	5.6
HURSTBRIDGE	482000	547500	614500	714000	731000	700000	775000	900000	950000	890500	920500	840000 [^]	3	91	6.7
INDENTED HEAD	385000	382500	395000	455000	575500	606000	590000	752500	995000	820000	822500	752500 [^]	0	114	7.9
INGLEWOOD	145000	200000 [^]	152500 [^]	182500 [^]	180000	185000	214000	320000	390000	325000	330000	383500 [^]	2	128	8.6
INVERLOCH	440000	425000	442500	495000	598000	590000	665000	891000	985000	955000	850000	800000	-11	93	6.8
INVERMAY PARK	387000	405000	377500	391000	465000	475000	485000	680000	670000	695000	572500	585000 [^]	-18	48	4.0
IRONBARK	280000	292500	365000	280000	320000	304000	438500	523000	525000	530000	485000	460000 [^]	-8	73	5.6
IRYMPLE	228500	268000	257500	291000	310000	386500	354000	431000	455000	500000	560000	645000	12	145	9.4
IVANHOE	1203000	1120000	1400000	1537500	1600000	1590000	1640000	1900000	1935000	1745000	1850000	1524000 [^]	6	54	4.4
IVANHOE EAST	1513000	1535000	1764500	1975000	1914000	1775000	2055000	2225000	2262500	2286500	2512500	2300000 [^]	10	66	5.2
JACANA	342500	375000	423000	571500	555000	512500	555000	626000	642500	593000	600000	623500 [^]	1	75	5.8
JACKASS FLAT	345000	350500	345500	299000	310000	331500	401000	460000	520000	515000	544000	545000 [^]	6	58	4.7
JAMIESON	210000	258500 [^]	220000	266500	265000	311500 [^]	345000 [^]	410000	625000	582500	682000 [^]	642500 [^]	17	225	12.5
JAN JUC	595000	615000	716000	850000	905000	870000	964000	1337000	1400000	1290000	1250000	1480000 [^]	-3	110	7.7
JEERALANG NORTH	187500	175000 [^]	140000 [^]	248000 [^]	170000	235000	240000	283500	415000	366000	408500	NA	12	118	8.1
JEPARIT	63000	89000	124000	66500	77000	81000	110000	129000	150000	215000 [^]	157500	191500 [^]	-27	150	9.6
JOLIMONT	2637500 [^]	2237500	3252500	4575000	3950000 [^]	4125000 [^]	4575000 [^]	5225000 [^]	3775000 [^]	4533500	4125000 [^]	NA	-9	56	4.6
JUNCTION VILLAGE	320000	370000	389000	436000	509000	483500	515000 [^]	605000	640000	650000	670000	715000 [^]	3	109	7.7
JUNORTOUN	508500 [^]	417500	490000	512500	506500	530000	599000	682000	885000	865000	822000	803000 [^]	-5	62	4.9
KALIMNA	285000	300000	270000	276500	326500	292500	350000	467000	510000	462500	385000	625000 [^]	-17	35	3.1
KALKALLO	-	180000 [^]	432500	529500	548000	535000	555000	602500	642000	630500	640000	630000	2	0	NA
KALLISTA	465000	523000	567500	676000	737500	700000	715000 [^]	910000	1000000	832500	865000	895000 [^]	4	86	6.4
KALORAMA	451000	496000	533000	670000	686500	645000	697500	822500	1022500	885000	952500	815000 [^]	8	111	7.8
KANGAROO FLAT	300000	303000	300000	310000	325000	340000	380000	465000	535000	500000	532000	550000	6	77	5.9
KANGAROO GROUND SOUTH	655000	650000	670000	853500	930000	815500	970000	1217000	1130000	1100000	1138000	1087500 [^]	3	74	5.7
KANIVA	87500	100000	125000	157500	164000	169500	115000	174000	205000	200000	231500	143000 [^]	16	165	10.2
KEALBA	390000	400000	470000	595000	612000	596000	600000	660000	705000	670000	700000	680000 [^]	4	79	6.0

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
KEILOR	633000	703000	805000	845000	817000	836500	885000	1070500	1000000	1132500	1110000	1450000 [^]	-2	75	5.8
KEILOR DOWNS	429000	496500	562000	670000	661000	630000	660000	765000	759000	770000	766500	748000 [^]	0	79	6.0
KEILOR EAST	599000	651000	720000	843000	830000	835000	842000	1000000	1000000	990000	1055000	890000	7	76	5.8
KEILOR LODGE	500000	555500	607500	760000	715000 [^]	740000	757500 [^]	865000 [^]	880000	920000	1014500	935000 [^]	10	103	7.3
KEILOR PARK	512500	565000	650000	741000	770000	704000	735000	820500	892500	795000	840000	760000 [^]	6	64	5.1
KENNINGTON	345000	334000	355000	372000	383500	374000	428500	550000	593000	610000	575500	559000	-6	67	5.3
KENSINGTON	737500	823500	908000	1019000	1020000	978000	1106500	1165000	1200000	1045000	1097000	1026000	5	49	4.0
KERANG	145000	152000	167000	160000	177000	170000	200000	239000	275500	282500	310000	359000 [^]	10	114	7.9
KEW	1950000	2080000	2207500	2317500	2380000	2310000	2251500	2780000	2950000	2910000	2805000	2325000	-4	44	3.7
KEW EAST	1314000	1600000	1655000 [^]	1876000 [^]	1800000	1837000	1785000 [^]	1990000	2040000	2200000	2229000 [^]	NA	1	70	5.4
KEW NORTH	1301000	1665000	1827500	1880000	1767500	1833000	1840000	2097000	2255000	2200000	2230000	2375000 [^]	1	71	5.5
KEYSBOROUGH	456500	559500	650000	730000	745000	735000	750000	849000	891000	914000	931000	870000	2	104	7.4
KIALLA	365000	367500	374000	390000	418000	450000	482500	543000	640000	650000	670000	740000	3	84	6.3
KILCUNDA	320000 [^]	400000	480000	504000	496000	533000 [^]	702500	865000	900000 [^]	815000	965000 [^]	1060000 [^]	18	202	11.7
KILLARA (WODONGA)	346000	360000	425000	400000	420000	453500	447500	560000	658500	650000	655000	641500 [^]	1	89	6.6
KILMORE	319000	336500	333000	387500	440000	435000	477000	545000	600000	590000	616000	597500	4	93	6.8
KILSYTH	460000	548500	620000	698500	685500	645000	677500	781000	841500	810000	815000	771000	1	77	5.9
KILSYTH SOUTH	575000	676000	738000	845000	826000	780500	870000	977500	1080000	1045000	1105000	1146000 [^]	6	92	6.8
KINGLAKE	318000	340000	346000	458000	480000	555000	600000	640000	770000	662500	775000	697500 [^]	17	144	9.3
KINGS PARK	325000	355000	415000	532500	550000	510000	550000	600000	630000	599500	615500	620000	3	89	6.6
KINGSBURY	502500	560000	610000	731000	730000	660000	732500	848500	782000	792500	862500	759500 [^]	9	72	5.6
KINGSVILLE	703500	785000	925000	1020000	990000	1010000	970000	1225000	1287500	1200000	1122500	1000000 [^]	-6	60	4.8
KNOXFIELD	580000	681000	741000	870000	815000	760000	810000	980000	965000	950000	931000	1035000 [^]	-2	60	4.8
KOO WEE RUP	335000	345000	400000	450500	508500	550000	540000	610000	700000	670000	666500	765000 [^]	-1	99	7.1
KOONDROOK	155000	198500	165000	247500	268000	212500	254000	320000	320000	320000	385000	510000 [^]	20	148	9.5
KOROIT	300000	296000	294000	325000	352000	347500	390000	490000	580000	612500	600000	585000 [^]	-2	100	7.2
KORUMBURRA	222500	262500	257500	292000	317500	320000	391000	480000	525000	550000	550000	505000	0	147	9.5
KURUNJANG	280000	289500	310000	370000	435000	420000	432000	485000	550000	520000	520000	538000	0	86	6.4
KYABRAM	235000	240000	234000	239000	261000	263000	280000	319500	400000	455000	450000	468000	-1	91	6.7
KYNETON	400000	425500	455000	495000	550000	595000	614000	755000	897500	775000	780000	799000	1	95	6.9
LAKE BOGA	143500	245000	222500	182500	232500	239000	230000	320000	391000	446000	555000	367000 [^]	24	287	14.5
LAKE GARDENS	445000	461000	485000	461500	575000	552500	607500	705000	738500	785000	745000	705500 [^]	-5	67	5.3
LAKE TYERS BEACH	354000	330000	268500	362500	300000	357500	375000	505000	645000	590000	552500	415000 [^]	-6	56	4.6

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
LAKE WENDOUREE	650000	685000	700000	795000	775000	855000	1000000	1230000	1275000	1312500	1292500	620000 [^]	-2	99	7.1
LAKES ENTRANCE	254000	255500	280000	281500	328000	300000	350000	422500	540000	510000	520000	475000	2	105	7.4
LALOR	385000	445000	499500	625500	625000	590000	623000	700000	700000	680500	700000	720000	3	82	6.2
LANCEFIELD	362000	360000	360000	416000	456000	500000	540000	685000	671500	625000	670000	670000 [^]	7	85	6.3
LANG LANG	295000	316500	355000	390000	475000	495000	540000	657000	720000	707500	715000	742500 [^]	1	142	9.3
LANGWARRIN	420000	450000	503000	600000	642500	610000	660000	805000	860000	835000	858000	795000	3	104	7.4
LARA	340000	348000	355000	430000	515000	495000	535000	682500	700000	685000	678000	650000	-1	99	7.1
LARA LAKE	398000	375000	395000	450500	525000	535500	575000	663000	702000	710500	670000	700000	-6	68	5.3
LAUNCHING PLACE	337500	366000	435000	490000	531000	554000	572500	688500	778500	650000	689000	700000 [^]	6	104	7.4
LAVERTON	358000	377500	429000	535000	579000	529000	560000	605000	610000	582500	590000	600000	1	65	5.1
LAVERTON SOUTH	425000	450000	528500	607500	646000	622500	647500	730000	751000	735000	745000	705000	1	75	5.8
LEITCHVILLE	67500 [^]	100000 [^]	126500 [^]	100000 [^]	109500 [^]	106000 [^]	123500	227500	250000 [^]	185000 [^]	304000	500000 [^]	64	350	16.2
LENEVA	372500 [^]	370500	376000	397500	387500	426000	470000	554000	650000	685000	675000	627000 [^]	-1	81	6.1
LEONGATHA	295500	305000	305000	320000	360000	370000	426000	505000	589000	580000	572500	492500	-1	94	6.8
LEOPOLD	366500	365000	407000	447000	500500	510000	535000	652000	709000	682500	662000	650000	-3	81	6.1
LILYDALE	482500	534000	633500	710500	705000	675500	709000	840000	860000	925000	865000	822000	-6	79	6.0
LINDENOW	226000 [^]	212500	212000 [^]	245000 [^]	313500 [^]	282500 [^]	282500 [^]	385000	466000	372500	470000	299000 [^]	26	108	7.6
LOCH SPORT	153500	145000	178000	182000	230000	245000	247000	324500	392500	390000	365000	357500	-6	138	9.0
LONG GULLY	255000	244000	240000	256000	269000	280000	299500	385000	451500	400000	450000	448000	13	76	5.8
LONGWARRY	297500	307000	334000	377000	403000	406000	427500	510000	575000	572500	585000	645000	2	97	7.0
LORNE	815000	895000	765000	1150000	1275000	1297500	1497500	1960000	2200000	2030000	1930000	2150000 [^]	-5	137	9.0
LOVELY BANKS	406500	388500	470000	460000	525000	570000 [^]	565000	662500	767500	690000	758500	705000 [^]	10	87	6.4
LOWER PLENTY	675000	770000	900000	980000	1055000	950000	909500	1220000	1350000	1344500	1340000	1518000 [^]	0	99	7.1
LUCAS	355000	389000	345000	349500	395000	431000	465000	582500	705000	640000	635000	620000	-1	79	6.0
LUCKNOW	229000	230000	244500	261500	280000	275000	314500	355000	449000	400000	562500	540000 [^]	41	146	9.4
LYNBROOK	460000	500000	542500	595000	640000	623000	660000	749000	791500	785000	797500	812500	2	73	5.7
LYNDHURST	482500	550000	585000	625000	695000	665500	701500	815500	950000	905000	900500	935000	-1	86	6.4
LYSTERFIELD	670000	780000	857500	995500	976500	956500	1009500	1132000	1267500	1307500	1331000	1050000 [^]	2	99	7.1
MACEDON	460000	532500	585000	696000	815000	800000	883000	1130000	1073000	1105000	1100000	780000 [^]	0	139	9.1
MACLEOD	705000	755000	868000	950000	922500	922500	972500	1156500	1135000	1150000	1196500	1200000 [^]	4	70	5.4
MADDINGLEY	320000	332500	345000	395000	442000	460000	521000	560000	632500	630000	620000	590000	-2	94	6.8
MAFFRA	215000	230000	258000	251500	261500	255000	315000	337000	376500	425000	435000	479000	2	102	7.3
MAIDEN GULLY	415000	430000	477000	471000	495500	514000	579000	725000	760000	797500	760000	740000 [^]	-5	83	6.2

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
MAIDSTONE	587500	630000	695000	825000	793500	779000	789500	852500	886500	890000	850500	760000	-4	45	3.8
MALDON	325000	339000	385000	426500	420000	510000	546500	624500	735500	742500	740000	[^] 715000	0	128	8.6
MALLACOOTA	285000	288500	325000	345000	280000	406500	415000	488500	527500	555000	490000	[^] 400000	-12	72	5.6
MALMSBURY	317500	397500	344000	447000	465000	475000	[^] 505000	757500	785000	767500	680500	[^] 920000	-11	114	7.9
MALVERN	1946000	2230000	2332000	2750000	2661000	2570000	2865000	3001000	2935000	3020000	3306000	[^] 2957500	9	70	5.4
MALVERN EAST	1380000	1610000	1729000	1824000	1900000	1789000	1895000	2112500	2282500	2192500	2057500	1680000	-6	49	4.1
MAMBOURIN	-	-	-	-	-	-	[^] 329500	605000	641000	632500	631000	604500	0	NA	NA
MANIFOLD HEIGHTS	489000	489500	620000	721500	785500	715000	825000	924500	1087500	1050000	1260000	[^] 1020000	20	158	9.9
MANOR LAKES	360000	385000	417500	490000	526000	533000	570000	595500	645000	640000	640000	641500	0	78	5.9
MANSFIELD	347000	367500	359000	385000	430000	452500	510000	640000	732500	783000	750000	[^] 750000	-4	116	8.0
MARIBYRNONG	750500	837500	940000	1056000	1050000	961500	936500	1165000	1170000	1110000	1250000	956000	13	67	5.2
MARONG	345000	364000	330000	348000	365000	420000	465000	560000	650000	625000	650000	[^] 652500	4	88	6.5
MARSHALL	382500	377000	400000	430000	468000	486500	510000	600000	682000	610000	625000	[^] 665000	2	63	5.0
MARYBOROUGH	200000	192500	206500	194000	229500	236000	269500	341500	393000	399500	388000	379000	-3	94	6.9
MARYSVILLE	125000	[^] 320000	332500	383000	477500	462500	475000	675000	755000	692500	[^] 660000	[^] 710000	-5	428	18.1
MCCRAE	535000	597500	689000	775000	847500	795000	952500	1200000	1273500	1325000	1300000	[^] 1295000	-2	143	9.3
MCKENZIE HILL	[^] 140000	[^] 429500	475000	471500	495000	536500	544500	700000	755000	833000	835000	[^] 720000	0	496	19.6
MCKINNON	1220000	1500000	1657500	1720000	1555000	1520500	1675000	2010000	1994000	2000000	1830000	[^] 2050000	-9	50	4.1
MEADOW HEIGHTS	322500	350500	370000	451000	510000	474000	499000	557500	580000	561000	595000	612500	6	84	6.3
MELTON	240000	255000	280500	369000	415000	385000	390000	455000	500000	470500	471000	485000	0	96	7.0
MELTON SOUTH	238000	260000	276000	377000	417000	390000	420000	460000	515000	495000	514000	549000	4	116	8.0
MELTON WEST	290000	295000	330000	409000	453000	428000	470000	515000	551000	550000	525000	532500	-5	81	6.1
MENTONE	810000	950000	982500	1097500	1080000	1031000	1050000	1370000	1475000	1332500	1320000	1242000	-1	63	5.0
MENZIES CREEK	428000	[^] 580000	597000	640000	760000	[^] 682500	[^] 745000	1020000	[^] 960000	876500	[^] 1010000	[^] 813000	15	136	9.0
MERBEIN	167000	180000	170000	183500	180000	210000	201500	227500	320000	300000	345000	[^] 356500	15	107	7.5
MERINDA PARK	310000	345000	385000	471500	523000	476000	527500	615000	657500	626000	652500	[^] 687500	4	110	7.7
MERNDA	370000	410000	430000	525000	573500	552000	570000	670000	678000	670000	700000	705000	4	89	6.6
MERRIGUM	[^] 149000	[^] 209500	[^] 164500	[^] 160000	[^] 190000	[^] 270000	[^] 179000	255000	[^] 266500	275000	[^] 262500	[^] 185000	-5	76	5.8
METUNG	287500	299000	360000	347500	371500	455000	480000	517500	747500	771000	691500	[^] 575000	-10	141	9.2
MICKLEHAM	168000	390000	437000	500000	520000	525000	565000	623000	680000	680000	675500	675000	-1	302	14.9
MIDDLE PARK	2125000	2317000	2238500	2390000	2685000	2775000	2680000	2864000	2750000	2485000	2563500	[^] 5700000	3	21	1.9
MILDURA	245000	252000	260000	264000	281500	310000	337000	380000	425000	436000	460000	479000	6	88	6.5
MILL PARK	430500	480000	560000	668500	657000	654000	690000	740000	785000	780000	785000	790000	1	82	6.2

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
MILLGROVE	260000	275000	293500	343000	411000	415000	425000	540000	600000	564000	590000	592500	5	127	8.5
MINERS REST	327500	335000	334000	370000	400000	427500	440000	530000	599500	590000	575000	516000	-3	76	5.8
MINYIP	95000	93000	82500 [^]	94000 [^]	81000	114500	75000	151500	155000	164500 [^]	179500	160000 [^]	9	89	6.6
MIRBOO NORTH	250000	262000	275000	264000	307500	327500	376000	475000	565000	560000	494000	490000 [^]	-12	98	7.0
MITCHAM	730000	885500	941000	1070000	998000	942000	1066500	1212500	1200000	1210000	1180000	980000	-2	62	4.9
MITCHELL PARK	267500	260000	259000	263000	304500	313000	330000	400000 [^]	486500	462500	440000 [^]	425000 [^]	-5	65	5.1
MOE	170000	162500	173000	175000	200000	210000	250000	315000	370000	365000	360000	346000	-1	112	7.8
MONBULK	425000	471500	521500	608000	650000	630000	650000	790000	799000	770000	790000	715000 [^]	3	86	6.4
MONT ALBERT	1490000	1863000	1921000	2100000	1990000	1690000	2170000	2372500	2320000	2499000	2428000	2438500 [^]	-3	63	5.0
MONT ALBERT NORTH	1100000	1400000	1490000	1565000	1460000	1380000	1437000	1600000	1626000	1709000	1572500	1705000 [^]	-8	43	3.6
MONTMORENCY	614000	732000	780500	890000	926000	860000	913000	1162000	1110000	1120000	1150000	1140000	3	87	6.5
MONTROSE	476500	559000	625000	700500	737500	707500	730000	842500	913500	846000	883500	888000	4	86	6.4
MOONEE PONDS	920000	1006000	1110500	1310000	1360000	1300000	1290000	1550000	1582500	1542500	1512500	1266000	-2	64	5.1
MOORABBIN	768000	855000	980000	1160000	1130000	1065000	1075000	1400000	1392500	1300000	1286500	1346500 [^]	-1	67	5.3
MOOROOLBARK	465000	558500	620000	725000	720000	670000	720000	835000	867000	820000	857500	813500	5	84	6.3
MOOROOPNA	215000	230000	215500	225000	230000	247500	268500	335000	385000	377500	400000	459000	6	86	6.4
MORDIALLOC	755000	850000	933000	1120000	1046500	1017500	1089000	1375000	1296500	1400000	1392500	1380000 [^]	-1	84	6.3
MORNINGTON	558000	641000	745000	800000	850000	810000	894000	1100000	1162500	1080000	1100000	925500	2	97	7.0
MORTLAKE	152500	120000	152000	170000	165000	164000	220000	290500	327500	349000	354500	370000 [^]	2	133	8.8
MORWELL	150000	151000	153000	170000	167000	179000	200000	275000	325000	333500	335000	350000	0	123	8.4
MOUNT BEAUTY	200000	189500	183000	258000	267500	295000	330000	446000	572500	550000	600000	NA	9	200	11.6
MOUNT CLEAR	288000	322500	345000	345000	379000	396500	414000	505000	515000	522500	505000	537500 [^]	-3	75	5.8
MOUNT COTTRELL	1800000 [^]	1800000 [*]	1800000 [*]	1800000 [*]	1800000 [*]	927500 [^]	927500 [*]	540000 [^]	622000	602000	662000	510000 [^]	10	-63	-9.5
MOUNT DANDENONG	610000	612500	641000	847000	647500	690000	791000	850000	1045000	887500	852500	620000 [^]	-4	40	3.4
MOUNT DUNEED	532000 [^]	545000	425000	497500	555000	557000	593000	670000	750000	720000	707500	680000	-2	33	2.9
MOUNT ELIZA	777500	832000	950000	1137500	1220000	1180000	1313000	1700000	1730500	1700000	1587500	1427500	-7	104	7.4
MOUNT EVELYN	428500	493500	551000	640000	671500	636000	710000	820000	877500	830000	825000	850000	-1	93	6.8
MOUNT HELEN	368000	342000	355000	376000	420000	417000	472500	610000	632500	580000	642500	580000 [^]	11	75	5.7
MOUNT MACEDON	600000	635000	750000	665000	859000	775000	1043000	1623500	1330000	1446000 [^]	989000	NA	-32	65	5.1
MOUNT MARTHA	745000	785000	965000	1050000	1202500	1262500	1420000	1845000	1875000	1820000	1870000	1467500 [^]	3	151	9.6
MOUNT PLEASANT	269500	293500	297500	293000	350000	377500	415000	498000	530000	500000	472500	527500 [^]	-6	75	5.8
MOUNT WAVERLEY	950000	1267500	1265000	1416000	1320000	1270500	1300000	1511500	1510000	1600000	1615000	1610000	1	70	5.4
MULGRAVE	627000	765500	786000	900500	860000	840000	850000	1000000	996000	1040000	1057000	1100000	2	69	5.4

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
MURCHISON	155000	165000	187000	254500	225000	244500	291500	400000 [^]	450000	340000	465000 [^]	390000 [^]	37	200	11.6
MURRUMBEENA	982500	1204000	1286000	1420000	1343500	1241500	1405000	1695000	1670000	1650000	1706000	1375500 [^]	3	74	5.7
MURTOA	110000	91000	97500	115000	110000	119000	130000	145000	244500	267500	280000	529000 [^]	5	155	9.8
MYRTLEFORD	245000	242000	270500	265000	295000	325000	385000	530000	609000	592500	582500	515000 [^]	-2	138	9.0
NAGAMBIE	378000	360500	336000	330000	385000	414000	460000	545000	655000	645000	630000	631000 [^]	-2	67	5.2
NAR NAR GOON NORTH	-	275000 [^]	275000 [^]	595000 [^]	595000 [*]	595000	595000	324000 [^]	324000 [*]	324000	324000	730000 [^]	NA	0	NA
NARRE WARREN	386000	430000	487000	590000	614000	587000	610000	700000	740000	727000	750000	732500	3	94	6.9
NARRE WARREN NORTH	822500	771500	900000	1108000	1180000	1070000	1167500	1421500	1600000	1580000	1685000	1660000 [^]	7	105	7.4
NARRE WARREN SOUTH	440000	475000	530000	620000	636500	625000	660000	750000	802500	820000	815000	780000	-1	85	6.4
NATHALIA	190500	178000	185000	232500	210000	229000	256000	265000	350000	370000	397500	415000 [^]	7	109	7.6
NATIMUK	145000 [^]	161000 [^]	165500 [^]	249500 [^]	158500	148500 [^]	221000 [^]	296000	330000 [^]	285000 [^]	302500	310000 [^]	6	109	7.6
NEERIM SOUTH	336500	280000	330000	320000	406500	413000	473500	530000	600000	665000	640000	570000 [^]	-4	90	6.6
NERRINA	482500 [^]	522500	517500	570000	575000	617500	630000	580000	795000	685000	733000	725000 [^]	7	52	4.3
NEW GISBORNE	510000	498000	545000	625000	757500	695000	720000	798500	875000	850000	835000	747000 [^]	-2	64	5.1
NEWBOROUGH	215000	220000	224500	220000	250000	255000	290000	359000	437500	427000	428500	455000	0	99	7.1
NEWCOMB	292000	290500	310000	375000	453500	435000	476000	584000	605000	567500	562000	550000	-1	92	6.8
NEWINGTON	341000	345000	372500	422500	465000	490000	735000	720000	672500	675000	617500	628000 [^]	-9	81	6.1
NEWLANDS ARM	300500	332500 [^]	380000	380000	367500	443000	470000	550000	619500	675000 [^]	595000	538000 [^]	-12	98	7.1
NEWPORT	740000	825000	950000	1080000	1059000	1055000	1090000	1286500	1280000	1275000	1300000	1050000 [^]	2	76	5.8
NEWTOWN (GREATER GEELONG)	620000	642500	712500	780000	843000	832000	945000	1175000	1210000	1172500	1220000	1097500	4	97	7.0
NHILL	125000	128000	140000	126500	149000	137000	158500	180000	210000	205000	265000	265000	29	112	7.8
NICHOLS POINT	304000 [^]	370000 [^]	396000 [^]	346000 [^]	470000 [^]	430000	475000 [^]	510000	661000	590000 [^]	700000	540000 [^]	19	130	8.7
NIDDRIE	747500	832500	910000	1100000	1070000	1070000	1000500	1246000	1305000	1190000	1210000	821000 [^]	2	62	4.9
NOBLE PARK	440000	510000	600000	680000	680000	625500	675000	751000	753500	732000	778500	728000	6	77	5.9
NOBLE PARK NORTH	420000	491500	563000	640000	660000	610000	655500	750000	795000	737500	772500	752500	5	84	6.3
NORLANE	215000	216000	236500	290000	355000	350000	372000	450000	481500	455000	462000	447500	1	115	7.9
NORTH BENDIGO	280000	286000	279000	302000	310000	325000	374000	460500	513000	515000	497500	472000	-3	78	5.9
NORTH GEELONG	301000	335000	338500	422000	495000	500000	550500	597500	675000	646500	640000	650000 [^]	-1	113	7.8
NORTH MELBOURNE	832000	943000	1200000	1380000	1185000	1375000	1151500	1335000	1381000	1220000	1311000	1260000	7	58	4.7
NORTH WONTHAGGI	269500	274500	259500	294000	369000	389000	419000	557500	665000	625000	552000	505000	-12	105	7.4
NORTHCOTE	931500	1008500	1190000	1325000	1345000	1305000	1411000	1651000	1653000	1610000	1600000	1450000	-1	72	5.6
NOTTING HILL	660000	780000	872500	993000	957500	880000	930000	1141000	1058000	1106000	1196000	1682000 [^]	8	81	6.1
NUMURKAH	215000	219000	195000	219000	225000	250000	239000	310000	350000	360000	394500	425000	10	83	6.3

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
NUNAWADING	721500	880000	970000	1090000	986000	951000	1038500	1250000	1146000	1189000	1152500	1750000 [^]	-3	60	4.8
NYAH	157500 [^]	160000 [^]	157000	167500	187000 [^]	209500	174000 [^]	265000 [^]	245000 [^]	295000 [^]	295000	NA	0	87	6.5
NYAH WEST	107500	146500 [^]	130000	133500	136000	85000	129000	202500	215000	248000	210000 [^]	291500 [^]	-15	95	6.9
OAK PARK	626000	660000	822500	853500	878500	840000	911500	1150000	1140000	1085000	1122500	1235000 [^]	3	79	6.0
OAKLEIGH	801500	1002000	1050000	1210000	1250000	1101000	1255000	1388000	1421000	1336500	1311000	1200000 [^]	-2	64	5.0
OAKLEIGH EAST	820000	990000	983000	1195000	992500	954500	995000	1187500	1155000	1150000	1165000	1235000 [^]	1	42	3.6
OAKLEIGH SOUTH	700000	830000	890000	1030000	960000	906500	983500	1129000	1053500	1130000	1195000	1119000 [^]	6	71	5.5
OCEAN GROVE	515000	516500	555000	637000	691000	695000	790000	975500	1136500	989000	970000	875000	-2	88	6.5
OFFICER	339000	375000	440000	480000	548000	540000	570000	649500	700000	726000	718000	742500	-1	112	7.8
OFFICER SOUTH	-	-	- [^]	283000 [^]	569500 [^]	714000	770000 [^]	703000	850000	865000	772500	780000 [^]	-11	NA	NA
OLINDA	520000	553500	620000	705000	760000	746500	757500	1125000	905000	935000	967500	920000 [^]	3	86	6.4
ORBOST	150000	145000	162500	159000	165000	185500	220000	240000	344000	340000	356000	316000 [^]	5	137	9.0
ORMOND	1187500	1300000	1550000	1604500	1600000	1475000	1590000	1850000	1845000	1805000	1855500	1570000 [^]	3	56	4.6
OSBORNE	540500	580000	640000	735000	757000	777500	850500	1112000	1127500	989000	944500	890000 [^]	-4	75	5.7
OUYEN	77500	105500	130000	130000	93000	99000	121000	155500	170000	184500	235000	212500 [^]	27	203	11.7
PAKENHAM	350000	367000	400000	470000	520000	485000	525000	600000	652000	640000	655000	666000	2	87	6.5
PARADISE BEACH	178000 [^]	188500	200000	180000	199000	200000	248000	321500	415000	372500	305000	270000 [^]	-18	71	5.5
PARK ORCHARDS	1103000	1225000	1335000	1450000	1480000	1510000	1530000	1920000	1965000	1740000	1936000	NA	11	76	5.8
PARKDALE	860000	965000	1100000	1300000	1245000	1157500	1200500	1540500	1600000	1374000	1480000	1125000 [^]	8	72	5.6
PARKVILLE	1525000	1360500	2130000	2287500	2430000	1480000	1950000 [^]	2301500	1910000	2488500	1745000	1265000 [^]	-30	14	1.4
PASCOE VALE	655000	720000	805000	891000	901000	855000	947500	1050000	1110000	1025000	1047500	1100000	2	60	4.8
PASCOE VALE SOUTH	701000	745000	840000	975000	955000	950000	1006000	1299500	1157500	1130000	1222500	1200000	8	74	5.7
PATTERSON GARDENS	672000	737500	813500	880000	890000	961000	960000	1160000	1300000	1265000	1207500	905000 [^]	-5	80	6.0
PATTERSON LAKES	734000	785000	807500	1021500	1022500	923000	1082500	1300000	1470500	1387500	1385000	855000 [^]	0	89	6.6
PAYNESVILLE	305000	305000	309000	336500	353000	346000	397000	465000	565000	515000	502500	595000	-2	65	5.1
PEARCEDALE	445000	470000	534000	607000	660000	660000	660000	790000	820000	850000	941500	745000 [^]	11	112	7.8
PENSHURST	132500	191000	152000	125000	165000	165000 [^]	175000 [^]	194000	310000	300000	282500 [^]	220500 [^]	-6	113	7.9
PETERBOROUGH	307500	296500 [^]	340000	315000	450000 [^]	419000	550000	625000 [^]	701000	702500 [^]	765000	820000 [^]	9	149	9.5
PIONEER BAY	220000 [^]	240000	216000	275000	308000	310000	355000	354000 [^]	491500	554000 [^]	544000	448000 [^]	-2	147	9.5
PLENTY	750000	915500	935000	1145000	1350000	1301000	1202500	1605000	1543000	1762500	1532500	NA	-13	104	7.4
POINT COOK	445000	465000	505000	590000	630000	635000	664000	738000	780000	770000	780000	787500	1	75	5.8
POINT LONSDALE	707500	655000	641000	780000	840000	827500	880000	1300000	1505000	1366500	1200000	1050000	-12	70	5.4
POREPUNKAH	285000	323000	330000	447000	464500	530000	615000	757500	1035000	940000	790000	1660000 [^]	-16	177	10.7

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
PORT FAIRY	425000	447500	473500	500000	651000	620000	670000	950000	1140000	912500	937500	952500 [^]	3	121	8.2
PORT MELBOURNE	917500	1252500	1380000	1485000	1488000	1400000	1600000	1802500	1646000	1755000	1600000	1526000 [^]	-9	74	5.7
PORTARLINGTON	414500	409000	460000	515000	640000	625000	690000	829500	985000	932500	890000	775000	-5	115	7.9
PORTLAND	210000	220000	220000	230000	234500	266000	295000	370000	450000	439000	415000	440000	-5	98	7.0
PORTLAND NORTH	248000 [^]	330000	340000	360000	367500	276000	507000 [^]	470000	667500	750000 [^]	539000	735000 [^]	-28	117	8.1
PORTSEA	1305000	1800000	1701000	1925000	2180000	1950000	2530000	3765000	3825000	3255000	3330000	5550000 [^]	2	155	9.8
PRAHRAN	1175000	1350000	1430000	1525000	1578000	1520000	1643500	1855000	1820000	1760000	1590000	1535000	-10	35	3.1
PRESTON	690000	791000	882000	996000	980000	940000	1026000	1250000	1136000	1145000	1185000	1099500	3	72	5.6
PRINCES HILL	1210000	1280000	1555000	1767500	1650000	2035000	1600000	2015000	1892500	1665000	1722500	1225000 [^]	3	42	3.6
PYRAMID HILL	117000 [^]	112500 [^]	112500 [^]	112500 [^]	100000	120000	117500	128000	230000 [^]	202500	241500 [^]	300000 [^]	19	106	7.5
QUARRY HILL	355000	377500	349000	362000	407500	395000	430000	540500	613500	596000	625000	461500 [^]	5	76	5.8
QUEENSCLIFF	695000	700000	795000	763000	950000	950000	969000	1372000	1725000	1687500	1280000	1600000 [^]	-24	84	6.3
RAINBOW	77000 [^]	68000	59500 [^]	82500 [^]	99000	75000	82000	112000	137000	175000	200000	300000 [^]	14	160	10.0
RAWSON	100000 [^]	147000 [^]	151000 [^]	146500 [^]	160000	156000 [^]	217500 [^]	330000	337000 [^]	325000 [^]	355500	440000 [^]	9	256	13.6
RAYMOND ISLAND	280000	285000	330000	289500	360000	300000	416500	450000	535000	540000	500000	442500 [^]	-7	79	6.0
RED CLIFFS	151500	175000	165000	223500	211500	217500	270000	311000	325000	335000	397500	280000	19	162	10.1
REDAN	245000	246500	255000	287500	330000	357000	389000	455000	515000	485000	447500	436500	-8	83	6.2
RESEARCH	685000	686000	825500	950000	915000	937500	1178000	1201000	1520000	1030000	1310000	1567000 [^]	27	91	6.7
RESERVOIR	541000	615000	707500	812500	790000	754000	795000	945000	940000	870000	905000	920000	4	67	5.3
RHYLL	482000	402000	460000	527500	657500	565000	579000	757500	911000	752500	970000	750000 [^]	29	101	7.2
RICHMOND	961000	1150000	1265000	1304000	1311000	1260000	1365000	1490000	1422500	1400000	1395000	1322500	0	45	3.8
RIDDELLS CREEK	417500	456500	500000	580000	675000	710000	680000	870000	872500	865000	815000	780000 [^]	-6	95	6.9
RINGWOOD	660000	777500	837500	910500	896500	801000	900000	1018000	1038000	999500	1025000	1287500	3	55	4.5
RINGWOOD EAST	612000	750000	806000	901000	881000	809000	861000	1050000	975000	1000000	1065000	1003000 [^]	7	74	5.7
RINGWOOD NORTH	662000	783500	844000	960500	920000	870000	957500	1183000	1200000	1217500	1207500	965000	-1	82	6.2
RIPPLESIDE	530000	640000	739000	725000	750000	825000	862000	1137500	1220000	1050000	1055000 [^]	NA	0	99	7.1
RIPPONLEA	1000000	1360000	1700000	1787500	1564000 [^]	1350000 [^]	2001000 [^]	1892500	1560000	1457500 [^]	1805000	NA	24	81	6.1
ROBINVALE	160000	184500	170000	197000	220000	231500	235000	340000	315000	350000	390000	477000 [^]	11	144	9.3
ROCHESTER	215000	235000	239000	242500	236000	255000	237000	350000	440000	262500	300000	445000 [^]	14	40	3.4
ROCKBANK	280000	300000 [^]	347000	455000	500000	497000	465000	567500	620000	625000	635000	545000	2	127	8.5
ROMSEY	396000	420000	428000	470000	550000	580500	630000	780000	839000	755000	785000	695000 [^]	4	98	7.1
ROSANNA	781500	905000	980000	1175000	1100000	1032500	1121500	1382500	1216000	1294000	1380000	1325000 [^]	7	77	5.9
ROSEBUD	365000	389000	445000	536000	590000	550000	595000	780000	820500	750000	725500	690000	-3	99	7.1

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
ROSEBUD SOUTH	500000	515000	542500	647500	711500	697000	675000	951000	1090000	1063500	950000	1090000 [^]	-11	90	6.6
ROSEDALE	215000	197000	230000	247000	280000	247000	250000	365000	420000	475000	452000	487500 [^]	-5	110	7.7
ROWVILLE	617500	710000	778000	867000	838000	815500	838000	1000000	1080000	1090000	1055000	1060000	-3	71	5.5
ROXBURGH PARK	385000	400000	435000	515000	546000	543000	572500	615000	652000	632500	660000	647500	4	71	5.5
RUPANYUP	105000	53500 [^]	75000	63500	87000 [^]	100500 [^]	90000	118000	195000 [^]	91500 [^]	240000	165000 [^]	162	129	8.6
RUSHWORTH	158000	177000	200000	192500	198000	205000	226000	301000	352500	367000	385000	382000 [^]	5	144	9.3
RUTHERGLEN	195000	230000	255000	262000	270000	282500	350000	402500	486500	479000	550000	727500 [^]	15	182	10.9
RYE	460000	488000	550000	659000	705000	690000	793500	1100000	1195000	1100000	1010000	920000	-8	120	8.2
SAFETY BEACH	516500	595000	665000	780000	825000	810000	897500	1109000	1241000	1220500	1200000	1095000	-2	132	8.8
SAILORS GULLY	262500 [^]	235000	225000 [^]	232000 [^]	290000	280000 [^]	300000	390000	505500 [^]	469000	500000	404000 [^]	7	90	6.6
SALE	300000	298000	295500	300000	309500	325000	345000	399000	487000	480000	485000	470000	1	62	4.9
SAN REMO	407000	420000	460000	497000	515000	554500	597500	850000	1020000	952500	924500	947500 [^]	-3	127	8.6
SANCTUARY LAKES	485000	570000	502000	630000	625000	625000	652000	710000	750000	735000	745000	740000	1	54	4.4
SANDHURST	549000	617500	678500	730000	837500	812500	780000	950000	1009000	1075000	998500	1030000	-7	82	6.2
SANDRINGHAM	1305000	1490000	1760000	1862500	1850000	1665000	1850000	2410000	2400000	2100000	2082500	1905000 [^]	-1	60	4.8
SASSAFRAS	556000	562000	653500	775500	750000	805000	770000	860000	1020000	959000	940000	905000 [^]	-2	69	5.4
SCORESBY	570000	661000	700000	878500	835000	766500	785000	950000	970500	955500	970000	855000 [^]	2	70	5.5
SEA LAKE	75000	90000	75000	70000	110000	100000	106500	125000	173000	187500	166500	170000 [^]	-11	122	8.3
SEABROOK	402500	456000	509000	635000	672500	626500	652500	730000	755000	741500	764500	800000	3	90	6.6
SEAFORD	450000	475000	580500	700000	696000	655000	700000	850000	880000	830000	842000	815000	1	87	6.5
SEAHOLME	670000	802500	870000	1157500	1015000	1020000	937500	1209500	1135000	1439500	1300000	1035000 [^]	-10	94	6.9
SEBASTOPOL	235500	244500	247500	256000	289000	315000	341000	420000	480000	455000	417000	445000	-8	77	5.9
SEDDON	730000	830000	934500	982500	1018500	960000	1100000	1237500	1055000	1100000	1100000	930000 [^]	0	51	4.2
SELBY	420000	469500	527500	600000	637500	601500	720000	904500	771500	837500	850000	813000 [^]	1	102	7.3
SEVILLE	397500	450000	511500	611500	634500	630000	626000	775000	812500	870000	835000	790000 [^]	-4	110	7.7
SEVILLE EAST	350000	395000	440000	482500	551500	580000	600000 [^]	720000	700000 [^]	755000	705000	810000 [^]	-7	101	7.3
SEYMOUR	213000	225000	242500	277000	295000	300000	325000	390000	450000	467500	445000	385000	-5	109	7.6
SHEPPARTON	243000	250000	265000	261000	275000	282000	310000	370000	430000	445000	465000	466500	4	92	6.7
SHEPPARTON NORTH	375000 [^]	348000 [^]	361000	347000	334000	393000	379000	425000	612000	610000	652500	555000 [^]	7	74	5.7
SHOREHAM	620000 [^]	903000	868500 [^]	970000 [^]	1160000	1400000 [^]	1077000	1767500	2180000 [^]	2100000	1770000 [^]	NA	-16	185	11.1
SILVERLEAVES	460500	484000	446500	515000	721000	618500	775000	982000	990500 [^]	1137500	975000	502500 [^]	-14	112	7.8
SKYE	413000	430000	479000	570000	611000	597500	610000	740000	770000	760000	782500	757500	3	89	6.6
SMITHS BEACH	390000	455000	470000	458500	589000	624500	695000	837000	990000	957500	870000	1025000 [^]	-9	123	8.4

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
SMYTHES CREEK	380000 [^]	380000 [*]	380000 [*]	380000 [*]	426500 [^]	430000 [^]	440500 [^]	545000	597500	550000	525000	511500	-5	38	3.3
SMYTHESDALE	207500 [^]	225000 [^]	250000 [^]	315000 [^]	290000 [^]	342500	475000	522500	550000 [^]	586000	520000 [^]	470000 [^]	-11	151	9.6
SOLDIERS HILL	341000	310000	374000	423500	447500	480000	557500	568000	700000	570000	600000	500000 [^]	5	76	5.8
SOMERS	755000	696500	755500	820000	888500	950000	980000	1707000	1765000	1550000	1280000	1147500 [^]	-17	70	5.4
SOMERVILLE	395000	425000	465000	580000	615000	600000	640000	780000	812000	765000	812500	821000	6	106	7.5
SORRENTO	795000	859000	1130000	1300000	1380000	1470000	1665000	2207500	2355000	2200000	1862500	1627500	-15	134	8.9
SOUTH GEELONG	470000	425000	495000	650000	676000	702500	835000 [^]	1000000	970000	882000	879000	942500 [^]	0	87	6.5
SOUTH KINGSVILLE	671000	742000	903000	980000	1000000	859000	992000	1125000	1000000	1240000	1065000	NA	-14	59	4.7
SOUTH MELBOURNE	1200000	1310000	1595000	1532500	1465000	1355000	1580000	1710000	1882500	1640000	1532500	1700000 [^]	-7	28	2.5
SOUTH MORANG	420000	450000	502000	610500	634500	625500	623000	710000	720000	710000	751000	744000	6	79	6.0
SOUTH YARRA	1450000	1700000	1890000	2040000	1851000	1850000	2059000	2306000	2070000	2400000	2260000	1472500 [^]	-6	56	4.5
SPOTSWOOD	640000	795000	917500	1027500	1080000	950000	985000	1260000	1255000	1105000	1125000	1415000 [^]	2	76	5.8
SPRING GULLY	350000	350000	350000	390000	400000	386500	440000	552500	610000	700000	640000	562000 [^]	-9	83	6.2
SPRINGVALE	530000	629500	685000	750000	780000	746500	785000	855000	886500	870000	850000	833000	-2	60	4.8
SPRINGVALE SOUTH	475000	562000	630000	720000	720000	679000	725000	800000	810000	810500	850500	773500	5	79	6.0
ST ALBANS	373500	428000	500000	610000	626500	594000	600000	675000	682000	645000	652000	627500	1	75	5.7
ST ALBANS PARK	330000	329000	331000	379000	450000	422000	455000	600000	650000	585000	585000	661000 [^]	0	77	5.9
ST ANDREWS BEACH	495000	560000	695000	855000	902500	930000	1207500	1745500	1582500	1525000	1541000	2350000 [^]	1	211	12.0
ST ARNAUD	145000	141000	142500	145000	145000	175000	170000	225000	310000	280000	275000	300000 [^]	-2	90	6.6
ST HELENA	623000	711000	800000	893500	910000	905000	930000	1137500	1010000	1175000	1195000	1250000 [^]	2	92	6.7
ST KILDA	1225000	1164000	1305000	1551000	1755000	1600000	1341000	1705500	1710000	1503000	1515000	1255500 [^]	1	24	2.1
ST KILDA EAST	1037500	1382500	1677500	1460000	1620000	1560500	1650000	1840000	1785000	1667500	1690500	1580000 [^]	1	63	5.0
ST KILDA WEST	2235000	2013000	1797000	2380000	1942500	2465000	2630000	3300000	2742500	2855000	1975000	NA	-31	-12	-1.2
ST LEONARDS	357000	375000	421500	469000	571500	562500	572000	705000	805000	752500	720000	690000	-4	102	7.3
STANHOPE	131000	152500 [^]	147000	181000	161500	187500 [^]	201500	255000	223500	352500	356500	337500 [^]	1	173	10.6
STAWELL	172500	177000	177000	188000	190000	189000	227000	290000	355000	319000	315000	312500	-1	83	6.2
STRATFORD	261500	260500	272500	265000	258000	316500	320000	397500	472000	480000	500000	492500 [^]	4	91	6.7
STRATHDALE	380000	410500	445000	380000	420000	452000	507000	640000	671500	637500	620000	685000	-3	63	5.0
STRATHFIELDSAYE	397500	408000	425000	455000	444000	476500	535000	632000	702500	717500	700000	700000	-2	76	5.8
STRATHMERTON	172500	190000	182500	140000	187500	195000	205000 [^]	265000	325000	365000 [^]	330000	162000 [^]	-10	91	6.7
STRATHMORE	865000	997500	1140000	1230000	1357500	1310000	1360000	1570000	1605000	1416500	1612000	1561500 [^]	14	86	6.4
STRATHMORE HEIGHTS	640000	700000	808000 [^]	970000 [^]	885000	800000	835000	962500	952500 [^]	1056000	972500	NA	-8	52	4.3
STRATHTULLOH	440000 [^]	425000 [^]	430000	359000	425000	507500	522500	581000	597500	638000	629000	613500	-1	43	3.6

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
STUDFIELD	617500	785000	853000	957500	906000	811000	836000	1025000	955000	1090000	1080000	1250000 [^]	-1	75	5.7
SUNBURY	360000	370000	395000	492000	546000	533500	571000	645000	670000	660000	665000	637000	1	85	6.3
SUNDERLAND BAY	333000	287000	360000	357500	455000	413500	525000	717000	677500	672500	625000	617500 [^]	-7	88	6.5
SUNNYCLIFFS	247500	185000	220000	228000	218000	229500 [^]	230000	326500	295000	380000	355500	425000 [^]	-6	44	3.7
SUNSET STRIP	310000	301500	340000	345000	390000	460000	511000	602500	754000	700000	640000	558500 [^]	-9	106	7.5
SUNSHINE	483500	530500	675000	765000	742000	720000	750000	870000	856500	800000	820000	710000	3	70	5.4
SUNSHINE NORTH	425500	495000	560000	653000	673500	647000	689500	710000	750000	724500	750000	690000	4	76	5.8
SUNSHINE WEST	395000	450000	520000	639000	635000	635000	657000	740000	750000	700000	685000	680000	-2	73	5.7
SURF BEACH	360000	355000	414000	425000	480000	525000	559000	706500	895000	805000	716500	700000 [^]	-11	99	7.1
SURREY HILLS	1450000	1750000	1800500	2170000	1900000	1890000	1880000	2310000	2283000	2402500	2271000	2770000 [^]	-5	57	4.6
SWAN HILL	230000	248000	262500	252000	267000	285000	319500	362000	405000	435000	472500	510000	9	105	7.5
SYDENHAM	415000	440000	505000	590000	615000	591500	635000	690000	697500	741500	704000	708500	-5	70	5.4
SYNDAL	1160000	1505000	1410000	1585000	1540500	1499000	1570000	1800000	1867500	1955000	1936000	1384000 [^]	-1	67	5.3
TALLANGATTA	200000	233000	216000	275000	245000	257500	280000	350000	436000	470000	460000	402000 [^]	-2	130	8.7
TANGAMBALANGA	245000	219500 [^]	276000 [^]	172500 [^]	292000 [^]	282500 [^]	459000 [^]	502500 [^]	593000	557500	675500	700000 [^]	21	176	10.7
TARNEIT	395000	400000	445000	515000	570000	550000	570000	601500	650000	652000	650000	650000	0	65	5.1
TATURA	237500	233000	228000	262000	250000	276500	303500	357500	450000	475000	430000	512000 [^]	-9	81	6.1
TAWONGA SOUTH	235000	257500	298000	254000	310000	422500	380000	545000	641000	553000	606500	602000 [^]	10	158	9.9
TAYLORS HILL	510000	530000	600000	686000	723000	702000	754000	840000	908000	906500	885000	922000 [^]	-2	74	5.7
TAYLORS LAKES	510000	561500	635000	720000	763500	750000	777500	883500	936000	922500	945000	910000	2	85	6.4
TECOMA	478000	510000	601500	709000	700000	662500	742500	920000	837500	838000	865000	900000 [^]	3	81	6.1
TEMPLESTOWE	951500	1180000	1260000	1415000	1308000	1292500	1381500	1603000	1628500	1695000	1650000	1700000 [^]	-3	73	5.7
TEMPLESTOWE LOWER	830000	1060000	1105500	1302000	1150000	1080000	1189000	1432500	1390000	1410000	1362000	1220000	-3	64	5.1
TERANG	195000	206500	150000	188500	194000	188500	232500	307500	365000	382500	400000	517500 [^]	5	105	7.4
THE BASIN	463500	550000	595000	610000	682500	695000	739000	875000	864000	850000	881000	831000 [^]	4	90	6.6
THOMASTOWN	420000	437000	493000	654000	636000	592000	620000	720000	710000	691000	720000	705000	4	71	5.5
THOMSON (GREATER GEELONG)	290000	290000	309000	365000	411000	400500	435000	580000	575000	547500	515000	500000 [^]	-6	78	5.9
THORNBURY	841000	918000	1079500	1230000	1137500	1150000	1252500	1500000	1455000	1410000	1430000	1380000	1	70	5.5
THORNHILL PARK	-	-	441000 [^]	447000 [^]	578000	535000	540000	540000	590000	610000	590000	575000	-3	NA	NA
TIMBOON	210000	240000 [^]	215000	220000	247000	260000	412500	425000	440000	476500	446500	405000 [^]	-6	113	7.8
TONGALA	179000	165000	204000	200000	275000	234500	236500	305000	377000	405500	450000	218500 [^]	11	151	9.7
TOONGABBIE	261500	235000 [^]	315000	286500	280500	270000 [^]	320000 [^]	445000	525000	569000 [^]	631500	430000 [^]	11	141	9.2
TOORA	155000 [^]	230000	195000	190000	241500	275000	300000	430000	430000	450000	395000 [^]	NA	-12	155	9.8

Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
TOORADIN	480000	471000	411000	599000	702000	700000	755000	800000	910000	880000	830000	[^] 7925000	-6	73	5.6
TOORAK	3391000	4000000	4900000	5100000	4700000	4600000	5500000	6340000	6230000	6629000	6060000	[^] 31000000	-9	79	6.0
TOOTGAROOK	402500	405000	460000	591000	600500	586000	671000	874000	950000	885000	865000	851000	-2	115	8.0
TORQUAY	580000	620000	665000	720000	810000	815000	870000	1200000	1350000	1264000	1200000	1255000	-5	107	7.5
TRAFALGAR	311000	310000	312500	333500	375000	396500	435000	485000	590000	560000	570000	[^] 4450000	2	83	6.3
TRARALGON	275000	273000	268000	288500	298000	326500	340000	408000	484000	500000	507000	522500	1	84	6.3
TRARALGON EAST	440000	432500	445000	455000	425000	470000	501500	640000	722000	785000	830000	[^] 7800000	6	89	6.6
TRAVANCORE	848000	[^] 1100000	[^] 1305000	[^] 1415000	1475000	1125000	1617500	1800000	[^] 1455000	[^] 1100000	1811000	[^] 1850000	65	114	7.9
TRENTHAM	340000	422500	455000	475000	603000	614000	632500	825000	1050000	910000	980000	[^] 8400000	8	188	11.2
TRUGANINA	390000	392000	430000	519500	570000	575000	580000	612500	650000	650000	650000	662500	0	67	5.2
TULLAMARINE	412000	472500	530000	655000	665500	612000	640000	755000	760000	720000	739000	[^] 7660000	3	79	6.0
TYABB	366000	395000	430000	510500	548000	586500	590000	736000	745500	730000	750000	[^] 8400000	3	105	7.4
UPPER FERNTREE GULLY	500000	515000	582000	685000	700000	642500	735000	865000	885000	852000	850000	[^] 8000000	0	70	5.4
UPWEY	476000	515000	585000	680000	710000	702500	760500	899000	890000	880000	861000	882500	-2	81	6.1
VENTNOR	377500	423500	420000	465000	490000	540000	619500	770000	867500	800000	880000	[^] 7500000	10	133	8.8
VENUS BAY	237000	236000	258000	262500	305000	330000	375000	579500	672500	613500	511000	495000	-17	116	8.0
VERMONT	725000	855000	900000	1065000	980000	935500	1000000	1226500	1200000	1235000	1288000	[^] 11860000	4	78	5.9
VERMONT SOUTH	815000	1000000	1082500	1200500	1150000	1165000	1200000	1420000	1418000	1510000	1482500	[^] 14840000	-2	82	6.2
VIEWBANK	725000	829500	920000	1000000	933000	920000	985000	1238000	1220000	1195000	1200000	[^] 11340000	0	66	5.2
VIOLET TOWN	199500	200000	238500	217000	242500	287500	328500	381500	385000	520000	555000	[^] 2900000	7	178	10.8
WAHGUNYAH	213500	267000	290000	270000	240000	355000	320000	379000	517500	375000	540000	[^] 4200000	44	153	9.7
WALLAN	356000	362000	375000	425000	490000	480000	520000	580000	625000	620000	620000	602500	0	74	5.7
WALLAN EAST	306500	309500	352500	410000	500000	457000	490000	577000	609000	600000	620000	558000	3	102	7.3
WANDANA HEIGHTS	582000	590000	592500	645000	700000	766500	827000	925000	1135000	1015000	930000	[^] 9230000	-8	60	4.8
WANDIN NORTH	439500	480000	496500	665000	665000	630000	715000	765000	805000	773000	865000	[^] 9200000	12	97	7.0
WANGARATTA	255000	272000	270500	270000	320000	319000	356500	425000	530000	525000	529000	497500	1	107	7.6
WANTIRNA	667500	764000	801000	953000	906500	850000	907000	1065000	1102500	1150000	1085000	[^] 11035000	-6	63	5.0
WANTIRNA SOUTH	676500	829000	875000	1005000	1000000	988500	1015000	1223500	1225000	1333000	1265000	[^] 11660000	-5	87	6.5
WARBURTON	315000	325000	366000	418000	495000	512500	543000	675000	733500	695000	642500	[^] 6335000	-8	104	7.4
WARRACKNABEAL	110000	110000	123500	113000	112500	118000	141000	180000	228500	240000	199500	[^] 2300000	-17	81	6.1
WARRAGUL	320000	342000	340000	365000	449000	460000	498000	580000	653500	647000	640000	620000	-1	100	7.2
WARRANTYTE	760000	829000	890000	1042500	1110000	994000	996000	1285000	1300000	1271000	1360000	[^] 12150000	7	79	6.0
WARRANWOOD	665000	790000	865000	943500	1010000	935000	962000	1145000	1350000	1197500	1349500	[^] 11845000	13	103	7.3

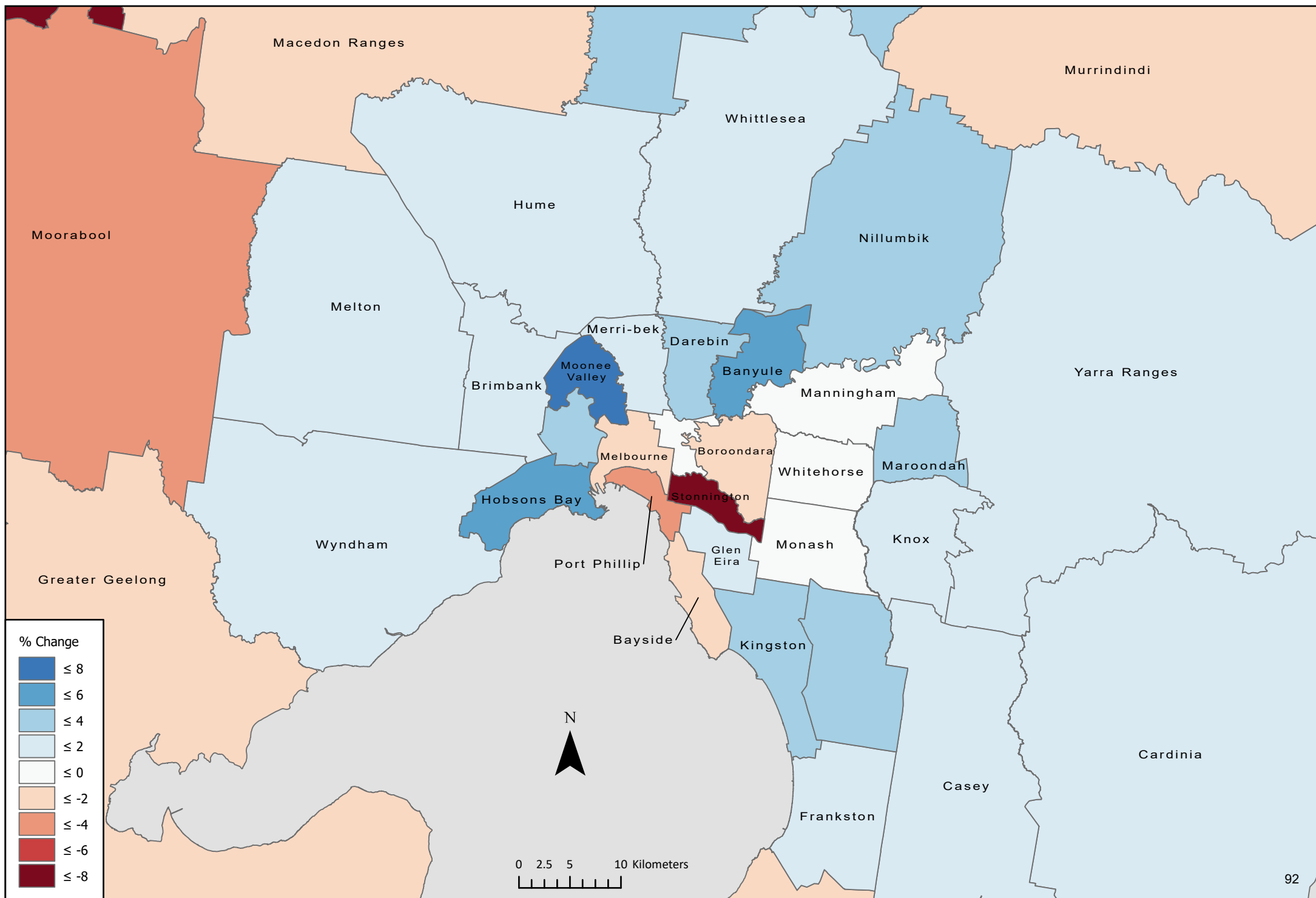
Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
WARRNAMBOOL	323000	330000	320000	330000	350000	370000	415000	520000	602000	606000	583500	570000	-4	81	6.1
WATERWAYS	845000	902000	1050000	1127500	1110000	1285000	1408000	1445000	1600000	1704500	1495000	1458000 [^]	-12	77	5.9
WATSONIA	555000	607500	698000	835000	795000	736000	790000	980000	908500	875500	1000500	820000 [^]	14	80	6.1
WATSONIA NORTH	572500	635000	702500	790000	770000	726500	795000	962500	897500	930000	925000	920000 [^]	-1	62	4.9
WATTLE GLEN	500500	569000	580000 [^]	620000 [^]	810000	778500	810000	924000	950000	890000	1050000	865000 [^]	18	110	7.7
WAURN PONDS	470000	480000	501000	530000	621500	641500	671000	727500	800000	830000	775500	767000 [^]	-7	65	5.1
WEDDERBURN	137500	110000 [^]	150000	155000	130000	138500	150000	179000	310000	300000	237000	320000 [^]	-21	72	5.6
WEIR VIEWS	388000	389000	418000	440000	470000	465000	495500	525500	575000	560000	566000	557000	1	46	3.8
WENDOUREE	247000	250000	252500	267500	326000	335000	370000	465000	495000	470000	440000	457500	-6	78	5.9
WENDOUREE WEST	165000	207500	185000	200000	245000	259000	300000	380000	390000	365000	366500	320000 [^]	0	122	8.3
WERRIBEE	315000	335000	403000	470000	510000	500000	515500	570000	610000	610000	615000	585000	1	95	6.9
WERRIBEE SOUTH	585000	680000	540000	650000	735000	744500	650000	822500	880000	930000	862500	615000 [^]	-7	47	4.0
WESBURN	288500 [^]	395000	455000	455000	463500	530000 [^]	532000 [^]	665000	661000 [^]	642500	721000 [^]	787500 [^]	12	150	9.6
WEST FOOTSCRAY	637500	697000	798000	887500	875000	785000	835000	1051500	960000	915000	927500	822500	1	45	3.8
WEST MELBOURNE	916000	1005000	1104500	1350000	1370000	1017500	1215000	1290000	1387500	1215000	1231000	780000 [^]	1	34	3.0
WEST WODONGA	296000	306000	308500	321000	322000	342500	370000	428000	515000	545000	549500	565000	1	86	6.4
WESTALL	550000	610000	695500	780000	800000	748000	739000	855000	900000	859000	900000	936000 [^]	5	64	5.0
WESTGARTH	1100000	1300000	1500000	1383000	1707500	1485000	1566000	2087500	1912500	1910000	1725000	1465000 [^]	-10	57	4.6
WESTMEADOWS	419000	470000	500000	566000	620000	620000	605000	716000	700000	727500	670000	700000 [^]	-8	60	4.8
WHEELERS HILL	805000	999000	1050000	1160000	1118500	1010000	1173500	1371000	1450000	1510000	1400000	1427500	-7	74	5.7
WHITE HILLS	306000	297500	305000	300000	313500	330000	355000	470000	510000	495000	512500	600000 [^]	4	67	5.3
WHITTINGTON	262000	280000	265000	316500	395000	377500	408000	485000	532500	500000	524000	580000	5	100	7.2
WHITTLESEA	375000	400000	448500	469500	577500	581000	610000	675000	740000	760000	700000	715000 [^]	-8	87	6.4
WILLIAMS LANDING	450000	510000	530000	600000	685000	657000	680000	760000	795000	799500	797500	784000	0	77	5.9
WILLIAMSTOWN	970000	1120000	1282500	1440000	1415000	1350000	1402500	1585000	1647500	1605000	1597500	1350000 [^]	0	65	5.1
WILLIAMSTOWN NORTH	803500	862500	1135500	1003000	880000	965000	905000	1250000	1130000	1287500	1300000	NA	1	62	4.9
WILLOW GROVE	172500 [^]	135000 [^]	195000 [^]	230000 [^]	280000 [^]	388000 [^]	427500 [^]	427500 [^]	452500	600000 [^]	481500	NA	-20	179	10.8
WIMBLEDON HEIGHTS	310000	291500	299000	334000	410000	386500	435000	592000	670000	620000	589000	530000 [^]	-5	90	6.6
WINCHELSEA	287500	262000	267000	357000	391000	430000	480000	552500	640000	650000	645000	650000 [^]	-1	124	8.4
WINDSOR	956500	1094000	1505000	1420000	1422500	1350000	1350000	1645000	1650000	1500000	1432500	1967500 [^]	-5	50	4.1
WINTER VALLEY	360000	365000	362500	375000	405000	435000	470000	575000	617500	580000	553000	530000	-5	54	4.4
WODONGA	295000	295000	315000	341500	350000	331500	348000	439500	520000	540000	540000	595000	0	83	6.2
WOLLERT	395000	432000	460000	520000	538000	570000	572500	620000	700000	705000	690000	690000	-2	75	5.7

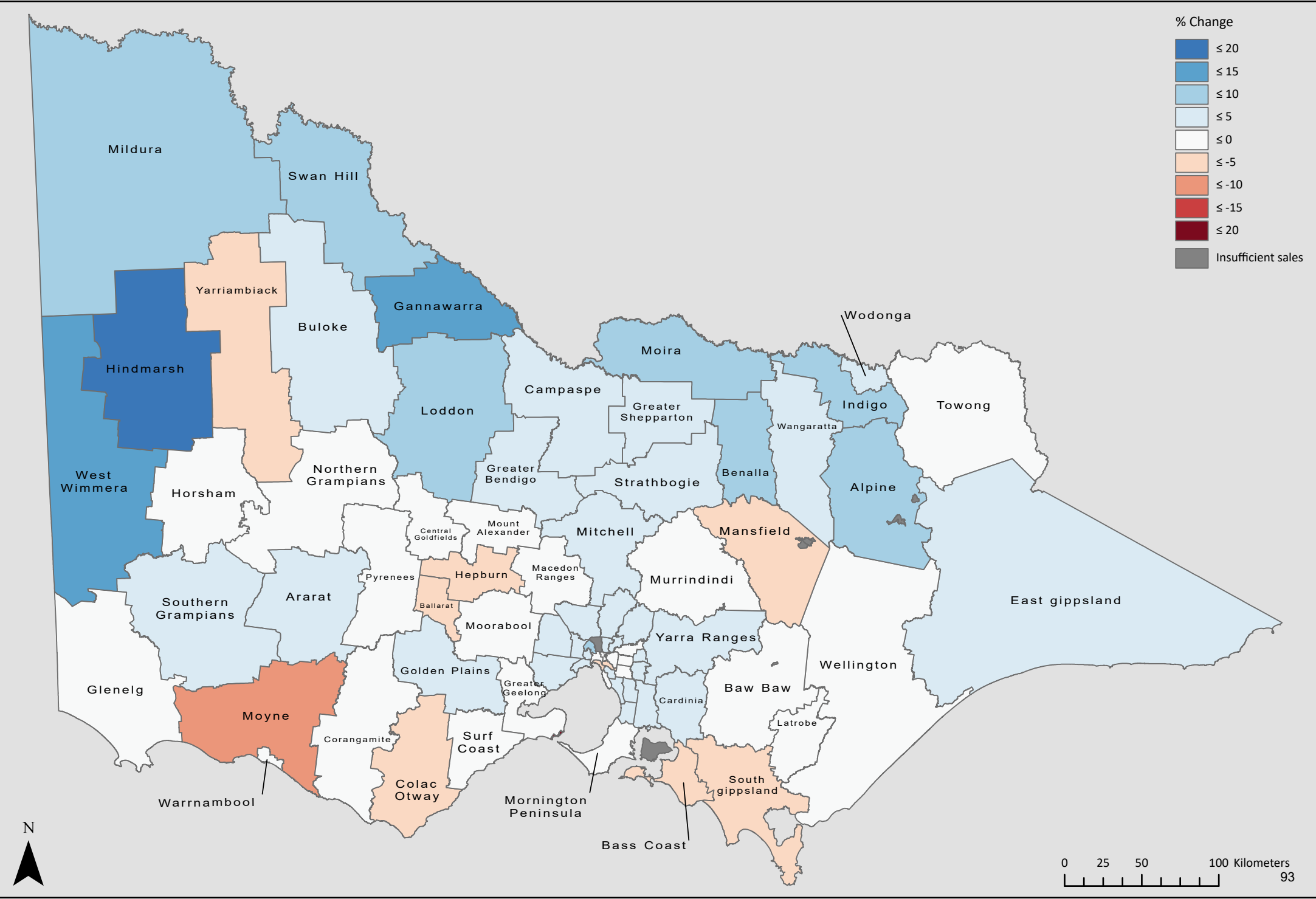
Median House Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14-24 (%)
WONGA PARK	673500	735000	801000	962500	1150000	1102000	1077500	1248000	1415000	1265000	1330000	1440000 [^]	5	97	7.0
WONTHAGGI	250500	262000	265000	284500	339000	375000	405000	550000	602000	552500	545000	579000	-1	118	8.1
WOODEND	460000	482500	460000	560000	665000	747500	765000	895000	870000	965000	868000	777500 [^]	-10	89	6.6
WOOLAMAI WATERS	381500	340000	375000	417000	469500	495500	560000	762500	874500	784500	740000	600000 [^]	-6	94	6.8
WOORI YALLOCK	317000	358000	391500	480000	520000	510000	552000	635000	670000	649000	660000	780000 [^]	2	108	7.6
WY YUNG	285000	290000	333500	328000	315000	349000	370000	453000	492500	547500	503000	515000 [^]	-8	76	5.8
WYCHEPROOF	103000	100000	82500 [^]	100000 [^]	124500	141500	131000	170000	185000	203500	265000	NA	30	157	9.9
WYNDHAM VALE	306000	325000	365000	435500	474000	460500	480000	525000	580000	583000	585000	563000	0	91	6.7
YACKANDANDAH	318000 [^]	300000	392500	445500	472500	497500	490000	669000	653000	760000	774000 [^]	687500 [^]	2	143	9.3
YALLAMBIE	579500	665000	713500	781000	810000	792500	832500	990000	1023000	942000	1032500	1150000 [^]	10	78	5.9
YALLOURN NORTH	149500	153000	165500	180000	172000	191000	206000	263000	325000	319500	330000	300000 [^]	3	121	8.2
YARRA GLEN	460000	530000	540000	620000	670000	670000	732500	850500	800000	784500	820000	905000 [^]	5	78	6.0
YARRA JUNCTION	357500	417500	422500	537500	562500	582500	595000	687000	710000	702500	715000	720000 [^]	2	100	7.2
YARRAGON	297000	284000	300000	280000	390000	410000	414000	582500	595000	645000	610000	428500 [^]	-5	105	7.5
YARRAM	202500	245000	230000	225000	218000	240000	260000	360000	470000	390000	422500	402500 [^]	8	109	7.6
YARRAVILLE	710000	810000	900500	1000000	1045000	971000	1030000	1185000	1210000	1100000	1146500	975000	4	61	4.9
YARRAWONGA	297000	300500	320000	324500	345000	375000	456500	564500	670000	640000	645000	533500	1	117	8.1
YEA	255000	260000	305000	385000	390000	435500	422500	570000	617500	550000	525000	820000 [^]	-5	106	7.5
YINNAR	240000 [^]	182500	230000	270000	245000	255000	292500	465000	550500	567500	480000	465000 [^]	-15	100	7.2

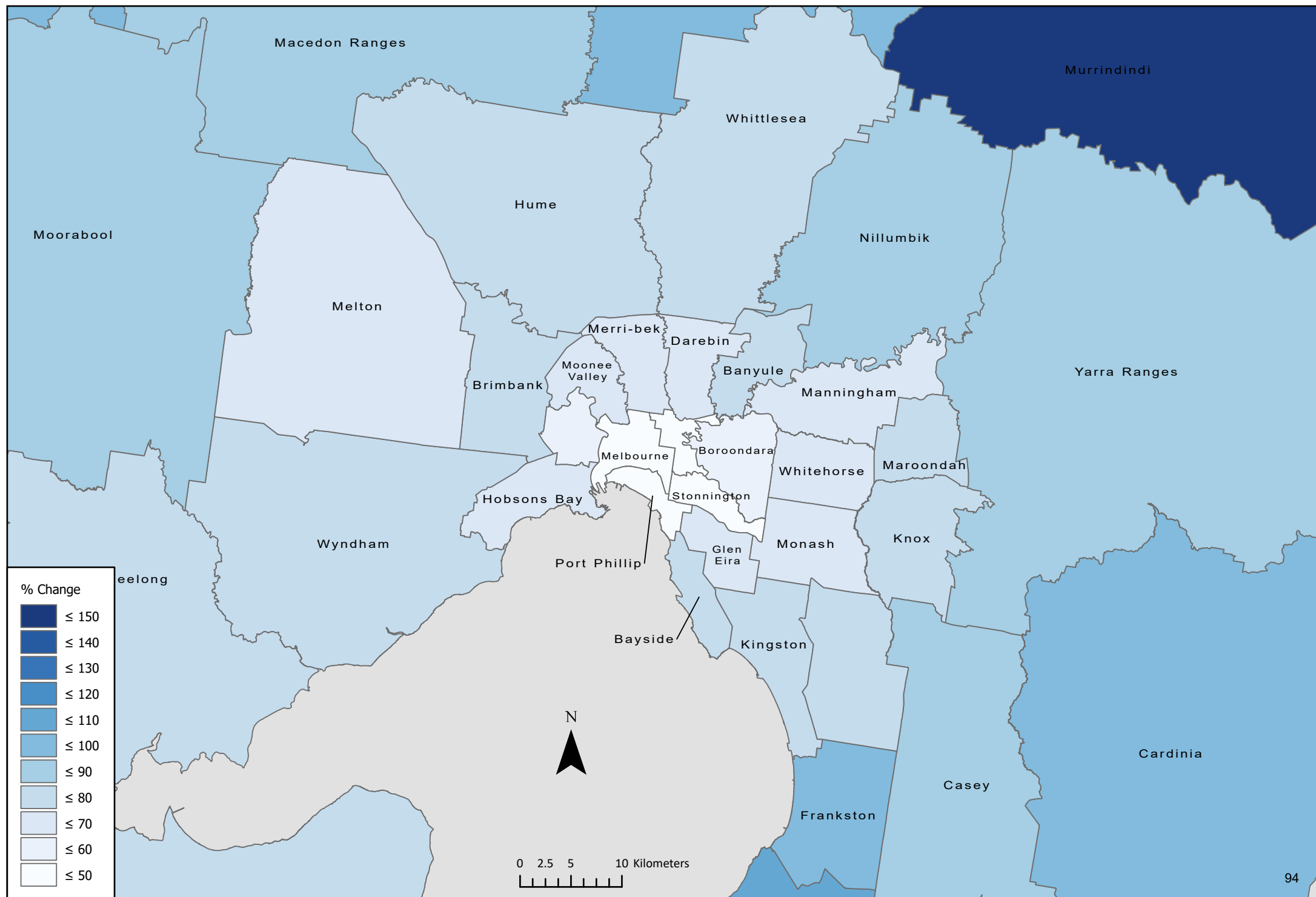
Municipality - 1 Year Change in Median House Price (Metro)



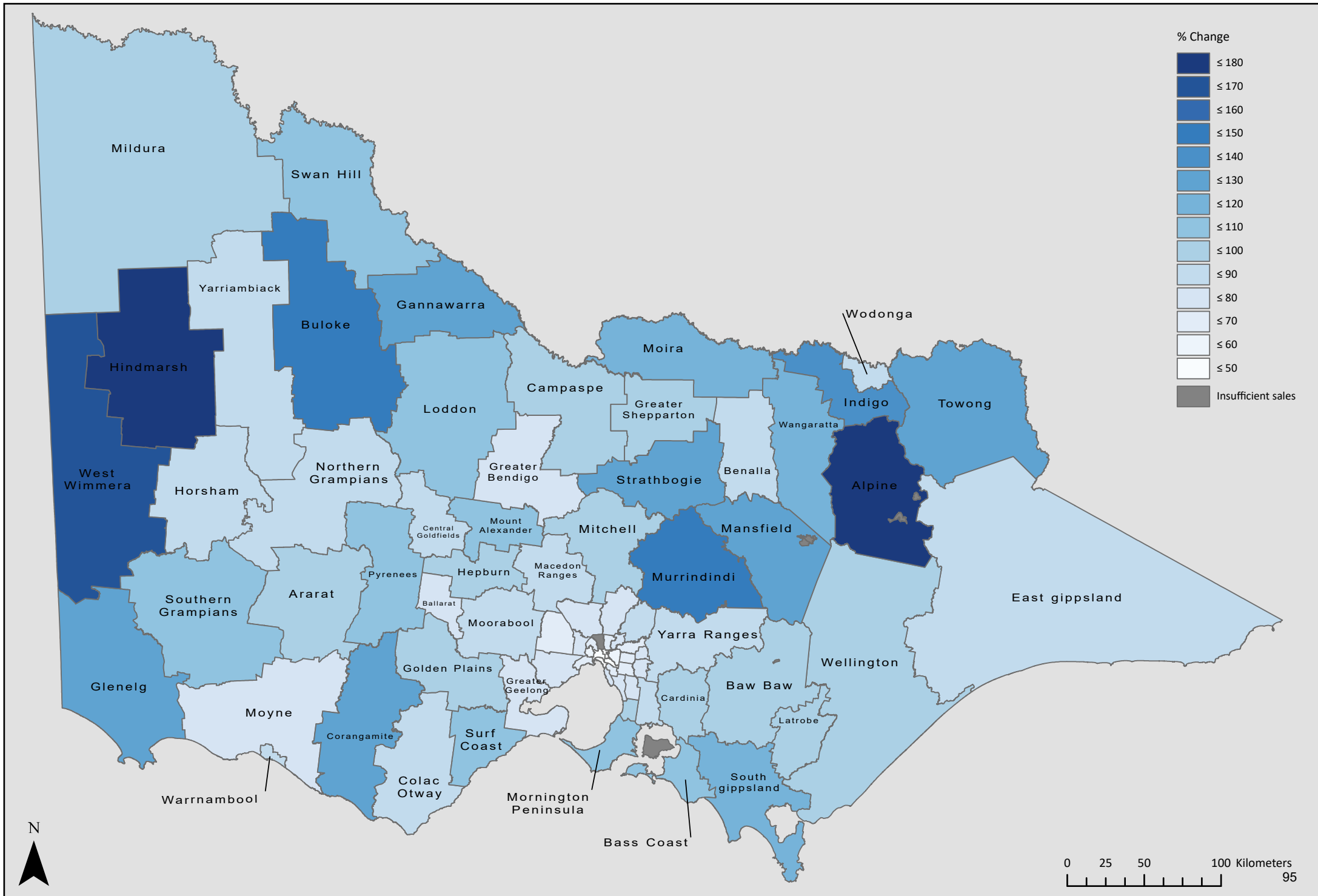
Municipality - 1 Year Change in Median House Price (Non-Metro)



Municipality - 10 Year Change in Median House Price (Metro)



Municipality - 10 Year Change in Median House Price (Non-Metro)



Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
ABBOTSFORD	575000	530000	600000	598500	563500	571500	601500	612000	562500	530000	512500	535000	-3	-11	-1.1
ABERFELDIE	490000	555000	510000	820000	760000	950000	547500	655000	[^] 885000	750000	634000	[^] 810000	-15	29	2.6
AIRPORT WEST	460000	470000	535000	591500	601000	608000	621000	619000	652000	650000	683000	[^] 657000	5	48	4.0
ALBERT PARK	863000	815000	850000	662500	1300000	870000	875000	835000	1505000	980000	1352500	[^] 1090000	38	57	4.6
ALBION	279000	213500	240000	292000	360000	268500	530000	287500	275000	297000	281000	[^] 281000	-5	1	0.1
ALFREDTON	233500	254000	285000	285000	240500	285000	350000	350000	360000	358000	400000	[^] 385000	12	71	5.5
ALPHINGTON	715500	582500	809000	700000	702500	673500	675000	789000	754500	775000	760000	812000	-2	6	0.6
ALTONA	465000	550000	620000	630000	659000	634000	647500	725000	713000	700000	680000	742000	-3	46	3.9
ALTONA EAST	500000	545000	569000	601000	675500	645000	650000	787500	742500	775000	755000	[^] 698500	-3	51	4.2
ALTONA MEADOWS	320000	353500	365000	440500	457500	488500	480000	487000	492500	520000	551500	[^] 555000	6	72	5.6
ALTONA NORTH	470000	530000	531000	630000	646000	630000	649500	726500	718500	787500	729500	[^] 722500	-7	55	4.5
ARARAT	185000 [^]	170000	162000	120000	209000	207000	207500	238500	248500	315000	302500	[^] 300000	-4	64	5.0
ARDEER	318000	350000	380000	472500	491000	531000	539000	565000	557500	576500	587500	[^] 575000	2	85	6.3
ARMADALE	610000	830000	779000	775000	660000	702000	750000	778500	705500	730000	720000	655000	-1	18	1.7
ASCOT VALE	500000	522500	501000	564500	525000	517000	610000	605000	560000	540000	520000	502500	-4	4	0.4
ASHBURTON	734000	1015000	1200000	1215000	922500	1144500	1241500	1080000	1123500	1582000	1260000	[^] 1250000	-20	72	5.6
ASHWOOD	631000	701500	811000	880000	850000	872000	956000	974000	980000	990000	1127500	[^] 1225000	14	79	6.0
ASPENDALE	570000	604000	685000	817500	800000	752500	836500	820500	905000	796000	815000	[^] 518500	2	43	3.6
AVONDALE HEIGHTS	468000	447500	534000	582500	550000	628000	665000	710000	694500	670000	680000	[^] 684500	1	45	3.8
BACCHUS MARSH	295000	279000	287000	305000	298500	393000	340000	392500	463000	430000	450000	[^] 372500	5	53	4.3
BALACLAVA	456500	492000	596000	576500	592500	651000	642500	661500	605000	580000	567500	530000	-2	24	2.2
BALLAN	277500 [^]	315000 [^]	320000	340000 [^]	389500	337000	378500	384500	[^] 434500	475000 [^]	440000	[^] 620000	-7	59	4.7
BALLARAT CENTRAL	242500	267000	275500	255000	278000	260500	468500	392500	402500	398500	390000	[^] 360000	-2	61	4.9
BALLARAT EAST	252500	267000	230000	272500	282500	288500	322000	365000	420000	405000	395000	[^] 412000	-2	56	4.6
BALLARAT NORTH	245000	240000	228000	225000	253000	290000	333000	370000	427500	385000	375000	[^] 419000	-3	53	4.3
BALWYN	595000	820000	667000	799000	690000	905000	900000	860500	1100000	887500	830500	730500	-6	40	3.4
BALWYN NORTH	735000	972500	991500	955000	1000000	1035500	975000	1173000	1085000	1288000	1100000	[^] 1406500	-15	50	4.1
BARWON HEADS	615000	617500	626500	777500	665000	926000	930000	1112500	[^] 1350000	1025000	1030000	[^] 920000	0	67	5.3
BAXTER	309000 [^]	330000 [^]	360500 [^]	378000 [^]	512500 [^]	475000 [^]	530000 [^]	[^] 615000	[^] 645000	607500	605000 [^]	[^] 586000	0	96	6.9
BAYSWATER	389000	450000	457500	568000	592500	585000	600000	643500	647500	639000	680000	645000	6	75	5.7
BAYSWATER NORTH	354000	409000	444500	520000	525000	480000	554000	640000	600000	605000	680000	638500	12	92	6.7
BEACONSFIELD	355500	400500	398000	463000	460000	453000	500000	610000	549000	534500	590000	[^] 550000	10	66	5.2
BEAUMARIS	775000	896500	1018500	940000	900000	887500	1078000	1230000	1280000	1250000	1280000	[^] 850000	2	65	5.1

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
BELL PARK	297500	295500	317500	343000	392000	397500	420000	497500	552500	520000	510000	485000 [^]	-2	71	5.5
BELL POST HILL	218000	328000 [^]	239000 [^]	314500	356000 [^]	385000 [^]	376500 [^]	406000	454000 [^]	437500 [^]	435000	495000 [^]	-1	100	7.2
BELLFIELD (BANYULE)	523000	527500 [^]	477500	614500	665000	655000	715000	895000 [^]	691000	841000	734000	965000 [^]	-13	40	3.4
BELMONT	296000	310000	315000	355500	388500	414500	467000	550000	557000	520000	525000	585000	1	77	5.9
BENALLA	182500	186000	181500	185000	185000	209500	209500	253000	321000	302500	309000	312500 [^]	2	69	5.4
BENDIGO	308500	280000	260000	281500	291500	275000	420500	410500	480000	480000	477500	536000 [^]	-1	55	4.5
BENTLEIGH	590000	570000	617500	653000	675500	655000	660000	834000	735000	815000	820000	577000	1	39	3.3
BENTLEIGH EAST	634000	677500	665500	600000	730000	700000	865000	982500	962500	1090000	927000	705000	-15	46	3.9
BERWICK	380000	425000	427000	490000	515000	530000	586500	620500	640000	650000	660000	704000	2	74	5.7
BITTERN	302500	355000	340000	433000	497500	450000	505000	590000	627500	706500	601000 [^]	659000 [^]	-15	99	7.1
BLACK HILL	255000	245000 [^]	186500 [^]	285000	260000	282500 [^]	340000	385000	460000	385000 [^]	362500	412500 [^]	-6	42	3.6
BLACK ROCK	700000	820000	880000	945000	1150000	950000	917500	1208000	1327500	1215000	1245000	920000	2	78	5.9
BLACKBURN	522500	591000	595000	626000	650000	565000	607500	640000	727500	718000	701000	727500	-2	34	3.0
BLACKBURN NORTH	600000	715500	715000	785000	700000	768500	715000	844500	950000	854500	979000	522500 [^]	15	63	5.0
BLACKBURN SOUTH	592000	642000	767000	722500	660000	760500	762000	720000	923000	911000	742500	948000 [^]	-18	25	2.3
BONBEACH	456000	469500	537500	600000	617500	541000	637500	745000	651000	680000	698500	712000	3	53	4.4
BORONIA	410000	432500	485000	576000	590000	566500	590000	649500	655000	651500	660000	652500	1	61	4.9
BOX HILL	483500	495000	605000	603500	522000	599000	609500	552000	556000	585000	588000	520000	1	22	2.0
BOX HILL NORTH	631500	750000	825000	858000	750000	865000	850000	880000	890500	846000	882000	858000 [^]	4	40	3.4
BOX HILL SOUTH	648000	752000	774500	850000	726000	713000	828000	1060000	897500	920000	906000	935000 [^]	-2	40	3.4
BRAYBROOK	430000	441000	460000	514000	566500	562500	591500	600000	580000	600000	620000	615000	3	44	3.7
BRIAR HILL	485500	575000	651000	670000	667000	650000	723000	799500	775000	863000	885000	715000 [^]	3	82	6.2
BRIGHT	243000	245000	273000	349000	342500	450000	475000	560500	750000	636000	610000	600000 [^]	-4	151	9.6
BRIGHTON	700000	845000	977000	975000	1184000	1125000	1090000	1400000	1500000	1375000	1315500	1600000	-4	88	6.5
BRIGHTON EAST	800000	957000	922500	957500	945000	995000	1040000	1111000	1190000	1250000	1245000	1120000 [^]	0	56	4.5
BROADFORD	235000 [^]	218000 [^]	279500 [^]	305000	307500 [^]	260000 [^]	285000 [^]	372500	406500	450000	475000 [^]	380000 [^]	6	102	7.3
BROADMEADOWS	300000	300000	330000	368000	420000	395000	420000	440000	455000	445000	452500	458000	2	51	4.2
BROOKLYN	423000	447000	480000	552500	605000	570000	620000	627000	625000	630000	655000	651500 [^]	4	55	4.5
BROWN HILL	242500	249000	247500	255500	285000	305000	312000	350000	425000	389000	380000	360000 [^]	-2	57	4.6
BRUNSWICK	489000	495000	500000	500000	525000	600500	584500	616000	600000	570000	565000	500000	-1	16	1.5
BRUNSWICK EAST	490500	521000	520000	569500	544000	555500	607500	655000	620000	570000	550000	540000	-4	12	1.1
BRUNSWICK WEST	407500	420000	467000	479000	467000	499500	535000	540000	489500	451000	471000	395500	4	16	1.5
BULLEEN	629000	722500	768000	787000	746000	675000	751000	755000	845000	890000	790000	938000 [^]	-11	26	2.3

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
BUNDOORA	406500	407500	401000	437000	441500	419000	470000	475000	470000	460000	470000	455000	2	16	1.5
BURNLEY	420000	412500	470000 ^	497500	987500 ^	445000 ^	539000 ^	513000	572000	535000	336500 ^	527000 ^	-37	-20	-2.2
BURWOOD	592500	596000	666000	750000	710000	723000	762000	860000	810000	861000	787500	600000	-9	33	2.9
BURWOOD EAST	530000	600000	600000	835000	561000	599500	627000	668000	639000	622500	698000	548000	12	32	2.8
CAIRNLEA	380000 ^	429000	392500	403000	429500	432500	395000 ^	419000	425000	425000	413500	404500 ^	-3	9	0.9
CALIFORNIA GULLY	200000 ^	246000 ^	195000	220000	265000 ^	197000	290000 ^	297000	345000 ^	365000	315500 ^	445000 ^	-14	58	4.7
CAMBERWELL	695000	730000	728500	844000	920500	828500	814000	900500	950000	938500	914500	785000	-3	32	2.8
CAMPBELLFIELD	270000	355000	354500	420000	361000	343000 ^	410000 ^	429000	413000	394000	388500	368000 ^	-1	44	3.7
CANADIAN	265000	270000	250000	279000	271000	308000	295000	390000	407500	381000	389000	400000 ^	2	47	3.9
CANTERBURY	1065000	1201000	1001000	911000	975000	1205000	944000	1142500	1100000	1115000	1040000	714000 ^	-7	-2	-0.2
CAPEL SOUND	345500	400000	405000	500000	479000	540000	540000	630000	718000	675000	588000	761500 ^	-13	70	5.5
CARLTON	445000	543000	530500	422500	429000	417000	340000	511000	435000	395000	409000	322500	4	-8	-0.8
CARLTON NORTH	602500	560000	545000	650000	715000	579000	675500	666500	685000	680000	700000	610000 ^	3	16	1.5
CARNEGIE	535000	540000	570000	590500	570000	635000	640000	621000	632000	620000	604000	598000	-3	13	1.2
CAROLINE SPRINGS	410000	395000	395000	436500	458000	460000	470000	465000	487500	481500	505500	460000	5	23	2.1
CARRUM	460000	521000	542500	635000	672500	617500	663000	771500	745000	730000	762500	800000	4	66	5.2
CARRUM DOWNS	301500	319000	345000	388000	430000	433000	460000	545500	585000	557500	580000	600500	4	93	6.8
CASTLEMAINE	267500	317500	327500	332500	396500	415000	431000	505000	554500	612000	591500	500000 ^	-3	121	8.3
CAULFIELD	629000	622000	722500	726000	890000	760000	793000	830000	843000	765000	873000	550000	14	39	3.3
CAULFIELD EAST	237000	530000	322500	470000	303000	350000	540000	550000	682500	691500	660000	320000 ^	-5	179	10.8
CAULFIELD NORTH	549000	620000	585000	580000	689500	610000	730000	747000	711000	668500	655000	535000	-2	19	1.8
CAULFIELD SOUTH	705000	750000	755000	740000	780000	707000	995000	1089500	1020000	1150000	909000	855500 ^	-21	29	2.6
CHADSTONE	485000	515500	675000	751500	691500	785000	787000	820000	850000	888000	733000	842000	-17	51	4.2
CHELSEA	420000	482500	522500	600000	610000	604000	635000	685000	690000	688000	695000	705000	1	65	5.2
CHELSEA HEIGHTS	329500	423500	487500	599000	585000	605000	645000	720000	615000	626000 ^	741000	NA	18	125	8.4
CHELTENHAM	477000	509000	510000	606500	568000	591000	608500	595000	668000	660000	705000	506500	7	48	4.0
CHELTENHAM EAST	433000	506000	640500	655000	565000	590000	662500	682500	650000	726000	630000	681000 ^	-13	45	3.8
CHELTENHAM NORTH	420000	520000	536000	600500	540000	620000	697000	795500	729000	813500	815000	695000 ^	0	94	6.9
CHIRNSIDE PARK	497000	464000	476500	495000	532500	598000	620000	675000	700500	701000	712500	715000 ^	2	43	3.7
CLARINDA	450000	540500	515000	666000	710000	678000	722000	781000	816000 ^	810000	744000	885000 ^	-8	65	5.2
CLAYTON	520000	590000	545000	549500	540000	605000	650000	731000	700000	680000	748000	570000	10	44	3.7
CLAYTON NORTH	465000	530000	629500	709000	643500	610000	624000	785000	687500	700000	542000	320000 ^	-23	17	1.5
CLAYTON SOUTH	470000	557500	475000	466500	503500	522000	518000	555000	604000	535000	620000	485000 ^	16	32	2.8

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
CLIFTON HILL	564000	575000	743500	679000	749500	620000	750000	756000	638000	737000	840000	940000 [^]	14	49	4.1
CLIFTON SPRINGS	285000 [^]	277000	321000	369000	425000 [^]	421000 [^]	418500 [^]	445000 [^]	520000 [^]	553500 [^]	507500	540000 [^]	-8	78	5.9
CLYDE NORTH	405500 [^]	211000 [^]	372000	387500	460500	498000	467000 [^]	455000 [^]	535000 [^]	535000	473500	NA	-11	17	1.6
COBRAM	185000	170000	193000	185000	180000	215000	210000	238500 [^]	285000	295000	346500	315000 [^]	17	87	6.5
COBURG	453000	482500	485000	500000	550000	550000	530000	577500	605000	590500	639500	730500	8	41	3.5
COBURG EAST	540000	530000	515000	575000	575000	623000	617000	683500	685000	732500	650000	312500 [^]	-11	20	1.9
COBURG NORTH	412000	498500	525500	535000	600000	572000	641000	720000	660000	787500	679500	740000 [^]	-14	65	5.1
COLAC	208500	203000	269500	225000	245000	312500	301000	343500	380000	440000	423500	495000 [^]	-4	103	7.3
COLLINGWOOD	585000	544500	540000	605000	612500	660000	675000	670000	693000	642500	610000	630000	-5	4	0.4
CORIO	222500	206500	218000	255000	298500	310000	312500	375000	410000	381500	377500	377500 [^]	-1	70	5.4
COWES	328000	305000	276000	305000	310000	346000	332500	490000	587500	446000	640000	668500 [^]	44	95	6.9
COWES WEST	340000	337000	350000	399500	429500	443000	429000	680000	710000	662000	630000	679000 [^]	-5	85	6.4
CRAIGIEBURN	335000	339500	349000	367000	393500	380000	377500	430000	430000	440500	430000	438500	-2	28	2.5
CRANBOURNE	265000	281500	285000	358500	400000	365000	395000	447000	480000	450000	490000	472000	9	85	6.3
CRANBOURNE EAST	345000	379000	379000	418500	440000	427500 [^]	415000	451500	502500	510000	510000	565000 [^]	0	48	4.0
CRANBOURNE NORTH	369000	330500	375000	405000	407500	425000 [^]	395000 [^]	450000	500000	506000	490000	495000 [^]	-3	33	2.9
CRANBOURNE WEST	306500	316000	379000	393000	390000	385000	440000	480000	527500	537500	515500	485000 [^]	-4	68	5.3
CREMORNE	599500	680000	590000	764000	753000	745000	559000	625500	703500	625000	600000	732500 [^]	-4	0	0.0
CRIB POINT	270000	305000	290000	340000	415000	405000	400000	495000	535000	560000	555000	476000 [^]	-1	106	7.5
CROYDON	409000	449000	500000	560000	580000	567000	600000	660000	661000	675000	700000	640000	4	71	5.5
CROYDON NORTH	411000	482500	524500	615000	623000	610000	645500	706000	741500	715000	726000	698000 [^]	2	77	5.9
CROYDON SOUTH	450000	540500	560000	633000	695500	654000	685500	810000	777500	755500	787500	815000 [^]	4	75	5.8
DALLAS	220500 [^]	280000	264000	350000	372500	429000	390000	445000	425000	447500	427500	480000 [^]	-4	94	6.8
DANDENONG	304500	320000	334500	360000	362000	340000	380000	410000	398000	400000	410000	395000	3	35	3.0
DANDENONG NORTH	326000	350000	405000	450000	475000	430000	466000	517500	550000	529500	580000	519000 [^]	10	78	5.9
DARLEY	307000 [^]	278500	273000	321000	314000	310000	315000	352500	430000	406500	412500	436500 [^]	2	34	3.0
DAYLESFORD	315000	325000	323500	380000	417500 [^]	535000	440000 [^]	600000 [^]	610000	585000	565000 [^]	612500 [^]	-3	79	6.0
DEANSIDE	-	-	-	-	459000 [^]	459000	459000	429000 [^]	511500 [^]	558000	532500 [^]	417000 [^]	-5	NA	NA
DEEPDENE	690500	810000	960500	1290000	1042500	1060000	1550000	1795000	1365000	1160500	1073500 [^]	807000 [^]	-8	55	4.5
DEER PARK	322000	315000	345000	421000	447500	460000	464500	485000	498000	486000	511000	557000 [^]	5	59	4.7
DELAHEY	325000	346000	360000	375000 [^]	415000 [^]	400000	427500 [^]	470500 [^]	475000 [^]	465000 [^]	477500	NA	3	47	3.9
DIAMOND CREEK	475000	500000	585000	594500	601000	670000	650000	730500	732500	790000	825500	823000 [^]	4	74	5.7
DINGLEY VILLAGE	475000	505000	550000	580000	640000	600000	635000	785500	750000	740000	755000	695000 [^]	2	59	4.7

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
DOCKLANDS	559500	645000	633000	560000	617000	620000	590000	571000	618000	592000	592500	625000	0	6	0.6
DONCASTER	549000	577000	571000	600000	590000	651500	600000	687500	640000	650500	625000	577500	-4	14	1.3
DONCASTER EAST	597500	650000	658000	651000	637500	798000	725000	899500	800000	880000	888000	884000	1	49	4.0
DONVALE	567500	655000	650000	750000	685000	756000	762500	854000	880000	965000	872500	842500 [^]	-10	54	4.4
DOREEN	204000	135500	379000	365500	442500	430000 [^]	425500	530000	542500	539000	525000	485000 [^]	-3	157	9.9
DOVETON	308000	315000	322500	380000	445500	400000	420000	480000	523000	520000	544500	531000	5	77	5.9
DROMANA	467500	400000	532500	507000	680000	582500	595000	780000	825000	790000	792500	677500 [^]	0	70	5.4
DROUIN	240000	245000	250000	281500	334000	334000	346000	399000	432500	445500	450000	432500 [^]	1	88	6.5
DRYSDALE	300000	303000	325000	309000	382500	392500	413500	465000	550000	517500	550000	470000 [^]	6	83	6.2
EAGLEHAWK	235000	237500 [^]	220000	224000	219000	242000	269000	359500	410000	413500	357500	367000 [^]	-13	52	4.3
EAGLEMONT	650000	807500	725000	758000	1265000	785000	743000	1362500	922000	1317500	870000	NA	-34	34	3.0
EAST BENDIGO	270500 [^]	270000	325000 [^]	337000	322000	331000	320000	380000	449000	420000	477500	540000 [^]	14	77	5.8
EAST GEELONG	318500	325000	369000	313000	385000	415000	410000 [^]	660000 [^]	413000	440000 [^]	545000	537000 [^]	24	71	5.5
EAST MELBOURNE	565000	695000	1258000	730000	750000	615000	700000	767000	872000	657500	725000	899000	10	28	2.5
ECHUCA	246000	255000	274000	283000	278000	272500	295500	336500	370000	371000	455000	425000	23	85	6.3
EDITHVALE	475000	482000	565000	700000	709000	710000	717000	807000	800000	865000	800000	900000	-8	68	5.4
ELSTERNWICK	561000	558000	595000	711000	635000	635000	715000	693000	681500	641000	714000	561500	11	27	2.4
ELTHAM	495000	549000	562000	687500	661500	650000	728000	800000	800000	725000	780000	823500 [^]	8	58	4.7
ELTHAM NORTH	475000	704000 [^]	760000	675000 [^]	630000 [^]	709500 [^]	810000	978500 [^]	807500 [^]	865000	848000	1151500 [^]	-2	79	6.0
ELWOOD	587000	615500	630000	664000	662500	680000	652500	730000	675000	673000	655000	610000	-3	12	1.1
ENDEAVOUR HILLS	345000	405500	396000	457000	620000	497500	594000	610000	615000	637500	605000	640000 [^]	-5	75	5.8
EPPING	315000	344000	349000	375000	370000	400000	410000	458500	486000	480000	500000	415000	4	59	4.7
EPSOM	275000 [^]	260000 [^]	272500 [^]	275000	291000	305000	326500 [^]	379500	400000 [^]	441500 [^]	450000	501000 [^]	2	64	5.0
ESSENDON	470000	511000	530000	535000	505000	570000	615000	620000	599500	535000	542500	571000	1	15	1.4
ESSENDON NORTH	485000	435000	480000	470000	400000	425000	461500	489000	439000	400000	385000	380000	-4	-21	-2.3
EUMEMMERRING	295500	325000	341000	492500	414000	430000	426500	520000	555000	517000	595000	510000 [^]	15	102	7.3
FAIRFIELD	488500	464000	600000	621500	509500	505000	613500	605000	580000	565000	635000	540000	12	30	2.7
FAWKNER	345000	370000	400000	470500	506000	475000	512000	570000	572500	592500	550000	600000	-7	59	4.8
FERNTREE GULLY	405000	430000	510000	550000	597000	540000	590000	640000	660500	680000	675000	622500	-1	67	5.2
FISHERMANS BEND	880000	921000	895000	962500	988000	876500	937000	990000	910000	937000	863000	800000	-8	-2	-0.2
FITZROY	600000	685000	680000	701000	720000	750000	770000	874000	801000	825000	767500	1120000	-7	28	2.5
FITZROY NORTH	550000	608500	625500	581500	640000	640000	602500	745000	719000	680000	698000	578000	3	27	2.4
FLEMINGTON	436500	437500	415000	436000	440500	405500	436500	509500	450000	385000	389000	400500	1	-11	-1.1

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
FLORA HILL	260000	225000	240000	250000	245000	244500	325000	360000	430000	425000	430000	452500 [^]	1	65	5.2
FOOTSCRAY	410000	460000	440000	485000	510000	464500	515500	510000	490000	529000	520000	410000	-2	27	2.4
FOREST HILL	592500	465000	637500	707500	700500	735000	747000	815000	800000	830000	806500	808000 [^]	-3	36	3.1
FOSTER	275500	248000	260000 [^]	200000 [^]	200000	175000	280000 [^]	320000 [^]	339000	395000 [^]	310500	310000 [^]	-21	13	1.2
FRANKSTON	300000	320000	333000	395000	440000	413500	440000	535000	550000	505000	522500	550000	3	74	5.7
FRANKSTON NORTH	252500 [^]	316000	307500	380000 [^]	414000	397500 [^]	406500 [^]	516000	490000	521500	602500	638000 [^]	15	139	9.1
FRANKSTON SOUTH	425000	430000	466000	547500	665000	612500	685000	765000	750000	746500	735000	705500 [^]	-2	73	5.6
GARDENVALE	491000	315000	345000	560000	307500	640000	610000 [^]	341000	500000	431000	581000	1355000 [^]	35	18	1.7
GARFIELD	280500	284000	290000	335000	390000 [^]	375000 [^]	420000 [^]	457500	527500 [^]	545000 [^]	510000	NA	-6	82	6.2
GEELONG	497500	470000	470000	550000	550000	516500	611500	642500	700000	741000	617500	630000 [^]	-17	24	2.2
GEELONG WEST	339000	338500	381500	380000	396500	434000	431500	629000	484000	573000	490000	330000 [^]	-14	45	3.8
GISBORNE	375000	435000	447500	450000	503500	510000	555000	630000	660000	555000	562000	537500 [^]	1	50	4.1
GLEN HUNTLY	410500	545000	572500	560000	610000	531500	592500	605000	560000	608500	620000	592500	2	51	4.2
GLEN IRIS	560000	590000	645000	782500	733500	715000	722000	739000	740000	790000	747500	630000	-5	33	2.9
GLEN WAVERLEY	640000	651000	700000	845000	866000	834000	780000	855000	806000	800000	880000	731000	10	38	3.2
GLENROY	400000	415000	446000	500500	520000	530000	575000	610000	590000	578000	585000	569000	1	46	3.9
GOLDEN POINT (BALLARAT)	256000	250000	232000	315000	310000	329000	327500	392500	407500	352000 [^]	360000	360000 [^]	2	41	3.5
GOLDEN SQUARE	270000	245000	250000	272000	252500	271000	280000	359000	430500	400000	435000	482000 [^]	9	61	4.9
GOWANBRAE	-	482500 [^]	590000 [^]	632500 [^]	650000 [^]	634000 [^]	600000	700000 [^]	721000	725000	728000	810000 [^]	0	0	NA
GREENSBOROUGH	448000	490500	520000	622500	626000	638000	644500	729500	712500	730000	715000	654500	-2	60	4.8
GREENVALE	399000	385000	395000	427500	485000 [^]	561500 [^]	530000	610000	465000	592500	600000	525000 [^]	1	50	4.2
GROVEDALE	231000	275000	302500	330000	359000	399000	447500	510000	524500	496500	497500	488500	0	115	8.0
HADFIELD	350000	383000	432000	535000	575500	495000	580000	600000	598000	615000	611500	455000 [^]	-1	75	5.7
HALLAM	306500	350000	362500	410000	449500	422000	500000	535000	550000	565000	545500	486500 [^]	-3	78	5.9
HAMILTON	200000 [^]	223500	195000	171500	168000	187500	212000	290000	314000	348000 [^]	277500	279000 [^]	-20	39	3.3
HAMLYN HEIGHTS	284500	306500	326500	377500	436000	472500	482000	515000	627500	512500	557500	525000 [^]	9	96	7.0
HAMPTON	650000	750000	800000	877000	880000	792500	804500	991500	1036000	973000	932500	781000	-4	43	3.7
HAMPTON EAST	602000	645000	600000	600000	653000	595000	699500	712000	797500	853500	950000	1100000 [^]	11	58	4.7
HAMPTON PARK	285500	340000	340000	390500	425000	400000	450000	510500	545000	520000	560000	502000	8	96	7.0
HARKNESS	265000	245000	270000	331500	365000	348500	335000	385000	408500	435000	395000	399000 [^]	-9	49	4.1
HASTINGS	285000	295000	320000	340000	450000	390000	421500	536000	600000	561000	537500	450000 [^]	-4	89	6.5
HAWTHORN	553000	579000	564000	608000	585000	560000	638500	612000	605000	588000	580000	540000	-1	5	0.5
HAWTHORN EAST	540000	570000	655000	640000	632500	636000	660000	690000	673000	636500	620000	507500	-3	15	1.4

Median Unit/Apartment Prices 2014 - 2025

Locality												Prelim 2025	Change		Growth PA 14-24 (%)
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		23-24 (%)	14-24 (%)	
HEALESVILLE	370000	360000	407500	435500	450000	475000	520000	600000	605000	637500	650000	650000 [^]	2	76	5.8
HEATHCOTE	165000 [^]	175000 [^]	237500 [^]	205000 [^]	235000 [^]	295000 [^]	370000 [^]	266000 [^]	400000 [^]	325000 [^]	357500	385000 [^]	10	117	8.0
HEATHERTON	426500	442500	412000	449000	440500 [^]	415000 [^]	300000 [^]	468500	440500	407000	319000	NA	-22	-25	-2.9
HEATHMONT	491500	550000	639500	656500	679000	630500	670500	759500	877500	812000	735000	737500 [^]	-9	50	4.1
HEIDELBERG	517000	522500	550000	579500	579000	640000	630000	675000	653000	712500	650000	637000	-9	26	2.3
HEIDELBERG HEIGHTS	453000	541000	526500	652500	665500	630000	715500	726000	755000	742500	735000	720000	-1	62	5.0
HEIDELBERG WEST	386500	437500	470000	495000	550000	555500	606500	655000	630000	685000	597500	695000 [^]	-13	55	4.4
HERNE HILL	222000	210000	226000	255000	277500	286000	312000	375000	345000	404500	350000	296500 [^]	-13	58	4.7
HIGHETT	545000	580000	570000	565000	571000	675000	620000	712500	667500	680000	666500	590000	-2	22	2.0
HIGHTON	298500	340000	357000	337500	390000	415000	435500	520000	552500	523500	516000	520500	-1	73	5.6
HILLSIDE (MELTON)	312500	340000	399500	438000	486500	457500	490000	510000	512000	550000	540000	585000 [^]	-2	73	5.6
HOPPERS CROSSING	290000	290000	305000	370000	387000	402500	417500	416500	425000	450000	450000	445000	0	55	4.5
HORSHAM	185000	212000	225500	259000	248500	219500	240000	270000	330000	330000	347500	265000 [^]	5	88	6.5
HUGHESDALE	506000	605000	587500	620000	661500	624500	674000	721500	717500	795000	725500	490000 [^]	-9	43	3.7
HUNTINGDALE	372500	498500	372500	432500	422500	661000 [^]	680000	422500	775000 [^]	552500	435000	687500 [^]	-21	17	1.6
INVERLOCH	350000	317000	381500	360000	487500	515000	470000	633000	770000	835000	727500	521500 [^]	-13	108	7.6
IRYMPLE	157500 [^]	230000 [^]	165000 [^]	207500	197500	157500	354000 [^]	290000 [^]	358500	299000 [^]	429000	393500 [^]	43	172	10.5
IVANHOE	538000	615000	597500	730000	606000	575000	650000	629000	710000	740000	720000	657500	-3	34	3.0
IVANHOE EAST	562000	640000	755000	639500	708000	657500	861000	778000	790000	1240000	1245000	827500 [^]	0	122	8.3
JACANA	320000 [^]	330000	310000	421000	430000 [^]	413000	427000	488000	452000	465000	461500	495000 [^]	-1	44	3.7
JOLIMONT	700000	762500	1650000	1100000	1125000	942000	1250000	1200000	1162500	1037000	850000	1176500 [^]	-18	21	2.0
JUNCTION VILLAGE	263500	247000	260000	310000	275000	285000 [^]	265000	268000	310000	370000	445000 [^]	480000 [^]	20	69	5.4
KANGAROO FLAT	227500	240500	237500	213500	237500	240000	300000	324000	410000	432500	404500	528500 [^]	-6	78	5.9
KEILOR	400000 [^]	629000	654000	760000 [^]	570000 [^]	627500 [^]	677500	785000	863500 [^]	645000 [^]	820000	610000 [^]	27	105	7.4
KEILOR DOWNS	340000	380500	382000	521500	550500	466000	500000	600000	603000	570500	600000	631500 [^]	5	76	5.8
KEILOR EAST	482500	580000	488000	684000	645000	642000	680000	745000	721500	756000	750500	720000 [^]	-1	56	4.5
KENNINGTON	155000	77500	207500	315000	287500	267500	350000	351000	440000	425000	400500	492500 [^]	-6	158	10.0
KENSINGTON	431500	476000	459000	500000	511000	520000	550000	540000	550000	492500	529500	457000	8	23	2.1
KERANG	175000 [^]	187000 [^]	157500 [^]	220000 [^]	180500 [^]	225000 [^]	197000	236500 [^]	220000	188000 [^]	255000	NA	36	46	3.8
KEW	648000	680000	800000	750000	770000	828000	975000	928000	870000	828500	825000	762000	0	27	2.4
KEW EAST	625000	906000 [^]	830000 [^]	634000	994500 [^]	1292500 [^]	772500 [^]	970000	760000 [^]	1220000	1043500	645000 [^]	-14	67	5.3
KEW NORTH	792500	636000	634500	1177500	850000	862000	735500	995000	940000	775000	798000	762500 [^]	3	1	0.1
KEYSBOROUGH	439000	511000	490000	562500	582500	590000	677500	687500	697000	650000	715000	730000 [^]	10	63	5.0

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
KILMORE	230000	252500	275000	275000	315000	335000	329500	400000	415000	400000	409000	NA	2	78	5.9
KILSYTH	400000	425000	492500	547500	569000	570000	620000	662500	700000	685500	700000	730000	2	75	5.8
KINGS PARK	272500 ^	300000	285000 ^	360000 ^	420000 ^	411000 ^	420000 ^	450000 ^	425000 ^	460000 ^	441000	410000 ^	-4	62	4.9
KINGSBURY	365000	400000	450000	485000	521000	547500	547500	602500	460000	502500	535500	532000 ^	7	47	3.9
KINGSVILLE	325000	400000	407000	404000	445000	415000	531000	581000	400000	389000	430000	443500	11	32	2.8
KNOXFIELD	500000	562000	592000	623500	645000	625000	686000	785000	760000	770000	799500	752000 ^	4	60	4.8
KOO WEE RUP	230000	270000	277500	358000	380000	415000 ^	391500	416000	480000 ^	470000	485000	550000 ^	3	111	7.7
KOOYONG	705000	1170000	1410000	762500 ^	935000	750000 ^	1460000 ^	842500 ^	1015000	1100000	1609500	3215000 ^	46	128	8.6
KORUMBURRA	215000	198000	210000	221500	259000	319000	308000	350000	410000	415000	450000	420000 ^	8	109	7.7
KURUNJANG	268500	261000	250000	309000	360000	372000	347500 ^	392500	388500	412500	403000	410000 ^	-2	50	4.1
KYABRAM	181500	160000	199000	220000	227000	205000	210000	282500	330000	367500	378500	325000 ^	3	108	7.6
KYNETON	297500	325000	360500	389000	408000	420000	425000	555000	682500	620000	607500	520000 ^	-2	104	7.4
LAKE WENDOUREE	372500	305000	313000	362500	442500	412000	445000	480000	704000	525000	575000	495000 ^	10	54	4.4
LAKES ENTRANCE	235000	250000	255000	265000	257000	265000	300000	309000	419500	692500 ^	510000	640000 ^	-26	117	8.1
LALOR	315000	327000	375500	440500	442500	445000	484000	538000	538000	513500	520000	558000 ^	1	65	5.1
LANGWARRIN	310000	316500	356000	435000	460000	450500	480000	570000	600000	600000	580000	560000	-3	87	6.5
LARA	265000	300000	294000	320000	353000	377500 ^	380000	495000	515000	485000	460000	425000 ^	-5	74	5.7
LARA LAKE	314000	285000	267000	312500	355000	379000	380000	462500	461500	489000	471000	455000 ^	-4	50	4.1
LAVERTON	323000	375000	425000	414500	448500	507500	506500	562500	500000	515000	520000	527500 ^	1	61	4.9
LAVERTON SOUTH	341000	361000	370000	438500	480000	475000	465000	488000	510000	505000	525000	540000 ^	4	54	4.4
LEONGATHA	265000	292500	276000	265000	265000	247500	315000	352500	397500	440000	420000	380000 ^	-5	58	4.7
LEOPOLD	291000	285000	308000	308500	360000	391500	410000	480000	553500	480000	500000	450000 ^	4	72	5.6
LILYDALE	367500	400000	440000	463000	525500	500000	515000	582500	585000	612000	610000	612500	0	66	5.2
LONG GULLY	223000	230000	239000	216500	250000	255000	295000	340500	391500	340000 ^	392500	350000 ^	15	76	5.8
LONGWARRY	212500	252500	270500	308000	350000	335000 ^	345000 ^	400000	472500 ^	462500	455000 ^	510000 ^	-2	114	7.9
LORNE	553000	755000	593000	567500	777500	815000	762500	965000	1025000	1297500	1187500	1112500 ^	-8	115	7.9
LOWER PLENTY	441500	491500	567000	560000	517500	552500	665000	675000	687000	610000	732500	700500 ^	20	66	5.2
LYNBROOK	372500	370000 ^	421000	450000 ^	244000	535000 ^	525000 ^	550000	636000 ^	602500	620000 ^	NA	3	66	5.2
MACLEOD	481000	554000	543500	650000	634000	642000	675500	770000	777500	780500	821500	625000 ^	5	71	5.5
MAIDSTONE	435000	482500	500000	600000	600000	582500	642500	640000	567500	609000	638000	615000	5	47	3.9
MALVERN	759000	672000	649000	740000	844500	730000	895000	796500	760000	774500	685000	580000	-12	-10	-1.0
MALVERN EAST	525000	591000	660000	628500	640000	637000	660000	740000	674000	616000	600000	490500	-3	14	1.3
MANIFOLD HEIGHTS	306000	285000	262000	335000	360000	339000	428000	489000	500000	436500	395000	400000 ^	-10	29	2.6

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
MANSFIELD	284500	275000	257000	265000	342500	340000	385000	433000	450000	575000	545000	535000 [^]	-5	92	6.7
MARIBYRNONG	460000	459000	459500	486000	466500	510000	505000	525000	555000	515000	492500	481000	-4	7	0.7
MARSHALL	85000	316000	335000	335000	360000 [^]	370000 [^]	415000 [^]	465000 [^]	510000 [^]	495000 [^]	447500	465000 [^]	-10	426	18.1
MARYBOROUGH	178000	193500	219000	215000	227500	208000	246500	297500	292500	320000	307000	258500 [^]	-4	72	5.6
MCCRAE	436000	490000	607500	682000	685000	700000	572500	750000	860000	895000	830000	659000 [^]	-7	90	6.6
MCKINNON	600000	687000	655000	730000	780000	692500	851000	941000	951500	855000	820000	486000 [^]	-4	37	3.2
MEADOW HEIGHTS	268000	285000	300000	350000	400000	376500	414500	437500	447000	450000	471000	455000 [^]	5	76	5.8
MELBOURNE	524500	577000	583000	606000	585000	570000	591000	527500	560500	545000	575000	493000	6	10	0.9
MELTON	249500	225000	229500	274500	317000	314000	320000	345000	370000	370000	380000	378500 [^]	3	52	4.3
MELTON SOUTH	215000	221500	230000	280000	320000	305000	311000	335000	352500	365000	370000	420000 [^]	1	72	5.6
MELTON WEST	262500 [^]	257500	275000	350000	385000	362000	397000 [^]	430000 [^]	408000 [^]	396000 [^]	412500	467500 [^]	4	57	4.6
MENTONE	486500	475000	550000	558000	582000	601000	645000	685000	663000	685000	605000	775000	-12	24	2.2
MERINDA PARK	287000	287000 [^]	315000 [^]	385500 [^]	430000 [^]	430000 [*]	454500 [^]	470000	540000 [^]	510000 [^]	532500	507000 [^]	4	86	6.4
MERNDA	329000	315000	317500	400000	424000	368000	375000	435000	445000	475000	517500	550000 [^]	9	57	4.6
MICKLEHAM	342000 [^]	342000 [*]	430000 [^]	457500 [^]	472000 [^]	422500 [^]	491500 [^]	525000	561000	565000	590000	585000 [^]	4	73	5.6
MIDDLE PARK	670000	650000	748500	760000	702500	735000	829000	1055000	721000	710000	920000	1680000 [^]	30	37	3.2
MILDURA	161500	163000	180000	189000	219000	220000	211500	256000	298000	315000	320000	354500	2	98	7.1
MILL PARK	357000	382500	395000	440000	455500	444500	440000	501000	510000	492000	517500	642500 [^]	5	45	3.8
MITCHAM	552000	640000	677500	675000	665000	708000	761000	821500	775000	820000	825000	885000	1	49	4.1
MOE	151500	126000	134000	129000	133500	166000	145000	201500	245000	240000	250000	179500 [^]	4	65	5.1
MONT ALBERT	597500	635000	727000	725000	740000	707000	749500	809000	821500	770000	796000	800000 [^]	3	33	2.9
MONT ALBERT NORTH	840000	872500	932500	1020000	1094000	888000	1022500	1278500	1140000	1300000	1222500	1280000 [^]	-6	46	3.8
MONTMORENCY	495500	552500	628000	711000	690500	685000	784000	818000	876000	813000	840000	812500	3	70	5.4
MOONEE PONDS	475000	463500	525000	529500	534500	495000	525000	662000	605000	500000	565000	524500	13	19	1.8
MOORABBIN	477500	484000	570000	650000	590000	645000	630000	716500	701000	660000	747500	580000 [^]	13	57	4.6
MOOROOLBARK	381000	410500	495000	596500	568000	567500	591000	665000	691500	655000	690000	702500	5	81	6.1
MOOROOPNA	157500	165000	167000	161500	161500	175000	187000	259000	260000	295000	315000	235000 [^]	7	100	7.2
MORDIALLOC	455000	538500	545000	585000	644000	617500	633500	760000	660500	710000	670000	785000	-6	47	3.9
MORNINGTON	461500	485000	587000	598000	671500	650000	700000	780000	800000	810000	780000	652000	-4	69	5.4
MORWELL	142000	180000	152500	160000	149500	175500	171500	195000	285000	250000	255000	219000	2	80	6.0
MOUNT CLEAR	256500	215000	227500	263000	270000	275500	352500	395000	460000	399000	377500	408000 [^]	-5	47	4.0
MOUNT ELIZA	453000	445000	500000	595500	535000	591500	640000	720000	875000	750000	875000	557500 [^]	17	93	6.8
MOUNT EVELYN	423000	435500	438500	663500 [^]	645000	550500	630000	695000	667500	631000	785000	810000 [^]	24	86	6.4

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
MOUNT MARTHA	447500	510000	550000	623500	570000	650000	530000	812000	786500	779500	770000	752000 [^]	-1	72	5.6
MOUNT PLEASANT	235000 [^]	264500 [^]	255000 [^]	266500	275000	245000	290500	395000	390000	422500 [^]	375500	330000 [^]	-11	60	4.8
MOUNT WAVERLEY	720000	800000	851000	930000	905000	963000	998000	1150000	868000	1051000	1076500	865000	2	50	4.1
MULGRAVE	500000	600000	614500	665000	750000	748500	766000	764000	795000	750000	863500	830000 [^]	15	73	5.6
MURRUMBEENA	525000	520500	530000	580000	602500	554500	599000	590000	598000	587500	591000	375000	1	13	1.2
NARRE WARREN	294000	319000	350000	420000	447500	426500	450000	505000	535500	550000	561500	565000	2	91	6.7
NARRE WARREN SOUTH	375000	349000	402500	431000	477500 [^]	475000 [^]	530000 [^]	590000	625000	640000 [^]	615000	675000 [^]	-4	64	5.1
NEWCOMB	276500	270500	250000	296000	355000	350000	390000	450000	504000	480000	475000	481000 [^]	-1	72	5.6
NEWPORT	577500	620500	650000	700000	652500	715000	703500	800000	752500	795500	780000	845500	-2	35	3.1
NEWTOWN (GREATER GEELONG)	337500	368000	420000	420500	392500	553500	465000	660000	595500	570000	625000	509000	10	85	6.4
NIDDRIE	457000	545000	616500	646000	672500	660000	682500	770000	755500	685500	722000	505000 [^]	5	58	4.7
NOBLE PARK	324000	352500	390000	450000	480000	460000	475000	530000	552500	538000	540000	437500	0	67	5.2
NOBLE PARK NORTH	305000	381000 [^]	392500	463500	502000	507500 [^]	477000	542000	612500	552500	612000	520000 [^]	11	101	7.2
NORLANE	221500	215000	225000	268000	290000	310000	330000	380000	465000	410000	392500	326500 [^]	-4	77	5.9
NORTH BENDIGO	222500	266000	239000	290000	269500	258000	275000	378000	414000	395000	407500	330500 [^]	3	83	6.2
NORTH GEELONG	191000	270000 [^]	215000 [^]	313500	321500 [^]	396500	390000 [^]	250000 [^]	397000	338500	420000	414000 [^]	24	120	8.2
NORTH MELBOURNE	529000	526500	550000	579000	564500	491000	580000	570000	587500	550000	520000	477500	-5	-2	-0.2
NORTHCOTE	530000	499500	530000	510000	566500	596000	680000	735000	630500	625000	636000	596500	2	20	1.8
NOTTING HILL	409000	400000	327000	337000	320000	398000	357500	416500	415000	400000	425000	443500	6	4	0.4
NUMURKAH	150000 [^]	205000	160000	150000	190000	175000	195000	228500	275000	275000	305000	NA	11	103	7.4
NUNAWADING	482500	593500	652500	711000	599000	612000	715000	775000	752500	735000	797500	685000	9	65	5.2
OAK PARK	470000	515000	525000	578000	630000	658000	639500	635000	623000	611000	650000	565000	6	38	3.3
OAKLEIGH	460000	487000	545000	550000	604000	626500	600000	614000	607500	590000	570000	521000	-3	24	2.2
OAKLEIGH EAST	615000	678500	730000	810000	795000	816000	787500	854000	803000	939000	855000	748500 [^]	-9	39	3.3
OAKLEIGH SOUTH	506000	535000	663000	765000	772500	695000	820000	831000	775500	860000	790000	660000 [^]	-8	56	4.6
OCEAN GROVE	410000	435000	491500	540000	605000	622500	645000	860000	927500	885000	725000	895000 [^]	-18	77	5.9
OFFICER	348000	362000	369000	387000	449000	421500	499500	495000	583000	547500	555000	540000 [^]	1	59	4.8
ORMOND	498500	481000	562000	564000	572500	599000	669000	680000	579500	596000	585000	519000	-2	17	1.6
OSBORNE	460000	500000	530000	561500	647500	640000	620000	750000	740000	820000	794000	872000 [^]	-3	73	5.6
PAKENHAM	280000	290000	310000	359000	400000	372500	400000	440000	480000	478500	490000	488000	2	75	5.8
PARKDALE	497000	547000	625000	650000	690000	674500	760000	781000	747500	756500	760000	640000 [^]	0	53	4.3
PARKVILLE	505000	526000	526000	549500	500000	456500	543500	521500	570000	525000	520000	567500	-1	3	0.3
PASCOE VALE	465000	478000	505000	580000	620000	610000	630000	669500	637500	623000	630000	610000	1	35	3.1

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
PASCOE VALE SOUTH	440000	495000	543000	620000	630000	600000	530000	710000	615000	592500	677500	730000 [^]	14	54	4.4
PATTERSON LAKES	417500	475000	470000	551500	625000	587500	595000	627500	675000	715000	640000	698500	-10	53	4.4
PAYNESVILLE	236500	233000	266000	270000	275000	275000	289000	350000	372500	398000 [^]	434500	502000 [^]	9	84	6.3
POINT COOK	327500	355000	375000	450000	474000	455000	457000	475000	544000	560000	531000	550000	-5	62	5.0
PORT MELBOURNE	750000	670000	678000	700000	687000	730000	752000	860500	780000	743500	758500	707500	2	1	0.1
PORTARLINGTON	300000	340000	359000	405000	537000	492000	507500	672500	695000	639000	757500	547500 [^]	19	153	9.7
PORTLAND	225000	210000	145000	175000	171500	189500	191000	224500	340000	359000	300000	382500 [^]	-16	33	2.9
PRAHRAN	548000	530000	595000	585000	542000	602500	573000	600000	587500	515000	540000	450000	5	-1	-0.1
PRESTON	440000	450000	455000	450000	500000	500000	550000	617000	612500	575500	610000	600000	6	39	3.3
QUARRY HILL	170500 [^]	282000 [^]	225000 [^]	226500 [^]	266000 [^]	282000	300000 [^]	367500	375000	395000	431000	542000 [^]	9	153	9.7
REDAN	217500	218000	209500	230000	250000	255000	320000	327000	362000	392500	335000	350000 [^]	-15	54	4.4
RESERVOIR	380000	390000	430000	534000	568500	558000	582000	640000	630000	619500	630000	647000	2	66	5.2
RICHMOND	540000	551000	550000	585000	599000	579000	575500	645000	595500	595500	570500	540000	-4	6	0.6
RIDDELLS CREEK	350000 [^]	326500 [^]	380000 [^]	386500	400000	490000	526500	575000	600000 [^]	600000 [^]	610000	520000 [^]	2	74	5.7
RINGWOOD	445000	475000	495000	558000	549500	539000	595500	630000	597500	620000	630000	558500	2	42	3.5
RINGWOOD EAST	440000	535000	540500	660000	632000	629000	630000	715000	720000	725000	734500	715000	1	67	5.3
RINGWOOD NORTH	600000	600000	733000	652500	827500	760000	820000	847500	873000	904000	962500	776000 [^]	6	60	4.8
RIPPLESIDE	416000 [^]	787500	740000	742500 [^]	852500 [^]	690000 [^]	762500	1218500	816000 [^]	532000 [^]	1045000	650500 [^]	96	151	9.7
RIPPONLEA	430000	482500	470000	612000	559000	525500	542500	543500	662500	594000	600000	NA	1	40	3.4
ROCKBANK	379000 [^]	230000 [^]	230000 [*]	415000 [^]	420000 [^]	402500 [^]	485000 [^]	295000 [^]	495000 [^]	550000 [^]	516000	536000 [^]	-6	36	3.1
ROMSEY	319000	315500	330500	288000	350000	425000	437500	471000	530000	530000	562500	530000 [^]	6	76	5.8
ROSANNA	480000	620000	646000	745000	749000	685000	775000	842000	834000	862500	842000	969000 [^]	-2	75	5.8
ROSEBUD	375000	380000	432000	502000	530000	526000	577000	665000	750000	670000	700000	631000	4	87	6.4
ROSEBUD SOUTH	445000	453500	472500	520500	566000	520000 [^]	615000	705000	745000 [^]	700000	735000	NA	5	65	5.1
ROWVILLE	387500	420000	452000	460000	587500	582000	613000	665000	662500	725000	690000	585500	-5	78	5.9
ROXBURGH PARK	314000	323500	321000	398000	390000	401000	390000	428000	455000	475000	482500	452500 [^]	2	54	4.4
RYE	425000	370000	410000	480000	550000	480000	635000 [^]	950000	697500	686500	715000	675000 [^]	4	68	5.3
SAFETY BEACH	435500	312000	453500	666000	662500	645000	705000	790000	877500	855000	970000	661000	13	123	8.3
SALE	205000	220000	221000	282500	207500	214000	235000	265000	317500	330000	327000	365000	-1	60	4.8
SAN REMO	330000 [^]	255000	294000	360000	360000	243500 [^]	419000 [^]	642500	660000	550000	515000	600000 [^]	-6	56	4.6
SANCTUARY LAKES	380000	382000	380500	429000	420000	532500	547500	530000	600000	580000	622500	535000 [^]	7	64	5.1
SANDRINGHAM	535000	574000	721000	724500	660000	781000	685000	879000	858000	835000	735000	640000	-12	37	3.2
SCORESBY	450000 [^]	546500	550000	630000	610000	570000	620000 [^]	725000	729000	705000	740000	732500 [^]	5	64	5.1

Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
SEAFORD	350000	357500	413000	463000	506500	497500	570000	617000	639000	630000	647000	620000	3	85	6.3
SEBASTOPOL	210000	215000	212000	218500	236000	235500	285000	322000	355000	350000	345000	330000	-1	64	5.1
SEDDON	425500	483000	520000	492500	740000	675000	513500	545000	502500	425000	494500	615500 [^]	16	16	1.5
SEYMOUR	175000	74000 [^]	190000	163000	185000	195000	251000	347500	392500	334000	250000	222000 [^]	-25	43	3.6
SHEPPARTON	214500	215000	210000	225000	195000	252000	229500	264000	360000	330000	369500	419500	12	72	5.6
SKYE	354000	320000	339000	410000	459000	445000	475000	540000	570000	544000	599000	575000 [^]	10	69	5.4
SOLDIERS HILL	260000 [^]	255000	295000	284000	417000	322500	355000 [^]	446000 [^]	456500	380000	362500	300000 [^]	-5	39	3.4
SOMERVILLE	329000	320000	350000	405000	475000	453500	490000	520000	596000	585000	622500	640000	6	89	6.6
SOUTH KINGSVILLE	435500	413500	574000	630000	762500	656500	690000	770000	790000	780000	770000	490000 [^]	-1	77	5.9
SOUTH MELBOURNE	567500	585000	591500	625000	630000	610000	590000	690000	665000	655000	612000	575000	-7	8	0.8
SOUTH MORANG	334000	360000	365000	423000	450500	407000	475000	475000	498000	520000	545000	500000	5	63	5.0
SOUTH YARRA	567000	612500	660000	621500	596000	605000	631500	645000	600000	600000	560000	490000	-7	-1	-0.1
SOUTHBANK	550000	582500	600000	585000	592000	610000	593000	580000	611000	605000	600000	572500	-1	9	0.9
SPOTSWOOD	488500	410500	543500	635000	670000 [^]	650000	697000 [^]	597500	661000	774000	715000	570000 [^]	-8	46	3.9
SPRING GULLY	235000	210000	220000	306500	281500	285000	335000	350000	275000	387500	392500	475000 [^]	1	67	5.3
SPRINGVALE	418000	420000	448000	470000	550000	516000	600000	615000	610000	586500	627500	644500	7	50	4.1
SPRINGVALE SOUTH	377500	398000	412000	454000	525000	470000	489000	612500	630500	630000	638500	600000 [^]	1	69	5.4
ST ALBANS	297000	323000	340000	382500	440000	430000	467500	492000	490000	484000	500000	506000	3	68	5.3
ST ALBANS PARK	249000	252500	261500	275000	327500	375000 [^]	335000	412000	474500	385000	470000	487000 [^]	22	89	6.6
ST KILDA	492500	515000	517000	540000	558500	560000	559000	559500	528500	534500	520000	492500	-3	6	0.5
ST KILDA EAST	499000	548000	535000	577500	565500	594500	600000	611500	610000	599500	572500	620000	-5	15	1.4
ST KILDA WEST	495000	536500	545000	600000	511000	575000	635000	592000	595000	495000	569000	492500	15	15	1.4
ST LEONARDS	320000	382500	325000	352000	345000	419000	408000	577000	630000	715000 [^]	570000	494000	-20	78	5.9
STAWELL	148000 [^]	156000 [^]	115000 [^]	163500 [^]	132500 [^]	221500	145000	247500	217000 [^]	220000	306000 [^]	193500 [^]	39	107	7.5
STRATHDALE	262000	252500	239500	270000	260000	273500	295000	408500	417500	470500	406500	380000 [^]	-14	55	4.5
STRATHMORE	620000	519500	559000	695000	689000	732000	762500	837500	740000	792000	720000	587500 [^]	-9	16	1.5
STUDFIELD	592000	569000	650000	720000	660000	728000	643000	660000	747500	755000	720000	806000 [^]	-5	22	2.0
SUNBURY	316000	320000	358000	375000	415000	412500	431000	453000	484000	471500	510000	510000	8	61	4.9
SUNSHINE	370000	375000	385000	422500	336000	390000	550000	605000	414000	631000	470000	618500 [^]	-26	27	2.4
SUNSHINE NORTH	342500	355000	415000	450000	515000	435000	555000	599000	600000	605000	586000	641000 [^]	-3	71	5.5
SUNSHINE WEST	350000	358000	385000	438000	464000	480000	500000	570000	570000	580000	590000	600000	2	69	5.4
SURREY HILLS	621000	695000	720000	857500	782000	770000	815000	925000	840000	906000	870000	777500	-4	40	3.4
SWAN HILL	185000	189000	230000	222500	215000	243000	242500	305500	336500	340000	340000	276000 [^]	0	84	6.3

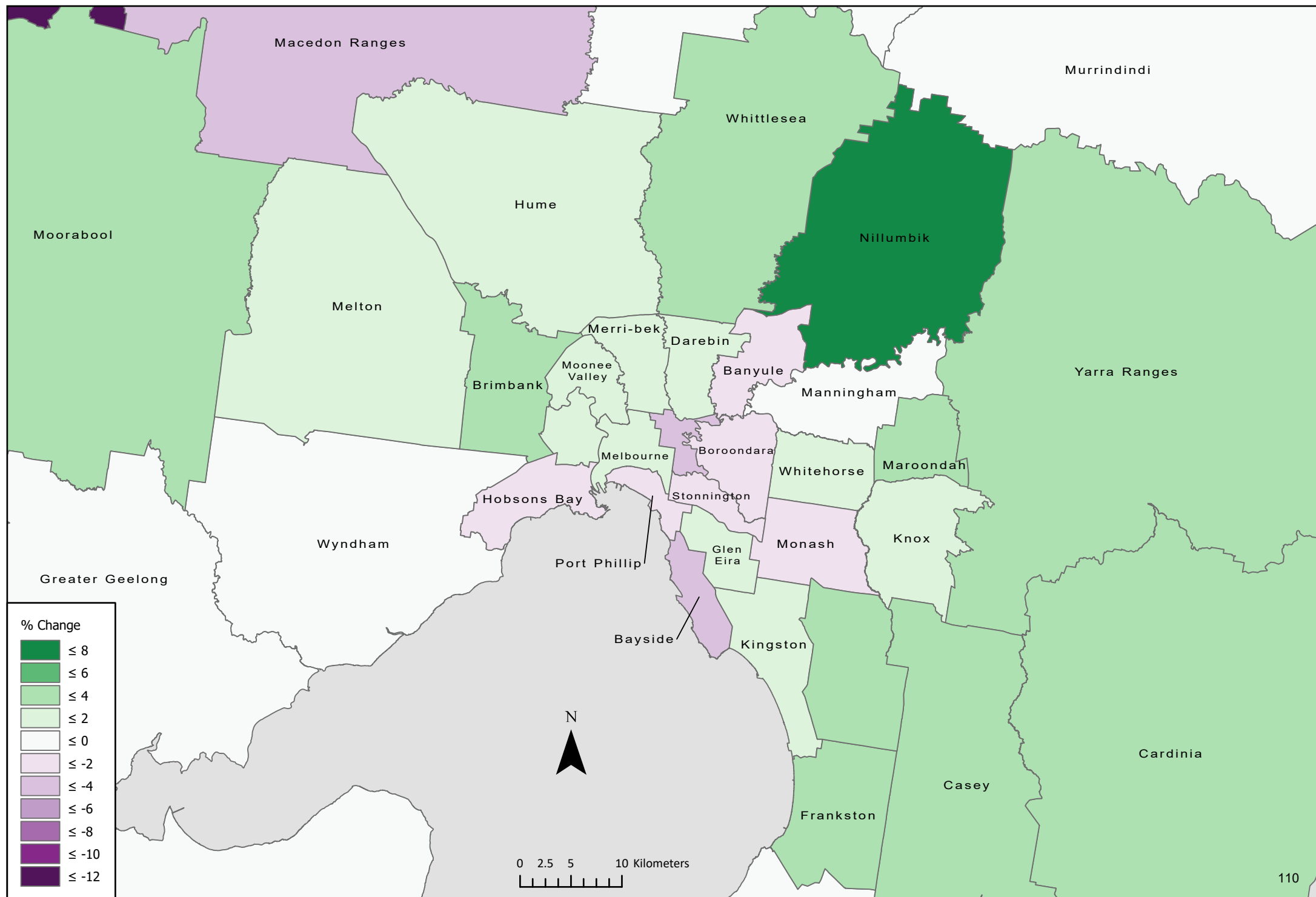
Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
SYDENHAM	296500	307500	342500	371000	422000	416000	430000	460000	485000	470000	510500	455000	9	72	5.6
SYNDAL	670000	855000	692500	820500	795000	959000	1075000	925000	1012000	1159000	1057500	1270000 [^]	-9	58	4.7
TARNEIT	299000	300000	320500	377500	403000	389000	436500	430000	442000	485000	470000	442500	-3	57	4.6
TATURA	165000	180000 [^]	184500	180000 [^]	195000	221500	215500 [^]	265000	280000	367000	330000	245000 [^]	-10	100	7.2
TAYLORS HILL	326000	374000	361000	473000	492000 [^]	445000 [^]	516500	485000	573500	525000	564000	551500 [^]	7	73	5.6
TAYLORS LAKES	349000	379000	402000	466000 [^]	7000 [^]	455000 [^]	453000 [^]	507500	590000	515000 [^]	605000	590000 [^]	17	73	5.7
TEMPLESTOWE	670500	732000	720000	777000	845000	745000	735000	897500	998000	836500	910000	610000 [^]	9	36	3.1
TEMPLESTOWE LOWER	567500	700000	699000	880000	810000	777000	880000	933500	985000	1050000	1010000	807500 [^]	-4	78	5.9
THOMASTOWN	300000	317000	340000	438000	449000	455000	477500	510000	502000	475000	515000	578500	8	72	5.6
THORNBURY	457500	509000	519000	572000	565000	595000	600000	680500	650000	628000	580000	550000	-8	27	2.4
TOORAK	825000	1000000	1305000	1175000	1025000	1100000	1125000	1079500	1250000	1200000	975000	780000	-19	18	1.7
TORQUAY	452500	472000	485000	593500	654000	617500	625000	845000	887500	895000	902500	745000 [^]	1	99	7.1
TRAFALGAR	257500 [^]	235000 [^]	250000 [^]	275000 [^]	297500	310000	400000 [^]	379000	465000 [^]	455000	425000	590000 [^]	-7	65	5.1
TRARALGON	249000	209000	225000	200000	212500	215000	219000	290000	299500	330000	323000	352500	-2	30	2.6
TRAVANCORE	430000	352000	363000	355000	348500	350000	353000	427500	341500	340000	373500	350000	10	-13	-1.4
TRUGANINA	285000	325000	334000	408000	428500	415000	420500	439000	490000	485000	492500	481500 [^]	2	73	5.6
TULLAMARINE	340000	362500	399500	472500	486000	480000	505000	575000	525000	530000	560000	574000	6	65	5.1
TYABB	335000	308000	320000	389000	428000	443500	495000	520000	630000	677500	595000	630000 [^]	-12	78	5.9
VERMONT	620000	677500	680000	741500	757500	725000	710000	921000	853500	989000	934000	880000 [^]	-6	51	4.2
VERMONT SOUTH	600000	838000	699000	596500	778000	649000	951000	735000	935000	728000	970000	832500 [^]	33	62	4.9
VIEWBANK	475000	557500	510000	655000	580000	636500	682000 [^]	690000	770000	740000	685000	900000 [^]	-7	44	3.7
WALLAN	265000	263000	277000	325000	330000 [^]	360000	383500	405000	440000	445000	434000	465000 [^]	-2	64	5.1
WALLAN EAST	251000	245000	277000 [^]	322000	377500	358000	365000	410000	442500 [^]	435500	440000	440000 [^]	1	75	5.8
WANGARATTA	214000	210000	205500	190000	202500	229500	242000	320500	340000	365000	342500	355000 [^]	-6	60	4.8
WANTIRNA	460000	557500	575000	615000	670000	640000	735000	675000	735000	715000	697500	815000 [^]	-2	52	4.3
WANTIRNA SOUTH	462000	484000	501500	510000	537500	495000	535000	699500	479500	475500	500000	469500	5	8	0.8
WARRAGUL	250000	242500	263000	290000	310000	300000	327500	347500	400000	425000	445000	445000 [^]	5	78	5.9
WARRNAMBOOL	258500	252500	252500	256000	252000	280000	307000	375000	430000	420500	419500	449000	0	62	5.0
WATSONIA	455500	521000	549500	570000	525000	515000	687000	750000	701500	730000	755000	758000 [^]	3	66	5.2
WENDOUREE	239500	209000	240000	225000	215000	270000	262500	337000	387000	385000	318000	357500 [^]	-17	33	2.9
WERRIBEE	261500	287000	305000	360000	389000	381000	380000	407000	420000	423000	428500	450000	1	64	5.1
WERRIBEE SOUTH	568000	589000	489000	495000	420000	467500	547500	515000	477500	460000	445000	490000 [^]	-3	-22	-2.4
WEST FOOTSCRAY	412500	440000	429500	487000	440000	505000	602500	581000	607500	516500	530000	435000	3	28	2.5

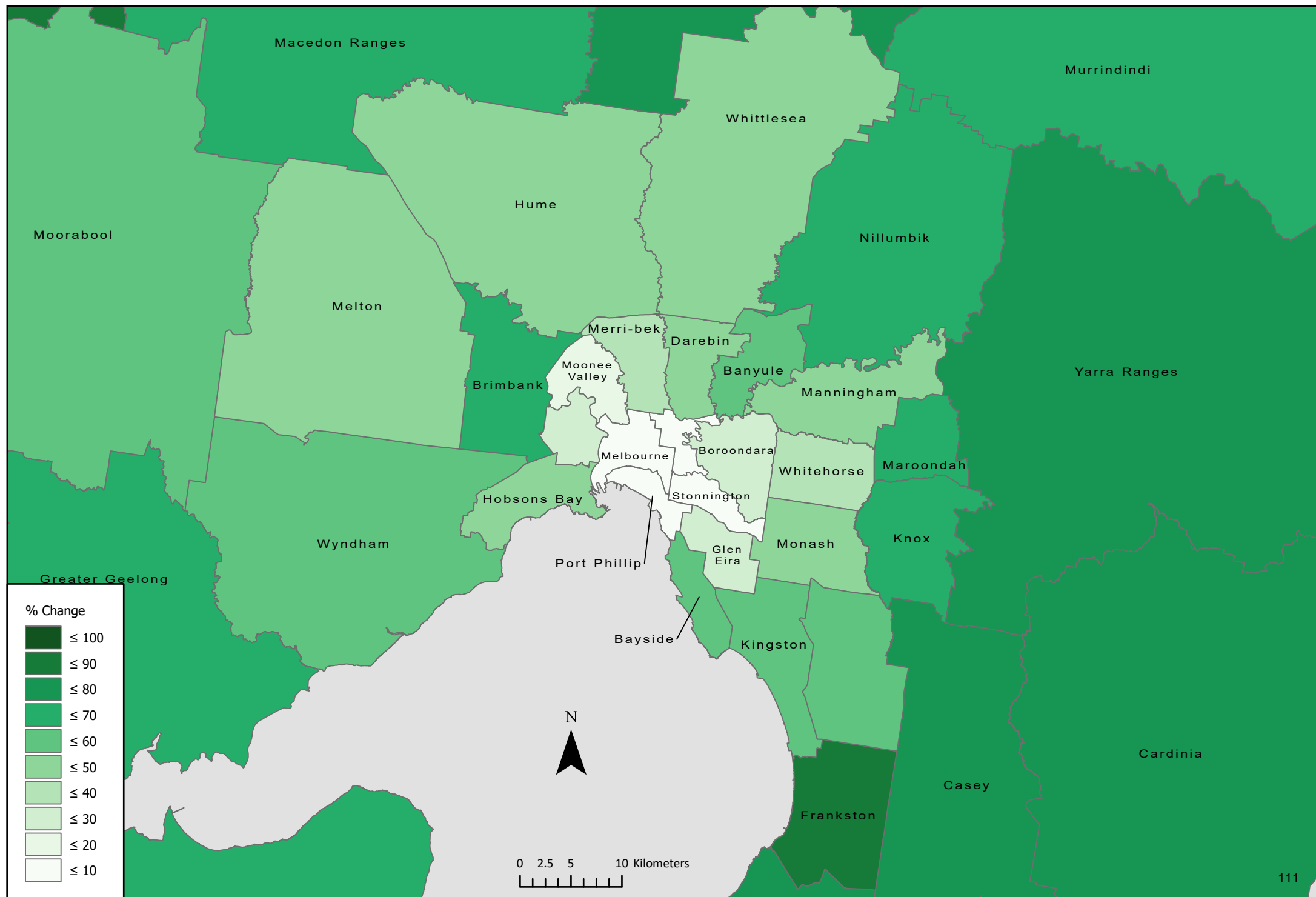
Median Unit/Apartment Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change		Growth PA 14-24 (%)
													23-24 (%)	14-24 (%)	
WEST MELBOURNE	470000	538500	527500	590000	610000	630000	688000	662500	580000	623500	570000	433500	-9	21	1.9
WEST WODONGA	195000	198000	205000	207500	215000	235000	220000	285000	330000	360000	375000	387500 [^]	4	92	6.8
WESTALL	465000	530000	426000	590000	562500	600000	600000	645000	680000	562500	640000	632500	14	38	3.2
WESTGARTH	485000	508500	497500	567500	545000	550000	582500	725000	645000	605000	715000	760000 [^]	18	47	4.0
WESTMEADOWS	379000	400000	410000	455000	525000	511000	549000	587000	616000	555500	600000	595000 [^]	8	58	4.7
WHEELERS HILL	535000	632500	753500	845000	826000	803000	811000	998000	865000	982000	961000	825000 [^]	-2	80	6.0
WHITE HILLS	191500 [^]	210000	295000	260000 [^]	319500	260000	330000 [^]	415500	416500	415000	495000	547500 [^]	19	158	10.0
WHITTINGTON	309500	218500	209000	225000	330500	299000	345000	375000	421000	397000	375000	380000 [^]	-6	21	1.9
WHITTLESEA	280000 [^]	281000	295000	337500	407500	330000 [^]	412500	490000	492500	482500	485000	350000 [^]	1	73	5.6
WILLIAMS LANDING	350000 [^]	375000	359000	389000	438500	432000	415000	475500	412500	417500	418500	450000 [^]	0	20	1.8
WILLIAMSTOWN	568000	560000	620000	705000	665000	670000	720000	755000	815000	748000	707500	807500	-5	25	2.2
WILLIAMSTOWN NORTH	545000	489500	548000	531500	577000	740000	705000	763500	701500	780000	860000	770000 [^]	10	58	4.7
WINDSOR	497000	505000	555500	600000	540500	504500	593000	599500	581000	550000	544500	507500	-1	10	0.9
WODONGA	198000	187500	205000	225000	233500	225000	212500	280000	330500	351000	374500	360000	7	89	6.6
WOLLERT	339000	339000	387500	425000	412000	405000	429500	445000	442500	435000	467500	470000	7	38	3.3
WONTHAGGI	233000	215000	255000	260000	305000	320000	346500	422500	490000	425000	410000	430000 [^]	-4	76	5.8
WOODEND	337500	422000 [^]	430000	529500	470000	522500	700000 [^]	627500	615000	695000	624000	604000 [^]	-10	85	6.3
WYNDHAM VALE	255000	240000	209000	254500	372000	378000	410000	410000	430000	480000	487000	480000 [^]	1	91	6.7
YARRA JUNCTION	345000	320000	374000	440000	470000	461500	467500 [^]	550000	549000	610000	570000	670000 [^]	-7	65	5.1
YARRAVILLE	512000	550000	555000	550000	563000	650000	640000	680000	602000	600000	640500	608000	7	25	2.3
YARRAWONGA	213500	228000	232500	245000	248000	277500	296000	367500	420000	467500	452000	485000 [^]	-3	112	7.8

Municipality - 1 Year Change in Unit Price (Metro)



Municipality - 10 Year Change in Median Unit Price (Metro)



Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	Growth 14-24 (%)	PA 14 - 24 (%)
AINTREE	-	197500	228000	280000	313000	329500	365000	430000	416000	458000	426500	382000 ^	-7	0	NA
ALFREDTON	161000	180000	183500	152000	155000	170000	202500	250000	295000	290000	255000	235000 ^	-12	58	4.7
APOLLO BAY	185000 ^	190000	182500	185000	225000	244000	250000	335000	547500	410000 ^	415000	NA	1	124	8.4
ARARAT	85000	83500	50000	97500 ^	99500	87000 ^	79000	160000	165000	156500	149000	477500 ^	-5	75	5.8
ARMSTRONG CREEK	167500	172000	175000	198000	247000	265000	269000	299000	367000	344500	360500	285000	5	115	8.0
AVENEL	105000 ^	80000 ^	105000	95500	135000	159500	169000	186500	260000	288000	320000 ^	300000 ^	11	205	11.8
BACCHUS MARSH	150000	152000	148000	165000	214500	238000	278000	377000	252000	340000	300000	347500 ^	-12	100	7.2
BAIRNSDALE	95000	100000	112000	110000	118000	117500	125000	151500	165000	191500 ^	189000	172500 ^	-1	99	7.1
BALCOMBE	807500 ^	595500	540000 ^	882500 ^	925000 ^	1007500 ^	997500 ^	1000000 ^	1280000 ^	1225000 ^	900000	923500 ^	-27	11	1.1
BALLARAT EAST	108000	108500	106000	142500	147500	200000	200000 ^	253500	310000	326000	365000	235000 ^	12	238	13.0
BANNOCKBURN	149000	146000	155000	165000	215500	259500	244000	305000	360000	375000 ^	345000	267000 ^	-8	132	8.8
BARANDUDA	116500	130000	125000	129000	136500	145000	140000	159500	200000	215000	217500	235000 ^	1	87	6.4
BARNAWARTHA	-	87500 ^	88000 ^	102000 ^	103500 ^	70000 ^	95000 ^	520000 ^	520000 *	110000 *	247500	235000 ^	125	0	NA
BEACONSFIELD	162500	184000	205000	263000	277500	311500 ^	326500	394000	519000	460500 ^	480000	483500 ^	4	195	11.4
BENALLA	88000	104000	100000	96500	113000	129000	137500	145500	180000	187000	175000	195000 ^	-6	99	7.1
BERWICK	255000	289000	331000	385000	455000	430000	424000	432000	546000	537000	478000	546000	-11	87	6.5
BEVERIDGE	166000	182000	192000	255000	301500	286000	255000	279000	326000	315000	315500	340000	0	90	6.6
BONNIE BROOK	-	-	-	350500	344000	315000	312500	335000	351000	356000	390000	337500 ^	10	0	NA
BONSHAW	110500 ^	126000	129000	123000	132000	155000	187000	243000	280000	263500	260000	235000 ^	-1	136	8.9
BOTANIC RIDGE	245500	230000	254500	338000	382000	355000	390000	481000	514500	452000	468000	550000 ^	4	91	6.7
BRIDGEWATER ON LODDON	67500 ^	112500 ^	85000 ^	68500 ^	125000 ^	150000 ^	172500 ^	106500 ^	310000 ^	190000 ^	178000	225000 ^	-6	164	10.2
BROADFORD	117500	130000	125000	140000	147500	195000	239000	250000	284000	250000	270000	NA	8	130	8.7
BROOKFIELD	130000	142000	150000	162000	218000	237500	273500	251000	285000	319000	340000	279000 ^	7	162	10.1
BROWN HILL	152500	162500	180000	190000	182500	186000	221000	310000	382500	342500 ^	400000	381000 ^	17	162	10.1
BURNSIDE	282500	302500	307500	416000	487000	454500	451500	472500	534000	569000	574000	645500 ^	1	103	7.3
CAMPBELLS CREEK	115000	119000	130000	135000	154500	200500	162000	215000	270000	285000	250000	135000 ^	-12	117	8.1
CAPE PATERSON	238500 ^	224000	220000	280000	250000	250000	280000	362500	660000	1200000 ^	442500	NA	-63	86	6.4
CARDIGAN	205000	210000	220000	220000	210000	277500	342000	490000	600000	597500	540000	547500 ^	-10	163	10.2
CASTLEMAINE	130000	130000	152500	181000	190000	267500	240000	321000	312500	365000	375000 ^	260000 ^	3	188	11.2
CHARLEMONT	-	145000	161000	176500	214000	228000	249000	276000	338000	324000	320000	330000	-1	0	NA
CHURCHILL	122500 ^	138000 ^	144000 ^	151500	139500	105000 ^	110000	122500	160000 ^	165500 ^	183500	NA	11	50	4.1
CLIFTON SPRINGS	165000	175000	177000	181500	210000	280000	285000	304000	520000 ^	445000	350000 ^	NA	-21	112	7.8
CLUNES	79000	61000	83500 ^	81500	120000 ^	96500	150000 ^	172500	210000 ^	197000	200000	240000 ^	2	153	9.7
CLYDE	183000	208000	221000	277000	325000	305000	305000	325000	380000	392000	359000	320000	-8	96	7.0
CLYDE NORTH	220000	230000	243000	300000	337500	315000	316500	366000	430000	420000	425000	463000	1	93	6.8
COBBLEBANK	140000	140000	161000	187000	183000	252000	273000	273000	340000	250000	387500	6756500 ^	55	177	10.7
COBRAM	75000	78000	80500	81500	100500	104500	114500	159000	165000	200000	210000	210000 ^	5	180	10.8
COLAC	99000	99000	97000	110000	150000	147500	155000	200000	297500	270000 ^	266000	209000 ^	-1	169	10.4

Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14 - 24 (%)
COLDSTREAM	-	330000 [^]	330000	330000	330000	450000 [^]	450000 [*]	450000	470000	460000	475000	NA	3	0	NA
CORINELLA	150000 [^]	149000	143000	145000	185000	200000	210000	280000	435000	645000	310000 [^]	475000 [^]	-52	107	7.5
CORIO	126500 [^]	170000 [^]	152000 [^]	148000	174000	217500	268000	296000	322000	309000 [^]	330000	370000 [^]	7	161	10.1
COWES WEST	140000	140000	145000	163000	237500	240000	255000	319000	580000	462500	460000	415000 [^]	-1	229	12.6
CRAIGIEBURN	208000	230000	247500	303500	344000	279000	329000	380000	360000	260000	515000	452000 [^]	98	148	9.5
CRANBOURNE	180000	214000	210500	325000	381000	346000	326500	307000	529500	417500	468000	NA	12	160	10.0
CRANBOURNE EAST	202000	211000	232000	295000	345000	295000	299000	320000	356500	377000	392000	360000 [^]	4	94	6.9
CRANBOURNE SOUTH	224000 [^]	-	-	-	290000	325000	354500	322500	235500	335000	253000	206000 [^]	-24	13	1.2
CRANBOURNE WEST	208000	221000	235500	292000	294500	242500	188500	220500	241000	471000	424000	489000 [^]	-10	104	7.4
CRESWICK	70000	109500	125500	110000	130000	135000	157500	185000	221000 [^]	210000 [^]	185000	224000 [^]	-12	164	10.2
DALYSTON	107500	89500	89000	109000	122000	139000	169000	250000	309000	280000 [^]	260000	NA	-7	142	9.2
DARLEY	152000	151500	182000	170000	270000	250000	240000	270000	335000	316000	330000	325000 [^]	4	117	8.1
DAYLESFORD	180000	150000	162500	170000	241000	226500	340000	386500	475000	395000 [^]	347500	215000 [^]	-12	93	6.8
DEANSIDE	-	-	-	351000	340500	235000	310000	334000	367500	360000	350000	355000	-3	0	NA
DELCOMBE	130000	135000	130000	137500	150000	169000	182000	310000 [^]	380000	350000 [^]	260000	NA	-26	100	7.2
DIAMOND CREEK	345000	375000	400000	430000	426000	425000	439000	487500	621500	564000	549000	605000 [^]	-3	59	4.8
DIGGERS REST	175000	181000	196500	220000	280000	284000	277500	299500	335000	300000	310000	303000 [^]	3	77	5.9
DONNYBROOK	182000 [^]	182000 [*]	182000	255000	300000	277500	278500	298000	334000	316500	339000	365000	7	86	6.4
DOREEN	182000	199000	210000	245000	330000	312500	322500	360000	387000	428000	390000	362000 [^]	-9	114	7.9
DROMANA	285000	294000	420000	475000	557500	400000	542500	690000	895000	779000 [^]	790000	400000 [^]	1	177	10.7
DROUIN	125000	125000	136500	165000	210000	205000	220000	275000	340000	335000	355000	295000 [^]	6	184	11.0
EAGLE POINT	109000 [^]	223500	110000	108000	135000	133500	129000	169000	255000	307500	223000 [^]	230000 [^]	-27	105	7.4
EAST BAIRNSDALE	73500 [^]	70000 [^]	82500 [^]	82500 [^]	71000 [^]	71000 [*]	74500	127500	143000	130000 [^]	145000	NA	12	97	7.0
ECHUCA	139000	140000	144500	150500	154000	150500	156000	240000	260000	288000	295000	300000 [^]	2	112	7.8
EPPING	195000	220000	275000	245000	316000	240000	320000	349000	327000	427500	372000	435000 [^]	-13	91	6.7
EPSOM	117500	125000	118000	116500	133000	135000	151000	186000	350000	262500 [^]	299500	293000 [^]	14	155	9.8
EYNESBURY	143000	165000	180000	246500	287500	263500	273000	297000	365000	391000	371500	NA	-5	160	10.0
FRANKSTON SOUTH	295000 [^]	460000 [^]	584000 [^]	616000 [^]	815000 [^]	500000 [^]	685000 [^]	800000	756000	731000	824500	817000 [^]	13	179	10.8
FRASER RISE	235000	257000	265000	298000	338500	302000	317500	345000	375500	383000	357500	387500	-7	52	4.3
FYANSFORD	227000	240000	275000	258500	320000	356000	390000	398000	466500	481000	460000 [^]	517500 [^]	-4	103	7.3
GISBORNE	227000	245000	285000	298000	410000	394000	363500	403000	433500	478000	421000	429000 [^]	-12	85	6.4
GLENGARRY	115000 [^]	115000 [*]	180000 [^]	145000 [^]	177000 [^]	242500 [^]	185000 [^]	199000	271500	289000	280000	271500 [^]	-3	143	9.3
GOLDEN BEACH	40000	46000	47000	45000	50500	52000	53500	97500	150000	137500	110000	126500 [^]	-20	175	10.6
GOLDEN SQUARE	156500	178500	175000	173500	137500	161000	168000	190000	255000	265000 [^]	260000	NA	-2	66	5.2
GREENVALE	248000	260000	292000	342000	415500	375000	380000	418000	428000	394500	400000	500000	1	61	4.9
HAMILTON	87000	88000 [^]	98000	76500 [^]	91000	82000	98500	155000	170000	147000	155000 [^]	200000 [^]	5	78	5.9
HARKNESS	145000	143500	150000	176000	194000	230000	240000	250000	310000	310000	280000	352000 [^]	-10	93	6.8
HIGHTON	252500	250000	260000	260000	284000	300000	325000	324000	517500	400000	392500	361500 [^]	-2	55	4.5

Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14 - 24 (%)
HORSHAM	108500	106000	102000	117000	112000	115000	124000	149000	204000	192000	200500	152500 ^	4	85	6.3
HUNTLY	108500	115000	113000	115000	117000	130000	130000	180000	232000	247000	253500	231500	3	134	8.9
HUON CREEK	-	-	267500	265000	270000	293000	330000	330000	450000 ^	445000	470000 ^	480000 ^	6	0	NA
INVERLOCH	200000	200000	205000	259000	262500	290000	337000	422500	505000	610000	430000	488000 ^	-30	115	8.0
IRYMPLE	108000	115000	99500	115000	131500	138000	139000	160000	173000	175000	175000	185000	0	62	4.9
JACKASS FLAT	121000	128000	130000	133000	135000	138000	139500	164500	278500 ^	275000	275000	274000 ^	0	128	8.6
JUNCTION VILLAGE	-	205000 ^	205000	205000	205000	457000	337000	388000	437000	420000	407500	370000 ^	-3	0	NA
KALKALLO	176000	181000	202000	268000	325000	285500	286000	305000	346000	335000	313500	389500	-6	78	5.9
KANGAROO FLAT	130000	135500	140000	135000	139000	136000	170000	175000	300000	269500 ^	215000	NA	-20	65	5.2
KEYSBOROUGH	377500	370000	553000	565000	560000	545500	645000	675000	847500	1020000 ^	792500	NA	-22	110	7.7
KIALLA	124000	126000	130000	128000	131500	136000	149000	175000	235000	285000	260000	276500 ^	-9	110	7.7
KILMORE	110000	105000	112500	129500	200000	230000	240000	270000	320000	310000	322500	350000	4	193	11.4
KORUMBURRA	107000	110000	123000	129000	150000	180000	201500	215000	300000	250000	265000 ^	240000 ^	6	148	9.5
KYABRAM	98000	110000 ^	115000	115000 ^	114000	124000	125000	153000	165500	202000	195000	194500 ^	-3	99	7.1
LAKES ENTRANCE	89000	79500	98000	101000	96500	96500	125000	185000	249000	232500	218000	170000 ^	-6	146	9.4
LARA	190000 ^	195000	194000	225000	260500	267000	276000	295000	368000	365500	372000	347500	2	96	6.9
LARA LAKE	194000	190000	186000	193500	252000	275000	269500	346500	407500 ^	750000	566500 ^	NA	-25	192	11.3
LENEVA	130000	112500	148000	142500	135000	147000	150000	178000	232000	225000	215000	231500 ^	-4	65	5.2
LEONGATHA	141000	140500	152500	135000	165000	185000	207500	252500	275000	340000	316500	420000 ^	-7	124	8.4
LEOPOLD	165000	178000	179000	225000	241500	275000	269000	276500	363000	358000	317000 ^	382000 ^	-11	92	6.8
LILYDALE	257500	290000	388000	352500	516000	490000	490000	542500	621500	645000	670000	380000 ^	4	160	10.0
LOCH SPORT	48000	53000	40000	42500	48500	60000	55000	100000	134000	125000	124000	97500	-1	158	10.0
LONGWARRY	111000 ^	123000 ^	134000 ^	160000	200000	227500 ^	211500	226000	400000 ^	315000	330000 ^	NA	5	197	11.5
LUCAS	137000	129000	140000	145500	169500	190000	210000	265000	330000	315000	315000	302500 ^	0	130	8.7
LUCKNOW	-	90000 ^	81500 ^	113000 ^	112500	115000	115000	128000	165000	175000	180000	165000 ^	3	0	NA
LYNDHURST	340000	229000	307500	355000	440000	440000	459000	536000	715000 ^	663500	621500 ^	555000 ^	-6	83	6.2
MADDINGLEY	150000	156000	153000	174500	209000	231000	239500	265000	309000	290000	305000	305000 ^	5	103	7.4
MAFFRA	112000	109000	111500	113000	109000	117000	125000	150000	165000	220000 ^	225000	205000 ^	2	101	7.2
MAIDEN GULLY	158000	159500	171000	165000	159500	182500	189500	285000	395000	355000	343000	340000 ^	-3	117	8.1
MAMBOURIN	-	-	-	365000 ^	295000	291500	292000	303500	337500	360000	327000	336000	-9	0	NA
MANOR LAKES	165000	182500	201000	250500	300000	307500	307500	329000	349000	385000	367000	401000 ^	-5	122	8.3
MANSFIELD	165000	160000	180000	172500	171000	171000	185000	305000	380000	357500	367500	423500 ^	3	123	8.3
MARONG	112000	113000 ^	137500 ^	128000	134000	137000	146000	260000	271000	273000	272000	270500 ^	0	143	9.3
MARYBOROUGH	77000	76000	90000	85000	83000	99000	98000	101000	143000	155000	140000	193000 ^	-10	82	6.2
MELTON SOUTH	144000	150000	160000	194500	233000	230000	229000	245000	320000	320000	310000	325000 ^	-3	115	8.0
MERBEIN	70000 ^	42500 ^	57000 ^	77000 ^	81000	82500 ^	90000 ^	90000	118000 ^	130000	122500	132500 ^	-6	75	5.8
MERINDA PARK	215000	231000 ^	231000	231000	231000	231000	231000	430000	445000	435000 ^	426500	NA	-2	98	7.1
MERNDA	190000	191000	217000	244000	304000	285000	328000	325000	375500	392000	417000	384500 ^	6	119	8.2

Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	Growth 14-24 (%)	PA 14 - 24 (%)
METUNG	80500	65000	65000	126500	120000	115000	115000	180000	310000	265000	215000	245000 ^	-19	168	10.4
MICKLEHAM	180000	187000	202000	258000	295500	284500	291000	328000	376500	361000	375000	372000	4	108	7.6
MILDURA	89000	95500	96000	108000	131000	135000	135000	155000	178000	182000	184500	189000	1	107	7.6
MINERS REST	123000	130000	132000	133000	136000	156000	206000	241500	80000 ^	80000 ^	80000	NA	0	-35	-4.2
MOE	98000	122000	129000	121500	124000	129000	147000	180000	203000	210000	215000	206500 ^	2	119	8.2
MOOROOPNA	106000	100000	106000	105000	105000	110000	118000	145000	200000	230000	239500	NA	4	126	8.5
MORNINGTON	345000	295000	434500	840000	820000	782500 ^	814000	590000	1220000	1275000	1280000 ^	830000 ^	0	271	14.0
MORWELL	106000	110000	96000	107000	119000	121000	132000	165000	240000	232000 ^	240000	142500 ^	3	126	8.5
MOUNT COTTRELL	73500 ^	82000 ^	82000	82000	218500 ^	212000	280000	283000	381000 ^	336000 ^	308000	365000 ^	-8	320	15.4
MOUNT DUNED	178000	187500	193500	219000	266000	277500	285000	309000	385000	317500	345000	375000	9	94	6.8
MOUNT ELIZA	470000	440000 ^	561000 ^	607500	735000 ^	850000	840000	1120000	1218000	1117500 ^	1092500	1112500 ^	-2	132	8.8
NAGAMBIE	112500	115000	120000	125000	125000	153000	182500	234500	265000	263000	260000	250000 ^	-1	131	8.7
NAR NAR GOON	155000 ^	155000 *	330000 ^	330000	330000	330000	330000	330000	435000	435000	426500	NA	-2	175	10.7
NAR NAR GOON NORTH	-	-	-	-	-	-	-	303500	348000	215500	319500	387000 ^	48	0	NA
NARRE WARREN NORTH	387500	440000	500000	535000	555000 ^	637500 ^	720000	870000	957500	1100000 ^	865000	775000 ^	-21	123	8.4
NEW GISBORNE	374000 ^	240000 ^	235000 ^	287000	275000	342500	359000	396000	475000	450000	465000	415000 ^	3	24	2.2
NEWBOROUGH	115000 ^	87500 ^	103500 ^	107500 ^	122000	164000	169500	177000	253000	250000	222000	215000 ^	-11	93	6.8
NORTH WONTHAGGI	135000	129000	126500	130000	155000	165000	205000	250000	352500	290000	265000	NA	-9	96	7.0
NUMURKAH	84000 ^	83000	85000 ^	112000 ^	97500	106500	110000	103500	159000 ^	166000	175000	NA	5	108	7.6
OCEAN GROVE	214500	219500	225000	244000	320000	350000	369000	410000	542500	482500	487000	964500 ^	1	127	8.6
OFFICER	185000	211000	232500	273500	330500	328000	336500	372500	430000	430500	433000	457000	1	134	8.9
OFFICER SOUTH	-	-	258500	299000	330000	345000	350000	369500	517500	516000	515000 ^	465000 ^	0	0	NA
PAKENHAM	170000	187000	199000	232000	300000	288000	313000	338000	370000	377500	380000	365000 ^	1	124	8.4
PAYNESVILLE	150000	141500	115000	142500	155000	133000	140000	170000	220000	260000	215000	260000 ^	-17	43	3.7
POINT COOK	255000	280000	305000	330000	439500	410000	417000	510000	449000	445000	348500	596500 ^	-22	37	3.2
POINT LONSDALE	232000	265000	251500	320000	367500	397000	464000	515000	750000	752500	608000	NA	-19	162	10.1
PORTARLINGTON	179500	192000	180000	200000	250000	360000	305500	382500	524500	510000	557500	375000 ^	9	211	12.0
PORTLAND	91000	52000 ^	82000 ^	50000	76000	60000	67500	140000	180000	180000	197500	NA	10	117	8.1
RED CLIFFS	55000	68500	70000	75000	79000	82000	85000	115000	125000	130000	145000	100000 ^	12	164	10.2
RESERVOIR	330000	356000	365500	580000 ^	250000 ^	630000 ^	115000 ^	387000 ^	22500	32500	835000 ^	473500 ^	2460	153	9.7
ROCKBANK	265000 ^	184500 ^	208000	237000	248500	256500	253500	288000	289000	295000	306000	354500 ^	4	15	1.4
ROMSEY	179000	179000	186000	204000	257000	300000	338500	435000	447500	404000	370000	NA	-8	107	7.5
ROWVILLE	476500 ^	486500 ^	559000 ^	424000 ^	515000 ^	692500 ^	673000 ^	645000	653500	721000	796500	750000 ^	10	67	5.3
ROXBURGH PARK	231000	239000	263000	265000	277500	332500	370000	430000	438000	448500	430000	342500 ^	-4	86	6.4
RYE	232500	275000	282500	370000	450000	448000	420000	687500	789500	616000	580000	567500 ^	-6	149	9.6
SALE	120000	125500	128000	137000	142000	135000	150000	185000	210000	242000	270000	275500 ^	12	125	8.5
SAN REMO	255000	250000	249000	240000	270000	308000	300000	379000	470000	470000	525000	454000 ^	12	106	7.5
SANCTUARY LAKES	265000	289000	335000	355000	435000	419000	460000	510500	625000	580000	543500	587500 ^	-6	105	7.4

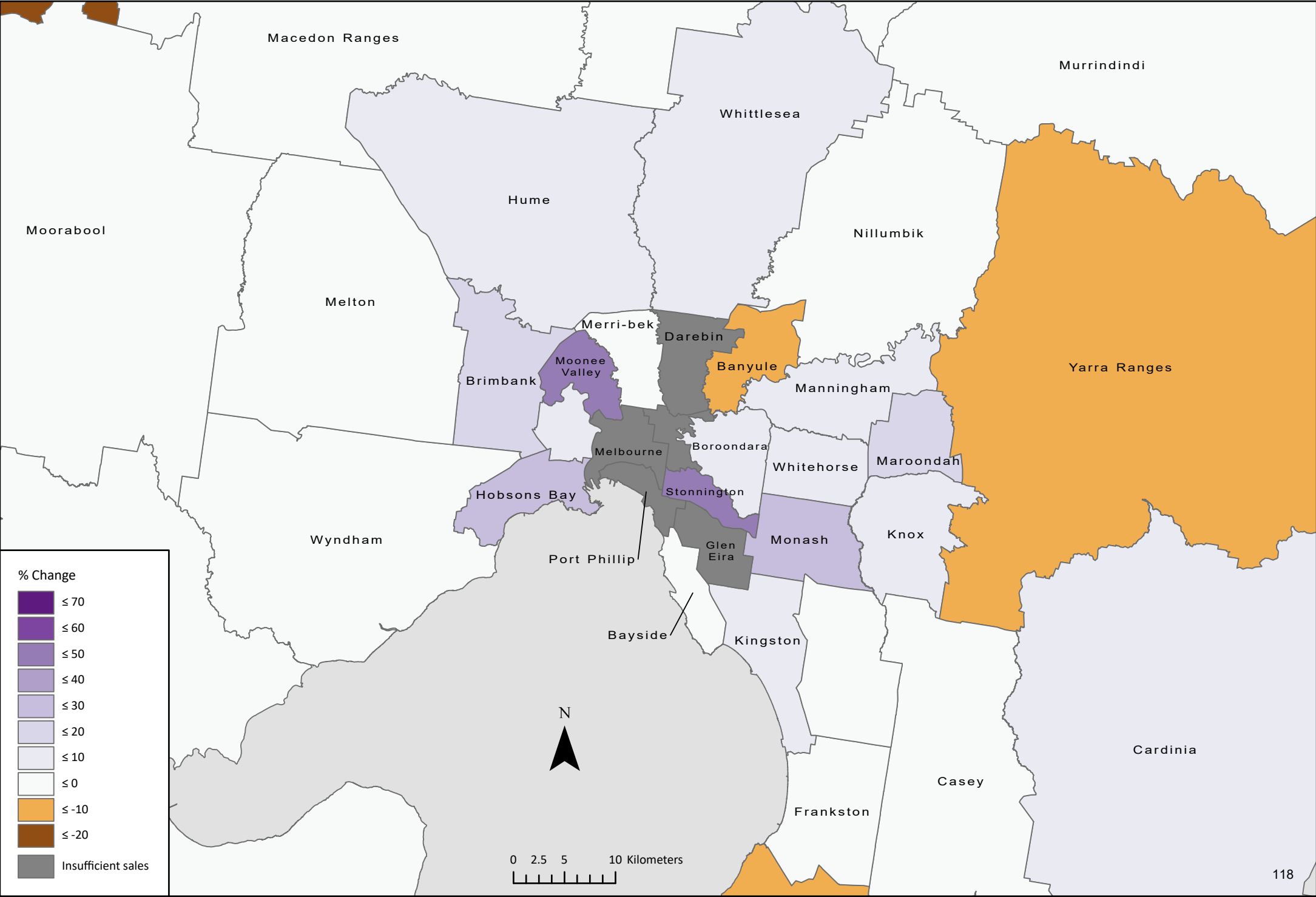
Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	Growth 14-24 (%)	PA 14 - 24 (%)
SEBASTOPOL	86500	105000	111000	115000	120000	138500	150000	142000	260000	240000	213000	150000 [^]	-11	147	9.5
SEYMOUR	105000 [^]	82000 [^]	112500 [^]	89500	140000	155000	170000	185000	194000	225000	245000	238000 [^]	9	133	8.8
SHEPPARTON	123000	127000	128000	124500	127500	129500	140000	185000	210000	273000	264000	277500	-3	115	7.9
SHEPPARTON NORTH	117500	116000	115000	116000	165000	164000	191000	206000	368000	385000	308500	298000 [^]	-20	163	10.1
SKYE	-	505000 [^]	458000 [^]	458000 [*]	507500 [^]	507500 [*]	440000 [^]	450000 [^]	634000 [^]	555000	552000	584000 [^]	-1	0	NA
SMYTHESDALE	85500 [^]	83000	81000	93000	101500 [^]	102500 [^]	125000	237500 [^]	250000 [^]	182500	217500 [^]	175000 [^]	19	154	9.8
SORRENTO	655000 [^]	640000 [^]	700000	965000	965000 [^]	790000 [^]	952000	1487500	1750000 [^]	1700000	1509000 [^]	NA	-11	130	8.7
SOUTH MORANG	260000	270000	280000	274000	350000	345000	420000	423000	365000	390000	281000	470000 [^]	-28	8	0.8
ST LEONARDS	166500	181500	179000	165000	205000	225000	230500	320000	450000	397500	347500	350000 [^]	-13	109	7.6
STAWELL	35000 [^]	56000 [^]	60000 [^]	52000 [^]	73500	90000 [^]	90000 [^]	62500 [^]	123000	186000	162000 [^]	288500 [^]	-13	363	16.6
STRATFORD	83500	81000	81000	85000	83000	84500	93000	123000	185000	192500	190000	172500 [^]	-1	128	8.6
STRATHFIELDSAYE	172000	173500	173500	166500	168500	166000	179500	197000	335000	315000	300000	311500 [^]	-5	74	5.7
STRATHTULLOH	152500 [^]	161000	150000	230000	267000	267000	274000	289000	331000	259500	297000	338500 [^]	14	95	6.9
SUNBURY	211000	215000	218000	235000	332000	299000	291000	310000	352500	360500	348000	335000	-3	65	5.1
SUNSHINE NORTH	320000	280000	387500	385000	335500	665000	666000	579500	590000	502500	535000 [^]	420000 [^]	6	67	5.3
SWAN HILL	85000	88000	102500	109000	138000	113000	126000	157000	177000	179000	197500	106500 [^]	10	132	8.8
TARNEIT	191000	210000	225000	275000	305000	305000	302000	334000	367500	359000	344500	370000	-4	80	6.1
TATURA	96500	95000	105000	112500	125000	152500	166000	185000	180000	256000	229500	290000 [^]	-10	138	9.0
THOMASTOWN	269500 [^]	185000 [^]	297000 [^]	500000 [^]	536000 [^]	450000 [^]	520000 [^]	185000 [^]	385500	412000	517000	NA	25	92	6.7
THORNHILL PARK	-	193000	199000	243000	275500	268000	242500	274000	307500	261500	213500	395000 [^]	-18	0	NA
TIMBOON	-	-	87500 [^]	87500 [*]	80500 [^]	83500 [^]	120000	180000	240000 [^]	185000	165000 [^]	297500 [^]	-11	0	NA
TORQUAY	245000	250000	268000	295000	360000	420000	430000	510000	730000	713500	665000	755000 [^]	-7	171	10.5
TRARALGON	148500	152500	150000	143000	138000	150000	171000	219000	290000	298500	292000	284500	-2	97	7.0
TRENTHAM	155500	167500	185000	210000	337500	348500	385000	485000	565000	512500	495000 [^]	500000 [^]	-3	218	12.3
TRUGANINA	212000	228500	254500	282000	327500	335000	322500	339000	393000	384000	346000	329500	-10	63	5.0
VENUS BAY	81500	83500	90000	81000	94000	105000	120000	271500	311500	250000	230000	185000 [^]	-8	182	10.9
WALLAN	150000	150500	155000	191500	250000	240000	245000	285000	340000	379500	290000	331000 [^]	-24	93	6.8
WALLAN EAST	136000	148000	154000	160000	254000	250000	250000	257000	300000	345000	315000	305000 [^]	-9	132	8.8
WANGARATTA	125000	131000	132000	151000	162000	145000	150000	178500	289000	291000	288500	292000	-1	131	8.7
WARRAGUL	146000	143000	149000	170500	200000	214000	225000	280000	328000	315000	315000	312000	0	116	8.0
WARRNAMBOOL	145000	140000	150000	150000	150000	155000	165000	190000	250000	262500	260000	255000	-1	79	6.0
WAURN PONDS	195000	219500	201500	249000 [^]	258000 [^]	300000 [^]	290000 [^]	407000	375000 [^]	485000 [^]	440000	385000 [^]	-9	126	8.5
WEIR VIEWS	142000	138000	139000	195000	215000	209000	240000	260000	350000	324000	335000	373000	3	136	9.0
WERRIBEE	185500	191500	208000	252000	298000	299000	299000	320000	330000	358000	340000	367000	-5	83	6.2
WEST WODONGA	113000	133000	130000	129000	136000	140000	140500	200000	245000	242500	305000	295000 [^]	26	170	10.4
WINCHELSEA	130000 [^]	127500	158000	168000	178000	170000	272500	415000	360000	330000	370000	402500 [^]	12	185	11.0
WINTER VALLEY	125000	122000	124000	130000	143000	159000	185000	240000	303500	290000	260000	235000 [^]	-10	108	7.6
WODONGA	111000	124000	135000	141000	146000	153000	155000	200000	240000	220000	225000	220000 [^]	2	102	7.3

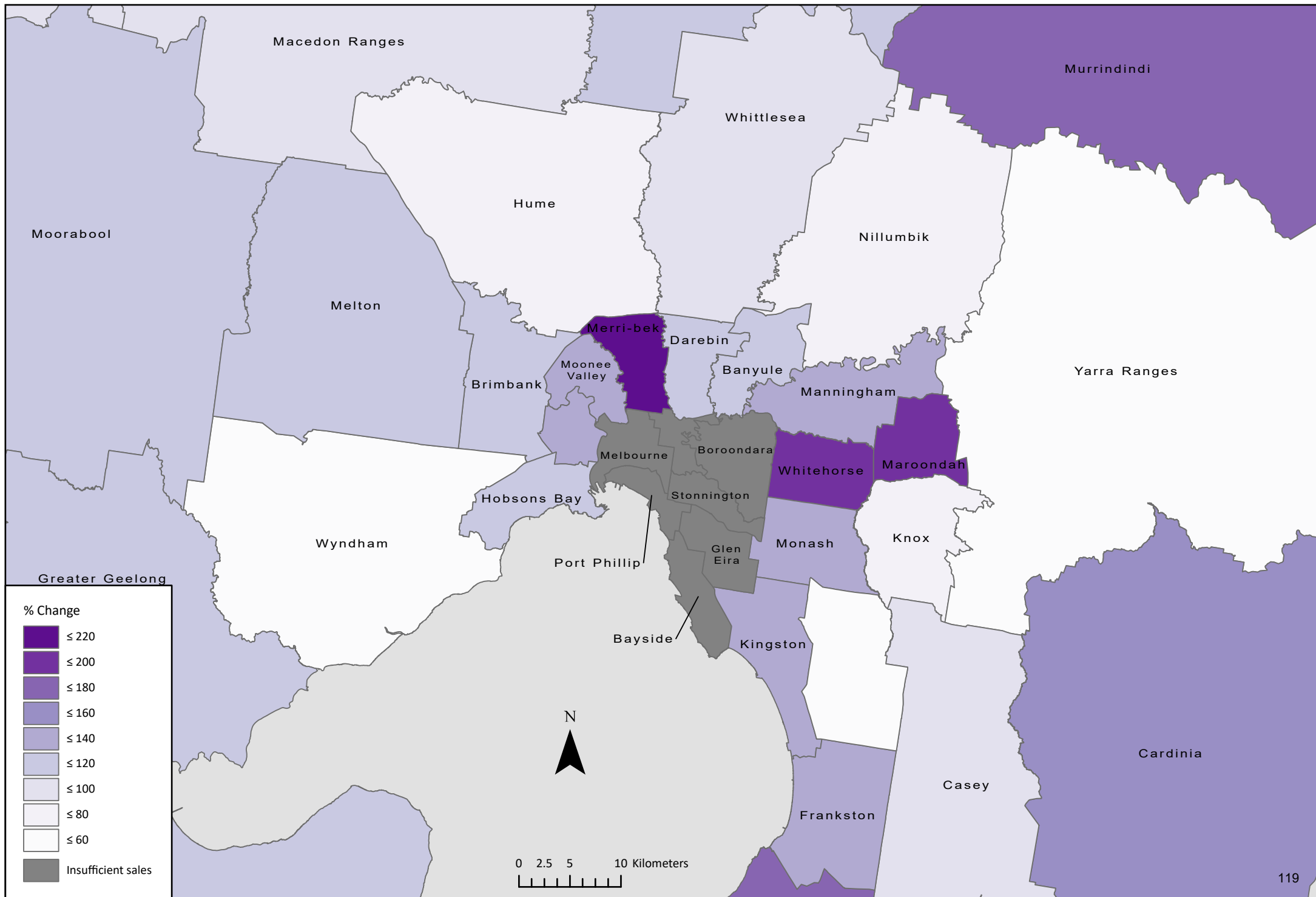
Median Vacant House Block Prices 2014 - 2025

Locality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Prelim 2025	Change 23-24 (%)	14-24 (%)	Growth PA 14 - 24 (%)
WOLLERT	197000	216500	233000	266000	329000	320000	302500	331000	371000	370000	353000	398000	-5	79	6.0
WONTHAGGI	140000	132000	135000	140000	145000	165000	199000	210000	310000	280000	270000	257500 [^]	-4	93	6.8
WOODSTOCK	-	-	-	-	-	-	-	275000	270000 [^]	237500 [^]	169500	209000 [^]	-29	0	NA
WYNDHAM VALE	165000	174000	197000	224000	290000	269000	275000	278000	295000	299000	305000	320000	2	85	6.3
YARRA JUNCTION	170000	165000 [^]	190000 [^]	225000	272500 [^]	245000 [^]	260000	288000 [^]	360000 [^]	377500 [^]	290000	250000 [^]	-23	71	5.5
YARRAWONGA	104500	110000	118500	130000	159000	155000	165000	185000	275000	243500	235500	210000	-3	126	8.5
YEA	86500	120000	159000 [^]	149000	158500	227500 [^]	190000	253500	287000	288500	410000 [^]	235000 [^]	42	375	16.9

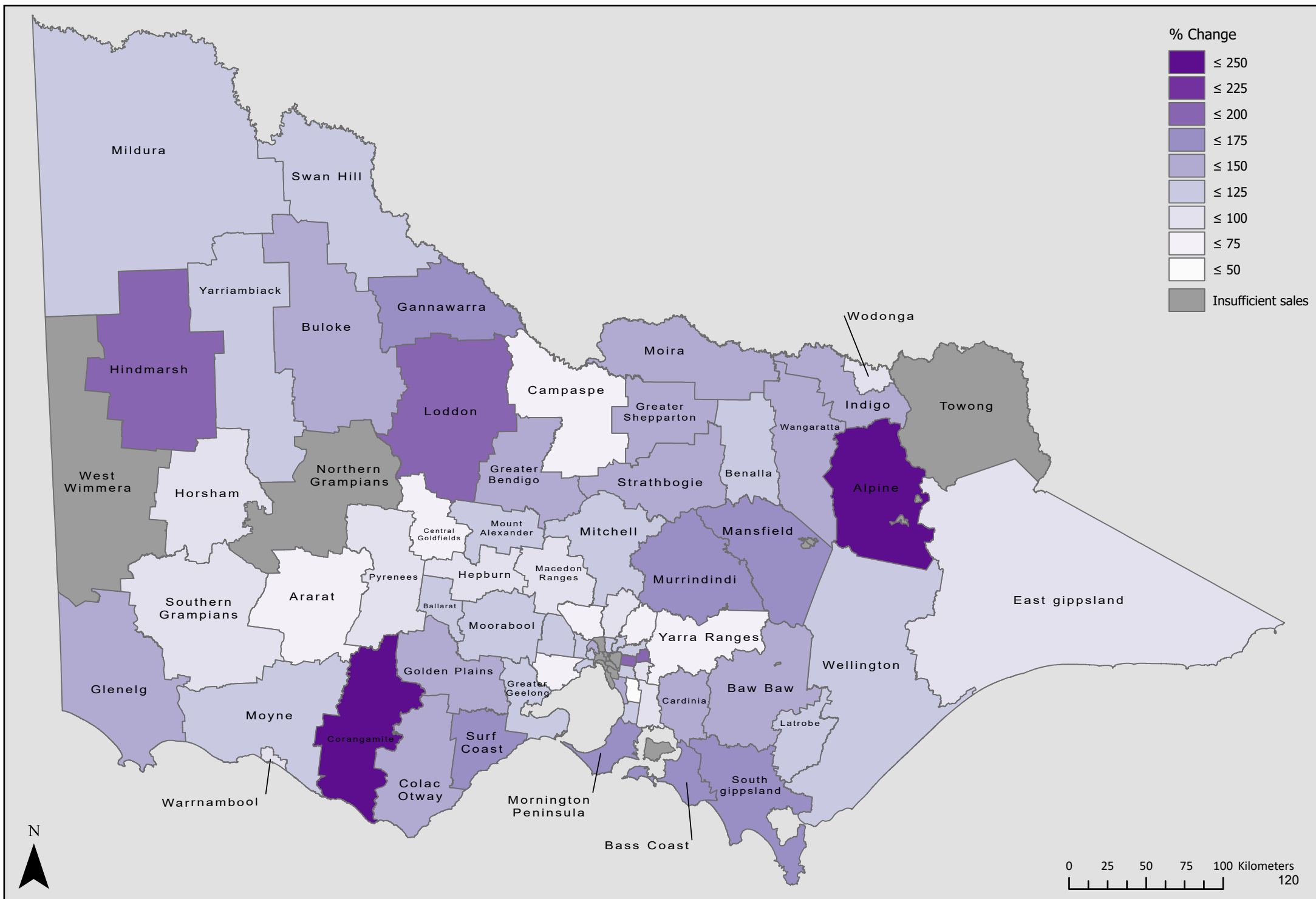
Municipality - 1 Year Change in Vacant Land Price (Metro)



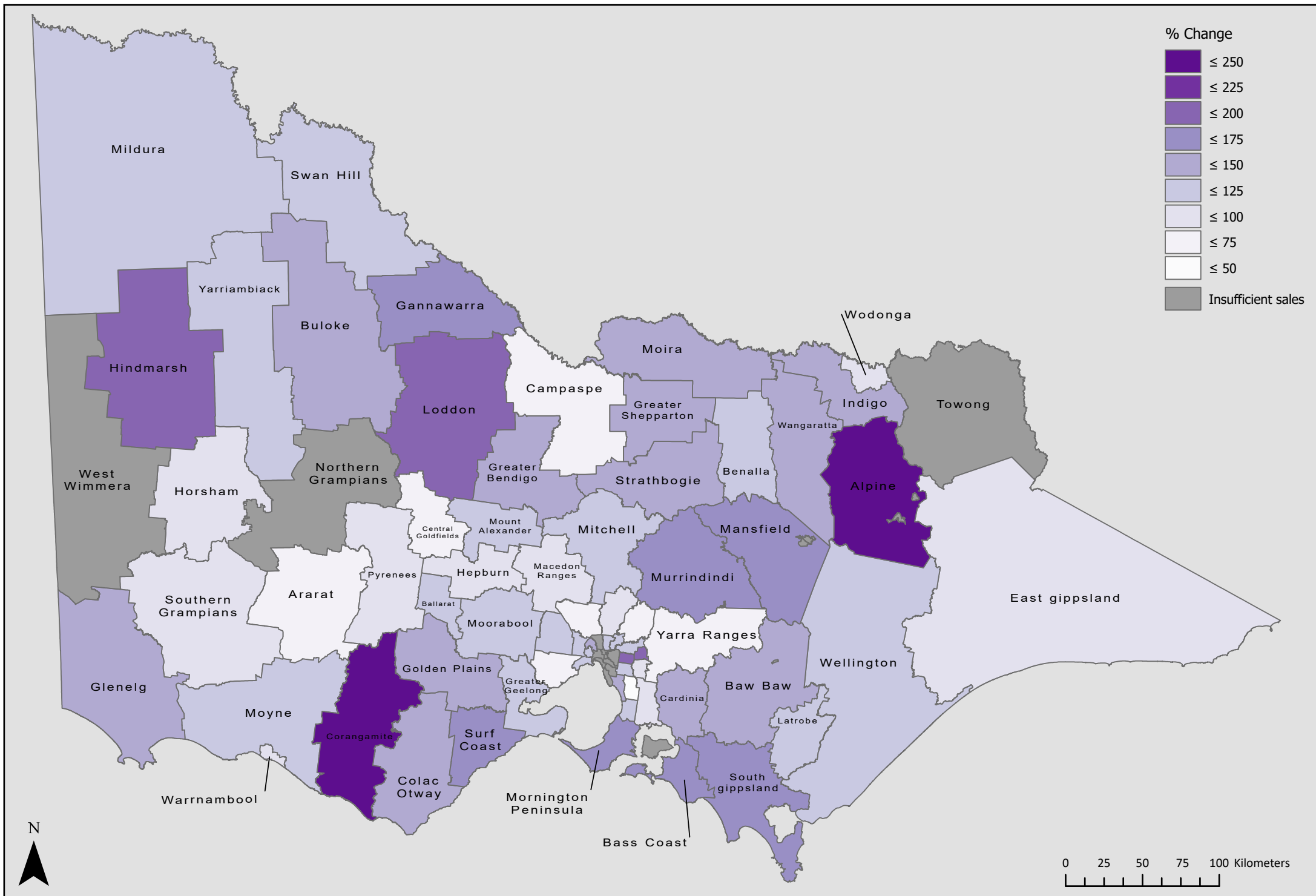
Municipality - 10 Year Change in Vacant Land Price (Metro)



Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)

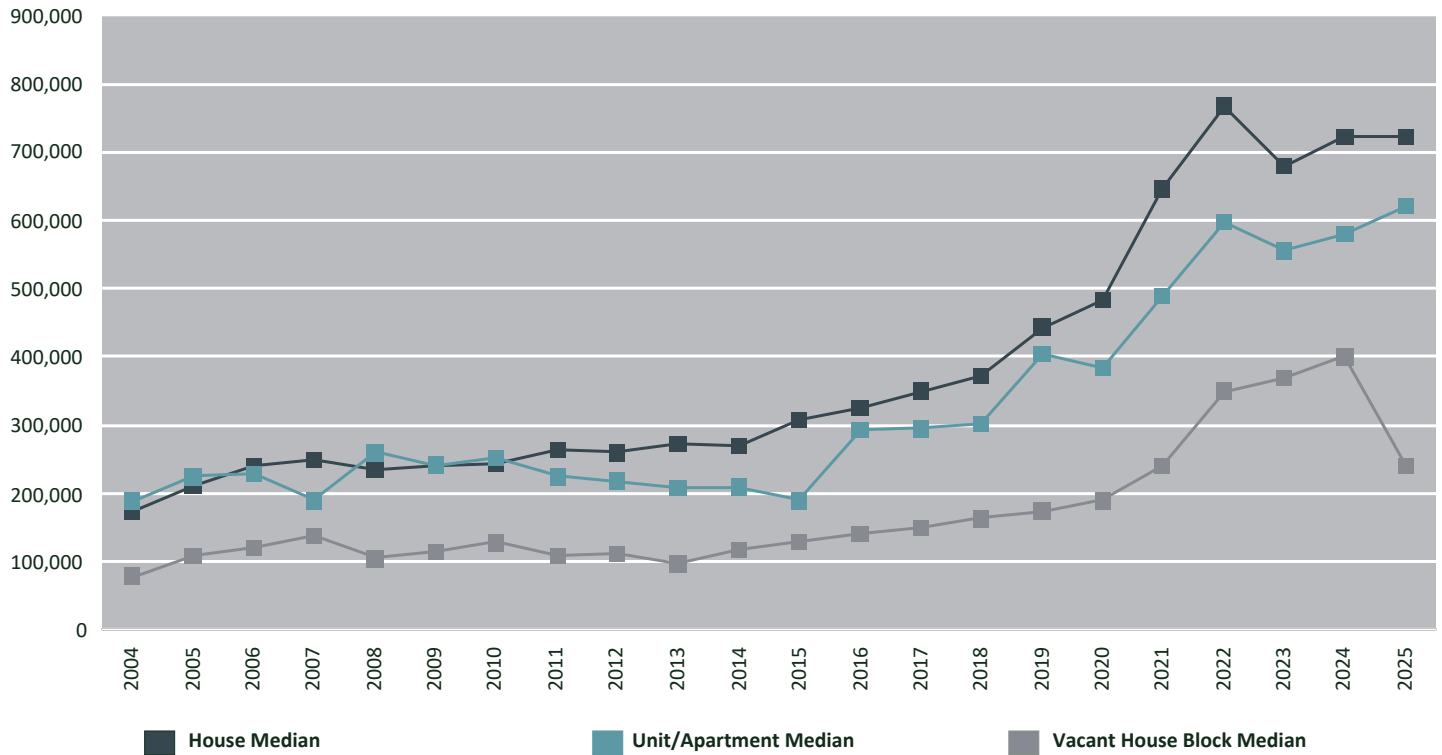


Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)



Alpine Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	215	175,000	193,221	56	189,500	190,079	74	78,500	74,515
2005	232	212,500	234,846	61	225,000	218,625	70	110,000	106,686
2006	222	240,000	261,349	59	230,000	259,181	72	120,000	127,890
2007	240	250,000	284,654	57	190,000	242,856	68	138,000	160,531
2008	135	235,000	257,562	32	260,000	265,696	35	105,000	119,595
2009	166	240,000	260,268	44	242,000	242,142	49	115,000	149,989
2010	90	243,500	279,688	26	253,000	259,288	35	128,500	120,850
2011	144	263,500	282,726	39	225,000	225,384	57	110,000	120,217
2012	162	260,000	283,762	42	218,750	219,047	49	112,000	112,310
2013	171	272,500	293,760	31	209,000	219,043	62	96,200	103,464
2014	185	270,000	294,889	50	210,000	216,646	69	117,500	131,173
2015	208	307,000	315,481	49	190,000	239,234	74	129,250	127,792
2016	233	325,000	351,412	50	293,000	294,020	84	141,000	145,598
2017	247	350,000	374,240	56	295,000	293,146	109	150,000	163,962
2018	218	372,000	408,328	60	302,500	294,797	106	163,500	171,440
2019	214	443,750	458,745	43	405,000	386,244	69	175,000	193,728
2020	242	482,500	527,112	46	385,000	394,036	97	190,000	217,389
2021	250	645,500	705,464	65	490,000	498,458	74	240,000	253,005
2022	185	768,000	852,054	30	597,500	619,166	42	350,000	390,654
2023	131	680,000	791,992	27	555,000	548,148	20	370,000	412,250
2024	168	722,500	775,842	29	580,000	512,534	21	400,000	489,857
2025	18	722,500	811,083	4	620,000^	611,250^	2	240,000 ^	240,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

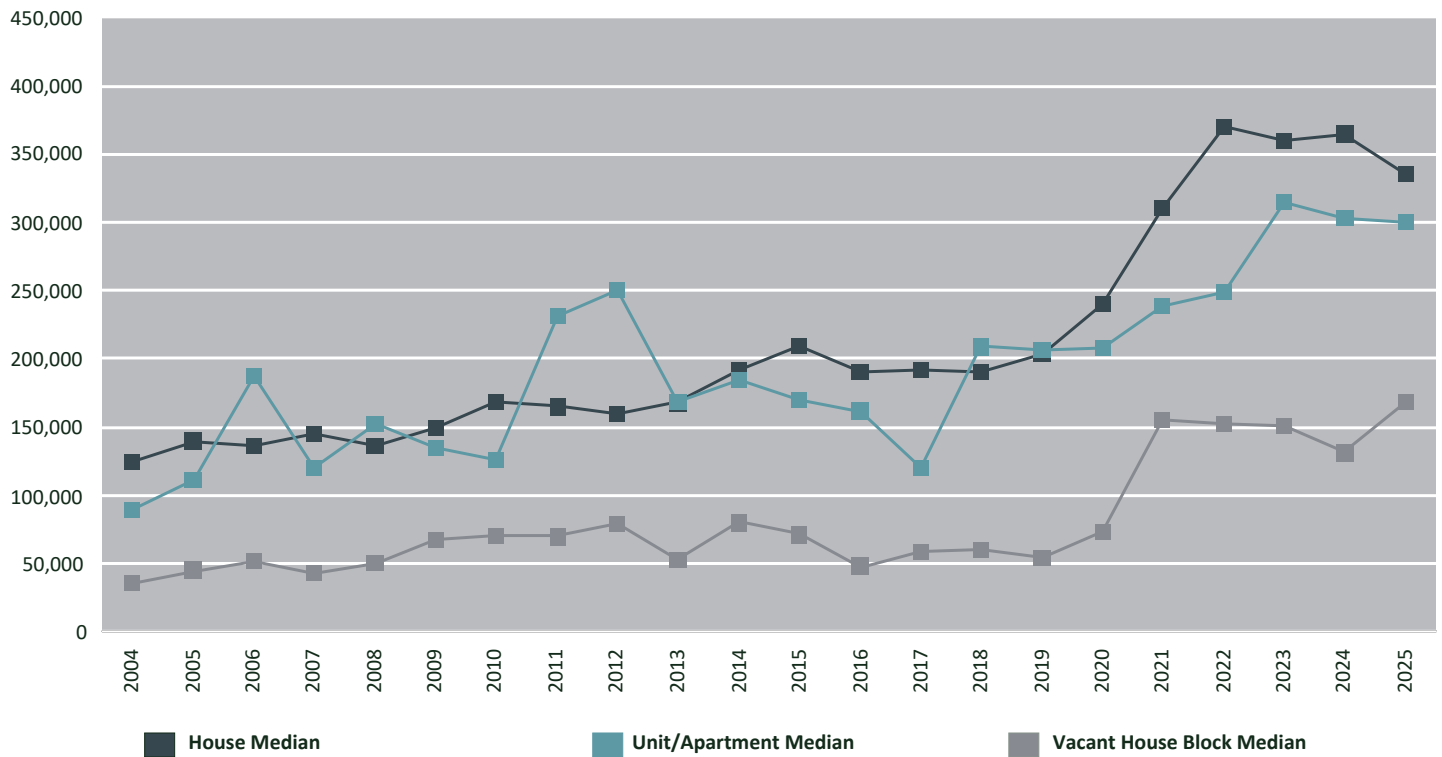
Alpine Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Crematorium/Funeral	1	450000	450000	1371.95	328.00	ND	ND	328.00	1371.95
Fuel Outlet/Garage	1	1800000	1800000	2142.86	840.00	ND	ND	840.00	2142.86
Guest/BackPack Unsp	1	10000000	10000000	299.40	33400.00	ND	ND	33400.00	299.40
Office Premises Uns	2	832500	832500	523.51	207733.50	ND	ND	207733.50	4.01
Retail Sgle Occ Unsp	5	424000	400000	3387.10	155.00	59.26<	109.59<	148.80	2849.46
Serv Apt/Unit Unsp	2	1302500	1302500	4218.53	3049.50	86.83<	152.70<	3049.50	427.12
Tourist Park/Caravan	1	3000000	3000000	60.12	49900.00	ND	120.00<	49900.00	60.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	166500	166500	16650.00	10.00	19.59<	26.32<	10.00	16650.00
Ind Dev Site	1	600000	600000	196.27	3057.00	ND	252.63<	3057.00	196.27
Warehouse Unspec	1	400000	400000	40000.00	10.00	ND	173.91<	10.00	40000.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	762000	600000	3.44	421000.00	38.34<	39.02<	429247.40	1.78
Livestock – Beef	5	1873400	1650000	3.20	514900.00	330.00<	174.60<	544058.20	3.44
MixedFarm&GrazUnsp	3	1810000	2150000	6.79	390400.00	90.89<	144.30<	348767.67	5.19
Plant/Tree Nursery	1	755000	755000	353.80	2134.00	ND	ND	2134.00	353.80
Specialised Cropping	1	1681000	1681000	6.72	250000.00	ND	ND	250000.00	6.72
Vineyard	1	2245000	2245000	1.13	1990000.00	ND	ND	1990000.00	1.13
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	4500000	4500000	292.97	15360.00	ND	ND	15360.00	292.97
Detached Home Unsp	23	745260	775000	973.79	589.00	83.33<	103.33<	682.95	1132.66
Detached Home(Comm)	1	1550000	1550000	2553.54	607.00	ND	ND	607.00	2553.54
Detached Home(exist)	144	784177	717500	1410.00	750.00	110.38<	115.73<	1026.60	763.57
OYO Unit	1	450000	450000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	26	1158769	1029500	60.55	10000.00	89.33<	113.13<	30993.27	37.39
Semi-detached Unspec	1	279000	279000	4650.00	60.00	ND	80.64<	60.00	4650.00
Short Term Hol Accom	2	742500	742500	2172.09	443.50	81.15<	106.83<	443.50	1674.18
Single Strata Unit	1	661000	661000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	17	563970	590000	NA	NA	106.31<	120.41<	NA	NA
Strata Unit/Flat Uns	10	416500	340000	NA	NA	63.55<	76.75<	NA	NA
Vac Res A	16	427937	395000	782.36	703.00	112.86<	164.58<	754.27	556.23
Vac Res B	4	762500	790000	309.73	2553.50	100.64<	432.28<	2544.25	299.70
Vac Res C	1	390000	390000	0.10	4070000.00	62.90<	ND	4070000.00	0.10
Vac Res Englobo Oth	1	4510000	4510000	77.49	58200.00	ND	ND	58200.00	77.49
Vac Res Rural Lstyle	5	740000	750000	145.21	4132.00	137.61<	226.24<	7299.60	101.38
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$21,640,000		
Industrial Total			3	Industrial Total Prices			\$1,166,500		
Primary Production Total			16	Primary Production Total Prices			\$23,288,000		
Residential Total			254	Residential Total Prices			\$201,365,100		
All Sales Total			286	All Sales Total			\$247,459,600		

Ararat Rural City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	191	125,000	125,960	17	90,000	90,968	41	36,000	33,554
2005	214	140,000	146,016	18	111,775	110,169	35	45,000	40,205
2006	153	137,000	148,871	8	187,500^	175,312^	32	51,250	51,806
2007	201	145,000	151,856	37	120,000	137,229	23	42,500	47,669
2008	139	137,000	148,592	19	153,000	155,381	23	50,000	52,804
2009	205	150,000	161,640	28	135,000	146,062	24	68,000	59,625
2010	187	169,000	179,064	27	126,000	139,827	24	71,250	68,375
2011	152	165,000	181,191	16	231,250	212,921	17	70,000	63,976
2012	139	160,000	172,991	11	250,000	225,454	19	80,000	68,002
2013	171	168,000	186,820	14	168,500	169,357	23	53,500	61,530
2014	156	191,500	200,452	9	185,000^	195,777^	18	80,250	74,833
2015	123	210,000	219,761	10	170,000	196,900	27	71,600	66,995
2016	166	190,000	203,307	11	162,000	182,172	19	48,000	52,503
2017	172	192,500	207,351	11	120,000	151,500	10	58,625	67,475
2018	209	190,000	210,758	22	208,840	203,440	25	60,000	70,024
2019	194	203,750	222,632	20	207,000	218,375	15	55,000	76,103
2020	192	240,000	250,774	22	207,500	225,779	42	73,500	72,778
2021	226	310,000	337,669	28	238,500	252,785	54	155,000	138,925
2022	201	370,000	369,935	20	248,500	252,674	45	153,000	150,785
2023	171	360,000	373,002	22	315,000	340,954	32	151,500	161,815
2024	182	365,000	384,995	14	302,500	325,214	23	131,400	152,952
2025	25	335,000	371,080	4	300,000^	300,250^	4	168,750 ^	263,375 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

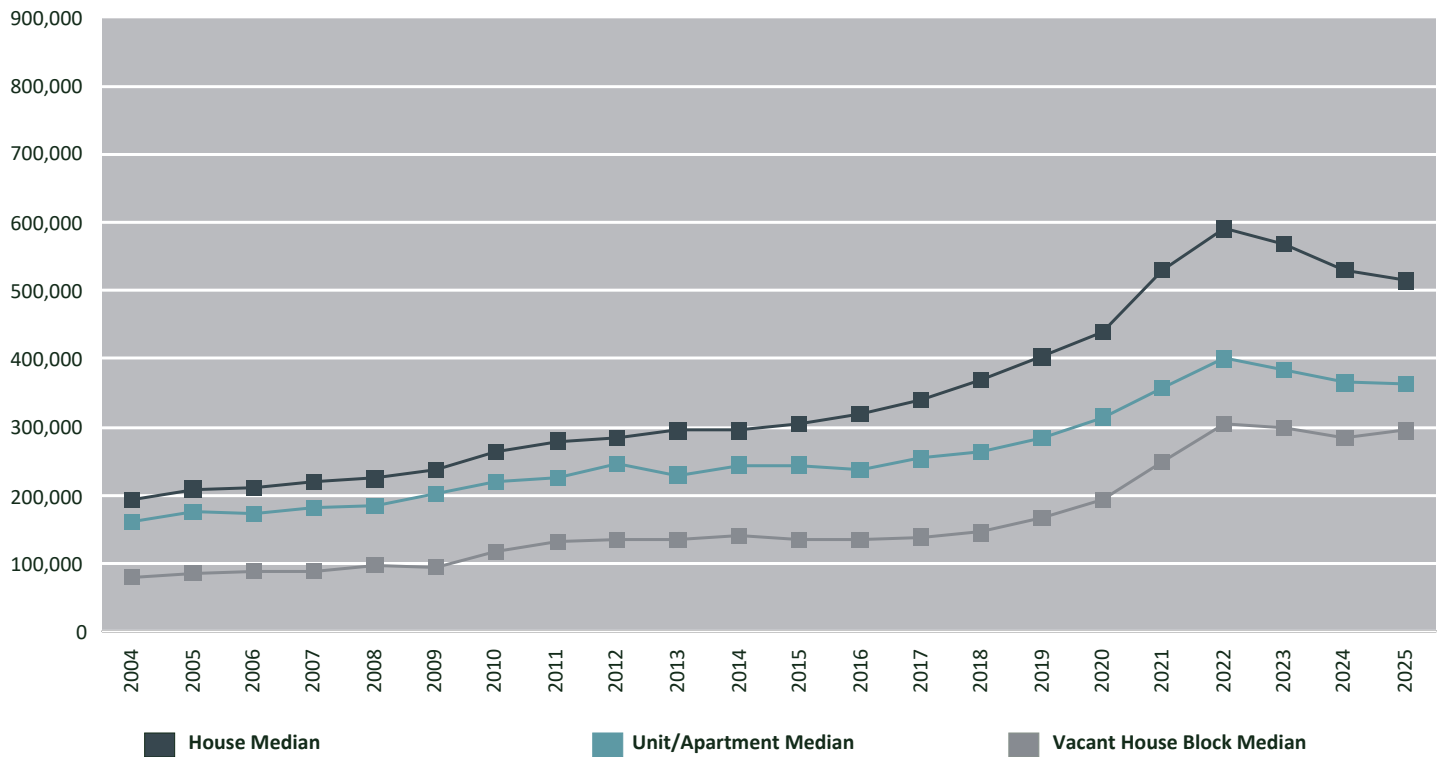
Ararat Rural City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	1	528000	528000	555.79	950.00	ND	ND	950.00	555.79
Medical/Surgery	1	1760000	1760000	3352.38	525.00	ND	ND	525.00	3352.38
Mixed Use Unspec	1	590000	590000	NA	NA	ND	368.75<	NA	NA
Office Premises Uns	2	540000	540000	1264.19	466.50	ND	41.70<	466.50	1157.56
Retail Sgle Occ Unsp	4	726250	375000	757.35	540.00	63.72<	154.64<	809.50	897.16
Tourist Park/Caravan	1	1870000	1870000	136.50	13700.00	ND	ND	13700.00	136.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Storage Depot	1	200000	200000	17.50	11430.00	ND	ND	11430.00	17.50
Warehouse Unspec	2	885750	885750	167.31	16224.50	107.04<	ND	16224.50	54.59
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	1057443	913969	1.28	1317489.00	276.52<	365.59<	1621797.00	0.66
GenCrop >20ha Unspec	2	5032450	5032450	57.52	357784.50	314.81<	251.00<	357784.50	14.07
Livestock – Sheep	2	3289490	3289490	2.61	1261850.00	362.50<	248.44<	1261850.00	2.61
MixedFarm + infrast	3	1852630	2250000	1.49	1558039.00	86.50<	230.83<	1887199.00	0.98
MixedFarm no infrast	16	1108162	818862	1.72	602950.00	71.83<	62.30<	839245.69	1.32
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	530000	530000	530.00	1000.00	ND	129.27<	1000.00	530.00
Detached Home Unsp	180	385356	365000	333.33	840.00	101.39<	117.74<	1027.50	375.58
Detached Home(exist)	2	352500	352500	105.58	3482.50	ND	183.12<	3482.50	101.22
MisImpRuralLand Unsp	2	298500	298500	18.63	16123.00	124.37<	178.21<	16123.00	18.51
Res/Rural Lstyle	31	559612	565000	38.48	12213.00	102.36<	124.18<	28515.84	19.62
Single Strata Unsp	13	338307	305000	NA	NA	96.83<	123.48<	NA	NA
Strata Unit/Flat Uns	1	155000	155000	NA	NA	ND	775.00<	NA	NA
Vac Res A	16	143212	128200	209.37	726.00	83.79<	85.47<	827.38	175.81
Vac Res B	5	177999	190000	67.59	2811.00	116.92<	115.15<	2706.00	65.78
Vac Res C	2	168250	168250	12.88	2905050.00	133.21<	165.76<	2905050.00	0.06
Vac Res Rural Lstyle	9	190833	175000	9.19	30958.50	92.84<	104.17<	45029.13	3.96
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$8,733,000	
Industrial Total			3	Industrial Total Prices				\$1,971,500	
Primary Production Total			29	Primary Production Total Prices				\$46,277,036	
Residential Total			262	Residential Total Prices				\$98,332,527	
All Sales Total			304	All Sales Total				\$155,314,063	

Ballarat City

Residential price statistics 2004 to 2025



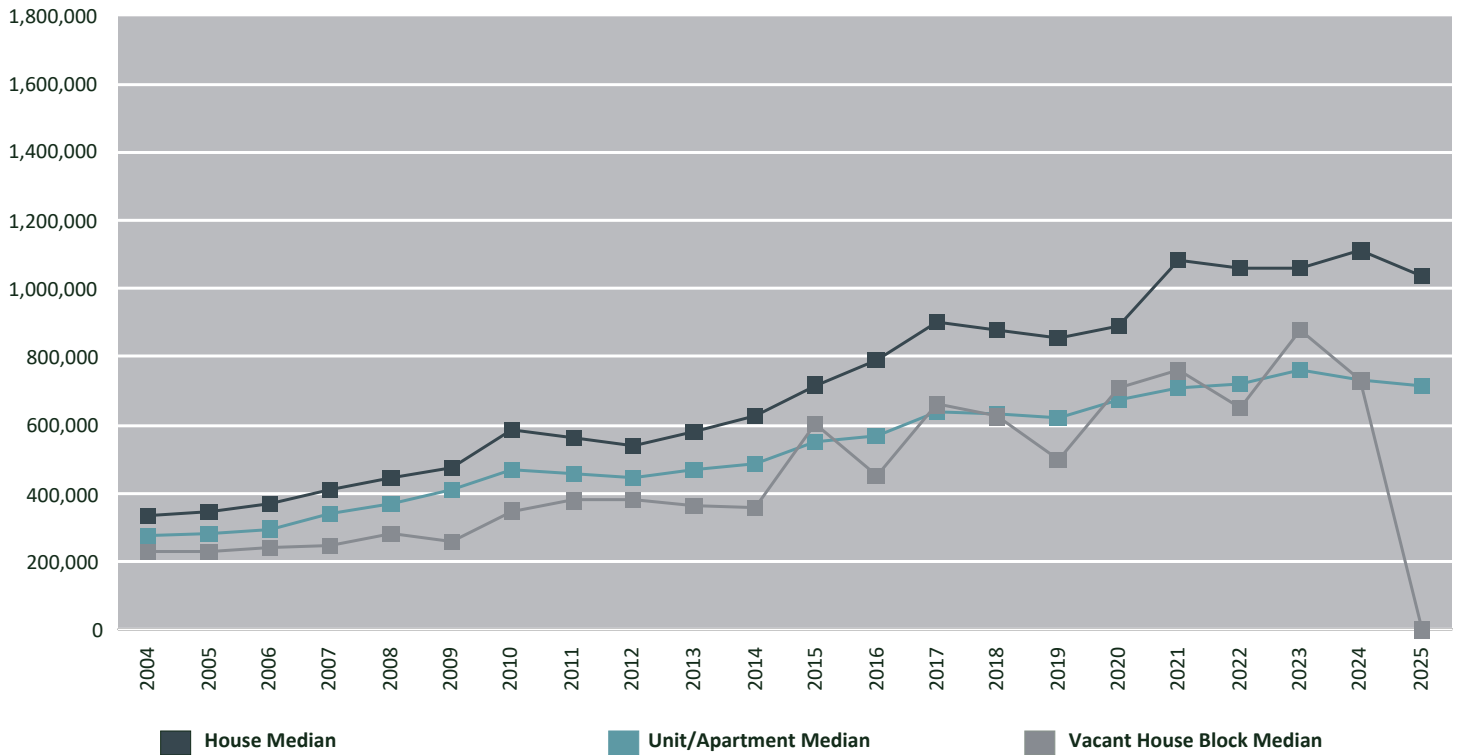
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,056	195,000	214,605	371	162,000	175,968	655	80,000	85,768
2005	1,960	210,000	230,893	331	177,500	186,090	584	87,000	96,922
2006	1,890	212,000	234,493	361	173,500	176,906	565	88,000	98,695
2007	1,981	220,000	244,673	428	183,250	188,933	705	88,000	96,555
2008	1,816	225,000	251,035	364	185,000	194,511	571	97,000	101,186
2009	2,201	238,000	261,822	578	202,500	201,398	848	95,000	105,748
2010	2,124	265,000	297,011	435	220,000	237,924	813	117,000	123,966
2011	2,071	280,000	309,973	424	226,750	236,634	706	132,000	140,671
2012	1,929	285,000	314,021	461	247,500	254,960	543	135,000	144,158
2013	2,086	295,000	325,847	400	230,500	234,253	673	135,000	148,962
2014	2,085	295,000	335,969	419	245,000	248,837	703	142,000	153,953
2015	2,122	305,000	334,881	407	245,000	248,420	666	135,500	152,776
2016	2,126	320,000	353,829	423	238,000	252,923	678	136,000	157,875
2017	2,451	340,000	375,240	504	253,975	261,858	940	139,700	156,350
2018	2,479	370,000	412,600	555	265,000	273,145	1,880	146,000	156,304
2019	2,146	403,000	447,214	417	285,000	297,294	1,505	167,000	176,429
2020	2,146	440,000	488,668	465	315,000	328,427	2,057	195,000	206,722
2021	2,500	530,000	588,720	490	358,500	368,420	2,163	250,000	259,890
2022	2,025	590,000	647,632	403	400,000	408,889	811	305,000	314,028
2023	1,936	567,500	618,608	383	385,000	395,680	377	300,000	321,672
2024	2,376	530,000	583,619	480	365,000	393,063	348	285,000	308,358
2025	440	514,000	540,552	88	364,500	374,238	34	295,000	327,413

Statistics for 2025 are based on a small number of sales and are preliminary only.

Ballarat City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	2530000	2530000	2061.94	1227.00	326.45<	ND	1227.00	2061.94
Com Land (Struct 0)	1	1034000	1034000	779.79	1326.00	ND	ND	1326.00	779.79
Dev Site	1	4500000	4500000	450.00	10000.00	1093.56<	453.40<	10000.00	450.00
Health Clinic Unsp	3	3095000	3500000	2929.26	1753.00	240.14<	388.89<	1543.00	2005.83
Health Surgery	1	3210000	3210000	2652.89	1210.00	168.95<	314.71<	1210.00	2652.89
LowRise Office Build	1	18000000	18000000	1618.71	11120.00	ND	1363.64<	11120.00	1618.71
Mixed Use Unspec	5	770020	490050	23200.70	213.00	59.76<	75.98<	467.80	1646.05
Multi-Lvl Offic Unsp	1	275000	275000	232.85	1181.00	ND	ND	1181.00	232.85
National Co Ret Unsp	1	12507000	12507000	1968.37	6354.00	ND	27.55<	6354.00	1968.37
Office Premises Uns	8	1344126	1086000	1471.45	613.00	114.32<	119.08<	1368.14	1072.15
Pub/Tavern/Club Unsp	1	2325000	2325000	3297.87	705.00	247.74<	183.07<	705.00	3297.87
Restaurant	1	725000	725000	1055.31	687.00	ND	ND	687.00	1055.31
Retail Mult Occ Unsp	1	290000	290000	2132.35	136.00	28.86<	28.29<	136.00	2132.35
Retail Sgle Occ Unsp	28	1892476	797500	2384.39	346.00	125.59<	137.26<	813.81	2380.62
Serv Apt/Unit Unsp	1	1400000	1400000	2283.85	613.00	ND	ND	613.00	2283.85
Shop	1	565000	565000	3575.95	158.00	ND	ND	158.00	3575.95
Shopping Centre Unsp	1	18000000	18000000	NA	NA	ND	16.07<	NA	NA
Vehicle Sales Centre	1	5350000	5350000	1510.45	3542.00	314.71<	324.24<	3542.00	1510.45
Veterinary Clinic	1	775000	775000	1718.40	451.00	ND	ND	451.00	1718.40
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	500000	500000	961.54	520.00	ND	ND	520.00	961.54
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	30	1584445	721500	681.64	1229.50	88.80<	103.07<	1959.71	772.77
Garage/Motor Vehicle	1	385000	385000	611.11	630.00	ND	ND	630.00	611.11
Ind Dev Site	11	988836	737000	138.12	2172.00	73.63<	111.50<	3903.45	253.32
OpenStorageUnspec	1	654500	654500	2607.57	251.00	ND	ND	251.00	2607.57
Warehouse Unspec	28	994428	815500	764.29	651.50	148.27<	178.21<	2868.08	340.61
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomBuildings	1	77000	77000	430.17	179.00	ND	ND	179.00	430.17
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	475000	475000	2.33	274150.00	ND	25.95<	274150.00	1.73
GenCrop >20ha Unspec	1	2411280	2411280	2.10	1147721.00	ND	14.61<	1147721.00	2.10
MixedFarm + infrast	4	1677300	1639600	1.52	1263046.00	127.20<	117.11<	1152348.00	1.46
MixedFarm no infrast	1	2800000	2800000	10.49	267000.00	191.11<	523.36<	267000.00	10.49
MixedFarm&GrazUnsp	3	971666	810000	2.50	323750.00	ND	43.78<	294570.33	3.30
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	1090000	1090000	878.60	1217.50	4.36<	83.85<	1217.50	895.28
Cojoin Strata Unsp	3	410000	395000	NA	NA	77.84<	100.00<	NA	NA
Detached Home (Ind)	3	636666	600000	340.66	910.00	ND	400.00<	10884.33	58.49
Detached Home Unsp	2347	582711	533000	681.30	594.50	94.34<	100.57<	656.37	888.00
Detached Home(Comm)	9	516666	520000	1739.13	345.00	144.85<	99.05<	404.67	1276.77
Detached Home(exist)	8	1134375	1190000	298.74	3983.00	113.33<	119.00<	3249.50	349.09
Res Land (WithBuild)	3	501666	485000	1034.19	585.00	183.02<	134.72<	557.33	900.12
Res/Rural Lstyle	63	1138621	1000000	33.88	22138.00	89.89<	91.53<	32545.52	34.99
ResLandWithImprovemt	3	301666	260000	325.00	800.00	89.66<	20.34<	828.33	364.19
Retire Village Unit	1	365500	365500	NA	NA	1009.67<	110.76<	NA	NA
Semi-detached Unspec	21	475238	450000	1775.96	183.00	82.57<	88.24<	202.05	2362.59
Single Strata Unsp	427	380378	362000	2256.49	308.00	95.26<	101.97<	305.57	1874.71
Strata Unit/Flat Uns	43	443800	405000	NA	NA	80.60<	106.45<	NA	NA
Townhouse	6	928333	702500	1734.23	222.00	99.26<	169.28<	222.00	1734.23
Vac Res A	323	291532	280000	601.20	499.00	94.28<	112.00<	524.56	555.06
Vac Res B	25	525740	535000	292.80	2015.00	91.45<	112.63<	2183.80	240.75
Vac Res Rural Lstyle	16	730609	587500	20.02	40215.00	94.76<	98.74<	38106.06	19.17
Municipality totals									
Commercial Total			59	Commercial Total Prices			\$148,363,459		
Community Services Total			1	Community Services Total Prices			\$500,000		
Industrial Total			71	Industrial Total Prices			\$87,294,043		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$77,000		
Primary Production Total			11	Primary Production Total Prices			\$15,785,480		
Residential Total			3,303	Residential Total Prices			\$1,777,232,160		
All Sales Total			3,446	All Sales Total			\$2,029,252,142		

Banyule City

Residential price statistics 2004 to 2025



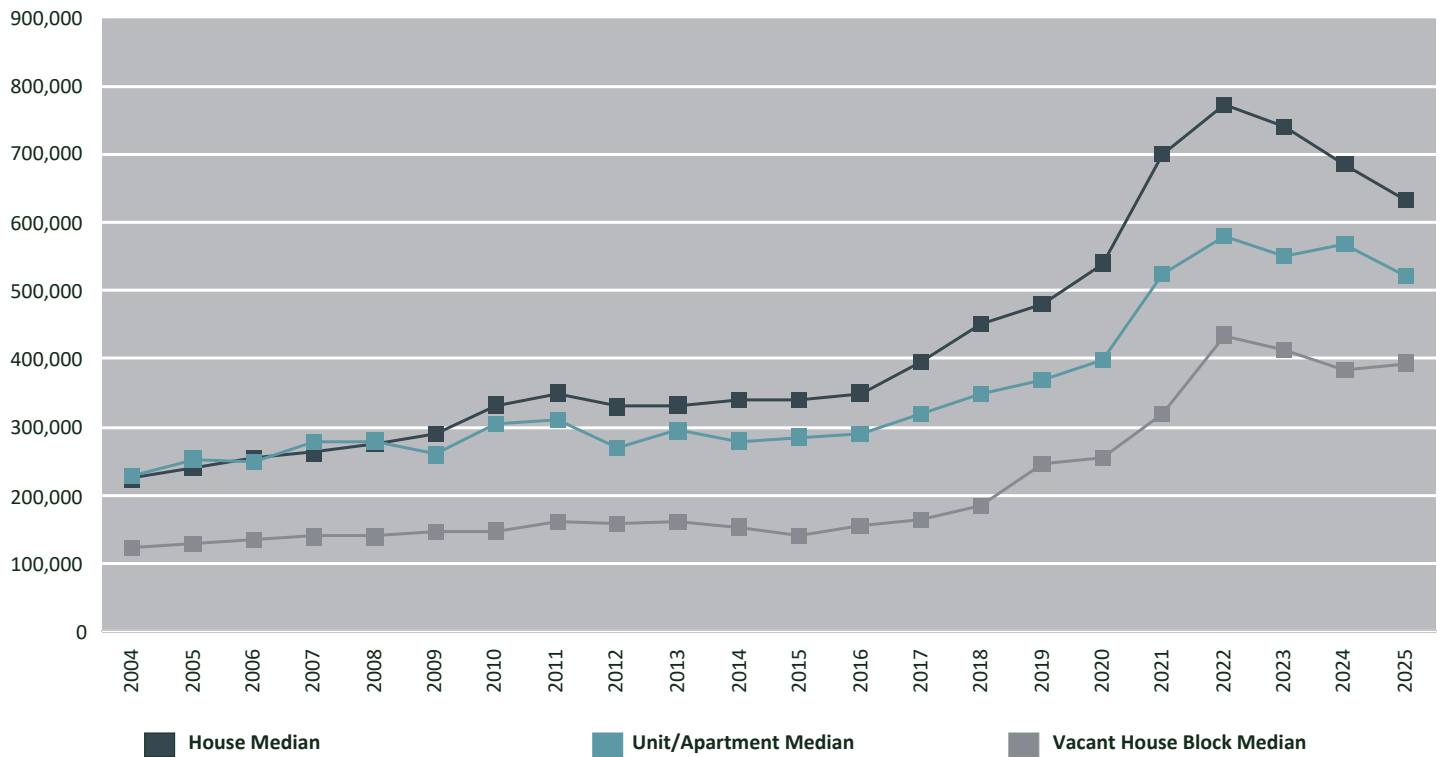
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,537	335,000	388,596	592	275,000	291,746	75	230,000	234,682
2005	1,540	345,000	407,201	695	284,000	312,002	76	230,125	221,080
2006	1,520	368,500	428,209	722	297,000	322,086	68	241,750	253,922
2007	1,738	410,000	490,189	1,011	340,500	364,187	96	250,000	240,287
2008	1,344	445,000	539,262	673	370,000	395,964	42	282,000	272,921
2009	1,481	474,388	577,492	855	410,500	438,516	38	258,476	245,468
2010	1,349	585,000	689,212	726	470,000	495,490	37	350,000	348,142
2011	1,282	564,100	675,652	647	460,000	494,794	33	380,000	367,324
2012	1,228	540,000	647,133	681	447,000	471,197	30	382,500	367,966
2013	1,421	580,000	689,614	855	469,500	503,142	30	363,500	355,706
2014	1,541	627,000	758,588	1,028	488,000	523,167	39	357,000	395,398
2015	1,691	718,000	851,457	1,134	552,000	582,642	25	604,480	509,364
2016	1,460	790,250	939,152	1,110	570,000	595,062	18	454,250	545,222
2017	1,399	900,000	1,070,705	1,144	640,000	680,592	26	660,000	591,273
2018	1,277	880,000	1,038,328	869	632,000	659,654	19	625,000	615,699
2019	1,253	855,000	999,871	947	621,000	666,238	26	500,000	666,464
2020	1,056	890,500	1,080,190	813	675,000	708,098	19	708,000	681,684
2021	1,626	1,085,000	1,276,049	1,527	710,000	762,700	24	759,500	876,653
2022	1,347	1,061,000	1,260,612	1,007	719,000	766,044	12	652,000	731,801
2023	1,232	1,060,000	1,233,641	1,016	760,500	801,368	12	880,000	843,690
2024	1,341	1,110,000	1,277,974	1,212	735,000	794,676	20	730,000	936,180
2025	116	1,035,500	1,163,998	146	717,500	756,570	0	0*	0*

Statistics for 2025 are based on a small number of sales and are preliminary only.

Banyule City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	3	487666	573000	2604.55	220.00	86.82<	32.19<	229.00	2129.55
Car Wash	1	2130000	2130000	1251.47	1702.00	ND	ND	1702.00	1251.47
Dev Site	1	2300000	2300000	1761.10	1306.00	161.40<	57.99<	1306.00	1761.10
Health Clinic Unsp	5	1992000	1500000	1510.57	993.00	127.66<	170.45<	1029.40	1935.11
Medical/Surgery	1	570000	570000	2522.12	226.00	20.73<	ND	226.00	2522.12
Mixed Use Shop	1	550000	550000	550000.00	1.00	ND	58.14<	1.00	550000.00
Office & Dwelling	1	800000	800000	2730.38	293.00	ND	ND	293.00	2730.38
Office Premises Uns	5	1082380	704000	3460.60	1360.00	107.89<	72.74<	3080.00	335.79
Retail Mult Occ Unsp	1	2960000	2960000	NA	NA	397.96<	94.60<	NA	NA
Retail Sgle Occ Unsp	11	1179545	902000	4241.14	195.00	143.17<	82.00<	1382.75	711.90
Retail Store/Showrm	3	2998516	1600000	4102.56	390.00	ND	53.33<	1189.33	2521.17
Serviced Office	1	330000	330000	316.70	1042.00	ND	ND	1042.00	316.70
Shop	13	692000	680000	4000.00	215.00	76.66<	103.66<	342.15	2022.48
Shop & Dwelling	3	767666	720000	3692.31	195.00	112.06<	105.11<	252.33	3042.27
Strata/Subdiv Office	5	370100	418000	2183.99	350.00	119.43<	128.62<	557.00	740.80
Veterinary Clinic	1	1950000	1950000	5270.27	370.00	ND	69.15<	370.00	5270.27
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1350000	1350000	1681.20	803.00	18.99<	ND	803.00	1681.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	9	773666	730000	3255.81	215.00	96.45<	91.25<	1601.14	463.60
Factory Unsp	12	1270250	1283750	1953.12	674.50	108.06<	180.52<	641.58	1979.87
Food ProcessingUnsp	1	850000	850000	320.63	2651.00	ND	47.22<	2651.00	320.63
Ind Dev Site	1	1000000	1000000	1043.84	958.00	119.05<	ND	958.00	1043.84
Office/Factory	3	2543666	1290000	3028.17	426.00	61.43<	160.05<	1034.33	2459.23
Warehouse Unspec	2	2160000	2160000	NA	NA	ND	317.48<	NA	NA
Warehouse/Office	5	3496650	1850000	352.11	1349.00	108.82<	420.45<	2136.40	1636.70
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Sewerage/StormUnsp	1	29150	29150	294.44	99.00	ND	ND	99.00	294.44
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	5743180	5743180	1056.72	4408.00	ND	92.59<	4408.00	1056.72
Cojoin Strata Unsp	5	832600	650000	NA	NA	74.29<	76.56<	NA	NA
Detached Home (New)	5	1884776	1375000	2858.41	565.00	71.95<	110.00<	490.20	3844.91
Detached Home Unsp	1291	1288640	1125000	1415.24	643.00	105.63<	102.74<	693.92	1858.57
Detached Home(exist)	2	2057500	2057500	2712.43	1406.50	150.29<	174.00<	1406.50	1462.85
Half Pair or Duplex	1	1370000	1370000	3285.37	417.00	83.28<	281.03<	417.00	3285.37
House & Flat/Studio	1	1410000	1410000	1758.10	802.00	ND	131.16<	802.00	1758.10
Individual Car Park	1	1	1	NA	NA	0.00<	0.10<	NA	NA
Individual Flat	9	730555	620000	941.77	790.00	116.54<	94.15<	1039.40	777.18
OYO Strata Flat	45	597033	550000	NA	NA	108.37<	78.91<	NA	NA
OYO Sub Dwelling	12	1027375	1071000	4761.90	189.00	102.49<	97.36<	189.00	4761.90
OYO Sub Unit	52	679457	617500	NA	NA	89.75<	96.86<	NA	NA
OYO Subdivided Flat	18	684527	548000	NA	NA	112.53<	115.98<	NA	NA
Res Co Sh Unit HR	2	322500	322500	NA	NA	ND	93.48<	NA	NA
Res Co Sh Unit Unsp	2	647500	647500	NA	NA	169.41<	ND	NA	NA
Res Land (WithBuild)	9	1177611	1011000	2154.63	789.00	84.27<	105.09<	875.11	1345.67
Res/Rural Lstyle	14	2835642	2423000	613.92	4733.50	88.11<	100.96<	6648.43	426.51
Retire Village Unit	11	553281	565000	NA	NA	99.12<	117.71<	NA	NA
Semi-detached Unspec	41	824621	805000	1721.38	444.50	95.61<	100.00<	399.56	2076.93
Single Strata Unit	1	747500	747500	NA	NA	ND	ND	NA	NA
Single Strata Unsp	770	820296	760000	4254.68	231.50	98.06<	100.00<	271.83	3320.51
Strata Unit/Flat Uns	277	783544	715000	4157.37	329.50	98.83<	115.32<	785.00	1406.90
Townhouse	16	870250	822500	NA	NA	93.20<	101.29<	NA	NA
Vac Res A	20	936180	730000	1192.50	587.00	84.39<	99.32<	675.88	1348.26
Vac Res Rural Lstyle	2	1436250	1436250	358.45	4007.00	119.69<	99.05<	4007.00	358.44
Villa Unit	1	769000	769000	NA	NA	77.52<	85.44<	NA	NA
Municipality totals									
Commercial Total			56	Commercial Total Prices			\$63,544,949		
Community Services Total			1	Community Services Total Prices			\$1,350,000		
Industrial Total			33	Industrial Total Prices			\$53,490,250		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$29,150		
Residential Total			2,610	Residential Total Prices			\$2,766,866,492		
All Sales Total			2,701	All Sales Total			\$2,885,280,841		

Bass Coast Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,040	225,000	245,217	160	228,500	261,528	320	125,000	126,422
2005	996	240,000	266,855	204	253,750	284,222	287	130,000	131,987
2006	988	254,500	283,123	209	250,000	282,427	369	136,000	142,461
2007	1,347	263,000	294,778	262	278,250	317,387	469	140,000	139,000
2008	1,011	275,000	312,504	196	280,000	307,529	286	140,000	146,705
2009	1,139	290,000	323,466	277	259,950	298,262	392	147,900	153,474
2010	1,081	332,500	369,084	236	305,000	324,800	697	148,500	146,458
2011	803	350,000	383,377	151	310,000	393,258	352	162,950	185,070
2012	780	330,000	352,094	177	270,000	306,493	258	160,000	178,164
2013	975	332,500	368,200	155	295,000	312,313	283	161,000	175,132
2014	1,001	340,000	372,235	137	280,000	318,271	240	154,450	170,733
2015	1,168	340,000	366,889	167	286,000	315,065	303	141,000	167,473
2016	1,353	350,000	378,916	230	289,500	318,484	447	155,000	175,986
2017	1,440	395,000	419,028	287	320,000	355,671	950	164,900	189,270
2018	1,148	450,000	486,271	209	349,000	371,987	879	185,000	205,656
2019	958	480,000	512,286	168	370,000	391,824	464	246,500	259,441
2020	1,166	540,000	583,758	167	399,000	441,288	883	256,000	273,902
2021	1,365	699,000	776,154	256	525,000	572,852	770	320,000	349,253
2022	924	772,500	848,759	162	580,000	628,273	298	435,000	469,679
2023	821	740,000	798,500	106	550,000	608,770	164	414,000	471,965
2024	844	685,000	747,806	135	569,000	692,811	173	385,000	406,697
2025	178	633,000	667,449	26	522,250	565,173	20	394,000	389,875

Statistics for 2025 are based on a small number of sales and are preliminary only.

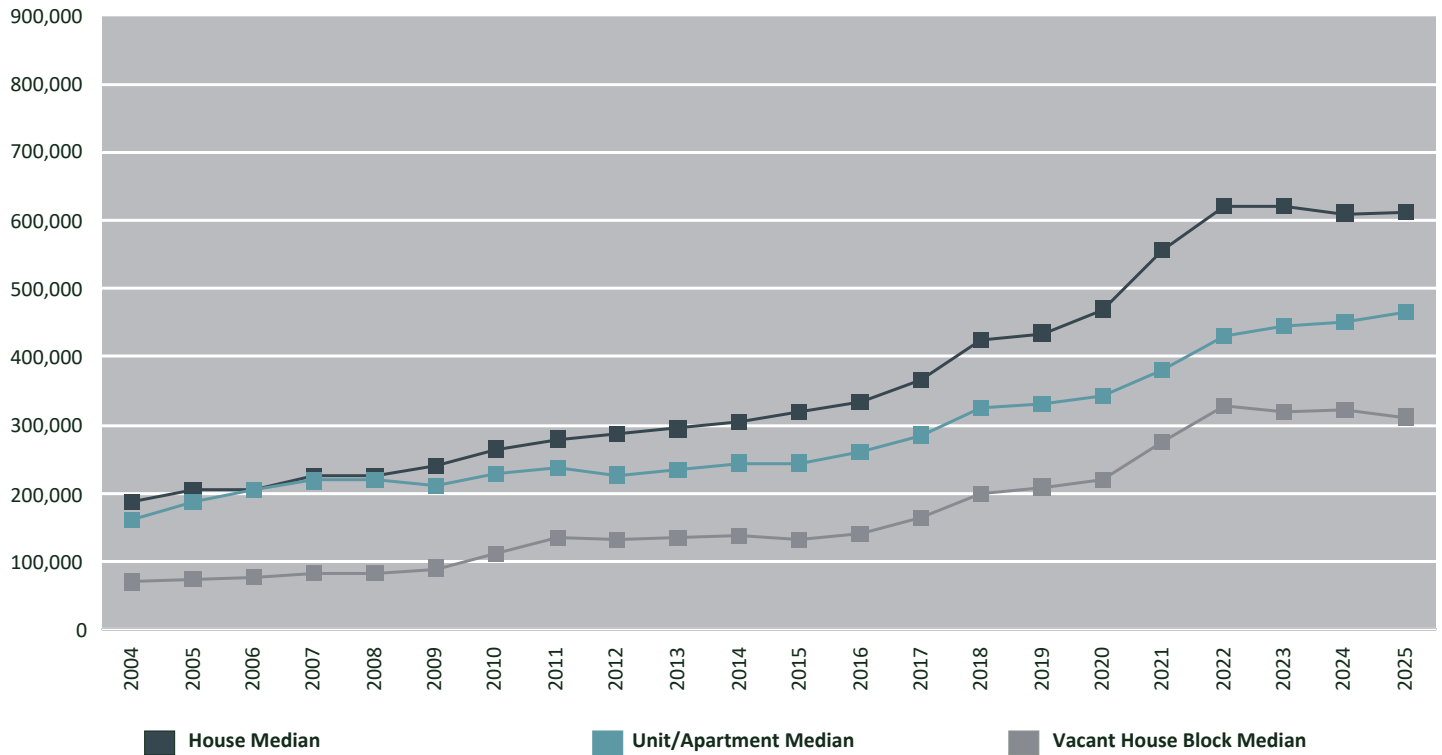
Bass Coast Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	5	2091040	335000	386.39	867.00	102.21<	152.27<	3851.00	542.99
Health Clinic Unsp	1	1300000	1300000	1618.93	803.00	113.04<	191.18<	803.00	1618.93
Health Surgery	2	845000	845000	668.70	1634.50	ND	ND	1634.50	516.98
Mixed Use Unspec	2	1773525	1773525	1648.94	188.00	ND	205.03<	188.00	1648.94
Multi Use FuelOutlet	1	265000	265000	NA	NA	ND	ND	NA	NA
National Co Ret Unsp	1	22500000	22500000	NA	NA	ND	ND	NA	NA
Office Premises Uns	3	1073333	1055000	3620.69	232.00	55.89<	150.71<	287.33	3735.50
Retail Sgle Occ Unsp	17	872205	820000	1966.43	417.00	108.61<	125.19<	2724.53	304.72
Retail Store/Showrm	1	1060000	1060000	NA	NA	ND	ND	NA	NA
Serv Apt/Unit Unsp	3	285000	275000	3.24	84997.00	107.95<	101.85<	84997.00	3.24
Vehicle Sales Centre	1	1050000	1050000	513.20	2046.00	ND	ND	2046.00	513.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	405000	405000	4500.00	90.00	ND	ND	90.00	4500.00
Factory Unsp	6	849333	956250	2089.93	733.00	268.23<	217.33<	787.17	1078.98
Ind Dev Site	3	654500	660000	676.49	1028.00	264.00<	168.80<	1028.00	634.00
Warehouse Unspec	2	317500	317500	3557.69	52.00	74.97<	75.28<	52.00	3557.69
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	100000	100000	9.10	10994.00	ND	ND	10994.00	9.10
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	1289000	1289000	3.40	448700.00	24.88<	122.76<	448700.00	2.87
Horse Unspecified	1	3000000	3000000	8.33	360000.00	ND	ND	360000.00	8.33
Livestock – Beef	16	1962762	1890000	4.95	408973.00	102.16<	109.57<	546576.67	3.67
Livestock – Dairy	3	3750000	4590000	7.12	716300.00	291.93<	161.76<	702268.33	5.34
MixedFarm&GrazUnsp	4	1188750	987500	3.78	373200.00	32.92<	89.77<	590708.50	2.01
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	2	723100	723100	1471.49	529.50	118.06<	60.13<	529.50	1365.63
Detached Home Unsp	834	749554	686150	1311.61	629.00	92.72<	98.16<	712.93	1052.93
Detached Home(exist)	7	539071	421000	711.61	534.00	51.34<	39.64<	1209.29	445.78
House & Flat/Studio	1	800000	800000	727.27	1100.00	ND	ND	1100.00	727.27
MisimpRuralLand Unsp	1	890000	890000	44.50	20000.00	107.23<	174.17<	20000.00	44.50
OYO Sub Unit	5	556000	450000	NA	NA	72.87<	92.21<	NA	NA
Res Land (WithBuild)	6	1319833	1342500	431.87	8316.50	111.87<	200.37<	8318.00	158.67
Res/Rural Lstyle	55	1285281	1150000	228.64	7903.00	104.55<	104.55<	16788.17	77.48
Single Strata Unsp	108	725550	576250	2269.05	417.00	104.77<	110.29<	417.00	2074.34
Strata Unit/Flat Uns	22	563181	552500	NA	NA	87.84<	99.10<	NA	NA
Vac Res A	160	393629	339000	406.54	621.00	86.37<	108.72<	632.74	620.33
Vac Res B	13	567538	540000	218.46	2037.00	93.10<	150.00<	2283.08	248.58
Vac Res Rural Lstyle	7	1049571	867000	35.97	20017.00	140.98<	139.84<	31230.29	33.61
Municipality totals									
Commercial Total			37	Commercial Total Prices				\$60,769,750	
Industrial Total			12	Industrial Total Prices				\$8,099,500	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$100,000	
Primary Production Total			26	Primary Production Total Prices				\$52,987,197	
Residential Total			1,221	Residential Total Prices				\$881,883,081	
All Sales Total			1,297	All Sales Total				\$1,003,839,528	

Baw Baw Shire

Residential price statistics 2004 to 2025



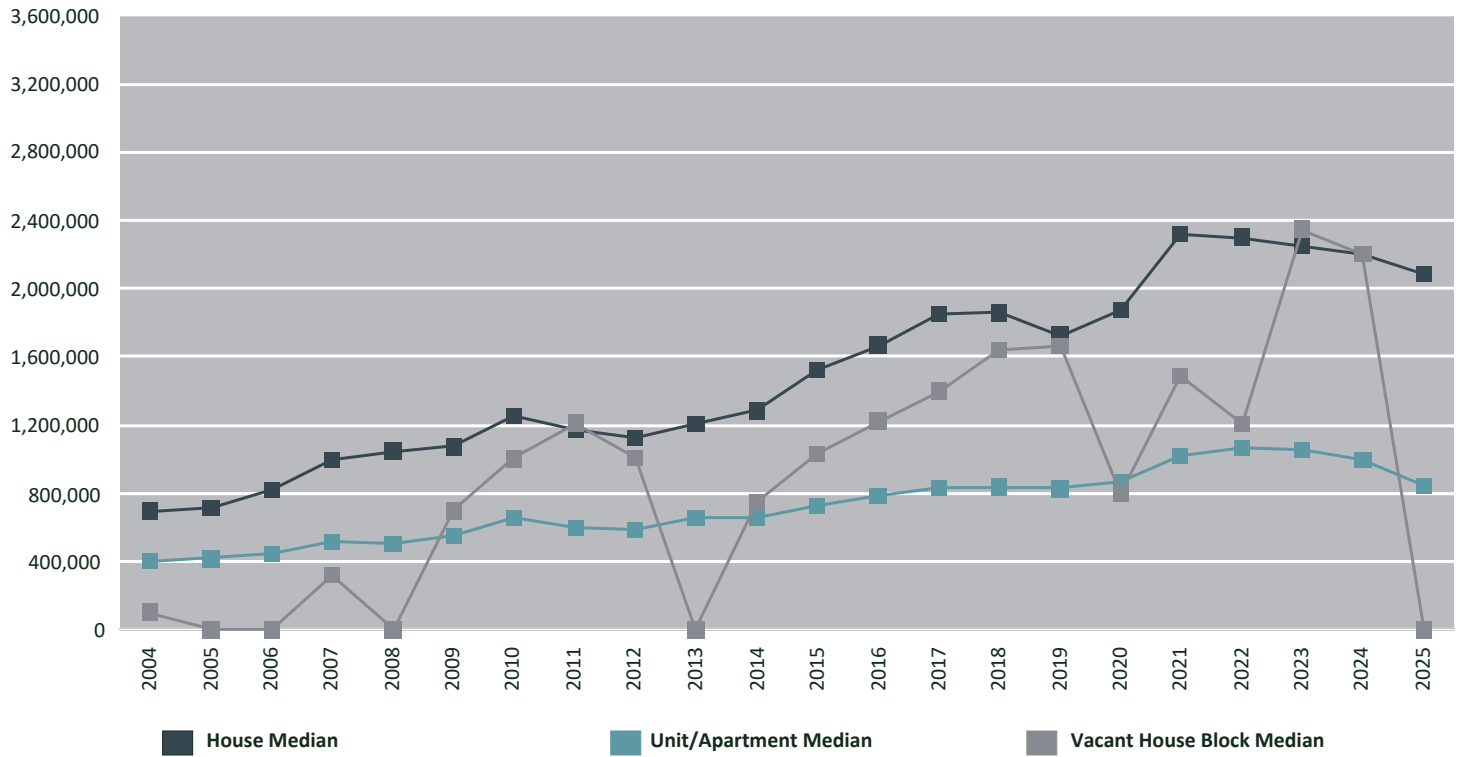
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	563	187,500	199,531	85	162,000	179,011	548	70,000	71,126
2005	640	204,750	209,198	97	188,000	186,594	433	75,000	79,026
2006	568	206,000	216,677	96	205,000	223,677	295	76,500	90,769
2007	693	225,000	240,820	131	219,000	288,840	352	82,000	88,730
2008	664	225,000	230,452	104	220,000	227,317	471	84,000	88,770
2009	826	240,000	242,127	139	212,000	241,885	707	90,000	96,089
2010	759	265,468	277,616	146	229,577	252,701	888	112,250	117,911
2011	687	280,000	288,127	129	238,500	240,071	526	135,000	138,555
2012	662	287,500	299,861	90	227,500	228,313	402	133,250	136,445
2013	730	295,000	310,442	106	235,000	245,504	374	136,500	144,738
2014	752	305,000	314,509	149	245,000	253,631	391	139,500	136,273
2015	851	320,000	334,365	160	245,000	242,095	395	132,000	137,227
2016	937	334,000	344,071	157	261,500	266,857	413	142,000	148,892
2017	1,103	366,500	370,928	191	286,000	298,941	904	165,000	166,746
2018	990	425,000	436,109	152	324,975	333,832	807	200,000	196,203
2019	808	435,000	444,078	122	331,800	334,920	450	210,000	214,264
2020	877	470,000	490,674	144	342,750	342,122	1,017	220,000	237,452
2021	1,182	555,250	581,901	169	380,000	381,930	920	275,000	285,623
2022	981	620,000	653,811	117	430,000	416,905	275	328,000	338,527
2023	889	620,000	638,335	137	445,000	438,975	188	320,000	335,482
2024	942	610,000	639,275	146	450,000	445,837	229	322,500	340,609
2025	135	612,000	607,206	24	465,000	459,395	25	312,000	314,698

Statistics for 2025 are based on a small number of sales and are preliminary only.

Baw Baw Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	6	927837	680262	359.19	730.50	97.77<	116.88<	1706.17	543.81
Health Clinic Unsp	3	1427666	1353000	1989.71	680.00	ND	436.45<	755.00	1890.95
Hotel/Motel Unsp	1	3150000	3150000	783.58	4020.00	79.67<	116.88<	4020.00	783.58
Medical/Surgery	1	1450000	1450000	937.30	1547.00	ND	ND	1547.00	937.30
Mixed Use Unspec	1	1078000	1078000	1126.44	957.00	210.09<	88.91<	957.00	1126.44
Office Premises Uns	5	605000	660000	905.92	674.00	159.04<	339.33<	1169.50	501.28
Retail Mult Occ Unsp	1	3318700	3318700	267.64	12400.00	221.25<	ND	12400.00	267.64
Retail Sgle Occ Unsp	15	866131	700000	2931.60	307.00	118.50<	112.90<	2965.20	292.10
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	55000	55000	NA	NA	ND	ND	NA	NA
Day Care Centre	1	3795000	3795000	992.42	3824.00	ND	ND	3824.00	992.42
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	20086679	20086679	60.56	331700.00	ND	ND	331700.00	60.56
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	1427281	906015	2156.98	505.00	162.87<	99.56<	2593.00	550.44
Ind Dev Site	1	330000	330000	233.05	1416.00	106.01<	30.00<	1416.00	233.05
Sawmill	2	665000	665000	7.98	130131.00	93.01<	40.30<	130131.00	5.11
Warehouse Unspec	4	1356700	1124400	1284.28	1021.00	172.43<	265.82<	1034.50	1311.45
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Mixed Other	1	2650000	2650000	8.87	298900.00	ND	ND	298900.00	8.87
DomsticLivestockGraz	9	1597500	1200000	5.96	301950.00	85.71<	224.30<	322890.78	4.95
GenCrop >20ha Unspec	1	3050000	3050000	3.98	766634.00	190.63<	124.77<	766634.00	3.98
Horse Unspecified	1	1900000	1900000	11.64	163200.00	152.00<	ND	163200.00	11.64
Livestock – Beef	17	2127903	1600000	3.88	385850.00	100.00<	145.45<	589701.13	3.80
Livestock – Dairy	8	2398509	1962500	8.77	472029.00	115.44<	141.44<	597657.00	4.06
MixedFarm&GrazUnsp	7	1967222	1250000	2.70	407164.00	84.46<	104.17<	612234.43	3.21
Orchard Plantations	2	2670000	2670000	9.67	295800.00	ND	102.69<	295800.00	9.03
Poultry – Open Range	1	2729488	2729488	8.51	320600.00	ND	ND	320600.00	8.51
Poultry broiler	1	2000000	2000000	8.00	250000.00	ND	ND	250000.00	8.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	575000	575000	NA	NA	121.05<	159.74<	NA	NA
Detached Home Unsp	935	637869	610000	1070.02	705.50	98.39<	109.80<	825.18	772.47
Detached Home(exist)	5	945000	995000	755.75	1826.00	99.50<	119.45<	2209.80	427.64
Garage/Outbuild Rur	1	1450000	1450000	11.94	121410.00	ND	ND	121410.00	11.94
MisimpRuralLand Unsp	3	222666	230000	41.77	5506.00	ND	41.82<	18835.33	11.82
Res/Rural Lstyle	181	1103285	1050000	147.87	9806.00	95.45<	105.53<	27873.69	39.58
Semi-detached Unspec	2	532250	532250	2052.39	246.00	72.41<	140.08<	246.00	2163.62
Sep House&Curtilage	1	660000	660000	660.00	1000.00	77.65<	18.99<	1000.00	660.00
Single Strata Unsp	95	458107	460000	1234.57	486.00	101.10<	115.00<	486.00	1234.57
Strata Unit/Flat Uns	50	419940	415000	NA	NA	102.47<	119.42<	NA	NA
Vac Res A	210	313431	317950	581.27	593.50	99.45<	117.76<	621.04	505.21
Vac Res B	19	641000	630000	303.32	2077.00	96.18<	131.25<	2328.42	275.29
Vac Res Rural Lstyle	21	528285	500000	71.43	7000.00	77.82<	95.69<	16798.29	31.45
Municipality totals									
Commercial Total			33	Commercial Total Prices			\$34,863,691		
Community Services Total			2	Community Services Total Prices			\$3,850,000		
Extractive Industry Total			1	Extractive Industry Total Prices			\$20,086,679		
Industrial Total			26	Industrial Total Prices			\$34,205,155		
Primary Production Total			48	Primary Production Total Prices			\$101,179,971		
Residential Total			1,524	Residential Total Prices			\$958,855,637		
All Sales Total			1,634	All Sales Total			\$1,153,041,133		

Bayside City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,290	699,000	830,479	795	400,000	501,694	3	103,125 ^	116,185 ^
2005	1,439	720,000	890,106	784	420,000	513,025	0	0 *	0 *
2006	1,501	820,000	1,019,432	902	450,000	570,642	0	0 *	0 *
2007	1,655	994,000	1,263,601	1,090	515,000	639,528	3	317,700 ^	745,900 ^
2008	1,171	1,050,000	1,292,204	798	510,000	652,502	0	0 *	0 *
2009	1,370	1,075,000	1,309,825	896	555,000	671,198	2	701,000 ^	701,000 ^
2010	1,252	1,257,250	1,489,569	910	655,000	787,655	2	1,005,000 ^	1,005,000 ^
2011	1,127	1,171,267	1,381,320	973	605,000	717,322	2	1,213,750 ^	1,213,750 ^
2012	1,097	1,125,000	1,363,237	1,094	593,500	697,439	2	1,013,500 ^	1,013,500 ^
2013	1,347	1,210,000	1,453,241	1,194	656,250	757,932	0	0 *	0 *
2014	1,562	1,285,000	1,547,208	1,477	661,600	761,966	3	749,750 ^	654,916 ^
2015	1,561	1,525,000	1,809,911	1,217	730,000	887,292	6	1,036,665 ^	1,120,535 ^
2016	1,418	1,670,000	1,998,822	1,143	790,000	939,080	11	1,225,000	1,565,716
2017	1,308	1,850,000	2,238,925	1,188	835,500	991,256	20	1,400,000	1,870,779
2018	1,152	1,857,500	2,278,277	853	840,000	1,011,716	12	1,642,500	1,793,708
2019	1,208	1,727,500	2,078,530	879	830,000	1,025,677	4	1,667,500 ^	1,601,250 ^
2020	1,076	1,875,000	2,284,062	833	865,000	1,047,480	16	800,000	2,308,937
2021	1,579	2,320,000	2,769,996	1,256	1,020,000	1,232,465	14	1,492,500	2,912,671
2022	1,148	2,300,000	2,731,668	1,078	1,065,000	1,284,375	12	1,210,000	3,107,500
2023	1,048	2,250,033	2,693,196	1,002	1,057,000	1,288,324	22	2,347,500	2,663,601
2024	1,195	2,200,000	2,664,852	1,052	1,000,000	1,196,117	11	2,200,000	2,005,886
2025	70	2,087,500	2,592,427	121	845,000	1,035,210	0	0 *	0 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

Bayside City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	2	3225000	3225000	5943.15	387.00	52.87<	ND	387.00	5943.15
Bottle Shop/Licensed	1	14525000	14525000	4187.09	3469.00	ND	ND	3469.00	4187.09
Café	1	1998000	1998000	9794.12	204.00	322.26<	ND	204.00	9794.12
Dental Clinic	1	1250000	1250000	2399.23	521.00	116.28<	ND	521.00	2399.23
Dev Site	2	1250000	1250000	89377.13	150.50	ND	ND	150.50	8305.65
Health Clinic Unsp	2	845000	845000	653.25	1648.50	46.94<	60.36<	1648.50	512.59
Hotel/Motel Unsp	1	23550000	23550000	6940.76	3393.00	ND	ND	3393.00	6940.76
Office Premises Uns	25	1248032	660000	919.74	533.00	88.00<	100.67<	1756.31	502.92
Restaurant	1	1200000	1200000	899.55	1334.00	68.57<	92.31<	1334.00	899.55
Retail Mult Occ Unsp	4	1070875	1084250	184.62	4975.00	121.84<	40.16<	3404.67	295.04
Retail Sgle Occ Unsp	19	2714710	1700000	4372.20	223.00	150.44<	178.01<	1036.00	1723.97
Retail Store/Showrm	1	610001	610001	NA	NA	ND	ND	NA	NA
Shop	13	1836346	1375000	5425.22	341.00	124.43<	151.93<	604.54	3037.60
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	4	11112500	11550000	7992.58	1429.00	721.88<	ND	1387.00	8011.90
Public Hospital	1	15022825	15022825	3548.98	4233.00	ND	ND	4233.00	3548.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	18	2855640	2025000	1875.62	1013.00	182.02<	190.95<	2111.29	1349.79
Warehouse Store	8	140225	133500	32.01	4639.00	108.54<	99.81<	5919.00	23.69
Warehouse Unspec	24	4899312	1043025	272.37	1777.00	139.07<	135.46<	3875.30	1305.18
Warehouse/Office	4	1026500	1042500	2979.66	2423.00	153.31<	126.36<	2418.00	424.52
Warehouse/Showroom	1	760100	760100	51.07	14883.00	106.31<	118.53<	14883.00	51.07
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	73766	53000	1827.85	21.50	ND	240.91<	21.50	1872.09
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	16	1620687	1485000	NA	NA	73.33<	79.31<	NA	NA
Common Land Unit Dev	2	5305000	5305000	7744.53	685.00	331.56<	ND	685.00	7744.53
Detached Home Unsp	1121	2706312	2250000	3706.54	604.00	98.90<	95.74<	588.32	4589.25
Detached Home(Comm)	1	1400000	1400000	6511.63	215.00	ND	ND	215.00	6511.63
Detached Home(exist)	1	8100000	8100000	10137.67	799.00	367.35<	776.98<	799.00	10137.67
Individual Car Park	6	109083	13750	NA	NA	37.77<	1375.00<	NA	NA
OYO Subdivided Flat	111	695198	520000	NA	NA	94.55<	120.58<	NA	NA
Res Land (WithBuild)	32	2243765	1806000	2663.92	696.50	90.30<	97.65<	739.00	3036.22
Retire Village Unit	13	639743	638432	NA	NA	98.22<	166.38<	NA	NA
Semi-detached Unspec	73	1953732	1810000	5425.53	329.00	84.98<	100.56<	350.83	5518.87
Short Term Hol Accom	1	1100000	1100000	4435.48	248.00	ND	ND	248.00	4435.48
Single Strata Unsp	757	1237257	1100000	5835.87	329.00	104.76<	111.68<	298.67	5328.13
Strata Unit/Flat Uns	154	1358709	922500	NA	NA	70.29<	78.51<	NA	NA
Townhouse	1	1055500	1055500	3329.65	317.00	72.05<	57.84<	317.00	3329.65
Vac Res A	11	2005886	2200000	4767.68	634.00	93.72<	147.40<	599.40	3673.25
Municipality totals									
Commercial Total			73	Commercial Total Prices			\$164,709,321		
Community Services Total			5	Community Services Total Prices			\$59,472,825		
Industrial Total			55	Industrial Total Prices			\$174,972,927		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$221,300		
Residential Total			2,300	Residential Total Prices			\$4,550,444,138		
All Sales Total			2,436	All Sales Total			\$4,949,820,511		

Benalla Rural City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	208	171,000	179,537	29	150,000	158,810	33	62,000	57,281
2005	200	183,500	189,997	51	146,000	154,431	49	78,000	79,908
2006	181	200,000	211,091	35	170,000	154,557	32	75,250	79,609
2007	186	200,500	221,672	31	142,500	160,709	30	83,250	88,533
2008	159	208,000	210,971	27	178,000	168,500	22	85,250	89,836
2009	178	210,000	220,154	24	158,000	167,854	69	83,000	79,941
2010	137	220,000	230,193	31	180,000	186,661	37	86,000	85,702
2011	155	227,000	236,938	18	168,750	174,608	29	85,500	92,189
2012	131	215,000	238,492	37	176,000	176,855	21	87,000	91,476
2013	151	224,000	236,849	30	167,500	166,233	13	95,000	79,793
2014	165	235,000	251,148	30	182,500	180,161	34	87,000	89,554
2015	190	220,000	238,475	39	186,000	187,064	23	100,500	99,043
2016	220	230,000	247,343	26	181,500	179,307	33	100,000	103,606
2017	265	250,000	265,662	42	185,000	193,392	49	93,500	95,224
2018	236	281,750	292,200	60	184,000	189,604	44	112,750	115,388
2019	215	290,000	304,368	34	209,500	238,294	50	129,000	128,410
2020	225	300,000	318,133	36	209,500	217,326	62	136,000	150,766
2021	257	390,000	415,304	29	253,000	236,730	161	145,000	153,430
2022	222	427,000	459,084	32	321,000	308,828	46	178,550	194,980
2023	189	415,000	466,877	33	302,500	308,241	39	187,000	210,410
2024	205	435,000	458,951	36	308,750	316,944	64	175,000	190,007
2025	33	417,500	456,257	4	312,500^	296,750^	3	195,000 ^	208,333 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

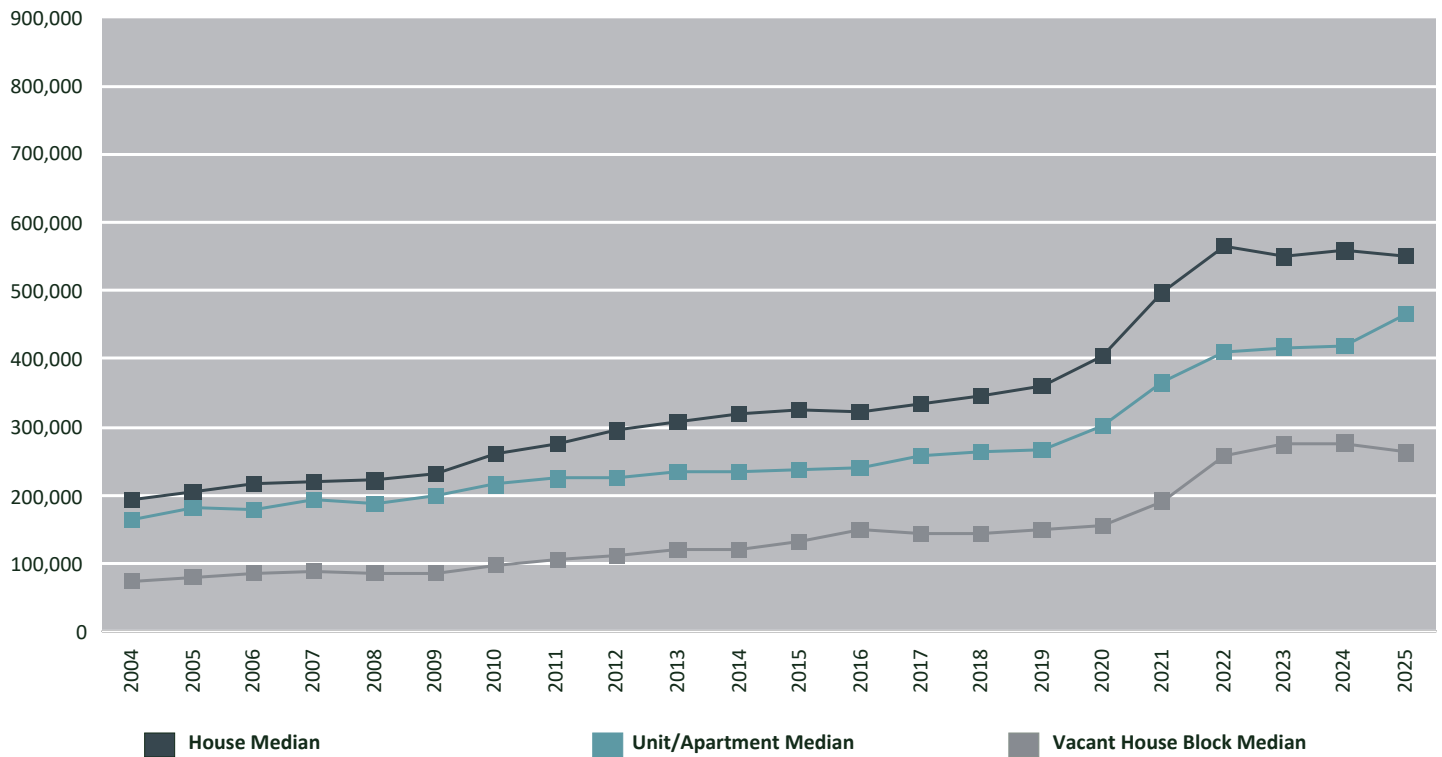
Benalla Rural City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	292000	292000	37.39	11500.00	14.75<	56.98<	11500.00	37.39
Health Clinic Unsp	1	620000	620000	642.49	965.00	ND	139.33<	965.00	642.49
Hotel/Motel Unsp	1	4000000	4000000	NA	NA	ND	ND	NA	NA
Motel	1	2900000	2900000	1947.62	1489.00	ND	214.81<	1489.00	1947.62
National Co Ret Unsp	1	1120000	1120000	2093.46	535.00	160.00<	ND	535.00	2093.46
Office Premises Uns	2	432500	432500	2234.93	192.00	ND	70.04<	192.00	2252.60
Retail Sgle Occ Unsp	4	345000	355000	596.77	620.00	60.68<	48.97<	972.67	356.41
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1200000	1200000	1542.42	778.00	ND	ND	778.00	1542.42
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	662000	662000	893.39	741.00	100.30<	200.61<	741.00	893.39
Ind Dev Site	7	232642	220000	283.09	884.00	100.00<	148.15<	1453.71	160.03
Warehouse Unspec	3	1062666	880000	129.81	6779.00	209.52<	80.00<	5916.00	179.63
Warehouse/Office	1	850000	850000	305.76	2780.00	100.00<	ND	2780.00	305.76
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	10	901856	775000	1.13	444250.00	85.64<	221.43<	530790.70	1.70
GenCrop >20ha Unspec	7	1779605	1543600	3.67	461074.00	58.15<	422.90<	839858.71	2.12
Horse Unspecified	1	1400000	1400000	3.33	420400.00	ND	ND	420400.00	3.33
Livestock – Beef	5	2308400	2392000	1.05	1210000.00	239.20<	318.93<	936432.40	2.47
Livestock – Dairy	2	2050000	2050000	6.43	526950.00	297.10<	ND	526950.00	3.89
Livestock – Sheep	3	866666	975000	2.43	400656.00	443.18<	170.31<	611052.00	1.42
MixedFarm no infrast	1	610000	610000	1.12	544000.00	ND	99.19<	544000.00	1.12
MixedFarm&GrazUnsp	25	1802129	1075000	0.51	781200.00	100.00<	152.48<	821766.68	2.19
Native Bshland	1	615000	615000	1.51	408000.00	123.00<	247.98<	408000.00	1.51
Vineyard	1	200000	200000	1.25	160000.00	ND	23.12<	160000.00	1.25
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	1	620000	620000	506.12	1225.00	ND	ND	1225.00	506.12
Detached Home Unsp	27	481444	440000	540.00	750.00	107.32<	114.29<	1048.67	459.10
Detached Home(Comm)	1	455000	455000	449.60	1012.00	ND	ND	1012.00	449.60
Detached Home(exist)	178	455540	435000	671.79	748.00	103.57<	111.54<	808.88	563.18
MisImpRuralLand Unsp	3	183333	180000	32.94	7287.00	72.00<	20.57<	9374.67	19.56
Res Land (WithBuild)	2	565000	565000	374.47	1747.50	ND	1027.27<	1747.50	323.32
Res/Rural Lstyle	44	765477	774000	34.85	20650.00	112.58<	119.08<	66968.95	11.43
ResLandWithImprovemt	1	460000	460000	774.41	594.00	ND	296.77<	594.00	774.41
Single Strata Unsp	31	315403	310000	NA	NA	101.22<	120.39<	NA	NA
Strata Unit/Flat Uns	5	326500	307500	NA	NA	111.82<	169.89<	NA	NA
Vac Res A	57	178008	175000	316.46	553.00	94.59<	124.11<	641.81	280.08
Vac Res B	6	229000	265000	74.89	2574.50	95.67<	117.78<	2570.50	89.09
Vac Res C	1	640000	640000	0.08	8060000.00	387.88<	396.28<	8060000.00	0.08
Vac Res Rural Lstyle	8	327531	318500	14.70	22984.50	107.97<	173.57<	72522.88	4.52
Municipality totals									
Commercial Total			12	Commercial Total Prices				\$11,469,000	
Community Services Total			1	Community Services Total Prices				\$1,200,000	
Industrial Total			12	Industrial Total Prices				\$6,328,500	
Primary Production Total			56	Primary Production Total Prices				\$87,596,048	
Residential Total			365	Residential Total Prices				\$157,171,876	
All Sales Total			446	All Sales Total				\$263,765,424	

Greater Bendigo City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,775	195,000	207,797	263	165,000	171,592	610	74,950	79,354
2005	1,692	205,000	218,697	308	183,375	188,959	657	79,500	86,288
2006	1,649	217,000	229,628	299	180,000	187,515	592	85,000	96,620
2007	1,733	221,000	236,760	367	193,000	195,780	562	89,000	97,111
2008	1,549	222,000	237,073	259	187,500	195,871	423	85,000	91,838
2009	1,752	232,125	246,661	397	199,950	205,329	750	86,500	93,066
2010	1,645	262,000	280,788	331	216,000	222,315	723	97,000	106,729
2011	1,660	275,000	293,919	286	225,000	228,949	888	105,425	111,753
2012	1,654	295,000	312,724	361	226,000	221,759	851	112,000	118,827
2013	1,787	307,500	328,372	349	235,000	236,591	779	120,000	130,203
2014	1,701	320,000	341,366	331	235,000	238,266	751	120,000	132,375
2015	1,643	325,000	342,675	353	237,500	235,271	552	132,250	147,269
2016	1,785	322,500	353,611	339	240,000	250,245	481	150,000	154,528
2017	1,783	335,000	360,067	302	258,250	273,594	639	145,000	150,525
2018	1,963	346,800	378,824	357	263,500	272,018	766	145,000	154,940
2019	1,876	360,000	395,238	367	267,000	278,860	842	149,500	159,207
2020	1,885	405,000	432,921	319	302,500	317,566	1,475	155,000	165,377
2021	2,370	496,500	537,900	453	365,000	377,057	880	192,450	213,767
2022	1,857	565,000	606,734	369	410,000	418,949	485	257,500	273,898
2023	1,652	549,000	581,921	292	417,500	429,362	266	274,500	290,628
2024	1,908	558,000	594,305	426	420,000	438,244	300	277,000	290,779
2025	330	550,000	568,807	67	465,000	488,970	47	263,000	263,604

Statistics for 2025 are based on a small number of sales and are preliminary only.

Greater Bendigo City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	352500	352500	1574.19	502.50	11.60<	39.72<	502.50	701.49
Com Land (Struct 0)	1	142800	142800	860.24	166.00	ND	50.11<	166.00	860.24
Dental Clinic	1	475000	475000	1915.32	248.00	ND	ND	248.00	1915.32
Dev Site	7	1194642	473000	554.82	870.50	59.13<	107.60<	1452.33	445.26
Display Yard	1	913000	913000	213.27	4281.00	ND	ND	4281.00	213.27
Fuel Outlet/Garage	1	1035000	1035000	963.69	1074.00	30.67<	40.00<	1074.00	963.69
Ground Level Parking	1	206250	206250	201.42	1024.00	ND	11.96<	1024.00	201.42
Health Clinic Unsp	2	922500	922500	1622.37	670.50	112.50<	172.27<	670.50	1375.84
Health Surgery	1	770000	770000	731.94	1052.00	77000000.00<	143.93<	1052.00	731.94
Hotel/Motel Unsp	2	600000	600000	86.55	6355.50	ND	3.76<	6355.50	94.41
Medical/Surgery	1	905000	905000	1113.16	813.00	109.53<	55.95<	813.00	1113.16
Mixed Use Shop	7	1833142	865000	1235.71	700.00	216.25<	55.36<	872.29	2101.54
Mixed Use Unspec	4	800250	875000	564.97	1593.00	36.46<	99.29<	1239.00	532.69
Motel	1	2150000	2150000	1796.16	1197.00	75.44<	71.19<	1197.00	1796.16
Nat Co Bulky Goods	2	1725000	1725000	2201.42	774.50	ND	ND	774.50	2227.24
National Co Rest	1	4950000	4950000	2266.48	2184.00	ND	ND	2184.00	2266.48
Office Cvt Dwelling	7	1038214	765000	1933.33	375.00	95.63<	108.51<	466.71	2224.52
Office Premises Uns	13	1337769	740000	1671.12	748.00	96.10<	94.87<	2406.08	556.00
Pub/Tavern/Club Unsp	1	825000	825000	1539.18	536.00	21.43<	266.13<	536.00	1539.18
Retail Mult Occ Unsp	3	2563333	2590000	1550.81	6000.50	217.65<	96.37<	6000.50	399.13
Retail Sgle Occ Unsp	15	1176533	700000	1363.60	338.00	78.21<	127.27<	790.42	1311.33
Serviced Apartments	1	245000	245000	NA	NA	ND	17.50<	NA	NA
Shop	9	1200111	650000	930.63	591.00	162.50<	146.01<	767.22	1564.23
Shopping Centre Unsp	4	210562	215000	2321.80	15885.00	82.69<	6.72<	15884.50	13.26
Vehicle Sales Centre	1	7750000	7750000	423.84	18285.00	327.00<	ND	18285.00	423.84
Veterinary Clinic	1	1700000	1700000	1276.28	1332.00	61.82<	214.51<	1332.00	1276.28
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Fire Station	1	176000	176000	251.43	700.00	ND	ND	700.00	251.43
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	720000	720000	2215.38	325.00	96.26<	180.00<	325.00	2215.38
Factory Unsp	17	1166823	977000	962.77	1036.00	151.47<	151.47<	7379.63	162.42
Garage/Motor Vehicle	3	1271566	970000	4550.63	474.00	161.67<	138.57<	459.00	2770.30
Ind Dev Site	19	993538	655000	122.43	2042.00	126.02<	177.63<	5116.68	194.18
Warehouse	1	781000	781000	1735.56	450.00	ND	ND	450.00	1735.56
Warehouse Unspec	16	1375690	1075500	521.46	2167.00	87.65<	124.70<	3189.07	430.97
Warehouse/Factory	1	4310000	4310000	431.00	10000.00	ND	ND	10000.00	431.00
Warehouse/Office	1	6800000	6800000	318.47	21352.00	1096.77<	816.33<	21352.00	318.47
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	1	517000	517000	32312.50	16.00	ND	ND	16.00	32312.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	695000	640000	4.23	155714.00	89.82<	156.10<	407757.00	1.70
GenCrop >20ha Unspec	7	1263491	875000	1.19	625000.00	78.45<	96.15<	868738.00	1.45
Livestock – Beef	4	1738425	1611850	1.36	1261800.00	ND	240.57<	1552850.50	1.12
Livestock – Sheep	1	670000	670000	1.63	410000.00	94.04<	132.41<	410000.00	1.63
MixedFarm + infrast	1	5700000	5700000	0.66	8595960.00	511.21<	814.29<	8595960.00	0.66
MixedFarm no infrast	1	775000	775000	0.43	1810000.00	ND	94.51<	1810000.00	0.43
MixedFarm&GrazUnsp	14	1093056	952500	1.64	434550.50	108.86<	183.17<	577712.36	1.89
Native Bshland	2	36500	36500	22.20	4237.50	9.42<	9.13<	4237.50	8.61
Vineyard	1	1800000	1800000	15.00	120000.00	ND	138.20<	120000.00	15.00

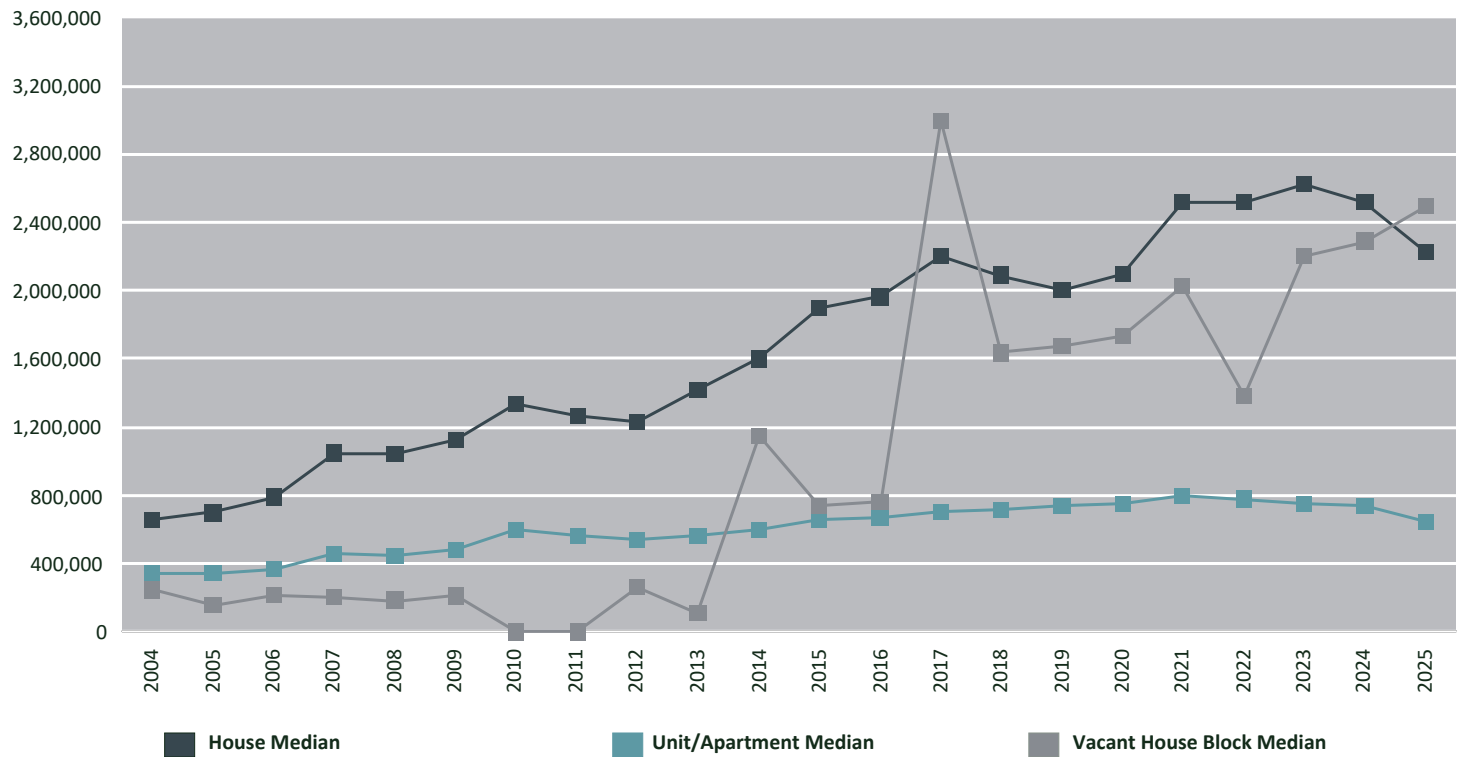
Greater Bendigo City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Aged Care Complex	2	5900000	5900000	970.65	6025.00	26.22<	ND	6025.00	979.25
Boarding House	5	790448	625000	877.81	712.00	ND	108.70<	954.80	827.87
Cojoin Strata Unsp	2	473500	473500	NA	NA	105.57<	146.82<	NA	NA
Conjoined StrataUnit	40	366592	360000	NA	NA	97.30<	118.03<	NA	NA
Detached Home (Ind)	1	630400	630400	409.35	1540.00	100.06<	101.68<	1540.00	409.35
Detached Home Unsp	388	572553	527750	974.45	549.00	101.49<	114.73<	747.57	765.78
Detached Home(Comm)	16	624500	512500	833.23	505.50	91.52<	100.10<	662.25	943.00
Detached Home(exist)	1505	600296	567500	1056.29	684.00	102.07<	113.27<	817.85	734.12
Garage/Outbuild Res	2	265044	265044	24.82	10797.00	62.36<	82.83<	10797.00	24.55
Garage/Outbuild Rur	3	401666	370000	24.48	14500.00	68.52<	52.48<	68466.67	5.87
Granny Flat/Studio	1	600000	600000	548.45	1094.00	141.18<	121.70<	1094.00	548.45
Half Pair or Duplex	4	356250	350000	975.39	387.00	87.50<	97.09<	394.00	904.19
House & Flat/Studio	2	1035000	1035000	2069.76	834.00	150.55<	160.22<	834.00	1241.01
MisimpRuralLand Unsp	10	363500	335000	3.70	80000.00	79.35<	83.23<	65593.50	5.54
OYO Sub Dwelling	8	464875	461000	NA	NA	109.76<	109.37<	NA	NA
OYO Sub Unit	190	402172	395000	1127.80	318.50	99.37<	114.49<	318.50	1130.30
Res Land (WithBuild)	2	1262500	1262500	584.71	2041.50	742.65<	101.51<	2041.50	618.42
Res/Rural Lstyle	241	913617	835000	47.00	20000.00	104.38<	111.71<	43070.75	21.21
ResLandWithImprovemt	3	382500	457500	601.55	773.00	142.97<	111.31<	699.33	546.95
Retire Village Unit	18	361621	376000	NA	NA	108.99<	134.29<	NA	NA
Semi-detached	3	501666	415000	1842.52	300.00	85.13<	100.24<	300.00	1816.67
Semi-detached Unspec	3	505316	520000	1330.39	357.00	126.83<	112.80<	375.67	1345.12
Sep House&Curtilage	1	535000	535000	152.42	3510.00	ND	127.38<	3510.00	152.42
Short Term Hol Accom	1	35210000	35210000	4417.26	7971.00	ND	3611.28<	7971.00	4417.26
Single Strata Unsp	38	475628	422750	809.40	766.00	95.00<	114.26<	766.00	809.40
Strata Unit/Flat Uns	41	508734	499950	0.20	3830000.00	102.03<	123.60<	3830000.00	0.20
Terrace House	3	607103	528811	2057.63	257.00	100.77<	79.22<	265.00	2290.96
Townhouse	87	515660	490000	NA	NA	103.16<	112.64<	NA	NA
Vac Res A	267	280749	275000	482.54	630.00	101.66<	146.47<	690.68	401.81
Vac Res B	20	372625	319000	149.63	2088.50	96.67<	102.90<	2283.30	163.20
Vac Res C	13	370846	242000	0.06	4110000.00	102.54<	143.88<	3281166.00	0.11
Vac Res Englobo Oth	2	1138750	1138750	218.37	12084.00	ND	69.50<	12084.00	94.24
Vac Res Rural Lstyle	60	634692	455000	13.16	32612.50	110.98<	144.44<	54698.83	11.60
Villa Unit	2	323000	323000	NA	NA	ND	92.29<	NA	NA
Municipality totals									
Commercial Total			90	Commercial Total Prices			\$115,302,300		
Community Services Total			1	Community Services Total Prices			\$176,000		
Industrial Total			59	Industrial Total Prices			\$77,149,990		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$517,000		
Primary Production Total			35	Primary Production Total Prices			\$42,898,935		
Residential Total			2,984	Residential Total Prices			\$1,740,163,915		
All Sales Total			3,170	All Sales Total			\$1,976,208,140		

Boroondara City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	1,913	660,000	776,474	1,381	345,000	392,187	10	245,000	260,150
2005	2,065	701,000	843,435	1,605	340,000	391,933	20	159,975	147,272
2006	2,073	793,000	949,197	1,635	363,000	431,760	24	212,886	228,774
2007	2,330	1,050,000	1,257,584	1,925	460,000	538,051	21	200,000	240,307
2008	1,715	1,042,500	1,248,806	1,402	449,000	502,409	2	184,750 ^	184,750 ^
2009	2,012	1,125,000	1,310,224	1,905	485,000	538,389	2	209,825 ^	209,825 ^
2010	1,955	1,335,000	1,529,905	1,709	600,000	680,567	0	0 *	0 *
2011	1,772	1,265,000	1,475,360	1,625	570,000	615,321	0	0 *	0 *
2012	1,821	1,230,000	1,442,905	1,455	545,000	635,334	1	265,000 ^	265,000 ^
2013	2,219	1,415,000	1,614,730	2,190	569,000	647,036	1	110,000 ^	110,000 ^
2014	2,383	1,600,000	1,795,041	2,429	600,000	680,743	5	1,150,000 ^	1,110,000 ^
2015	2,516	1,900,000	2,184,515	2,135	655,000	793,111	8	739,500 ^	768,000 ^
2016	2,033	1,963,000	2,247,284	1,924	675,000	842,502	8	763,000 ^	1,117,700 ^
2017	1,964	2,200,000	2,543,412	1,827	708,892	898,956	9	3,000,000 ^	2,815,333 ^
2018	1,615	2,090,000	2,428,809	1,553	720,000	868,827	24	1,635,500	1,412,338
2019	1,659	2,005,000	2,359,804	1,376	745,000	906,992	20	1,680,000	1,784,713
2020	1,407	2,100,000	2,387,288	1,223	750,000	942,953	18	1,737,500	1,717,000
2021	2,316	2,515,500	2,838,999	2,076	798,340	979,617	26	2,029,444	2,728,764
2022	1,889	2,520,000	2,893,243	1,673	781,000	970,155	14	1,384,655	1,306,692
2023	1,836	2,620,000	3,028,193	1,857	755,000	998,076	23	2,200,000	2,234,277
2024	1,855	2,515,000	2,989,646	2,023	738,000	944,033	15	2,288,000	2,529,633
2025	80	2,227,500	2,629,870	250	647,125	750,810	3	2,495,000 ^	2,415,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Boroondara City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	1320000	1320000	NA	NA	16.22<	39.62<	NA	NA
Fuel Outlet/Garage	1	1800000	1800000	652.17	2760.00	26.87<	46.15<	2760.00	652.17
Ground Level Parking	5	3735330	215000	25.89	1545.00	58.98<	1194.44<	1520.00	3872.64
Health Clinic Unsp	3	2143666	1530000	2637.93	580.00	88.95<	52.58<	572.33	3745.49
Hotel/Motel Unsp	1	115000	115000	221.58	519.00	ND	ND	519.00	221.58
Mixed Use Unspec	7	1084857	1030000	1751.70	588.00	47.25<	18.05<	663.00	1672.40
Office Premises Uns	54	2363521	853752	352.40	1206.00	87.56<	92.52<	1350.74	1569.49
Pub/Tavern/Club Unsp	1	1045000	1045000	10346.53	101.00	ND	94.92<	101.00	10346.53
Restaurant	7	2231428	1200000	6680.16	247.00	135.14<	ND	736.86	3028.31
Retail Mult Occ Unsp	17	2190420	1200000	6622.04	437.00	94.12<	85.41<	518.86	3979.78
Retail Sgle Occ Unsp	44	1476628	1130000	2752.81	356.00	75.38<	78.47<	569.73	2092.96
Serv Apt/Unit Unsp	1	232000	232000	NA	NA	78.64<	70.84<	NA	NA
Veterinary Clinic	1	400000	400000	1081.08	370.00	57.14<	ND	370.00	1081.08
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
NonGov School Unsp	1	17600000	17600000	4237.90	4153.00	115.79<	269.22<	4153.00	4237.90
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	2059750	2059750	2340.35	1018.00	65.70<	84.94<	1018.00	2023.33
Warehouse Unspec	1	2585000	2585000	5731.71	451.00	74.39<	62.93<	451.00	5731.71
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	25655	25655	864.41	30.00	ND	11.25<	30.00	855.17
Phone Exchange	1	6985000	6985000	5162.60	1353.00	ND	ND	1353.00	5162.60
TelecomTowers Unspec	1	3100000	3100000	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1678	3110233	2631000	3062.87	684.00	97.08<	101.19<	695.24	4481.05
Individual Car Park	12	56043	255	NA	NA	51.00<	25.50<	NA	NA
Individual Flat	1	2700000	2700000	4864.86	555.00	ND	171.43<	555.00	4864.86
Res Co Sh Unit HR	22	571136	559000	1070.06	785.00	98.50<	90.89<	785.00	1070.06
Res Co Sh Unit Unsp	20	910150	882500	1107.73	893.00	126.25<	103.22<	893.00	1081.75
Res Land (WithBuild)	1	1625000	1625000	2334.77	696.00	80.45<	ND	696.00	2334.77
Res/Rural Lstyle	3	1036666	910000	119.16	6294.00	7.78<	17.01<	6161.00	168.26
Retire Village Compl	1	490000	490000	6049.38	81.00	ND	ND	81.00	6049.38
Retire Village Unit	41	1057585	940000	130.36	6137.00	125.67<	130.56<	6137.00	130.36
Semi-detached Unspec	177	1846453	1735000	7508.14	307.00	101.64<	102.36<	324.08	5717.50
Single Strata Unsp	647	1337510	1257000	5307.26	358.00	98.59<	106.53<	1175.53	1214.21
Storage Area Res	1	3500	3500	3.02	1160.00	19.44<	ND	1160.00	3.02
Strata Unit/Flat Uns	1291	747792	600000	2075.88	1309.50	97.56<	92.31<	2637.00	658.42
Townhouse	2	2440000	2440000	NA	NA	138.64<	244.00<	NA	NA
Vac Res A	15	2529633	2288000	3738.06	733.00	104.00<	112.74<	699.77	3855.83
Vac Res Rural Lstyle	1	26400000	26400000	2691.41	9809.00	ND	ND	9809.00	2691.41
Municipality totals									
Commercial Total			143	Commercial Total Prices				\$283,072,641	
Community Services Total			1	Community Services Total Prices				\$17,600,000	
Industrial Total			3	Industrial Total Prices				\$6,704,500	
Infrastruc&Utilities Total			4	Infrastruc&Utilities Total Prices				\$10,136,310	
Residential Total			3,913	Residential Total Prices				\$7,528,517,788	
All Sales Total			4,064	All Sales Total				\$7,846,031,239	

Brimbank City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,172	240,000	258,085	547	200,000	203,345	630	145,000	144,655
2005	2,491	240,000	261,317	498	206,500	212,993	696	141,000	149,024
2006	2,221	240,000	263,088	457	206,000	233,840	818	140,000	150,202
2007	2,998	262,000	287,035	787	212,000	237,733	1,307	142,000	155,536
2008	2,518	300,000	320,643	651	240,000	247,846	1,051	154,000	156,809
2009	2,859	335,200	354,137	711	270,000	276,962	1,120	171,000	183,048
2010	2,429	400,000	420,695	668	310,000	323,150	498	229,900	237,168
2011	1,855	399,208	417,353	471	317,000	337,557	200	255,000	264,216
2012	1,794	378,000	397,623	562	312,000	319,306	136	274,250	277,291
2013	2,135	385,000	405,457	639	309,000	310,165	208	268,500	268,579
2014	2,278	405,000	435,683	684	320,000	327,852	222	285,000	292,662
2015	2,699	442,500	472,094	814	330,250	340,128	158	276,250	285,385
2016	2,463	515,000	544,272	906	365,000	373,457	132	389,500	381,928
2017	2,335	620,000	650,323	765	405,000	414,010	91	440,000	417,834
2018	1,937	635,000	663,468	565	440,000	441,522	62	466,500	537,615
2019	1,785	610,000	641,549	527	435,000	440,088	197	480,000	526,877
2020	1,450	635,000	663,853	483	480,000	505,000	164	450,000	472,707
2021	2,347	710,000	760,353	824	510,000	521,352	162	551,500	545,324
2022	1,804	731,000	801,752	667	502,000	497,480	65	580,000	560,685
2023	1,638	700,250	756,523	676	500,000	511,125	66	552,500	557,613
2024	1,975	705,000	756,651	837	520,000	520,360	67	620,000	726,893
2025	230	670,000	717,109	101	520,000	522,463	4	687,500 ^	648,750 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

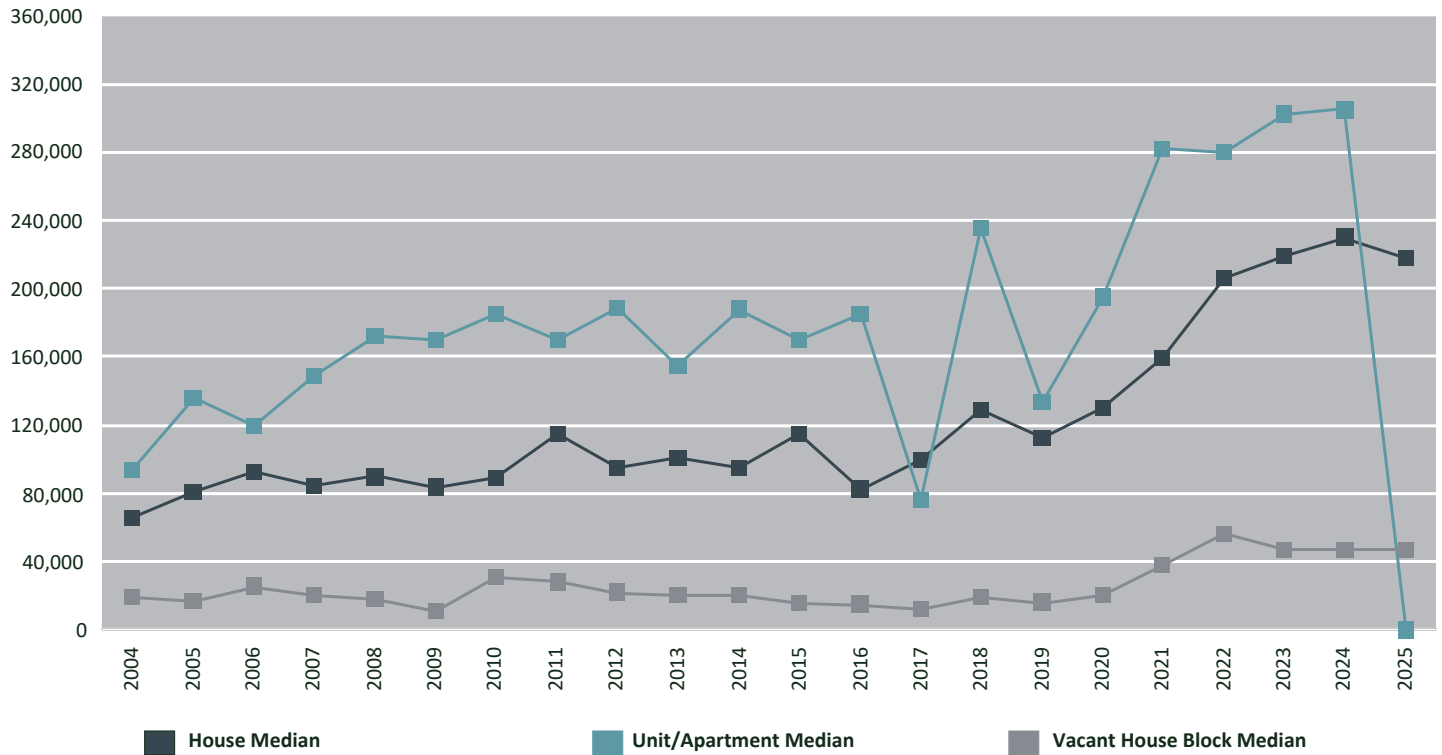
Brimbank City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	7322500	918000	980.74	571.00	119.48<	173.86<	744.33	978.95
Fuel Outlet/Garage	1	1200000	1200000	1626.02	738.00	45.71<	10.53<	738.00	1626.02
Health Clinic Unsp	4	977500	892500	1379.61	646.00	103.78<	75.00<	553.75	1765.24
Health Surgery	1	8420000	8420000	3953.05	2130.00	657.04<	147.40<	2130.00	3953.05
Mixed Use Office	2	415000	415000	136.74	3035.00	145.10<	135.22<	3035.00	136.74
Mixed Use Unspec	7	1321007	753500	1896.96	588.50	89.83<	156.11<	3597.83	251.40
Office & Dwelling	1	2100000	2100000	5660.38	371.00	ND	ND	371.00	5660.38
Office Premises Uns	2	2485000	2485000	2765.18	907.50	414.17<	443.12<	907.50	2738.29
Pub/Tavern/Club Unsp	1	1810000	1810000	7735.04	234.00	11.10<	121.64<	234.00	7735.04
Restaurant	1	2250000	2250000	2448.31	919.00	ND	ND	919.00	2448.31
Retail Mult Occ Unsp	4	1810000	1680000	1262.46	602.00	174.09<	176.66<	493.00	3137.25
Retail Sgle Occ Unsp	31	1106248	950000	1412.67	584.00	111.76<	118.75<	2132.87	518.67
Supermarket	1	1600000	1600000	3595.51	445.00	ND	ND	445.00	3595.51
Vehicle Sales Centre	1	2200000	2200000	2200.00	1000.00	15.75<	33.27<	1000.00	2200.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	55	2371078	1032500	1323.22	600.00	81.62<	131.53<	2393.98	1003.82
Ind Dev Site	19	5203816	1250446	1666.67	780.00	111.63<	71.62<	4522.41	1258.62
Warehouse Unspec	90	2758806	995000	3057.59	903.00	85.33<	90.45<	4225.66	670.23
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Major Water Conduits	1	490000	490000	84.70	5785.00	ND	ND	5785.00	84.70
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	300000	300000	NA	NA	43.31<	42.86<	NA	NA
Conjoined StrataUnit	1	365000	365000	NA	NA	ND	ND	NA	NA
Detached Home (Ind)	2	770000	770000	1693.53	509.50	ND	ND	509.50	1511.29
Detached Home Unsp	1964	757590	705000	1280.66	579.00	100.53<	99.30<	573.63	1320.81
Individual Car Park	2	140250	140250	NA	NA	36.19<	561.00<	NA	NA
OYO Sub Dwelling	1	570000	570000	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	3	354258	378888	NA	NA	148.58<	113.10<	NA	NA
Res Land (WithBuild)	70	783937	727500	1338.32	736.00	97.62<	86.92<	728.54	1077.71
Semi-detached Unspec	11	588909	620000	3620.51	195.00	100.24<	94.97<	285.50	2198.95
Single Strata Unit	6	364166	337500	NA	NA	96.98<	75.84<	NA	NA
Single Strata Unsp	679	529767	525000	1728.66	342.50	107.14<	105.00<	403.08	1550.96
Strata Unit/Flat Uns	126	480741	497500	1708.91	1065.50	89.16<	87.28<	1065.50	308.78
Townhouse	12	581516	590000	NA	NA	105.36<	111.32<	NA	NA
Vac Res A	65	654196	610000	985.10	604.00	110.41<	110.31<	564.73	1143.20
Vac Res B	2	3089559	3089559	845.90	3382.00	ND	ND	3382.00	913.53
Vac Res Rural Lstyle	1	12925000	12925000	643.35	20090.00	1086.13<	5835.21<	20090.00	643.35
Villa Unit	7	499357	460500	NA	NA	90.29<	86.16<	NA	NA
Municipality totals									
Commercial Total			61	Commercial Total Prices				\$109,360,754	
Industrial Total			164	Industrial Total Prices				\$477,574,455	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$490,000	
Residential Total			2,954	Residential Total Prices				\$2,048,251,167	
All Sales Total			3,180	All Sales Total				\$2,635,676,376	

Buloke Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	118	66,000	72,455	6	94,250 [^]	80,666 [^]	54	19,000	21,942
2005	105	81,000	88,937	5	136,002 [^]	97,064 [^]	51	17,000	25,404
2006	97	93,000	104,075	5	120,000 [^]	115,600 [^]	29	25,500	32,051
2007	109	85,000	96,892	2	148,975 [^]	148,975 [^]	36	20,000	29,736
2008	83	90,000	100,463	4	172,500 [^]	161,250 [^]	21	18,000	33,690
2009	85	84,000	91,658	5	170,000 [^]	162,600 [^]	13	11,000	26,468
2010	99	89,000	109,858	3	185,000 [^]	158,666 [^]	24	31,250	52,645
2011	95	115,000	123,021	2	170,000 [^]	170,000 [^]	21	28,000	35,700
2012	85	95,000	106,124	3	189,000 [^]	146,777 [^]	23	22,000	51,706
2013	116	101,250	109,491	3	155,000 [^]	140,000 [^]	21	20,000	24,489
2014	90	95,000	112,017	5	188,000 [^]	169,266 [^]	17	20,000	21,360
2015	95	115,000	117,496	2	170,000 [^]	170,000 [^]	20	15,250	22,125
2016	86	82,750	107,200	2	185,000 [^]	185,000 [^]	12	15,000	18,062
2017	99	100,000	117,663	2	76,750 [^]	76,750 [^]	24	12,000	30,788
2018	123	129,002	138,634	3	235,000 [^]	261,666 [^]	18	19,500	23,147
2019	106	112,500	131,100	5	134,000 [^]	144,800 [^]	18	16,250	22,488
2020	131	130,000	144,598	6	195,000 [^]	190,500 [^]	29	20,000	22,172
2021	148	159,500	169,397	2	282,500 [^]	282,500 [^]	39	38,000	39,873
2022	110	206,000	226,736	5	280,000 [^]	287,000 [^]	36	56,500	56,638
2023	92	219,000	228,106	2	302,500 [^]	302,500 [^]	23	47,000	50,304
2024	101	230,000	244,441	5	305,000 [^]	314,000 [^]	14	47,500	65,939
2025	12	217,500	230,833	0	0 [*]	0 [*]	2	47,500 [^]	47,500 [^]

Statistics for 2025 are based on a small number of sales and are preliminary only.

Buloke Shire

Analysis of property sales for 2024

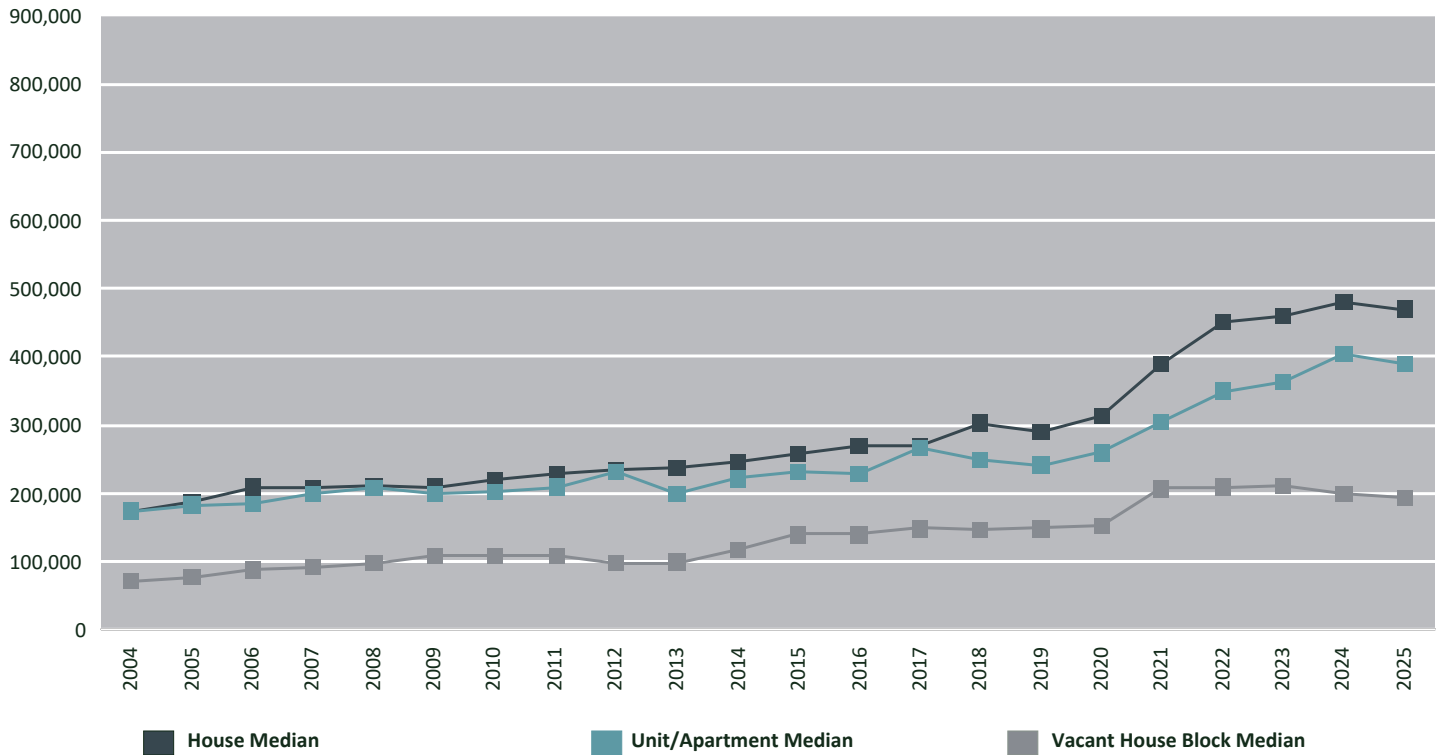
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Pub/Tavern/Club Unsp	1	470000	470000	118.99	3950.00	123.85<	ND	3950.00	118.99
Tourist Park/Caravan	1	700000	700000	29.17	24000.00	ND	ND	24000.00	29.17
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	200000	200000	57.80	3460.00	ND	ND	3460.00	57.80
Factory Unsp	3	368166	275000	7.50	16000.00	99.10<	401.46<	13939.00	26.41
Ind Dev Site	4	61125	44750	6.06	4932.00	42.62<	65.81<	7120.00	8.58
Warehouse Unspec	1	300000	300000	24.19	12400.00	ND	ND	12400.00	24.19
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	39	1314387	932925	0.66	1287000.00	77.82<	102.76<	1546313.64	0.85
Livestock – Sheep	1	195000	195000	3.67	53100.00	14.11<	43.62<	53100.00	3.67
Poultry broiler	1	2686961	2686961	3.60	747300.00	ND	101.01<	747300.00	3.60
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	15	309206	280000	438.60	1710.00	116.67<	208.96<	1769.54	180.76
Detached Home(exist)	86	233145	230000	255.00	1010.00	105.50<	143.75<	1263.88	184.47
Res/Rural Lstyle	5	339000	320000	18.09	14653.00	107.56<	159.33<	17595.00	19.27
ResLandWithImprovemt	1	73000	73000	72.28	1010.00	100.69<	104.29<	1010.00	72.28
Single Strata Unsp	5	314000	305000	NA	NA	100.83<	107.96<	NA	NA
Vac Res A	11	68468	45000	32.47	924.00	95.74<	136.36<	936.67	58.29
Vac Res B	3	56666	60000	29.66	2023.00	111.11<	136.36<	2352.67	24.09
Vac Res Rural Lstyle	7	83000	86000	8.60	10000.00	132.31<	172.00<	11553.29	7.18

Municipality totals

Commercial Total	2	Commercial Total Prices	\$1,170,000
Industrial Total	9	Industrial Total Prices	\$1,849,000
Primary Production Total	41	Primary Production Total Prices	\$54,143,057
Residential Total	133	Residential Total Prices	\$29,530,751
All Sales Total	185	All Sales Total	\$86,692,808

Campaspe Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	537	175,000	182,734	101	175,000	189,372	185	72,000	67,329
2005	565	187,500	199,306	128	183,750	208,521	170	78,250	79,510
2006	505	210,000	228,595	116	185,000	193,501	112	87,500	85,651
2007	515	208,000	225,370	120	200,000	215,620	80	92,500	91,025
2008	391	211,000	231,969	87	209,000	230,795	64	98,500	93,841
2009	416	210,000	226,034	70	200,000	219,885	79	109,000	106,537
2010	393	220,000	231,880	78	203,750	229,724	80	110,000	111,133
2011	362	230,000	243,946	71	210,000	210,294	76	109,750	105,518
2012	376	234,500	250,312	68	233,000	253,432	67	98,000	104,473
2013	416	237,250	258,516	93	200,000	218,844	55	99,000	105,150
2014	441	246,500	258,036	91	222,000	234,082	72	117,500	114,503
2015	421	258,000	272,844	101	232,000	258,830	82	140,000	137,776
2016	427	270,000	283,635	91	230,000	256,141	95	140,000	119,244
2017	503	271,000	287,823	81	266,000	289,910	101	149,000	133,356
2018	492	303,500	322,277	81	250,000	284,771	127	148,000	143,054
2019	424	290,000	316,062	93	242,000	274,008	116	148,875	143,051
2020	480	314,000	334,237	68	260,000	273,656	237	154,000	157,725
2021	609	389,000	414,274	96	306,000	331,342	112	207,500	202,998
2022	479	450,000	492,166	69	350,000	362,663	80	210,000	235,874
2023	434	460,000	492,566	83	363,000	375,873	43	211,500	270,079
2024	427	480,000	514,669	77	405,000	431,189	47	200,000	231,933
2025	75	470,000	498,350	18	390,000	386,777	11	193,500	197,254

Statistics for 2025 are based on a small number of sales and are preliminary only.

Campaspe Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Bank	1	1650000	1650000	3360.49	491.00	ND	ND	491.00	3360.49			
Dental Clinic	2	485000	485000	1758.33	400.00	ND	ND	400.00	1212.50			
Dev Site	4	1494875	1297500	141.15	11300.00	701.35<	486.41<	462983.33	3.59			
Fuel Outlet/Garage	1	810000	810000	967.74	837.00	37.46<	63.53<	837.00	967.74			
Health Clinic Unsp	5	1335000	1500000	1574.78	768.50	148.38<	282.49<	770.75	1678.56			
Hotel	1	300000	300000	83.10	3610.00	16.67<	35.09<	3610.00	83.10			
Mixed Use Unspec	1	975000	975000	NA	NA	274.65<	159.18<	NA	NA			
Motel	1	2150000	2150000	1791.67	1200.00	130.50<	108.59<	1200.00	1791.67			
National Co Rest	1	1392575	1392575	2931.74	475.00	ND	ND	475.00	2931.74			
National Co Ret Unsp	1	850000	850000	2786.89	305.00	ND	47.22<	305.00	2786.89			
Office Premises Uns	5	650760	685000	1337.84	370.00	232.99<	182.67<	435.60	1493.94			
Pub/Tavern/Club Unsp	1	875000	875000	NA	NA	ND	ND	NA	NA			
Retail Mult Occ Unsp	2	1155000	1155000	374.02	31688.50	135.09<	315.14<	31688.50	36.45			
Retail Sgle Occ Unsp	17	679411	490000	2940.29	298.00	134.25<	181.48<	804.88	803.70			
Shop	1	253000	253000	451.79	560.00	ND	ND	560.00	451.79			
Shop & Dwelling	2	310000	310000	726.36	425.00	58.49<	77.50<	425.00	729.41			
Vehicle Sales Centre	1	550000	550000	331.13	1661.00	ND	ND	1661.00	331.13			
Veterinary Clinic	1	1770000	1770000	1706.85	1037.00	364.95<	ND	1037.00	1706.85			
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)			
Gov School (Unsp)	1	360000	360000	29.75	12100.00	ND	ND	12100.00	29.75			
Halls&Service Rooms	1	115000	115000	102.59	1121.00	ND	ND	1121.00	102.59			
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)			
Factory Unit	2	560000	560000	2080.92	346.00	210.53<	ND	346.00	2080.92			
Factory Unsp	10	434840	310000	107.53	1847.00	82.67<	103.33<	2769.17	182.43			
Ind Dev Site	5	620015	550000	53.28	3097.00	149.38<	343.75<	3618.00	171.37			
OpenStorageUnspec	1	310000	310000	70.97	4368.00	ND	ND	4368.00	70.97			
Storage Depot	1	665000	665000	346.35	1920.00	ND	ND	1920.00	346.35			
Warehouse Unspec	9	937277	900000	418.11	2345.50	259.74<	187.50<	4148.13	227.08			
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)			
Airport Hangar Build	2	497375	497375	1035.88	478.50	ND	ND	478.50	1039.45			
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)			
DomsticLivestockGraz	5	1126000	650000	1.31	404000.00	157.34<	92.86<	886967.60	1.27			
GenCrop >20ha Unspec	24	1154588	730000	0.74	644000.00	71.57<	112.31<	798980.04	1.45			
Livestock – Beef	6	1334166	1197500	2.81	352650.00	162.37<	185.66<	451784.67	2.95			
Livestock – Dairy	21	1020867	900000	1.39	647500.00	64.47<	135.77<	714319.00	1.43			
Livestock – Sheep	1	14978	14978	4.28	3496.00	2.22<	2.79<	3496.00	4.28			
MixedFarm + infrast	2	1127500	1127500	2.81	383850.00	ND	125.63<	383850.00	2.94			
MixedFarm&GrazUnsp	19	1163984	1100000	1.36	1182000.00	115.86<	210.53<	1404194.53	0.83			
Native Bshland	2	215000	215000	13.56	206610.50	18.70<	31.85<	206610.50	1.04			
Piggery	5	796000	333334	9.13	236600.00	ND	88.89<	621441.00	1.28			
Vineyard	2	1303000	1303000	4.05	322050.00	ND	52.12<	322050.00	4.05			
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)			
Detached Home (Ind)	1	510000	510000	252.10	2023.00	95.77<	ND	2023.00	252.10			
Detached Home (New)	2	770000	770000	1066.80	722.00	110.16<	132.53<	722.00	1066.48			
Detached Home Unsp	42	668523	500000	576.68	789.00	101.52<	111.11<	1865.36	295.85			
Detached Home(exist)	383	496464	480000	602.56	780.00	105.49<	128.00<	948.49	523.43			
Garage/Outbuild Rur	1	450000	450000	112.33	4006.00	456.85<	ND	4006.00	112.33			
Individual Flat	1	145000	145000	1132.81	128.00	48.33<	100.00<	128.00	1132.81			
MisImpRuralLand Unsp	6	425000	430000	5.94	65750.00	153.57<	162.26<	67144.50	6.33			
OYO Sub Unit	19	398421	379000	NA	NA	104.41<	127.39<	NA	NA			
OYO Subdivided Flat	1	357500	357500	NA	NA	ND	ND	NA	NA			
Res/Rural Lstyle	125	881808	740000	52.79	17900.00	106.47<	126.50<	39820.06	22.14			
ResLandWithImprovemt	2	215000	215000	228.30	960.00	79.63<	73.50<	960.00	223.96			
Single Strata Unsp	46	448948	435000	NA	NA	120.00<	131.82<	NA	NA			
Strata Unit/Flat Uns	9	401944	355000	NA	NA	106.77<	167.45<	NA	NA			
Townhouse	2	502500	502500	NA	NA	ND	ND	NA	NA			
Vac Res A	35	222542	186500	236.00	911.00	89.88<	118.60<	1019.72	212.04			
Vac Res B	11	265909	290000	143.48	2056.00	119.59<	120.83<	2261.27	117.59			
Vac Res C	1	186886	186886	46.20	4045.00	103.83<	53.78<	4045.00	46.20			
Vac Res Rural Lstyle	20	468550	405000	34.25	32850.00	115.71<	128.57<	58674.40	7.99			
Municipality totals												
Commercial Total			48	Commercial Total Prices				\$42,933,877				
Community Services Total			2	Community Services Total Prices				\$475,000				
Industrial Total			28	Industrial Total Prices				\$17,978,975				
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$994,750				
Primary Production Total			87	Primary Production Total Prices				\$94,185,022				
Residential Total			707	Residential Total Prices				\$387,548,400				
All Sales Total			874	All Sales Total				\$544,116,024				

Cardina Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,059	231,000	244,431	117	200,000	211,889	808	103,000	112,374
2005	1,049	238,000	255,898	140	210,000	221,163	1,007	109,000	122,323
2006	1,036	255,000	272,553	160	220,000	232,268	924	112,000	124,894
2007	1,315	268,000	287,550	299	220,000	232,533	1,509	122,000	133,322
2008	1,337	280,000	294,617	265	235,000	252,238	1,389	132,000	136,498
2009	1,486	310,000	323,426	358	241,750	254,860	1,811	139,900	146,356
2010	1,436	345,000	367,286	276	265,000	263,708	1,867	163,000	169,348
2011	1,255	352,500	376,515	229	275,000	274,582	1,240	172,000	178,137
2012	1,303	350,000	372,515	236	268,000	271,217	746	179,000	185,056
2013	1,417	345,000	367,624	262	270,000	283,405	1,046	178,000	184,682
2014	1,617	360,000	384,786	299	285,000	297,010	1,545	175,000	180,004
2015	1,836	375,002	409,253	319	300,000	305,625	1,624	195,000	203,368
2016	1,862	415,050	445,757	327	320,000	319,515	2,201	219,000	217,312
2017	2,410	480,000	511,598	402	364,730	364,335	1,915	253,000	254,963
2018	1,855	531,650	565,368	234	400,000	411,162	903	313,000	308,744
2019	1,726	518,000	543,132	208	380,000	388,492	798	316,000	317,157
2020	1,699	553,000	583,578	204	416,500	423,595	1,301	326,000	326,438
2021	2,645	630,000	663,793	306	450,000	461,371	2,361	354,000	361,120
2022	1,921	687,000	740,668	235	488,000	496,312	755	400,000	414,148
2023	1,817	680,000	730,431	259	490,000	495,132	347	415,000	420,785
2024	1,970	692,401	737,975	305	500,000	512,466	404	423,500	423,149
2025	269	705,000	738,070	43	510,000	505,232	50	418,500	432,754

Statistics for 2025 are based on a small number of sales and are preliminary only.

Cardina Shire												
Analysis of property sales for 2024												
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Café	1	940000	940000	2201.41	427.00	ND	ND	427.00	2201.41			
Dev Site	4	2567500	2522500	1134.35	2533.50	284.06<	518.59<	15727.25	163.25			
Fuel Outlet/Garage	1	3000000	3000000	211.27	14200.00	6666.67<	250.00<	14200.00	211.27			
Health Clinic Unsp	1	1250000	1250000	1378.17	907.00	112.11<	171.23<	907.00	1378.17			
Mixed Use Unspec	5	2586600	990000	1148.49	862.00	169.17<	170.69<	1073.20	2410.18			
Multi-Lvl Offic Unsp	1	393000	393000	356.30	1103.00	ND	ND	1103.00	356.30			
Office Premises Uns	6	647881	558000	3797.79	285.00	137.78<	80.87<	349.50	1853.74			
Retail Mult Occ Unsp	1	2158000	2158000	4110.48	525.00	352.53<	151.97<	525.00	4110.48			
Retail Sgle Occ Unsp	17	1088508	700000	3447.38	300.00	101.45<	109.34<	1493.43	786.29			
Shop	1	520000	520000	2212.77	235.00	88.89<	105.05<	235.00	2212.77			
Shop & Dwelling	2	825000	825000	1017.18	833.50	ND	130.95<	833.50	989.80			
Vehicle Sales Centre	1	13100000	13100000	1214.09	10790.00	ND	ND	10790.00	1214.09			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Community Services												
Child Centre Unsp	1	3000000	3000000	416.67	7200.00	ND	35.91<	7200.00	416.67			
Day Care Centre	1	8000000	8000000	3267.97	2448.00	ND	ND	2448.00	3267.97			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Industrial												
Factory Unit	4	479625	393750	4483.70	92.00	113.64<	125.00<	105.00	3611.11			
Factory Unsp	43	1255385	750000	1647.58	396.50	85.71<	148.87<	994.14	1370.77			
Ind Dev Site	23	3997302	2585000	697.22	3427.50	112.14<	269.70<	6360.45	556.82			
Ind Land Building \$0	1	1100000	1100000	997.28	1103.00	56.41<	41.69<	1103.00	997.28			
Processing Plant	1	3267000	3267000	824.38	3963.00	ND	ND	3963.00	824.38			
Stock Sales Yards	1	27500000	27500000	399.71	68800.00	ND	ND	68800.00	399.71			
Warehouse Store	1	2020000	2020000	499.14	4047.00	ND	ND	4047.00	499.14			
Warehouse Unspec	23	1368315	778400	2380.39	386.00	136.08<	124.80<	1242.83	1239.14			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Infrastruc&Utilities												
Freeways	1	580000	580000	7.22	80350.00	ND	ND	80350.00	7.22			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Primary Production												
DomsticLivestockGraz	9	1883327	1800000	13.42	271900.00	112.78<	128.57<	342915.11	5.49			
GenCrop >20ha Unspec	1	4010000	4010000	7.37	543772.00	54.39<	208.85<	543772.00	7.37			
Livestock – Beef	1	2200000	2200000	4.65	473522.00	95.65<	122.22<	473522.00	4.65			
Livestock – Dairy	1	2288000	2288000	NA	NA	115.85<	168.86<	NA	NA			
MixedFarm&GrazUnsp	23	2716260	2100000	9.93	291530.00	92.84<	95.45<	433276.26	6.27			
Poultry – Open Range	1	11290910	11290910	19.02	593600.00	ND	282.27<	593600.00	19.02			
Poultry broiler	2	5425948	5425948	25.41	249870.00	149.68<	159.12<	249870.00	21.72			
Vineyard	1	3050000	3050000	10.93	279000.00	ND	ND	279000.00	10.93			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Residential												
Age Care/Nursing Uns	1	41334421	41334421	2347.35	17609.00	ND	ND	17609.00	2347.35			
Cojoin Strata Unsp	89	503867	500000	NA	NA	104.17<	108.70<	NA	NA			
Detached Home Unsp	1873	743026	700000	1450.27	512.50	101.45<	109.98<	651.72	1141.60			
Detached Home(exist)	5	1529000	1400000	350.00	4000.00	112.00<	117.40<	3760.00	406.65			
MisImpRuralLand Unsp	4	780500	673500	30.74	47982.50	103.22<	65.87<	69223.25	11.28			
Res Land (WithBuild)	22	898936	760000	759.97	1013.50	107.04<	68.16<	1455.77	617.50			
Res/Rural Lstyle	214	1532027	1327500	77.97	14120.00	99.81<	104.53<	29423.56	52.07			
ResLandWithImprovemt	1	1250000	1250000	1250.00	1000.00	ND	337.84<	1000.00	1250.00			
Retire Village Unit	3	488333	480000	NA	NA	107.26<	96.00<	NA	NA			
Semi-detached Unspec	92	592163	600000	3042.93	198.00	107.62<	119.76<	195.87	3029.08			
Single Strata Unsp	192	511987	500000	2385.45	275.00	102.04<	112.04<	275.00	2385.45			
Strata Unit/Flat Uns	21	556738	550000	NA	NA	103.77<	117.65<	NA	NA			
Vac Res A	396	412362	420000	1220.66	392.00	101.20<	118.69<	425.75	970.61			
Vac Res B	6	880592	530500	125.87	2273.00	132.63<	93.48<	2373.50	371.01			
Vac Res C	2	1186500	1186500	88.65	15027.50	ND	234.95<	15027.50	78.96			
Vac Res Englobo Oth	2	4671238	4671238	137.30	305350.00	20.76<	52.18<	305350.00	15.30			
Vac Res Rural Lstyle	26	1209807	732500	17.97	37778.50	90.88<	95.75<	67050.23	18.04			
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Sport/Hrtge/Cultural												
Equestrian Centre	1	2630000	2630000	17.53	150000.00	ND	47.93<	150000.00	17.53			
IndoorSportCent Unsp	1	3200000	3200000	784.31	4080.00	ND	304.76<	4080.00	784.31			
Local Parks&Gardens	1	520000	520000	338.10	1538.00	86.38<	ND	1538.00	338.10			
Municipality totals												
Commercial Total			41	Commercial Total Prices				\$68,605,941				
Community Services Total			2	Community Services Total Prices				\$11,000,000				
Industrial Total			97	Industrial Total Prices				\$213,196,292				
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$580,000				
Primary Production Total			39	Primary Production Total Prices				\$113,114,750				
Residential Total			2,949	Residential Total Prices				\$2,215,201,047				
Sport/Hrtge/Cultural Total			3	Sport/Hrtge/Cultural Total Prices				\$6,350,000				
All Sales Total			3,132	All Sales Total				\$2,628,048,030				

Casey City

Residential price statistics 2004 to 2025



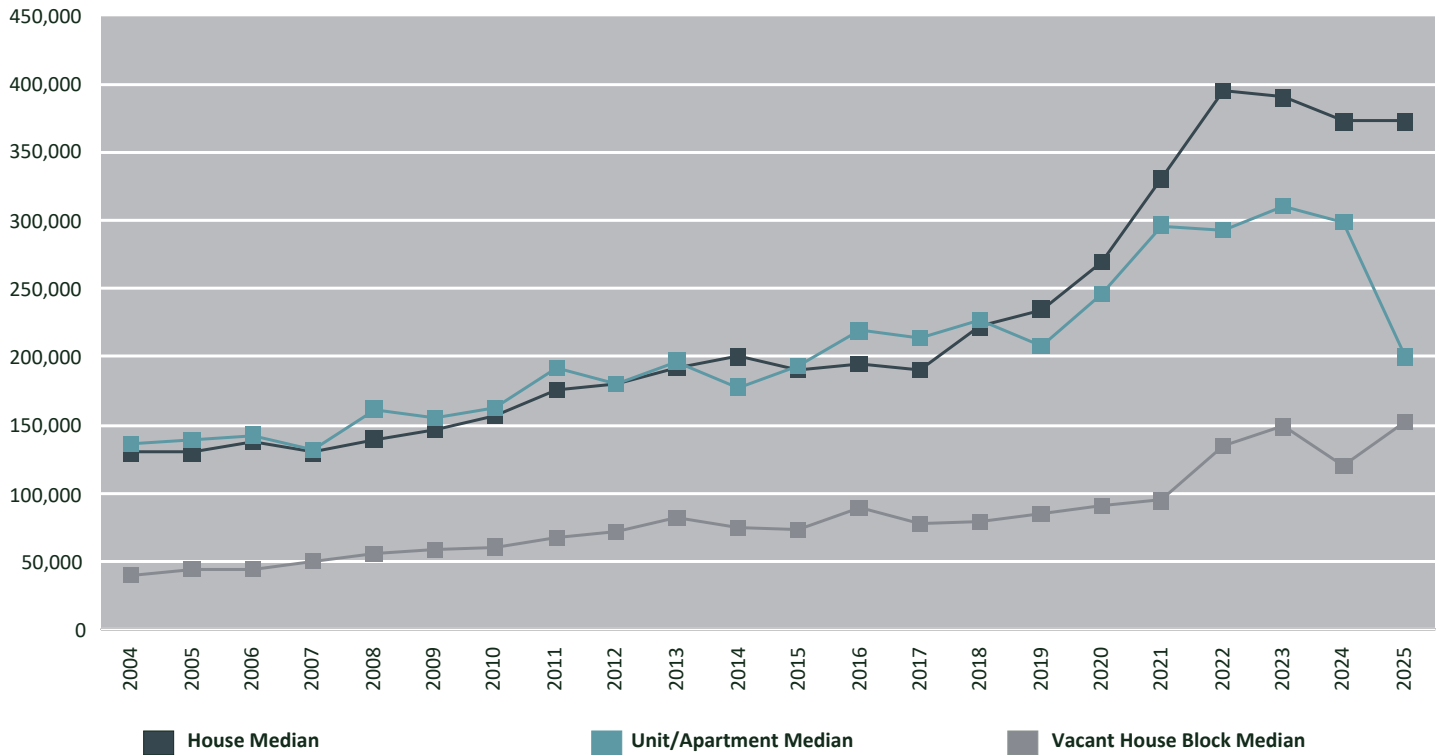
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	4,181	239,000	254,008	478	206,000	225,431	2,185	136,000	142,506
2005	4,451	247,500	264,462	473	218,000	235,459	2,224	139,000	145,742
2006	3,947	258,000	276,765	527	228,200	246,826	2,441	144,500	157,787
2007	5,331	277,000	297,403	767	232,000	255,653	3,029	158,000	163,489
2008	4,321	302,000	320,453	674	250,000	267,677	2,100	169,000	173,641
2009	4,973	331,000	349,248	829	282,000	302,768	2,656	180,000	186,365
2010	4,345	375,000	400,519	582	306,000	327,881	2,257	203,000	212,547
2011	3,796	375,000	398,216	526	308,000	328,221	1,773	220,000	218,484
2012	3,638	375,000	398,660	511	298,500	322,238	1,844	210,000	217,076
2013	4,224	385,000	409,019	624	307,750	319,379	2,488	205,000	212,287
2014	4,891	400,000	421,716	657	320,000	353,589	2,815	216,000	219,964
2015	5,569	435,000	456,916	781	345,000	371,270	3,855	227,000	231,906
2016	5,402	485,000	507,622	865	360,000	408,224	4,939	242,000	247,775
2017	5,864	568,500	590,147	794	415,000	441,361	4,183	299,000	301,935
2018	4,517	600,000	629,259	584	443,250	466,761	2,677	338,000	336,506
2019	4,700	582,500	613,264	525	428,000	476,497	2,390	318,000	327,250
2020	4,458	606,000	635,196	570	477,750	504,811	4,516	321,000	323,807
2021	6,963	680,000	725,833	944	513,000	534,654	6,232	360,000	373,968
2022	5,195	735,000	794,629	689	545,000	569,457	2,344	415,000	460,599
2023	5,024	722,000	780,736	681	540,000	573,516	1,786	420,000	429,248
2024	5,882	736,518	795,951	828	560,000	584,361	1,616	420,000	424,250
2025	809	725,000	774,554	114	554,000	574,546	115	417,000	395,770

Statistics for 2025 are based on a small number of sales and are preliminary only.

Casey City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	1	1325000	1325000	5155.64	257.00	58.76<	159.64<	257.00	5155.64
Dev Site	6	3023126	2035000	974.64	3618.00	19.89<	172.09<	3875.00	780.16
Fuel Outlet/Garage	1	5300000	5300000	2642.07	2006.00	ND	85.76<	2006.00	2642.07
Health Clinic Unsp	9	1148086	1225000	1592.48	687.00	126.29<	77.17<	1512.88	736.05
Health Surgery	1	1420000	1420000	1388.07	1023.00	ND	115.92<	1023.00	1388.07
Medical/Surgery	1	2255000	2255000	6442.86	350.00	ND	115.49<	350.00	6442.86
Mixed Use Unspec	4	5556250	2550000	1380.30	2427.00	356.64<	518.03<	7493.67	910.77
Office Premises Uns	13	948367	665500	3489.15	599.00	76.06<	118.12<	1012.27	853.68
Reception/Function	1	2150000	2150000	474.30	4533.00	ND	ND	4533.00	474.30
Retail Mult Occ Unsp	3	3445000	675000	2844.83	232.00	90.85<	76.36<	547.00	6297.99
Retail Sgle Occ Unsp	23	970821	870000	3186.27	204.00	91.43<	121.68<	1125.06	789.44
Shop & Dwelling	1	1060000	1060000	1147.19	924.00	83.30<	ND	924.00	1147.19
Shopping Centre Unsp	1	835000	835000	174.25	4792.00	3.93<	0.74<	4792.00	174.25
Supermarket	1	1705000	1705000	2351.72	725.00	ND	ND	725.00	2351.72
Timber Yard/Supplies	1	3950000	3950000	975.79	4048.00	ND	ND	4048.00	975.79
Vehicle Sales Centre	2	9125000	9125000	3898.28	14600.50	260.71<	73.00<	14600.50	624.98
Veterinary Clinic	1	640000	640000	3404.26	188.00	ND	ND	188.00	3404.26
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	3607000	3607000	2944.49	1225.00	119.04<	ND	1225.00	2944.49
Day Care Centre	2	3550000	3550000	2118.44	1421.00	89.31<	199.44<	1421.00	2498.24
Vac Edu & Res Site	1	3659040	3659040	362.28	10100.00	ND	ND	10100.00	362.28
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	84	1453858	925000	2615.80	367.00	106.63<	143.75<	879.96	1644.04
Hard/Storage Yard	1	2060000	2060000	1016.78	2026.00	ND	ND	2026.00	1016.78
Ind Dev Site	15	2206766	1386000	1059.63	1308.00	72.00<	144.75<	7267.13	303.66
Warehouse Store	6	306500	305000	5770.90	60.50	217.86<	137.08<	75.75	4369.64
Warehouse Unspec	37	1724479	962500	1611.97	450.00	94.59<	167.58<	1046.15	1691.52
Warehouse/Showroom	1	3204150	3204150	3042.88	1053.00	180.52<	216.50<	1053.00	3042.88
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1905000	1905000	40.51	47020.00	ND	ND	47020.00	40.51
Poultry – Open Range	1	18957704	18957704	91.98	206100.00	ND	ND	206100.00	91.98
Poultry broiler	1	3400000	3400000	83.33	40800.00	171.72<	ND	40800.00	83.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	13875000	13875000	1133.65	9662.00	56.63<	ND	9662.00	1436.04
Boarding House	1	790000	790000	2523.96	313.00	92.94<	100.96<	313.00	2523.96
Cojoin Strata Unsp	183	546267	535000	3257.64	148.50	100.94<	112.04<	148.50	3164.98
Detached Home Unsp	5576	803547	745000	1349.06	530.00	102.13<	108.76<	543.14	1479.77
Detached Home(exist)	8	1953187	1902750	440.63	4000.00	99.10<	118.18<	3747.13	521.25
Half Pair or Duplex	1	725000	725000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	40	893877	801250	1165.32	866.50	80.73<	86.36<	1002.63	891.54
Res/Rural Lstyle	112	2156182	1765000	278.88	6706.50	97.25<	103.82<	18762.01	114.92
Retire Village Compl	1	23564000	23564000	286.46	82260.00	1443.87<	ND	82260.00	286.46
Retire Village Unit	18	491111	500000	NA	NA	121.95<	153.85<	NA	NA
Semi-detached Unspec	298	622756	615000	3632.98	188.00	101.82<	124.01<	228.41	2723.93
Single Strata Unsp	533	581068	565000	2554.11	231.00	102.73<	108.34<	231.00	2554.11
Strata Unit/Flat Uns	93	694731	625000	NA	NA	104.17<	114.68<	NA	NA
Vac Res A	1607	420853	420000	1660.00	350.00	100.00<	116.67<	367.47	1147.48
Vac Res B	8	1097125	850000	227.57	2520.00	79.63<	102.41<	2755.75	398.12
Vac Res C	1	500000	500000	11.31	44200.00	21.10<	16.84<	44200.00	11.31
Vac Res Englobo Oth	3	4996986	5500000	363.29	24900.00	374.31<	89.94<	28452.33	175.63
Vac Res Rural Lstyle	17	2511529	1500000	243.85	4921.00	107.14<	119.05<	21490.06	116.87
Municipality totals									
Commercial Total			70	Commercial Total Prices			\$134,579,213		
Community Services Total			4	Community Services Total Prices			\$14,366,040		
Industrial Total			144	Industrial Total Prices			\$226,134,510		
Primary Production Total			3	Primary Production Total Prices			\$24,262,704		
Residential Total			8,502	Residential Total Prices			\$6,238,266,453		
All Sales Total			8,723	All Sales Total			\$6,637,608,920		

Central Goldfields Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	218	130,000	138,890	25	137,000	140,932	63	39,500	41,741
2005	223	130,000	136,700	25	139,500	148,400	27	44,000	50,425
2006	192	138,500	154,289	19	143,000	144,705	48	44,750	46,611
2007	227	130,000	145,070	26	132,500	144,807	46	50,000	53,131
2008	189	140,000	151,371	27	162,000	182,500	30	56,500	52,148
2009	228	147,000	158,043	23	155,000	150,826	22	58,750	58,840
2010	205	157,500	171,526	20	163,000	189,750	52	61,200	66,301
2011	217	176,000	182,389	32	191,500	188,125	48	67,750	73,302
2012	196	180,000	186,810	26	180,000	185,500	37	72,000	67,440
2013	213	192,000	197,465	20	197,000	192,825	38	82,000	87,092
2014	194	200,000	202,190	23	178,000	166,608	53	75,000	70,883
2015	219	190,000	207,011	20	193,500	191,925	46	73,500	75,001
2016	216	195,000	208,303	22	219,000	219,431	40	89,600	107,842
2017	229	190,000	212,241	20	213,500	203,675	24	78,250	67,916
2018	233	222,000	229,781	34	227,250	240,371	37	80,000	92,296
2019	207	235,000	244,588	23	208,000	211,321	41	85,000	80,563
2020	203	269,000	281,977	24	246,250	226,000	67	91,000	83,733
2021	304	330,000	329,916	30	296,250	303,791	96	95,000	101,301
2022	222	395,000	411,170	16	292,500	278,093	59	135,000	123,271
2023	179	390,000	404,388	16	310,000	317,031	28	149,000	146,946
2024	200	372,500	402,296	29	299,000	306,741	29	120,000	119,260
2025	42	372,500	391,595	3	200,000^	199,000^	5	153,000 ^	147,400 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

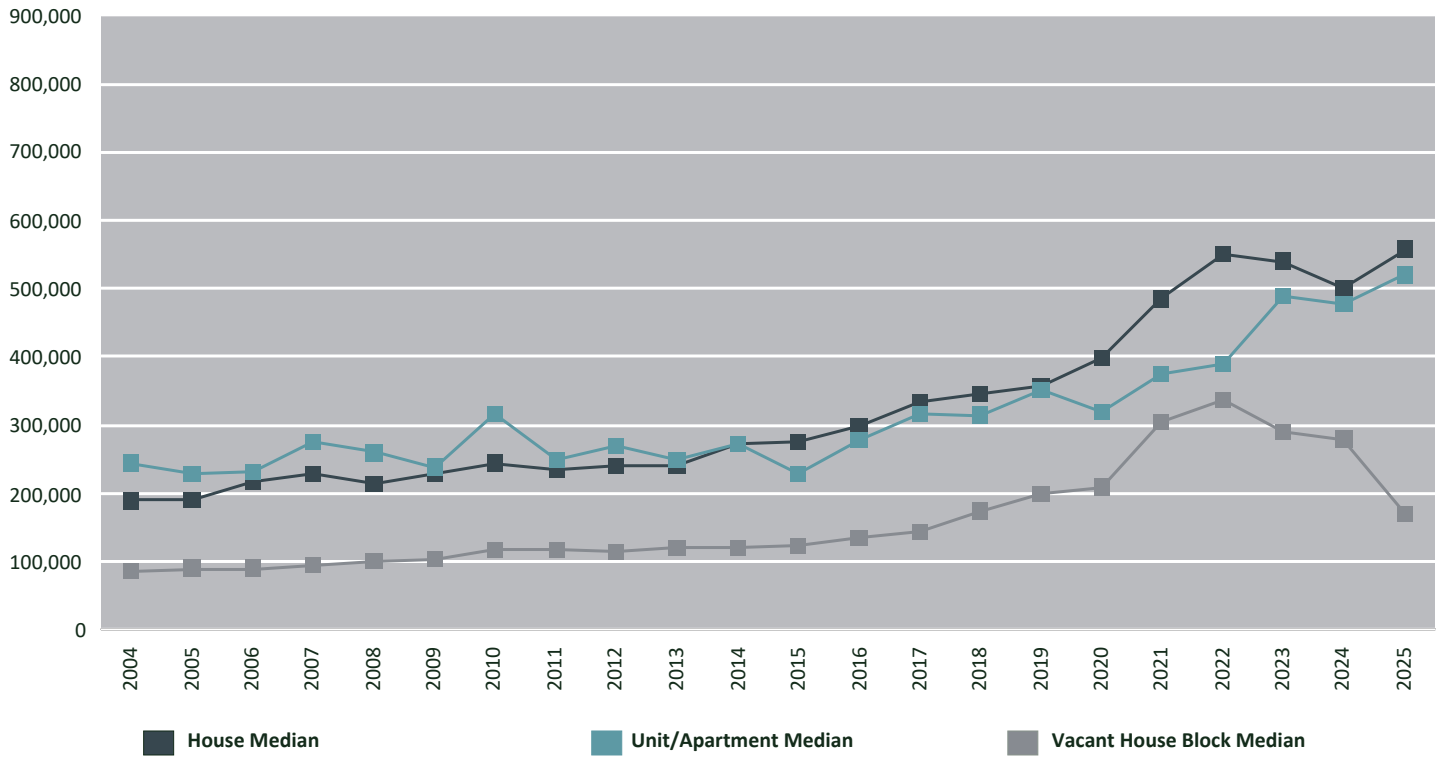
Central Goldfields Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	135000	135000	32.30	4180.00	ND	106.72<	4180.00	32.30
Hotel/Motel Unsp	1	1500000	1500000	494.23	3035.00	88.24<	86.06<	3035.00	494.23
Mixed Use Unspec	3	372733	398200	1034.29	385.00	ND	126.41<	792.33	470.42
Office Premises Uns	1	500000	500000	1228.50	407.00	166.67<	179.21<	407.00	1228.50
Retail Sgle Occ Unsp	4	355625	326250	1292.62	261.00	138.83<	108.75<	288.50	1232.67
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	500000	500000	398.41	1255.00	ND	111.73<	1255.00	398.41
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	15	639065	392712	1.20	242800.00	126.39<	97.21<	550352.00	1.16
GenCrop >20ha Unspec	2	1630500	1630500	2.19	938603.00	86.25<	ND	938603.00	1.74
MixedFarm&GrazUnsp	4	525964	409429	1.70	389850.00	46.79<	99.86<	572425.00	0.92
Native Animals	1	180000	180000	3.75	48042.00	ND	ND	48042.00	3.75
Native Bshland	1	150000	150000	8.68	17273.00	93.75<	81.08<	17273.00	8.68
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	200	402296	372500	489.13	828.00	95.51<	112.88<	999.75	403.43
MisImpRuralLand Unsp	6	269833	274500	7.32	42050.00	228.75<	185.47<	68883.33	3.92
Res/Rural Lstyle	47	618244	575000	23.25	24300.00	107.48<	115.00<	43593.36	14.18
Single Strata Unsp	28	311267	307000	NA	NA	102.33<	103.63<	NA	NA
Strata Unit/Flat Uns	1	180000	180000	NA	NA	51.58<	ND	NA	NA
Vac Res A	23	127197	130000	254.63	648.00	87.84<	136.84<	828.83	153.47
Vac Res B	5	79600	70000	43.96	2275.00	25.45<	62.50<	2624.20	30.33
Vac Res C	1	135000	135000	1.93	69900.00	ND	ND	69900.00	1.93
Vac Res Rural Lstyle	17	147588	162500	6.76	39946.00	108.33<	92.33<	38143.88	3.87
Municipality totals									
Commercial Total			10	Commercial Total Prices			\$4,675,700		
Industrial Total			1	Industrial Total Prices			\$500,000		
Primary Production Total			23	Primary Production Total Prices			\$15,280,838		
Residential Total			328	Residential Total Prices			\$125,998,785		
All Sales Total			362	All Sales Total			\$146,455,323		

Colac Otway Shire

Residential price statistics 2004 to 2025



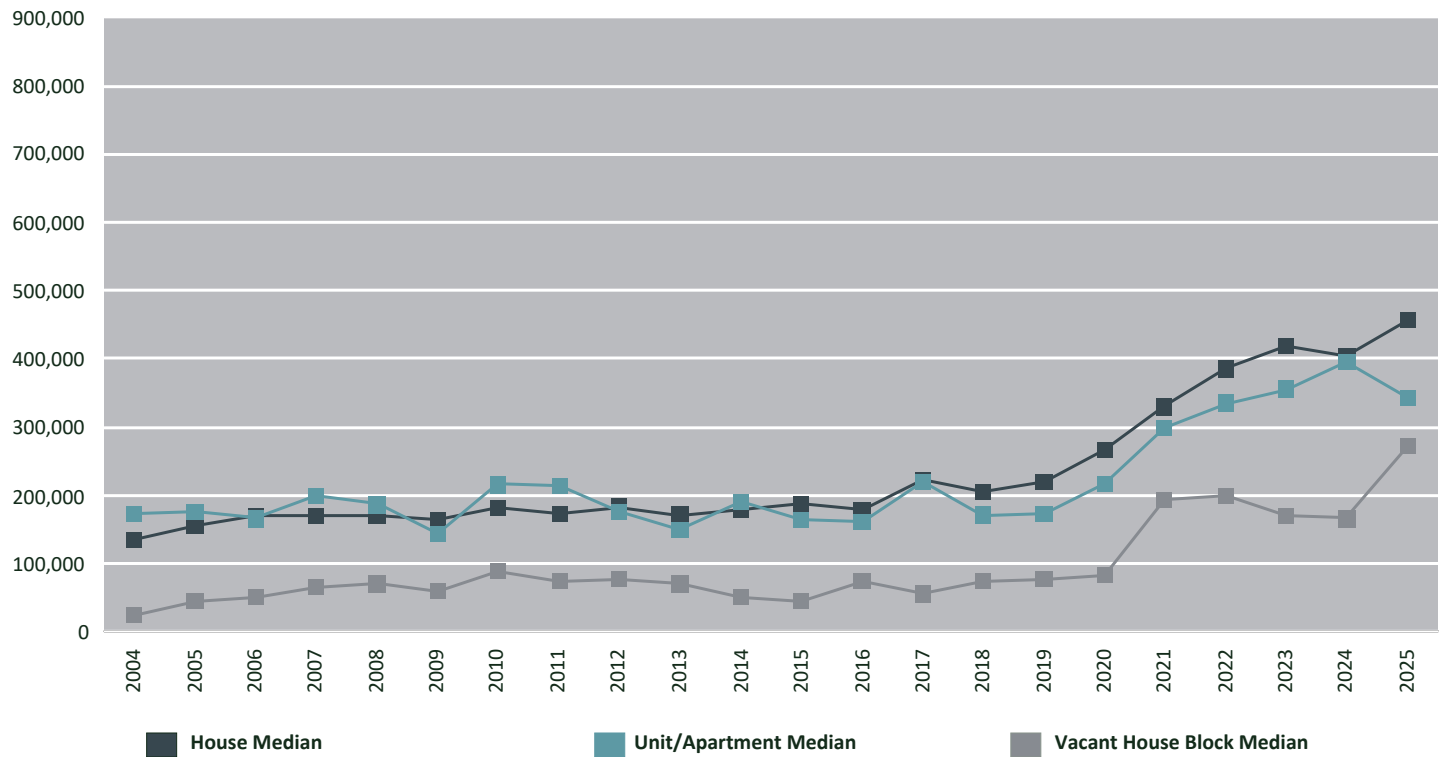
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	381	190,000	230,686	62	245,000	284,128	77	85,000	99,954
2005	336	191,250	239,159	69	230,000	254,613	58	90,000	100,405
2006	276	217,500	265,028	82	232,750	258,420	124	90,000	113,787
2007	389	230,000	283,405	85	275,000	283,944	158	95,000	132,647
2008	301	215,000	263,020	62	260,000	318,144	79	100,000	127,943
2009	315	230,000	282,783	64	239,000	276,093	100	102,500	120,404
2010	286	245,000	326,489	57	317,000	338,706	104	118,250	140,686
2011	279	235,000	304,522	63	249,000	278,669	112	117,250	165,870
2012	288	241,250	294,684	46	270,000	288,706	86	116,000	139,094
2013	331	240,000	298,239	53	249,000	294,805	86	121,000	142,785
2014	319	272,000	328,694	47	272,000	279,815	81	120,000	132,000
2015	334	275,000	315,047	41	230,000	327,341	116	125,000	147,487
2016	363	300,000	363,513	47	279,000	315,790	83	135,000	162,461
2017	379	335,000	386,942	63	317,000	340,346	146	145,000	164,969
2018	374	346,250	410,740	61	315,000	344,040	177	175,000	196,983
2019	340	358,000	424,743	50	351,000	376,059	136	200,000	218,230
2020	350	397,750	466,734	52	320,000	340,750	172	210,000	228,537
2021	387	485,000	606,351	58	375,000	442,885	162	305,000	315,798
2022	321	550,000	680,969	35	390,000	463,282	92	337,000	385,532
2023	270	540,000	621,558	39	490,000	538,320	47	290,000	403,851
2024	294	499,500	605,444	42	477,500	522,000	56	280,000	302,142
2025	34	557,500	551,298	6	520,000^	536,000^	12	170,000	200,625

Statistics for 2025 are based on a small number of sales and are preliminary only.

Colac Otway Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	350000	350000	2187.50	160.00	ND	21.90<	160.00	2187.50
Bed and Breakfast	1	2350000	2350000	58.17	40400.00	ND	213.64<	40400.00	58.17
Hotel/Motel Unsp	1	1850000	1850000	1079.98	1713.00	ND	66.07<	1713.00	1079.98
Mixed Use Shop	1	855000	855000	1917.04	446.00	ND	ND	446.00	1917.04
Mixed Use Unspec	1	3087500	3087500	2543.25	1214.00	339.29<	611.39<	1214.00	2543.25
Office Premises Uns	2	1045000	1045000	1944.46	629.00	104.40<	190.00<	629.00	1661.37
Pub/Tavern/Club Unsp	1	473177	473177	2030.80	233.00	ND	7.63<	233.00	2030.80
Retail Mult Occ Unsp	1	5250000	5250000	4847.65	1083.00	ND	ND	1083.00	4847.65
Retail Sgle Occ Unsp	10	654250	535000	1823.68	190.00	85.60<	112.63<	541.67	1177.95
Shop	2	1487500	1487500	1043.96	455.00	ND	425.00<	455.00	1043.96
Supermarket	1	21008000	21008000	4526.61	4641.00	ND	ND	4641.00	4526.61
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	2	316602	316602	1.50	210432.00	ND	ND	210432.00	1.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	5	2647480	765000	375.54	2857.50	145.71<	203.32<	17313.75	185.55
Ind Dev Site	3	489279	307839	195.70	1573.00	135.31<	139.93<	2346.33	208.53
OpenStorageUnspec	1	1000000	1000000	41.53	24080.00	ND	ND	24080.00	41.53
Sawmill	1	260000	260000	18.31	14200.00	ND	ND	14200.00	18.31
Warehouse Unspec	2	3300000	3300000	334.44	26567.50	472.61<	310.59<	26567.50	124.21
Warehouse/Showroom	1	5500000	5500000	160.82	34200.00	ND	ND	34200.00	160.82
Workshop	1	2800000	2800000	230.45	12150.00	ND	ND	12150.00	230.45
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomBuildings	3	514900	560000	883.28	634.00	ND	ND	1756.67	293.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	941640	983280	3.43	270111.00	23.52<	133.32<	337336.50	2.79
GenCrop >20ha Unspec	3	1559661	1056992	1.69	629050.00	60.33<	ND	629050.00	1.68
Livestock – Beef	20	1092118	900000	2.34	398336.00	91.41<	138.89<	488253.40	2.24
Livestock – Dairy	7	1885070	2400000	4.45	588300.00	182.51<	281.61<	809087.00	2.33
Livestock – Sheep	3	2862333	2678000	1.57	1706200.00	59.12<	172.77<	1723862.67	1.66
MixedFarm + infrast	6	1140299	925000	3.85	431650.00	67.79<	92.69<	515916.67	2.21
MixedFarm no infrast	11	1147191	1150142	2.47	511600.00	165.49<	198.98<	532889.45	2.15
MixedFarm&GrazUnsp	4	842500	825000	1.92	455400.00	81.48<	101.60<	462919.25	1.82
Native Bshland	1	1045000	1045000	1.30	806681.00	316.67<	ND	806681.00	1.30
Native Hardwood	1	585000	585000	0.44	1335300.00	ND	ND	1335300.00	0.44
Non-Native Animals	2	3228300	3228300	1.89	1875010.50	ND	ND	1875010.50	1.72
Plant/Tree Nursery	1	1100000	1100000	1.71	641400.00	ND	46.02<	641400.00	1.71
Softwood Plantation	3	1062916	900000	0.75	804477.00	141.29<	ND	2276992.33	0.47
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	480000	480000	1036.72	463.00	ND	51.06<	463.00	1036.72
Detached Home Unsp	285	611044	502500	616.04	807.50	93.06<	102.55<	964.75	623.55
Detached Home(Comm)	1	780000	780000	910.15	857.00	ND	181.40<	857.00	910.15
Detached Home(exist)	8	421625	395000	414.97	1005.50	60.77<	96.34<	1068.88	394.46
Individual Car Park	1	25000	25000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	3	445666	400000	26.32	15200.00	37.21<	85.65<	53176.67	8.38
Res Investment Flat	1	650000	650000	813.52	799.00	115.04<	ND	799.00	813.52
Res/Rural Lstyle	74	811270	790000	35.87	19535.00	87.78<	103.95<	37461.97	21.66
ResLandWithImprovemt	1	360000	360000	357.85	1006.00	85.71<	72.00<	1006.00	357.85
Short Term Hol Accom	15	992666	870000	4455.64	296.00	98.25<	103.76<	487.83	2137.85
Single Strata Unsp	33	475878	430000	NA	NA	88.66<	119.03<	NA	NA
Strata Unit/Flat Uns	8	696250	647500	NA	NA	122.98<	93.17<	NA	NA
Vac Res A	51	303627	280000	457.97	797.00	98.25<	91.80<	840.84	366.81
Vac Res B	4	331250	345000	198.61	2027.50	104.55<	186.99<	2512.50	131.84
Vac Res C	1	110000	110000	2.96	37200.00	ND	137.50<	37200.00	2.96
Vac Res Rural Lstyle	24	335177	355000	31.74	7740.50	104.41<	104.41<	36263.79	9.24
Municipality totals									
Commercial Total			22	Commercial Total Prices			\$46,831,177		
Extractive Industry Total			2	Extractive Industry Total Prices			\$633,205		
Industrial Total			14	Industrial Total Prices			\$30,865,239		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$1,544,700		
Primary Production Total			66	Primary Production Total Prices			\$87,276,659		
Residential Total			511	Residential Total Prices			\$302,314,939		
All Sales Total			618	All Sales Total			\$469,465,919		

Corangamite Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	205	135,000	142,514	20	172,500	249,725	45	24,000	37,247
2005	214	155,000	177,592	18	176,250	162,638	53	44,000	54,959
2006	166	170,000	185,592	12	166,500	182,708	42	50,000	56,363
2007	163	170,000	189,878	25	201,000	239,679	35	65,000	85,334
2008	169	170,000	179,601	6	187,000^	188,833^	24	70,000	76,205
2009	186	165,500	177,181	16	143,750	168,781	25	60,000	69,920
2010	164	181,750	192,593	11	216,000	211,545	35	88,000	93,191
2011	151	173,800	195,677	11	215,000	232,500	39	75,000	76,669
2012	125	183,500	194,324	14	177,500	208,750	21	77,500	85,714
2013	161	172,000	202,555	9	150,000^	205,944^	33	70,000	64,190
2014	144	180,000	198,117	16	191,000	224,031	27	50,000	73,129
2015	170	187,500	203,864	15	165,000	189,600	18	44,250	70,836
2016	193	179,000	195,883	19	162,000	211,210	23	75,000	76,869
2017	192	222,500	233,325	19	220,000	211,131	33	55,500	70,954
2018	211	205,000	232,323	13	172,000	192,992	44	74,250	79,517
2019	177	220,000	237,347	10	174,000	201,850	41	76,800	78,128
2020	217	266,540	285,923	16	217,500	242,531	70	83,000	91,359
2021	254	330,000	380,603	20	300,000	363,875	86	193,000	188,197
2022	214	385,500	416,939	8	335,500^	349,000^	37	200,000	204,537
2023	160	420,000	447,368	4	356,000^	476,750^	25	170,000	185,244
2024	175	405,000	431,080	10	395,000	449,499	22	166,500	186,500
2025	28	457,500	452,339	2	342,500^	342,500^	4	272,500 ^	271,250 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

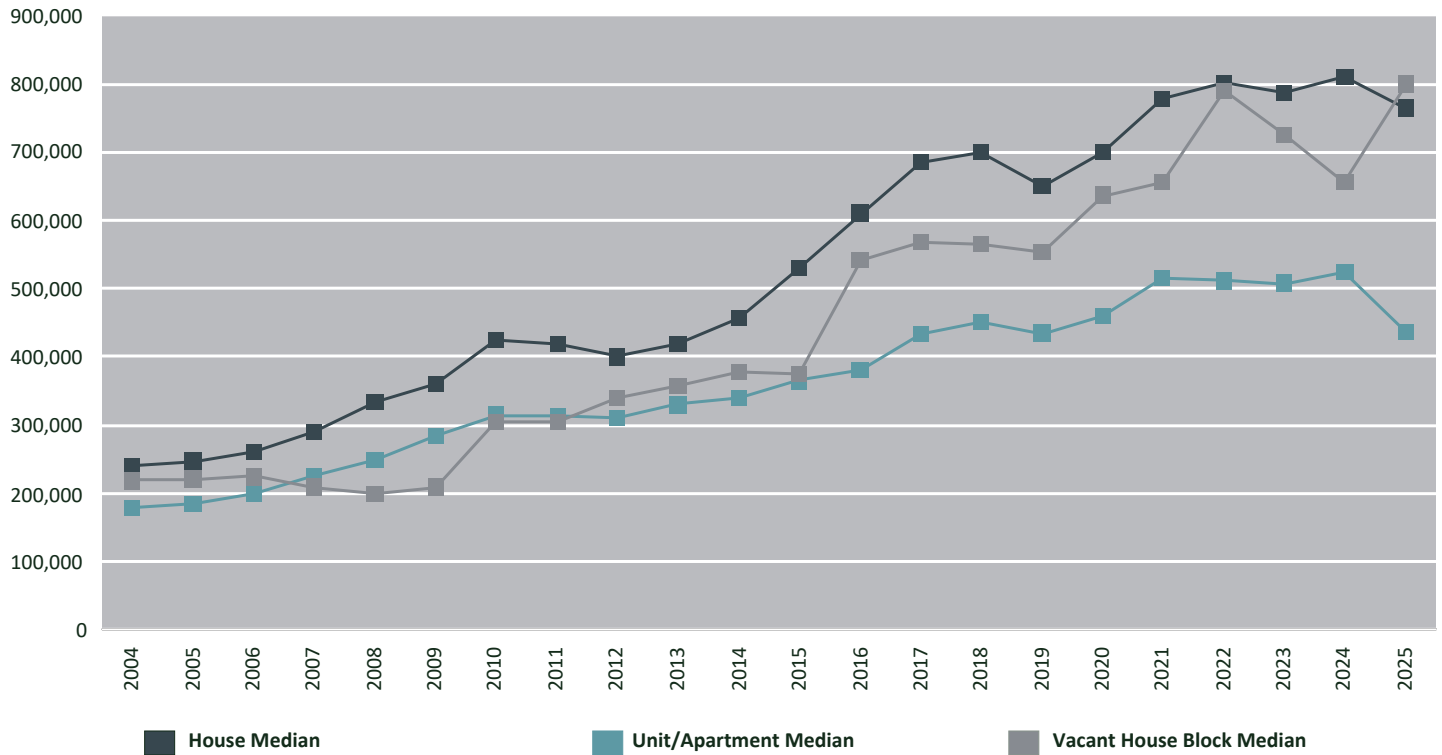
Corangamite Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	362000	362000	275.29	1315.00	ND	ND	1315.00	275.29
Mixed Use Unspec	1	360000	360000	354.33	1016.00	ND	ND	1016.00	354.33
Office Premises Unsp	1	235000	235000	NA	NA	ND	43.36<	NA	NA
Pub/Tavern/Club Unsp	1	770000	770000	126.81	6072.00	59.23<	48.13<	6072.00	126.81
Retail Mult Occ Unsp	1	280000	280000	221.52	1264.00	92.56<	93.33<	1264.00	221.52
Retail Sgle Occ Unsp	8	360562	200500	714.25	246.50	56.08<	67.97<	1228.38	293.53
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	492500	492500	813.33	581.50	182.41<	169.83<	581.50	846.95
Warehouse Unspec	4	241250	225000	243.85	1800.00	69.23<	46.75<	2090.00	115.43
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	20	2291380	1761982	1.72	595150.00	216.97<	210.39<	1011239.00	2.27
GenCrop >20ha Unspec	3	523333	560700	0.97	338698.00	34.14<	22.53<	346124.00	1.51
Livestock – Beef	5	5442528	3664644	2.05	1790800.00	318.66<	299.81<	2239795.00	2.43
Livestock – Dairy	36	2388803	2052515	2.27	758700.00	158.69<	154.61<	1002544.33	2.38
Livestock – Sheep	2	3548825	3548825	0.87	4076250.00	ND	310.24<	4076250.00	0.87
MixedFarm + infrast	25	1808386	1300000	1.21	909000.00	110.03<	164.77<	1124168.08	1.61
MixedFarm no infrast	2	1397350	1397350	2.37	596831.50	199.62<	367.72<	596831.50	2.34
MixedFarm&GrazUnsp	5	645100	712500	1.85	384700.00	116.29<	34.34<	431874.00	1.49
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	168	427732	407500	326.65	1009.50	97.02<	123.95<	1064.79	399.51
Detached Home(Comm)	2	387000	387000	464.28	835.00	70.36<	123.84<	835.00	463.47
Detached Home(exist)	7	511428	375000	319.46	1033.00	70.75<	98.68<	1893.86	270.05
MisimpRuralLand Unsp	1	920000	920000	5.92	155400.00	191.67<	427.91<	155400.00	5.92
Res/Rural Lstyle	52	634330	567500	23.50	17058.00	97.01<	102.71<	22630.94	28.03
Single Strata Unsp	9	454998	390000	NA	NA	65.27<	126.83<	NA	NA
Strata Unit/Flat Uns	1	400000	400000	NA	NA	112.36<	160.00<	NA	NA
Vac Res A	17	159882	143000	559.01	644.00	84.12<	64.41<	699.00	228.73
Vac Res B	5	277000	310000	98.61	3245.00	100.00<	344.44<	3279.00	84.48
Vac Res Rural Lstyle	11	196603	170000	34.49	4784.00	64.52<	69.39<	21647.91	9.08
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$4,891,500		
Industrial Total			6	Industrial Total Prices			\$1,950,000		
Primary Production Total			98	Primary Production Total Prices			\$218,934,675		
Residential Total			273	Residential Total Prices			\$120,878,924		
All Sales Total			390	All Sales Total			\$346,655,099		

Greater Dandenong City

Residential price statistics 2004 to 2025



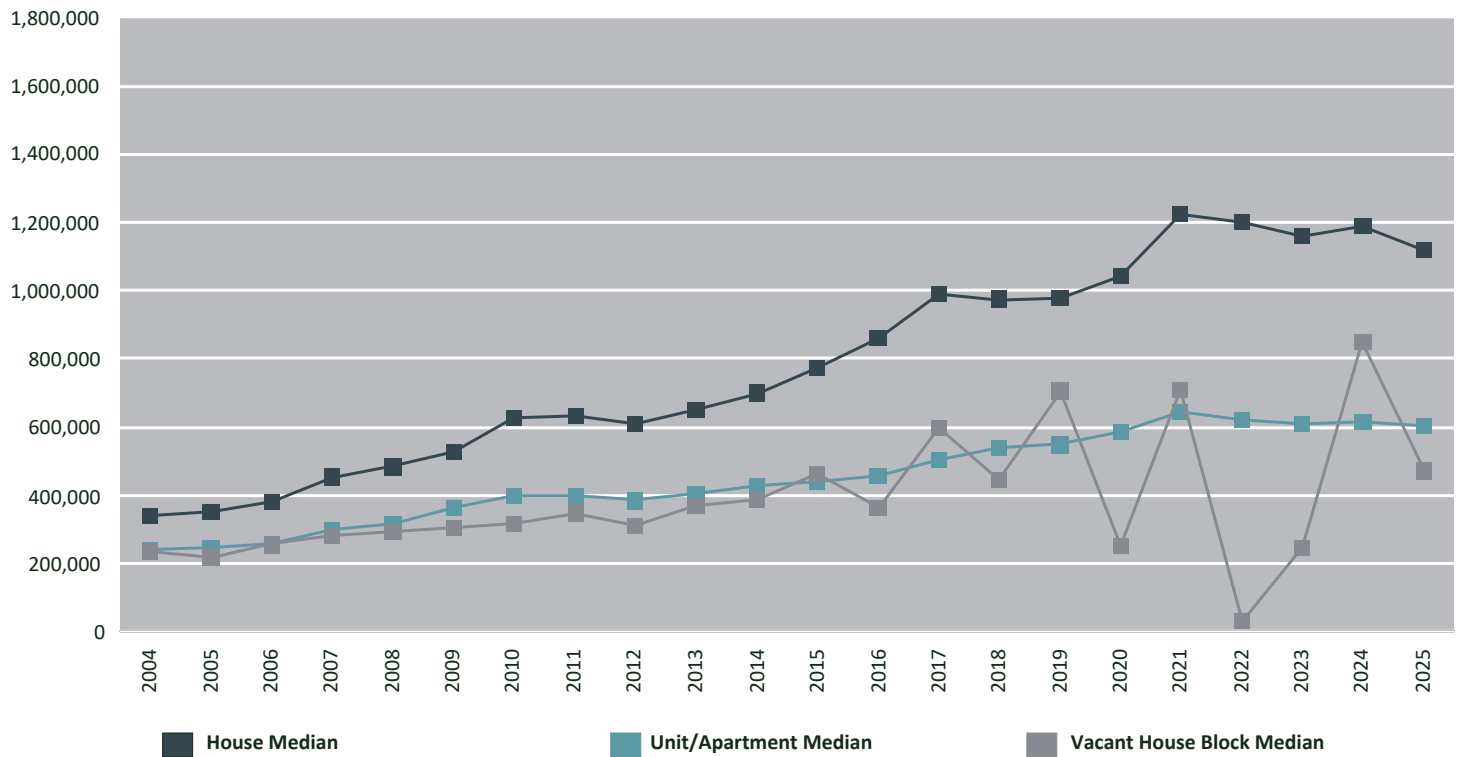
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,621	240,000	256,841	928	180,000	191,260	230	219,000	206,374
2005	1,753	248,000	259,613	1,020	185,500	201,006	220	221,500	202,299
2006	1,598	261,500	279,682	971	200,000	217,279	203	225,000	211,714
2007	1,909	290,000	313,732	1,360	225,000	249,079	174	210,000	211,638
2008	1,364	335,000	355,479	1,020	250,000	262,446	46	199,500	225,438
2009	1,731	361,000	383,871	1,327	285,000	292,288	353	210,000	232,501
2010	1,452	425,000	456,863	976	315,000	325,672	308	305,000	286,152
2011	1,304	420,000	445,863	745	312,500	312,041	286	305,000	303,260
2012	1,188	400,000	428,498	815	310,000	312,460	209	340,000	317,112
2013	1,488	420,000	440,351	975	330,000	330,746	311	357,500	354,507
2014	1,791	456,000	484,027	1,180	340,000	350,830	392	377,500	383,197
2015	1,762	530,775	562,883	1,234	365,000	385,102	228	375,000	362,758
2016	1,698	610,000	642,669	1,207	382,000	389,068	152	541,042	520,477
2017	1,586	685,000	717,642	1,284	434,250	432,670	154	569,000	576,585
2018	1,101	700,000	737,109	929	450,000	454,190	76	565,000	607,432
2019	1,168	650,000	693,988	761	435,000	442,165	81	554,400	610,051
2020	997	700,000	735,275	709	460,000	464,186	90	636,587	663,315
2021	1,662	778,500	821,785	1,341	515,000	511,575	81	656,425	657,870
2022	1,259	802,500	865,725	1,086	511,055	504,111	29	790,000	829,143
2023	1,124	786,796	851,336	1,041	508,000	504,720	20	725,000	778,698
2024	1,160	811,500	863,286	1,203	525,000	519,782	34	655,000	732,205
2025	141	765,000	794,339	154	435,500	459,930	3	800,000 ^	823,333 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Greater Dandenong City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	4	715500	698500	723.71	3438.00	ND	82.18<	3550.75	201.51
CarPark – OpenAir	1	11440000	11440000	657.47	17400.00	ND	ND	17400.00	657.47
Dental Clinic	1	1100000	1100000	1877.13	586.00	129.41<	ND	586.00	1877.13
Dev Site	5	5217960	3300000	1789.94	2028.00	113.21<	220.83<	4085.60	1277.16
Ground Level Parking	2	745000	745000	672.04	1133.00	61.43<	ND	1133.00	657.55
Health Clinic Unsp	3	2156666	1500000	1674.11	896.00	ND	83.33<	5638.67	382.48
LowRise Office Build	1	3989214	3989214	4317.33	924.00	136.85<	310.44<	924.00	4317.33
Medical/Surgery	11	978681	850000	1401.01	569.00	114.09<	90.91<	619.10	1651.27
Mixed Use Office	1	420000	420000	875.00	480.00	ND	ND	480.00	875.00
Mixed Use Unspec	8	2627312	1810000	502.15	697.00	44.91<	163.32<	1542.60	2127.38
Multi-Lvl Offic Unsp	1	73000	73000	57.84	1262.00	ND	ND	1262.00	57.84
Office Premises Uns	17	1198829	720000	1510.33	629.00	138.46<	280.29<	7167.00	160.85
Restaurant	3	993333	1225000	14583.33	84.00	ND	ND	100.67	9867.55
Retail Mult Occ Unsp	4	2162500	1825000	8050.85	472.00	116.99<	ND	472.00	8050.85
Retail Sgle Occ Unsp	15	1308300	1050000	1579.17	1785.50	85.68<	122.03<	8732.43	157.99
Retail Store/Showrm	4	2366125	2232250	1728.40	1053.00	95.91<	102.05<	1030.00	2285.60
Serviced Apartments	2	226500	226500	88.53	2790.00	ND	85.80<	2790.00	88.53
Shop	38	691691	575000	2947.36	194.50	105.50<	107.98<	1067.50	619.42
Shop & Dwelling	4	701900	756300	3756.44	176.50	81.15<	77.57<	287.00	2445.64
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	2000000	2000000	2355.71	849.00	ND	ND	849.00	2355.71
Day Care Centre	1	3000000	3000000	3083.25	973.00	175.44<	41.75<	973.00	3083.25
Public Hospital	1	10655000	10655000	17847.57	597.00	ND	ND	597.00	17847.57
Religious Hall	1	2310000	2310000	1409.40	1639.00	ND	ND	1639.00	1409.40
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	66	1041023	605000	2124.83	270.50	87.99<	100.83<	807.90	1374.84
Factory Unsp	43	3213799	1224000	1671.44	1047.00	118.83<	139.09<	3754.72	929.48
Food ProcessingUnsp	1	4650000	4650000	NA	NA	ND	1044.64<	NA	NA
Garage/Motor Vehicle	1	1430000	1430000	3206.28	446.00	178.53<	55.54<	446.00	3206.28
Ind Dev Site	8	1985028	1799875	1313.92	1387.00	40.52<	123.70<	1634.75	1214.27
Office/Factory	87	3791245	1750000	1964.56	1298.00	88.27<	179.95<	3669.08	1070.26
OpenStorageUnspec	5	1416893	236000	12.38	22397.00	ND	5.76<	20345.80	69.64
Storage Depot	1	2970000	2970000	1538.06	1931.00	90.00<	107.22<	1931.00	1538.06
Warehouse Unspec	26	4023174	2900000	2394.02	1625.00	153.28<	338.00<	7148.35	588.50
Warehouse/Office	18	13881152	15241875	1272.73	12100.00	127.02<	291.71<	13432.12	1059.62
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	30000	30000	384.62	78.00	ND	ND	78.00	384.62
Utilities Vac Land	1	688000	688000	12285.71	56.00	ND	ND	56.00	12285.71
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	5	869000	750000	1099.40	664.00	89.39<	86.46<	652.00	1332.82
Cojoin Strata Unsp	108	570274	559444	NA	NA	104.08<	99.02<	NA	NA
Detached Home (Ind)	2	4038000	4038000	927.15	5613.50	596.90<	40.38<	5613.50	719.34
Detached Home Unsp	1100	872542	818000	1469.53	558.00	103.38<	103.93<	566.69	1542.55
Detached Home(exist)	3	728333	630000	1117.22	546.00	56.00<	81.50<	596.67	1220.67
Garage/Outbuild Res	1	580000	580000	973.15	596.00	ND	ND	596.00	973.15
Individual Car Park	5	6900	5000	NA	NA	166.67<	2000.00<	NA	NA
Res Investment Flat	1	1185000	1185000	NA	NA	112.32<	ND	NA	NA
Res Land (WithBuild)	51	1064448	930000	1129.41	850.00	94.90<	86.71<	960.94	1107.71
Res/Rural Lstyle	4	1228750	1222500	104.83	12435.50	34.97<	39.68<	11940.00	102.91
ResLandWithImprovemt	1	620000	620000	2222.22	279.00	111.71<	128.36<	279.00	2222.22
Retire Village Unit	16	439655	408750	NA	NA	111.99<	136.25<	NA	NA
Semi-detached Unspec	57	691753	700000	3429.53	149.00	99.15<	107.69<	245.18	2854.68
Single Strata Unsp	592	597501	590000	3985.85	212.00	103.51<	99.75<	302.33	2706.73
Strata Unit/Flat Uns	485	414119	357000	NA	NA	102.00<	87.50<	NA	NA
Townhouse	1	920000	920000	NA	NA	ND	150.82<	NA	NA
Vac Res A	34	732205	655000	1191.59	535.00	90.34<	99.52<	547.37	1360.76
Vac Res Rural Lstyle	3	420745	482000	22.34	21576.00	ND	29.21<	19439.33	21.64
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	4	4242500	4460000	2455.85	1860.50	ND	ND	2096.00	2024.09
Municipality totals									
Commercial Total			125	Commercial Total Prices			\$176,362,010		
Community Services Total			4	Community Services Total Prices			\$17,965,000		
Industrial Total			256	Industrial Total Prices			\$923,217,237		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$718,000		
Residential Total			2,469	Residential Total Prices			\$1,725,724,230		
Sport/Hrtge/Cultural Total			4	Sport/Hrtge/Cultural Total Prices			\$16,970,000		
All Sales Total			2,860	All Sales Total			\$2,860,956,477		

Darebin City

Residential price statistics 2004 to 2025



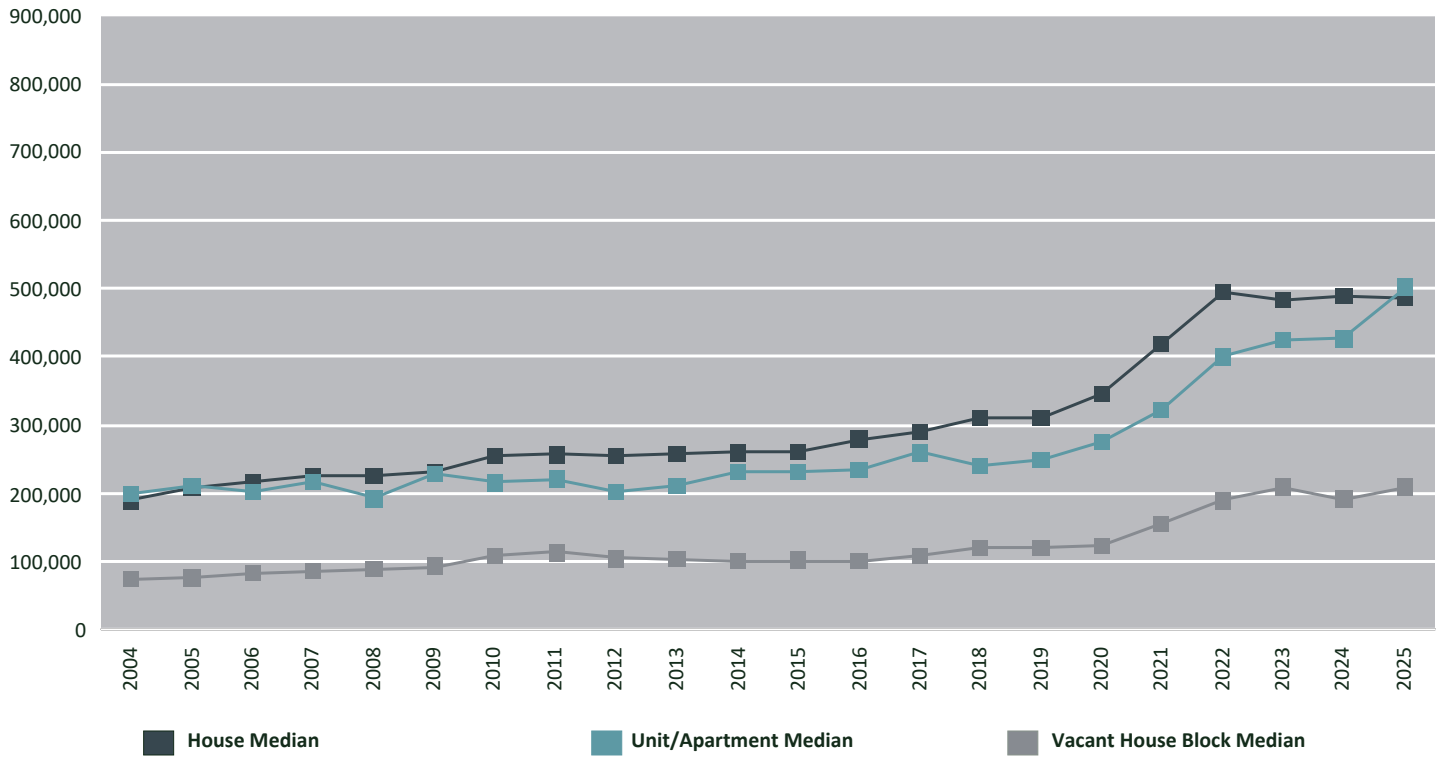
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,612	340,000	359,208	944	240,175	253,368	178	235,000	224,103
2005	1,698	352,000	377,512	1,004	246,000	262,482	157	221,350	220,600
2006	1,659	382,000	407,326	1,057	259,000	272,206	136	257,000	240,676
2007	1,853	455,000	488,824	1,475	301,000	321,232	113	285,000	278,625
2008	1,380	485,126	517,729	1,047	317,000	343,107	49	296,000	284,399
2009	1,546	526,500	560,869	1,481	363,000	380,551	32	304,975	271,506
2010	1,439	625,888	661,912	1,158	400,000	414,092	14	320,000	606,571
2011	1,353	635,000	667,315	1,128	400,000	420,379	27	350,000	398,526
2012	1,256	611,000	647,946	1,168	385,425	408,743	15	310,000	410,133
2013	1,475	650,000	693,307	1,514	405,000	419,672	31	370,000	368,950
2014	1,729	700,000	759,767	1,668	430,000	461,863	45	390,000	405,125
2015	1,665	775,000	837,839	1,904	440,000	464,099	35	465,000	466,259
2016	1,512	863,500	954,592	1,860	460,250	492,731	22	365,500	400,638
2017	1,437	990,000	1,086,874	1,797	506,600	530,632	16	597,650	697,741
2018	1,290	975,000	1,082,911	1,404	539,500	556,388	19	445,000	541,822
2019	1,269	978,000	1,063,923	1,267	549,000	576,557	14	706,250	682,821
2020	1,116	1,041,750	1,126,800	1,277	585,000	606,681	5	255,000 ^	323,000 ^
2021	1,682	1,225,000	1,328,421	2,097	645,000	679,670	29	710,000	804,852
2022	1,369	1,200,000	1,348,312	1,590	619,900	634,972	14	33,000	251,212
2023	1,333	1,160,000	1,277,639	1,596	610,000	633,877	20	250,000	375,499
2024	1,465	1,187,500	1,306,134	1,835	615,000	637,368	14	850,000	960,785
2025	101	1,120,000	1,180,142	221	605,000	616,627	2	473,500 ^	473,500 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Darebin City												
Analysis of property sales for 2024												
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Café	1	418000	418000	1426.62	293.00	ND	119.43<	293.00	1426.62			
Car Wash	1	3500000	3500000	5813.95	602.00	ND	173.44<	602.00	5813.95			
Crematorium/Funeral	1	4675000	4675000	3819.44	1224.00	ND	ND	1224.00	3819.44			
Dental Clinic	2	1512500	1512500	2176.94	703.50	ND	ND	703.50	2149.96			
Dev Site	3	2566363	1849091	1635.45	834.00	79.11<	215.26<	834.00	1318.40			
Fuel Outlet/Garage	1	2300000	2300000	1615.17	1424.00	ND	ND	1424.00	1615.17			
LowRise Office Build	1	330000	330000	7857.14	42.00	45.21<	12.00<	42.00	7857.14			
Medical/Surgery	3	1059000	1100000	1445.97	583.00	13.50<	48.30<	771.00	1373.54			
Mixed Use Shop	1	843000	843000	592.41	1423.00	95.80<	210.75<	1423.00	592.41			
Mixed Use Unspec	5	1298980	882500	2989.69	679.00	51.61<	112.42<	1065.33	1187.39			
Multi-Lvl Office Unsp	1	1310000	1310000	5413.22	242.00	ND	ND	242.00	5413.22			
Nightclub/Cabaret	1	1600000	1600000	4177.55	383.00	ND	ND	383.00	4177.55			
Office Premises Uns	2	14420000	14420000	1048.19	22849.00	1778.05<	3427.21<	22849.00	1048.19			
Restaurant	1	1525000	1525000	3458.05	441.00	ND	66.67<	441.00	3458.05			
Retail Mult Occ Unsp	2	4275000	4275000	6459.33	627.00	149.48<	799.33<	627.00	6459.33			
Retail Sggle Occ Unsp	12	757258	372500	2037.24	792.50	53.60<	52.50<	1289.30	640.70			
Retail Store/Showrm	1	2530000	2530000	5816.09	435.00	70.08<	95.47<	435.00	5816.09			
Shop	23	887043	825000	3827.75	418.00	78.95<	118.28<	7396.24	119.93			
Shop & Dwelling	9	856222	858000	5251.14	219.00	104.00<	74.61<	234.11	3657.33			
Supermarket	1	3020000	3020000	2443.37	1236.00	ND	ND	1236.00	2443.37			
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)			
Community Health Cen	1	300000	300000	1132.08	265.00	ND	ND	265.00	1132.08			
Day Care Centre	1	8860000	8860000	6139.99	1443.00	ND	ND	1443.00	6139.99			
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)			
Factory	1	1122550	1122550	2158.75	520.00	ND	172.70<	520.00	2158.75			
Factory Unit	22	1945090	1491000	1454.70	698.00	114.69<	131.95<	1152.64	1687.51			
Factory Unsp	2	2105500	2105500	9907.12	323.00	326.08<	338.78<	323.00	9907.12			
Ind Dev Site	3	7316000	1400000	1730.53	809.00	69.17<	12.58<	7564.33	967.17			
Office/Factory	3	3320000	2750000	1351.35	2035.00	ND	58.82<	2904.33	1143.12			
OpenStorageUnspec	2	387750	387750	95.91	4043.00	ND	ND	4043.00	95.91			
Warehouse	7	1069000	650000	4012.88	233.00	78.79<	30.95<	1602.86	666.93			
Warehouse Unspec	6	771533	735000	92.51	4043.00	89.69<	113.25<	3611.20	205.98			
Warehouse/Office	6	549416	430000	3288.61	128.50	50.63<	5.27<	160.50	3423.16			
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)			
Closed Roads	2	32617	32617	539.13	73.50	120.80<	282.15<	73.50	443.78			
Post Offices	1	841000	841000	3548.52	237.00	84.02<	ND	237.00	3548.52			
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)			
Boarding House	4	1144250	1065000	2921.25	388.00	95.30<	139.22<	429.75	2662.59			
Cojoin Strata Unsp	15	682800	560000	NA	NA	55.50<	79.38<	NA	NA			
Conjoined StrataUnit	298	628243	612750	5950.82	122.00	102.13<	98.83<	122.00	5950.82			
Detached Home (New)	9	2425555	2251000	2609.80	592.00	95.79<	102.32<	567.22	4276.20			
Detached Home Unsp	286	1294479	1138500	2500.00	298.00	103.50<	103.50<	360.64	3575.33			
Detached Home(exist)	1049	1321358	1214000	1999.78	536.50	102.88<	96.35<	552.25	2392.76			
Half Pair or Duplex	45	1143985	1031000	2941.18	357.00	85.00<	98.24<	367.81	3151.68			
Individual Car Park	9	253611	10000	NA	NA	2.31<	1000.00<	NA	NA			
Nursing Home	1	16200000	16200000	3333.33	4860.00	ND	137.64<	4860.00	3333.33			
OYO Strata Flat	573	489638	460000	289.51	1882.00	107.23<	96.84<	1882.00	247.08			
OYO Sub Dwelling	24	808083	747500	NA	NA	108.33<	93.44<	NA	NA			
OYO Sub Unit	21	723404	710000	NA	NA	102.16<	102.90<	NA	NA			
OYO Subdivided Flat	23	550195	500000	NA	NA	99.70<	98.33<	NA	NA			
OYO Unit	4	690500	696000	NA	NA	94.05<	ND	NA	NA			
Res Land (WithBuild)	1	1080000	1080000	1453.57	743.00	93.91<	ND	743.00	1453.57			
Res/Rural Lstyle	3	1009766	1140600	103.61	11521.00	171.52<	156.46<	10562.67	95.60			
Retire Village Unit	15	565600	675000	NA	NA	117.39<	266.48<	NA	NA			
Row House	2	1225000	1225000	7247.81	170.50	125.43<	127.37<	170.50	7184.75			
Semi-detached	16	1247187	1263500	4634.15	287.00	96.45<	84.80<	284.27	4409.01			
Semi-detached Unspec	33	923106	875000	4769.74	152.00	104.79<	110.76<	218.63	4218.19			
Single Strata Unit	11	580727	520000	NA	NA	86.38<	79.63<	NA	NA			
Single Strata Unsp	113	750081	712500	7626.21	206.00	101.06<	96.94<	219.33	5199.85			
Strata Dwelling	12	682083	622500	NA	NA	88.36<	91.95<	NA	NA			
Strata Unit/Flat Uns	255	613071	600000	1143.94	660.00	102.56<	88.53<	660.00	1143.94			
Terrace House	27	1208007	1250000	6951.22	205.00	105.26<	94.34<	211.41	5714.12			
Townhouse	462	802569	725000	5898.15	108.00	99.32<	97.58<	108.00	5898.15			
Vac Res A	14	960785	850000	1623.99	484.00	340.00<	119.72<	503.07	1909.84			
Villa Unit	7	711214	737500	NA	NA	ND	89.12<	NA	NA			
Municipality totals												
Commercial Total			72	Commercial Total Prices			\$117,032,091					
Community Services Total			2	Community Services Total Prices			\$9,160,000					
Industrial Total			52	Industrial Total Prices			\$96,217,750					
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$906,235					
Residential Total			3,332	Residential Total Prices			\$3,123,677,541					
All Sales Total			3,461	All Sales Total			\$3,346,993,617					

East Gippsland Shire

Residential price statistics 2004 to 2025



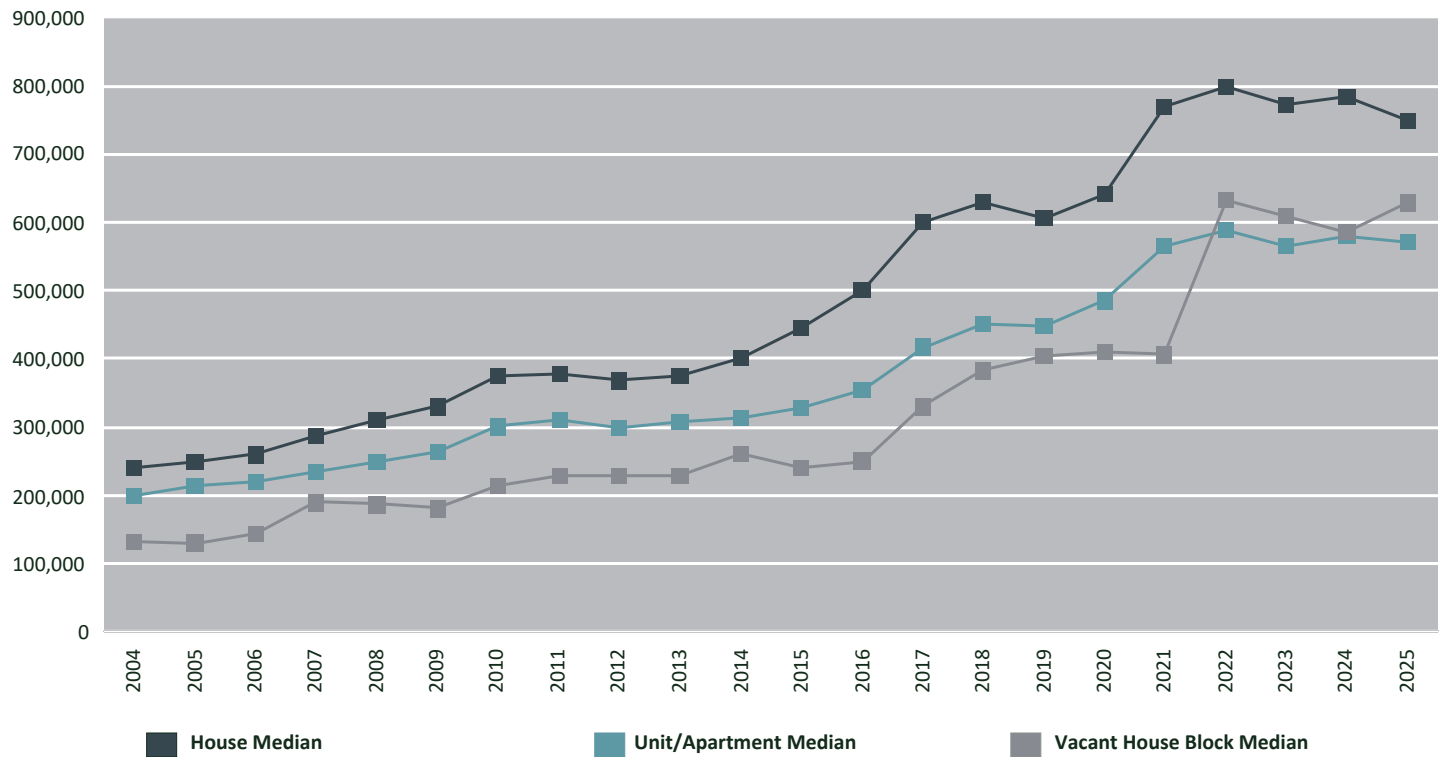
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	747	190,000	211,086	154	199,500	291,595	332	75,000	75,122
2005	719	210,000	231,382	134	212,000	257,310	294	76,000	79,244
2006	701	216,000	236,892	141	202,500	248,424	294	83,500	88,449
2007	842	225,000	252,336	125	217,000	288,168	251	85,000	94,946
2008	619	227,000	259,900	156	192,750	213,426	259	89,500	96,237
2009	814	232,000	255,010	160	228,500	259,274	302	93,000	98,901
2010	768	255,000	282,880	148	216,000	230,268	346	110,000	110,891
2011	610	257,000	277,482	134	221,500	266,493	275	114,000	117,313
2012	592	255,000	279,263	120	202,750	223,385	288	105,000	111,572
2013	697	258,000	285,110	129	212,500	229,851	258	102,625	115,224
2014	681	260,000	291,306	128	231,500	254,773	268	100,000	115,689
2015	743	262,000	291,765	111	233,000	241,608	267	102,000	115,335
2016	764	280,000	308,236	111	235,000	270,498	246	100,000	107,229
2017	884	289,500	318,853	119	260,000	272,502	299	110,000	120,915
2018	923	310,000	331,136	146	240,500	270,609	367	120,000	139,223
2019	845	310,000	343,053	129	250,000	276,278	330	120,000	133,557
2020	1,015	345,000	377,104	85	275,500	289,547	567	125,000	142,229
2021	1,235	420,000	451,945	115	322,000	350,395	744	155,000	177,097
2022	835	495,000	532,606	65	400,000	448,090	294	190,000	216,197
2023	729	483,500	527,056	36	424,000	497,100	233	210,000	244,388
2024	705	490,000	516,008	54	426,500	453,010	194	192,500	200,308
2025	126	487,500	509,230	8	502,000^	490,812^	33	210,000	225,439

Statistics for 2025 are based on a small number of sales and are preliminary only.

East Gippsland Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	125000	125000	240.38	520.00	58.14<	41.32<	520.00	240.38
Health Clinic Unsp	1	725000	725000	1479.59	490.00	243.70<	ND	490.00	1479.59
Holiday Units	2	104000	104000	750.00	140.00	77.04<	148.57<	140.00	750.00
Hotel	1	1100000	1100000	65.38	16825.00	81.48<	44.00<	16825.00	65.38
Hotel/Motel Unsp	3	1996000	1430000	1411.97	1961.50	918.17<	1588.89<	1961.50	1447.87
Mixed Use Unspec	2	5360000	5360000	NA	NA	2350.88<	1174.15<	NA	NA
Motel	2	2072500	2072500	654.91	4422.00	90.11<	264.01<	4422.00	468.68
Multi Use FuelOutlet	1	1750000	1750000	1986.38	881.00	ND	ND	881.00	1986.38
Office Cvrt Dwelling	1	649000	649000	758.18	856.00	ND	121.31<	856.00	758.18
Office Premises Uns	3	331200	275000	538.46	975.00	46.73<	70.06<	726.67	455.78
Res Hotel/Motel Apar	1	900000	900000	74.44	12090.00	ND	ND	12090.00	74.44
Retail Mult Occ Unsp	1	1738000	1738000	1045.73	1662.00	695.20<	347.60<	1662.00	1045.73
Retail Sgle Occ Unsp	16	406218	377500	308.81	328.00	95.57<	89.03<	148881.31	2.73
Serv Apt/Unit Unsp	13	548576	475000	60.17	6980.00	134.37<	65.07<	5162.55	117.13
Tourist Park/Caravan	1	1899376	1899376	63.31	30000.00	316.56<	110.11<	30000.00	63.31
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	180000	180000	136.90	5061.50	ND	ND	5061.50	35.56
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Soil	1	9119000	9119000	9.39	971045.00	ND	ND	971045.00	9.39
Quarry Gravel/Stone	1	9913321	9913321	19.74	502200.00	ND	ND	502200.00	19.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	22	852895	715000	761.57	2040.50	178.75<	188.16<	2440.17	398.01
Ind Dev Site	10	1579192	1127711	177.32	8934.50	341.73<	695.05<	16942.10	93.21
Warehouse Unspec	5	782000	595000	178.57	1960.00	151.98<	117.24<	2189.20	357.21
Workshop	1	1175000	1175000	344.27	3413.00	276.47<	129.22<	3413.00	344.27
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	46	769395	635000	0.48	553900.00	80.89<	107.63<	901716.40	0.85
GenCrop >20ha Unspec	4	1180000	1180000	0.44	2545005.00	ND	242.05<	2612314.75	0.45
Livestock – Beef	14	872142	770000	2.47	405750.00	118.85<	162.11<	602143.14	1.45
Livestock – Dairy	1	340000	340000	0.79	432003.00	14.02<	ND	432003.00	0.79
Livestock – Sheep	1	300000	300000	10.60	28306.00	21.05<	11.84<	28306.00	10.60
MarketGardenVeg <20h	1	1350000	1350000	8.25	163600.00	450.38<	ND	163600.00	8.25
MixedFarm + infrast	7	792142	700000	2.11	522200.00	72.84<	90.91<	578100.71	1.37
MixedFarm no infrast	1	232500	232500	0.30	783300.00	45.43<	47.45<	783300.00	0.30
MixedFarm&GrazUnsp	14	891071	750000	1.03	968514.00	111.94<	141.51<	1327693.50	0.67
Native Bshland	2	435000	435000	2.39	636100.00	212.20<	271.88<	636100.00	0.68
Native Hardwood	1	380000	380000	0.72	525000.00	105.56<	132.17<	525000.00	0.72
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	390000	390000	NA	NA	ND	ND	NA	NA
Cojoin Strata Unsp	2	292000	292000	NA	NA	52.14<	94.50<	NA	NA
Detached Home (Ind)	1	345000	345000	270.16	1277.00	75.82<	112.56<	1277.00	270.16
Detached Home Unsp	637	525639	500000	629.31	794.50	101.01<	117.65<	929.29	564.97
Detached Home(Comm)	4	963750	737500	3089.80	354.00	214.39<	150.51<	391.50	2461.69
Detached Home(exist)	5	795600	875000	315.73	3484.00	126.35<	169.08<	3435.00	231.62
Garage/Outbuild Res	1	385000	385000	310.73	1239.00	ND	192.50<	1239.00	310.73
Garage/Outbuild Rur	1	340000	340000	56.45	6023.00	ND	ND	6023.00	56.45
Granny Flat/Studio	1	442000	442000	2946.67	150.00	ND	ND	150.00	2946.67
MisImpRuralLand Unsp	3	350000	320000	21.05	15200.00	52.24<	119.85<	70761.67	4.95
OYO Sub Dwelling	1	680000	680000	NA	NA	97.84<	124.77<	NA	NA
OYO Subdivided Flat	1	555000	555000	NA	NA	ND	176.19<	NA	NA
Res Land (WithBuild)	1	445000	445000	2.53	175900.00	ND	408.26<	175900.00	2.53
Res/Rural Lstyle	148	768091	744000	47.10	18522.50	99.20<	118.57<	35120.07	21.87
ResLandWithImprovemt	6	434333	258500	1185.90	780.00	113.01<	105.51<	932.33	465.86
Retire Village Unit	7	397714	399000	NA	NA	117.35<	134.34<	NA	NA
Semi-detached Unspec	63	396431	365000	1223.33	300.00	104.30<	123.73<	453864.22	0.89
Shack/Hut/Donga	1	320000	320000	158.65	2017.00	54.70<	ND	2017.00	158.65
Single Strata Unsp	30	441851	462500	3906.25	192.00	112.80<	166.07<	200.56	2657.89
Strata Unit/Flat Uns	10	504700	436000	NA	NA	72.55<	119.78<	NA	NA
Townhouse	3	519000	532000	NA	NA	ND	114.41<	NA	NA
Vac Res A	163	194248	189500	259.55	722.50	94.75<	122.26<	783.11	246.40
Vac Res B	27	229420	250000	119.93	2168.00	103.31<	135.14<	2473.78	92.74
Vac Res C	4	250750	172500	0.06	6165000.00	93.24<	120.63<	4942530.00	0.05
Vac Res Rural Lstyle	47	311820	275000	41.77	7900.00	90.76<	144.74<	18987.34	16.42
Municipality totals									
Commercial Total			49	Commercial Total Prices			\$44,571,976		
Community Services Total			2	Community Services Total Prices			\$360,000		
Extractive Industry Total			2	Extractive Industry Total Prices			\$19,032,321		
Industrial Total			38	Industrial Total Prices			\$39,640,623		
Primary Production Total			92	Primary Production Total Prices			\$73,814,676		
Residential Total			1,168	Residential Total Prices			\$565,619,299		
All Sales Total			1,351	All Sales Total			\$743,038,895		

Frankston City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,690	240,000	267,886	792	201,000	222,708	455	132,000	154,460
2005	2,629	249,000	271,588	969	215,000	225,793	382	131,000	148,490
2006	2,619	260,002	289,070	923	221,000	231,666	487	145,000	160,392
2007	3,174	288,000	326,453	1,210	235,000	247,708	352	190,000	198,795
2008	2,286	310,000	349,801	931	250,000	262,956	285	187,000	206,085
2009	2,687	330,000	359,009	1,196	265,000	270,519	775	181,000	192,741
2010	2,466	375,000	412,728	1,030	300,740	313,498	610	215,000	223,500
2011	2,106	377,500	416,140	779	310,000	320,694	279	230,000	243,219
2012	2,029	368,000	397,500	808	298,500	309,449	228	230,000	242,255
2013	2,238	375,750	417,202	975	307,000	320,943	204	230,000	240,463
2014	2,363	402,500	445,025	964	312,750	333,898	145	261,000	262,246
2015	2,598	445,000	490,879	1,132	327,500	355,856	196	239,975	257,766
2016	2,486	501,000	551,402	1,208	355,000	372,614	219	251,000	279,316
2017	2,548	601,000	654,154	1,070	417,176	431,300	85	330,000	358,602
2018	2,119	630,000	681,483	806	452,000	470,963	68	382,500	463,197
2019	1,999	605,000	648,771	753	448,000	472,767	85	405,000	418,398
2020	1,830	640,000	693,223	847	485,000	512,184	59	411,000	446,034
2021	2,568	770,000	855,258	1,282	565,000	591,253	79	406,165	498,297
2022	1,959	799,000	883,135	1,022	587,500	588,087	80	632,600	592,014
2023	1,778	773,150	867,231	985	565,000	576,767	48	608,000	695,281
2024	1,966	785,000	877,888	1,051	580,000	586,990	47	585,000	652,096
2025	258	750,000	800,768	146	570,000	577,170	8	628,000 ^	734,875 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

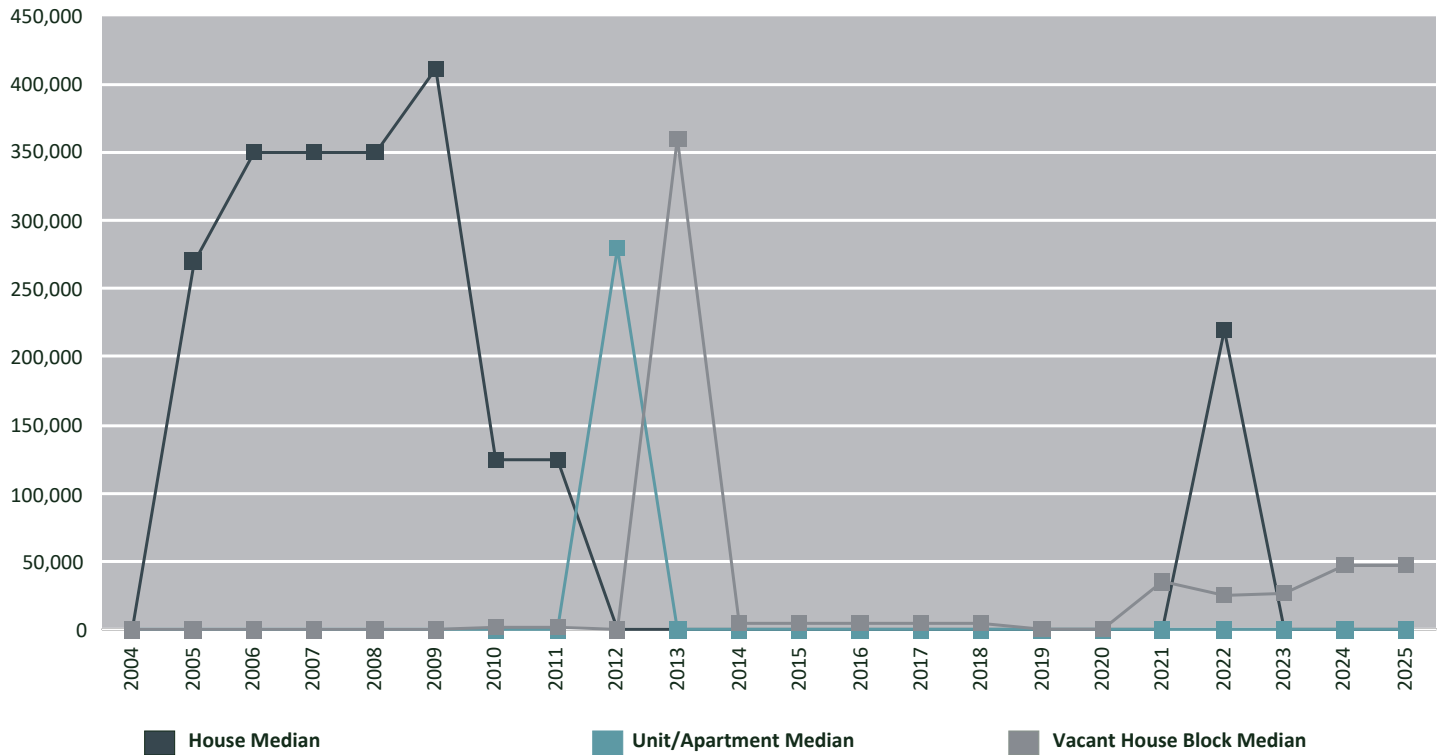
Frankston City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1500000	1500000	1488.10	1008.00	ND	ND	1008.00	1488.10
Dev Site	2	1793000	1793000	1111.40	1663.00	298.83<	69.50<	1663.00	1078.17
Fuel Outlet/Garage	1	300000	300000	92.56	3241.00	15.79<	4.92<	3241.00	92.56
Health Clinic Unsp	9	1895702	1100000	2798.82	845.00	127.17<	101.03<	1186.67	1597.50
Mixed Use Unspec	2	3750000	3750000	5195.84	1251.00	254.24<	735.29<	1251.00	5195.84
Office Premises Uns	6	721250	650000	1206.90	1160.00	86.38<	211.97<	1334.00	551.35
Retail Mult Occ Unsp	3	1222666	1108000	1032.43	819.50	170.46<	174.49<	819.50	944.48
Retail Sgle Occ Unsp	21	2062066	600000	3172.04	186.00	87.34<	75.62<	1307.79	1684.34
Serv Apt/Unit Unsp	5	314800	220000	62.99	1905.00	137.50<	80.59<	2560.00	107.68
Supermarket	1	1200000	1200000	3108.81	386.00	ND	ND	386.00	3108.81
Vehicle Sales Centre	3	3465000	4023000	666.67	558.00	307.10<	114.94<	2455.67	1411.02
Veterinary Clinic	1	4450000	4450000	2811.12	1583.00	ND	ND	1583.00	2811.12
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	865000	865000	968.65	893.00	ND	ND	893.00	968.65
Child Centre Unsp	1	7500000	7500000	2921.70	2567.00	ND	ND	2567.00	2921.70
Day Care Centre	1	900000	900000	1291.25	697.00	ND	ND	697.00	1291.25
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Sand	2	3500000	3500000	74.83	69309.00	ND	ND	69309.00	50.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	111	1240659	880000	2410.12	467.00	91.56<	147.65<	1389.59	909.37
Ind Dev Site	7	1393408	1300000	825.74	1588.50	46.35<	113.00<	1621.17	869.11
Ind Land Building \$0	1	1605000	1605000	2222.99	722.00	272.03<	ND	722.00	2222.99
Warehouse Unspec	33	1267233	665500	3890.96	188.00	57.21<	156.59<	1127.23	1168.40
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	4	1221250	1257500	1881.01	618.00	81.13<	133.78<	620.75	1967.38
Cojoin Strata Unsp	86	652413	620000	2276.53	223.00	97.48<	100.00<	223.00	2275.78
Detached Home Unsp	1956	878398	785000	1218.73	619.50	101.68<	101.09<	704.47	1244.84
Res Land (WithBuild)	14	855250	855000	881.09	1049.50	93.67<	78.62<	990.71	863.27
Res/Rural Lstyle	48	1979625	1737500	158.09	10010.00	92.18<	100.00<	12569.96	157.49
Retire Village Unit	4	527270	535140	NA	NA	ND	660.67<	NA	NA
Semi-detached Unspec	10	778050	635000	2248.09	262.00	79.38<	105.11<	952.57	603.48
Single Strata Unsp	818	602974	580609	3073.60	303.50	103.35<	102.76<	2582.75	310.09
Strata Unit/Flat Uns	143	457878	420000	135.55	3578.00	105.93<	75.19<	3578.00	135.55
Vac Res A	46	612957	578000	1328.13	448.00	96.33<	142.31<	570.20	1091.47
Vac Res B	1	2452500	2452500	988.51	2481.00	51.63<	438.34<	2481.00	988.51
Vac Res Rural Lstyle	6	1324416	1273250	88.92	12796.50	58.66<	130.35<	18844.50	70.28
Municipality totals									
Commercial Total			55	Commercial Total Prices			\$98,865,218		
Community Services Total			3	Community Services Total Prices			\$9,265,000		
Extractive Industry Total			2	Extractive Industry Total Prices			\$7,000,000		
Industrial Total			152	Industrial Total Prices			\$190,890,788		
Residential Total			3,136	Residential Total Prices			\$2,493,330,496		
All Sales Total			3,348	All Sales Total			\$2,799,351,502		

French Island

Residential price statistics 2004 to 2025



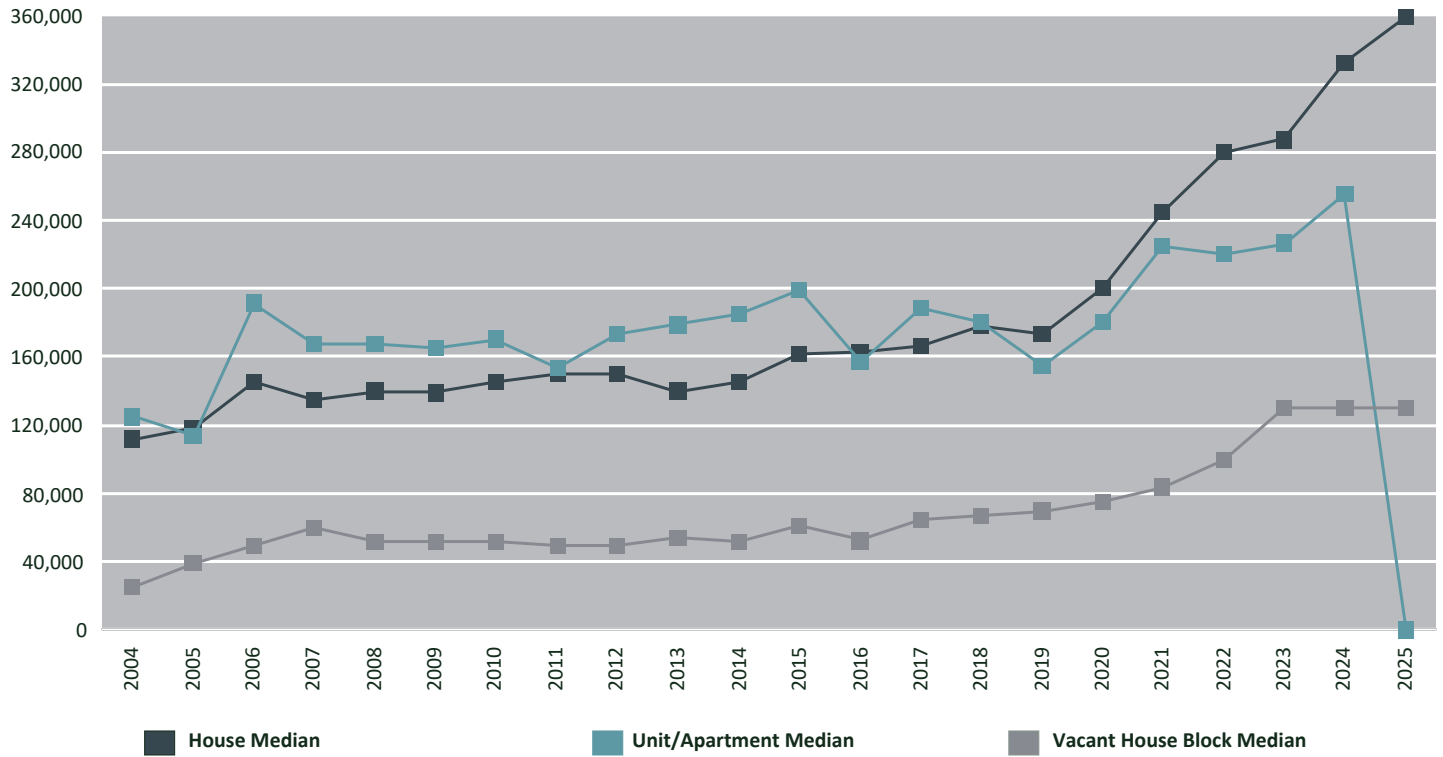
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	0	0*	0*	0	0*	0*	0	0*	0*
2005	1	270,000^	270,000^	0	0*	0*	0	0*	0*
2006	1	350,000^	350,000^	0	0*	0*	0	0*	0*
2007	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2008	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2009	1	411,000^	411,000^	0	0*	0*	0	0*	0*
2010	1	125,000^	125,000^	0	0*	0*	2	1,550 ^	1,550 ^
2011	0	125,000*	125,000*	0	0*	0*	0	1,550 *	1,550 *
2012	0	0*	0*	1	280,000^	280,000^	0	0*	0*
2013	0	0*	0*	0	0*	0*	1	360,000 ^	360,000 ^
2014	0	0*	0*	0	0*	0*	1	5,000 ^	5,000 ^
2015	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2016	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2017	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2018	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2019	0	0*	0*	0	0*	0*	1	1,000 ^	1,000 ^
2020	0	0*	0*	0	0*	0*	0	1,000 *	1,000 *
2021	0	0*	0*	0	0*	0*	7	35,000 ^	32,571 ^
2022	1	220,000^	220,000^	0	0*	0*	11	24,900	30,836
2023	0	0*	0*	0	0*	0*	2	26,975 ^	26,975 ^
2024	0	0*	0*	0	0*	0*	6	47,500 ^	39,166 ^
2025	0	0*	0*	0	0*	0*	0	47,500 *	39,166 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

French Island									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Res A	6	39166	47500	49.23	1066.50	176.09<	135.71<	889.83	44.02
Vac Res Rural Lstyle	1	325000	325000	17.29	18794.00	59.96<	162.50<	18794.00	17.29
Municipality totals									
Residential Total			7			Residential Total Prices			\$560,000
All Sales Total			7			All Sales Total			\$560,000

Gannawarra Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	201	112,000	121,252	13	125,000	143,269	57	25,000	26,694
2005	185	118,000	125,411	10	113,500	116,150	46	39,500	41,807
2006	143	145,000	154,175	14	191,500	159,357	36	50,000	51,610
2007	152	135,000	146,220	12	167,500	151,958	43	60,000	72,662
2008	93	140,000	145,100	9	168,000^	143,333^	31	52,000	67,521
2009	120	139,000	145,218	11	165,000	150,772	26	52,000	60,038
2010	108	145,001	166,889	8	170,500^	169,687^	48	52,000	48,967
2011	89	150,000	155,016	7	153,500^	134,928^	27	50,000	60,059
2012	123	150,000	158,471	9	173,000^	174,666^	25	50,000	63,434
2013	133	140,000	159,281	10	178,750	183,100	28	54,500	64,848
2014	145	145,000	164,250	9	185,000^	190,666^	30	51,500	53,156
2015	139	162,000	172,956	5	199,000^	198,200^	18	61,376	63,716
2016	145	162,500	179,160	6	157,500^	154,000^	22	52,500	63,613
2017	172	166,500	192,745	14	188,500	184,035	31	65,000	66,863
2018	194	177,800	193,415	8	180,500^	185,125^	40	67,250	86,275
2019	160	173,500	198,858	9	155,000^	178,166^	34	70,000	86,686
2020	174	200,000	218,440	15	180,000	193,433	59	75,000	77,794
2021	229	245,000	251,000	15	225,000	226,733	53	84,000	87,660
2022	173	280,000	308,188	19	220,000	208,684	30	100,000	109,679
2023	168	287,500	300,293	12	226,500	228,666	17	130,000	141,035
2024	136	332,500	360,711	13	255,000	274,769	20	130,000	139,705
2025	19	359,000	371,552	0	0*	0*	2	130,000 ^	130,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Gannawarra Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	60000	60000	144.58	415.00	ND	30.56<	415.00	144.58
Hotel	2	500000	500000	169.46	2876.00	50.00<	89.29<	2876.00	173.85
Hotel/Motel Unsp	1	300000	300000	113.12	2652.00	ND	38.71<	2652.00	113.12
Motel	1	2100000	2100000	840.00	2500.00	ND	ND	2500.00	840.00
Office Premises Uns	1	210000	210000	681.82	308.00	50.00<	ND	308.00	681.82
Retail Sgle Occ Unsp	9	234500	180000	1219.34	212.00	139.81<	140.76<	248.44	943.87
Timber Yard/Supplies	1	1300000	1300000	122.64	10600.00	ND	ND	10600.00	122.64
Tourist Park/Caravan	1	900000	900000	32.37	27800.00	112.50<	ND	27800.00	32.37
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	60000	60000	18.65	3217.00	ND	ND	3217.00	18.65
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	664000	664000	251.31	2101.00	407.36<	246.38<	2101.00	251.31
Ind Dev Site	1	136248	136248	37.40	3643.00	115.04<	112.60<	3643.00	37.40
Warehouse Unspec	2	506500	506500	172.47	2917.50	ND	220.22<	2917.50	173.61
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	700546	817500	1.14	787529.50	105.48<	184.75<	984306.83	0.71
GenCrop >20ha Unspec	16	1113896	766900	0.61	1165500.00	91.03<	170.09<	1513417.19	0.74
Livestock – Beef	3	960000	830000	0.76	1092700.00	89.73<	190.80<	1559933.33	0.62
Livestock – Dairy	3	1123333	935000	1.46	642100.00	91.22<	199.74<	1090300.00	1.03
MixedFarm&GrazUnsp	1	495000	495000	0.44	1119300.00	29.42<	124.92<	1119300.00	0.44
Piggery	2	682091	682091	0.55	1244758.00	ND	95.40<	1244758.00	0.55
Poultry broiler	1	710000	710000	9.75	72800.00	ND	ND	72800.00	9.75
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	9	405888	400000	856.81	852.00	137.93<	145.45<	935.22	434.00
Detached Home(Comm)	1	200000	200000	806.45	248.00	58.82<	71.43<	248.00	806.45
Detached Home(exist)	127	357509	330000	391.75	970.00	113.79<	137.50<	1002.17	356.74
MisImpRuralLand Unsp	2	257500	257500	3.77	92990.00	ND	ND	92990.00	2.77
OYO Sub Dwelling	5	275000	255000	NA	NA	86.44<	104.08<	NA	NA
Res Land (WithBuild)	2	105000	105000	119.03	896.50	17.16<	ND	896.50	117.12
Res/Rural Lstyle	27	542777	530000	29.01	12580.00	126.19<	101.92<	30168.00	17.99
Single Strata Unsp	7	270285	240000	NA	NA	112.68<	80.00<	NA	NA
Strata Unit/Flat Uns	1	305000	305000	NA	NA	150.62<	122.98<	NA	NA
Vac Res A	13	108567	92000	227.74	977.00	80.00<	110.84<	998.00	101.24
Vac Res B	7	197533	140000	68.06	2057.00	132.08<	112.00<	2347.86	84.13
Vac Res Rural Lstyle	6	87145	39500	23.65	4413.50	23.94<	37.26<	6129.33	14.22
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Bowling Alley	1	350000	350000	346.19	1011.00	ND	ND	1011.00	346.19
Municipality totals									
Commercial Total			17	Commercial Total Prices			\$7,980,500		
Community Services Total			1	Community Services Total Prices			\$60,000		
Industrial Total			5	Industrial Total Prices			\$2,477,248		
Primary Production Total			32	Primary Production Total Prices			\$30,844,798		
Residential Total			207	Residential Total Prices			\$71,525,724		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$350,000		
All Sales Total			263	All Sales Total			\$113,238,270		

Greater Geelong City

Residential price statistics 2004 to 2025



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	4,130	242,000	265,211	986	201,000	231,699	1,018	125,000	129,343
2005	3,992	250,000	278,032	938	215,000	238,846	948	132,000	139,016
2006	3,995	261,250	296,556	956	225,000	267,686	966	134,250	147,388
2007	4,747	275,000	315,471	1,228	230,000	273,089	1,019	142,000	151,953
2008	3,853	285,000	318,316	1,059	242,500	279,246	884	149,000	155,858
2009	4,324	303,000	336,844	1,439	250,002	274,230	1,402	156,000	165,390
2010	4,049	346,000	388,676	1,329	275,000	319,491	1,576	174,500	189,287
2011	3,717	360,000	404,571	1,118	300,000	355,617	1,607	182,000	197,378
2012	3,554	360,000	402,932	1,096	287,000	327,428	1,399	180,000	195,635
2013	3,801	375,000	417,092	1,092	295,000	334,491	1,489	181,000	196,234
2014	4,070	390,000	440,245	1,094	306,000	348,265	1,785	179,000	193,118
2015	4,405	402,000	456,306	1,089	316,500	366,236	2,025	186,000	198,169
2016	4,751	425,000	481,868	1,228	329,000	384,780	2,440	187,000	202,037
2017	4,949	479,000	537,804	1,450	370,000	431,595	4,173	200,000	214,962
2018	4,560	540,000	601,324	1,116	392,000	442,357	3,416	245,000	256,927
2019	4,182	546,000	607,487	939	412,000	466,651	1,667	274,500	295,394
2020	4,446	591,000	680,258	987	451,288	513,529	3,386	282,000	307,776
2021	5,692	710,000	811,477	1,319	520,000	601,974	5,648	308,000	331,799
2022	4,384	750,000	890,516	929	545,000	621,306	1,610	377,250	408,541
2023	4,202	715,000	826,011	853	520,000	595,382	768	370,000	413,907
2024	4,852	695,000	789,297	983	510,000	565,288	865	370,000	397,198
2025	698	650,000	715,896	170	495,000	522,126	106	346,000	358,317

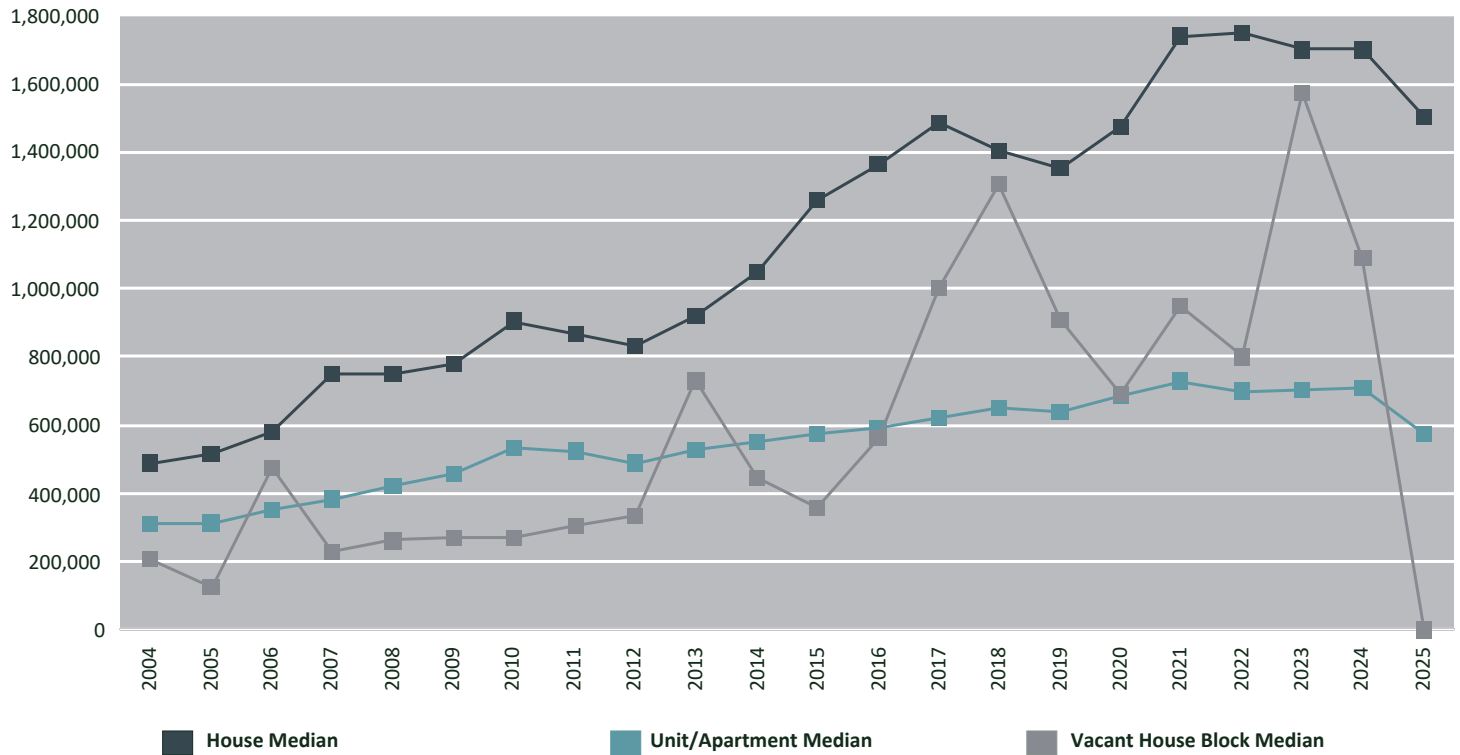
Statistics for 2025 are based on a small number of sales and are preliminary only.

Greater Geelong City												
Analysis of property sales for 2024												
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Car Wash	1	2925000	2925000	2445.65	1196.00	241.74<	ND	1196.00	2445.65			
Dev Site	3	2429166	2147743	782.99	2736.00	88.75<	120.15<	3140.67	773.46			
Ground Level Parking	2	241250	241250	320.62	1394.50	4.16<	7.23<	1394.50	173.00			
Health Clinic Unsp	10	2426950	1622500	2178.64	1030.00	117.57<	130.64<	2139.78	1187.53			
Health Surgery	2	1056500	1056500	2217.20	486.50	103.58<	91.47<	486.50	2171.63			
Hotel/Motel Unsp	1	2200000	2200000	1077.38	2042.00	73.33<	73.33<	2042.00	1077.38			
Licensed Ret Prem	1	2251000	2251000	6601.17	341.00	228.53<	ND	341.00	6601.17			
Mixed Use Unspec	7	5604577	950000	1282.05	507.00	117.43<	217.84<	511.40	1648.42			
Office Premises Uns	17	2789070	837500	683.07	635.00	75.11<	105.35<	576.23	1712.86			
Pub/Tavern/Club Unsp	1	850000	850000	NA	NA	106.25<	16.48<	NA	NA			
Retail Mult Occ Unsp	4	1250000	1165000	1461.54	910.00	68.12<	268.12<	910.00	1461.54			
Retail Sgle Occ Unsp	43	991868	950000	2727.27	440.00	92.23<	123.22<	1169.86	878.20			
Serv Apt/Unit Unsp	2	429500	429500	278.17	1544.00	86.77<	99.88<	1544.00	278.17			
Shopping Centre Unsp	15	1786866	418000	4840.29	86.50	27.87<	48.18<	1047.64	1798.94			
Tourist Park/Caravan	2	4850000	4850000	154.57	31411.00	ND	194.00<	31411.00	154.40			
Vehicle Sales Centre	1	1380000	1380000	2020.50	683.00	60.61<	89.03<	683.00	2020.50			
Veterinary Clinic	3	1443666	1496000	1849.20	809.00	142.48<	209.23<	907.67	1590.53			
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)			
Child Centre Unsp	1	8150000	8150000	3024.12	2695.00	ND	ND	2695.00	3024.12			
Day Care Centre	1	8300000	8300000	3721.97	2230.00	108.14<	122.69<	2230.00	3721.97			
Halls&Service Rooms	1	870000	870000	716.05	1215.00	ND	ND	1215.00	716.05			
Private Hospital	1	620000	620000	63.96	9693.00	1.51<	0.59<	9693.00	63.96			
Public,Ed,Health Imp	1	2475000	2475000	4104.48	603.00	ND	ND	603.00	4104.48			
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)			
Quarry Gravel/Stone	2	11595693	11595693	9.05	1281371.50	ND	ND	1281371.50	9.05			
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)			
Factory Unsp	49	1734867	767000	1081.95	621.00	84.68<	118.09<	2928.20	617.50			
Food ProcessingUnsp	1	2024000	2024000	1207.64	1676.00	ND	ND	1676.00	1207.64			
Ind Dev Site	5	10264140	1815000	89.33	20319.00	201.67<	340.21<	37111.20	276.58			
OpenStorageUnspec	2	796400	796400	3905.84	459.50	342.17<	132.73<	459.50	1733.19			
Warehouse	4	438710	426210	3276.35	129.50	83.57<	137.71<	154.50	2839.55			
Warehouse Unspec	66	1070106	715000	4106.28	207.00	89.51<	139.69<	882.02	1182.66			
Warehouse/Factory	1	2500000	2500000	368.68	6781.00	ND	ND	6781.00	368.68			
Warehouse/Office	1	1400000	1400000	492.61	2842.00	ND	142.86<	2842.00	492.61			
Warehouse/Showroom	1	1265000	1265000	6421.32	197.00	196.12<	287.50<	197.00	6421.32			
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)			
Utilities Vac Land	1	214500	214500	2898.65	74.00	ND	17.20<	74.00	2898.65			
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)			
DomsticLivestockGraz	2	887500	887500	23.67	55975.00	28.40<	33.07<	55975.00	15.86			
Horse Unspecified	2	2475000	2475000	32.11	82894.00	ND	ND	82894.00	29.86			
Livestock – Beef	1	6535000	6535000	21.59	302694.00	363.06<	233.39<	302694.00	21.59			
MixedFarm&GrazUnsp	10	6963000	2800000	7.85	472458.50	84.85<	86.05<	540149.50	12.89			
Poultry – Open Range	2	4499999	4499999	NA	NA	ND	818.18<	NA	NA			
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)			
Age Care/Nursing Uns	2	7950000	7950000	1748.11	4321.50	50.32<	ND	4321.50	1839.64			
Boarding House	1	215000	215000	223.49	962.00	55.70<	27.56<	962.00	223.49			
Cojoin Strata Unsp	7	736000	568000	NA	NA	81.87<	94.63<	NA	NA			
Conjoined StrataUnit	1	330000	330000	NA	NA	ND	ND	NA	NA			
Detached Home (New)	2	795000	795000	1545.20	516.50	88.63<	97.85<	516.50	1539.21			
Detached Home Unsp	4805	789451	695000	1206.45	574.00	97.20<	97.89<	582.94	1352.61			
Detached Home(exist)	11	1102727	1063000	544.92	2037.00	144.04<	106.30<	1803.09	611.58			
Disability Housing	1	640000	640000	882.76	725.00	ND	24.62<	725.00	882.76			
Half Pair or Duplex	1	2150000	2150000	2505.83	858.00	157.62<	263.40<	858.00	2505.83			
Individual Car Park	1	1	1	NA	NA	ND	0.10<	NA	NA			
Res Co Sh Unit HR	2	435000	435000	NA	NA	91.58<	67.97<	NA	NA			
Res Land (WithBuild)	24	821187	665000	2397.26	292.00	101.53<	89.56<	759.35	1076.93			
Res/Rural Lstyle	119	1860769	1440000	132.57	16972.00	90.00<	87.27<	20488.35	90.82			
ResLandWithImprovemt	1	350000	350000	1228.07	285.00	34.65<	26.14<	285.00	1228.07			
Retire Village Compl	1	32712625	32712625	NA	NA	ND	ND	NA	NA			
Retire Village Unit	3	404000	397000	NA	NA	107.30<	126.53<	NA	NA			
Semi-detached Unspec	33	620818	560000	3269.01	171.00	89.82<	91.80<	231.23	2775.70			
Short Term Hol Accom	1	475000	475000	6333.33	75.00	51.35<	46.34<	75.00	6333.33			
Single Strata Unsp	791	554860	500000	3547.30	296.00	98.04<	100.00<	490.33	1833.79			
Strata Unit/Flat Uns	178	609183	556000	1740.63	320.00	88.61<	93.76<	342.80	3140.02			
Townhouse	1	785000	785000	NA	NA	103.97<	104.67<	NA	NA			
Vac Res A	860	393944	369450	825.00	400.00	99.85<	119.95<	424.82	925.64			
Vac Res B	5	956988	630000	882.08	2956.00	73.47<	96.33<	2717.20	352.20			
Vac Res Rural Lstyle	23	2051695	1050000	13.46	18579.00	91.70<	102.94<	30679.22	66.88			
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)			
Equestrian Centre	1	6300000	6300000	25.95	242800.00	ND	ND	242800.00	25.95			
National Museum	1	1650000	1650000	521.66	3163.00	ND	ND	3163.00	521.66			

Municipality totals			
Commercial Total	115	Commercial Total Prices	\$219,748,105
Community Services Total	5	Community Services Total Prices	\$20,415,000
Extractive Industry Total	2	Extractive Industry Total Prices	\$23,191,387
Industrial Total	130	Industrial Total Prices	\$217,492,877
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$214,500
Primary Production Total	17	Primary Production Total Prices	\$91,889,999
Residential Total	6,874	Residential Total Prices	\$5,067,549,930
Sport/Hrtge/Cultural Total	2	Sport/Hrtge/Cultural Total Prices	\$7,950,000
All Sales Total	7,146	All Sales Total	\$5,648,451,798

Glen Eira City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,315	490,000	545,662	1,261	311,500	337,341	9	205,000 ^	186,111 ^
2005	1,464	515,000	586,240	1,546	315,000	340,172	1	125,000 ^	125,000 ^
2006	1,522	580,500	655,491	1,559	353,500	372,743	1	476,000 ^	476,000 ^
2007	1,597	750,000	846,666	1,925	385,000	427,882	5	230,000 ^	262,500 ^
2008	1,180	750,000	843,076	1,407	421,000	442,142	4	262,500 ^	340,500 ^
2009	1,383	780,000	863,765	1,645	460,000	489,266	11	270,000	247,545
2010	1,358	905,000	1,010,067	1,518	535,000	565,142	3	270,000 ^	456,666 ^
2011	1,162	866,000	979,650	1,436	525,000	553,072	4	305,000 ^	308,750 ^
2012	1,136	832,500	943,238	1,478	490,001	521,449	4	335,000 ^	481,250 ^
2013	1,391	920,000	1,052,213	1,771	528,000	560,499	7	730,000 ^	755,714 ^
2014	1,564	1,050,000	1,143,938	2,394	550,000	601,004	8	445,000 ^	638,375 ^
2015	1,616	1,260,000	1,358,163	2,541	575,000	627,049	10	360,000	640,391
2016	1,497	1,365,000	1,494,904	2,227	592,800	658,061	6	565,000 ^	731,283 ^
2017	1,460	1,485,000	1,645,832	2,634	620,000	696,352	5	1,000,000 ^	1,040,000 ^
2018	1,223	1,403,000	1,558,649	1,760	649,500	719,543	12	1,306,450	1,339,831
2019	1,283	1,350,000	1,488,965	1,512	640,000	725,350	16	908,500	1,111,837
2020	959	1,475,000	1,649,886	1,556	685,000	789,144	5	690,000 ^	719,925 ^
2021	1,499	1,740,000	1,888,187	2,428	729,750	861,531	11	950,000	1,360,807
2022	1,184	1,747,500	1,931,954	1,896	700,000	847,828	7	800,000 ^	721,665 ^
2023	1,117	1,700,000	1,885,090	2,037	705,000	852,076	6	1,572,000 ^	1,646,000 ^
2024	1,166	1,700,000	1,883,868	2,329	710,000	833,291	11	1,090,000	1,065,291
2025	72	1,503,000	1,642,275	222	577,250	659,709	0	0 *	0 *

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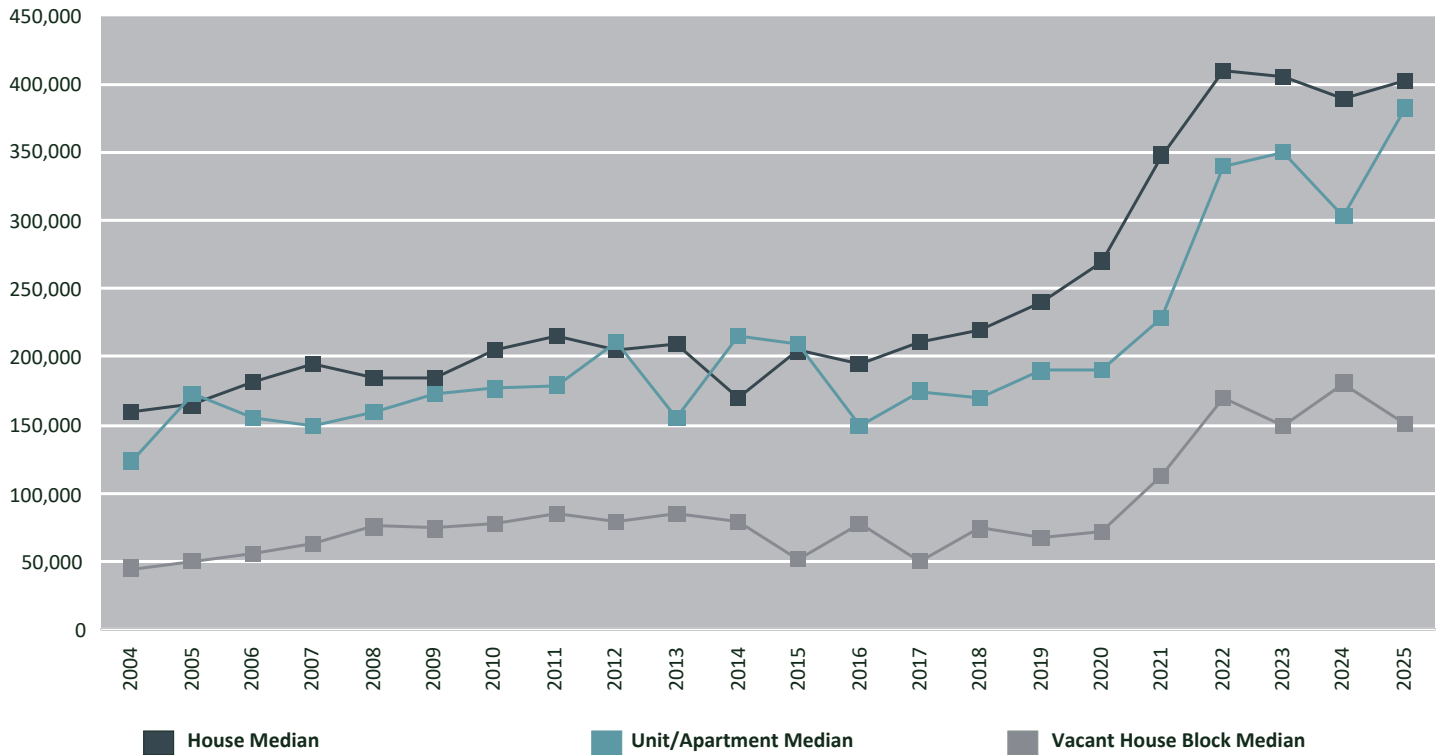
Glen Eira City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	1	2175000	2175000	5330.88	408.00	ND	ND	408.00	5330.88
Health Clinic Unsp	4	1027500	1015000	3885.65	260.50	44.23<	50.75<	311.50	3298.56
LowRise Office Build	2	1887500	1887500	6601.84	392.00	58.98<	52.80<	392.00	4815.05
Mixed Use Unspec	8	1376250	1410000	3519.42	412.00	94.00<	63.37<	979.00	1511.75
Multi-Lvl Offic Unsp	3	1586666	1705000	1776.04	960.00	ND	ND	1004.00	1580.35
Office Premises Uns	7	1985000	1320000	6470.59	204.00	184.62<	153.04<	215.00	6665.12
Pub/Tavern/Club Unsp	1	800000	800000	4545.45	176.00	44.32<	8.71<	176.00	4545.45
Retail Mult Occ Unsp	16	1066093	1035000	3388.63	211.00	127.78<	81.98<	225.47	4733.15
Retail Sgle Occ Unsp	39	1671038	1030000	2743.06	288.00	120.47<	89.37<	492.38	3393.77
Strata/Subdiv Office	1	2145000	2145000	916.28	2341.00	ND	ND	2341.00	916.28
Vehicle Sales Centre	1	25500000	25500000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	6706800	6706800	4338.16	1546.00	335.34<	81.72<	1546.00	4338.16
Gov School (Unsp)	1	8625000	8625000	5224.11	1651.00	ND	ND	1651.00	5224.11
Place of Worship	1	3550000	3550000	1859.61	1909.00	ND	ND	1909.00	1859.61
Religious Hall	1	2350000	2350000	4264.97	551.00	ND	ND	551.00	4264.97
Religious Residence	1	1900000	1900000	2900.76	655.00	ND	ND	655.00	2900.76
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	10395850	10395850	2140.73	4735.50	649.74<	525.04<	4735.50	2195.30
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1720000	1720000	6417.91	268.00	90.53<	ND	268.00	6417.91
Cojoin Strata Unsp	267	1581063	1550000	5742.36	265.50	99.50<	102.31<	454.75	2789.17
Detached Home Unsp	1137	1893716	1702000	2752.14	585.00	100.12<	97.26<	553.46	3432.71
Individual Car Park	3	83667	1	NA	NA	0.00<	100.00<	NA	NA
Retire Village Unit	4	616250	625000	NA	NA	203.25<	104.17<	NA	NA
Semi-detached Unspec	29	1497758	1341000	7530.24	333.50	93.22<	95.77<	533.58	2790.67
Single Strata Unsp	674	1020364	950500	4680.91	337.00	95.05<	97.99<	951.42	1334.93
Strata Dwelling	1	799000	799000	NA	NA	202.28<	ND	NA	NA
Strata Unit/Flat Uns	1382	597837	560000	368.83	1784.00	101.82<	96.55<	1698.73	560.77
Townhouse	1	1390000	1390000	3726.54	373.00	94.72<	95.37<	373.00	3726.54
Vac Res A	11	1065291	1090000	3231.29	588.00	69.34<	114.74<	434.33	2757.28
Municipality totals									
Commercial Total			83	Commercial Total Prices				\$150,398,000	
Community Services Total			5	Community Services Total Prices				\$23,131,800	
Industrial Total			2	Industrial Total Prices				\$20,791,700	
Residential Total			3,510	Residential Total Prices				\$4,151,015,711	
All Sales Total			3,600	All Sales Total				\$4,345,337,211	

Glenelg Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	346	160,000	170,591	33	124,000	181,318	133	45,000	47,811
2005	344	165,000	172,057	32	172,500	217,672	136	50,000	53,192
2006	378	182,250	192,559	33	155,000	199,889	106	56,000	60,058
2007	358	195,000	208,443	43	150,000	172,795	97	63,000	73,126
2008	307	184,500	199,144	28	160,000	161,069	65	76,000	77,392
2009	292	185,000	199,705	22	172,500	163,352	64	74,500	77,203
2010	264	205,001	227,587	30	176,750	192,358	60	78,000	84,242
2011	239	215,000	225,625	16	179,500	176,593	33	85,000	106,076
2012	209	205,000	216,636	27	210,500	212,266	41	80,000	72,973
2013	221	209,000	208,365	15	155,000	173,633	50	85,000	89,850
2014	233	170,000	188,457	22	215,000	218,068	23	80,000	78,065
2015	232	204,500	221,800	24	210,000	183,668	24	51,625	60,781
2016	241	195,000	206,131	13	150,000	165,000	24	77,500	91,812
2017	358	211,501	238,699	24	175,000	204,145	32	50,000	58,593
2018	417	220,000	247,029	39	170,000	194,705	72	74,500	90,524
2019	349	240,500	259,579	58	189,828	229,257	71	67,500	83,095
2020	362	270,000	288,321	30	191,000	250,799	151	72,000	91,258
2021	396	347,500	356,374	45	229,000	263,366	122	112,750	143,173
2022	289	410,000	431,821	33	340,000	338,075	70	170,000	186,757
2023	242	405,000	440,049	19	350,000	382,131	46	150,000	162,391
2024	278	389,000	415,050	23	303,000	309,326	52	181,000	163,360
2025	54	402,626	417,606	4	382,500^	378,750^	4	151,500 ^	162,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

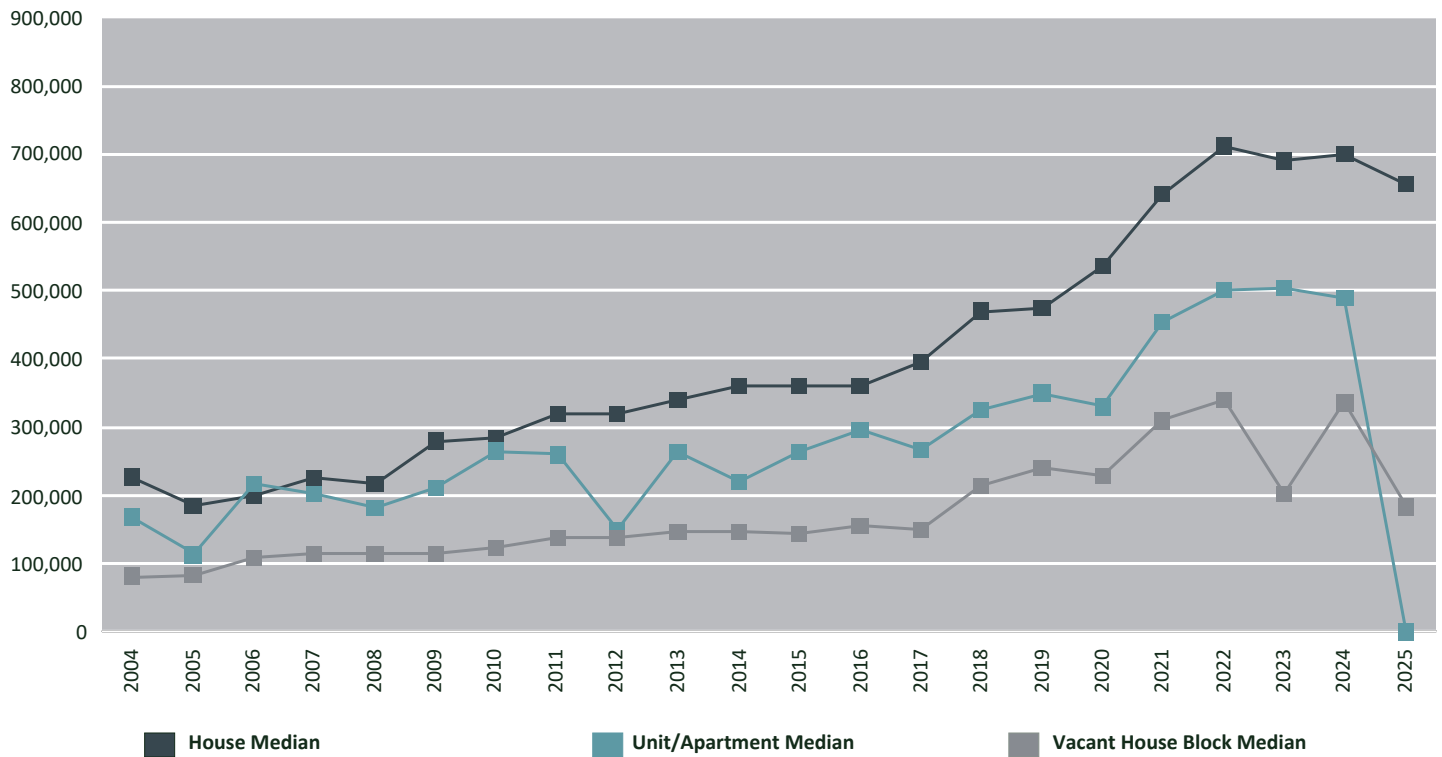
Glenelg Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	794000	794000	5.50	16000.00	299.62<	1095.17<	16000.00	5.50
Fuel Outlet/Garage	1	1500000	1500000	1199.04	1251.00	35.29<	ND	1251.00	1199.04
Health Clinic Unsp	1	496000	496000	541.48	916.00	ND	ND	916.00	541.48
Hotel/Motel Unsp	4	879750	605500	1060.84	1472.50	186.31<	109.10<	2098.25	419.28
Mixed Use Office	1	190000	190000	351.20	541.00	ND	ND	541.00	351.20
Retail Sgle Occ Unsp	9	389160	220000	2284.12	447.00	78.57<	97.78<	667.56	582.96
Serv Apt/Unit Unsp	2	240500	240500	1368.53	2724.00	113.18<	122.39<	2724.00	88.29
Veterinary Clinic	2	702500	702500	676.22	854.00	ND	ND	854.00	822.60
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	454500	454500	179.79	3933.50	249.04<	70.63<	3933.50	115.55
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	478166	580000	400.86	1763.00	139.76<	170.83<	1836.17	260.42
Food ProcessingUnsp	1	1100000	1100000	33.89	32461.00	ND	ND	32461.00	33.89
Ind Dev Site	1	550000	550000	13.75	40000.00	294.12<	500.00<	40000.00	13.75
Warehouse Unspec	7	554285	400000	202.30	1837.50	39.51<	27.97<	27066.83	19.89
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	2242000	1320000	8.77	313747.00	117.86<	135.57<	1119089.40	2.00
Livestock – Beef	11	1418645	824900	1.25	520000.00	64.38<	101.71<	721885.27	1.97
Livestock – Dairy	2	1060590	1060590	3.98	316870.50	69.32<	67.42<	316870.50	3.35
Livestock – Sheep	5	769268	589006	1.60	444400.00	44.25<	42.22<	686700.00	1.12
MixedFarm + infrast	5	2765000	695000	0.55	1233200.00	69.50<	93.92<	1889420.00	1.46
MixedFarm no infrast	9	1256383	1136740	0.20	988073.00	166.46<	119.55<	1032658.78	1.22
MixedFarm&GrazUnsp	3	708624	435000	1.28	1044200.00	50.88<	130.31<	948973.33	0.75
Native Bshland	2	86000	86000	9.45	111041.50	27.38<	40.95<	111041.50	0.77
Softwood Plantation	3	351666	360000	0.68	533000.00	43.95<	144.00<	563166.67	0.62
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	22550000	22550000	1284.90	17550.00	ND	ND	17550.00	1284.90
Detached Home (Ind)	1	475000	475000	240.75	1973.00	106.74<	126.84<	1973.00	240.75
Detached Home Unsp	271	411822	387500	309.02	809.00	94.98<	112.32<	973.57	421.61
Detached Home(Comm)	3	402166	387500	586.23	661.00	98.59<	103.33<	620.33	648.31
Detached Home(exist)	6	497500	417500	279.95	2207.50	163.73<	93.82<	2166.00	229.69
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	4	247250	170000	9.08	29507.00	89.47<	73.91<	59456.50	4.16
Res Land (WithBuild)	1	91500	91500	100.22	913.00	63.32<	ND	913.00	100.22
Res/Rural Lstyle	74	661441	608750	32.35	22650.00	103.35<	132.34<	38431.62	17.21
ResLandWithImprovemt	2	210000	210000	290.06	724.00	155.56<	148.94<	724.00	290.06
Semi-detached Unspec	1	795000	795000	3426.72	232.00	ND	ND	232.00	3426.72
Short Term Hol Accom	3	790666	522000	492.55	873.00	95.78<	108.75<	991.33	797.58
Single Strata Unsp	20	318300	306500	NA	NA	85.38<	126.39<	NA	NA
Strata Unit/Flat Uns	3	249500	282500	1148.37	246.00	167.16<	137.80<	246.00	1148.37
Vac Res A	47	165590	182000	127.43	824.00	121.33<	165.08<	933.23	178.18
Vac Res B	5	142400	170000	14.83	2023.00	69.39<	141.67<	2177.60	65.39
Vac Res Rural Lstyle	14	287460	196775	2.42	19674.50	179.70<	99.89<	48808.57	5.89
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Culture,Rec&Sport	1	76356	76356	3.82	20000.00	ND	ND	20000.00	3.82
Municipality totals									
Commercial Total			22	Commercial Total Prices			\$12,681,447		
Community Services Total			2	Community Services Total Prices			\$909,000		
Industrial Total			15	Industrial Total Prices			\$8,399,000		
Primary Production Total			45	Primary Production Total Prices			\$61,267,956		
Residential Total			457	Residential Total Prices			\$212,069,382		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$76,356		
All Sales Total			542	All Sales Total			\$295,403,141		

Golden Plains Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	102	227,500	213,730	5	169,000 [^]	147,819 [^]	66	81,500	83,967
2005	69	185,000	208,027	12	113,750	140,916	47	82,500	86,154
2006	85	200,000	213,752	6	217,000 [^]	217,833 [^]	63	110,000	102,958
2007	87	225,000	217,442	17	203,000	203,588	84	115,380	106,648
2008	75	217,555	228,180	6	182,000 [^]	165,333 [^]	65	115,000	103,505
2009	75	280,000	257,086	16	210,500	188,968	135	115,000	93,164
2010	70	285,000	270,507	20	265,500	269,125	120	123,750	114,931
2011	83	320,000	311,427	11	260,000	225,963	111	137,500	131,269
2012	92	318,750	305,411	19	150,000	208,468	115	138,000	133,678
2013	97	339,000	327,652	10	265,000	220,912	99	147,500	140,005
2014	113	360,000	346,753	15	220,000	209,633	112	147,500	149,807
2015	123	360,000	349,844	18	264,000	276,694	97	145,000	135,728
2016	135	360,000	344,550	10	295,250	298,350	107	155,000	156,138
2017	133	395,000	397,554	11	268,000	234,181	99	151,000	151,656
2018	126	470,049	448,163	9	326,000 [^]	262,800 [^]	97	214,000	203,445
2019	117	475,000	465,576	4	350,000 [^]	344,750 [^]	56	240,000	218,776
2020	141	535,000	530,439	11	330,000	316,500	103	229,000	209,755
2021	139	640,000	659,592	6	453,750 [^]	489,583 [^]	88	309,750	336,217
2022	144	712,500	714,287	4	500,000 [^]	469,000 [^]	54	339,950	345,644
2023	120	689,500	686,839	6	503,000 [^]	598,166 [^]	32	203,750	258,437
2024	112	699,750	671,114	5	490,000 [^]	548,280 [^]	33	336,000	318,815
2025	21	655,000	741,904	0	0 [*]	0 [*]	7	184,000 [^]	209,714 [^]

Statistics for 2025 are based on a small number of sales and are preliminary only.

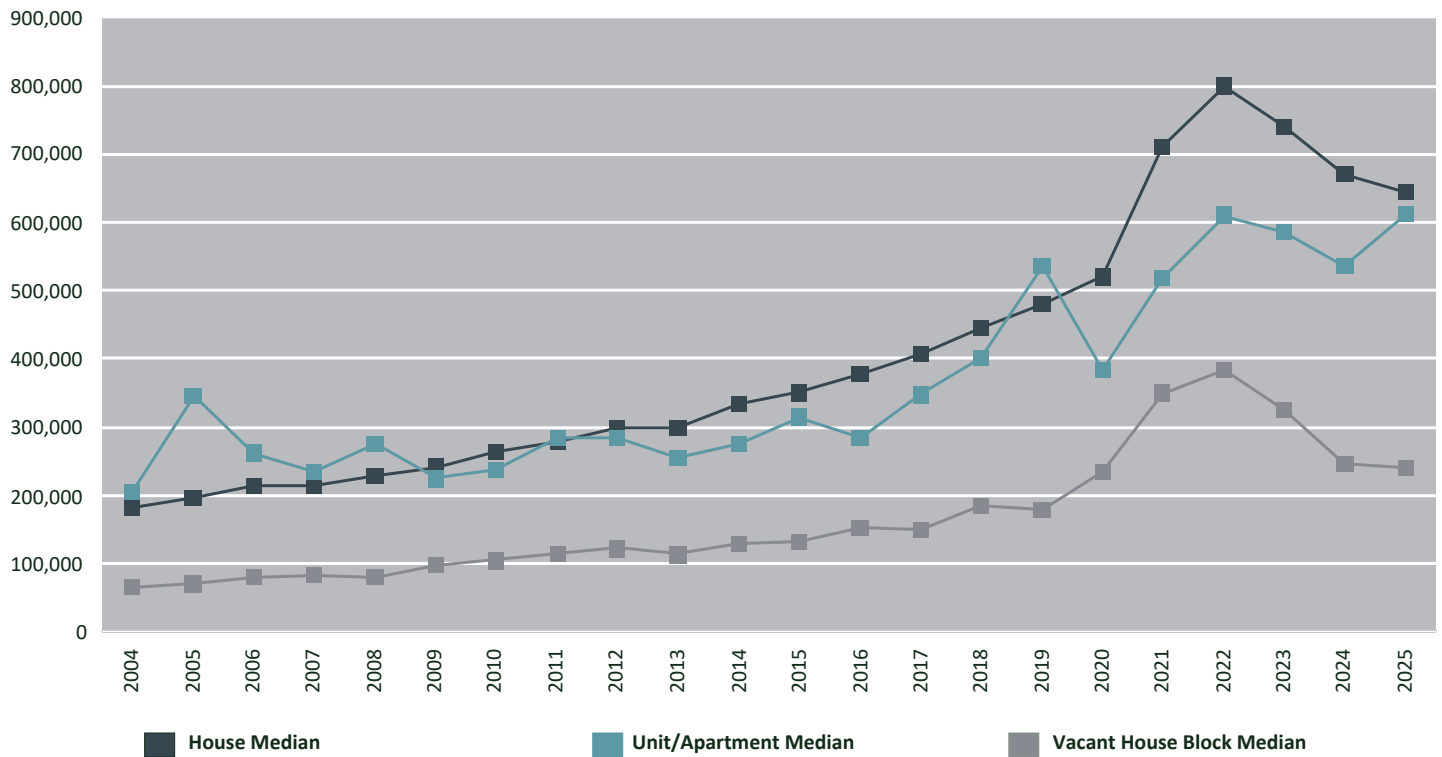
Golden Plains Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	480000	480000	1014.80	473.00	ND	ND	473.00	1014.80
Hotel	1	880000	880000	220.00	4000.00	ND	251.43<	4000.00	220.00
Retail Sgle Occ Unsp	3	770000	330000	1852.86	198.50	ND	80.00<	198.50	1473.55
Shop	1	700000	700000	1907.36	367.00	ND	ND	367.00	1907.36
Veterinary Clinic	1	775000	775000	843.31	919.00	ND	ND	919.00	843.31
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	478750	374500	2052.03	597.50	ND	ND	602.25	794.94
Ind Dev Site	1	209000	209000	611.11	342.00	ND	231.71<	342.00	611.11
Warehouse Unspec	1	302500	302500	3601.19	84.00	ND	77.56<	84.00	3601.19
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	1	355000	355000	1095.68	324.00	ND	92.21<	324.00	1095.68
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	1115936	390000	10.45	172464.00	42.90<	20.18<	378145.67	3.54
GenCrop >20ha Unspec	1	3800000	3800000	3.48	1093509.00	224.59<	275.58<	1093509.00	3.48
Livestock – Beef	1	1650000	1650000	0.56	2971510.00	ND	916.67<	2971510.00	0.56
Livestock – Sheep	1	300000	300000	3.33	90130.00	44.12<	39.27<	90130.00	3.33
MixedFarm + infrast	6	1921666	1225000	9.65	374849.00	40.83<	56.32<	354048.00	5.43
MixedFarm no infrast	9	1201531	1020000	2.86	663700.00	113.33<	143.16<	752126.67	1.60
MixedFarm&GrazUnsp	2	1015000	1015000	3.20	284215.00	117.68<	118.02<	284215.00	3.57
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Conjoined StrataUnit	1	146400	146400	NA	NA	ND	ND	NA	NA
Detached Home Unsp	105	673296	700000	475.00	1000.00	101.60<	108.95<	2598.33	255.95
Detached Home(Comm)	1	440000	440000	1160.95	379.00	83.02<	63.95<	379.00	1160.95
Detached Home(exist)	7	638382	590000	267.50	4000.00	71.08<	105.36<	3642.86	175.24
MisImpRuralLand Unsp	9	389777	293000	13.45	20440.00	62.47<	97.67<	53504.44	7.28
Res/Rural Lstyle	227	948308	900000	54.73	16810.00	99.45<	107.78<	28778.86	32.95
ResLandWithImprovemt	3	321000	263000	13.08	20100.00	131.50<	ND	16379.67	19.60
Single Strata Unsp	4	648750	495000	280.21	3997.00	98.41<	115.79<	3997.00	280.21
Vac Res A	31	308900	335000	274.43	747.00	174.03<	119.66<	755.27	295.88
Vac Res B	2	472500	472500	186.92	2998.00	194.85<	129.45<	2998.00	157.61
Vac Res Rural Lstyle	81	436521	410000	89.93	5004.00	95.35<	93.39<	19594.90	22.28
Municipality totals									
Commercial Total			7	Commercial Total Prices				\$5,145,000	
Industrial Total			6	Industrial Total Prices				\$2,426,500	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$355,000	
Primary Production Total			29	Primary Production Total Prices				\$40,167,212	
Residential Total			471	Residential Total Prices				\$343,962,305	
All Sales Total			514	All Sales Total				\$392,056,017	

Hepburn Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	246	182,500	211,202	14	205,000	226,907	76	66,500	67,261
2005	223	198,000	225,221	20	346,500	334,337	55	70,000	78,548
2006	230	215,000	237,777	22	262,500	294,191	51	80,000	86,296
2007	291	215,000	237,323	44	234,500	260,733	67	84,000	79,776
2008	233	230,000	242,758	23	276,665	273,870	44	80,000	78,623
2009	279	242,000	266,159	40	225,000	252,769	66	97,500	98,765
2010	249	265,000	305,641	47	238,000	273,600	81	105,000	107,587
2011	244	280,000	305,653	23	285,000	291,956	79	115,000	118,311
2012	197	300,000	320,589	25	285,000	279,874	66	122,500	120,346
2013	269	300,000	326,470	19	255,000	265,157	67	114,000	115,688
2014	259	335,000	365,423	25	275,000	266,460	65	130,000	130,779
2015	255	350,400	374,127	30	315,000	346,356	69	132,000	121,568
2016	283	377,000	416,663	26	284,500	288,503	72	153,500	155,435
2017	290	406,250	448,366	26	347,500	335,442	78	150,000	165,606
2018	286	445,000	500,946	24	402,500	401,406	90	186,250	214,308
2019	253	480,000	517,474	22	535,500	594,227	74	180,000	202,820
2020	287	520,000	589,784	24	385,000	421,420	127	235,000	262,608
2021	314	710,000	739,633	22	518,500	535,338	166	350,000	345,099
2022	255	800,000	867,928	22	610,000	615,410	65	385,000	374,040
2023	211	740,000	814,991	22	585,000	636,659	55	325,000	343,318
2024	228	670,000	773,206	15	535,000	588,266	68	247,500	422,210
2025	30	644,000	716,766	2	612,500^	612,500^	9	240,000 ^	275,333 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

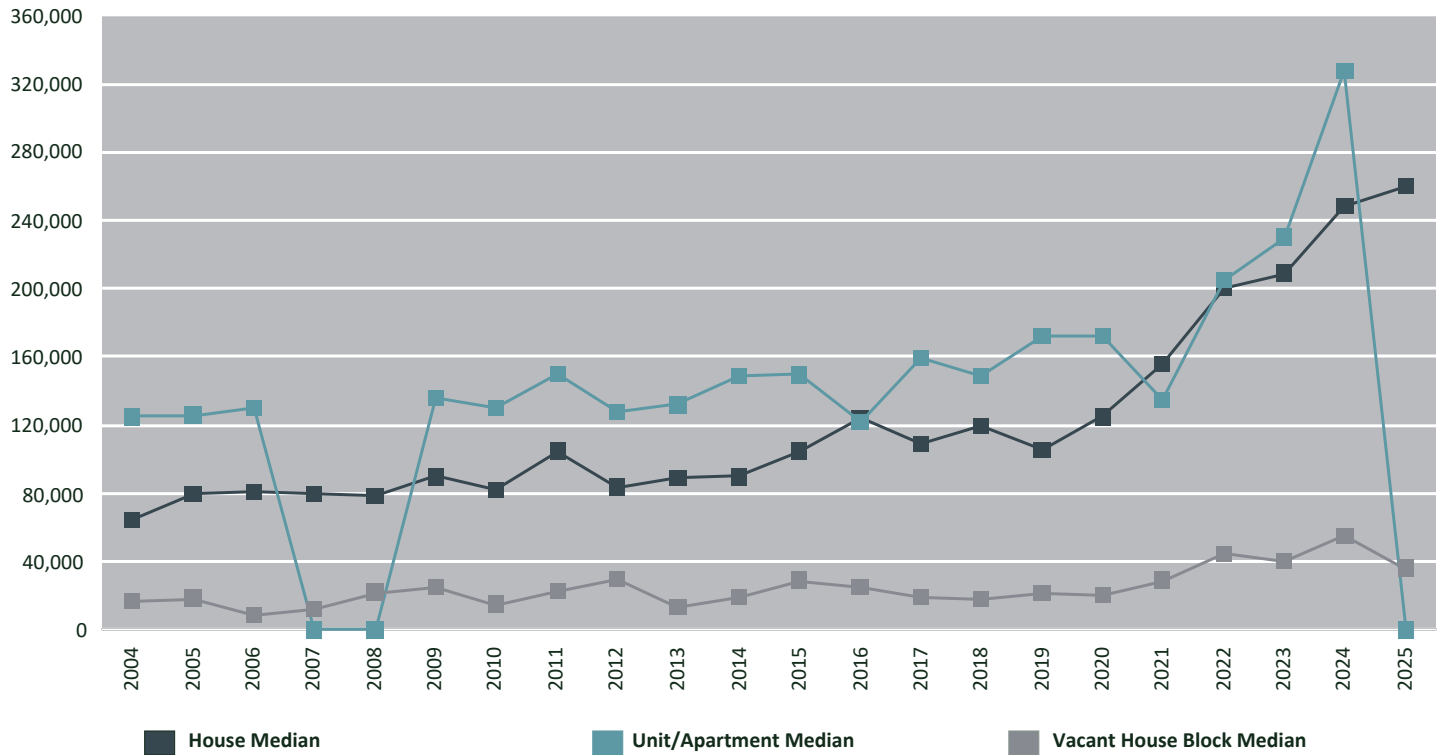
Hepburn Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel/Motel Unsp	1	340000	340000	213.57	1592.00	ND	21.37<	1592.00	213.57
Retail Mult Occ Unsp	1	800000	800000	2962.96	270.00	ND	94.12<	270.00	2962.96
Retail Sgle Occ Unsp	6	1099050	972500	924.85	751.50	93.06<	240.12<	650.00	1690.85
Serv Apt/Unit Unsp	2	640000	640000	353.82	7974.50	ND	ND	7974.50	80.26
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	880000	880000	869.57	1012.00	ND	82.90<	1012.00	869.57
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	644000	644000	1824.35	375.00	161.00<	189.41<	375.00	1717.33
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	1298549	1200000	5.35	224140.00	120.00<	115.66<	249931.63	5.20
GenCrop >20ha Unspec	4	1735143	1504320	2.93	787341.00	ND	285.18<	890192.25	1.95
Livestock – Beef	1	4021236	4021236	16.68	241025.00	446.80<	231.04<	241025.00	16.68
Livestock – Dairy	1	1789200	1789200	1.67	1073071.00	ND	ND	1073071.00	1.67
Livestock – Sheep	1	1752400	1752400	3.66	479151.00	ND	171.80<	479151.00	3.66
MixedFarm&GrazUnsp	17	1120619	1100000	4.33	400000.00	90.16<	118.92<	704024.82	1.59
Native Bshland	1	635000	635000	3.13	202746.00	62.96<	453.57<	202746.00	3.13
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	226	771747	670000	867.35	980.00	91.16<	94.37<	1233.97	629.30
Detached Home(exist)	1	1245000	1245000	311.25	4000.00	131.75<	175.97<	4000.00	311.25
MisimpRuralLand Unsp	1	250000	250000	47.60	5252.00	ND	35.97<	5252.00	47.60
Res Land (WithBuild)	1	350000	350000	902.06	388.00	ND	ND	388.00	902.06
Res/Rural Lstyle	93	863949	770000	27.00	20000.00	91.67<	87.01<	35525.84	24.32
Semi-detached Unspec	1	631000	631000	2062.09	306.00	ND	ND	306.00	2062.09
Single Strata Unsp	11	587909	535000	978.57	700.00	93.04<	111.00<	700.00	978.57
Strata Unit/Flat Uns	4	589250	510000	NA	NA	86.26<	85.00<	NA	NA
Vac Res A	52	288086	238750	224.71	712.50	71.06<	73.46<	805.79	380.55
Vac Res B	15	894653	250000	116.47	2404.00	81.17<	70.42<	2586.40	345.91
Vac Res C	1	310000	310000	9.75	31800.00	ND	71.47<	31800.00	9.75
Vac Res Rural Lstyle	41	369908	385000	20.93	20071.00	122.22<	106.06<	41017.98	9.02
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$9,014,300	
Community Services Total			1	Community Services Total Prices				\$880,000	
Industrial Total			2	Industrial Total Prices				\$1,288,000	
Primary Production Total			33	Primary Production Total Prices				\$44,577,346	
Residential Total			447	Residential Total Prices				\$309,938,885	
All Sales Total			493	All Sales Total				\$365,698,531	

Hindmarsh Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	125	65,000	75,711	5	125,000 [^]	133,950 [^]	40	17,128	18,752
2005	147	80,000	98,579	5	126,000 [^]	128,800 [^]	38	18,500	18,557
2006	118	81,000	93,145	7	130,000 [^]	145,892 [^]	25	9,000	17,468
2007	110	80,000	96,821	0	0 [*]	0 [*]	23	12,000	17,108
2008	101	78,500	102,865	0	0 [*]	0 [*]	23	22,000	21,160
2009	107	90,000	113,370	5	136,000 [^]	130,600 [^]	17	25,000	25,535
2010	87	82,500	97,162	3	130,000 [^]	132,500 [^]	21	15,000	18,932
2011	65	105,000	111,876	3	150,000 [^]	161,166 [^]	20	22,875	44,822
2012	93	84,000	97,741	4	127,500 [^]	138,750 [^]	21	30,000	38,662
2013	127	89,000	103,788	5	132,000 [^]	140,100 [^]	20	13,275	26,362
2014	101	90,000	111,766	2	148,500 [^]	148,500 [^]	16	19,250	31,040
2015	119	105,000	116,649	2	149,500 [^]	149,500 [^]	11	29,000	22,818
2016	90	124,250	133,579	2	122,000 [^]	122,000 [^]	7	25,000 [^]	23,546 [^]
2017	86	108,750	134,417	2	159,000 [^]	159,000 [^]	10	18,750	22,420
2018	118	120,000	138,141	4	149,000 [^]	147,625 [^]	23	18,000	24,239
2019	97	106,000	129,074	4	172,500 [^]	177,500 [^]	23	21,500	22,032
2020	118	125,000	144,576	5	172,500 [^]	185,900 [^]	20	20,000	32,500
2021	140	155,500	172,023	2	135,250 [^]	135,250 [^]	29	29,000	32,500
2022	124	200,000	232,818	4	205,000 [^]	207,500 [^]	14	44,475	54,746
2023	100	209,000	232,009	3	230,000 [^]	476,667 [^]	14	40,000	47,274
2024	132	248,000	274,325	4	327,500 [^]	320,000 [^]	16	55,000	63,187
2025	19	260,000	236,894	0	0 [*]	0 [*]	2	36,000 [^]	36,000 [^]

Statistics for 2025 are based on a small number of sales and are preliminary only.

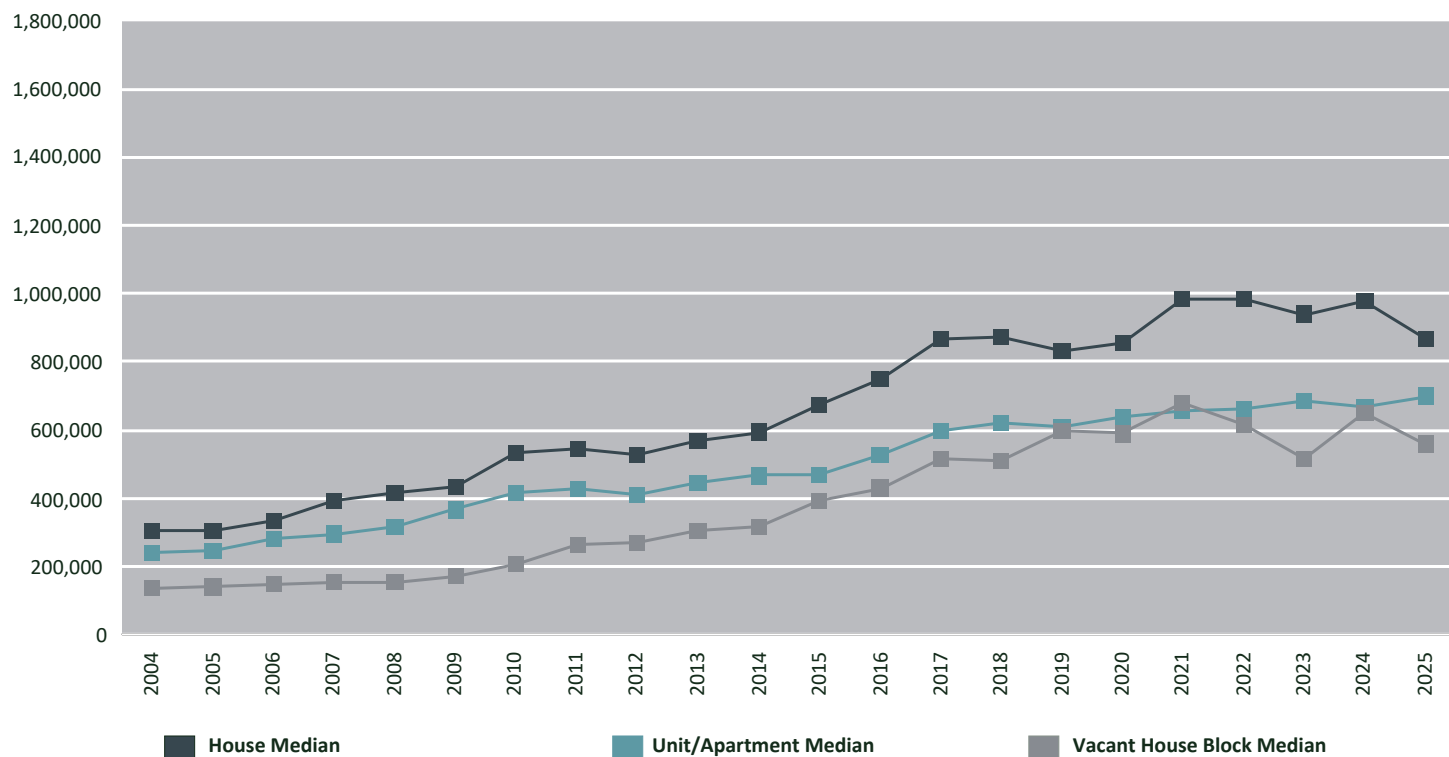
Hindmarsh Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	1150000	1150000	638.53	1801.00	116.14<	766.67<	1801.00	638.53
Ground Level Parking	1	231000	231000	462.00	500.00	ND	ND	500.00	462.00
Retail Sgle Occ Unsp	6	155270	135000	544.97	656.00	192.86<	109.76<	620.00	252.14
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	275000	275000	124.32	2212.00	110.00<	ND	2212.00	124.32
Warehouse Unspec	1	99900	99900	134.45	743.00	333.00<	ND	743.00	134.45
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	400000	400000	200.00	2000.00	ND	ND	2000.00	200.00
Utilities Vac Land	1	50000	50000	48.73	1026.00	ND	ND	1026.00	48.73
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	432474	432474	4.80	378745.50	15.90<	360.40<	378745.50	1.14
GenCrop >20ha Unspec	13	2054389	1772100	0.94	1809938.00	161.26<	165.30<	1826204.67	1.05
MixedFarm no infrast	1	1296000	1296000	1.00	1295000.00	ND	ND	1295000.00	1.00
MixedFarm&GrazUnsp	23	1560609	1633887	0.17	2022000.00	82.69<	163.39<	2070983.13	0.75
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	132	274325	248000	296.44	1012.00	118.66<	159.49<	1270.52	217.00
Garage/Outbuild Res	2	86250	86250	53.27	1538.00	ND	539.06<	1538.00	56.08
Res Land (WithBuild)	1	20000	20000	20.06	997.00	10.26<	40.00<	997.00	20.06
Res/Rural Lstyle	6	299166	315000	27.89	10230.00	147.20<	107.33<	14695.17	20.36
Single Strata Unsp	4	320000	327500	NA	NA	142.39<	157.45<	NA	NA
Vac Res A	12	69666	55000	50.41	1011.50	141.03<	183.33<	1074.50	64.84
Vac Res B	3	31666	17500	8.75	2000.00	31.82<	61.40<	2000.00	15.83
Vac Res C	1	80000	80000	3.74	21388.00	ND	ND	21388.00	3.74
Vac Res Rural Lstyle	8	215634	112500	4.25	22613.50	115.38<	225.00<	46851.75	4.60
Municipality totals									
Commercial Total			8	Commercial Total Prices				\$2,312,620	
Industrial Total			2	Industrial Total Prices				\$374,900	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$450,000	
Primary Production Total			39	Primary Production Total Prices				\$64,762,033	
Residential Total			169	Residential Total Prices				\$42,214,575	
All Sales Total			220	All Sales Total				\$110,114,128	

Hobsons Bay City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	1,368	307,750	356,743	388	242,000	274,857	42	135,000	139,786
2005	1,447	308,000	381,595	486	249,000	282,322	21	140,000	178,100
2006	1,453	335,000	406,743	501	285,000	317,239	49	150,000	162,658
2007	1,720	393,225	483,701	736	297,000	329,088	76	155,000	168,925
2008	1,288	417,750	496,247	479	316,000	358,575	35	153,000	138,378
2009	1,420	435,000	516,572	651	368,000	396,509	25	170,000	194,981
2010	1,357	535,000	605,079	576	417,250	447,345	26	207,500	215,534
2011	1,138	545,000	634,239	504	430,000	447,661	25	265,000	269,254
2012	1,087	529,000	612,749	433	410,000	435,097	24	270,000	285,391
2013	1,327	570,000	640,573	574	445,000	467,369	37	305,000	330,064
2014	1,415	595,000	661,712	668	467,000	496,978	20	319,250	422,297
2015	1,467	675,000	749,968	776	470,000	512,033	24	396,000	431,722
2016	1,297	751,000	831,025	772	530,000	562,216	32	431,840	474,387
2017	1,252	867,500	973,398	729	599,999	628,850	86	517,700	532,261
2018	1,045	875,000	990,535	561	620,000	647,750	43	513,000	488,663
2019	1,167	830,000	930,287	594	610,000	648,703	18	597,750	738,751
2020	1,002	855,000	946,367	532	639,250	655,042	41	590,000	635,586
2021	1,639	982,500	1,112,735	959	655,000	726,415	35	679,800	870,334
2022	1,095	985,600	1,133,480	654	660,000	718,444	27	614,000	699,543
2023	967	940,000	1,108,209	681	685,000	746,092	28	515,143	578,635
2024	1,193	979,500	1,105,667	779	670,000	700,496	21	650,000	846,882
2025	104	866,500	920,862	100	700,000	708,514	3	560,000 ^	566,666 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

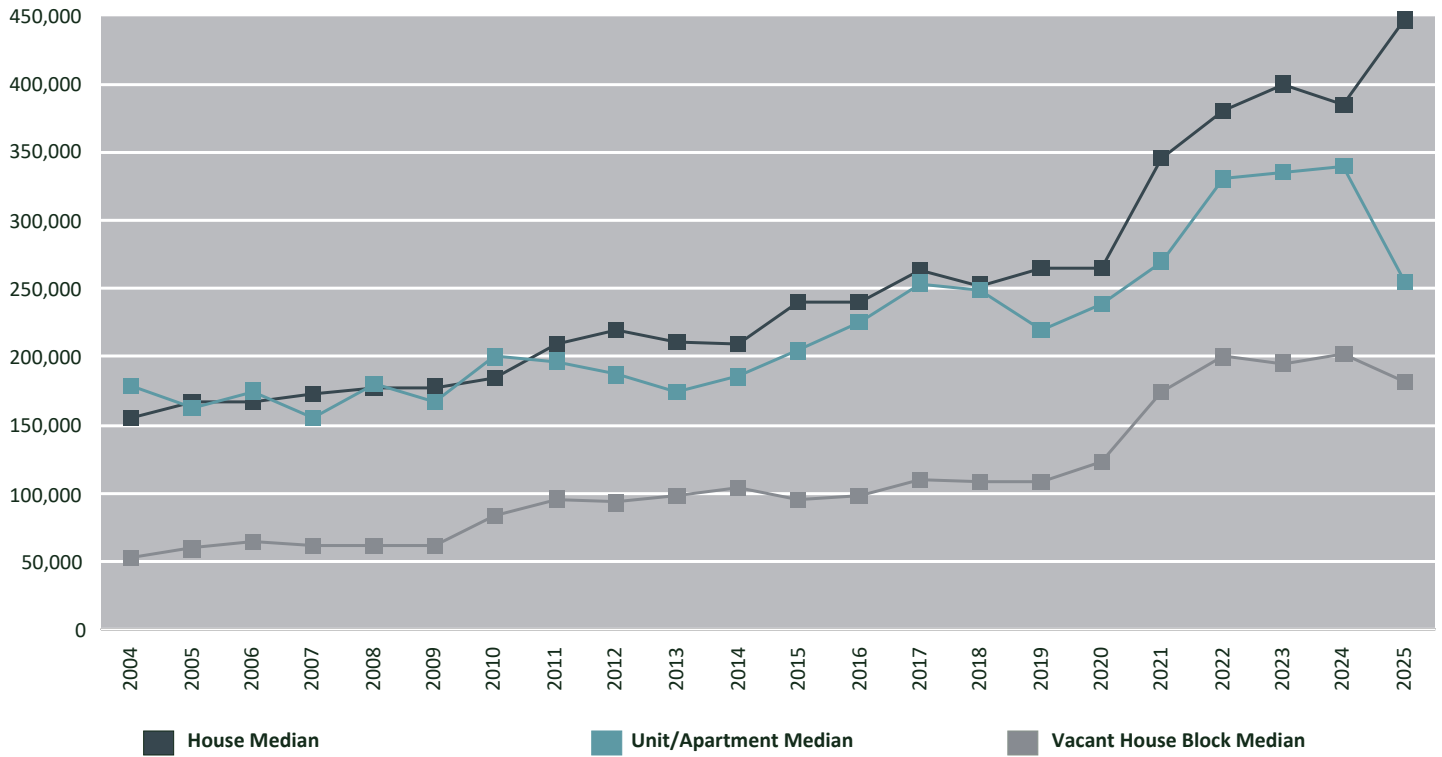
Hobsons Bay City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	600000	600000	4195.80	143.00	200.00<	10.06<	143.00	4195.80
Medical/Surgery	1	1050000	1050000	1497.86	701.00	ND	ND	701.00	1497.86
Mixed Use Unspec	3	710833	569000	6118.28	93.00	59.59<	136.12<	661.33	1074.85
National Co Rest	1	6360000	6360000	3575.04	1779.00	ND	102.58<	1779.00	3575.04
Office Premises Unsp	4	190775	191250	NA	NA	19.90<	32.26<	NA	NA
Retail Mult Occ Unsp	4	5791615	3825000	11055.28	199.00	235.31<	425.00<	1582.67	3731.35
Retail Sgle Occ Unsp	18	1279774	1025000	4481.48	270.00	138.51<	161.42<	1941.53	684.70
Serv Apt/Unit Unsp	3	421666	425000	63.94	6412.00	95.51<	ND	11501.33	36.66
Shop	1	590000	590000	5000.00	118.00	ND	ND	118.00	5000.00
Vehicle Sales Centre	1	2000000	2000000	1748.25	1144.00	ND	123.46<	1144.00	1748.25
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	6450000	6450000	3899.64	1654.00	ND	ND	1654.00	3899.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1150000	1150000	1686.22	682.00	ND	ND	682.00	1686.22
Factory Unsp	34	2973132	1265000	1251.24	1011.00	90.52<	151.52<	3698.00	785.32
Ind Dev Site	11	5845231	210000	662.88	1056.00	10.82<	307.56<	9084.55	643.43
Ind Land Building \$0	2	1207500	1207500	784.63	1643.50	18.45<	67.84<	1643.50	734.71
Warehouse Unspec	41	3326962	755000	4965.54	177.00	113.45<	114.01<	4711.88	706.08
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	1265000	1265000	NA	NA	110.00<	195.54<	NA	NA
Detached Home Unsp	1133	1105082	970000	1400.41	482.00	103.74<	98.48<	454.68	2423.01
Detached Home(Comm)	2	860000	860000	4763.60	214.00	29.66<	56.62<	214.00	4018.69
Detached Home(exist)	1	490000	490000	823.53	595.00	55.06<	85.81<	595.00	823.53
Half Pair or Duplex	3	1328333	1050000	2399.27	273.00	121.39<	111.88<	273.00	2399.27
Individual Car Park	4	107500	5000	NA	NA	ND	500.00<	NA	NA
OYO Sub Dwelling	21	671476	656000	NA	NA	88.65<	87.47<	NA	NA
OYO Sub Unit	205	714522	685000	NA	NA	100.00<	99.28<	NA	NA
Res Land (WithBuild)	91	1101143	1000000	1927.71	581.00	104.71<	95.06<	597.42	1858.51
Res/Rural Lstyle	3	1416666	1400000	295.32	4910.00	128.44<	200.03<	4910.00	288.53
Retire Village Unit	29	470800	530000	NA	NA	100.00<	101.92<	NA	NA
Semi-detached Unspec	56	1116578	1057000	6219.52	260.00	99.72<	107.86<	262.22	4277.76
Single Strata Unsp	331	728173	702600	4961.54	168.00	104.09<	98.96<	236.75	3550.16
Strata Unit/Flat Uns	187	663244	600000	NA	NA	90.23<	100.00<	NA	NA
Townhouse	5	1027600	902000	NA	NA	112.40<	116.39<	NA	NA
Vac Res A	20	698226	637500	54.77	639.00	123.75<	93.78<	568.89	1203.44
Vac Res B	1	3820000	3820000	1220.06	3131.00	ND	ND	3131.00	1220.06
Vac Res Rural Lstyle	6	1088166	1198000	160.56	5680.00	ND	133.66<	5680.00	191.58
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	6630000	6630000	997.44	6647.00	ND	ND	6647.00	997.44
Municipality totals									
Commercial Total			37	Commercial Total Prices				\$60,963,008	
Community Services Total			1	Community Services Total Prices				\$6,450,000	
Industrial Total			89	Industrial Total Prices				\$305,354,510	
Residential Total			2,099	Residential Total Prices				\$1,995,665,540	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$6,630,000	
All Sales Total			2,227	All Sales Total				\$2,375,063,058	

Horsham Rural City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	437	155,000	165,181	66	178,975	183,717	163	53,000	56,255
2005	350	167,250	183,101	56	162,500	166,101	133	59,900	63,346
2006	318	167,850	187,928	51	175,000	187,214	139	64,600	70,445
2007	407	173,000	189,362	57	155,000	166,386	73	62,000	72,329
2008	381	177,500	198,518	55	180,000	181,819	53	62,500	58,764
2009	411	178,000	190,557	60	167,250	190,395	74	62,400	61,311
2010	342	185,000	203,692	50	200,000	211,795	73	83,500	81,132
2011	293	210,000	226,312	55	197,000	213,256	87	96,260	104,444
2012	341	220,000	231,852	63	187,000	196,003	91	93,400	97,052
2013	376	210,500	222,873	70	174,250	185,868	87	98,900	112,346
2014	347	210,000	229,596	72	185,550	196,333	94	104,000	101,627
2015	331	239,950	252,806	68	204,500	224,362	55	96,000	107,663
2016	305	240,000	258,634	45	225,250	236,393	80	99,000	101,482
2017	312	263,750	275,492	48	254,000	254,750	75	110,000	117,320
2018	327	252,500	269,324	52	248,500	241,893	52	108,500	113,182
2019	318	265,000	281,734	54	219,500	233,499	67	109,000	120,355
2020	390	265,000	284,705	50	238,500	251,678	124	123,100	119,532
2021	450	345,000	366,939	69	270,000	284,585	111	174,500	168,034
2022	349	380,000	411,563	49	330,000	322,434	47	200,000	191,063
2023	317	400,000	430,844	34	335,000	338,955	40	195,500	219,187
2024	353	385,000	423,822	43	340,000	351,683	46	202,642	209,310
2025	41	447,000	476,252	7	255,000^	275,214^	4	181,250 ^	193,625 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Horsham Rural City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	445000	445000	394.42	1328.50	73.55<	117.26<	1328.50	334.96
Office Premises Unsp	2	695000	695000	710.15	985.00	76.58<	219.24<	985.00	705.58
Retail Sgle Occ Unsp	9	760444	585000	2601.16	455.00	73.13<	191.18<	574.63	1412.66
Serv Apt/Unit Unsp	1	865000	865000	5.16	167600.00	ND	ND	167600.00	5.16
Vehicle Sales Centre	1	4500000	4500000	20.41	220500.00	ND	ND	220500.00	20.41
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	2200000	2200000	740.74	2970.00	ND	ND	2970.00	740.74
Ind Dev Site	1	467500	467500	15.13	30900.00	101.08<	141.08<	30900.00	15.13
Warehouse Unspec	9	773022	646000	1184.75	1541.00	150.23<	94.65<	1945.33	397.37
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	1468756	1154713	1.73	913633.50	524.87<	ND	927131.00	1.58
GenCrop >20ha Unspec	13	1631920	1751860	1.36	1289000.00	219.26<	223.60<	1175465.38	1.39
Livestock – Sheep	1	1505000	1505000	1.23	1226652.00	ND	54.35<	1226652.00	1.23
MixedFarm no infrast	1	25094	25094	0.08	303700.00	1.29<	3.72<	303700.00	0.08
MixedFarm&GrazUnsp	25	1973289	2050000	1.81	1276111.00	205.28<	187.82<	1420411.04	1.39
Native Hardwood	1	250000	250000	0.47	535200.00	ND	ND	535200.00	0.47
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	352	424003	385000	549.31	801.00	96.25<	111.59<	831.54	511.07
Detached Home(exist)	1	360000	360000	356.79	1009.00	ND	92.31<	1009.00	356.79
Disability Housing	1	550000	550000	630.73	872.00	ND	ND	872.00	630.73
Granny Flat/Studio	1	420000	420000	831.68	505.00	ND	ND	505.00	831.68
MisImpRuralLand Unsp	2	262500	262500	11.48	85945.00	69.08<	87.50<	85945.00	3.05
Res Investment Flat	1	415000	415000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	49	629785	605000	26.46	27400.00	81.76<	99.18<	53127.39	11.85
ResLandWithImprovemt	3	265000	270000	336.76	1069.00	216.00<	317.65<	1951.33	135.80
Single Strata Unsp	40	350635	330000	NA	NA	97.06<	119.13<	NA	NA
Strata Unit/Flat Uns	2	341000	341000	NA	NA	145.11<	173.10<	NA	NA
Vac Res A	43	204250	192000	211.35	828.00	99.22<	143.82<	801.55	262.78
Vac Res B	3	281833	290000	110.29	2643.00	118.37<	138.10<	2540.00	110.96
Vac Res Englobo Oth	1	192000	192000	0.40	477334.00	ND	ND	477334.00	0.40
Vac Res Rural Lstyle	9	284331	289000	7.06	40922.00	93.23<	125.93<	45942.11	6.19
Municipality totals									
Commercial Total			15	Commercial Total Prices				\$14,489,000	
Industrial Total			11	Industrial Total Prices				\$9,624,700	
Primary Production Total			45	Primary Production Total Prices				\$78,202,331	
Residential Total			508	Residential Total Prices				\$210,260,569	
All Sales Total			579	All Sales Total				\$312,576,600	

Hume City

Residential price statistics 2004 to 2025



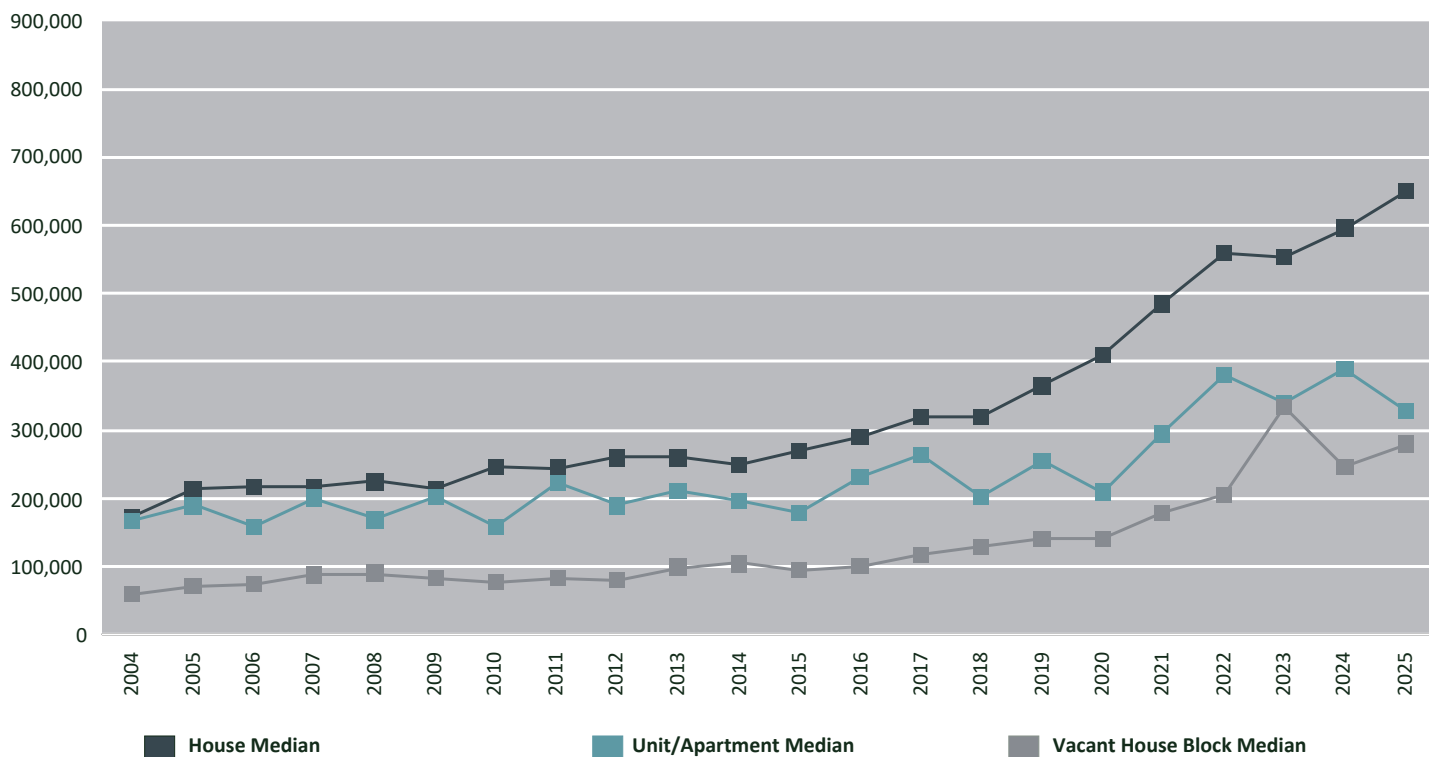
Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,447	242,000	254,983	432	223,000	238,234	1,452	120,000	124,266
2005	2,506	245,000	259,365	390	225,750	256,927	1,327	128,250	135,985
2006	2,232	249,000	269,444	411	232,500	245,686	1,391	128,000	139,862
2007	2,862	260,000	284,088	573	226,000	243,985	1,612	130,500	138,670
2008	2,873	280,000	299,653	571	252,500	263,613	1,381	143,000	150,563
2009	3,024	325,000	340,153	651	273,500	277,951	1,668	160,000	166,637
2010	2,483	370,000	389,071	455	320,000	346,956	1,483	191,000	200,511
2011	2,308	361,250	383,799	495	320,000	314,924	1,306	209,000	211,149
2012	2,114	350,000	372,220	493	310,000	303,231	1,310	199,700	200,755
2013	2,386	360,000	383,071	566	305,000	299,649	1,561	201,000	202,350
2014	2,716	369,900	391,174	694	320,000	319,518	1,932	213,750	216,397
2015	3,335	390,000	413,749	785	335,000	340,144	3,184	219,900	217,578
2016	3,456	426,000	447,949	790	347,500	353,960	4,114	225,000	225,850
2017	3,757	515,000	530,610	789	375,000	389,254	4,236	283,000	283,912
2018	3,051	560,000	577,227	537	415,000	427,227	2,083	321,000	329,972
2019	3,034	540,000	555,790	492	405,000	416,134	1,852	295,000	302,271
2020	2,936	570,000	588,669	524	422,500	438,743	3,550	305,000	310,687
2021	4,470	630,000	663,363	841	460,000	480,111	4,493	331,000	345,715
2022	3,771	665,000	716,397	767	470,000	481,871	1,772	363,000	381,316
2023	3,550	656,000	692,208	724	470,000	484,691	1,403	359,000	359,667
2024	4,250	665,000	700,901	867	475,000	486,820	1,341	358,000	359,175
2025	492	665,000	683,990	106	480,000	488,145	142	376,450	376,876

Statistics for 2025 are based on a small number of sales and are preliminary only.

Hume City												
Analysis of property sales for 2024												
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Dev Site	1	25137200	25137200	550.05	45700.00	1014.06<	944.30<	45700.00	550.05			
Ground Level Parking	1	1200000	1200000	2076.12	578.00	17.96<	ND	578.00	2076.12			
Health Clinic Unsp	2	1395000	1395000	1563.31	968.00	ND	310.00<	968.00	1441.12			
Health Surgery	1	950000	950000	1477.45	643.00	ND	ND	643.00	1477.45			
Mixed Use Unspec	3	2018466	1786400	3574.47	371.50	228.88<	246.06<	371.50	3573.89			
Multi-Lvl Offic Unsp	1	352000	352000	136.17	2585.00	123.08<	ND	2585.00	136.17			
National Co Ret Unsp	1	17070000	17070000	4517.07	3779.00	ND	ND	3779.00	4517.07			
Office Premises Uns	15	887090	800000	1625.24	523.00	172.97<	137.93<	1687.46	521.78			
Pub/Tavern/Club Unsp	2	2035000	2035000	2017.21	1287.00	204.52<	22.13<	1287.00	1581.20			
Retail Mult Occ Unsp	4	5681750	1369500	3485.60	243.00	159.24<	13.20<	4185.67	1659.23			
Retail Sgle Occ Unsp	21	1641666	970000	1117.69	847.00	113.78<	112.79<	4115.50	409.76			
Shop	2	822500	822500	174.60	3551.00	78.33<	104.78<	3551.00	174.60			
Shopping Centre Unsp	10	11615000	1290000	1355.09	40351.50	265.43<	5.46<	33745.88	385.75			
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)			
Day Care Centre	3	5845000	5325000	2317.23	2298.00	ND	87.58<	2285.33	2557.61			
Gov School (Unsp)	1	14190000	14190000	405.46	34997.00	4690.91<	68.67<	34997.00	405.46			
Place of Worship	1	2365000	2365000	1083.37	2183.00	295.63<	381.45<	2183.00	1083.37			
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)			
Factory Unit	1	665500	665500	3066.82	217.00	63.02<	ND	217.00	3066.82			
Factory Unsp	102	1447421	1112500	1426.53	701.00	96.74<	153.24<	1550.74	982.87			
Food ProcessingUnsp	3	29457590	13000000	1192.66	10900.00	37.29<	962.96<	56889.67	517.80			
Ind Dev Site	23	7894386	1210000	613.30	1250.00	58.10<	142.35<	11750.55	743.37			
OpenStorageUnspec	1	3000000	3000000	510.12	5881.00	ND	ND	5881.00	510.12			
Rendering Plant	1	5000000	5000000	817.13	6119.00	ND	ND	6119.00	817.13			
Warehouse Unspec	86	4000524	858000	2107.83	1126.50	66.00<	78.00<	3662.99	1231.10			
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)			
MixedFarm&GrazUnsp	1	2800000	2800000	13.31	210400.00	14.58<	54.90<	210400.00	13.31			
Plant/Tree Nursery	1	2080000	2080000	12.59	165200.00	ND	ND	165200.00	12.59			
Vineyard	2	2145000	2145000	30.73	245312.50	11.24<	11.00<	245312.50	8.74			
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)			
Cojoin Strata Unsp	86	493162	480000	NA	NA	103.45<	106.08<	NA	NA			
Detached Home Unsp	4203	702864	665000	2031.25	448.00	100.76<	105.10<	492.38	1428.60			
OYO Unit	1	451000	451000	NA	NA	ND	ND	NA	NA			
Res/Rural Lstyle	52	2130212	2127500	456.83	6444.00	119.86<	96.70<	25999.48	81.93			
Retire Village Unit	6	498333	490000	NA	NA	118.07<	140.00<	NA	NA			
Semi-detached Unspec	47	525400	525000	2496.77	239.50	102.94<	107.14<	247.30	2108.15			
Single Strata Unsp	676	489206	480000	NA	NA	102.13<	103.67<	NA	NA			
Strata Unit/Flat Uns	97	464308	435000	NA	NA	87.00<	90.63<	NA	NA			
Townhouse	1	479000	479000	NA	NA	100.84<	74.26<	NA	NA			
Vac Res A	1331	354584	357500	1088.57	350.00	99.58<	108.01<	358.09	977.77			
Vac Res B	10	970250	786250	487.78	2342.50	191.77<	88.34<	2634.90	368.23			
Vac Res Rural Lstyle	11	1566676	1200000	426.62	4688.00	78.95<	46.92<	9834.18	159.31			
Municipality totals												
Commercial Total			64	Commercial Total Prices			\$245,927,960					
Community Services Total			5	Community Services Total Prices			\$34,090,000					
Industrial Total			217	Industrial Total Prices			\$770,291,286					
Primary Production Total			4	Primary Production Total Prices			\$9,170,000					
Residential Total			6,521	Residential Total Prices			\$4,010,564,433					
All Sales Total			6,811	All Sales Total			\$5,070,043,679					

Indigo Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	170	174,000	186,106	14	167,500	158,535	71	60,000	69,592
2005	170	215,000	218,584	15	190,000	181,266	74	72,000	74,515
2006	157	218,000	233,610	21	159,950	158,185	51	75,000	80,681
2007	160	217,250	235,215	12	201,250	193,333	53	87,500	103,528
2008	109	225,000	236,774	16	169,500	195,875	44	90,000	90,957
2009	127	215,000	227,732	22	202,500	207,281	60	83,000	93,799
2010	156	246,250	262,855	12	159,000	154,625	56	77,375	89,470
2011	142	245,000	264,660	14	222,500	231,785	46	81,975	99,137
2012	147	260,000	268,186	15	190,000	205,200	44	80,000	92,318
2013	173	260,000	268,517	18	212,500	220,555	65	99,000	103,831
2014	167	250,000	259,512	14	197,500	195,428	44	105,000	105,314
2015	171	270,000	287,184	19	180,000	190,789	78	94,500	108,639
2016	166	291,000	310,246	15	232,000	243,033	52	101,000	111,053
2017	166	320,000	337,640	14	265,000	241,142	87	119,000	121,218
2018	193	320,000	351,557	26	202,150	224,353	82	130,000	144,301
2019	179	365,000	377,798	20	255,500	271,275	63	142,500	162,937
2020	171	410,000	442,985	17	210,000	241,470	143	142,000	158,961
2021	215	485,000	510,243	13	295,000	352,230	54	180,000	196,156
2022	196	559,000	592,455	15	380,000	430,000	42	205,000	238,023
2023	150	552,500	592,523	14	340,000	359,285	20	333,750	315,625
2024	144	595,500	635,828	14	390,000	444,785	30	247,500	273,333
2025	23	650,000	651,282	3	329,000^	331,333^	4	280,000 ^	271,250 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Indigo Shire

Analysis of property sales for 2024

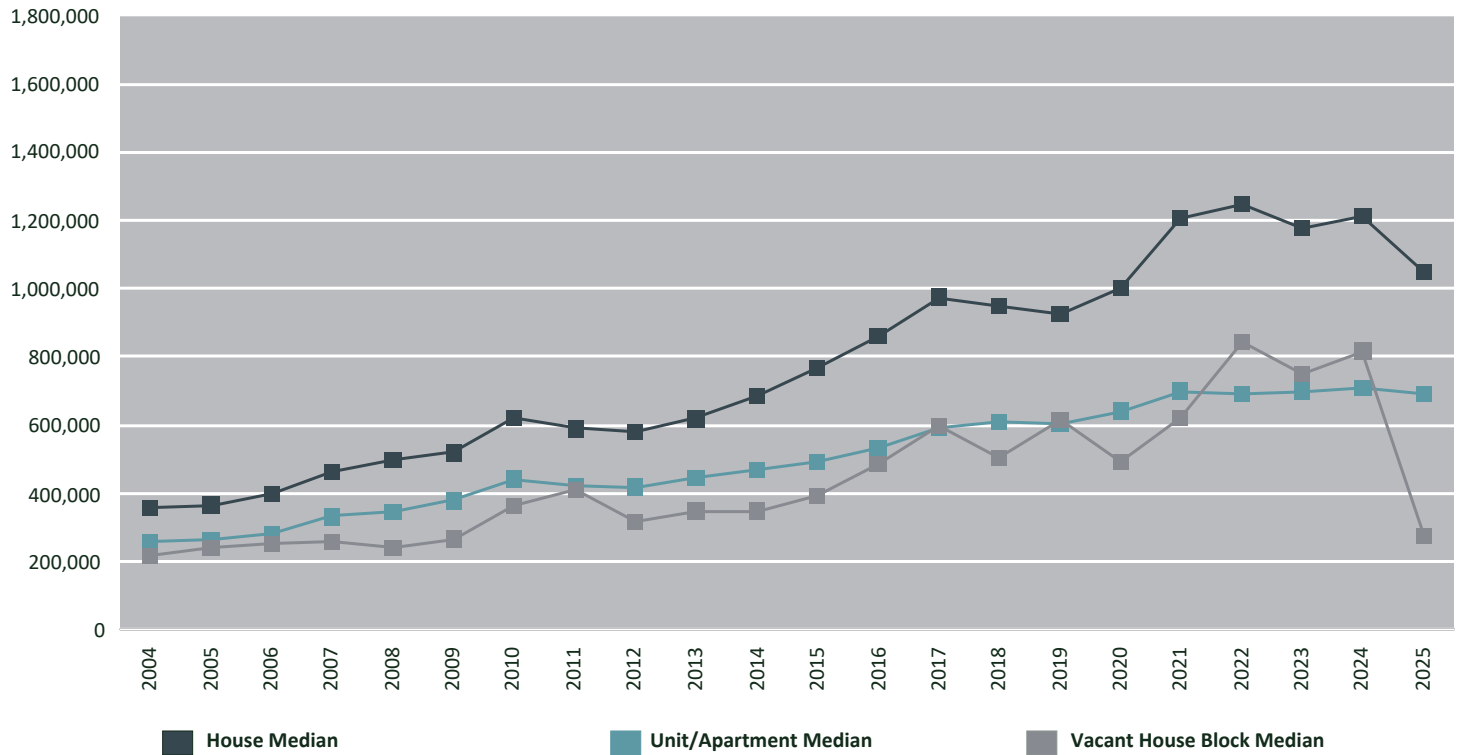
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	650000	650000	9.64	67440.00	ND	317.07<	67440.00	9.64
Hotel/Motel Unsp	1	1067000	1067000	106.70	10000.00	ND	137.68<	10000.00	106.70
Mixed Use Unspec	2	732500	732500	2992.97	468.00	162.78<	ND	468.00	1565.17
Motel	1	1200000	1200000	480.00	2500.00	150.00<	90.91<	2500.00	480.00
Office Premises Uns	1	422500	422500	4747.19	89.00	39.12<	80.02<	89.00	4747.19
Retail Mult Occ Unsp	1	1385000	1385000	4616.67	300.00	439.68<	ND	300.00	4616.67
Retail Sgle Occ Unsp	2	355000	355000	7878.79	33.00	62.56<	77.17<	33.00	7878.79
Shop	1	1237500	1237500	1827.92	677.00	ND	ND	677.00	1827.92
Vehicle Sales Centre	1	407000	407000	1162.86	350.00	ND	ND	350.00	1162.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	740000	740000	427.01	1733.00	211.43<	49.83<	1733.00	427.01
OpenStorageUnspec	1	115000	115000	60.85	1890.00	ND	ND	1890.00	60.85
Warehouse Unspec	1	308000	308000	76.54	4024.00	ND	60.10<	4024.00	76.54
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	17	984455	1056000	3.83	318900.00	83.15<	141.74<	368636.18	2.67
GenCrop >20ha Unspec	3	1641100	675000	1.22	551542.00	39.89<	73.19<	465515.33	3.53
Horse Unspecified	2	725000	725000	2.32	325419.00	ND	32.22<	325419.00	2.23
Livestock – Beef	11	886092	651000	4.03	347700.00	65.10<	96.67<	323955.18	2.74
Livestock – Dairy	2	1443550	1443550	2.49	663350.00	ND	58.83<	663350.00	2.18
Livestock – Sheep	2	408707	408707	1.85	406132.00	53.08<	87.58<	406132.00	1.85
MixedFarm&GrazUnsp	3	2093333	2125000	5.24	405600.00	222.47<	250.00<	428533.33	4.88
Native Bshland	1	840000	840000	1.29	653000.00	2400.00<	ND	653000.00	1.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	370000	370000	360.62	1026.00	ND	61.67<	1026.00	360.62
Detached Home Unsp	26	753307	660000	842.60	911.50	110.92<	113.79<	1223.90	574.60
Detached Home(Comm)	1	880000	880000	1774.19	496.00	ND	ND	496.00	1774.19
Detached Home(exist)	117	611994	585000	630.62	943.50	108.33<	124.60<	1084.97	560.66
Granny Flat/Studio	1	315000	315000	380.43	828.00	ND	ND	828.00	380.43
MisImpRuralLand Unsp	1	1050000	1050000	16.23	64700.00	1050.00<	ND	64700.00	16.23
Res/Rural Lstyle	71	962872	935000	50.48	20800.00	104.76<	127.91<	38327.46	25.12
ResLandWithImprovemt	3	406666	360000	160.79	2239.00	92.31<	187.06<	6356.00	63.98
Single Strata Unsp	13	435538	380000	NA	NA	111.76<	131.03<	NA	NA
Vac Res A	29	281034	250000	261.15	914.50	74.91<	138.89<	895.25	332.27
Vac Res B	1	50000	50000	22.42	2230.00	20.00<	27.07<	2230.00	22.42
Vac Res Rural Lstyle	17	494117	450000	28.47	20200.00	92.31<	147.54<	38611.29	12.80
Villa Unit	1	565000	565000	NA	NA	ND	ND	NA	NA

Municipality totals

Commercial Total	11	Commercial Total Prices	\$8,544,000
Industrial Total	3	Industrial Total Prices	\$1,163,000
Primary Production Total	41	Primary Production Total Prices	\$43,680,574
Residential Total	282	Residential Total Prices	\$186,215,214
All Sales Total	337	All Sales Total	\$239,602,788

Kingston City

Residential price statistics 2004 to 2025



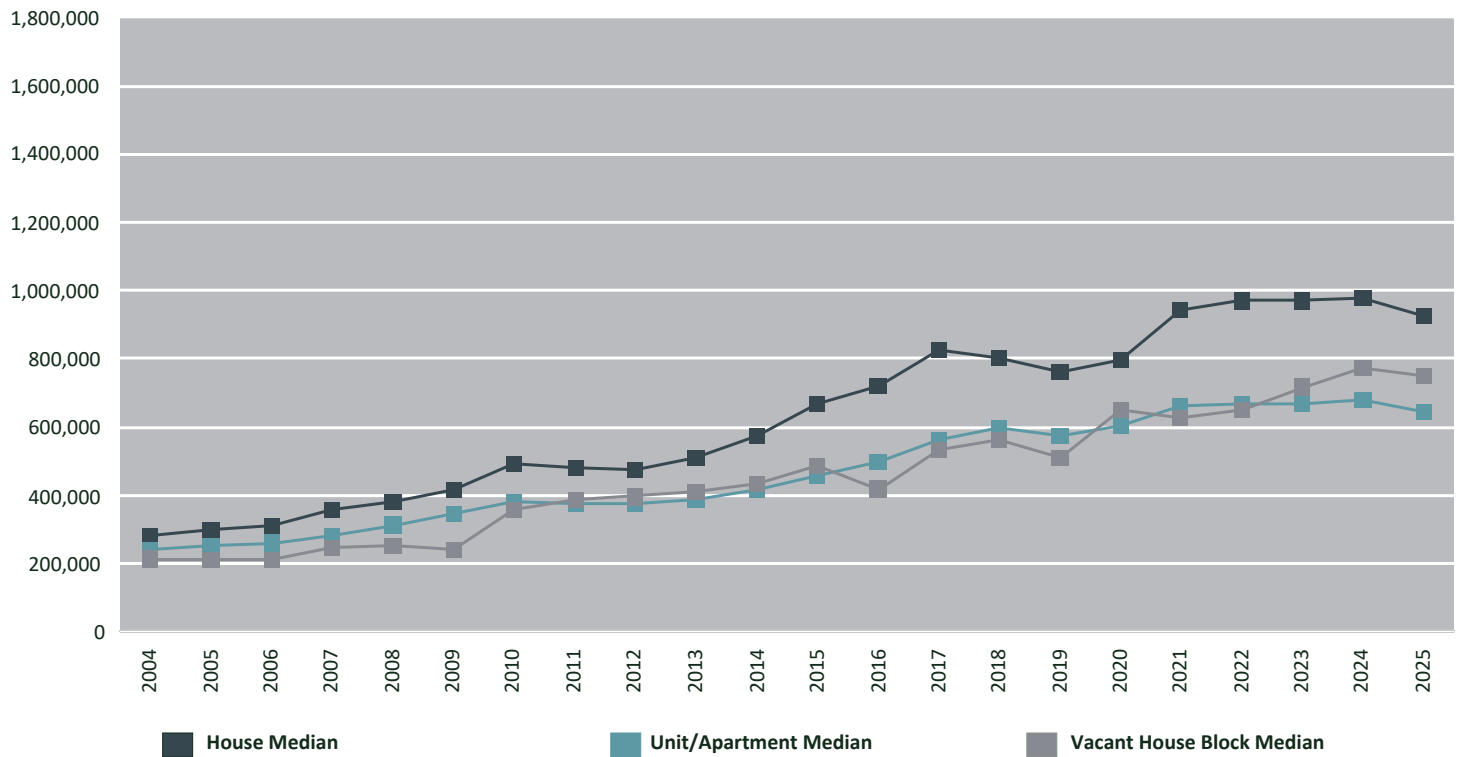
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,785	357,000	387,856	1,227	258,000	294,202	133	220,000	223,955
2005	2,026	367,500	410,339	1,424	267,500	289,919	75	244,000	240,252
2006	1,849	400,000	448,061	1,498	280,000	311,905	113	252,500	252,287
2007	2,369	465,000	511,362	2,097	333,000	364,625	293	258,000	235,307
2008	1,614	500,000	537,513	1,377	348,000	371,995	97	243,500	255,147
2009	1,858	520,000	559,421	1,762	380,000	400,057	77	267,800	286,558
2010	1,781	620,000	654,193	1,522	443,375	477,039	60	362,500	380,712
2011	1,567	590,000	630,300	1,361	422,150	452,966	49	410,000	366,909
2012	1,455	580,000	614,618	1,431	420,000	437,319	113	319,003	332,351
2013	1,714	619,000	660,719	1,543	447,000	471,995	101	350,000	351,954
2014	1,863	685,000	737,771	1,916	470,000	495,082	61	350,000	426,008
2015	1,937	770,000	834,413	2,079	491,710	534,448	32	395,000	399,109
2016	1,853	862,000	937,508	1,916	532,000	566,789	44	486,000	552,222
2017	1,734	975,000	1,069,071	1,973	595,000	635,424	35	600,000	706,200
2018	1,419	950,000	1,052,815	1,489	610,000	645,336	12	506,750	582,291
2019	1,534	925,250	1,007,315	1,477	605,200	642,029	37	615,000	723,770
2020	1,237	999,500	1,079,991	1,443	642,000	674,729	33	495,000	526,400
2021	1,893	1,205,000	1,286,157	2,232	700,000	747,104	46	622,500	731,588
2022	1,505	1,245,250	1,333,350	1,597	690,000	733,851	20	845,000	1,024,330
2023	1,456	1,176,500	1,280,538	1,543	700,000	746,122	21	750,000	894,988
2024	1,567	1,210,000	1,284,053	1,716	711,000	737,798	18	817,500	940,734
2025	122	1,050,000	1,124,876	193	690,000	722,400	5	275,000 ^	260,950 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Kingston City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	22000	22000	3142.86	7.00	57.14<	4.12<	7.00	3142.86
Ground Level Parking	3	15500	12100	864.29	14.00	11.00<	ND	21.67	715.38
Health Clinic Unsp	5	4187000	1200000	4907.98	652.00	106.19<	78.95<	1274.60	3284.95
Licensed Ret Prem	1	2390000	2390000	6128.21	390.00	ND	ND	390.00	6128.21
LowRise Office Build	1	880000	880000	4888.89	180.00	275.00<	ND	180.00	4888.89
Mixed Use Office	2	243052	243052	204.56	6006.00	51.39<	81.70<	6006.00	40.47
Mixed Use Unspec	3	1698333	1300000	3663.80	473.00	110.64<	67.49<	473.00	4011.63
Multi-Lvl Offic Unsp	4	423250	404500	64.84	7557.00	40.41<	ND	7557.00	42.48
National Co Rest	1	4000000	4000000	2958.58	1352.00	ND	395.26<	1352.00	2958.58
Office Premises Uns	17	1245911	770000	461.31	1008.00	160.42<	115.15<	996.87	1296.09
Retail Mult Occ Unsp	9	1696011	820000	3187.25	251.00	87.70<	58.68<	3210.86	526.48
Retail Sgle Occ Unsp	32	871712	795000	3269.08	274.00	94.64<	104.36<	1570.79	568.09
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1600000	1600000	3024.57	529.00	ND	ND	529.00	3024.57
Religious Residence	2	1641000	1641000	1845.40	977.00	ND	ND	977.00	1679.63
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	16	650068	655000	4626.98	126.00	104.80<	134.36<	552.67	1160.45
Factory Unsp	87	1325241	850000	2644.61	317.00	104.42<	105.34<	1124.74	1122.26
Food ProcessingUnsp	1	5810000	5810000	1525.33	3809.00	ND	ND	3809.00	1525.33
Ind Dev Site	3	5000000	1925000	1206.14	5197.00	132.76<	181.18<	5197.00	1257.94
Ind Land Building S0	1	1386000	1386000	64.69	21424.00	ND	ND	21424.00	64.69
Office/Factory	1	970000	970000	5480.23	177.00	ND	92.38<	177.00	5480.23
OpenStorageUnspec	2	4511500	4511500	1387.48	591.00	150.26<	84.51<	591.00	1387.48
Warehouse Unspec	82	2218641	1399250	1855.45	927.00	116.60<	148.21<	2131.32	1043.31
Warehouse/Office	8	654562	564000	4275.25	145.50	74.57<	84.82<	946.63	691.47
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	25653	15400	579.15	53.00	ND	101.98<	53.00	626.42
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MarketGardenVeg <20h	1	2700000	2700000	110.66	24400.00	ND	119.73<	24400.00	110.66
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	4950000	4950000	1613.96	3067.00	ND	45.21<	3067.00	1613.96
Cojoin Strata Unsp	3	821666	900000	NA	NA	68.44<	174.20<	NA	NA
Detached Home Unsp	1421	1302654	1225000	1666.67	570.00	103.49<	100.41<	549.62	2373.02
Half Pair or Duplex	1	1525000	1525000	NA	NA	331.52<	ND	NA	NA
Individual Car Park	3	10833	5000	NA	NA	ND	25.00<	NA	NA
OYO Sub Unit	2	457500	457500	NA	NA	ND	127.08<	NA	NA
Res Land (WithBuild)	28	1516410	1350000	1432.29	768.00	105.88<	91.84<	851.19	1813.48
Res/Rural Lstyle	2	4335750	4335750	536.11	8089.00	322.36<	180.66<	8089.00	536.01
Retire Village Compl	1	14090140	14090140	NA	NA	ND	ND	NA	NA
Retire Village Unit	18	568444	527500	NA	NA	83.40<	98.60<	NA	NA
Row House	24	816260	783000	6328.30	136.50	95.49<	103.37<	117.96	6919.90
Semi-detached	3	1260000	1055000	3187.50	320.00	87.88<	96.35<	279.67	4505.36
Semi-detached Unspec	119	1156896	1050000	3688.52	244.00	92.27<	105.69<	290.84	3991.59
Single Strata Unit	10	547100	437500	NA	NA	92.11<	57.57<	NA	NA
Single Strata Unsp	1495	740169	713500	3017.80	348.50	101.93<	99.10<	1174.88	844.21
Strata Unit/Flat Uns	184	742171	705000	2804.30	419.00	96.58<	112.80<	600.00	1975.00
Townhouse	2	725000	725000	5714.29	98.00	73.23<	64.88<	98.00	5714.29
Vac Res A	18	940734	817500	2118.16	347.00	109.00<	131.33<	521.35	1909.75
Villa Unit	1	890000	890000	NA	NA	ND	ND	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	681000	681000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			79	Commercial Total Prices			\$99,887,013		
Community Services Total			3	Community Services Total Prices			\$4,882,000		
Industrial Total			201	Industrial Total Prices			\$345,051,260		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$76,960		
Primary Production Total			1	Primary Production Total Prices			\$2,700,000		
Residential Total			3,336	Residential Total Prices			\$3,365,310,667		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$681,000		
All Sales Total			3,624	All Sales Total			\$3,818,588,900		

Knox City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,240	282,750	307,599	582	240,000	240,594	156	215,500	204,968
2005	2,309	300,000	316,633	766	252,750	261,950	216	214,950	207,349
2006	2,148	312,500	338,346	813	262,000	269,575	145	215,000	213,563
2007	2,362	360,000	383,552	1,048	285,000	290,914	133	249,000	238,087
2008	1,975	382,000	405,606	787	315,000	325,203	40	254,600	233,623
2009	2,083	417,500	443,233	953	347,500	349,964	39	241,000	236,331
2010	1,929	491,500	516,506	749	381,000	384,927	58	357,500	318,123
2011	1,825	480,000	503,047	681	375,000	384,560	51	390,000	372,225
2012	1,687	476,000	500,263	790	375,000	382,154	97	397,000	367,469
2013	2,021	510,000	535,036	977	390,000	396,779	127	410,000	398,546
2014	2,161	574,000	599,958	978	420,000	424,586	139	435,000	414,256
2015	2,369	670,000	702,367	1,176	457,250	468,324	236	487,500	492,102
2016	2,025	720,000	750,600	1,008	497,000	510,065	64	419,750	415,793
2017	2,085	825,000	866,521	1,116	565,000	556,877	40	535,000	521,543
2018	1,645	802,000	849,441	793	599,000	595,576	48	562,500	597,091
2019	1,627	760,000	826,011	813	577,000	572,604	44	509,444	546,420
2020	1,364	795,000	837,853	742	605,000	599,475	46	652,500	607,408
2021	2,160	942,000	995,711	1,130	660,000	666,735	102	627,500	663,046
2022	1,600	970,000	1,027,178	783	670,000	667,188	71	652,000	670,622
2023	1,526	970,000	1,050,357	865	670,000	681,124	57	718,000	805,726
2024	1,634	980,000	1,049,473	887	680,000	683,854	48	772,300	776,338
2025	116	925,000	969,421	109	645,000	647,967	2	750,000 ^	750,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Knox City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Display Yard	1	1925000	1925000	1373.04	1402.00	ND	ND	1402.00	1373.04
Fuel Outlet/Garage	1	1034000	1034000	17.09	60500.00	36.67<	ND	60500.00	17.09
Ground Level Parking	1	225000	225000	NA	NA	12.86<	21.06<	NA	NA
Health Surgery	2	2587500	2587500	1862.31	1630.50	ND	ND	1630.50	1586.94
Mixed Use Office	1	1065000	1065000	668.13	1594.00	ND	189.33<	1594.00	668.13
Mixed Use Unspec	5	1277400	1000000	1886.94	743.00	99.01<	115.07<	1278.60	999.06
National Co Rest	1	3225000	3225000	1715.43	1880.00	ND	ND	1880.00	1715.43
Office Premises Uns	5	375200	370000	3130.78	98.50	89.01<	96.10<	98.50	3076.14
Retail Mult Occ Unsp	3	17460666	1554000	21935.54	1192.50	104.30<	222.00<	1192.50	21511.11
Retail Sgle Occ Unsp	31	1439672	910000	1519.82	227.00	145.02<	149.06<	1058.44	1394.81
Vehicle Sales Centre	1	1480000	1480000	1371.64	1079.00	35.32<	14.05<	1079.00	1371.64
Veterinary Clinic	2	1295000	1295000	300.46	4310.00	168.18<	ND	4310.00	300.46
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	2398000	2398000	816.48	2937.00	198.18<	ND	2937.00	816.48
Day Care Centre	2	1500000	1500000	1155.20	1267.00	60.98<	21.22<	1267.00	1183.90
Place of Worship	1	1459700	1459700	1149.37	1270.00	ND	ND	1270.00	1149.37
Religious Residence	1	1375000	1375000	2046.13	672.00	174.05<	139.03<	672.00	2046.13
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	121	2192554	880000	2592.12	431.50	107.98<	106.67<	2249.46	1057.60
Garage/Motor Vehicle	1	2000000	2000000	1403.51	1425.00	ND	ND	1425.00	1403.51
OpenStorageUnspec	1	750000	750000	293.89	2552.00	ND	326.09<	2552.00	293.89
Warehouse Store	1	324500	324500	5319.67	61.00	ND	ND	61.00	5319.67
Warehouse Unspec	20	2259206	1064250	3711.66	652.00	49.66<	132.37<	1752.53	1415.35
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	1075000	1075000	32575.76	33.00	ND	ND	33.00	32575.76
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	131	671912	655000	NA	NA	100.00<	108.27<	NA	NA
Detached Home Unsp	1583	1056640	988000	1246.91	727.00	100.82<	104.00<	758.64	1395.25
Detached Home(exist)	1	1520000	1520000	380.00	4000.00	144.56<	ND	4000.00	380.00
Half Pair or Duplex	3	658666	626000	3516.85	178.00	103.47<	113.82<	196.00	3360.54
Individual Car Park	1	3000	3000	NA	NA	14.29<	300.00<	NA	NA
Res Land (WithBuild)	60	1008679	899500	887.51	969.00	91.32<	85.46<	1056.93	955.77
Res/Rural Lstyle	8	3048361	2485000	50.87	28668.00	119.16<	123.33<	29476.25	103.42
Retire Village Unit	23	579046	570000	NA	NA	99.56<	110.79<	NA	NA
Semi-detached Unspec	47	823017	848000	4385.42	192.00	106.22<	113.07<	224.10	3622.66
Single Strata Unsp	550	722755	710000	3160.38	212.00	102.75<	102.90<	212.00	3160.38
Strata Unit/Flat Uns	182	588133	520000	NA	NA	97.74<	87.69<	NA	NA
Townhouse	1	685000	685000	NA	NA	77.84<	96.48<	NA	NA
Vac Res A	46	766723	772300	1002.50	799.50	107.56<	123.08<	833.93	918.30
Vac Res B	2	997500	997500	471.36	2234.00	31.14<	ND	2234.00	446.51
Vac Res Rural Lstyle	4	1371875	1354000	199.84	6829.00	73.19<	114.75<	7832.25	175.16
Municipality totals									
Commercial Total			54	Commercial Total Prices			\$121,993,838		
Community Services Total			5	Community Services Total Prices			\$8,232,700		
Industrial Total			144	Industrial Total Prices			\$313,557,772		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$1,075,000		
Residential Total			2,642	Residential Total Prices			\$2,449,080,605		
All Sales Total			2,846	All Sales Total			\$2,893,939,915		

Latrobe City

Residential price statistics 2004 to 2025



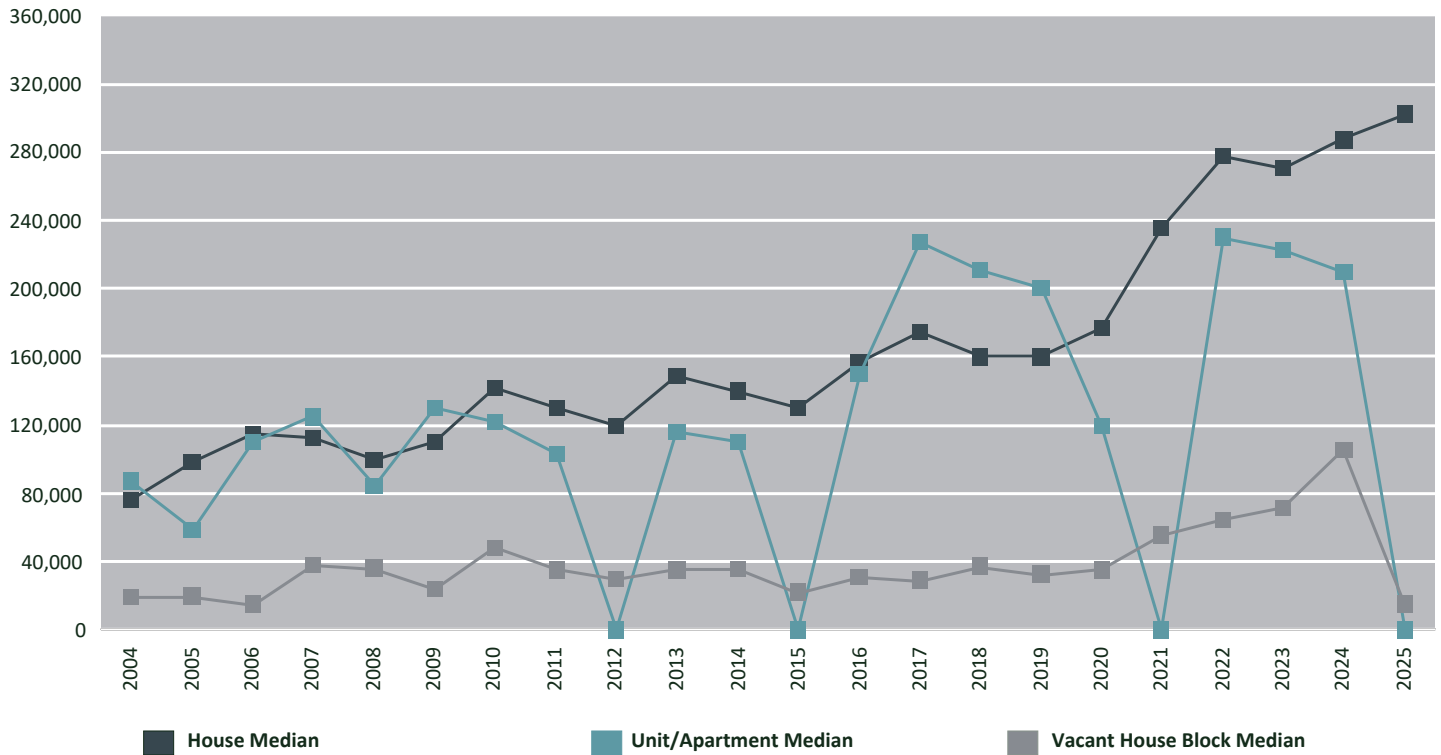
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,451	131,000	147,286	234	115,000	126,431	563	65,000	62,952
2005	1,451	145,000	158,101	233	137,000	163,915	481	75,000	74,442
2006	1,424	152,000	170,362	219	139,500	163,470	494	82,000	81,643
2007	1,712	160,000	181,911	259	143,000	162,481	524	88,000	91,149
2008	1,327	165,000	185,430	210	142,250	156,371	353	95,000	96,806
2009	1,582	176,250	197,513	275	155,000	181,753	517	102,950	100,799
2010	1,295	195,000	220,788	230	157,500	194,403	386	110,000	110,266
2011	1,127	209,000	229,854	175	178,000	196,003	237	127,000	127,745
2012	1,122	208,000	225,149	174	179,000	209,401	197	135,000	134,774
2013	1,153	210,000	231,076	176	165,750	188,962	271	129,500	131,187
2014	1,123	215,000	234,557	172	182,250	197,720	258	135,000	133,780
2015	1,210	214,000	233,503	208	181,500	189,561	211	135,350	139,348
2016	1,231	210,000	234,406	163	170,000	196,647	172	135,000	137,907
2017	1,380	225,000	245,026	164	161,500	174,194	159	135,000	136,709
2018	1,631	230,000	257,691	233	170,000	189,297	298	134,250	134,582
2019	1,398	254,750	272,576	171	192,500	211,515	324	139,000	141,010
2020	1,548	275,000	299,513	235	190,000	210,164	645	158,000	160,147
2021	1,865	355,000	373,207	254	236,500	248,907	697	184,000	191,282
2022	1,364	412,000	438,175	181	279,000	281,042	255	260,000	267,419
2023	1,257	415,000	448,691	176	280,000	296,946	159	270,000	268,806
2024	1,460	410,500	443,120	178	285,000	312,379	177	275,000	274,939
2025	241	407,500	433,477	33	230,000	265,954	25	269,000	255,020

Statistics for 2025 are based on a small number of sales and are preliminary only.

Latrobe City												
Analysis of property sales for 2024												
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area			
						2023	2019					
				(\$/SM)	(SM)			(SM)	(\$/SM)			
Commercial												
Dental Clinic	1	1185000	1185000	6889.53	172.00	ND	54.48<	172.00	6889.53			
Dev Site	2	420000	420000	1208.29	458.00	158.49<	50.07<	458.00	917.03			
Fuel Outlet/Garage	1	2600000	2600000	1179.67	2204.00	209.68<	81.38<	2204.00	1179.67			
Health Clinic Unsp	1	700000	700000	875.00	800.00	22.47<	153.85<	800.00	875.00			
Hotel	2	1397000	1397000	344.03	4149.00	ND	59.76<	4149.00	336.71			
Licensed Restaurant	1	650000	650000	327.13	1987.00	ND	116.07<	1987.00	327.13			
Mixed Use Unspec	2	5697500	5697500	1680.85	235.00	1460.90<	690.61<	235.00	1680.85			
Motel	1	745000	745000	700.85	1063.00	27.09<	66.97<	1063.00	700.85			
Multi Use FuelOutlet	1	900000	900000	NA	NA	ND	ND	NA	NA			
Multi-Lvl Offic Unsp	2	535000	535000	834.37	767.00	46.77<	71.33<	767.00	697.52			
Office Premises Uns	8	628819	552500	1155.91	372.00	88.61<	85.53<	1609.86	376.16			
Retail Mult Occ Unsp	7	3942857	525000	3050.81	211.50	105.00<	105.00<	659.00	910.47			
Retail Sgle Occ Unsp	44	843810	490000	970.42	236.50	98.00<	144.12<	385.00	2227.55			
Shop & Dwelling	1	650000	650000	987.84	658.00	ND	116.07<	658.00	987.84			
Vehicle Sales Centre	2	5500000	5500000	1171.96	4693.00	866.14<	7333.33<	4693.00	1171.96			
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)			
Day Care Centre	1	1400000	1400000	1181.43	1185.00	ND	ND	1185.00	1181.43			
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)			
Factory Unsp	39	665529	480000	796.73	1161.00	80.00<	124.68<	2837.76	240.71			
Ind Dev Site	2	618750	618750	138.52	5098.00	135.24<	251.58<	5098.00	121.37			
Ind Land Building \$0	1	950000	950000	156.51	6070.00	ND	164.50<	6070.00	156.51			
Office/Factory	1	1265000	1265000	1265.00	1000.00	ND	ND	1000.00	1265.00			
Warehouse Store	3	1274779	844426	411.71	2051.00	ND	46.91<	2316.33	550.34			
Warehouse Unspec	9	699111	660000	735.73	1226.00	165.00<	103.45<	2253.43	339.10			
Workshop	1	450000	450000	523.26	860.00	ND	ND	860.00	523.26			
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)			
Railway Line in use	1	1275000	1275000	38.87	32800.00	ND	ND	32800.00	38.87			
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)			
DomsticLivestockGraz	2	1980450	1980450	2.40	711658.50	317.56<	353.65<	711658.50	2.78			
Livestock – Beef	3	8718333	2000000	8.08	444364.50	158.73<	285.71<	444364.50	3.55			
Livestock – Dairy	1	2249999	2249999	74.50	30203.00	78.18<	328.47<	30203.00	74.50			
MixedFarm + infrast	5	1087992	1092960	3.81	250000.00	87.44<	90.82<	287528.40	3.78			
MixedFarm no infrast	7	665714	640000	2.76	231600.00	116.36<	91.43<	407385.71	1.63			
Native Hardwood	2	352500	352500	0.51	685900.00	ND	ND	685900.00	0.51			
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)			
Boarding House	1	740000	740000	1185.90	624.00	114.73<	ND	624.00	1185.90			
Cojoin Strata Unsp	3	358333	351000	NA	NA	137.65<	123.16<	NA	NA			
Detached Home Unsp	1444	441262	410000	400.29	687.00	98.91<	116.48<	769.18	573.69			
Detached Home(exist)	11	697545	730000	293.17	2490.00	109.69<	117.17<	2469.55	282.46			
Half Pair or Duplex	1	315000	315000	759.04	415.00	ND	ND	415.00	759.04			
MisImpRuralLand Unsp	4	448750	445000	15.84	38050.00	101.71<	121.92<	84025.00	5.34			
Res/Rural Lstyle	122	836092	825000	37.10	20150.00	100.18<	117.02<	27661.24	30.23			
ResLandWithImprovemt	1	150000	150000	223.88	670.00	ND	136.36<	670.00	223.88			
Retire Village Compl	1	5850000	5850000	144.16	40580.00	ND	ND	40580.00	144.16			
Semi-detached Unspec	4	446250	447500	703.70	810.00	99.67<	160.39<	655.00	743.00			
Single Strata Unit	1	105000	105000	NA	NA	ND	ND	NA	NA			
Single Strata Unsp	105	340542	315000	NA	NA	107.69<	126.00<	NA	NA			
Strata Unit/Flat Uns	69	270528	240000	NA	NA	96.00<	126.32<	NA	NA			
Vac Res A	170	260612	272000	424.62	672.50	100.74<	150.69<	689.26	376.58			
Vac Res B	7	622885	380000	125.71	2466.00	103.40<	116.92<	2674.00	232.94			
Vac Res Englobo Oth	1	6000000	6000000	22.22	270000.00	59.41<	260.87<	270000.00	22.22			
Vac Res Rural Lstyle	16	609581	377500	34.32	21031.00	86.78<	106.97<	37310.88	16.34			
Municipality totals												
Commercial Total			76	Commercial Total Prices			\$104,287,237					
Community Services Total			1	Community Services Total Prices			\$1,400,000					
Industrial Total			56	Industrial Total Prices			\$39,974,475					
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$1,275,000					
Primary Production Total			20	Primary Production Total Prices			\$43,170,858					
Residential Total			1,961	Residential Total Prices			\$877,515,038					
All Sales Total			2,115	All Sales Total			\$1,067,622,608					

Loddon Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	86	76,500	89,683	1	87,500^	87,500^	52	19,000	25,804
2005	85	99,000	103,422	2	59,000^	59,000^	54	19,650	65,359
2006	72	115,000	130,322	3	110,000^	103,333^	37	15,000	29,705
2007	78	112,500	116,410	1	125,000^	125,000^	24	37,475	50,508
2008	77	100,000	111,464	3	85,000^	81,333^	39	36,000	45,153
2009	46	110,000	110,733	3	130,000^	133,333^	26	23,750	33,763
2010	60	142,000	155,275	4	122,000^	127,250^	32	48,000	54,046
2011	90	130,000	133,788	2	103,000^	103,000^	16	35,000	38,387
2012	67	120,000	142,325	0	0*	0*	29	30,000	35,569
2013	71	149,000	153,679	1	116,000^	116,000^	30	35,000	69,641
2014	71	140,000	142,633	1	110,000^	110,000^	28	35,375	46,203
2015	51	130,000	155,088	0	0*	0*	25	22,000	32,716
2016	80	157,500	166,444	1	150,000^	150,000^	18	30,800	49,997
2017	78	174,500	194,778	2	227,500^	227,500^	24	29,000	32,208
2018	83	160,000	165,597	2	211,250^	211,250^	30	37,250	59,040
2019	85	160,000	169,476	1	200,000^	200,000^	25	32,500	47,721
2020	93	177,000	188,919	1	120,000^	120,000^	38	35,000	59,929
2021	115	235,000	244,330	0	0*	0*	37	55,935	77,755
2022	73	277,000	292,036	2	230,000^	230,000^	27	65,000	122,861
2023	75	270,000	285,224	4	222,500^	582,500^	21	72,000	107,119
2024	72	287,500	320,180	1	210,000^	210,000^	31	106,000	126,531
2025	10	302,500	331,200	0	0*	0*	3	15,000 ^	81,100 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Loddon Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	2	440000	440000	236.58	4967.00	ND	123.34<	4967.00	88.58
Retail Sgle Occ Unsp	1	60000	60000	504.20	119.00	28.44<	18.75<	119.00	504.20
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	150000	150000	136.36	1100.00	ND	ND	1100.00	136.36
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	520000	520000	3.36	154675.00	ND	ND	154675.00	3.36
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	2	314000	314000	237.67	1413.50	ND	ND	1413.50	222.14
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	826325	749174	0.84	890709.50	133.78<	138.10<	1135336.00	0.73
GenCrop >20ha Unspec	26	1525150	1338320	1.19	1352600.00	153.77<	301.42<	1548584.04	0.98
Livestock – Sheep	6	1487374	1431136	1.36	977700.00	408.90<	477.05<	1007900.00	1.48
MixedFarm&GrazUnsp	14	675000	639862	0.82	680950.00	64.27<	154.18<	1160005.71	0.58
Native Bshland	2	82400	82400	1.68	40451.50	75.25<	43.60<	40451.50	2.04
Native Hardwood	1	450000	450000	1.16	387950.00	104.65<	409.09<	387950.00	1.16
Non-Native Animals	2	3350000	3350000	2.49	1360972.00	ND	ND	1360972.00	2.46
Poultry broiler	2	5582101	5582101	11.74	440000.00	561.02<	ND	440000.00	12.69
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	15	352333	290000	271.60	1602.00	83.75<	87.88<	1574.58	206.93
Detached Home(exist)	57	311719	285000	193.01	1088.00	107.55<	123.91<	1428.81	218.17
Garage/Outbuild Rur	6	180000	170000	2.59	88800.00	51.52<	82.93<	90572.83	1.99
MisImpRuralLand Unsp	1	120000	120000	14.83	8094.00	ND	78.95<	8094.00	14.83
Res/Rural Lstyle	26	476788	492500	24.27	13770.00	108.84<	151.54<	40845.58	11.67
Single Strata Unsp	1	210000	210000	NA	NA	94.38<	ND	NA	NA
Vac Res A	20	132149	110495	156.97	1025.00	122.77<	199.21<	1188.93	98.71
Vac Res B	9	126611	85000	28.33	3000.00	128.79<	114.86<	3016.11	41.98
Vac Res C	2	70000	70000	3.86	18650.00	ND	ND	18650.00	3.75
Vac Res Rural Lstyle	28	132196	143500	7.62	24325.50	95.67<	100.70<	44498.25	2.97
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$940,000	
Community Services Total			1	Community Services Total Prices				\$150,000	
Industrial Total			1	Industrial Total Prices				\$520,000	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$628,000	
Primary Production Total			59	Primary Production Total Prices				\$81,465,117	
Residential Total			165	Residential Total Prices				\$44,483,490	
All Sales Total			231	All Sales Total				\$128,186,607	

Macedon Ranges Shire

Residential price statistics 2004 to 2025



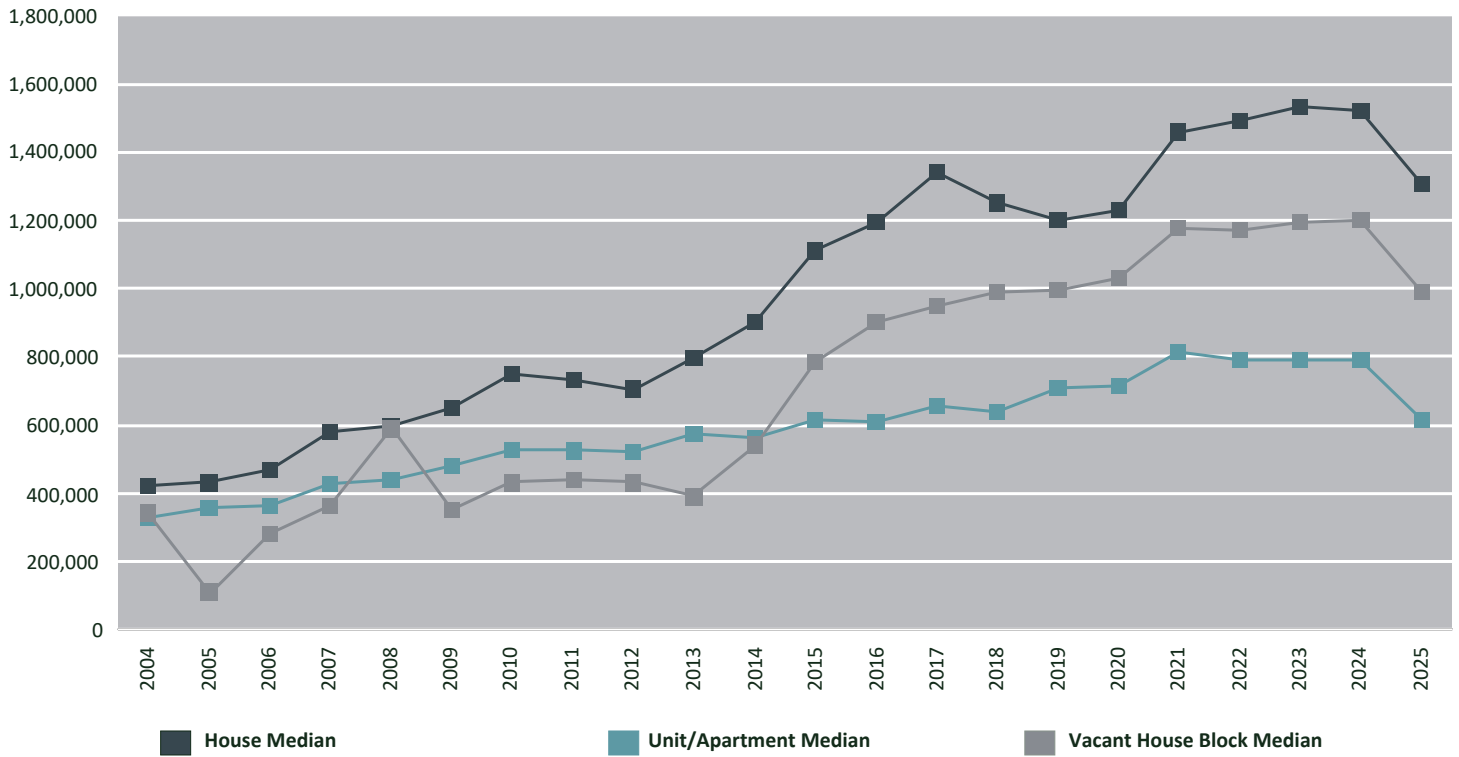
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	515	240,000	251,615	52	207,500	216,160	207	90,000	100,298
2005	511	260,200	288,039	82	238,500	238,863	173	105,000	113,677
2006	509	275,000	299,161	69	239,000	221,712	189	116,000	126,556
2007	617	285,000	316,880	90	257,250	251,409	290	127,500	134,874
2008	507	295,000	321,159	72	240,000	241,005	276	135,000	144,092
2009	642	315,000	335,293	132	261,500	260,366	340	140,000	138,400
2010	530	372,000	402,642	89	310,000	313,208	342	175,000	164,778
2011	501	405,000	445,650	90	305,000	319,921	238	209,000	197,902
2012	445	410,000	441,787	87	295,000	309,850	221	215,000	206,511
2013	529	425,000	462,272	97	345,000	363,735	221	215,000	212,589
2014	540	445,000	470,485	100	346,500	359,369	206	215,000	205,960
2015	609	465,000	503,654	111	358,000	369,783	231	216,500	218,857
2016	552	480,000	523,654	120	386,500	390,991	315	235,000	235,764
2017	649	537,000	568,232	140	410,000	413,487	484	249,750	255,235
2018	573	608,000	665,384	98	418,500	432,827	189	295,000	310,243
2019	476	651,000	693,364	93	482,000	467,046	182	340,500	357,753
2020	544	695,000	747,367	80	500,000	511,781	423	341,000	337,180
2021	660	830,000	898,709	136	575,000	605,448	616	390,000	388,474
2022	501	895,000	985,616	71	630,000	623,204	237	431,000	461,842
2023	500	847,500	922,626	76	599,950	614,801	121	454,000	465,285
2024	520	830,000	906,859	96	571,000	586,286	115	415,500	505,335
2025	62	782,500	835,419	14	525,000	540,035	8	463,750 ^	512,562 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Macedon Ranges Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	750000	750000	925.93	810.00	ND	ND	810.00	925.93
Dev Site	2	350500	350500	474.75	1208.00	54.94<	42.87<	1208.00	290.15
Mixed Use Unspec	3	4295000	1425000	635.23	1039.00	475.00<	195.21<	791.67	5425.26
Office Premises Unsp	2	465000	465000	2033.49	394.00	19.79<	75.00<	394.00	1180.20
Retail Mult Occ Unsp	2	1983000	1983000	NA	NA	209.84<	44.19<	NA	NA
Retail Sgle Occ Unsp	7	991428	935000	966.91	967.00	116.88<	166.96<	811.43	1221.83
Shopping Centre Unsp	1	18600000	18600000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	3342000	3342000	1150.43	2905.00	ND	ND	2905.00	1150.43
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	12	842008	790000	721.48	610.00	162.06<	83.98<	963.64	876.80
Ind Dev Site	1	1628000	1628000	653.82	2490.00	143.49<	246.58<	2490.00	653.82
Warehouse Unspec	5	1992040	1265000	1867.46	523.00	55.30<	145.40<	484.25	4432.21
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	13	2143884	1575000	2.48	403300.00	113.62<	170.62<	643804.85	3.33
GenCrop >20ha Unspec	1	1250000	1250000	2.34	534328.00	44.64<	169.20<	534328.00	2.34
Horse Unspecified	1	6000000	6000000	3.66	1639900.00	150.00<	300.00<	1639900.00	3.66
Livestock – Beef	1	1750000	1750000	1.19	1473056.00	ND	24.65<	1473056.00	1.19
Livestock – Sheep	1	400000	400000	1.69	236253.00	ND	30.77<	236253.00	1.69
MixedFarm + infrast	1	5000000	5000000	3.10	1612122.00	306.28<	354.60<	1612122.00	3.10
MixedFarm no infrast	2	960000	960000	2.48	382600.00	60.19<	64.00<	382600.00	2.51
MixedFarm&GrazUnsp	21	2095476	1800000	4.75	400000.00	89.55<	89.87<	580049.52	3.61
Poultry broiler	1	1125000	1125000	5.20	216200.00	ND	ND	216200.00	5.20
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	750000	750000	NA	NA	107.14<	110.29<	NA	NA
Detached Home Unsp	498	892703	815000	860.61	886.00	97.02<	98.19<	1223.09	722.00
Detached Home(exist)	22	1227295	1202500	616250.00	2.00	102.78<	107.37<	979.50	1252.98
MisimpRuralLand Unsp	2	630000	630000	70835.85	40691.50	61.17<	92.99<	40691.50	15.48
OYO Sub Unit	2	581500	581500	NA	NA	96.92<	98.98<	NA	NA
Res Land (WithBuild)	1	875000	875000	87.50	10000.00	93.09<	27.11<	10000.00	87.50
Res/Rural Lstyle	176	1417727	1250000	60.50	20000.00	94.34<	92.59<	40669.19	34.86
ResLandWithImprovemt	1	220000	220000	64.16	3429.00	40.37<	29.33<	3429.00	64.16
Single Strata Unsp	61	562606	565000	NA	NA	106.60<	99.12<	NA	NA
Strata Unit/Flat Uns	30	620550	600000	2401.71	234.00	95.24<	103.90<	234.00	2401.71
Townhouse	1	685000	685000	NA	NA	95.47<	150.55<	NA	NA
Vac Res A	112	504915	415500	623.05	642.00	91.32<	107.92<	750.79	585.34
Vac Res B	3	521000	518000	174.59	2967.00	107.92<	93.33<	2775.67	187.70
Vac Res Rural Lstyle	35	707284	495000	31.25	40000.00	72.26<	87.92<	54344.89	13.01
Municipality totals									
Commercial Total			18	Commercial Total Prices			\$44,772,000		
Community Services Total			1	Community Services Total Prices			\$3,342,000		
Industrial Total			18	Industrial Total Prices			\$21,692,300		
Primary Production Total			42	Primary Production Total Prices			\$89,320,500		
Residential Total			946	Residential Total Prices			\$862,593,928		
All Sales Total			1,025	All Sales Total			\$1,021,720,728		

Manningham City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,267	421,000	459,806	491	330,000	340,927	31	343,800	306,551
2005	1,253	432,000	473,446	510	360,000	366,247	7	110,000 ^	121,666 ^
2006	1,333	470,000	517,617	583	362,500	388,575	12	285,000	308,725
2007	1,485	580,000	599,072	724	429,000	445,104	28	365,000	366,148
2008	1,082	600,000	639,531	561	440,000	474,974	16	590,000	570,909
2009	1,299	650,000	690,728	752	480,750	495,791	22	355,000	347,852
2010	1,176	750,000	803,833	598	530,250	553,993	54	432,500	516,011
2011	1,023	735,000	795,608	494	526,000	544,340	27	440,000	496,370
2012	1,005	706,000	756,127	641	523,250	548,213	24	432,500	446,905
2013	1,340	795,000	849,634	781	575,000	585,120	56	391,250	425,738
2014	1,501	900,000	984,243	1,212	564,000	579,689	38	542,500	579,181
2015	1,809	1,110,000	1,182,293	1,282	617,750	656,648	188	785,000	804,401
2016	1,409	1,195,000	1,252,824	1,070	608,132	666,270	55	900,000	967,430
2017	1,351	1,340,000	1,398,883	1,258	658,000	735,460	53	950,000	926,680
2018	1,067	1,250,000	1,312,123	791	638,200	696,355	48	990,000	979,470
2019	1,218	1,200,000	1,246,093	903	710,500	746,845	53	995,000	953,498
2020	943	1,230,000	1,290,971	752	716,500	741,091	53	1,030,000	1,073,277
2021	1,582	1,460,000	1,518,111	1,188	813,750	845,599	54	1,175,000	1,211,193
2022	1,180	1,491,500	1,567,243	979	790,000	839,018	21	1,170,000	1,220,761
2023	1,208	1,535,000	1,601,457	963	792,000	863,902	20	1,195,250	1,119,025
2024	1,289	1,520,000	1,611,713	878	792,500	840,445	25	1,200,000	1,094,760
2025	77	1,305,000	1,446,381	85	617,500	743,407	3	990,000 ^	990,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

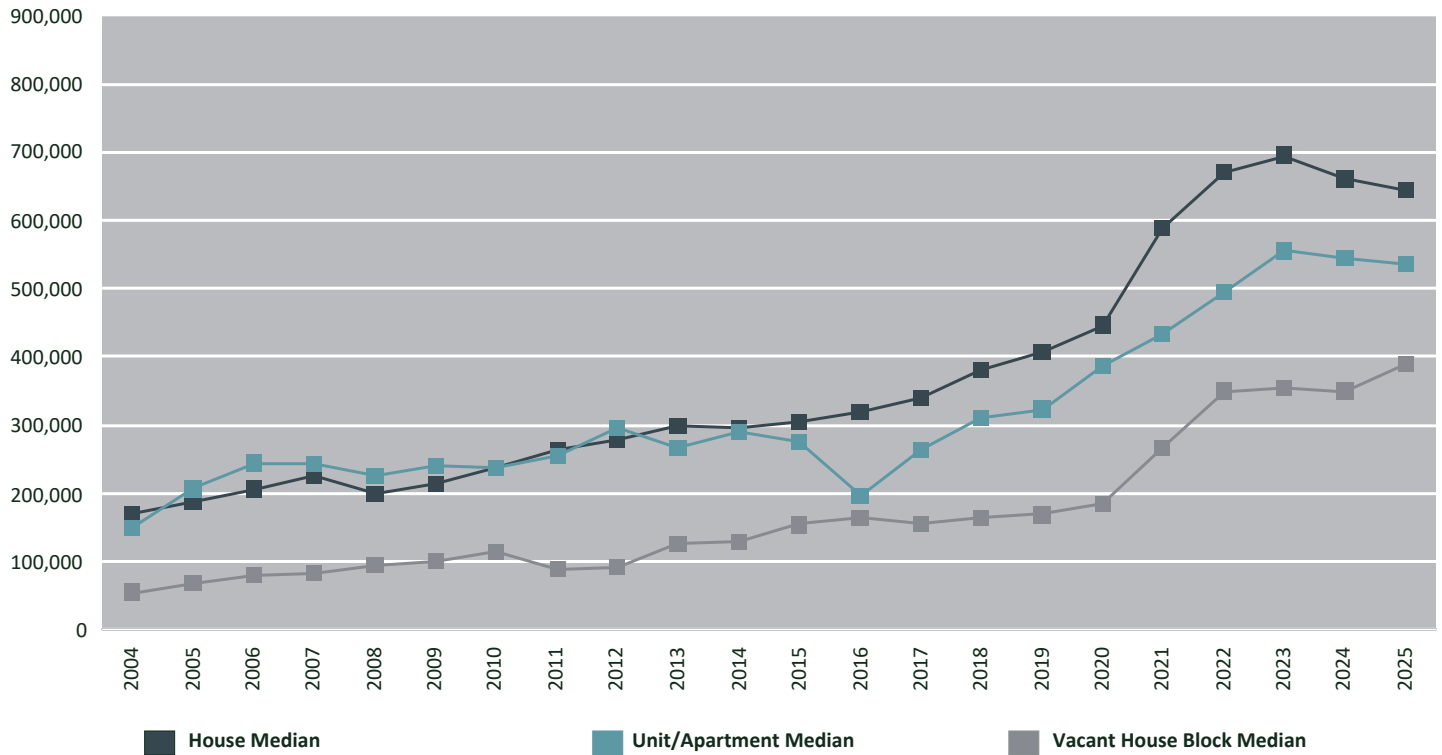
Manningham City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Surgery	2	1441500	1441500	1914.82	754.50	84.40<	103.85<	754.50	1910.54
Office Premises Unsp	3	558006	480000	609.14	788.00	50.79<	74.77<	1017.00	548.68
Pub/Tavern/Club Unsp	1	2386000	2386000	652.98	3654.00	ND	ND	3654.00	652.98
Retail Mult Occ Unsp	1	1880000	1880000	8281.94	227.00	283.77<	183.77<	227.00	8281.94
Retail Sgle Occ Unsp	14	1973000	703750	3140.94	149.00	73.31<	94.78<	2615.92	782.84
Vehicle Sales Centre	1	21500000	21500000	12843.49	1674.00	ND	ND	1674.00	12843.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	7000000	7000000	1719.90	4070.00	ND	ND	4070.00	1719.90
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	7	1356840	1488000	NA	NA	101.36<	105.31<	NA	NA
Detached Home (New)	1	1760000	1760000	5101.45	345.00	ND	ND	345.00	5101.45
Detached Home Unsp	1242	1615133	1520000	2250.00	700.00	99.28<	103.75<	800.35	2014.14
Individual Car Park	2	26500	26500	NA	NA	ND	265.00<	NA	NA
Individual Flat	1	1100000	1100000	1821.19	604.00	71.64<	71.66<	604.00	1821.19
OYO Subdivided Flat	1	780000	780000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	19	1675333	1492000	1640.38	951.00	88.02<	82.61<	1012.79	1654.18
Res/Rural Lstyle	128	2756359	2601000	441.49	4127.50	105.47<	106.16<	7780.41	354.27
Retire Village Compl	1	520000	520000	132.62	3921.00	89.66<	ND	3921.00	132.62
Retire Village Unit	23	692108	649000	NA	NA	199.69<	110.94<	NA	NA
Semi-detached	1	1558000	1558000	4351.96	358.00	ND	ND	358.00	4351.96
Semi-detached Unspec	45	1515216	1475000	3724.93	349.00	87.80<	112.77<	399.47	3793.10
Sep House&Curtilage	1	1625000	1625000	406.66	3996.00	ND	ND	3996.00	406.66
Single Strata Unsp	528	928128	904000	2557.97	345.00	102.44<	99.34<	345.00	2557.97
Strata Unit/Flat Uns	311	683242	580000	NA	NA	99.15<	91.34<	NA	NA
Townhouse	8	1146875	1114500	NA	NA	89.95<	103.67<	NA	NA
Vac Res A	21	1028047	1120000	965.52	725.00	97.39<	96.34<	808.76	1246.93
Vac Res B	4	1445000	1440000	632.26	2282.50	96.00<	88.07<	2654.75	544.31
Vac Res Englobo Oth	1	10836100	10836100	970.63	11164.00	ND	ND	11164.00	970.63
Vac Res Rural Lstyle	11	2004818	1700000	276.89	5959.00	86.62<	107.59<	10521.73	190.54
Municipality totals									
Commercial Total			22	Commercial Total Prices				\$57,945,020	
Community Services Total			1	Community Services Total Prices				\$7,000,000	
Residential Total			2,356	Residential Total Prices				\$3,263,611,364	
All Sales Total			2,379	All Sales Total				\$3,328,556,384	

Mansfield Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	153	170,000	178,139	36	150,000	154,259	110	55,000	52,756
2005	136	189,000	203,502	26	207,500	184,250	86	68,000	68,834
2006	113	207,000	220,908	31	245,000	221,632	62	80,000	76,993
2007	141	227,500	231,302	26	243,000	219,528	58	82,500	82,590
2008	83	200,000	217,800	38	226,250	210,473	46	94,250	88,085
2009	123	215,000	226,755	37	240,000	218,783	49	100,000	100,641
2010	165	238,000	248,467	30	238,500	252,460	65	115,000	111,344
2011	131	264,500	270,055	29	256,000	238,293	92	89,500	104,813
2012	147	280,000	275,276	25	295,750	274,450	48	92,500	113,281
2013	120	300,000	321,750	16	266,500	249,343	38	127,500	117,932
2014	130	295,500	303,662	31	289,500	268,431	43	130,000	119,732
2015	135	305,000	313,480	27	275,000	273,346	70	154,950	149,095
2016	145	320,000	331,226	26	197,500	244,634	70	164,975	149,001
2017	174	339,750	353,401	19	265,000	280,578	81	156,000	152,501
2018	151	380,000	391,384	28	310,000	317,926	106	165,000	162,474
2019	128	407,500	426,959	22	324,000	310,793	100	169,475	167,780
2020	176	446,500	465,311	30	386,000	405,360	120	185,000	200,300
2021	236	589,500	626,268	18	433,000	469,222	112	266,250	269,601
2022	145	670,000	712,562	19	495,000	479,184	58	350,000	329,043
2023	130	695,000	748,003	18	555,000	633,722	28	355,000	345,214
2024	106	660,000	711,733	14	545,000	528,071	25	350,000	327,640
2025	19	645,000	651,052	3	535,000 [^]	440,000 [^]	4	390,500 [^]	348,250 [^]

Statistics for 2025 are based on a small number of sales and are preliminary only.

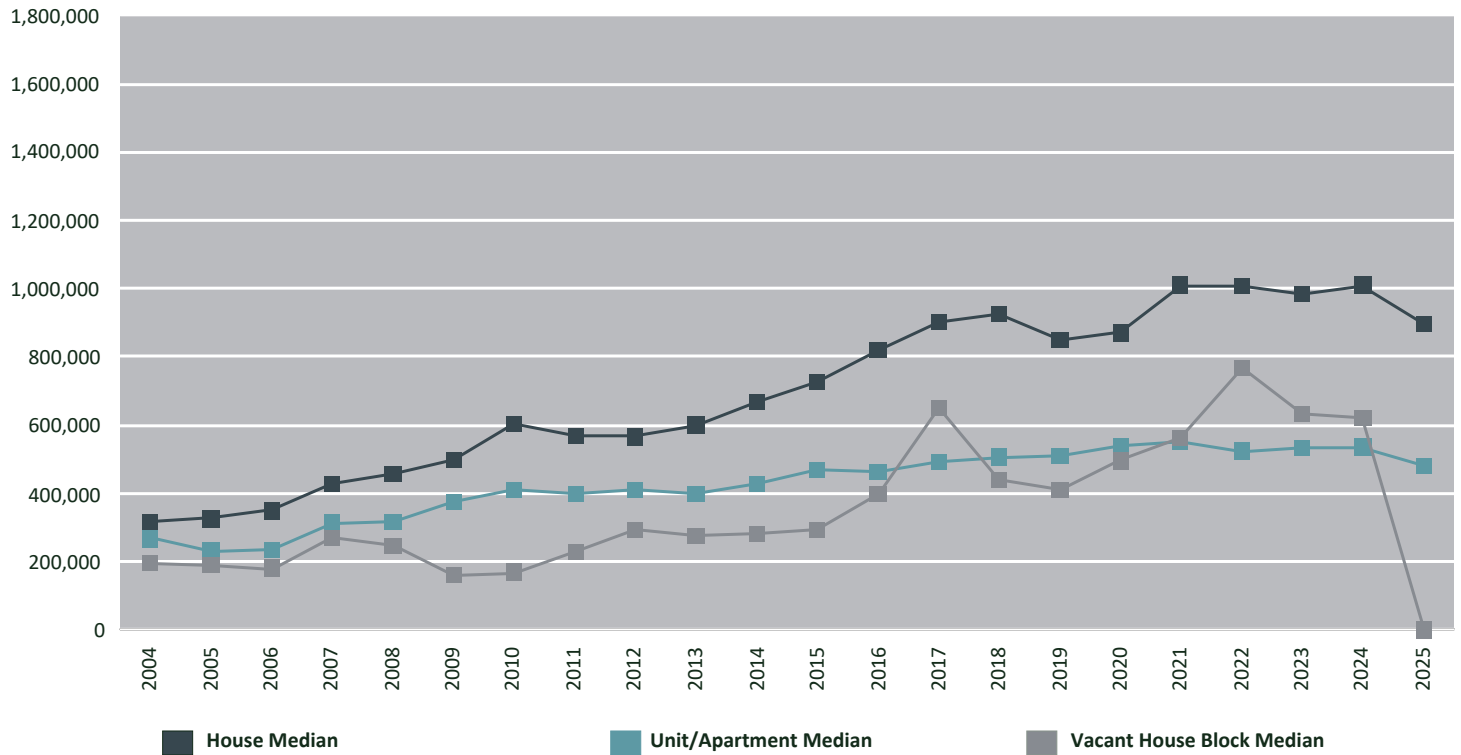
Mansfield Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	961250	961250	728.77	1665.50	51.96<	155.04<	1665.50	577.15
Mixed Use Unspec	1	235000	235000	143.64	1636.00	ND	ND	1636.00	143.64
Office Premises Uns	1	230000	230000	238.59	964.00	118.71<	86.79<	964.00	238.59
Retail Sgle Occ Unsp	3	833333	490000	2512.82	195.00	68.53<	101.03<	452.00	1843.66
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	940000	975000	545.15	2313.50	ND	ND	2313.50	398.75
Workshop	1	1500000	1500000	209.76	7151.00	115.38<	ND	7151.00	209.76
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	698333	650000	8.10	80235.00	90.91<	54.17<	141092.00	4.95
Horse Unspecified	1	2100000	2100000	5.25	400000.00	ND	ND	400000.00	5.25
Livestock – Beef	3	2175999	1877998	2.35	800000.00	81.65<	44.08<	1157811.67	1.88
Livestock – Sheep	1	3100000	3100000	3.10	1000000.00	200.00<	375.76<	1000000.00	3.10
MixedFarm&GrazUnsp	10	1724500	1245000	2.67	411850.00	77.19<	133.16<	927975.00	1.86
Native Bshland	2	873000	873000	5.31	456200.00	ND	ND	456200.00	1.91
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	465000	465000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	13	745769	585000	817.84	787.00	90.70<	84.66<	1681.92	453.60
Detached Home(Comm)	1	748000	748000	1082.49	691.00	92.35<	ND	691.00	1082.49
Detached Home(exist)	93	706975	675000	762.02	853.00	94.41<	116.83<	1130.47	625.38
MisImpRuralLand Unsp	2	712500	712500	51.56	24904.50	43.51<	115.48<	24904.50	28.61
OYO Sub Unit	1	510000	510000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	53	1201567	1090000	31.05	43160.00	106.86<	119.88<	48674.92	24.69
ResLandWithImprovemt	4	686250	700000	21.97	30030.00	82.35<	314.61<	27939.50	24.56
Short Term Hol Accom	1	480000	480000	3555.56	135.00	ND	146.79<	135.00	3555.56
Single Strata Unsp	9	505333	515000	1407.69	368.00	99.81<	118.39<	368.00	1406.25
Site Improves Rur	1	175000	175000	29.76	5880.00	ND	ND	5880.00	29.76
Strata Unit/Flat Uns	2	702500	702500	1579.57	421.00	110.63<	167.26<	421.00	1579.57
Vac Res A	18	325888	347500	280.53	997.50	98.58<	155.83<	1114.86	265.95
Vac Res B	6	329166	357500	185.24	2643.00	84.12<	122.22<	2702.67	121.79
Vac Res C	1	350000	350000	0.04	9050000.00	98.59<	ND	9050000.00	0.04
Vac Res Rural Lstyle	11	514545	440000	12.28	39100.00	80.00<	102.33<	43658.82	11.79
Municipality totals									
Commercial Total			7	Commercial Total Prices				\$4,887,500	
Industrial Total			4	Industrial Total Prices				\$4,320,000	
Primary Production Total			20	Primary Production Total Prices				\$32,813,998	
Residential Total			218	Residential Total Prices				\$165,943,855	
All Sales Total			249	All Sales Total				\$207,965,353	

Maribyrnong City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,081	317,000	332,513	623	268,500	276,422	87	195,000	215,882
2005	1,181	327,000	350,548	661	232,750	254,409	222	190,000	201,860
2006	1,206	350,500	375,857	705	237,000	267,728	109	180,000	199,473
2007	1,570	430,000	451,956	1,149	315,000	323,193	90	272,500	265,286
2008	1,073	460,000	487,018	827	320,000	328,548	48	246,250	274,777
2009	1,184	500,000	529,186	1,359	375,000	386,912	157	160,000	207,136
2010	1,034	605,000	623,936	1,180	410,000	428,651	27	169,000	220,375
2011	970	570,200	606,041	878	400,000	419,132	14	232,250	257,850
2012	927	566,300	595,651	1,023	410,000	418,520	38	292,600	335,421
2013	1,105	601,000	631,911	1,073	400,000	412,550	90	275,786	278,587
2014	1,139	670,000	700,668	1,197	430,000	432,325	78	282,311	282,402
2015	1,041	725,000	761,229	1,514	469,170	468,399	42	295,898	300,939
2016	1,001	822,000	870,845	1,322	465,000	476,817	35	400,000	497,130
2017	1,020	900,000	955,571	1,768	495,000	506,927	23	650,000	654,595
2018	747	926,000	979,624	1,265	507,500	515,413	42	439,500	479,404
2019	855	848,000	907,381	1,028	512,500	530,616	101	413,500	445,128
2020	912	870,500	983,534	1,119	538,000	548,335	58	496,500	480,707
2021	1,205	1,010,000	1,085,021	1,356	550,350	576,317	25	565,000	610,840
2022	834	1,009,000	1,097,680	1,167	524,801	545,498	6	766,589 ^	891,696 ^
2023	742	985,000	1,056,915	1,143	532,000	542,157	15	635,000	547,700
2024	892	1,010,000	1,087,670	1,298	537,000	553,011	10	623,500	599,350
2025	90	895,000	977,238	177	480,000	504,839	0	0 *	0 *

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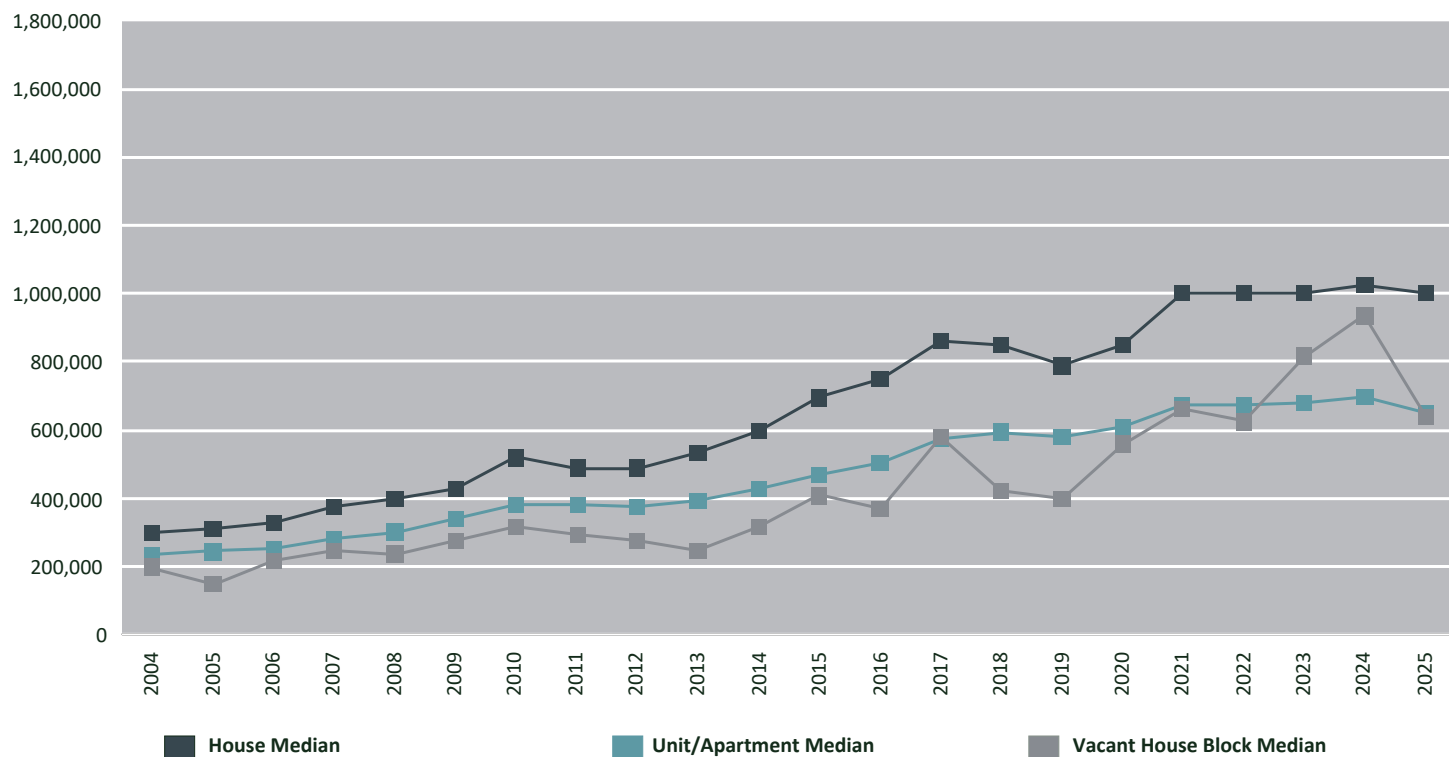
Maribyrnong City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	4341666	5050000	4772.71	1445.00	378.62<	95.15<	2077.00	2090.35
Fuel Outlet/Garage	1	3000000	3000000	2586.21	1160.00	ND	27.52<	1160.00	2586.21
Ground Level Parking	1	1100000	1100000	1006.40	1093.00	ND	ND	1093.00	1006.40
Health Clinic Unsp	2	567500	567500	2328.43	408.00	140.99<	38.87<	408.00	2328.43
Mixed Use Unspec	3	2026666	1925000	8369.57	230.00	ND	210.84<	230.00	8369.57
Multi Use FuelOutlet	1	9000000	9000000	2922.08	3080.00	ND	ND	3080.00	2922.08
Office Premises Uns	12	747701	487875	1822.80	261.00	65.60<	73.64<	1114.43	537.15
Pub/Tavern/Club Unsp	1	1700000	1700000	NA	NA	ND	7.29<	NA	NA
Retail Mult Occ Unsp	8	1226875	985000	3614.46	249.00	101.81<	78.17<	6606.86	190.39
Retail Sgle Occ Unsp	26	1468146	1000000	4393.94	330.00	124.61<	90.91<	4618.39	337.42
Supermarket	1	2330000	2330000	5065.22	460.00	ND	ND	460.00	5065.22
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	12	1022983	537500	1656.14	470.50	46.98<	11.66<	3596.25	284.46
Ind Dev Site	1	52800000	52800000	1489.93	35438.00	390.02<	2181.82<	35438.00	1489.93
Warehouse Unspec	19	2994650	669900	109.40	5958.50	100.66<	122.04<	13399.56	257.32
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	3	912333	925000	5985.40	137.00	90.24<	134.06<	137.00	5985.40
Detached Home Unsp	734	1131954	1057750	4469.49	339.50	103.20<	100.12<	368.68	3063.03
Half Pair or Duplex	1	1400000	1400000	NA	NA	ND	ND	NA	NA
Individual Car Park	9	38667	1000	NA	NA	0.58<	2.50<	NA	NA
Individual Flat	4	933000	942500	4656.49	131.00	785.42<	ND	131.00	4656.49
OYO Sub Unit	38	502710	495000	NA	NA	97.54<	92.96<	NA	NA
Res Land (WithBuild)	19	1299789	1220000	1534.58	694.00	144.38<	90.37<	683.21	1902.47
Res/Rural Lstyle	2	810000	810000	145.38	11111.00	142.11<	146.47<	11111.00	72.90
Semi-detached Unspec	158	881947	850000	7189.54	153.00	102.41<	96.81<	161.68	5567.22
Single Strata Unsp	216	661465	657000	3304.60	348.00	100.31<	96.76<	1130.00	676.81
Storage Area Res	1	60000	60000	15.57	3853.00	ND	ND	3853.00	15.57
Strata Unit/Flat Uns	873	489763	450000	342.88	2218.00	95.95<	92.78<	2503.09	258.70
Townhouse	166	743576	700500	5505.62	178.00	107.69<	107.77<	178.00	5505.62
Vac Res A	10	599350	623500	1849.78	446.00	98.19<	110.35<	419.89	1453.96
Villa Unit	1	695000	695000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			59	Commercial Total Prices			\$94,329,228		
Industrial Total			32	Industrial Total Prices			\$121,974,150		
Residential Total			2,235	Residential Total Prices			\$1,724,461,110		
All Sales Total			2,326	All Sales Total			\$1,940,764,488		

Maroondah City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,443	300,000	321,985	897	235,000	243,128	81	198,000	200,951
2005	1,574	313,000	331,422	947	245,000	254,996	28	146,428	172,409
2006	1,370	330,000	352,190	940	252,050	261,594	67	220,000	222,332
2007	1,614	375,250	402,219	1,171	280,000	294,532	62	246,250	244,758
2008	1,335	400,000	427,430	945	303,000	322,893	80	239,000	258,870
2009	1,558	431,000	456,693	1,137	339,950	356,084	141	279,000	266,289
2010	1,400	520,000	539,165	916	381,000	402,095	100	320,000	300,286
2011	1,244	490,000	517,445	820	380,444	399,059	126	293,250	298,652
2012	1,274	490,000	517,217	913	375,000	394,805	117	275,000	284,438
2013	1,461	532,000	552,749	1,042	396,000	406,987	189	250,000	274,471
2014	1,526	600,500	624,010	1,161	430,000	445,199	117	320,000	338,215
2015	1,633	695,000	725,398	1,270	470,000	491,651	75	409,000	424,871
2016	1,446	750,000	791,574	1,172	506,500	537,658	38	369,500	436,839
2017	1,343	860,000	916,621	1,273	573,000	604,667	50	582,500	593,904
2018	1,220	850,000	899,798	838	595,000	606,422	48	422,500	476,638
2019	1,216	789,000	820,672	1,001	580,000	603,766	61	400,000	467,333
2020	1,006	850,000	886,469	806	610,000	625,901	67	560,000	581,497
2021	1,529	1,000,000	1,057,899	1,349	673,000	693,535	78	664,000	688,075
2022	1,224	1,000,000	1,081,567	998	672,250	695,384	38	625,237	647,516
2023	1,141	1,000,000	1,068,404	1,011	678,000	709,941	32	817,500	790,087
2024	1,226	1,025,000	1,099,124	1,114	698,500	711,735	22	935,000	1,172,689
2025	114	1,000,000	1,035,826	138	650,000	649,149	1	640,000 ^	640,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

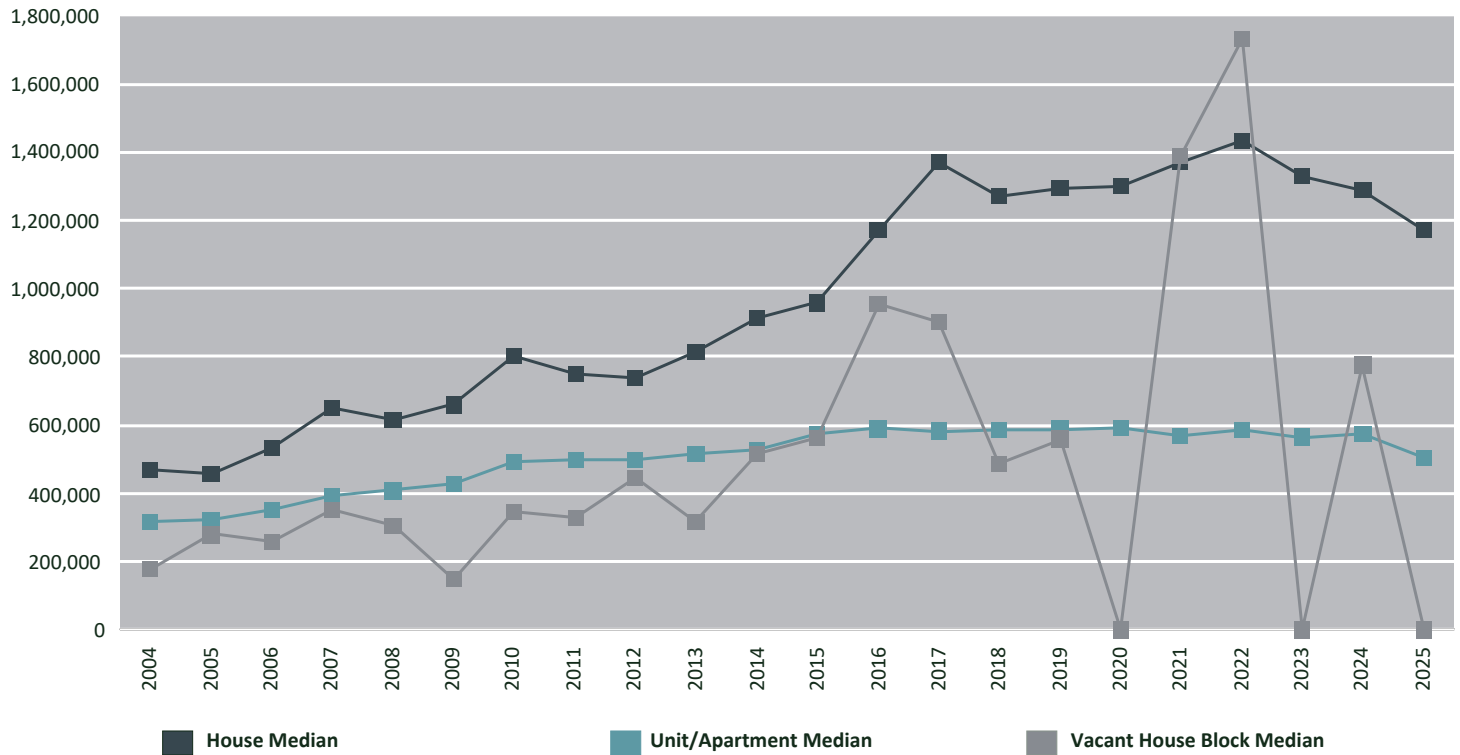
Maroondah City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bottle Shop/Licensed	1	2151614	2151614	1265.66	1700.00	ND	ND	1700.00	1265.66
Dev Site	2	1344999	1344999	1423.08	740.00	ND	62.92<	740.00	1817.57
Health Clinic Unsp	3	910000	800000	1091.22	951.00	68.67<	74.42<	951.00	1104.10
Health Surgery	1	1100000	1100000	1000.00	1100.00	40.00<	11.49<	1100.00	1000.00
Hotel/Motel Unsp	1	32000000	32000000	12016.52	2663.00	ND	ND	2663.00	12016.52
Medical/Surgery	1	3600000	3600000	4494.38	801.00	ND	ND	801.00	4494.38
Mixed Use Unspec	1	935000	935000	842.34	1110.00	117.24<	135.51<	1110.00	842.34
Multi-Lvl Offic Unsp	2	575705	575705	373.83	2128.00	ND	116.30<	2128.00	270.54
Office Premises Uns	9	707833	660000	289.24	2351.00	105.37<	103.63<	1931.56	366.46
Pub/Tavern/Club Unsp	2	2129000	2129000	6540.67	375.00	473.11<	181.97<	375.00	5677.33
Retail Mult Occ Unsp	4	1329500	860000	4391.23	195.50	247.48<	107.50<	333.00	3992.49
Retail Sgle Occ Unsp	26	1856975	987500	2696.29	377.00	123.44<	111.58<	613.04	2100.44
Vehicle Sales Centre	1	23700000	23700000	1735.25	13658.00	338.57<	326.45<	13658.00	1735.25
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	3410000	3410000	731.13	4664.00	ND	ND	4664.00	731.13
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	38	1644500	1300000	1732.85	831.00	171.67<	246.47<	1668.08	1003.15
Food ProcessingUnsp	1	660000	660000	NA	NA	ND	ND	NA	NA
Ind Dev Site	1	3608000	3608000	1181.40	3054.00	ND	546.67<	3054.00	1181.40
Warehouse Store	1	250000	250000	58.28	4290.00	ND	1.06<	4290.00	58.28
Warehouse Unspec	30	1309599	798300	2378.70	258.00	133.11<	140.79<	1115.75	1174.16
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	555000	555000	NA	NA	6.69<	ND	NA	NA
Cojoin Strata Unsp	1	720000	720000	NA	NA	49.66<	93.93<	NA	NA
Detached Home Unsp	1222	1099743	1025750	1649.86	751.50	102.57<	102.57<	770.21	1427.87
House & Flat/Studio	1	1250000	1250000	1155.27	1082.00	ND	ND	1082.00	1155.27
Individual Car Park	1	1	1	NA	NA	ND	100.00<	NA	NA
Res Land (WithBuild)	38	1051248	1015000	1308.50	893.00	90.75<	79.61<	929.95	1130.44
Res/Rural Lstyle	6	3250000	2825000	598.96	5459.00	100.89<	133.89<	7760.67	418.78
Retire Village Unit	35	626578	620000	NA	NA	115.89<	114.82<	NA	NA
Semi-detached Unspec	3	796666	810000	5031.06	161.00	85.71<	101.25<	165.67	4808.85
Single Strata Unsp	803	737146	712000	1967.42	416.00	102.89<	101.71<	462.25	1868.58
Strata Unit/Flat Uns	275	648343	560000	NA	NA	94.12<	100.00<	NA	NA
Vac Res A	22	1172689	935000	1502.84	805.50	114.37<	140.81<	857.50	1367.57
Vac Res Rural Lstyle	2	1120000	1120000	132.48	8458.50	ND	ND	8458.50	132.41
Municipality totals									
Commercial Total			54	Commercial Total Prices				\$134,285,901	
Community Services Total			1	Community Services Total Prices				\$3,410,000	
Industrial Total			71	Industrial Total Prices				\$106,296,975	
Residential Total			2,410	Residential Total Prices				\$2,228,440,979	
All Sales Total			2,536	All Sales Total				\$2,472,433,855	

Melbourne City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	422	470,000	656,109	3,324	319,000	372,006	6	176,187 ^	185,812 ^
2005	477	460,000	646,406	3,721	321,875	390,734	4	280,000 ^	286,500 ^
2006	469	532,000	762,290	4,189	353,000	440,810	14	260,000	264,121
2007	572	650,000	931,237	6,092	391,000	516,261	5	354,000 ^	294,800 ^
2008	340	615,000	875,459	5,091	409,000	480,188	1	307,500 ^	307,500 ^
2009	383	660,000	904,350	5,797	430,000	497,490	2	150,760 ^	150,760 ^
2010	324	802,500	1,053,402	7,680	495,000	570,174	7	347,000 ^	676,785 ^
2011	380	750,000	1,051,846	6,416	500,000	568,089	5	330,000 ^	524,800 ^
2012	345	740,000	1,013,078	5,642	497,000	555,054	6	445,250 ^	585,333 ^
2013	423	815,000	1,111,837	7,713	515,500	590,389	9	320,000 ^	367,944 ^
2014	382	915,000	1,273,009	11,256	526,751	583,985	1	515,000 ^	515,000 ^
2015	400	958,000	1,302,544	10,377	575,000	652,560	2	565,500 ^	565,500 ^
2016	377	1,169,000	1,654,392	7,624	590,000	708,568	4	956,500 ^	846,750 ^
2017	335	1,370,000	1,884,841	7,331	583,250	698,090	7	900,000 ^	963,571 ^
2018	304	1,272,000	1,837,681	5,481	586,400	691,478	6	488,750 ^	784,879 ^
2019	273	1,295,000	1,661,676	4,577	589,000	738,636	1	560,000 ^	560,000 ^
2020	223	1,300,000	1,890,895	3,111	593,000	733,323	0	0 *	0 *
2021	394	1,370,000	1,788,719	4,054	567,500	726,205	4	1,387,500 ^	1,796,250 ^
2022	364	1,433,406	1,857,169	4,668	587,000	713,839	1	1,732,500 ^	1,732,500 ^
2023	305	1,330,000	1,890,309	5,237	565,664	691,225	0	0 *	0 *
2024	345	1,290,000	1,875,918	5,681	575,000	687,535	4	776,000 ^	2,988,000 ^
2025	47	1,170,000	1,283,957	787	507,000	615,065	0	0 *	0 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

Melbourne City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1650000	1650000	1759.06	938.00	ND	ND	938.00	1759.06
Café	3	1546666	1440000	1873.95	952.00	108.35<	ND	952.00	1680.67
CarPark – UnderCover	1	72000	72000	NA	NA	205.71<	ND	NA	NA
Dept/Discount Store	1	223500000	223500000	55157.95	4052.00	ND	ND	4052.00	55157.95
Dev Site	5	9305909	1320000	10314.56	3397.00	7.27<	8.82<	2821.67	5460.02
Health Clinic Unsp	1	665000	665000	NA	NA	62.00<	ND	NA	NA
Hotel	1	86553402	86553402	22831.29	3791.00	ND	ND	3791.00	22831.29
Hotel/Motel Unsp	5	28718352	11600000	NA	NA	76.69<	46.52<	NA	NA
Indiv CarPark Unspe	35	40692	38500	15.95	2414.00	106.94<	128.33<	2993.91	12.90
Mixed Use Office	1	111000000	111000000	23526.92	4718.00	ND	ND	4718.00	23526.92
Mixed Use Unspec	19	20153058	75000	532.49	2534.50	13.95<	2.73<	2696.75	3343.56
Multi-storey CarPark	9	1864666	72000	9.53	2414.00	75.99<	0.09<	2414.00	9.53
Office Premises Uns	127	5246633	450000	305.76	1094.00	84.11<	66.43<	1826.67	3285.84
Pub	2	4200000	4200000	8086.72	615.50	ND	ND	615.50	6823.72
Pub/Tavern/Club Unsp	10	1972823	1837500	9992.70	287.50	44.22<	52.50<	1115.13	1749.80
Restaurant	3	4539629	3230000	7320.65	730.50	132.65<	326.18<	730.50	7110.81
Retail Mult Occ Unsp	2	14101250	14101250	NA	NA	331.48<	127.61<	NA	NA
Retail Sgle Occ Unsp	50	3290305	1341000	11638.69	695.00	70.19<	84.87<	1975.52	1114.73
Serv Apt/Unit Unsp	124	329691	289000	169.60	1074.00	99.66<	84.63<	1828.32	180.43
Shop	1	600000	600000	NA	NA	ND	57.69<	NA	NA
Strata/Subdiv Office	3	502000	275000	92.47	2974.00	9.77<	42.97<	2681.67	187.20
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
NonGov Secondary	1	6660000	6660000	6660.00	1000.00	ND	ND	1000.00	6660.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	12	2850359	1850000	4396.28	366.00	81.32<	52.48<	777.70	3998.46
OpenStorageUnspec	2	7960	7960	1.45	3791.00	ND	ND	3791.00	1.45
Warehouse Unspec	12	7498077	3135283	3472.67	622.00	52.44<	125.26<	573.11	8394.13
Warehouse/Office	9	8262777	1900000	6085.27	334.00	222.22<	139.61<	4436.13	2041.90
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	797500	797500	22785.71	35.00	ND	ND	35.00	22785.71
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	740000	740000	NA	NA	63.66<	33.60<	NA	NA
Detached Home Unsp	323	1913423	1305000	6123.60	178.00	98.58<	93.88<	203.91	9406.47
Dorm Accom Unspec	1	97000000	97000000	19975.29	4856.00	ND	ND	4856.00	19975.29
Individual Car Park	195	66792	33000	NA	NA	94.29<	150.00<	NA	NA
Individual Flat	1	1248698	1248698	12006.71	104.00	179.67<	62.43<	104.00	12006.71
MisImpRuralLand Unsp	1	35000	35000	7.78	4501.00	ND	777.78<	4501.00	7.78
OYO Sub Unit	1	355000	355000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	1	865000	865000	94.54	9150.00	49.43<	ND	9150.00	94.54
ResLandWithImprovemt	30	43570	10000	10.00	4501.00	66.67<	80.00<	7298.62	2.34
Retire Village Unit	1	1056800	1056800	NA	NA	162.58<	ND	NA	NA
Semi-detached Unspec	21	1269333	1050000	9123.71	97.00	78.65<	81.71<	104.50	11814.59
Single Strata Unit	43	520322	480000	NA	NA	99.48<	109.09<	NA	NA
Single Strata Unsp	4064	665434	540000	738.83	1065.50	100.00<	98.18<	1245.00	460.54
Storage Area Res	30	13582	11500	14.33	1246.00	135.29<	76.51<	1973.78	7.80
Storage Area Rural	3	20283	20350	16.25	1246.00	ND	ND	1246.00	16.25
Strata Unit/Flat Uns	1479	710317	630000	221.04	656.00	104.20<	105.00<	457.33	648.69
Terrace House	1	2500000	2500000	9920.63	252.00	107.11<	357.14<	252.00	9920.63
Townhouse	92	1374728	1155500	511.24	4450.00	121.50<	102.26<	4450.00	511.24
Vac Res A	4	2988000	776000	5941.33	129.00	ND	55.93<	327.50	9123.66
Vac Res Rural Lstyle	1	49326252	49326252	8178.78	6031.00	ND	394610.02<	6031.00	8178.78
Municipality totals									
Commercial Total			404	Commercial Total Prices				\$1,963,091,200	
Community Services Total			1	Community Services Total Prices				\$6,660,000	
Industrial Total			35	Industrial Total Prices				\$198,562,169	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$797,500	
Residential Total			6,293	Residential Total Prices				\$4,728,306,647	
All Sales Total			6,734	All Sales Total				\$6,897,417,516	

Melton City

Residential price statistics 2004 to 2025



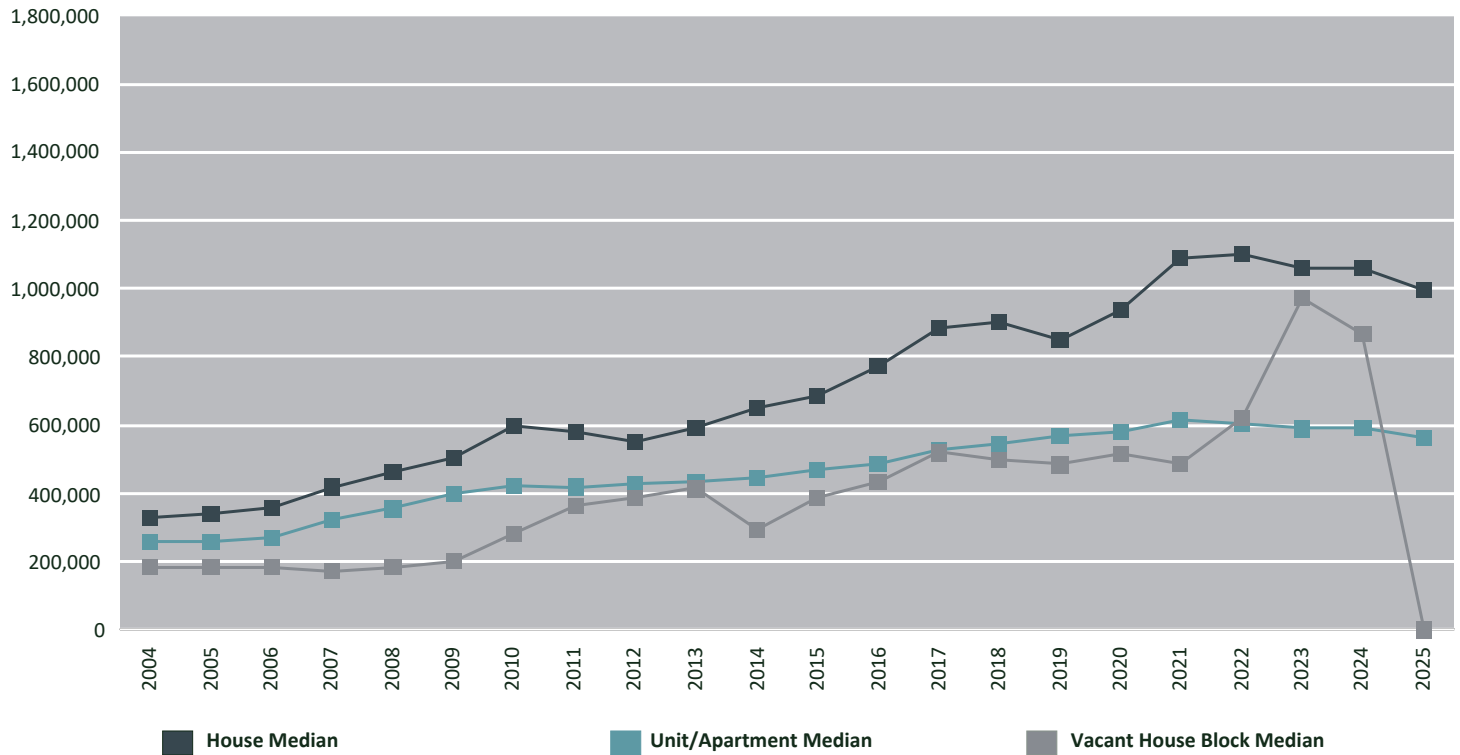
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,481	240,000	243,832	255	225,000	201,051	2,061	120,000	122,587
2005	1,611	250,000	250,869	174	190,000	198,717	1,833	123,000	124,973
2006	1,409	255,000	255,948	165	220,000	221,030	1,889	129,000	131,335
2007	2,183	263,000	270,421	311	215,000	224,431	2,841	129,000	130,060
2008	2,165	285,000	293,233	364	230,000	231,203	2,165	131,000	136,485
2009	2,404	305,000	315,048	441	249,000	259,440	2,380	125,000	145,984
2010	2,174	336,750	353,620	377	259,000	288,300	2,462	140,250	163,293
2011	1,774	355,000	368,401	276	270,000	280,258	1,353	185,000	201,743
2012	1,683	353,000	369,029	304	286,500	290,663	1,033	198,000	200,727
2013	1,813	360,000	378,482	393	265,000	273,276	1,410	186,000	194,831
2014	1,939	380,000	393,485	396	308,500	316,556	1,596	155,000	186,308
2015	2,269	385,000	410,639	379	275,000	298,562	2,132	185,000	196,417
2016	2,445	401,000	433,630	383	305,000	351,901	3,844	193,000	200,998
2017	2,834	453,000	490,820	533	360,000	370,393	5,352	228,000	234,161
2018	2,443	515,000	546,417	293	385,000	401,863	3,865	275,200	278,572
2019	2,199	510,000	531,968	261	350,000	370,302	2,359	270,000	272,812
2020	2,272	533,190	560,094	213	370,000	397,703	5,236	277,500	279,607
2021	3,697	580,000	615,254	334	402,900	415,030	9,823	308,000	305,063
2022	3,363	625,000	665,361	276	430,000	439,103	3,511	355,000	364,289
2023	3,568	623,500	650,035	262	436,500	456,939	1,663	350,000	356,612
2024	4,305	625,000	659,043	328	440,000	453,059	1,857	325,000	341,177
2025	567	605,000	634,196	44	437,500	469,011	136	352,500	464,083

Statistics for 2025 are based on a small number of sales and are preliminary only.

Melton City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	10	2950992	2337280	877.63	2594.00	231.88<	259.70<	62737.44	50.43
Fuel Outlet/Garage	1	11111000	11111000	2175.22	5108.00	ND	ND	5108.00	2175.22
Ground Level Parking	1	2000000	2000000	7142.86	280.00	ND	ND	280.00	7142.86
Health Clinic Unsp	2	1755000	1755000	4699.61	440.50	ND	216.67<	440.50	3984.11
Mixed Use Unspec	4	2845937	2440874	746.38	4036.00	329.40<	576.63<	4264.50	667.36
Retail Sgle Occ Unsp	12	12822042	950000	1323.62	762.00	102.98<	121.79<	86958.60	175.26
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5250000	5250000	1311.19	4004.00	124.53<	96.15<	4004.00	1311.19
Place of Worship	1	320760	320760	38.66	8297.00	ND	ND	8297.00	38.66
Technical&Further Ed	1	1133000	1133000	2730.12	415.00	ND	ND	415.00	2730.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	21	1856214	760000	2916.93	313.00	92.37<	122.58<	1922.90	965.32
Ind Dev Site	14	2308394	1108250	1115.70	993.00	110.02<	30.05<	2409.50	958.04
Warehouse	4	568750	580000	3536.59	164.00	127.05<	142.16<	2871.00	196.80
Warehouse Unspec	42	10307589	1335000	2032.44	691.00	157.89<	204.83<	1812.85	1434.54
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm + infrast	3	6243333	3300000	29.68	463216.00	73.33<	30.00<	557305.33	11.20
MixedFarm no infrast	2	16876500	16876500	38.79	557237.50	335.52<	46.24<	557237.50	30.29
MixedFarm&GrazUnsp	1	335653	335653	1.00	335653.00	ND	9.46<	335653.00	1.00
Native Hardwood	1	1100000	1100000	4.87	225904.00	ND	60.69<	225904.00	4.87
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	455000	455000	NA	NA	86.09<	106.06<	NA	NA
Detached Home Unsp	4274	659619	626000	1935.96	406.00	100.32<	107.93<	452.33	1458.56
Detached Home(exist)	1	1550000	1550000	387.50	4000.00	187.88<	184.52<	4000.00	387.50
Half Pair or Duplex	1	568000	568000	NA	NA	ND	ND	NA	NA
MisimpRuralLand Unsp	2	10325000	10325000	109.17	105330.00	1032.50<	135.86<	105330.00	98.03
Res Land (WithBuild)	2	590000	590000	1191.55	509.00	100.85<	63.89<	509.00	1159.14
Res/Rural Lstyle	23	2837608	2000000	184.28	13295.00	119.37<	132.89<	56362.26	50.35
Semi-detached Unspec	29	546471	564900	3488.45	174.00	101.30<	126.05<	186.71	2996.88
Single Strata Unsp	300	454321	440000	2071.71	251.00	101.15<	107.44<	251.00	2071.71
Strata Unit/Flat Uns	27	438962	415000	NA	NA	92.22<	105.06<	NA	NA
Vac Res A	1851	338205	325000	897.47	318.00	92.86<	105.52<	320.47	1047.04
Vac Res B	6	1258036	1070000	975.54	2342.50	131.29<	158.52<	2391.17	526.12
Vac Res Englobo Oth	1	17600000	17600000	570.13	30870.00	145.45<	194.42<	30870.00	570.13
Vac Res Rural Lstyle	4	1480518	1333537	76.94	19466.50	93.25<	63.50<	22860.00	64.76
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	1500000	1500000	3631.96	413.00	ND	ND	413.00	3631.96
Municipality totals									
Commercial Total			30	Commercial Total Prices			\$211,379,187		
Community Services Total			3	Community Services Total Prices			\$6,703,760		
Industrial Total			81	Industrial Total Prices			\$506,491,808		
Primary Production Total			7	Primary Production Total Prices			\$53,918,653		
Residential Total			6,522	Residential Total Prices			\$3,729,969,434		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,500,000		
All Sales Total			6,644	All Sales Total			\$4,509,962,842		

Merri-bek City

Residential price statistics 2004 to 2025



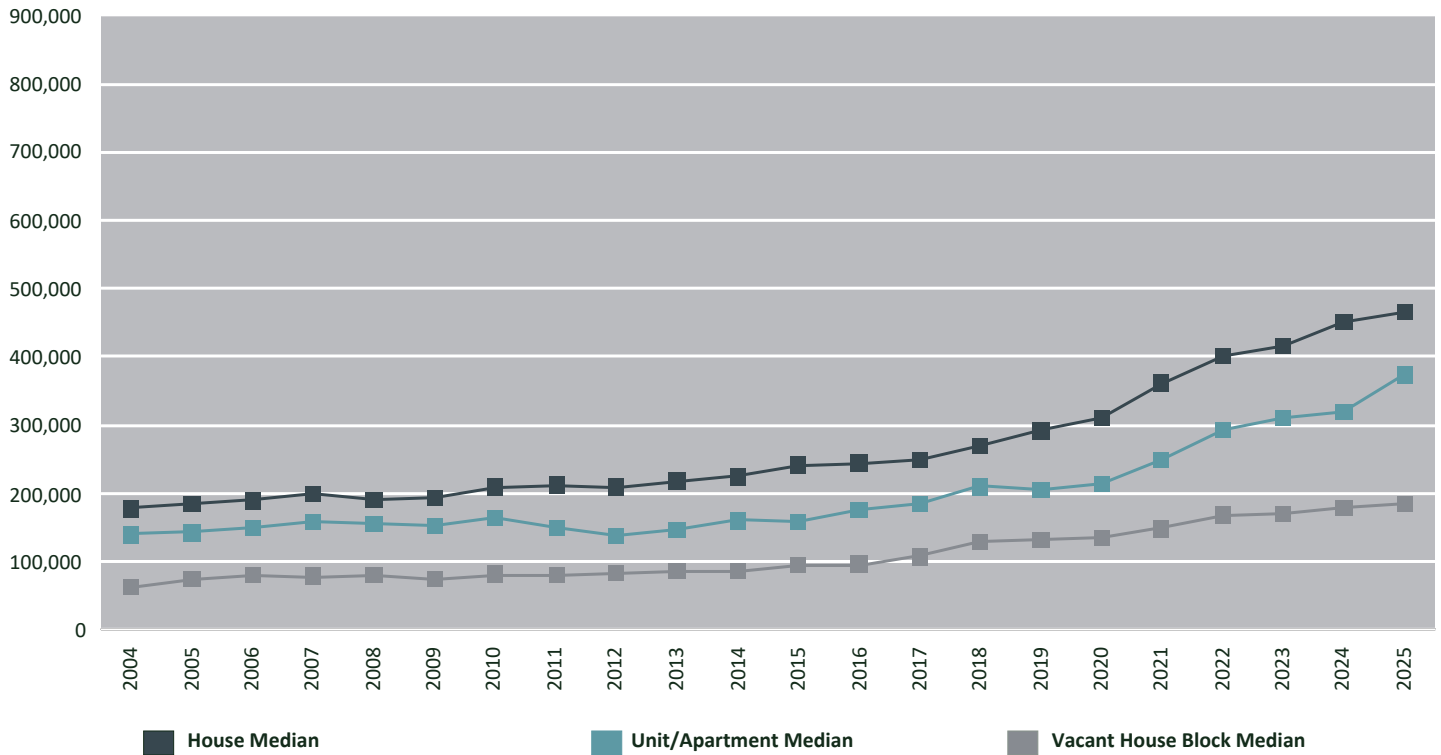
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,696	331,750	351,961	990	260,000	276,376	71	182,000	198,882
2005	1,895	340,000	354,289	1,123	260,000	273,428	43	181,500	170,396
2006	1,911	361,000	377,841	1,130	270,000	292,142	56	183,500	192,785
2007	2,167	420,000	449,281	1,902	325,000	338,259	77	170,000	170,564
2008	1,614	462,750	490,052	1,515	356,000	363,288	68	182,500	195,490
2009	1,873	506,000	536,213	2,014	399,000	403,385	54	202,500	248,646
2010	1,686	600,000	626,588	1,563	425,000	448,455	27	283,000	368,814
2011	1,516	580,000	609,892	1,609	420,000	441,644	45	365,500	402,425
2012	1,585	550,000	578,760	1,640	429,000	430,870	70	390,000	360,958
2013	1,790	591,250	624,921	2,094	435,375	443,895	105	415,000	379,119
2014	2,001	650,000	678,480	2,457	445,000	466,036	116	292,500	370,544
2015	1,983	687,500	733,682	2,789	469,000	484,331	63	390,000	397,961
2016	1,743	775,000	828,570	2,881	489,000	509,758	28	436,250	367,888
2017	1,698	883,000	951,674	2,686	530,000	547,355	31	520,000	510,990
2018	1,540	900,000	963,377	1,990	547,250	559,328	29	500,000	592,474
2019	1,453	850,000	915,749	2,048	569,500	583,346	12	485,000	514,305
2020	1,280	935,500	1,002,242	1,865	580,000	596,458	32	515,000	583,096
2021	1,932	1,090,000	1,150,269	2,915	615,770	648,116	28	487,500	915,281
2022	1,621	1,100,000	1,184,488	2,295	605,000	625,649	13	620,000	573,167
2023	1,512	1,058,000	1,124,606	2,286	590,000	616,328	12	972,500	784,750
2024	1,758	1,060,000	1,136,847	2,702	592,500	611,374	16	868,000	862,593
2025	149	995,000	1,061,981	341	565,000	578,058	0	0*	0*

Statistics for 2025 are based on a small number of sales and are preliminary only.

Merri-bek City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	676500	676500	2410.31	293.50	60.40<	ND	293.50	2304.94
Dev Site	3	1683833	910000	1845.16	310.00	ND	21.21<	310.00	1845.16
Health Clinic Unsp	5	2123000	1705000	3267.95	762.50	193.75<	225.29<	701.50	2892.02
Mixed Use Office	3	500000	530000	488.48	1085.00	100.00<	ND	773.33	646.55
Mixed Use Unspec	5	1259000	920000	1414.27	671.00	97.35<	72.16<	715.75	1877.40
Office Premises Uns	10	1247350	922500	2207.63	754.50	87.85<	110.40<	1192.40	1046.08
Pub/Tavern/Club Unsp	3	1910000	1200000	8933.96	142.00	83.48<	ND	142.00	8274.65
Restaurant	2	2617500	2617500	9248.82	274.00	132.03<	201.14<	274.00	9552.92
Retail Mult Occ Unsp	15	1053408	995000	3912.55	217.50	95.96<	126.71<	928.71	1166.71
Retail Sgle Occ Unsp	50	1001723	791225	4689.33	293.50	108.39<	105.38<	763.67	1292.14
Retail Store/Showrm	2	3300000	3300000	4085.68	857.00	86.84<	67.42<	857.00	3850.64
Shop & Dwelling	1	650000	650000	NA	NA	ND	98.48<	NA	NA
Vehicle Sales Centre	1	1000000	1000000	1061.57	942.00	34.60<	80.00<	942.00	1061.57
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	32	2023953	1277500	2262.76	529.00	88.96<	110.13<	1278.28	1667.56
Ind Dev Site	2	589250	589250	509.16	1034.50	149.21<	76.53<	1034.50	569.60
Warehouse	5	906100	855000	7045.75	153.00	135.71<	ND	152.80	5929.97
Warehouse Store	13	126101	127500	58.78	2213.00	99.22<	121.43<	2047.92	61.58
Warehouse Unspec	21	1920604	1293115	4188.32	426.50	114.94<	202.68<	759.63	2771.37
Warehouse/Office	11	2293909	1705000	4205.78	554.00	99.42<	134.78<	853.45	2687.79
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	110000	110000	6875.00	16.00	ND	ND	16.00	6875.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	5800000	5800000	1608.39	3664.50	ND	ND	3664.50	1582.75
Boarding House	3	730000	670000	2716.45	462.00	ND	30.73<	426.00	1713.62
Cojoin Strata Unsp	2	998000	998000	NA	NA	84.58<	101.32<	NA	NA
Detached Home Unsp	1711	1139642	1060000	4250.68	444.50	99.53<	96.36<	440.80	2582.02
Half Pair or Duplex	1	789000	789000	NA	NA	ND	ND	NA	NA
Individual Car Park	4	10000	1	NA	NA	0.01<	100.00<	NA	NA
OYO Sub Dwelling	28	403571	340000	69.66	7608.00	106.25<	95.10<	7608.00	69.66
OYO Sub Unit	730	492412	460000	352.77	908.00	104.07<	92.93<	908.00	343.61
OYO Unit	2	320000	320000	NA	NA	69.57<	62.14<	NA	NA
Res Land (WithBuild)	73	1218019	1190000	1464.04	584.00	110.85<	103.48<	566.82	2172.53
Res/Rural Lstyle	1	886000	886000	93.28	9498.00	ND	98.99<	9498.00	93.28
Retire Village Compl	1	1035000	1035000	1748.31	592.00	ND	112.81<	592.00	1748.31
Retire Village Unit	32	380421	257500	NA	NA	42.35<	44.78<	NA	NA
Semi-detached Unspec	47	1035101	950000	5946.60	206.00	105.56<	109.95<	295.88	3656.48
Single Strata Unit	2	772500	772500	NA	NA	88.79<	102.32<	NA	NA
Single Strata Unsp	723	676357	650000	5455.96	267.50	105.69<	101.56<	502.25	1790.94
Storage Area Res	2	13500	13500	4.58	2947.00	ND	25.47<	2947.00	4.58
Strata Unit/Flat Uns	451	619962	590000	2416.06	274.00	93.65<	90.08<	274.00	2416.06
Townhouse	453	720092	682500	3504.83	207.00	101.71<	95.99<	207.00	3504.83
Vac Res A	16	862593	868000	2085.87	623.00	89.25<	178.05<	642.93	1319.11
Vac Res Rural Lstyle	2	680000	680000	121.78	5584.00	146.24<	75.57<	5584.00	121.78
Villa Unit	278	608699	597500	3663.37	202.00	103.02<	97.95<	202.00	3663.37
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	1350000	1350000	3994.08	338.00	72.68<	ND	338.00	3994.08
Municipality totals									
Commercial Total			102	Commercial Total Prices			\$122,390,270		
Industrial Total			84	Industrial Total Prices			\$137,680,523		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$110,000		
Residential Total			4,564	Residential Total Prices			\$3,770,368,108		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,350,000		
All Sales Total			4,752	All Sales Total			\$4,031,898,901		

Mildura Rural City

Residential price statistics 2004 to 2025



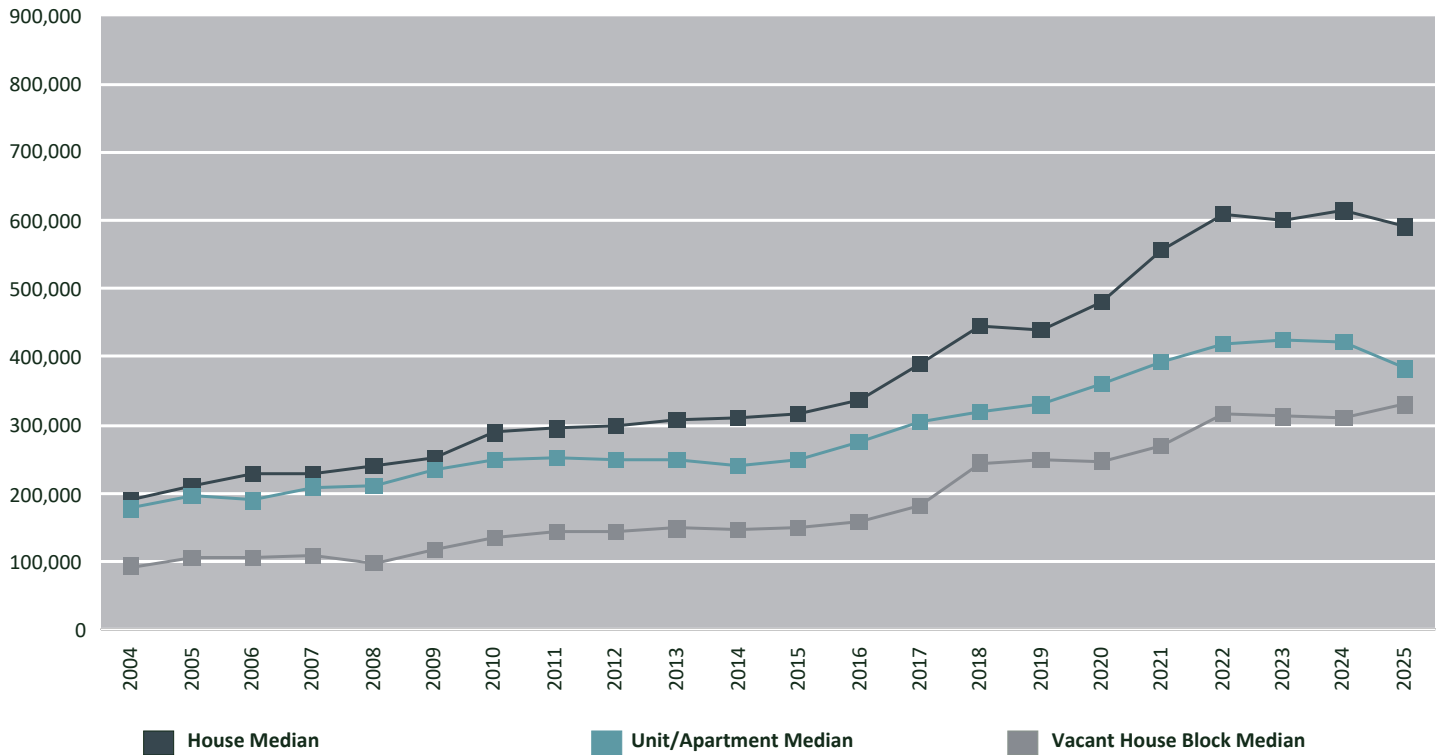
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	995	178,000	186,297	216	140,000	142,194	354	63,000	66,696
2005	1,006	185,000	200,844	206	143,000	148,259	365	75,000	77,552
2006	869	190,000	202,941	193	150,000	152,378	329	81,000	86,279
2007	891	200,000	213,699	220	160,000	159,740	257	78,500	83,549
2008	792	192,000	205,995	200	155,000	163,694	167	79,530	81,310
2009	910	195,000	205,726	185	152,500	158,831	366	74,900	83,763
2010	766	210,000	217,254	129	165,000	177,433	188	81,500	96,732
2011	709	213,000	222,792	99	150,000	159,454	288	80,000	87,133
2012	730	210,000	217,645	157	137,757	154,178	198	83,000	88,055
2013	869	218,600	230,942	214	148,000	156,258	209	87,000	92,132
2014	930	225,000	239,515	208	160,625	174,326	181	87,000	92,448
2015	968	242,025	253,534	194	160,000	186,616	213	95,000	104,274
2016	992	245,000	256,520	176	177,500	188,055	230	96,000	111,394
2017	923	250,000	270,363	193	185,000	190,817	240	108,000	121,127
2018	938	270,000	283,951	150	210,250	219,088	244	129,000	129,781
2019	895	292,000	307,548	144	205,000	210,875	254	132,000	134,772
2020	935	311,000	327,536	140	215,000	230,177	426	135,000	137,964
2021	1,113	362,000	385,408	227	250,000	272,128	399	149,000	150,125
2022	1,003	402,000	421,407	175	292,750	315,100	211	169,000	184,185
2023	895	415,000	444,541	143	311,000	337,006	163	170,000	182,600
2024	1,044	450,000	476,492	193	320,000	335,012	183	179,000	176,842
2025	169	465,000	467,553	35	374,000	375,158	31	185,000	189,435

Statistics for 2025 are based on a small number of sales and are preliminary only.

Mildura Rural City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
CarPark – OpenAir	2	595000	595000	398.29	2538.00	ND	ND	2538.00	234.44
Dev Site	6	1610833	476666	374.75	1690.00	250.88<	381.05<	4920.40	380.66
Fuel Outlet/Garage	4	1040000	950000	370.02	3180.50	169.34<	28.87<	4650.75	223.62
Ground Level Parking	1	11000	11000	10.19	1080.00	ND	ND	1080.00	10.19
Health Clinic Unsp	2	704000	704000	736.70	991.50	32.29<	22.03<	991.50	710.04
Hotel/Motel Unsp	1	3200000	3200000	642.57	4980.00	ND	568.99<	4980.00	642.57
Licensed Ret Prem	1	1500000	1500000	1016.95	1475.00	ND	ND	1475.00	1016.95
Mixed Use Unspec	2	436250	436250	679.01	810.00	76.11<	26.36<	810.00	679.01
National Co Rest	1	1960000	1960000	1092.53	1794.00	ND	ND	1794.00	1092.53
Office Premises Uns	10	1151780	823900	1589.14	598.00	103.64<	164.78<	581.20	1981.73
Pub/Tavern/Club Unsp	4	1746250	1162500	223.43	2428.00	138.83<	166.07<	2034.25	858.42
Retail Mult Occ Unsp	4	625125	290250	159.05	1006.00	ND	57.76<	989.67	715.90
Retail Sgle Occ Unsp	18	602477	440000	1213.63	468.50	107.32<	105.39<	653.57	824.00
Shop & Dwelling	1	395546	395546	450.00	879.00	91.99<	171.98<	879.00	450.00
Supermarket	1	6075000	6075000	1109.59	5475.00	ND	ND	5475.00	1109.59
Tourist Park/Caravan	1	3375000	3375000	188.55	17900.00	562.50<	409.09<	17900.00	188.55
Vehicle Sales Centre	1	340000	340000	405.73	838.00	44.74<	ND	838.00	405.73
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	60000	60000	17.90	3352.00	ND	37.50<	3352.00	17.90
Technical&Further Ed	1	600000	600000	1263.16	475.00	ND	ND	475.00	1263.16
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	5000	5000	1.87	2671.00	ND	ND	2671.00	1.87
Factory Unsp	5	1529400	550000	61.09	2210.00	75.34<	118.28<	5935.60	257.67
Ind Dev Site	14	774625	247500	46.24	35500.00	150.00<	149.56<	53758.71	14.41
Warehouse Unspec	14	2075488	825000	441.16	1781.00	134.69<	103.13<	122776.75	18.84
Warehouse/Office	2	805000	805000	1162.98	717.50	ND	64.40<	717.50	1121.95
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	2200	2200	9.69	227.00	ND	ND	227.00	9.69
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Wheat	1	813700	813700	0.12	6820000.00	ND	ND	6820000.00	0.12
DomstcLivestockGraz	3	1529333	1688000	0.87	1929932.00	361.42<	ND	4832810.67	0.32
GenCrop >20ha Unspec	23	950123	791250	0.23	2760000.00	79.13<	115.17<	4305730.22	0.22
MarketGardenVeg <20h	1	520000	520000	6.58	79000.00	ND	101.96<	79000.00	6.58
MixedFarm&GrazUnsp	3	661687	690000	0.44	2188615.00	59.48<	139.39<	1685138.33	0.39
Orchard Plantations	2	375000	375000	6.98	56728.50	78.95<	81.52<	56728.50	6.61
Vineyard	20	580625	375000	4.34	74488.00	58.59<	58.59<	84163.55	6.90
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	727500	727500	4729.73	222.00	130.49<	397.87<	222.00	4729.73
Conjoined StrataUnit	1	655000	655000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	967	469455	447000	607.41	675.00	107.97<	124.17<	762.93	615.33
Detached Home(exist)	74	563845	485000	674.90	2007.00	114.79<	118.29<	2104.36	267.94
Garage/Outbuild Res	2	265250	265250	196.85	1324.50	70.73<	ND	1324.50	200.26
Individual Flat	1	430000	430000	4777.78	90.00	ND	ND	90.00	4777.78
MisImpRuralLand Unsp	2	130030	130030	3.60	38050.00	50.99<	51.50<	38050.00	3.42
Res Land (WithBuild)	2	260500	260500	355.68	1115.50	77.19<	89.83<	1115.50	233.53
Res/Rural Lstyle	112	717551	647500	54.44	8421.50	99.77<	126.96<	28206.18	25.44
ResLandWithImprovemt	1	35000	35000	23.22	1507.00	24.39<	21.21<	1507.00	23.22
Semi-detached	1	440000	440000	1128.21	390.00	87.13<	ND	390.00	1128.21
Semi-detached Unspec	2	665000	665000	1794.68	370.50	190.54<	129.76<	370.50	1794.87
Single Strata Unsp	142	318270	300000	NA	NA	103.45<	128.46<	NA	NA
Strata Unit/Flat Uns	48	361520	372500	NA	NA	95.27<	112.88<	NA	NA
Vac Res A	180	175003	178000	259.26	648.00	104.71<	119.66<	665.34	257.21
Vac Res B	3	287166	262500	174.30	2008.00	93.75<	159.09<	2047.00	140.29
Vac Res Englobo Oth	2	1252500	1252500	18.39	76400.00	119.07<	23.60<	76400.00	16.39
Vac Res Rural Lstyle	23	467510	295000	26.70	10300.00	140.48<	118.47<	32945.13	14.19
Municipality totals									
Commercial Total			60	Commercial Total Prices				\$65,999,946	
Community Services Total			2	Community Services Total Prices				\$660,000	
Industrial Total			36	Industrial Total Prices				\$49,163,592	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$2,200	
Primary Production Total			53	Primary Production Total Prices				\$42,122,094	
Residential Total			1,565	Residential Total Prices				\$689,877,523	
All Sales Total			1,717	All Sales Total				\$847,825,355	

Mitchell Shire

Residential price statistics 2004 to 2025



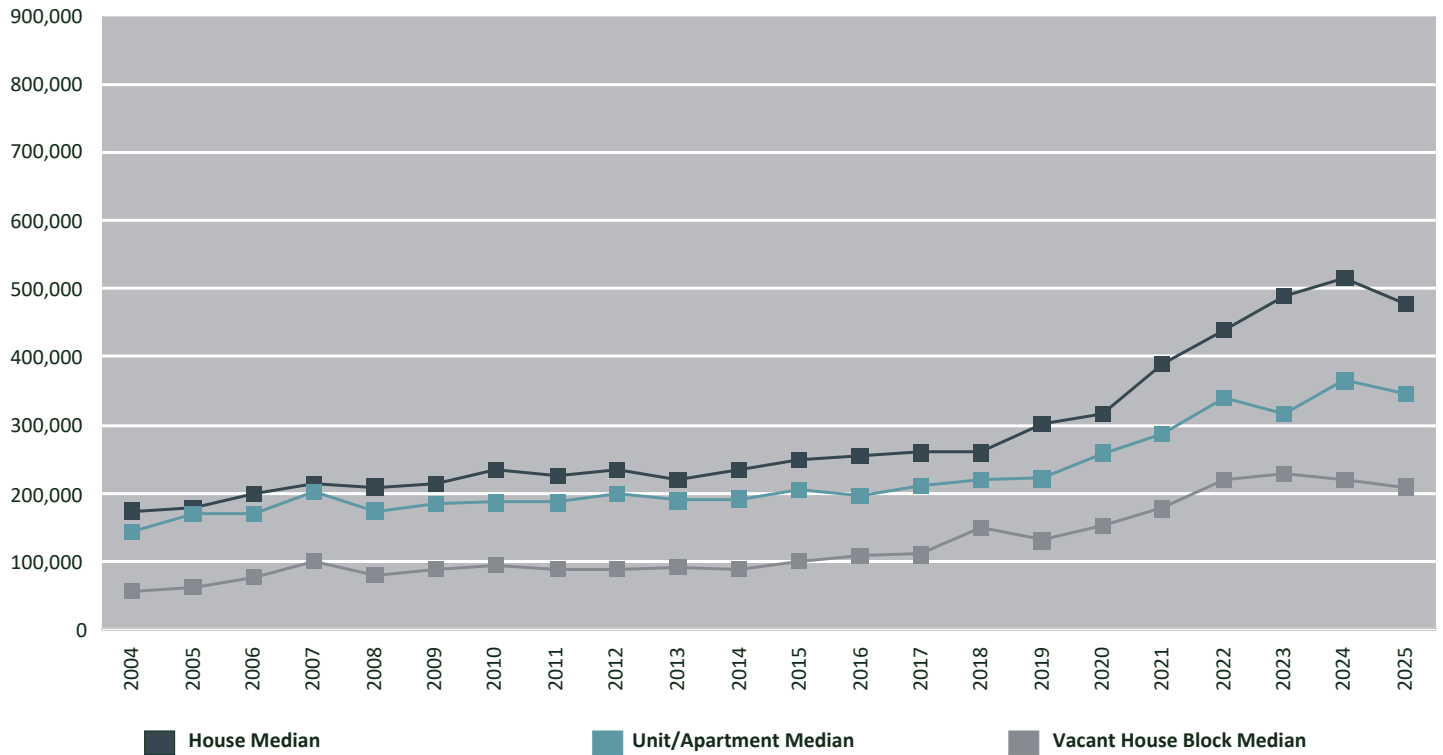
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	435	192,000	196,136	53	178,000	158,771	292	93,250	97,805
2005	400	212,500	213,474	47	197,000	200,648	166	105,501	105,774
2006	393	230,000	233,138	53	190,000	183,991	182	105,625	111,471
2007	503	230,000	236,962	55	210,000	199,450	216	109,000	110,938
2008	390	240,000	238,560	62	211,500	205,842	263	98,000	103,857
2009	449	252,000	252,793	74	234,500	206,189	663	118,000	117,855
2010	434	289,250	293,489	82	249,000	231,544	718	135,000	137,719
2011	422	295,000	297,729	70	252,500	245,703	467	145,000	145,374
2012	397	300,000	303,484	67	250,000	235,434	392	144,000	144,125
2013	435	308,000	311,318	66	248,500	237,924	337	149,000	148,530
2014	484	310,000	313,228	75	241,002	243,121	327	147,000	149,616
2015	528	317,500	324,232	74	249,500	254,083	445	150,000	154,586
2016	585	338,200	348,477	97	275,000	265,015	725	159,000	165,549
2017	725	390,000	398,645	115	305,000	280,508	1,058	183,000	197,952
2018	681	445,000	455,661	74	320,000	315,630	715	245,000	240,151
2019	557	440,000	461,570	71	330,000	324,633	386	249,000	254,872
2020	589	480,000	482,697	69	360,000	386,255	936	248,000	253,326
2021	865	555,850	576,272	128	392,500	399,822	2,625	270,000	277,928
2022	721	609,000	633,314	70	420,000	424,835	883	316,000	319,944
2023	764	600,000	605,305	93	425,000	415,341	337	312,500	330,395
2024	924	613,500	626,839	100	422,500	422,685	344	310,000	322,125
2025	146	590,000	593,957	14	382,500	362,714	33	330,000	321,207

Statistics for 2025 are based on a small number of sales and are preliminary only.

Mitchell Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	9	548233	585000	509.36	1207.00	73.44<	151.52<	29922.88	19.42
Hotel	1	790000	790000	395.00	2000.00	ND	85.41<	2000.00	395.00
Mixed Use Unspec	1	2840000	2840000	94.67	30000.00	255.63<	334.12<	30000.00	94.67
National Co Ret Unsp	1	3200000	3200000	3800.48	842.00	ND	ND	842.00	3800.48
Office Premises Uns	4	584900	600000	882.59	698.50	50.00<	70.38<	698.50	858.98
Retail Mult Occ Unsp	1	1900000	1900000	NA	NA	ND	323.40<	NA	NA
Retail Sgle Occ Unsp	4	780962	786925	3399.56	300.50	209.85<	143.08<	300.50	3410.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	4	571275	572500	3066.55	208.00	119.27<	ND	209.25	2730.11
Factory Unsp	8	924275	946100	369.54	3025.00	119.19<	167.45<	4310.83	201.12
Food ProcessingUnsp	1	1600000	1600000	76.33	20961.00	ND	ND	20961.00	76.33
Ind Dev Site	14	694830	737500	686.67	1200.00	100.07<	102.43<	1276.07	544.51
Warehouse Unspec	2	900000	900000	1855.67	485.00	128.64<	170.81<	485.00	1855.67
Warehouse/Showroom	1	525000	525000	41.19	12745.00	ND	ND	12745.00	41.19
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	525000	525000	1.22	430000.00	ND	2.73<	430000.00	1.22
DomsticLivestockGraz	4	361250	441679	2.69	167750.00	48.27<	67.95<	154550.00	2.34
Livestock – Beef	2	3500000	3500000	2.39	1488965.00	155.56<	193.50<	1488965.00	2.35
MixedFarm + infrast	21	1227210	1100000	2.96	405400.00	78.57<	84.62<	462460.48	2.65
MixedFarm no infrast	9	794111	707000	1.29	664200.00	99.23<	107.12<	940010.22	0.84
MixedFarm&GrazUnsp	10	782500	657500	4.26	253969.50	58.19<	68.85<	589586.30	1.33
Native Animals	1	700000	700000	1.70	411100.00	ND	ND	411100.00	1.70
Native Bshland	2	447500	447500	1.93	398736.50	ND	3.50<	398736.50	1.12
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	335000	335000	NA	NA	60.63<	77.19<	NA	NA
Detached Home (New)	3	573000	514000	887.52	569.00	66.32<	85.96<	515.00	1112.62
Detached Home Unsp	917	626909	615000	707.96	565.00	102.50<	110.81<	25392.47	24.71
Detached Home(Comm)	1	1000000	1000000	481.00	2079.00	ND	ND	2079.00	481.00
Detached Home(exist)	1	1125000	1125000	281.25	4000.00	ND	158.23<	4000.00	281.25
MisImpRuralLand Unsp	1	540000	540000	537.85	1004.00	ND	88.52<	1004.00	537.85
Res/Rural Lstyle	152	1051088	1012500	81.90	13398.50	98.30<	101.25<	37733.80	27.86
Semi-detached Unspec	3	493333	490000	3064.52	186.00	94.41<	104.52<	183.00	2695.81
Sep House&Curtilage	2	894500	894500	1672.50	600.00	ND	167.20<	600.00	1490.83
Single Strata Unit	5	411600	415000	NA	NA	108.07<	98.81<	NA	NA
Single Strata Unsp	81	414142	413000	0.21	3840000.00	98.33<	105.90<	3840000.00	0.21
Strata Unit/Flat Uns	11	488181	470000	NA	NA	101.08<	116.05<	NA	NA
Townhouse	2	480000	480000	NA	NA	ND	114.01<	NA	NA
Vac Res A	323	306752	305000	582.15	425.50	98.39<	112.96<	494.10	620.09
Vac Res B	2	450000	450000	194.31	2234.50	119.36<	133.33<	2234.50	201.39
Vac Res C	19	570000	618000	0.17	3920000.00	177.08<	223.10<	3709740.32	0.15
Vac Res Englobo Oth	1	540000	540000	1.96	275929.00	2.77<	7.01<	275929.00	1.96
Vac Res Rural Lstyle	25	993100	475000	24.70	23922.00	86.36<	86.36<	61842.75	16.05
Municipality totals									
Commercial Total			21	Commercial Total Prices				\$19,127,550	
Industrial Total			30	Industrial Total Prices				\$23,331,925	
Primary Production Total			50	Primary Production Total Prices				\$51,308,412	
Residential Total			1,550	Residential Total Prices				\$920,741,309	
All Sales Total			1,651	All Sales Total				\$1,014,509,196	

Moira Shire

Residential price statistics 2004 to 2025



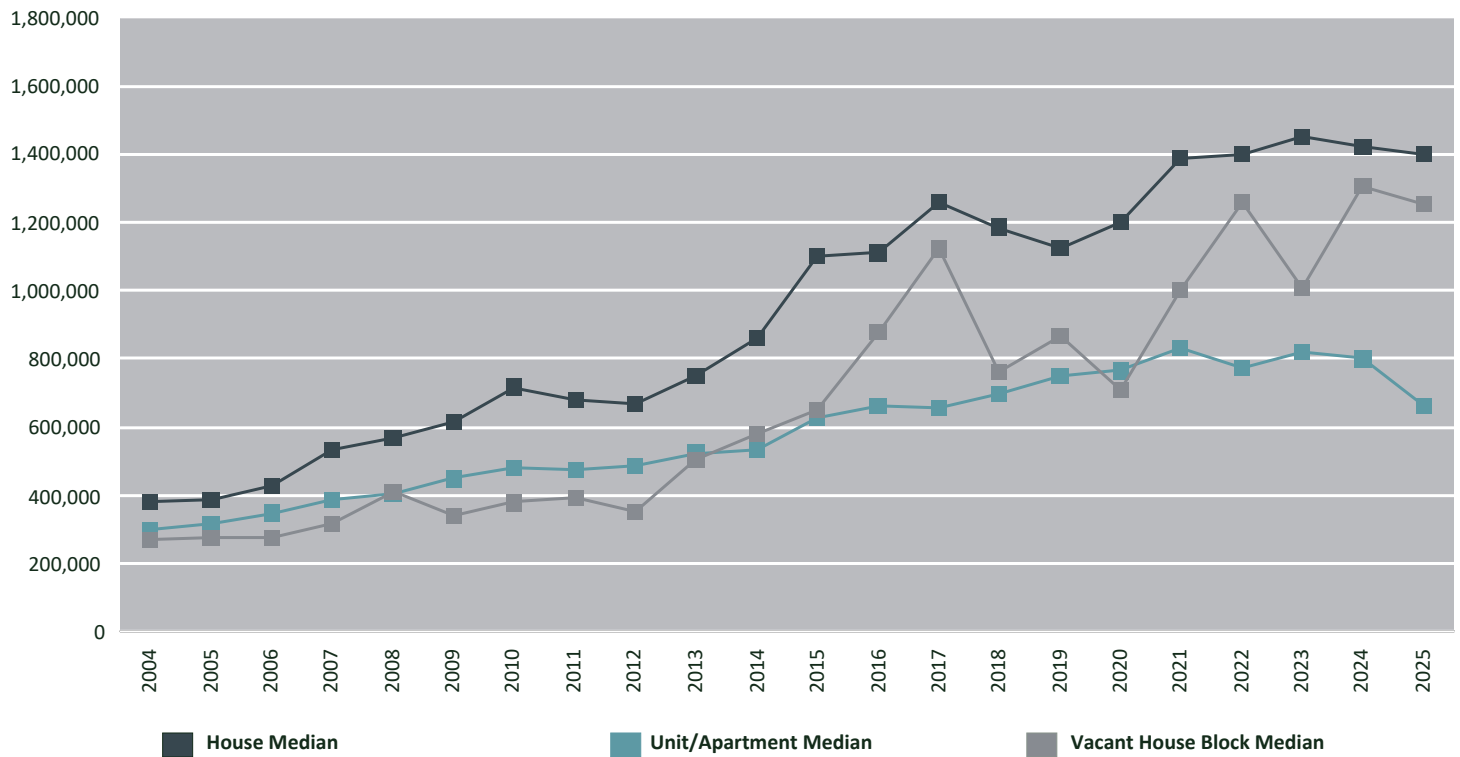
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	403	175,000	196,825	124	145,000	144,497	302	57,500	59,465
2005	419	180,000	201,015	92	170,500	180,618	275	63,002	67,804
2006	400	200,000	227,356	103	170,000	180,138	191	78,000	82,794
2007	389	214,000	258,319	110	202,500	207,898	218	101,000	119,353
2008	295	210,000	241,074	68	175,000	207,473	171	80,000	93,173
2009	324	215,000	239,590	108	186,250	224,273	173	87,975	90,594
2010	311	235,000	262,926	72	186,750	208,741	156	95,000	100,735
2011	304	226,000	259,242	73	187,000	236,132	132	89,000	99,202
2012	326	235,000	253,255	67	200,000	205,676	112	87,832	98,569
2013	363	220,000	245,458	80	190,000	198,668	123	90,880	105,571
2014	360	235,000	259,464	86	192,250	226,711	144	88,500	95,857
2015	433	250,000	266,881	70	205,000	223,121	131	100,000	112,451
2016	471	255,000	295,284	80	196,000	208,221	132	109,121	127,937
2017	512	260,000	291,618	110	211,250	228,726	104	111,000	121,313
2018	499	260,000	315,283	105	220,000	235,642	174	149,500	164,273
2019	410	301,500	330,945	81	222,000	234,673	196	131,500	146,554
2020	462	317,500	383,185	92	259,500	277,903	276	152,500	177,948
2021	606	389,500	446,299	76	287,500	364,139	748	178,000	202,497
2022	485	440,000	532,447	67	340,000	356,365	225	221,000	299,358
2023	347	490,000	558,441	76	316,500	401,615	100	230,000	269,544
2024	373	515,000	563,948	73	365,000	467,780	127	220,000	286,771
2025	70	478,500	498,664	9	345,000^	413,555^	20	210,000	258,150

Statistics for 2025 are based on a small number of sales and are preliminary only.

Moirai Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	2600000	2600000	5200.00	500.00	ND	ND	500.00	5200.00
Dev Site	5	336156	320000	306.75	1141.00	22.38<	140.20<	44211.60	7.60
Hotel	1	473000	473000	116.91	4046.00	76.29<	197.08<	4046.00	116.91
Medical/Surgery	1	600000	600000	643.09	933.00	ND	ND	933.00	643.09
Motel	1	1850000	1850000	840.91	2200.00	134.06<	205.56<	2200.00	840.91
Office Premises Unsp	1	310000	310000	2767.86	112.00	58.49<	54.71<	112.00	2767.86
Retail Sgle Occ Unsp	12	531250	425000	833.33	300.00	116.44<	108.97<	414.82	1221.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	375108	375108	631.49	594.00	113.67<	ND	594.00	631.49
Factory Unsp	3	2116666	1400000	218.74	5334.50	246.98<	400.00<	5334.50	220.26
Ind Dev Site	5	752722	550000	109.23	4987.00	56.38<	182.72<	5176.75	132.08
Warehouse Unspec	3	1012333	550000	134.15	4100.00	ND	125.68<	7825.00	129.37
Warehouse/Showroom	1	1000000	1000000	489.72	2042.00	ND	ND	2042.00	489.72
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	2	546500	546500	674.86	812.50	131.69<	173.49<	812.50	672.62
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	154600	154600	47.67	3243.00	ND	ND	3243.00	47.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	18	1479143	953000	1.34	791350.00	134.58<	214.16<	1034923.22	1.43
GenCrop >20ha Unspec	28	1469041	1050911	1.15	777818.00	108.62<	127.08<	1078841.08	1.32
Livestock – Beef	10	1027703	835000	1.09	438100.00	122.61<	134.68<	591310.00	1.74
Livestock – Dairy	28	1094401	804250	2.01	424850.00	78.96<	90.88<	487057.79	2.25
Livestock – Sheep	4	2085611	1996223	1.75	1033350.00	128.79<	399.24<	961065.00	2.17
MixedFarm&GrazUnsp	9	558000	500000	2.05	352028.00	56.45<	129.87<	721254.11	0.77
Orchard Plantations	2	790000	790000	2.25	685500.00	129.93<	112.75<	685500.00	1.15
Specialised Cropping	5	3990845	1028820	0.61	599200.00	121.75<	155.88<	685593.60	5.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Unsp	1	10000000	10000000	298.79	33468.00	ND	ND	33468.00	298.79
Cojoin Strata Unsp	2	787500	787500	NA	NA	ND	129.20<	NA	NA
Detached Home (Ind)	3	452000	396000	360.00	1100.00	60.92<	ND	1017.00	444.44
Detached Home (New)	1	500000	500000	494.07	1012.00	86.96<	107.53<	1012.00	494.07
Detached Home Unsp	55	652554	660000	1088.24	680.00	117.33<	149.15<	156756.11	4.22
Detached Home(Comm)	3	522000	551000	250.00	1000.00	176.32<	ND	1212.33	430.57
Detached Home(exist)	312	548533	492500	1646.88	800.00	102.60<	129.61<	871.22	631.24
Half Pair or Duplex	1	290000	290000	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	1	216000	216000	NA	NA	102.86<	ND	NA	NA
Res Land (WithBuild)	1	80000	80000	24.13	3316.00	44.44<	39.02<	3316.00	24.13
Res/Rural Lstyle	113	747889	575000	46.73	10700.00	104.55<	115.58<	25500.58	29.33
ResLandWithImprovemt	4	299750	280000	126.86	2003.00	101.82<	150.13<	3171.25	94.52
Semi-detached Unspec	4	632500	625000	1224.64	548.00	65.79<	76.22<	548.00	1099.45
Single Strata Unsp	55	396390	365000	1505.68	352.00	125.86<	137.74<	352.00	1505.68
Strata Unit/Flat Unsp	13	752115	430000	NA	NA	75.44<	72.27<	NA	NA
Townhouse	2	389000	389000	NA	NA	112.75<	ND	NA	NA
Vac Res A	110	275790	215000	296.19	709.00	93.48<	119.44<	795.42	341.55
Vac Res B	11	350545	340000	221.58	2085.00	87.18<	149.12<	2116.36	165.64
Vac Res C	6	371166	204000	0.07	6800000.00	87.74<	118.60<	6873333.33	0.05
Vac Res Englobo Oth	1	12947000	12947000	129.47	99998.00	235.40<	444.91<	99998.00	129.47
Vac Res Rural Lstyle	14	475690	352500	32.22	7999.00	124.23<	160.23<	45463.43	10.46
Municipality totals									
Commercial Total			22	Commercial Total Prices			\$13,888,780		
Industrial Total			13	Industrial Total Prices			\$14,525,718		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$1,093,000		
National Parks, etc Total			1	National Parks, etc Total Prices			\$154,600		
Primary Production Total			104	Primary Production Total Prices			\$143,576,662		
Residential Total			713	Residential Total Prices			\$399,239,988		
All Sales Total			855	All Sales Total			\$572,478,748		

Monash City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,951	380,250	413,472	940	301,500	326,434	59	272,500	274,917
2005	2,159	390,000	421,212	1,058	320,000	350,537	85	275,000	262,000
2006	2,228	430,000	462,096	1,030	350,000	374,438	68	277,500	281,282
2007	2,418	535,300	568,220	1,385	390,000	420,873	53	318,000	368,901
2008	1,680	571,350	602,232	966	405,000	424,180	20	412,500	386,892
2009	2,055	615,000	649,885	1,399	450,000	467,342	19	340,000	379,607
2010	1,855	718,000	764,948	1,258	481,100	490,111	25	380,000	422,022
2011	1,682	679,882	728,106	1,213	475,000	485,888	39	395,000	470,772
2012	1,717	668,000	717,957	1,092	488,250	506,572	40	354,000	490,119
2013	2,111	750,000	806,812	1,521	525,000	537,191	36	505,000	544,865
2014	2,327	860,000	965,641	1,777	532,000	572,810	33	580,000	655,632
2015	2,632	1,100,000	1,197,905	2,054	630,400	640,879	21	650,000	713,821
2016	2,035	1,110,000	1,201,867	1,442	663,750	685,524	19	880,000	844,870
2017	2,091	1,256,888	1,343,125	1,725	656,000	706,983	22	1,121,500	1,101,203
2018	1,672	1,185,012	1,287,075	1,476	697,449	730,888	25	763,000	1,046,400
2019	1,727	1,122,600	1,220,223	1,270	750,005	779,964	22	865,250	1,020,045
2020	1,346	1,200,000	1,280,854	1,189	765,000	786,252	31	710,000	978,243
2021	2,203	1,388,800	1,470,892	1,783	834,000	857,219	33	1,000,000	1,074,627
2022	1,860	1,400,000	1,495,014	1,576	773,000	805,907	14	1,260,000	1,327,042
2023	1,855	1,450,007	1,587,904	1,450	820,000	859,002	15	1,008,500	1,225,118
2024	1,931	1,423,000	1,563,113	1,407	800,000	839,283	14	1,303,400	1,383,807
2025	119	1,400,000	1,544,960	140	663,500	710,524	1	1,255,000 ^	1,255,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Monash City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1830000	1830000	3029.80	604.00	ND	141.86<	604.00	3029.80
Car Wash	2	54700000	54700000	1600.32	29753.50	ND	ND	29753.50	1838.44
Ground Level Parking	1	55968000	55968000	NA	NA	ND	ND	NA	NA
Health Clinic Unsp	6	1638333	1440000	2254.43	666.50	86.49<	27.04<	657.33	2492.39
LowRise Office Build	2	1250000	1250000	43.79	28555.50	409.84<	ND	28555.50	43.77
Mixed Use Unspec	11	1142136	745000	2846.31	236.50	87.14<	69.30<	362.40	2942.47
Multi-Lvl Offic Unsp	5	814050	412500	55.02	17009.50	127.12<	ND	17517.50	21.98
National Co Ret Unsp	1	2000000	2000000	1593.63	1255.00	ND	ND	1255.00	1593.63
Office Premises Uns	23	2021173	790000	2136.54	1272.00	118.44<	110.88<	4412.45	358.28
Pub/Tavern/Club Unsp	3	5290666	4070000	1445.31	2816.00	99.46<	469.16<	3598.67	1470.17
Retail Mult Occ Unsp	1	906000	906000	NA	NA	46.46<	4.21<	NA	NA
Retail Sgle Occ Unsp	31	1703302	1280000	14248.46	191.50	87.37<	118.52<	665.10	2540.09
Serv Apt/Unit Unsp	1	330000	330000	59.40	5556.00	ND	63.34<	5556.00	59.40
SpecialPurpose tech	2	405000	405000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	2920000	2920000	3888.15	751.00	ND	ND	751.00	3888.15
Day Care Centre	1	28215000	28215000	1089.38	25900.00	705.38<	ND	25900.00	1089.38
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1900000	1900000	NA	NA	ND	ND	NA	NA
Factory Unsp	25	3866800	2015000	3905.88	850.00	103.87<	88.28<	3093.40	1250.02
Warehouse Unspec	40	2935156	1762750	3036.85	787.00	130.82<	98.31<	4719.95	554.43
Warehouse/Showroom	1	1350000	1350000	2830.19	477.00	ND	ND	477.00	2830.19
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	1240166	1000000	1394.70	717.00	82.58<	86.21<	579.00	2141.91
Cojoin Strata Unsp	17	782358	750000	NA	NA	84.03<	83.33<	NA	NA
Detached Home Unsp	1918	1565846	1425000	1636.90	672.00	98.01<	102.52<	635.78	2463.43
Detached Home(exist)	1	1533888	1533888	7004.05	219.00	95.87<	174.90<	219.00	7004.05
Half Pair or Duplex	1	1180000	1180000	NA	NA	ND	ND	NA	NA
Individual Flat	2	621250	621250	1923.61	360.00	ND	ND	360.00	1923.61
OYO Sub Unit	5	1141360	1106000	NA	NA	ND	104.49<	NA	NA
Res Investment Flat	1	1558888	1558888	2379.98	655.00	494.89<	ND	655.00	2379.98
Res Land (WithBuild)	38	1799915	1730000	1858.22	947.50	98.02<	108.29<	960.50	1873.94
Res/Rural Lstyle	2	572750	572750	70.11	20158.50	254.56<	20.69<	20158.50	28.41
Retire Village Compl	2	9457500	9457500	NA	NA	ND	ND	NA	NA
Retire Village Unit	17	605294	525000	NA	NA	83.33<	92.11<	NA	NA
Semi-detached Unspec	12	1128731	1032500	3810.20	353.00	105.33<	97.64<	384.44	2873.92
Single Strata Unsp	792	978110	931444	5412.29	219.00	102.98<	107.93<	440.00	2542.90
Strata Unit/Flat Uns	570	648319	548000	1944.83	725.00	84.44<	77.18<	2346.20	414.03
Townhouse	4	1157500	1075500	216.05	5420.00	85.41<	118.06<	5420.00	216.05
Vac Res A	13	1247946	1300000	1836.16	708.00	120.65<	127.92<	646.45	1961.65
Vac Res B	1	3150000	3150000	1575.00	2000.00	312.35<	ND	2000.00	1575.00
Vac Res Rural Lstyle	1	44825	44825	1.27	35298.00	ND	0.14<	35298.00	1.27
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	27200000	27200000	1915.49	14200.00	ND	ND	14200.00	1915.49
Municipality totals									
Commercial Total			90	Commercial Total Prices			\$315,369,127		
Community Services Total			2	Community Services Total Prices			\$31,135,000		
Industrial Total			67	Industrial Total Prices			\$217,326,270		
Residential Total			3,400	Residential Total Prices			\$4,312,081,752		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$27,200,000		
All Sales Total			3,560	All Sales Total			\$4,903,112,149		

Moonee Valley City

Residential price statistics 2004 to 2025



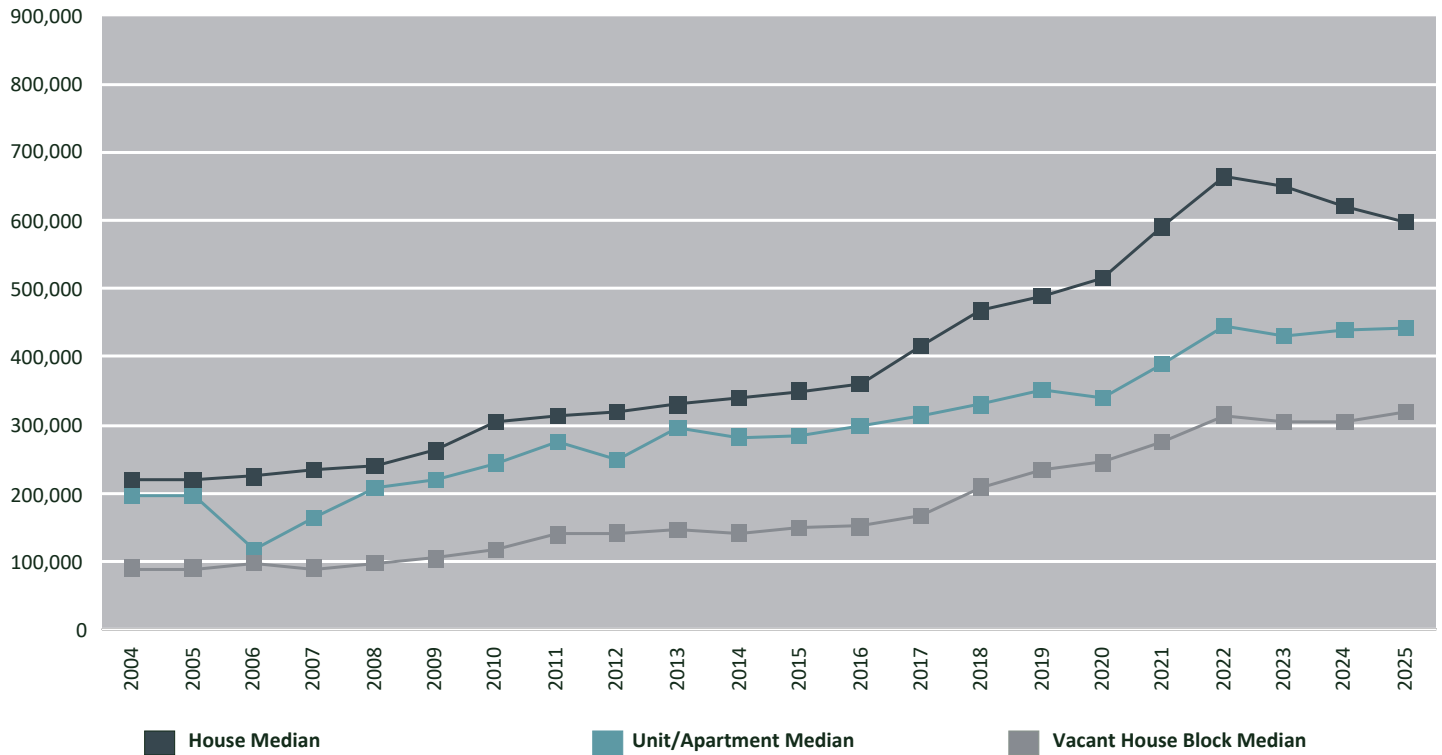
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,259	400,000	455,810	712	275,000	290,563	48	200,500	213,781
2005	1,395	413,000	460,057	795	290,000	303,077	35	225,000	227,962
2006	1,393	437,500	483,606	858	310,050	321,005	59	235,000	244,050
2007	1,585	522,000	588,301	1,145	340,000	361,015	68	299,500	318,326
2008	1,147	577,500	636,454	1,037	380,000	385,495	44	327,500	305,295
2009	1,356	581,650	643,186	1,119	411,000	433,890	56	345,000	346,631
2010	1,344	720,000	803,002	1,210	475,000	486,424	78	370,000	381,348
2011	1,178	700,000	783,768	892	470,000	484,774	56	402,500	447,468
2012	1,172	660,750	742,388	872	459,500	465,983	62	450,000	474,387
2013	1,501	710,000	776,325	1,174	465,000	476,752	118	449,000	454,142
2014	1,600	760,000	841,421	1,315	475,000	495,945	83	453,400	481,489
2015	1,701	840,000	948,436	1,642	470,000	502,980	44	460,000	507,557
2016	1,581	919,000	1,047,681	1,449	515,000	540,167	50	457,500	478,428
2017	1,518	1,030,550	1,172,467	1,468	530,000	571,753	23	595,000	642,717
2018	1,213	1,100,000	1,255,680	1,137	525,000	581,440	20	740,000	874,249
2019	1,189	1,000,000	1,150,637	1,174	549,250	626,589	25	610,000	649,407
2020	1,136	1,090,000	1,212,861	966	570,500	610,061	38	770,000	813,863
2021	1,838	1,240,000	1,405,606	1,649	609,990	651,268	29	815,000	873,703
2022	1,415	1,275,000	1,440,163	1,156	590,000	640,013	19	880,000	1,039,178
2023	1,304	1,186,250	1,361,819	1,249	535,000	602,325	20	725,000	1,122,094
2024	1,418	1,255,000	1,412,904	1,387	545,000	597,917	17	1,052,500	1,209,735
2025	114	1,092,500	1,226,343	170	531,000	563,670	0	0*	0*

Statistics for 2025 are based on a small number of sales and are preliminary only.

Moonee Valley City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	4000000	4000000	2814.92	1421.00	ND	ND	1421.00	2814.92
Dev Site	1	1815000	1815000	2122.81	855.00	203.08<	123.75<	855.00	2122.81
Fuel Outlet/Garage	1	700000	700000	2134.15	328.00	16.87<	ND	328.00	2134.15
Health Clinic Unsp	2	1620000	1620000	3489.29	464.00	114.49<	158.44<	464.00	3491.38
Mixed Use Unspec	2	847500	847500	386.55	1309.00	38.13<	120.38<	1309.00	386.55
National Co Rest	1	5300000	5300000	1273.73	4161.00	75.71<	ND	4161.00	1273.73
Office Premises Uns	30	2108488	311639	358.54	530.00	54.43<	55.75<	1142.12	1792.34
Retail Mult Occ Unsp	9	1246777	1260000	3927.70	245.00	128.18<	100.80<	302.88	3875.77
Retail Sgle Occ Unsp	39	1726755	1026000	5084.75	236.00	75.66<	100.59<	604.83	2720.75
Serv Apt/Unit Unsp	1	400000	400000	138.03	2898.00	98.77<	ND	2898.00	138.03
Veterinary Clinic	1	1350000	1350000	3600.00	375.00	ND	ND	375.00	3600.00
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	8500000	8500000	5097.00	1699.00	ND	531.25<	1699.00	5002.94
Place of Worship	1	5418468	5418468	1996.49	2714.00	ND	ND	2714.00	1996.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	1948168	1750000	2520.59	713.00	130.35<	255.85<	867.71	2245.17
Warehouse Unspec	4	934625	955000	3928.13	160.00	118.12<	123.15<	370.67	2372.75
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	1030500	1030500	3829.54	281.00	75.08<	75.91<	281.00	3667.26
Detached Home Unsp	1402	1414577	1260000	2708.33	480.00	105.88<	100.80<	473.65	2998.25
Individual Car Park	10	155510	107250	NA	NA	429.00<	14300.00<	NA	NA
Individual Flat	6	492166	366500	1701.03	383.50	59.50<	59.31<	362.75	1629.91
Res/Rural Lstyle	1	15000	15000	0.93	16061.00	1.20<	1.29<	16061.00	0.93
Semi-detached Unspec	16	1266375	1099750	4765.24	278.50	114.56<	107.19<	489.71	2609.68
Single Strata Unsp	1137	583125	535000	3996.93	253.50	100.94<	91.45<	535.92	1596.87
Strata Unit/Flat Uns	246	656776	576250	NA	NA	113.44<	92.72<	NA	NA
Townhouse	2	1335000	1335000	NA	NA	162.80<	147.31<	NA	NA
Vac Res A	17	1209735	1052500	1318.60	656.00	145.17<	129.14<	649.12	1863.66
Municipality totals									
Commercial Total			88	Commercial Total Prices			\$160,319,100		
Community Services Total			3	Community Services Total Prices			\$22,418,468		
Industrial Total			11	Industrial Total Prices			\$17,375,680		
Residential Total			2,839	Residential Total Prices			\$2,857,898,933		
All Sales Total			2,941	All Sales Total			\$3,058,012,181		

Moorabool Shire

Residential price statistics 2004 to 2025



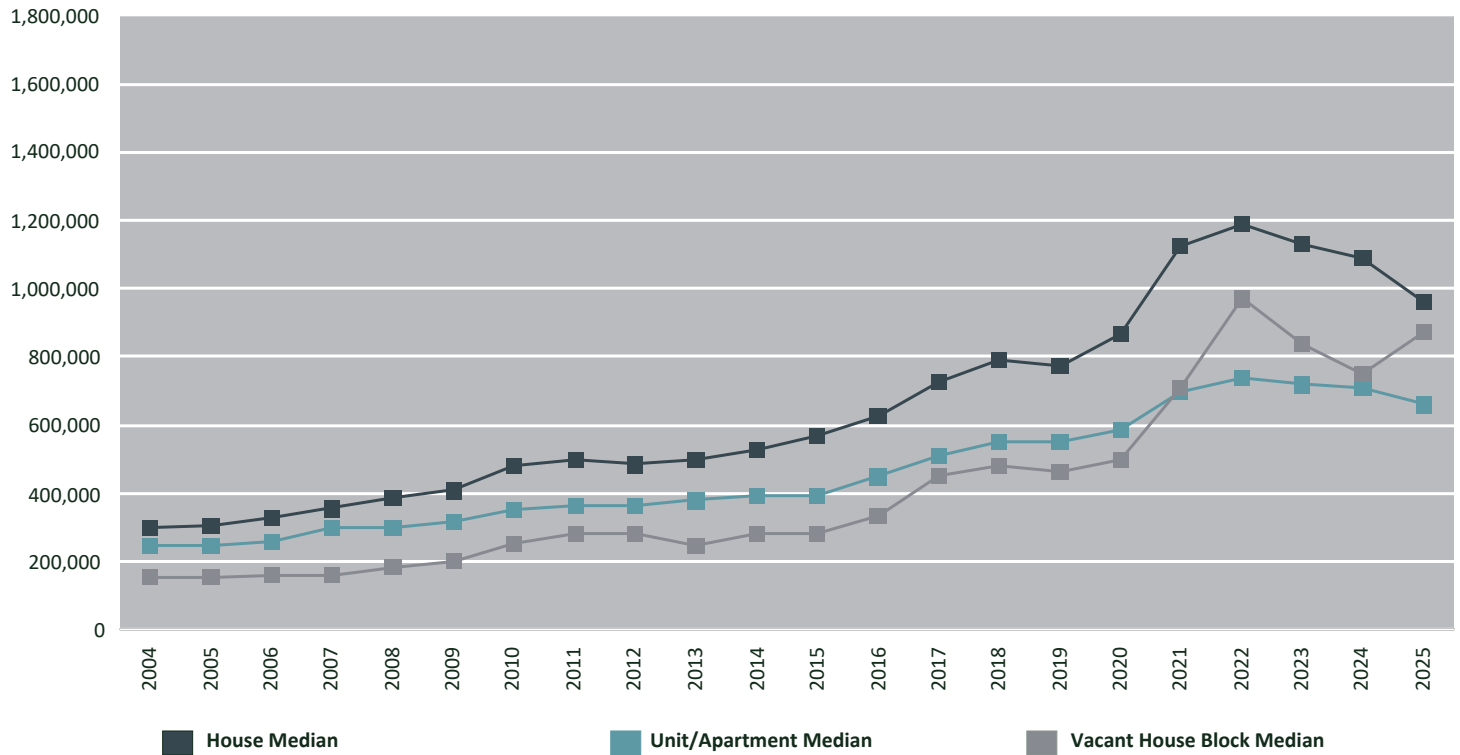
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	304	219,000	222,069	43	197,000	187,802	214	90,000	90,359
2005	281	219,000	220,176	28	196,750	189,053	163	90,000	90,559
2006	281	225,000	236,923	72	118,500	156,638	134	96,700	112,460
2007	421	236,000	257,274	69	165,000	170,164	146	90,000	95,968
2008	338	240,000	248,818	65	209,000	212,069	205	97,000	101,159
2009	350	262,750	274,872	94	220,000	214,386	380	105,000	109,240
2010	411	305,000	309,158	65	245,000	241,575	522	118,000	121,750
2011	352	313,500	325,313	79	275,000	248,623	340	140,000	145,165
2012	309	320,000	331,559	76	249,500	247,304	212	142,900	147,702
2013	337	330,000	332,271	46	296,500	284,546	185	146,900	149,444
2014	395	339,000	348,438	49	283,000	287,153	278	142,750	141,344
2015	410	350,000	368,543	48	284,000	282,541	284	149,500	153,416
2016	428	360,000	376,659	73	299,000	287,383	371	152,000	162,904
2017	550	415,000	431,288	94	315,000	307,572	752	168,000	176,119
2018	474	467,500	484,212	77	330,000	329,908	431	210,000	216,732
2019	437	490,000	507,025	62	352,500	366,588	286	235,000	238,910
2020	432	515,000	530,278	73	340,000	347,319	491	245,500	258,740
2021	606	590,000	617,305	106	390,000	394,670	488	275,750	294,560
2022	458	663,000	703,066	80	446,250	441,560	209	315,000	320,993
2023	447	649,950	680,105	78	430,000	410,929	76	306,000	320,507
2024	510	620,000	653,483	85	440,000	428,073	112	305,000	331,415
2025	88	596,250	604,364	13	442,500	392,115	15	320,000	331,000

Statistics for 2025 are based on a small number of sales and are preliminary only.

Moorabool Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	600000	600000	NA	NA	ND	54.55<	NA	NA
Fuel Outlet/Garage	1	1700000	1700000	1647.29	1032.00	249.08<	ND	1032.00	1647.29
Health Clinic Unsp	1	1350000	1350000	2023.99	667.00	207.69<	1015.04<	667.00	2023.99
Office Premises Uns	2	1365000	1365000	4150.00	200.00	ND	155.11<	200.00	4150.00
Pub/Tavern/Club Unsp	2	639999	639999	850.00	800.00	ND	ND	800.00	850.00
Retail Sgle Occ Unsp	4	859375	826250	1441.44	555.00	127.31<	39.35<	561.67	1698.81
Shop	4	915000	460000	326.56	1378.00	63.01<	150.82<	1191.75	767.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	1077500	1077500	450.05	6689.00	119.46<	107.75<	6689.00	161.09
Factory Unit	1	550000	550000	2879.58	191.00	103.09<	154.93<	191.00	2879.58
Factory Unsp	2	725500	725500	1075.76	906.00	96.99<	148.67<	906.00	800.77
Ind Dev Site	3	465333	450000	611.11	900.00	ND	83.33<	2154.00	216.03
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	1035000	800000	0.87	200500.00	77.67<	66.67<	159202.20	6.50
GenCrop >20ha Unspec	4	942350	981950	2.01	519571.00	122.74<	76.42<	510212.50	1.85
Horse Unspecified	1	1660000	1660000	5.81	285773.00	ND	95.40<	285773.00	5.81
Livestock – Beef	1	750000	750000	2.72	275358.00	200.00<	194.81<	275358.00	2.72
Livestock – Sheep	3	892622	860000	5.76	218500.00	ND	136.90<	219811.00	4.06
MixedFarm + infrast	2	1512500	1512500	3.48	468100.00	190.25<	108.42<	468100.00	3.23
MixedFarm no infrast	7	1237128	950000	2.50	548250.00	23.03<	131.03<	563650.00	2.19
MixedFarm&GrazUnsp	10	1137800	960000	5.57	392610.00	74.85<	75.29<	899882.80	1.26
Vineyard	1	1050000	1050000	13.22	79397.00	ND	ND	79397.00	13.22
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	497	650734	620000	971.43	700.00	96.12<	105.08<	825.23	790.09
Detached Home(Comm)	1	620000	620000	803.11	772.00	ND	44.29<	772.00	803.11
Detached Home(exist)	11	823863	745000	187.50	4000.00	108.13<	101.36<	2823.45	291.79
MisImpRuralLand Unsp	2	6800000	6800000	55.37	110300.00	906.67<	777.14<	110300.00	61.65
Res/Rural Lstyle	115	1063986	985000	73.08	16900.00	106.49<	98.50<	32976.57	32.26
Retire Village Unit	2	106500	106500	NA	NA	100.47<	88.02<	NA	NA
Semi-detached Unspec	2	399500	399500	1998.59	228.50	72.74<	ND	228.50	1748.36
Single Strata Unsp	71	436276	440000	1546.88	320.00	102.33<	115.79<	337.00	1562.81
Strata Unit/Flat Uns	10	419213	422500	NA	NA	88.57<	94.94<	NA	NA
Townhouse	2	502750	502750	NA	NA	95.31<	88.42<	NA	NA
Vac Res A	108	332301	305000	537.11	512.00	100.00<	110.46<	617.01	476.81
Vac Res B	3	215000	195000	190.00	2000.00	50.00<	82.98<	2325.00	92.47
Vac Res C	1	585000	585000	0.29	2020000.00	ND	211.79<	2020000.00	0.29
Vac Res Rural Lstyle	21	410023	455000	23.32	19245.00	101.11<	107.69<	40093.50	10.61
Municipality totals									
Commercial Total			15	Commercial Total Prices			\$14,757,498		
Industrial Total			8	Industrial Total Prices			\$5,552,000		
Primary Production Total			34	Primary Production Total Prices			\$38,145,167		
Residential Total			846	Residential Total Prices			\$551,970,371		
All Sales Total			903	All Sales Total			\$610,425,036		

Mornington Peninsula Shire

Residential price statistics 2004 to 2025



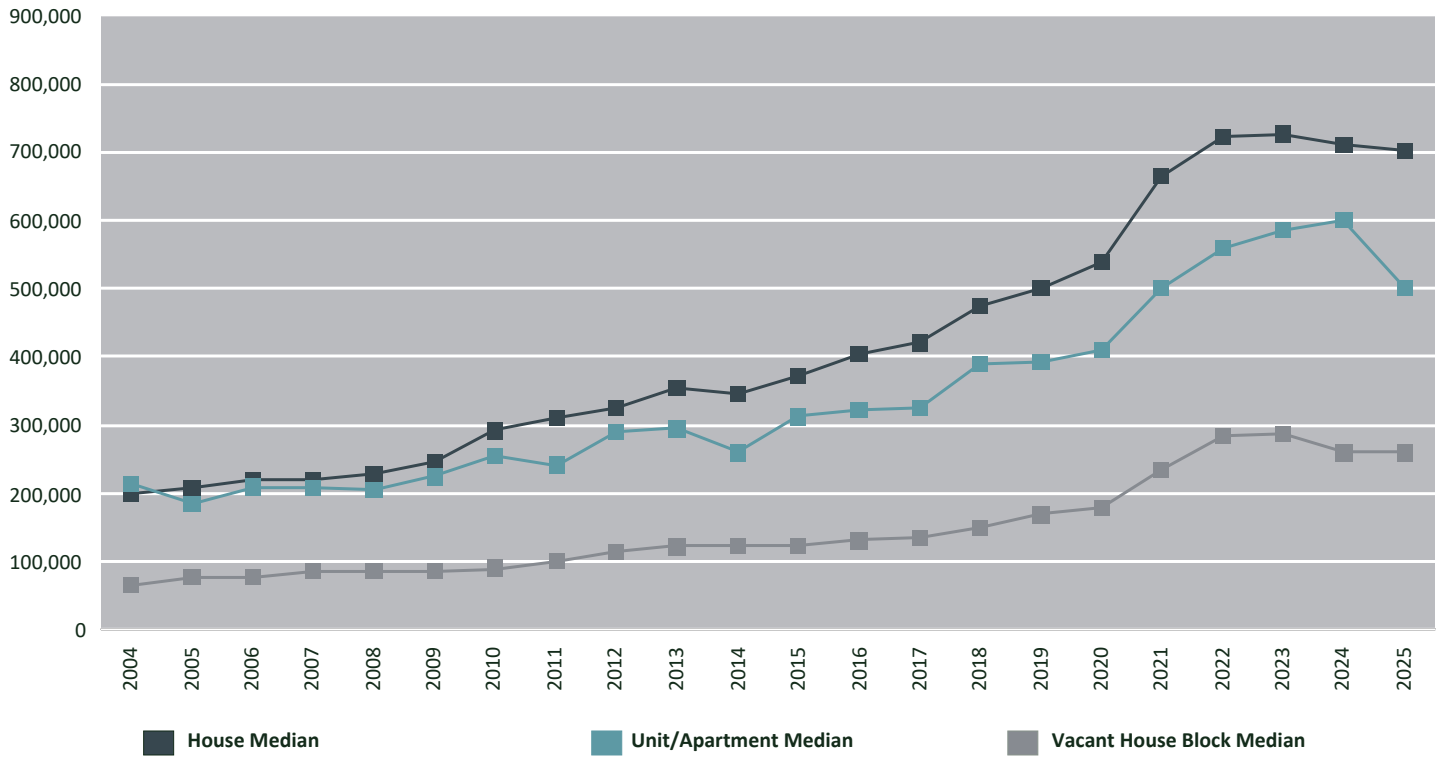
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	3,823	300,000	373,644	624	247,250	300,582	637	155,500	174,998
2005	3,834	305,000	390,285	720	249,999	286,784	568	155,000	175,884
2006	4,103	330,000	415,720	722	260,000	317,524	751	160,000	187,824
2007	5,214	356,000	446,708	1,041	300,000	348,421	769	159,000	191,934
2008	3,416	390,000	495,963	805	300,000	342,514	341	185,000	222,401
2009	4,131	409,000	489,930	1,077	317,000	348,338	525	200,000	233,246
2010	3,938	480,000	584,970	1,089	355,000	405,181	463	255,000	299,363
2011	3,185	500,000	628,535	811	365,000	427,728	353	282,500	351,143
2012	3,286	485,000	566,997	840	364,000	409,280	318	281,250	303,110
2013	3,596	500,000	599,885	950	380,000	421,648	479	247,000	276,929
2014	4,054	530,000	626,700	1,060	395,000	426,951	427	285,000	343,343
2015	4,405	570,000	689,864	1,161	395,000	438,190	409	285,000	350,173
2016	4,194	629,250	776,392	1,162	450,000	509,160	410	335,000	400,449
2017	4,016	725,000	883,562	1,129	509,800	586,344	411	452,000	537,209
2018	3,263	790,000	975,653	825	550,000	612,646	280	482,500	576,945
2019	3,282	772,000	945,597	737	550,000	604,098	254	465,000	538,082
2020	3,375	865,000	1,096,549	797	585,000	654,498	397	500,000	649,567
2021	4,208	1,125,000	1,405,864	1,209	700,000	797,692	348	710,000	837,388
2022	2,960	1,188,500	1,465,327	834	740,000	856,083	151	970,000	1,082,597
2023	2,760	1,130,000	1,405,388	830	718,500	833,967	135	840,000	1,039,654
2024	2,802	1,087,500	1,352,957	827	710,000	805,193	159	750,000	886,166
2025	330	960,000	1,257,108	123	660,000	714,671	24	874,250	828,843

Statistics for 2025 are based on a small number of sales and are preliminary only.

Mornington Peninsula Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	408002	332500	3046.02	134.50	5.35<	36.94<	173.75	2348.22
Fuel Outlet/Garage	2	3040000	3040000	1539.98	1852.50	ND	83.86<	1852.50	1641.03
Ground Level Parking	1	1155000	1155000	1184.62	975.00	ND	1155.00<	975.00	1184.62
Health Clinic Unsp	4	1304750	1365500	1964.13	705.50	92.58<	39.01<	662.75	1968.69
Health Surgery	1	1888888	1888888	2191.29	862.00	55.56<	133.96<	862.00	2191.29
Licensed Restaurant	1	2350000	2350000	1955.07	1202.00	380.57<	66.20<	1202.00	1955.07
Mixed Use Unspec	2	1693000	1693000	2725.41	1044.50	483.71<	321.40<	1044.50	1620.87
Office Premises Uns	7	634815	478500	2288.56	201.00	91.56<	54.07<	578.43	1097.48
Reception/Function	1	2250000	2250000	308.77	7287.00	ND	ND	7287.00	308.77
Retail Mult Occ Unsp	3	5412633	1475000	3056.98	86.00	81.09<	39.07<	86.00	3056.98
Retail Sgle Occ Unsp	28	1218214	965000	9926.47	272.00	116.97<	125.73<	720.00	1713.99
Shop Cnt Neighborhood	1	25500000	25500000	NA	NA	ND	ND	NA	NA
Shopping Centre Unsp	1	6250000	6250000	NA	NA	ND	454.55<	NA	NA
Tourist Park/Caravan	1	3500000	3500000	348.26	10050.00	ND	113.45<	10050.00	348.26
Veterinary Clinic	1	1515000	1515000	1497.04	1012.00	46.17<	147.80<	1012.00	1497.04
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5500000	5500000	1468.23	3746.00	ND	ND	3746.00	1468.23
Special Needs School	1	1155000	1155000	420.92	2744.00	ND	ND	2744.00	420.92
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	58	880106	725000	3237.70	244.00	98.64<	129.23<	453.82	1957.87
Hard/Storage Yard	3	2166400	1850000	121.75	4312.00	ND	227.69<	3748.00	578.01
Ind Dev Site	5	857800	709500	489.06	1997.00	45.91<	78.83<	1557.00	574.74
Warehouse	1	869000	869000	4937.50	176.00	ND	ND	176.00	4937.50
Warehouse Store	4	408250	301250	3912.11	86.50	91.29<	76.07<	93.25	4378.02
Warehouse Unspec	36	1058365	650000	3527.91	206.00	90.22<	135.28<	696.72	1514.44
Warehouse/Office	5	1825800	759000	3614.29	210.00	89.19<	110.80<	1470.40	1241.70
Warehouse/Showroom	7	894725	764500	2048.69	278.00	141.05<	147.02<	300.25	2545.62
Workshop	1	1560000	1560000	772.28	2020.00	ND	ND	2020.00	772.28
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Main Highways	2	595000	595000	1675.26	388.00	45.95<	ND	388.00	1675.26
Post Offices	1	695000	695000	2106.06	330.00	38.40<	ND	330.00	2106.06
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	1	6868000	6868000	NA	NA	85.85<	ND	NA	NA
Horse Unspecified	1	4825000	4825000	44.47	108500.00	175.45<	136.40<	108500.00	44.47
Livestock – Beef	6	12108333	11250000	43.18	313650.00	152.03<	193.33<	327125.00	37.01
MarketGardenVeg <20h	2	3525000	3525000	33.18	136590.00	ND	ND	136590.00	25.81
Plant/Tree Nursery	1	1300000	1300000	23.30	55800.00	325.00<	53.50<	55800.00	23.30
Poultry broiler	2	3500000	3500000	59.19	59350.00	223.40<	152.84<	59350.00	58.97
Poultry egg	1	3210000	3210000	159.70	20100.00	ND	168.95<	20100.00	159.70
Vineyard	3	5827000	3740000	38.98	46183.00	ND	90.82<	114264.33	51.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	106	1027200	835000	4802.96	406.00	96.53<	111.33<	406.00	4802.96
Conjoined StrataUnit	2	660000	660000	NA	NA	71.54<	96.35<	NA	NA
Detached Home Unsp	2779	1351815	1085000	2579.58	754.00	96.02<	96.44<	913.35	1475.67
Detached Home(Comm)	1	1300000	1300000	1766.30	736.00	ND	ND	736.00	1766.30
Detached Home(exist)	5	2559000	2000000	500.00	4000.00	114.29<	136.52<	3943.80	648.87
House & Flat/Studio	2	1570000	1570000	1978.65	733.50	157.55<	ND	733.50	2140.42
Individual Berth	12	250916	239500	2920.73	82.00	101.91<	124.42<	77.38	3390.95
MisImpRuralLand Unsp	3	2096296	2000000	34.06	76330.00	84.75<	162.27<	90533.33	23.15
Nursing Home	4	9657500	7327500	2352.20	7786.50	ND	109.98<	7517.50	1284.67
OYO Strata Flat	1	402000	402000	NA	NA	ND	81.05<	NA	NA
OYO Subdivided Flat	31	742967	550000	NA	NA	42.31<	70.29<	NA	NA
Res Co Sh Unit Unsp	2	860000	860000	4696.31	184.50	ND	ND	184.50	4661.25
Res Land (WithBuild)	50	1163770	940000	961.15	934.50	88.47<	82.10<	1242.80	936.41
Res/Rural Lstyle	195	2730689	2250000	201.18	10190.00	92.78<	97.83<	20293.64	134.56
ResLandWithImprovemt	8	2308750	2270000	2691.67	906.50	113.50<	162.14<	1066.38	2165.05
Retire Village Compl	2	20718000	20718000	397.49	62470.00	131.63<	ND	62470.00	397.49
Retire Village Unit	30	445701	470000	NA	NA	104.44<	114.91<	NA	NA
Semi-detached Unspec	16	1147312	1200000	5380.43	276.00	101.05<	118.81<	287.56	3989.78
Sep House&Curtilage	2	4175000	4175000	2250034.83	27637.50	27.83<	ND	27637.50	151.06
Single Strata Unsp	543	754959	700000	3296.70	273.00	101.08<	104.48<	329.33	3345.14
Strata Unit/Flat Uns	112	957355	777500	3451.99	289.50	111.07<	97.86<	289.50	3471.50
Vac Res A	144	819588	723000	911.27	834.00	90.38<	111.23<	890.60	928.18
Vac Res B	14	1577124	1325000	326.49	2382.50	101.15<	106.00<	2624.29	600.97
Vac Res C	1	800000	800000	133.13	6009.00	ND	ND	6009.00	133.13
Vac Res Rural Lstyle	8	1584375	1550000	98.25	20400.00	96.57<	110.71<	27800.13	56.99
Municipality totals									
Commercial Total			58	Commercial Total Prices			\$115,517,510		
Community Services Total			2	Community Services Total Prices			\$6,655,000		
Industrial Total			120	Industrial Total Prices			\$119,389,628		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$1,885,000		
Primary Production Total			17	Primary Production Total Prices			\$120,384,000		
Residential Total			4,073	Residential Total Prices			\$5,318,617,194		
All Sales Total			4,273	All Sales Total			\$5,682,448,332		

Mount Alexander Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	236	200,000	211,796	23	215,000	207,478	57	66,500	65,336
2005	279	208,000	220,513	19	185,000	213,763	51	78,000	78,620
2006	236	220,000	237,254	27	210,000	211,676	44	76,251	75,625
2007	315	219,000	234,795	32	207,750	224,271	59	85,000	83,690
2008	231	230,000	243,756	33	205,000	200,530	41	85,000	86,159
2009	273	246,000	260,217	32	225,000	225,351	69	85,000	85,616
2010	287	292,000	313,416	35	255,000	241,800	90	90,000	98,292
2011	238	310,000	332,518	17	242,000	237,029	81	100,000	107,233
2012	230	325,000	348,331	25	290,000	269,310	59	115,000	112,217
2013	286	355,000	366,079	26	295,000	284,855	79	122,500	118,829
2014	270	345,000	378,267	17	260,000	267,852	78	125,000	127,279
2015	260	372,500	387,205	30	312,500	326,166	87	125,000	124,152
2016	302	403,475	427,890	24	322,500	307,875	80	131,500	135,662
2017	326	420,750	435,875	25	325,000	334,040	112	135,515	143,390
2018	275	475,000	497,856	33	389,000	395,972	173	150,000	156,683
2019	288	500,000	511,293	22	392,500	406,711	110	169,250	180,863
2020	304	539,500	569,423	24	410,500	456,039	161	180,000	193,492
2021	333	665,000	694,772	31	500,000	490,129	201	235,000	233,581
2022	251	723,000	767,177	21	560,000	585,848	80	285,000	281,281
2023	226	727,000	766,106	18	586,000	599,833	57	287,000	295,181
2024	229	712,000	762,406	25	600,000	604,540	43	260,000	293,058
2025	32	702,500	705,768	5	500,000^	508,200^	7	260,000 ^	235,427 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

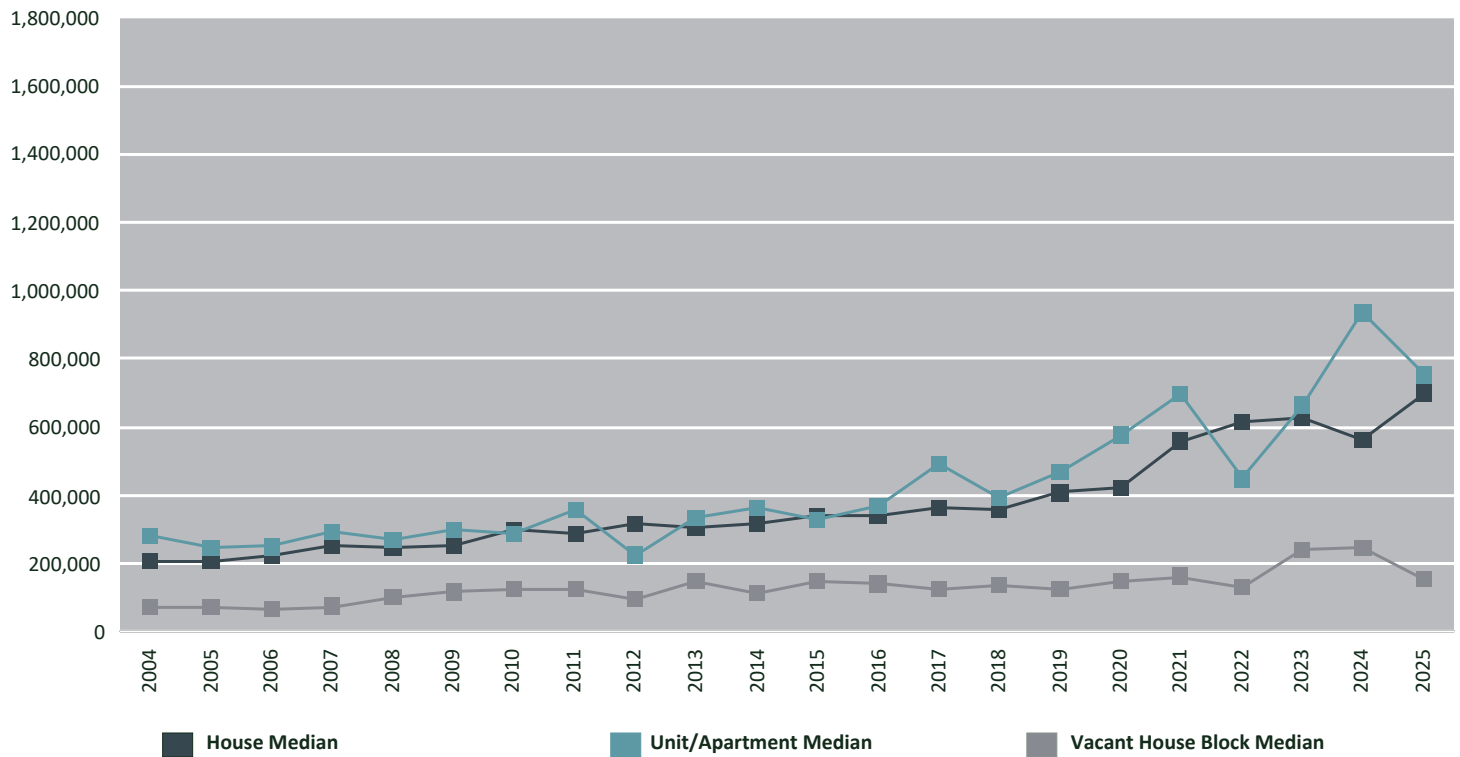
Mount Alexander Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	1	1225000	1225000	2704.19	453.00	ND	239.02<	453.00	2704.19
Office Premises Uns	1	575000	575000	2590.09	222.00	30.91<	87.12<	222.00	2590.09
Retail Sgle Occ Unsp	3	645000	620000	258.98	2821.50	177.14<	100.00<	2821.50	233.03
Supermarket	1	880000	880000	611.11	1440.00	ND	ND	1440.00	611.11
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	1350000	1350000	88.83	15197.00	156.98<	192.72<	15197.00	88.83
Warehouse Unspec	1	189200	189200	248.62	761.00	ND	ND	761.00	248.62
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	7	834285	900000	2.44	430878.00	75.00<	150.00<	455378.14	1.83
GenCrop >20ha Unspec	1	2700000	2700000	2.22	1218720.00	209.71<	308.83<	1218720.00	2.22
Livestock – Sheep	2	3762500	3762500	13.00	251830.00	289.42<	535.11<	251830.00	14.94
MixedFarm&GrazUnsp	4	1141000	1307000	4.24	367711.50	137.22<	233.39<	374529.25	3.05
Native Bshland	1	100000	100000	1.83	54771.00	242.42<	29.73<	54771.00	1.83
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	725000	725000	NA	NA	72.50<	ND	NA	NA
Detached Home Unsp	214	765091	712500	750.00	900.00	98.96<	107.30<	1084.54	708.63
Detached Home(Comm)	1	495000	495000	1566.46	316.00	68.75<	ND	316.00	1566.46
Detached Home(exist)	12	718875	705000	915.18	869.50	81.98<	83.82<	1188.50	604.86
Garage/Outbuild Rur	2	590000	590000	38.19	137253.00	166.20<	ND	137253.00	4.30
House & Flat/Studio	1	945000	945000	329.50	2868.00	ND	ND	2868.00	329.50
Individual Flat	1	575000	575000	559.34	1028.00	ND	ND	1028.00	559.34
MisImpRuralLand Unsp	1	330000	330000	2.68	123000.00	ND	71.35<	123000.00	2.68
Res/Rural Lstyle	88	875357	840000	93.42	20200.00	109.09<	103.07<	33540.87	26.03
ResLandWithImprovemt	2	337500	337500	126.29	2828.00	191.22<	ND	2828.00	119.34
Semi-detached Unspec	2	645000	645000	2422.91	227.00	78.73<	106.09<	227.00	2422.91
Single Strata Unsp	23	600369	600000	NA	NA	112.68<	119.40<	NA	NA
Strata Unit/Flat Uns	1	580000	580000	NA	NA	78.48<	138.10<	NA	NA
Vac Res A	38	301750	271250	370.83	809.00	94.51<	117.93<	902.41	340.52
Vac Res B	4	245000	232500	90.04	3068.00	103.79<	89.42<	3052.75	80.26
Vac Res C	1	155000	155000	15.45	10032.00	ND	155.00<	10032.00	15.45
Vac Res Rural Lstyle	31	412225	370000	27.43	23700.00	102.78<	108.82<	50255.42	8.20
Municipality totals									
Commercial Total			6	Commercial Total Prices				\$4,615,000	
Industrial Total			2	Industrial Total Prices				\$1,539,200	
Primary Production Total			15	Primary Production Total Prices				\$20,729,000	
Residential Total			423	Residential Total Prices				\$295,371,520	
All Sales Total			446	All Sales Total				\$322,254,720	

Moyne Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	148	205,500	228,377	14	282,500	456,650	62	72,500	77,398
2005	145	205,000	249,373	22	250,000	290,757	48	71,250	77,690
2006	153	225,000	252,932	25	251,000	349,952	70	68,250	75,043
2007	178	252,500	282,007	27	295,000	356,784	53	75,000	82,794
2008	139	249,000	278,070	15	270,000	386,400	44	99,950	101,822
2009	186	254,000	292,974	23	300,000	320,709	62	116,500	115,099
2010	163	300,000	349,742	12	288,500	288,625	75	125,000	117,373
2011	129	290,000	334,017	11	360,000	383,863	60	125,500	139,723
2012	142	320,000	360,887	7	227,000^	263,714^	62	97,500	103,517
2013	162	305,000	372,219	16	337,500	492,500	46	150,000	131,750
2014	205	318,000	343,885	23	365,000	372,532	42	115,475	137,901
2015	181	340,000	404,237	20	327,500	449,750	52	146,500	142,715
2016	206	340,000	417,718	23	370,000	491,000	51	140,000	167,111
2017	183	365,000	433,813	20	495,000	545,137	60	125,500	144,064
2018	190	361,000	454,915	23	395,000	503,065	70	137,500	160,785
2019	201	409,000	498,209	19	470,000	556,947	58	125,500	166,698
2020	199	425,000	489,579	13	577,500	731,576	99	149,000	186,852
2021	199	560,000	764,740	19	696,000	771,763	70	162,475	250,662
2022	150	615,000	739,209	14	450,000	1,173,500	37	130,000	171,802
2023	120	627,500	725,958	7	665,000^	611,000^	29	240,000	281,654
2024	153	565,000	665,116	8	935,000^	1,113,750^	22	247,450	287,950
2025	19	700,000	818,657	2	753,750^	753,750^	2	156,500 ^	156,500 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

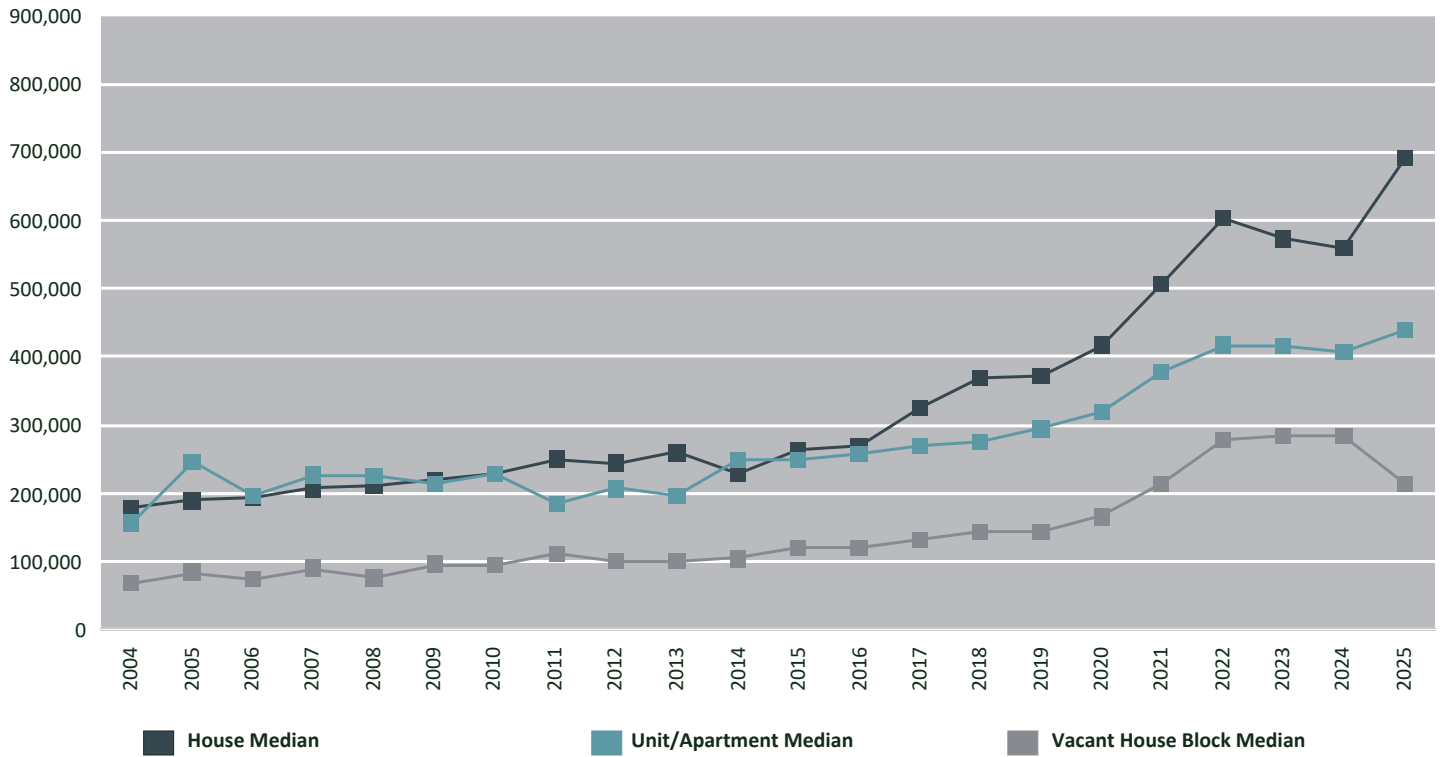
Moyne Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Pub/Tavern/Club Unsp	1	605000	605000	142.69	4240.00	ND	93.08<	4240.00	142.69
Retail Sgle Occ Unsp	3	378333	380000	846.84	368.00	140.74<	55.72<	368.00	1025.82
Vehicle Sales Centre	1	335000	335000	32.94	10169.00	ND	ND	10169.00	32.94
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	324000	324000	93.38	3089.50	135.00<	135.00<	3089.50	104.87
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	260000	260000	24.20	10745.00	ND	106.89<	10745.00	24.20
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	705352	335000	0.75	401900.00	27.92<	46.75<	333212.11	2.12
GenCrop >20ha Unspec	1	4847174	4847174	1.26	3848700.00	329.74<	114.86<	3848700.00	1.26
Hardwood Plantation	1	636000	636000	1.47	431700.00	ND	ND	431700.00	1.47
Livestock – Beef	11	1143404	1100000	3.21	404900.00	93.42<	349.21<	564242.36	2.03
Livestock – Dairy	18	2323742	2094760	1.41	650000.00	106.93<	149.34<	758838.47	3.23
Livestock – Sheep	1	300000	300000	6.40	46900.00	8.89<	26.09<	46900.00	6.40
MixedFarm&GrazUnsp	45	1872075	1550000	3.65	520500.00	122.52<	161.21<	839463.33	2.23
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	144	667020	552500	525.00	1000.00	87.70<	97.79<	1208.56	560.16
Detached Home(exist)	9	634666	640000	230.29	3539.00	105.79<	131.96<	3092.56	205.22
MisImpRuralLand Unsp	2	782500	782500	106.63	15525.50	284.55<	244.53<	15525.50	50.40
Res/Rural Lstyle	60	671025	650000	53.25	10850.00	90.28<	104.84<	29867.97	22.47
Short Term Hol Accom	1	1420000	1420000	66.98	21200.00	ND	143.43<	21200.00	66.98
Single Strata Unsp	8	1113750	935000	NA	NA	140.60<	134.34<	NA	NA
Vac Res A	15	333460	250000	454.69	651.00	95.24<	131.58<	720.71	485.92
Vac Res B	7	190428	175000	36.95	2030.00	87.50<	118.64<	2341.14	81.34
Vac Res Rural Lstyle	29	311483	275000	36.97	11900.00	72.37<	126.15<	49442.69	6.30
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$2,075,000	
Community Services Total			2	Community Services Total Prices				\$648,000	
Industrial Total			1	Industrial Total Prices				\$260,000	
Primary Production Total			86	Primary Production Total Prices				\$150,779,577	
Residential Total			275	Residential Total Prices				\$169,287,335	
All Sales Total			369	All Sales Total				\$323,049,912	

Murrindindi Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	199	179,000	184,089	10	157,500	166,150	52	68,250	71,062
2005	231	190,000	197,438	8	247,500^	218,750^	46	84,500	93,432
2006	210	195,000	208,551	12	196,500	201,375	52	73,625	87,466
2007	216	207,500	213,609	16	227,500	205,706	47	90,000	93,063
2008	166	211,500	222,628	16	226,250	214,232	45	76,000	85,241
2009	189	220,000	218,425	23	215,000	220,847	116	96,000	97,598
2010	152	230,000	240,186	15	230,000	232,266	110	95,750	102,726
2011	132	250,750	251,774	21	185,000	193,095	82	112,000	121,226
2012	133	245,000	260,815	14	207,500	209,964	104	100,000	105,188
2013	149	260,000	272,847	12	197,500	205,750	48	100,000	104,793
2014	178	230,000	233,798	16	250,000	241,218	51	105,000	117,130
2015	163	265,000	279,511	17	250,000	238,911	70	120,000	115,324
2016	208	270,000	288,471	14	257,500	265,607	75	120,000	128,713
2017	219	325,000	341,632	14	269,000	271,750	80	132,500	142,452
2018	200	368,500	374,381	16	276,250	282,093	67	145,000	140,545
2019	160	371,500	388,297	14	295,000	325,000	50	143,500	156,069
2020	182	417,500	426,651	11	320,000	349,954	96	166,500	184,767
2021	233	506,000	527,480	13	378,000	405,653	111	215,000	227,886
2022	142	602,500	615,483	10	417,500	415,000	53	278,934	271,263
2023	159	572,500	598,033	11	415,000	451,363	32	285,000	282,250
2024	164	560,000	583,891	16	407,500	407,437	23	285,000	282,369
2025	17	690,000	693,117	2	439,500^	439,500^	6	215,000 ^	179,898 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

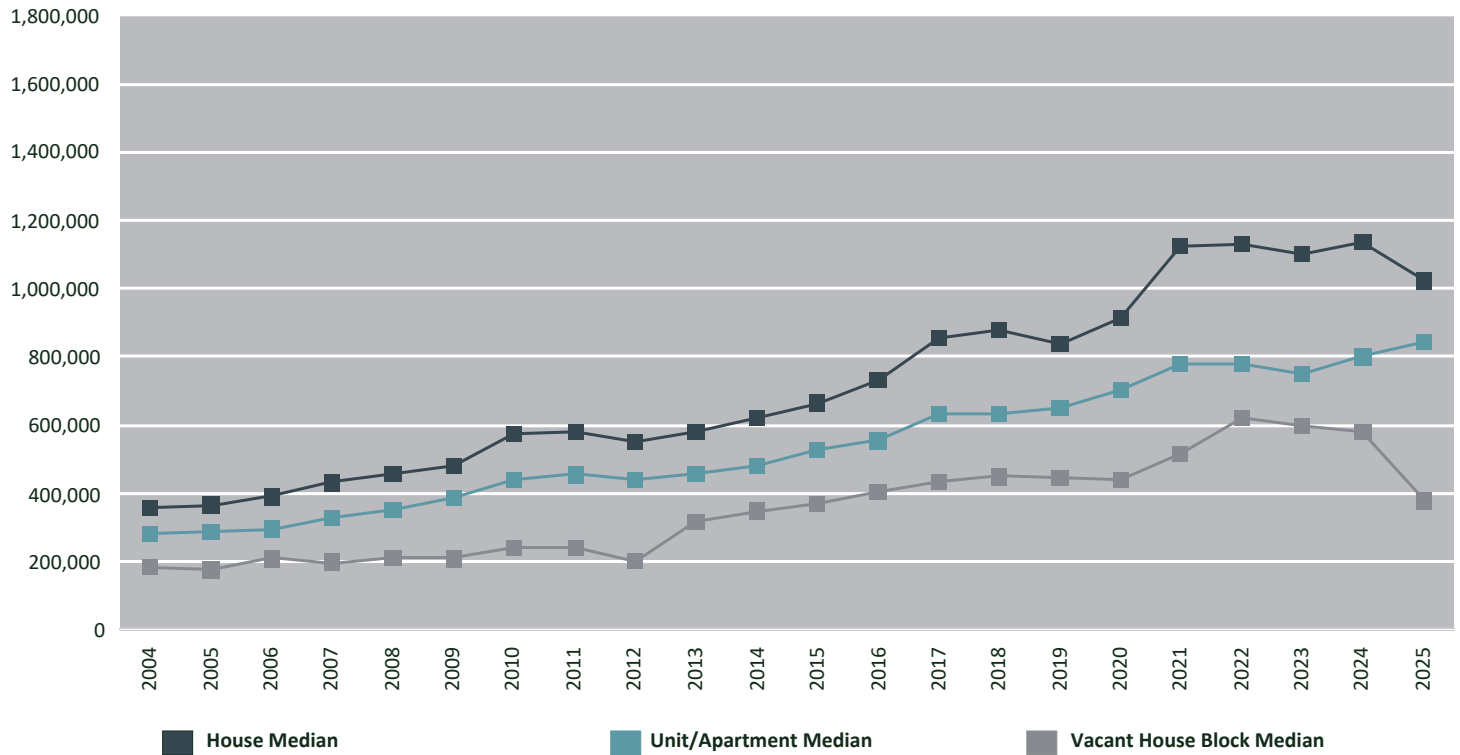
Murrindindi Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	650000	650000	321.30	2023.00	ND	ND	2023.00	321.30
Dev Site	2	315000	315000	32.08	14307.00	65.63<	98.44<	14307.00	22.02
Display Yard	1	405000	405000	400.20	1012.00	ND	ND	1012.00	400.20
Hotel	1	865000	865000	128.09	6753.00	ND	84.39<	6753.00	128.09
Motel	2	885000	885000	329.97	2846.50	ND	ND	2846.50	310.91
Office Premises Unsp	2	650000	650000	1652.89	242.00	ND	189.37<	242.00	1652.89
Retail Mult Occ Unsp	2	880000	880000	1070.06	809.50	ND	ND	809.50	1087.09
Serv Apt/Unit Unsp	1	2035000	2035000	287.02	7090.00	ND	ND	7090.00	287.02
Veterinary Clinic	1	415000	415000	400.97	1035.00	ND	ND	1035.00	400.97
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	720000	720000	356.58	2475.00	180.00<	127.43<	2475.00	290.91
Ind Dev Site	1	400000	400000	326.53	1225.00	ND	181.82<	1225.00	326.53
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	850000	630000	0.93	400000.00	74.12<	59.72<	407766.67	2.08
GenCrop >20ha Unspec	2	500000	500000	1.25	651983.00	ND	314.47<	651983.00	0.77
Livestock – Beef	7	967448	950000	2.36	382499.00	46.45<	95.00<	461344.29	2.10
MixedFarm&GrazUnsp	26	1846879	1230500	2.14	414257.50	100.86<	92.80<	639281.73	2.89
Native Bshland	2	720000	720000	10.86	376422.50	ND	513.06<	376422.50	1.91
Native Hardwood	2	773250	773250	3.13	383400.00	185.21<	125.73<	383400.00	2.02
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Conjoined StrataUnit	1	600000	600000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	22	550477	525000	783.24	941.00	101.25<	89.67<	1177.90	443.82
Detached Home(exist)	142	589068	560500	519.50	1000.00	97.48<	112.21<	1220.26	482.74
Garage/Outbuild Res	2	171500	171500	209.12	793.50	ND	ND	793.50	216.13
MisimpRuralLand Unsp	3	648333	735000	10.50	80940.00	103.89<	109.70<	98613.33	6.57
Res/Rural Lstyle	107	990700	935000	96.82	10070.00	96.39<	105.65<	35772.50	27.69
ResLandWithImprovemt	1	385000	385000	362.87	1061.00	115.79<	73.33<	1061.00	362.87
Single Strata Unsp	13	406076	430000	NA	NA	113.16<	115.44<	NA	NA
Strata Unit/Flat Uns	2	320000	320000	NA	NA	71.91<	70.33<	NA	NA
Vac Res A	15	245533	250000	287.12	987.50	94.16<	116.80<	951.10	185.15
Vac Res B	7	309357	307000	130.38	2301.00	104.60<	150.77<	2403.14	128.73
Vac Res C	1	646000	646000	100.16	6450.00	226.67<	172.27<	6450.00	100.16
Vac Res Rural Lstyle	37	509959	365000	57.26	6374.00	90.80<	104.29<	21833.08	23.36
Municipality totals									
Commercial Total			13	Commercial Total Prices				\$9,830,000	
Industrial Total			3	Industrial Total Prices				\$1,840,000	
Primary Production Total			42	Primary Production Total Prices				\$61,327,500	
Residential Total			353	Residential Total Prices				\$236,318,150	
All Sales Total			411	All Sales Total				\$309,315,650	

Nillumbik Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	751	360,000	382,827	111	284,000	294,022	118	185,000	215,937
2005	733	367,500	404,903	158	288,750	307,895	123	175,000	194,284
2006	748	391,550	419,725	154	297,500	323,245	106	210,000	218,554
2007	809	432,000	462,727	210	330,000	347,407	80	198,000	208,031
2008	621	460,000	488,885	178	355,000	366,891	50	212,500	230,331
2009	620	480,000	510,127	206	390,000	404,598	69	210,000	245,153
2010	684	575,000	605,899	164	440,000	471,113	54	241,750	283,454
2011	589	580,000	608,111	141	455,955	476,114	56	243,500	298,982
2012	578	552,000	583,024	119	440,000	489,206	87	200,000	239,653
2013	642	582,950	610,971	136	460,000	468,766	63	319,500	301,887
2014	698	620,000	637,746	179	482,000	490,169	95	350,000	330,599
2015	733	665,000	697,216	176	530,000	526,054	67	370,000	344,946
2016	641	731,000	751,518	179	555,000	561,195	76	406,000	413,327
2017	585	855,000	885,486	154	634,000	654,290	126	434,000	446,509
2018	464	876,800	940,167	191	635,000	659,156	64	450,000	466,210
2019	594	836,125	882,566	184	652,500	656,758	71	445,000	494,295
2020	472	913,500	968,779	128	702,500	719,207	120	441,000	465,625
2021	703	1,125,000	1,165,217	207	780,000	814,777	117	515,000	560,560
2022	583	1,130,000	1,179,291	144	781,000	786,564	31	620,000	610,677
2023	519	1,100,000	1,158,670	165	750,000	769,350	25	600,000	644,980
2024	552	1,136,750	1,196,226	165	800,000	844,087	31	580,000	596,516
2025	50	1,022,500	1,088,456	18	846,000	870,638	3	380,000 ^	404,666 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

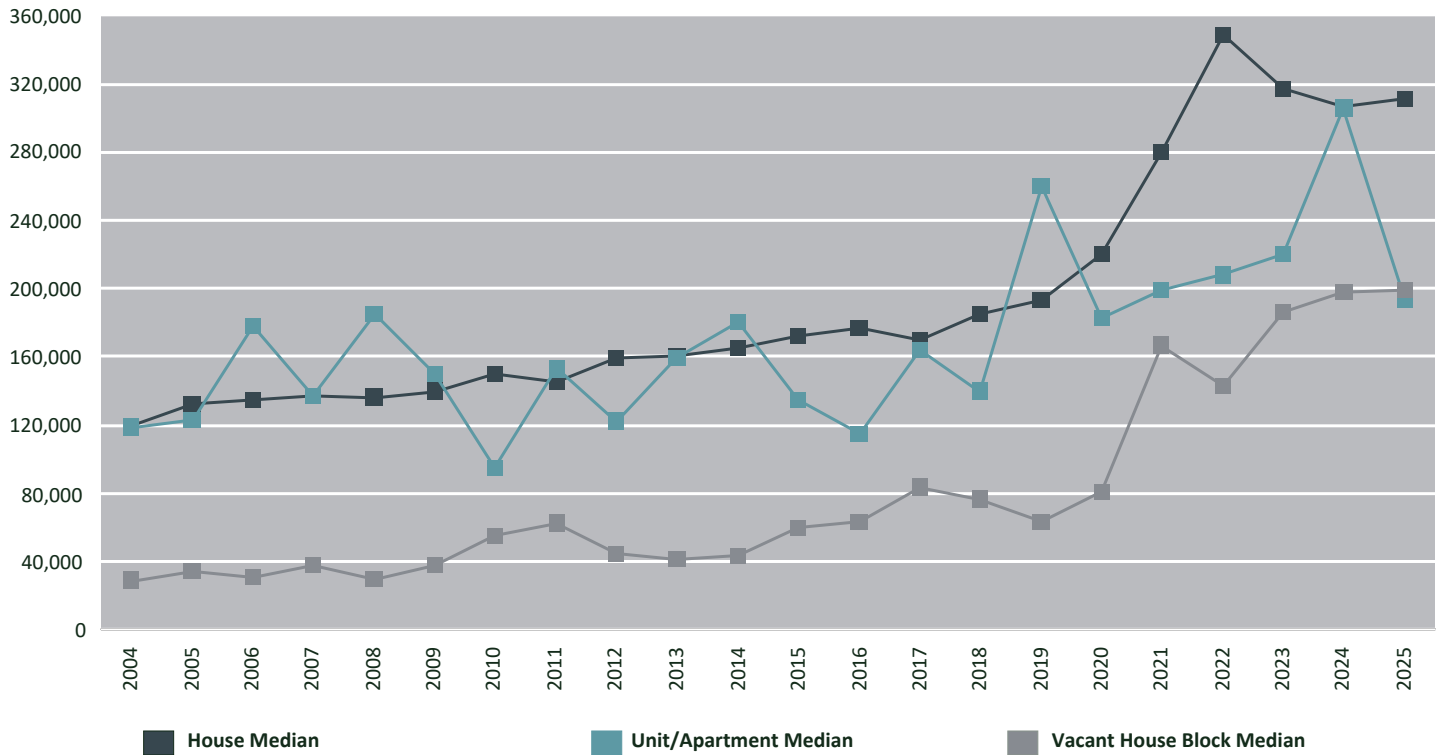
Nillumbik Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	4	2109500	1325500	1480.53	899.00	ND	ND	1221.00	2096.10
National Co Ret Unsp	1	1650000	1650000	2722.77	606.00	ND	ND	606.00	2722.77
Office Premises Uns	4	802125	519250	1500.74	340.00	142.68<	122.18<	506.50	1583.66
Reception/Function	1	3500000	3500000	603.45	5800.00	97.22<	ND	5800.00	603.45
Restaurant	1	3000000	3000000	583.66	5140.00	105.26<	ND	5140.00	583.66
Retail Sgle Occ Unsp	2	795000	795000	757.49	1063.00	99.38<	39.75<	1063.00	747.88
Timber Yard/Supplies	1	2310000	2310000	745.16	3100.00	165.00<	ND	3100.00	745.16
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	1112714	1150000	2991.98	440.50	136.90<	145.31<	491.17	2310.49
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Kennel/Cattery	1	2000000	2000000	192.99	10363.00	ND	ND	10363.00	192.99
Livestock – Beef	1	14750000	14750000	35.45	416054.00	ND	ND	416054.00	35.45
MixedFarm&GrazUnsp	6	1805333	1800000	7.87	365900.00	135.85<	172.25<	362449.67	4.98
Vineyard	1	2818000	2818000	34.82	80937.00	ND	ND	80937.00	34.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	20175000	20175000	2460.55	8234.00	ND	ND	8234.00	2450.21
Cojoin Strata Unsp	5	988000	785000	NA	NA	82.76<	69.16<	NA	NA
Detached Home Unsp	30	1294200	1128000	2169.28	836.50	106.31<	105.42<	1665.43	752.29
Detached Home(exist)	522	1190595	1136750	1730.04	860.50	103.34<	100.60<	1030.16	1155.74
MisImpRuralLand Unsp	2	1680000	1680000	111.56	42296.00	ND	134.40<	42296.00	39.72
Res Land (WithBuild)	1	850000	850000	653.85	1300.00	96.05<	57.63<	1300.00	653.85
Res/Rural Lstyle	155	1875143	1725000	182.54	10135.00	102.07<	102.07<	30113.49	62.27
Single Strata Unit	5	895000	880000	NA	NA	113.55<	118.12<	NA	NA
Single Strata Unsp	114	840481	788500	1732.60	541.00	105.13<	101.28<	541.00	1746.77
Strata Unit/Flat Uns	34	818602	813000	2758.62	435.00	109.13<	109.86<	448.00	1782.37
Townhouse	5	865400	840000	NA	NA	90.32<	107.69<	NA	NA
Vac Res A	31	596516	580000	880.64	737.00	99.96<	114.29<	809.67	746.27
Vac Res Englobo Oth	5	1669200	1699000	421.59	4030.00	103.03<	ND	4033.20	413.86
Vac Res Rural Lstyle	16	935874	892500	30.64	41384.50	110.19<	81.14<	43690.31	21.42
Villa Unit	2	942500	942500	NA	NA	129.11<	103.57<	NA	NA
Municipality totals									
Commercial Total			14	Commercial Total Prices				\$23,696,500	
Industrial Total			7	Industrial Total Prices				\$7,789,000	
Primary Production Total			9	Primary Production Total Prices				\$30,400,000	
Residential Total			929	Residential Total Prices				\$1,176,610,679	
All Sales Total			959	All Sales Total				\$1,238,496,179	

Northern Grampians Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	279	120,000	134,911	11	119,000	182,159	55	29,000	35,981
2005	271	132,000	144,001	7	123,000^	118,142^	36	34,000	37,658
2006	188	135,000	149,942	17	178,000	200,117	23	30,500	41,598
2007	234	137,500	146,991	16	137,000	158,281	30	38,000	67,700
2008	210	136,500	144,156	9	185,000^	216,888^	23	30,000	40,815
2009	217	140,000	156,197	19	150,000	155,500	33	38,000	52,681
2010	179	150,000	167,276	16	95,500	129,156	29	55,000	64,468
2011	173	145,000	155,362	9	153,000^	158,722^	19	63,000	76,605
2012	164	159,000	176,028	12	122,500	142,958	13	45,000	43,500
2013	184	160,000	168,725	14	159,500	166,392	22	41,000	47,045
2014	179	165,000	176,272	9	180,000^	181,970^	20	43,750	55,089
2015	167	172,000	180,174	11	135,000	162,318	21	60,000	76,142
2016	174	177,000	195,703	3	115,000^	144,333^	20	64,000	68,535
2017	188	170,000	188,867	10	164,250	179,300	24	84,000	97,604
2018	206	185,000	199,727	9	140,000^	145,888^	25	77,000	79,010
2019	224	193,000	213,005	16	259,500	241,843	25	64,000	71,260
2020	212	220,000	237,189	24	182,500	220,373	40	81,250	85,512
2021	214	280,000	288,575	17	199,500	247,323	42	167,000	143,678
2022	198	349,000	363,455	10	208,000	215,150	25	143,000	179,780
2023	169	317,000	348,807	14	220,000	257,142	30	186,200	181,830
2024	190	306,250	327,897	6	306,000^	326,166^	9	198,000 ^	185,444 ^
2025	24	311,250	340,604	2	193,500^	193,500^	4	199,500 ^	209,000 ^

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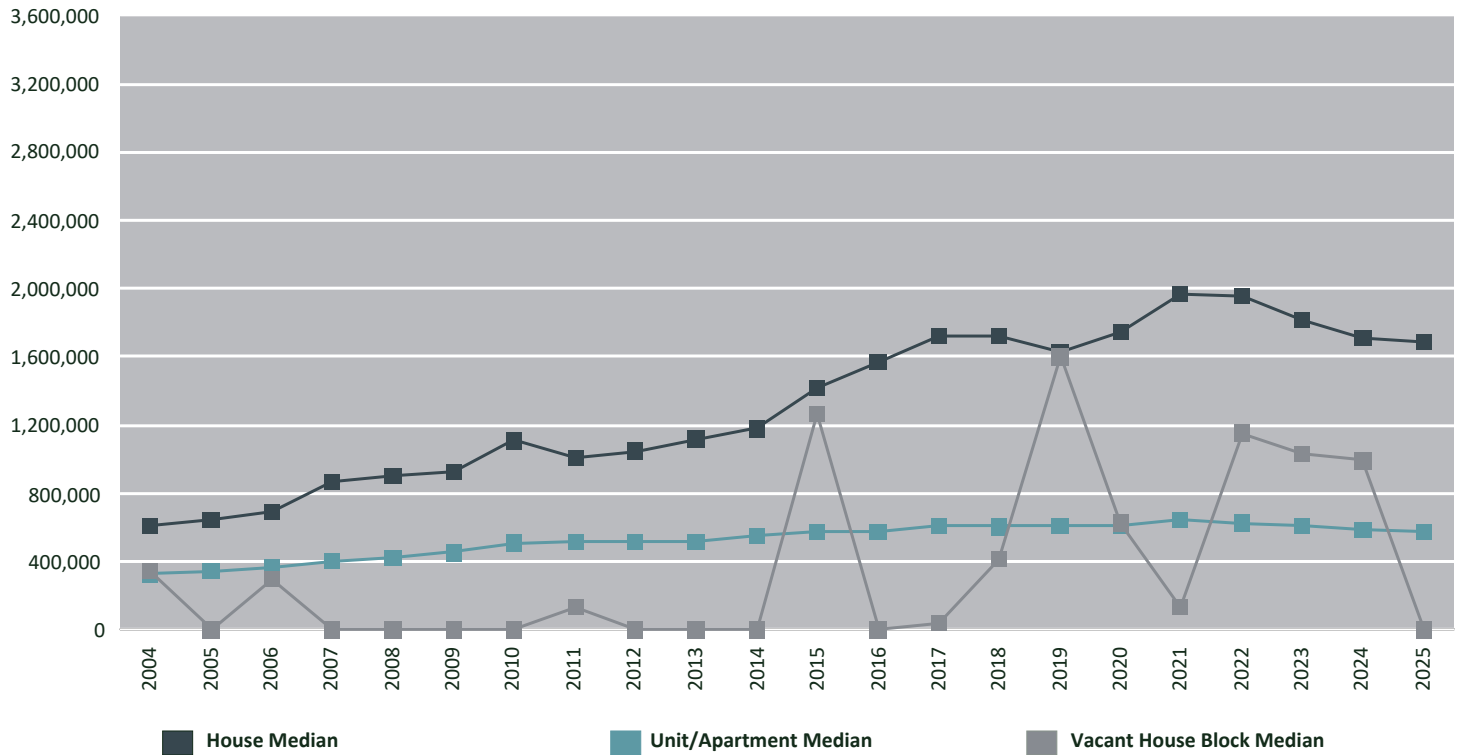
Northern Grampians Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Holiday Units	1	2500000	2500000	11.34	220400.00	196.08<	ND	220400.00	11.34
Hotel/Motel Unsp	2	650000	650000	224.65	4249.00	39.10<	81.25<	4249.00	152.98
Office Premises Uns	1	270000	270000	458.40	589.00	72.97<	100.00<	589.00	458.40
Retail Sgle Occ Unsp	7	276285	175000	500.00	700.00	92.11<	87.50<	733.57	376.63
Tourist Park/Caravan	1	1550000	1550000	140.53	11030.00	ND	ND	11030.00	140.53
Veterinary Clinic	1	410000	410000	89.56	4578.00	ND	ND	4578.00	89.56
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	418250	418250	238.46	1802.50	162.43<	137.13<	1802.50	232.04
Ind Dev Site	1	50000	50000	57.80	865.00	55.56<	71.43<	865.00	57.80
Warehouse Unspec	1	250000	250000	227.27	1100.00	29.41<	ND	1100.00	227.27
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	1104502	1091737	1.26	978221.50	ND	70.71<	1165046.50	0.95
GenCrop >20ha Unspec	14	2242819	2087760	3.27	624121.50	175.81<	111.76<	875017.21	2.56
Livestock – Sheep	2	990000	990000	4.55	373919.50	134.69<	190.38<	373919.50	2.65
MixedFarm&GrazUnsp	26	981684	854908	1.06	1278900.00	97.70<	125.54<	1353890.12	0.73
Native Bshland	2	360500	360500	0.67	843718.50	28.01<	167.67<	843718.50	0.43
Poultry broiler	1	3600000	3600000	4.52	796300.00	ND	ND	796300.00	4.52
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	188	326199	305000	377.78	900.00	96.21<	108.93<	981.86	331.66
Detached Home(Comm)	1	280000	280000	560.00	500.00	ND	75.68<	500.00	560.00
Detached Home(exist)	1	580000	580000	147.55	3931.00	145.55<	170.34<	3931.00	147.55
Disability Housing	1	390000	390000	351.35	1110.00	ND	ND	1110.00	351.35
MisimpRuralLand Unsp	1	130000	130000	3.25	40000.00	37.96<	85.25<	40000.00	3.25
Res Investment Flat	1	545000	545000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	33	599287	542500	4.05	44474.00	102.26<	123.44<	73863.52	8.11
Semi-detached Unspec	1	395000	395000	1531.01	258.00	ND	232.35<	258.00	1531.01
Short Term Hol Accom	2	450000	450000	1836.48	615.00	86.54<	90.00<	615.00	731.71
Single Strata Unsp	4	275000	285000	NA	NA	129.55<	142.86<	NA	NA
Strata Unit/Flat Uns	1	312000	312000	NA	NA	124.80<	ND	NA	NA
Vac Res A	7	184142	198000	166.95	973.00	106.34<	116.47<	996.83	194.45
Vac Res B	2	190000	190000	86.46	2241.50	65.52<	327.59<	2241.50	84.76
Vac Res Rural Lstyle	24	558976	162000	2.97	55300.00	113.68<	108.72<	162686.88	3.44
Municipality totals									
Commercial Total			13	Commercial Total Prices				\$7,964,000	
Industrial Total			4	Industrial Total Prices				\$1,136,500	
Primary Production Total			49	Primary Production Total Prices				\$67,642,277	
Residential Total			267	Residential Total Prices				\$100,818,433	
All Sales Total			333	All Sales Total				\$177,561,210	

Port Phillip City

Residential price statistics 2004 to 2025



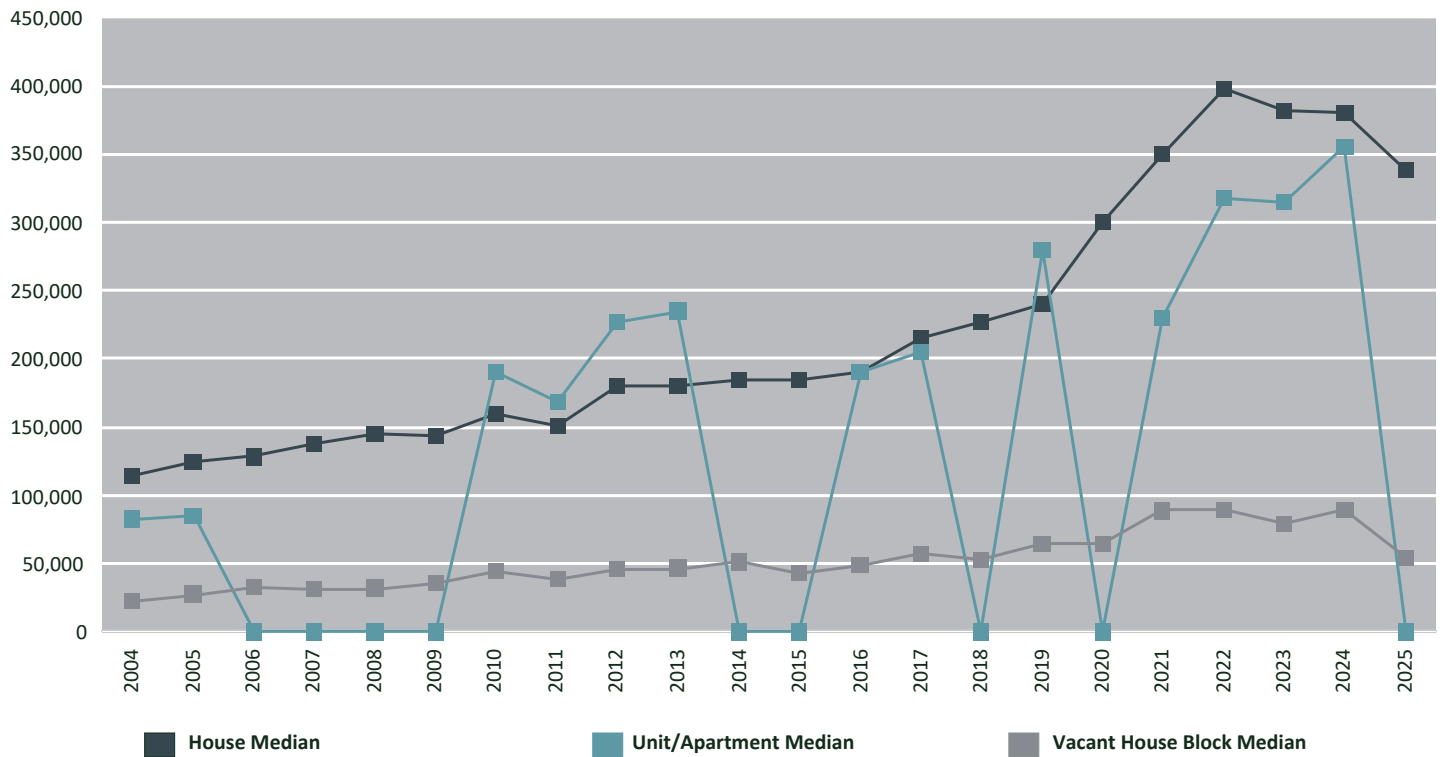
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	882	612,500	735,322	2,295	327,500	413,105	2	341,250 ^	341,250 ^
2005	942	650,000	756,347	2,642	340,000	413,329	0	0 *	0 *
2006	991	691,002	839,959	3,018	364,000	482,355	1	295,000 ^	295,000 ^
2007	1,015	867,500	1,089,436	3,848	400,000	510,437	0	0 *	0 *
2008	687	905,000	1,112,304	2,557	427,000	516,624	0	0 *	0 *
2009	737	927,500	1,092,553	2,918	455,000	550,259	0	0 *	0 *
2010	827	1,110,000	1,262,392	3,615	512,500	592,662	0	0 *	0 *
2011	737	1,010,000	1,237,744	2,871	518,500	595,840	1	132,500 ^	132,500 ^
2012	755	1,050,000	1,192,419	2,395	515,000	590,185	0	0 *	0 *
2013	838	1,120,000	1,307,330	2,871	518,000	606,589	0	0 *	0 *
2014	913	1,180,000	1,420,530	2,894	550,000	649,876	0	0 *	0 *
2015	833	1,415,000	1,651,295	3,517	580,000	683,820	1	1,265,000 ^	1,265,000 ^
2016	710	1,575,000	1,794,133	2,622	580,000	706,378	0	0 *	0 *
2017	765	1,720,000	1,942,966	2,753	615,000	822,677	4	36,300 ^	45,237 ^
2018	621	1,720,000	1,995,434	2,337	608,000	776,038	2	411,300 ^	411,300 ^
2019	649	1,625,000	1,986,244	2,059	615,000	817,137	1	1,600,000 ^	1,600,000 ^
2020	629	1,750,000	2,145,153	1,983	617,500	770,508	3	630,000 ^	643,333 ^
2021	939	1,970,000	2,344,995	2,893	650,000	816,910	1	133,100 ^	133,100 ^
2022	775	1,960,000	2,344,436	2,555	630,000	783,474	4	1,155,000 ^	1,187,812 ^
2023	645	1,820,000	2,160,092	2,403	612,500	754,838	8	1,030,000 ^	1,063,240 ^
2024	728	1,715,000	2,115,151	2,653	590,000	714,007	3	993,000 ^	1,441,000 ^
2025	40	1,686,250	1,905,725	379	575,000	663,548	0	0 *	0 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

Port Phillip City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Unsp	1	1021000	1021000	NA	NA	ND	ND	NA	NA
Bank	1	4400000	4400000	9565.22	460.00	110.00<	125.56<	460.00	9565.22
Café	1	533500	533500	801.05	666.00	74.10<	75.04<	666.00	801.05
CarPark – OpenAir	1	811500	811500	9117.98	89.00	ND	ND	89.00	9117.98
CarPark – UnderCover	30	222768	29500	10.45	2872.00	67.05<	137.21<	3256.79	75.46
Dev Site	2	1385351	1385351	5728.64	315.00	107.18<	ND	315.00	4397.94
Ground Level Parking	1	20000	20000	4.48	4468.00	5.00<	0.59<	4468.00	4.48
Health Clinic Unsp	1	5701000	5701000	6935.52	822.00	ND	ND	822.00	6935.52
Indiv CarPark Unspe	2	5000	5000	NA	NA	100.00<	33.33<	NA	NA
Mixed Use Unspec	2	1792250	1792250	4357.67	411.50	108.29<	42.00<	411.50	4355.41
Multi-storey CarPark	1	20000	20000	NA	NA	0.23<	ND	NA	NA
Nightclub/Cabaret	1	3900000	3900000	878.38	4440.00	128.71<	ND	4440.00	878.38
Office & Dwelling	2	1367500	1367500	7785.21	1081.50	74.93<	104.79<	1081.50	1264.45
Office Cvt Dwelling	3	1401666	860000	7543.86	114.00	ND	11.13<	141.67	9894.12
Office Premises Uns	33	4722956	1735000	7434.40	343.00	103.12<	87.63<	1022.96	5515.47
Pub	1	2750000	2750000	6658.60	413.00	ND	37.54<	413.00	6658.60
Reception/Function	1	1850000	1850000	416.67	4440.00	ND	ND	4440.00	416.67
Residential Hotel	1	5742000	5742000	5919.59	970.00	ND	ND	970.00	5919.59
Restaurant	5	4797000	4000000	12012.01	333.00	195.12<	140.35<	1870.00	2565.24
Retail Mult Occ Unsp	7	3601428	3100000	5392.27	2400.00	56.99<	57.94<	2400.00	2656.25
Retail Sgle Occ Unsp	9	3120605	1500000	2429.28	1011.00	98.36<	73.04<	1176.00	1080.56
Retail Store/Showrm	1	2140000	2140000	7670.25	279.00	32.92<	48.53<	279.00	7670.25
Serviced Apartments	8	386375	380000	191.98	2344.00	89.94<	92.12<	2719.40	130.87
Shop	13	1398519	980000	733.19	907.00	117.01<	90.15<	2601.46	537.59
Shop & Dwelling	11	1658636	1450000	13043.48	138.00	101.40<	117.53<	164.82	10063.43
Strata/Subdiv Office	68	229257	172750	34.06	4375.00	80.54<	88.95<	4427.23	45.23
Vehicle Sales Centre	1	8100000	8100000	4347.83	1863.00	ND	ND	1863.00	4347.83
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	4915000	4915000	5253.94	873.00	ND	ND	873.00	5630.01
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1900000	1900000	8260.87	230.00	ND	75.37<	230.00	8260.87
Factory Unsp	1	3100000	3100000	12350.60	251.00	41.06<	ND	251.00	12350.60
Warehouse Unspec	2	2400000	2400000	317391.30	36.50	25.67<	15.34<	36.50	65753.42
Warehouse/Office	8	8005156	1325625	170.64	7091.00	86.08<	71.19<	7802.29	1146.18
Workshop	1	1893500	1893500	13622.30	139.00	ND	31.45<	139.00	13622.30
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	33000	33000	NA	NA	ND	77.92<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	2850000	2850000	3231.29	882.00	ND	135.71<	882.00	3231.29
Cojoin Strata Unsp	1	300000	300000	NA	NA	14.63<	ND	NA	NA
Detached Home Unsp	272	2423643	1868500	5408.16	294.00	98.29<	87.81<	382.62	6398.60
Detached Home(Comm)	4	1288950	1405000	13839.18	101.50	93.98<	132.80<	123.00	10479.27
Detached Home(exist)	2	1355000	1355000	5134.08	349.00	55.31<	53.12<	349.00	3882.52
Half Pair or Duplex	3	4403333	5150000	NA	NA	380.07<	268.58<	NA	NA
Individual Car Park	35	233015	40000	NA	NA	86.96<	210.53<	NA	NA
OYO Co Share Flat	1	680000	680000	NA	NA	110.57<	126.28<	NA	NA
OYO Strata Flat	490	579771	570000	253.15	2062.00	99.61<	93.14<	2062.00	253.15
OYO Stratum Flat	27	630166	550000	766.94	1066.50	91.29<	81.97<	979.50	774.12
OYO Sub Dwelling	4	2285000	1615000	NA	NA	178.95<	107.67<	NA	NA
OYO Sub Unit	135	1316530	1195000	NA	NA	108.64<	91.92<	NA	NA
OYO Subdivided Flat	1429	673664	575000	508.19	1351.00	96.64<	93.92<	2847.86	206.81
Res Co Sh Unit Unsp	1	522000	522000	NA	NA	117.50<	ND	NA	NA
Res Investment Flat	1	2916000	2916000	5533.21	527.00	107.01<	ND	527.00	5533.21
Res Land (WithBuild)	1	2030000	2030000	5062.34	401.00	ND	ND	401.00	5062.34
Res/Rural Lstyle	1	573000	573000	74.86	7654.00	88.22<	62.21<	7654.00	74.86
Semi-detached Unspec	416	1831407	1610000	9956.58	169.00	93.60<	85.98<	203.92	9001.05
Single Strata Unit	15	1251866	995000	NA	NA	109.04<	88.09<	NA	NA
Single Strata Unsp	38	935671	720000	1439.23	469.00	127.43<	106.19<	444.00	2743.99
Special Accom Res	1	7315000	7315000	6167.79	1186.00	ND	ND	1186.00	6167.79
Storage Area Res	6	34433	18300	12.79	4036.00	66.55<	22.88<	4036.00	10.11
Strata Dwelling	6	1356833	1021000	NA	NA	ND	56.72<	NA	NA
Strata Unit/Flat Uns	502	724139	581000	158.64	5054.00	91.64<	82.44<	4577.57	159.17
Terrace House	38	3053252	2645000	17490.72	162.50	94.63<	93.79<	247.92	12315.42
Vac Res A	3	1441000	993000	9215.69	255.00	96.41<	746.06<	220.33	6540.09
Municipality totals									
Commercial Total			208	Commercial Total Prices			\$345,221,542		
Community Services Total			2	Community Services Total Prices			\$9,830,000		
Industrial Total			13	Industrial Total Prices			\$75,734,750		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$33,000		
Residential Total			3,433	Residential Total Prices			\$3,464,700,309		
All Sales Total			3,657	All Sales Total			\$3,895,519,601		

Pyrenees Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	78	115,000	113,186	1	83,000^	83,000^	37	23,000	25,243
2005	63	125,000	136,330	1	85,000^	85,000^	29	27,500	32,362
2006	50	128,500	134,954	0	0*	0*	27	32,500	42,355
2007	59	137,875	145,807	0	0*	0*	26	31,500	38,953
2008	55	145,000	156,306	0	0*	0*	17	32,000	39,358
2009	59	144,000	145,466	0	0*	0*	19	36,000	46,920
2010	71	160,000	161,530	1	190,000^	190,000^	29	44,000	64,448
2011	66	151,000	173,568	2	168,675^	168,675^	20	38,250	47,372
2012	50	179,750	179,112	2	226,500^	226,500^	27	46,000	40,608
2013	72	180,000	173,609	1	235,000^	235,000^	18	46,500	39,973
2014	57	185,000	194,484	0	0*	0*	30	51,050	51,553
2015	55	185,000	191,492	0	0*	0*	18	43,500	44,822
2016	69	190,500	208,188	3	190,000^	176,666^	35	48,500	58,750
2017	83	215,000	213,142	1	205,000^	205,000^	20	58,000	56,375
2018	76	227,450	232,256	0	0*	0*	30	53,500	54,810
2019	74	240,000	248,363	1	280,000^	280,000^	23	65,000	79,847
2020	67	300,000	296,111	0	0*	0*	36	65,000	85,152
2021	78	350,000	363,948	2	230,000^	230,000^	63	89,000	93,712
2022	70	397,499	405,206	1	317,500^	317,500^	30	90,000	122,366
2023	63	382,000	394,071	1	315,000^	315,000^	13	79,500	88,307
2024	63	380,000	402,626	1	355,000^	355,000^	21	90,000	145,131
2025	10	337,500	362,600	0	0*	0*	6	54,500 ^	82,083 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

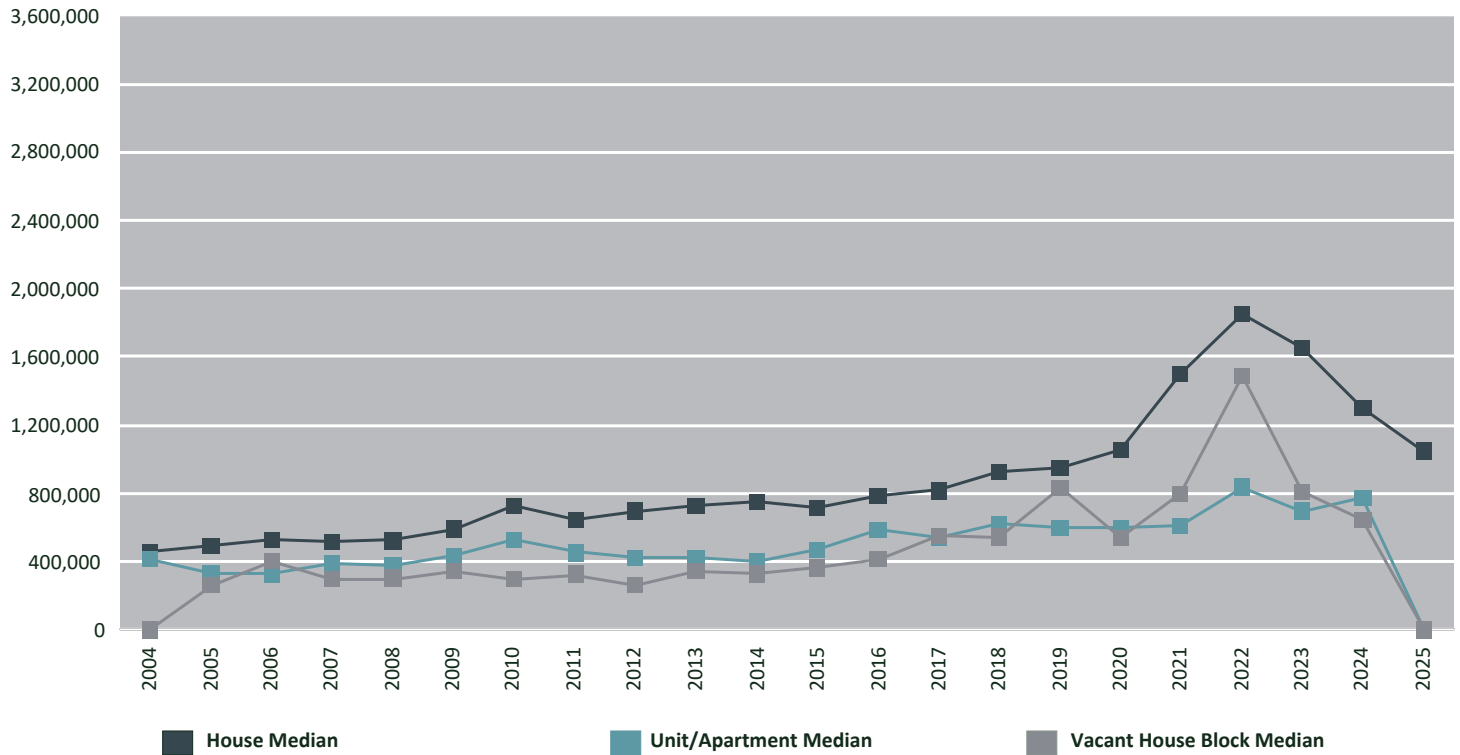
Pyrenees Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	4	425612	298000	46.77	7025.00	ND	ND	74728.50	5.70
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	120000	120000	42.67	2812.00	40.40<	24.00<	2812.00	42.67
Ind Dev Site	2	139750	139750	74.45	1966.00	157.46<	239.20<	1966.00	71.08
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	19	736496	398237	1.75	111373.00	59.89<	126.43<	409740.05	1.80
GenCrop >20ha Unspec	12	2054032	474277	0.89	381106.00	45.99<	13.93<	1345161.83	1.53
Horse Unspecified	1	780000	780000	0.60	1308180.00	ND	ND	1308180.00	0.60
Livestock – Dairy	1	350000	350000	1.08	323800.00	ND	ND	323800.00	1.08
Livestock – Sheep	6	917290	715400	1.23	693130.00	51.29<	26.15<	1077850.17	0.85
MixedFarm&GrazUnsp	25	1130893	777600	0.97	667730.00	199.38<	154.75<	1584219.56	0.71
Native Bshland	2	187325	187325	2.31	80918.50	101.26<	ND	80918.50	2.31
Vineyard	4	3249999	2175000	38.43	81977.00	161.11<	561.29<	372766.67	4.47
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	62	404524	382500	305.98	1054.00	100.13<	109.29<	1651.59	245.57
Detached Home(exist)	1	285000	285000	83.07	3431.00	102.15<	81.43<	3431.00	83.07
MisimpRuralLand Unsp	9	281666	300000	2.25	80000.00	127.66<	145.63<	88700.00	3.18
Res/Rural Lstyle	67	481025	475000	35.15	20200.00	100.00<	110.47<	42383.25	11.35
Single Strata Unsp	1	355000	355000	NA	NA	112.70<	154.35<	NA	NA
Vac Res A	17	119361	90000	109.09	821.00	108.76<	101.12<	958.81	121.80
Vac Res B	3	197333	152000	178.92	2040.00	253.33<	168.89<	2237.67	88.19
Vac Res C	1	426618	426618	0.45	958530.00	ND	ND	958530.00	0.45
Vac Res Rural Lstyle	30	193447	175000	3.90	27507.00	72.92<	116.67<	40796.33	4.74
Municipality totals									
Community Services Total			4	Community Services Total Prices				\$1,702,450	
Industrial Total			3	Industrial Total Prices				\$399,500	
Primary Production Total			70	Primary Production Total Prices				\$86,922,538	
Residential Total			191	Residential Total Prices				\$69,335,388	
All Sales Total			268	All Sales Total				\$158,359,876	

Borough of Queenscliffe

Residential price statistics 2004 to 2025



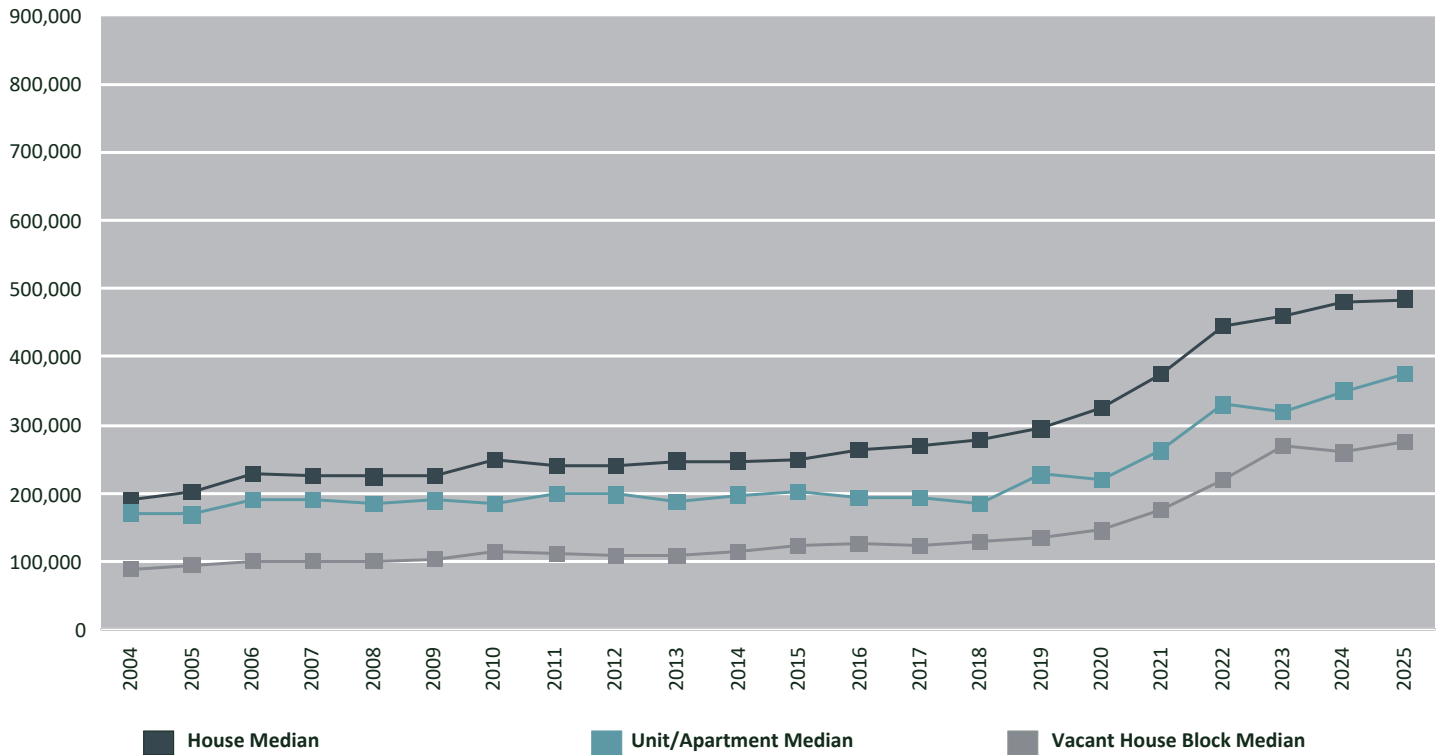
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	71	465,000	496,816	20	415,000	567,550	0	0 *	0 *
2005	88	500,000	673,956	13	330,000	406,300	4	258,750 ^	235,625 ^
2006	101	530,000	644,465	34	327,500	408,046	7	400,000 ^	345,714 ^
2007	158	522,944	601,844	47	389,396	447,886	10	299,000	325,768
2008	82	525,000	616,829	20	375,000	381,675	4	302,500 ^	278,750 ^
2009	89	595,000	637,210	23	440,000	488,326	1	340,000 ^	340,000 ^
2010	87	732,000	826,607	21	530,000	587,047	5	295,000 ^	286,800 ^
2011	65	645,000	841,756	23	455,000	519,913	4	325,000 ^	313,750 ^
2012	84	700,000	787,023	11	430,000	426,568	3	259,000 ^	306,333 ^
2013	76	732,500	798,717	20	430,000	428,300	3	340,000 ^	371,666 ^
2014	94	750,000	917,565	20	401,000	437,895	8	326,500 ^	304,125 ^
2015	104	721,001	836,776	25	475,000	613,340	4	361,500 ^	435,750 ^
2016	90	790,000	902,422	25	590,000	582,960	5	410,000 ^	406,800 ^
2017	94	817,500	953,482	25	545,000	529,440	9	555,308 ^	701,145 ^
2018	71	930,000	1,088,622	20	627,500	734,775	6	547,500 ^	650,833 ^
2019	74	950,000	1,073,337	16	597,750	690,531	2	835,000 ^	835,000 ^
2020	86	1,055,000	1,296,416	20	600,000	602,100	9	540,000 ^	593,277 ^
2021	93	1,500,000	1,733,221	21	616,000	856,571	5	800,000 ^	801,200 ^
2022	54	1,847,500	2,088,384	16	840,000	845,812	3	1,490,000 ^	1,419,166 ^
2023	51	1,650,000	1,922,710	9	700,000^	759,444^	3	812,000 ^	1,440,666 ^
2024	53	1,300,000	1,678,556	8	777,500^	1,195,000^	3	650,000 ^	658,333 ^
2025	7	1,050,000^	1,133,571^	0	0*	0*	0	0 *	0 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

Borough of Queenscliffe									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Pub/Tavern/Club Unsp	1	4400000	4400000	3122.78	1409.00	ND	733.33<	1409.00	3122.78
Retail Sgle Occ Unsp	1	1001000	1001000	4085.71	245.00	ND	148.85<	245.00	4085.71
Shop	1	896500	896500	2988.33	300.00	ND	226.96<	300.00	2988.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	51	1692421	1300000	1411.85	636.00	78.79<	86.67<	668.64	2560.82
Res Land (WithBuild)	2	1430000	1430000	2940.54	672.00	ND	ND	672.00	2127.98
Semi-detached Unspec	2	1325000	1325000	4215.87	315.50	ND	ND	315.50	4199.68
Single Strata Unsp	6	891666	637500	NA	NA	95.86<	103.49<	NA	NA
Strata Unit/Flat Uns	2	2105000	2105000	NA	NA	179.15<	377.92<	NA	NA
Vac Res A	3	658333	650000	1203.70	540.00	80.05<	81.25<	711.00	925.93
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$6,297,500	
Residential Total			66	Residential Total Prices				\$103,358,500	
All Sales Total			69	All Sales Total				\$109,656,000	

Greater Shepparton City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	919	191,000	207,973	188	172,000	174,846	366	89,000	92,051
2005	869	203,000	219,310	162	169,500	174,774	341	95,000	95,888
2006	852	230,000	242,457	154	191,000	201,948	378	99,500	100,373
2007	848	226,000	242,779	150	191,000	204,459	304	99,877	103,437
2008	703	225,002	244,387	127	185,000	209,807	228	101,000	102,394
2009	843	225,500	238,485	154	190,000	196,412	407	102,500	102,116
2010	673	250,000	263,744	123	185,000	206,816	335	115,000	113,812
2011	660	240,000	258,511	104	199,500	200,818	266	111,500	113,782
2012	639	240,000	253,385	95	198,500	214,925	257	109,000	116,257
2013	668	248,000	267,073	108	188,500	211,868	230	110,000	115,158
2014	705	248,000	267,783	116	198,375	195,340	321	115,000	123,694
2015	901	250,000	269,562	107	203,000	211,702	268	123,000	124,425
2016	816	265,000	279,886	107	194,000	236,350	286	127,000	132,546
2017	939	269,000	286,171	135	195,000	217,485	363	125,000	123,965
2018	947	278,000	300,265	136	185,500	224,266	438	129,000	129,887
2019	829	295,000	317,858	139	228,000	261,876	344	135,000	138,948
2020	979	325,000	339,135	112	220,000	243,685	633	146,000	151,691
2021	1,169	376,000	401,338	171	263,000	288,160	747	177,500	181,823
2022	960	445,000	483,477	156	330,000	350,397	407	220,000	233,542
2023	798	460,000	485,475	91	320,000	339,446	174	270,000	268,806
2024	1,002	480,000	511,285	104	350,000	389,123	197	260,000	276,191
2025	195	484,500	500,059	17	375,000	425,529	27	275,000	281,870

Statistics for 2025 are based on a small number of sales and are preliminary only.

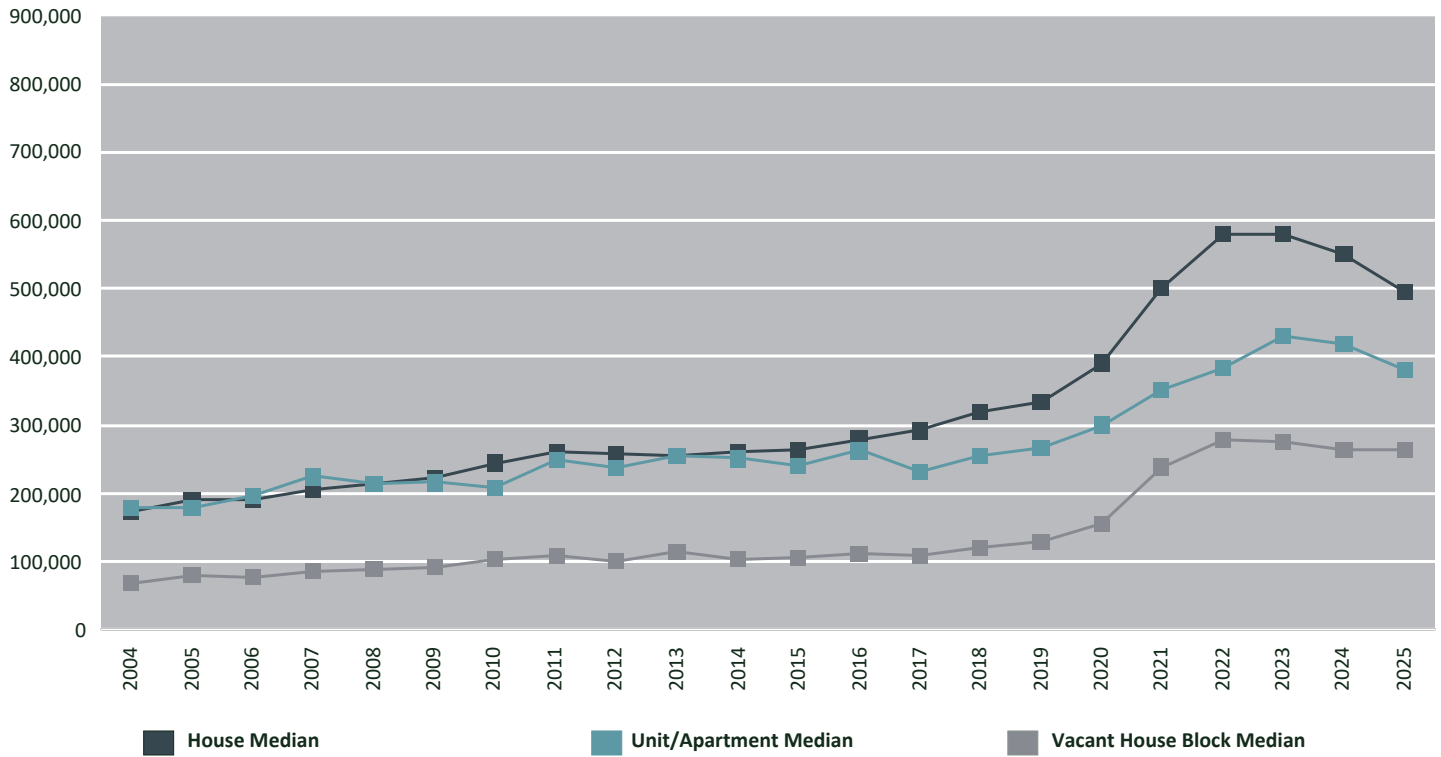
Greater Shepparton City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	3210000	3210000	5202.59	617.00	782.93<	161.69<	617.00	5202.59
Bottle Shop/Licensed	1	750000	750000	1518.22	494.00	ND	ND	494.00	1518.22
Crematorium/Funeral	1	537500	537500	318.42	1688.00	56.58<	ND	1688.00	318.42
Dental Clinic	2	800000	800000	1077.98	744.50	ND	ND	744.50	1074.55
Dev Site	7	743785	450000	145.33	1783.00	76.11<	69.23<	2174.00	394.09
Hotel	1	1100000	1100000	409.23	2688.00	162.24<	247.19<	2688.00	409.23
Licensed Restaurant	1	550000	550000	615.21	894.00	ND	152.78<	894.00	615.21
LowRise Office Build	1	291500	291500	4105.63	71.00	8.21<	ND	71.00	4105.63
Medical/Surgery	1	565000	565000	962.52	587.00	ND	38.05<	587.00	962.52
Mixed Use Unspec	2	6007500	6007500	23665.05	352.50	1501.88<	2403.00<	352.50	17042.55
Motel	1	4300000	4300000	1399.74	3072.00	ND	211.82<	3072.00	1399.74
National Co Ret Unsp	1	2155000	2155000	889.39	2423.00	ND	ND	2423.00	889.39
Nightclub/Cabaret	1	330000	330000	1118.64	295.00	ND	ND	295.00	1118.64
Office Cvt Dwelling	2	651500	651500	793.54	821.00	119.54<	ND	821.00	793.54
Office Premises Uns	7	2285714	1800000	2772.47	523.00	310.34<	361.63<	2906.57	786.40
Retail Mult Occ Unsp	2	1887500	1887500	694.01	11771.00	101.48<	286.53<	11771.00	160.35
Retail Sgle Occ Unsp	15	1220866	715000	1071.55	324.50	204.72<	158.89<	951.67	1212.08
Shop & Dwelling	3	527333	500000	458.61	1051.00	151.77<	116.28<	1137.67	463.52
Tourist Park/Caravan	1	800000	800000	100.76	7940.00	115.52<	62.99<	7940.00	100.76
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	165000	165000	84.62	1950.00	93.75<	40.00<	1950.00	84.62
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	3800000	3800000	469.14	8100.00	286.79<	ND	8100.00	469.14
Factory Unsp	5	1046000	920000	703.99	902.00	160.00<	113.58<	2783.67	265.84
Ind Dev Site	5	594450	550000	149.46	4048.00	161.76<	139.75<	3152.20	188.58
Warehouse Unspec	16	1184750	725000	919.64	1924.50	73.98<	62.23<	3442.70	397.73
Warehouse/Office	2	3125000	3125000	732.89	4001.50	ND	218.53<	4001.50	780.96
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	8	1091250	1062500	3.11	454212.00	163.46<	155.11<	652911.75	1.67
DomsticLivestockGraz	1	1980000	1980000	3.04	651718.00	145.59<	565.71<	651718.00	3.04
GenCrop >20ha Unspec	13	1255769	1090000	1.30	670000.00	96.74<	197.46<	680168.33	1.69
Horse Unspecified	1	2300000	2300000	7.79	295200.00	167.27<	328.57<	295200.00	7.79
Livestock – Beef	2	1015000	1015000	1.87	472854.50	82.86<	104.10<	472854.50	2.15
Livestock – Dairy	10	1400500	1250000	1.29	833298.50	198.41<	190.84<	685679.90	2.04
MixedFarm&GrazUnsp	22	1458486	977500	2.46	419400.00	112.36<	189.81<	777043.95	1.88
Native Bshland	1	500000	500000	2.37	211300.00	390.63<	256.41<	211300.00	2.37
Orchard Plantations	7	13060714	1770000	38.74	273760.00	306.49<	187.98<	264868.83	56.41
Specialised Cropping	1	1195000	1195000	2.82	423300.00	ND	145.02<	423300.00	2.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1375000	1375000	1660.63	828.00	ND	ND	828.00	1660.63
Cojoin Strata Unsp	1	440000	440000	NA	NA	116.16<	ND	NA	NA
Detached Home (Ind)	5	335000	340000	500.00	790.00	104.62<	98.19<	770.40	434.84
Detached Home Unsp	90	496977	450000	763.89	684.00	97.83<	125.87<	737.17	665.84
Detached Home(Comm)	4	392125	387500	489.15	865.00	75.98<	86.11<	851.00	460.78
Detached Home(exist)	911	512833	485000	984.95	731.00	105.90<	127.97<	811.87	631.67
MisImpRuralLand Unsp	4	370000	355000	5.51	90850.00	155.70<	308.70<	89215.00	4.15
Res Co Sh Unit Unsp	1	210000	210000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	4	605000	605000	750.94	826.50	137.50<	137.50<	839.25	720.88
Res/Rural Lstyle	89	733424	700000	53.94	13256.00	94.34<	118.44<	40306.19	18.20
ResLandWithImprovemt	2	287500	287500	136.08	27498.50	46.56<	135.93<	27498.50	10.46
Semi-detached Unspec	1	389000	389000	NA	NA	96.05<	92.82<	NA	NA
Single Strata Unsp	80	404879	355000	NA	NA	107.58<	133.96<	NA	NA
Strata Unit/Flat Uns	22	337659	285000	NA	NA	114.92<	119.75<	NA	NA
Vac Res A	172	261728	258975	336.66	802.00	95.92<	156.95<	836.53	303.08
Vac Res B	25	375700	320000	184.65	2085.00	94.12<	144.14<	2255.40	166.58
Vac Res Rural Lstyle	15	529000	252000	34.37	12300.00	46.17<	90.97<	48141.21	10.85
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	520000	520000	904.35	575.00	ND	ND	575.00	904.35
Municipality totals									
Commercial Total			51	Commercial Total Prices			\$74,383,500		
Community Services Total			1	Community Services Total Prices			\$165,000		
Industrial Total			29	Industrial Total Prices			\$37,208,250		
Primary Production Total			66	Primary Production Total Prices			\$170,576,700		
Residential Total			1,427	Residential Total Prices			\$689,490,474		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$520,000		
All Sales Total			1,575	All Sales Total			\$972,343,924		

South Gippsland Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	448	173,333	185,958	33	179,000	167,573	167	69,000	73,135
2005	376	190,000	209,094	37	180,000	187,187	144	79,990	92,441
2006	370	191,000	210,182	42	197,500	210,039	132	78,000	84,756
2007	520	205,000	216,583	53	225,000	207,876	210	85,000	94,672
2008	406	215,500	224,471	48	214,500	206,510	224	89,687	97,141
2009	504	223,500	232,796	67	216,000	215,015	202	92,000	99,656
2010	486	245,000	259,843	57	208,000	208,147	282	102,500	109,932
2011	417	260,000	273,105	59	249,000	255,459	180	109,500	115,178
2012	371	259,000	266,229	42	237,500	275,227	119	100,000	110,942
2013	407	255,000	275,575	27	255,000	257,214	105	115,000	129,665
2014	395	260,000	277,406	42	251,250	238,800	95	103,500	111,300
2015	454	265,000	284,584	51	240,000	235,524	115	106,000	110,611
2016	499	280,000	292,910	39	263,000	255,820	134	112,500	130,913
2017	527	292,000	313,297	58	231,500	238,112	221	110,000	122,045
2018	568	320,000	336,623	73	255,000	265,465	297	120,000	127,747
2019	463	335,000	356,923	49	267,000	262,187	174	130,500	151,724
2020	546	391,000	416,755	42	300,500	312,800	296	155,000	168,194
2021	609	500,000	530,066	50	352,500	381,664	281	239,000	237,737
2022	411	580,000	607,066	37	385,000	406,824	98	279,500	285,611
2023	329	580,000	603,718	38	430,000	431,223	59	275,000	265,063
2024	364	550,000	568,541	45	420,000	430,322	67	265,000	282,059
2025	64	495,000	534,171	5	380,000^	392,000^	9	265,000 ^	277,222 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

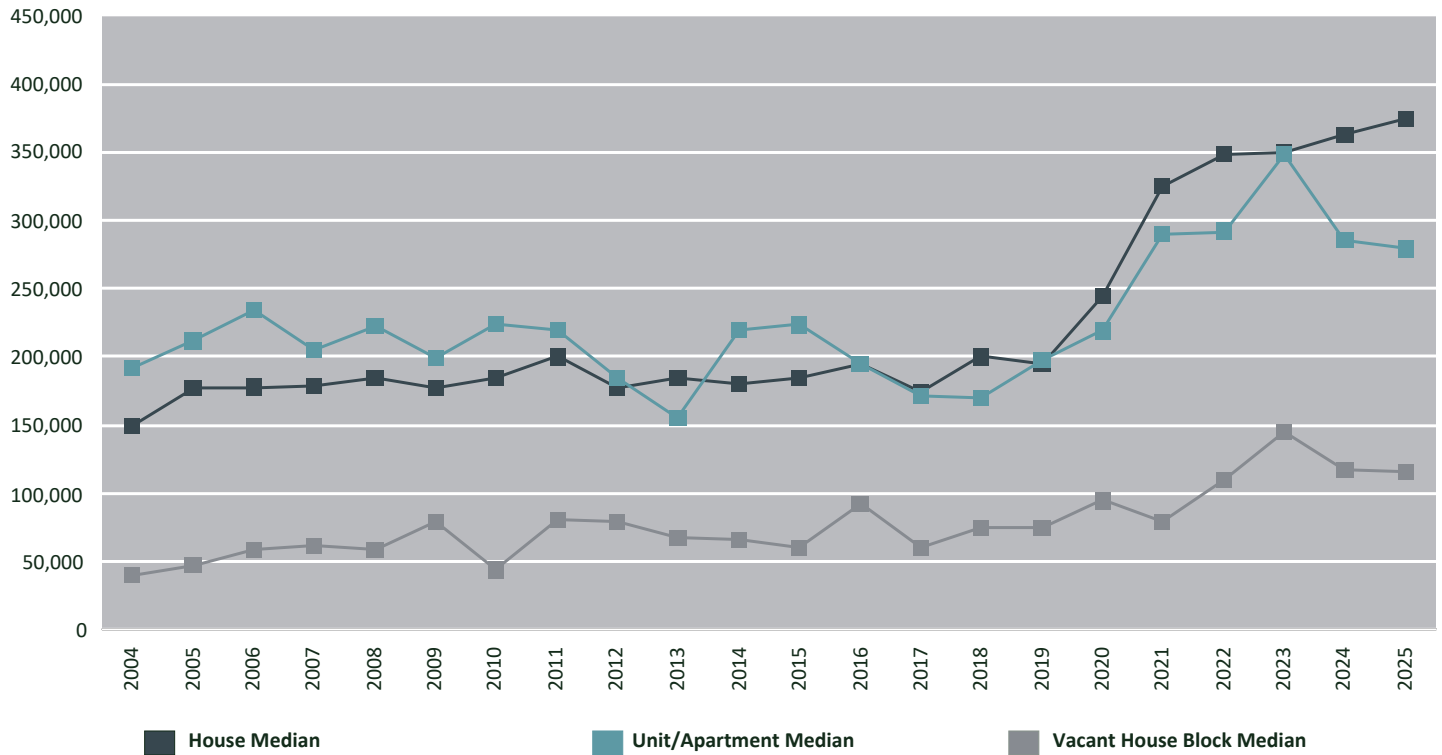
South Gippsland Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	110000	110000	272.95	403.00	ND	25.64<	403.00	272.95
Health Clinic Unsp	3	1669666	640000	750.32	459.50	ND	98.01<	459.50	756.26
Office Premises Uns	3	907000	665000	1177.87	506.00	ND	105.56<	641.67	1413.51
Retail Mult Occ Unsp	1	700000	700000	NA	NA	958.90<	110.24<	NA	NA
Retail Sgle Occ Unsp	10	554500	475000	1538.69	520.50	135.71<	142.86<	1113.40	498.02
Shop & Dwelling	2	442500	442500	1003.33	480.50	177.00<	152.59<	480.50	920.92
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	466250	466250	531.77	874.00	ND	122.05<	874.00	533.47
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	513333	490000	467.56	1048.00	45.58<	146.73<	1070.33	479.60
Ind Dev Site	1	660000	660000	155.62	4241.00	ND	200.00<	4241.00	155.62
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	22	942380	719692	2.62	245634.50	103.96<	171.36<	291090.77	3.24
GenCrop >20ha Unspec	1	4198635	4198635	3.50	1199000.00	4198.64<	727.04<	1199000.00	3.50
Livestock – Beef	15	1498625	1275000	3.34	354208.00	60.36<	184.78<	588218.40	2.55
Livestock – Dairy	7	2629953	2400000	3.33	719900.00	132.71<	231.79<	929352.29	2.83
MarketGardenVeg <20h	1	1140000	1140000	13.55	84120.00	ND	ND	84120.00	13.55
MixedFarm + infrast	43	1624861	1540000	3.25	532162.00	98.09<	94.77<	591221.88	2.75
MixedFarm no infrast	3	2215000	2295000	1.71	790000.00	72.96<	145.71<	830000.00	2.67
MixedFarm&GrazUnsp	1	1310000	1310000	2.47	530342.00	ND	131.00<	530342.00	2.47
Native Bshland	1	130000	130000	19.37	6712.00	25.10<	27.08<	6712.00	19.37
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	419000	419000	NA	NA	114.79<	82.16<	NA	NA
Detached Home Unsp	354	566480	550000	496.79	780.00	95.49<	110.00<	1061.29	533.77
Detached Home(exist)	10	641500	602500	327.81	2088.50	90.60<	109.55<	2275.90	281.87
Garage/Outbuild Res	2	277000	277000	414.72	668.50	ND	ND	668.50	414.36
MisImpRuralLand Unsp	1	185000	185000	35.14	5264.00	102.78<	77.08<	5264.00	35.14
OYO Sub Unit	2	545000	545000	NA	NA	122.06<	163.91<	NA	NA
Res Land (WithBuild)	2	208000	208000	65.32	5637.50	ND	ND	5637.50	36.90
Res/Rural Lstyle	135	949814	920000	54.55	16700.00	104.84<	108.24<	30785.93	30.85
ResLandWithImprovemt	1	860000	860000	160.33	5364.00	ND	ND	5364.00	160.33
Single Strata Unsp	36	419500	401250	1520.74	434.00	93.04<	115.47<	434.00	1520.74
Strata Unit/Flat Uns	6	458916	450000	NA	NA	104.65<	91.84<	NA	NA
Vac Res A	59	258898	260000	376.47	850.00	101.46<	110.64<	899.40	287.28
Vac Res B	7	349000	395000	194.55	2056.00	106.76<	108.97<	2543.14	137.23
Vac Res C	1	1180000	1180000	115.69	10200.00	ND	ND	10200.00	115.69
Vac Res Rural Lstyle	16	402750	420000	36.52	11450.00	102.94<	109.09<	14427.00	27.92
Municipality totals									
Commercial Total			20	Commercial Total Prices			\$14,970,000		
Community Services Total			2	Community Services Total Prices			\$932,500		
Industrial Total			4	Industrial Total Prices			\$2,200,000		
Primary Production Total			94	Primary Production Total Prices			\$144,914,110		
Residential Total			633	Residential Total Prices			\$381,895,650		
All Sales Total			753	All Sales Total			\$544,912,260		

Southern Grampians Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	263	150,000	160,409	20	192,500	190,025	66	40,000	43,906
2005	253	177,000	188,661	28	211,750	182,394	54	47,315	53,425
2006	242	178,000	201,448	10	233,950	213,790	40	58,500	55,530
2007	232	178,500	190,024	26	204,750	192,500	44	62,000	64,679
2008	176	185,000	201,780	28	222,500	217,066	24	59,000	61,729
2009	208	177,750	195,548	24	199,345	218,212	31	79,506	85,097
2010	164	185,000	206,210	11	224,000	217,363	20	43,750	58,020
2011	177	200,000	210,166	17	220,000	227,852	30	81,250	80,295
2012	176	177,500	190,366	16	184,500	187,469	21	80,000	72,754
2013	176	185,000	193,437	16	155,000	156,937	19	68,000	66,763
2014	183	180,000	199,885	9	220,000^	255,027^	19	66,000	69,418
2015	200	185,000	204,879	12	223,500	232,333	19	60,000	62,263
2016	209	195,000	221,947	14	195,000	193,714	14	93,000	91,267
2017	227	174,000	198,033	16	171,500	169,197	17	61,000	73,823
2018	301	200,000	220,724	13	170,000	153,345	32	75,000	85,159
2019	242	195,500	222,870	32	197,500	214,718	28	75,000	63,233
2020	309	245,000	262,349	19	219,000	213,763	60	95,000	100,503
2021	355	325,000	354,736	23	290,000	294,869	35	79,000	117,854
2022	253	348,000	389,283	15	292,000	283,933	33	109,900	137,293
2023	227	350,000	379,320	7	348,000^	448,857^	14	145,235	174,676
2024	206	362,500	374,950	17	285,000	297,552	22	117,500	143,170
2025	23	375,000	415,304	1	279,000^	279,000^	2	116,500 ^	116,500 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

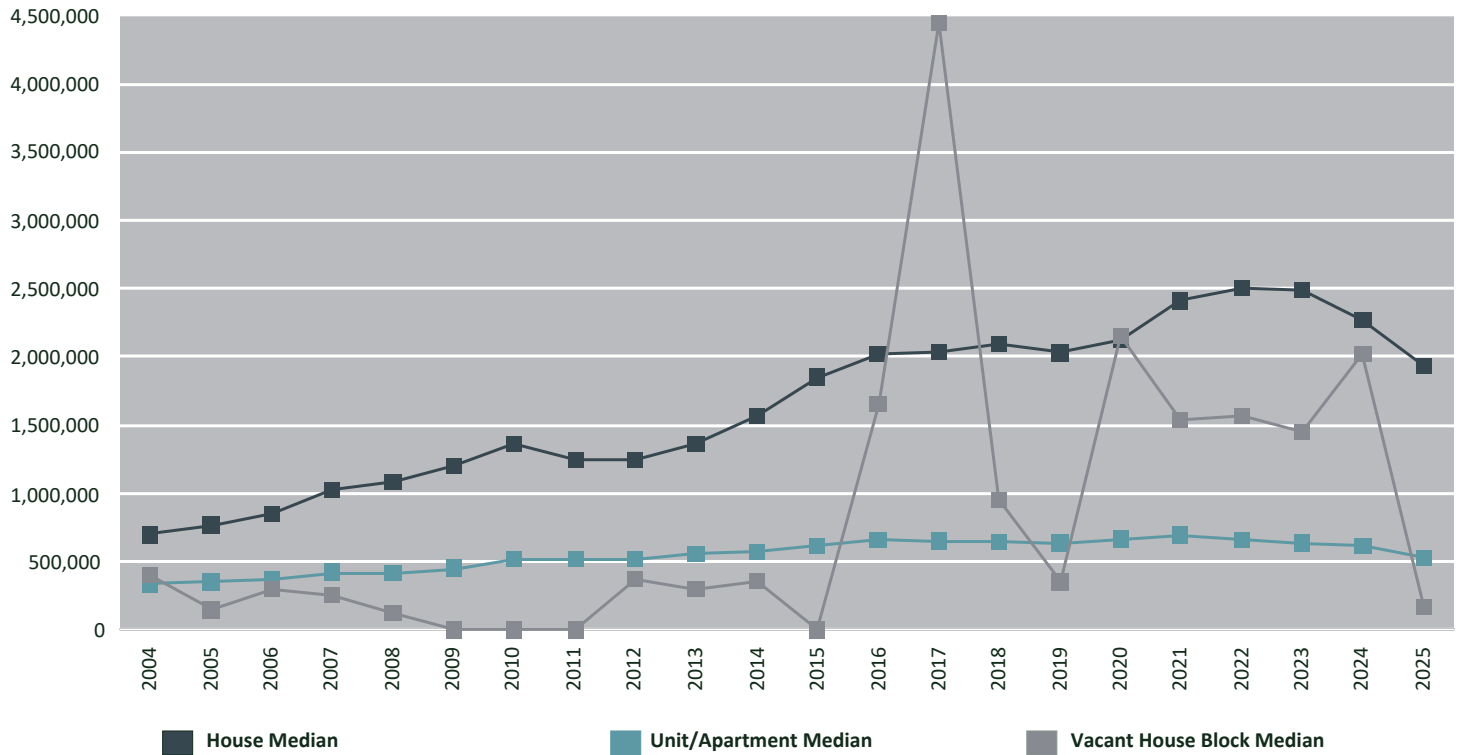
Southern Grampians Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bunkhouse	1	451000	451000	346.92	1300.00	ND	ND	1300.00	346.92
Dev Site	1	45000	45000	27.36	1645.00	9.52<	26.47<	1645.00	27.36
Motel	1	2300000	2300000	1143.14	2012.00	83.64<	ND	2012.00	1143.14
Multi Use FuelOutlet	1	650000	650000	650.00	1000.00	ND	ND	1000.00	650.00
Office Premises Unsp	1	240000	240000	1318.68	182.00	ND	80.00<	182.00	1318.68
Retail Sgle Occ Unsp	3	519666	585000	736.20	815.00	227.18<	19.94<	971.33	535.00
Shop	5	422800	240000	975.61	246.00	57.83<	84.21<	308.40	1370.95
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	25000	25000	24.93	1003.00	ND	ND	1003.00	24.93
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	290000	290000	24.17	12000.00	ND	ND	12000.00	24.17
Garage/Motor Vehicle	1	520000	520000	334.62	1554.00	ND	194.39<	1554.00	334.62
Ind Dev Site	1	720000	720000	47.04	15305.00	206.30<	323.60<	15305.00	47.04
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	460000	460000	359.38	1280.00	ND	171.96<	1280.00	359.38
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	1484303	1267025	5.45	544895.00	92.22<	79.78<	914323.27	1.64
GenCrop >20ha Unspec	2	4395000	4395000	2.64	1602672.00	185.11<	145.93<	1602672.00	2.74
Hardwood Plantation	1	3693649	3693649	0.51	7280000.00	102.15<	521.70<	7280000.00	0.51
Livestock – Beef	5	3484493	1118000	1.72	581350.00	115.73<	103.57<	613733.00	1.89
Livestock – Sheep	3	1722091	1643960	2.52	488945.00	123.81<	182.66<	735704.00	2.34
MixedFarm + infrast	9	2342550	1899000	1.94	399972.00	90.58<	126.60<	951038.44	2.46
MixedFarm&GrazUnsp	16	1084102	976846	1.50	555711.50	97.68<	225.86<	660581.94	1.64
Native Bshland	1	250000	250000	0.23	1070000.00	65.79<	ND	1070000.00	0.23
Native Hardwood	2	463750	463750	0.38	1233500.00	68.20<	ND	1233500.00	0.38
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	1	450000	450000	301.41	1493.00	ND	ND	1493.00	301.41
Detached Home Unsp	204	374974	362500	411.62	826.00	103.57<	110.18<	1017.26	367.39
Detached Home(Comm)	1	749000	749000	749.75	999.00	ND	312.08<	999.00	749.75
Detached Home(exist)	2	372500	372500	117.75	3412.50	113.74<	181.71<	3412.50	109.16
MisimpRuralLand Unsp	1	90000	90000	2.82	31900.00	27.18<	50.28<	31900.00	2.82
Res/Rural Lstyle	52	639121	587500	20.53	10231.50	101.73<	115.99<	31270.90	20.44
ResLandWithImprovemt	2	134500	134500	163.56	894.00	85.92<	40.57<	894.00	150.45
Single Strata Unsp	5	335077	337000	NA	NA	69.84<	108.01<	NA	NA
Strata Unit/Flat Uns	12	281916	266500	NA	NA	82.25<	111.04<	NA	NA
Vac Res A	14	172338	146720	201.14	927.00	101.02<	195.63<	945.08	150.14
Vac Res B	8	92125	91000	30.49	2085.00	89.22<	141.09<	2445.25	37.68
Vac Res Rural Lstyle	14	212892	190000	7.23	11752.50	65.86<	105.85<	30745.14	6.92
Municipality totals									
Commercial Total			13			Commercial Total Prices			\$7,359,000
Community Services Total			1			Community Services Total Prices			\$25,000
Industrial Total			3			Industrial Total Prices			\$1,530,000
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$460,000
Primary Production Total			51			Primary Production Total Prices			\$92,490,139
Residential Total			316			Residential Total Prices			\$123,220,827
All Sales Total			385			All Sales Total			\$225,084,966

Stonnington City

Residential price statistics 2004 to 2025



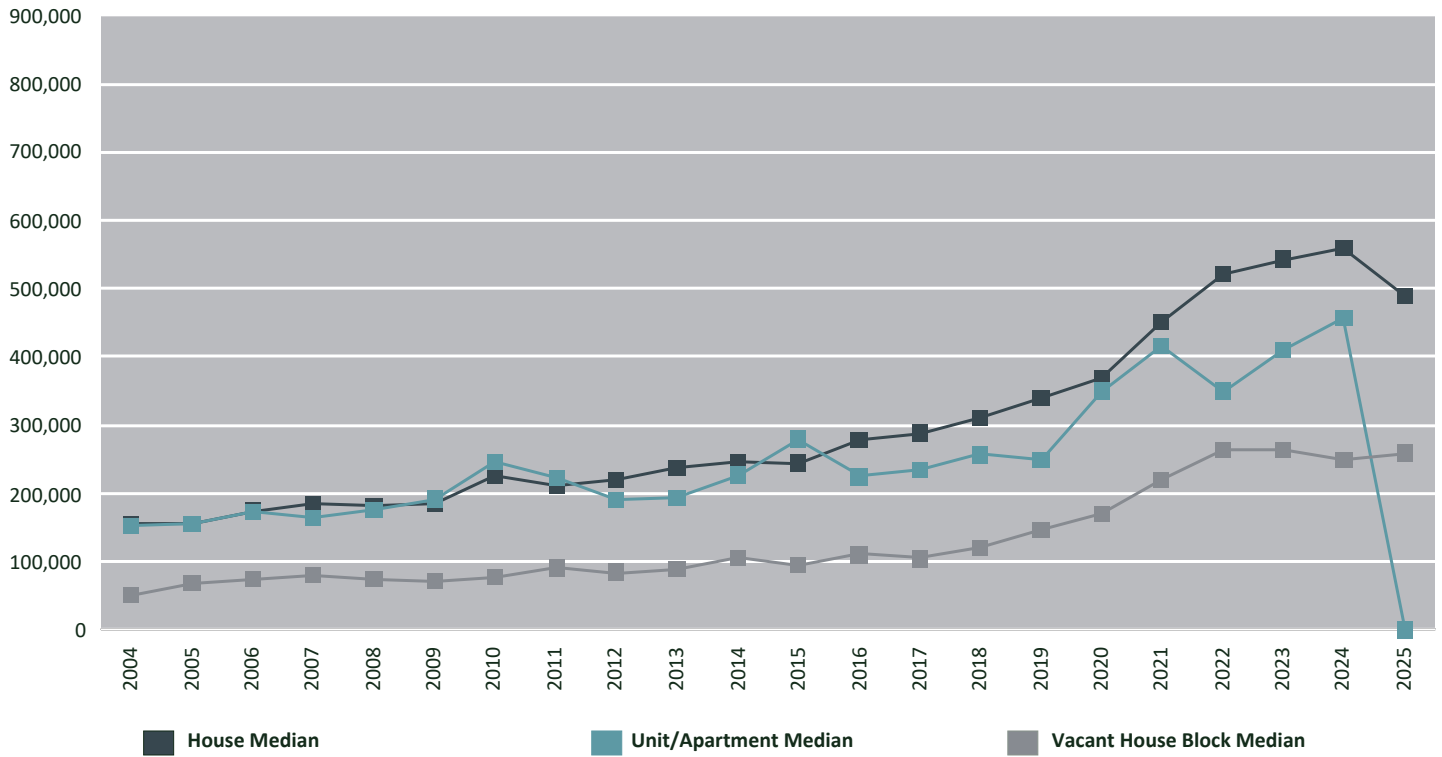
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,122	700,000	1,002,384	1,558	335,000	437,872	3	396,000 ^	308,666 ^
2005	1,192	771,250	1,073,844	1,749	350,000	464,804	6	145,000 ^	183,900 ^
2006	1,213	852,500	1,216,185	1,965	366,000	485,963	7	300,000 ^	235,857 ^
2007	1,329	1,031,000	1,504,692	2,462	421,000	574,397	5	256,300 ^	344,260 ^
2008	952	1,090,000	1,558,530	1,767	420,000	522,958	4	124,250 ^	182,775 ^
2009	1,074	1,200,000	1,605,437	2,418	450,000	559,494	0	0 *	0 *
2010	1,067	1,365,000	1,772,848	2,753	520,833	629,396	0	0 *	0 *
2011	989	1,250,500	1,688,578	2,011	516,000	643,164	0	0 *	0 *
2012	961	1,250,000	1,674,039	2,329	520,000	638,169	1	372,000 ^	372,000 ^
2013	1,137	1,360,000	1,841,734	2,700	560,000	677,681	1	302,500 ^	302,500 ^
2014	1,207	1,566,000	2,088,073	2,785	578,000	710,865	2	362,000 ^	362,000 ^
2015	1,192	1,852,500	2,469,779	3,077	623,250	799,545	0	0 *	0 *
2016	1,111	2,020,000	2,806,633	2,523	660,000	886,714	1	1,660,000 ^	1,660,000 ^
2017	1,060	2,039,000	2,846,609	2,457	655,000	902,927	1	4,450,000 ^	4,450,000 ^
2018	897	2,100,000	2,917,979	1,941	650,000	913,294	3	960,000 ^	1,610,666 ^
2019	825	2,030,000	2,722,599	1,693	640,000	914,904	1	350,453 ^	350,453 ^
2020	791	2,125,000	2,930,750	1,545	670,000	924,261	8	2,150,000 ^	3,013,833 ^
2021	1,235	2,410,000	3,484,808	2,484	699,500	1,005,413	13	1,540,000	2,926,709
2022	930	2,500,000	3,581,945	2,091	660,000	987,152	4	1,567,997 ^	1,708,998 ^
2023	877	2,485,000	3,744,712	2,183	640,000	930,032	11	1,450,000	1,696,772
2024	938	2,265,500	3,255,715	2,409	615,000	854,769	10	2,017,500	3,005,740
2025	44	1,930,000	2,219,425	300	536,500	698,803	1	165,000 ^	165,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Stonnington City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	6685000	6685000	5076.14	1182.00	16712.50<	196.04<	1182.00	5076.14
Ground Level Parking	1	99000	99000	74.27	1333.00	ND	19.80<	1333.00	74.27
Health Clinic Unsp	3	1816885	495000	587.18	776.00	31.28<	22.53<	818.00	2221.13
Hotel/Motel Unsp	1	370000	370000	165.10	2241.00	ND	ND	2241.00	165.10
Indiv CarPark Unspe	13	13307	9000	3.21	3743.00	22.22<	30.00<	4208.25	3.45
Mixed Use Unspec	5	7068600	3200000	8134.44	1445.00	182.86<	26.50<	1445.00	6211.07
Multi-storey CarPark	1	32500	32500	6.22	5225.00	5.17<	ND	5225.00	6.22
Office Premises Uns	35	2940050	730000	2882.10	633.00	68.22<	104.73<	956.50	2731.24
Pub/Tavern/Club Unsp	1	11550000	11550000	10034.75	1151.00	550.00<	175.00<	1151.00	10034.75
Retail Mult Occ Unsp	6	4064000	1833000	6392.61	197.50	47.09<	44.44<	197.50	6027.85
Retail Sgle Occ Unsp	69	1974387	1200000	5579.08	253.50	60.45<	73.44<	687.90	2859.56
Serv Apt/Unit Unsp	1	245000	245000	297.33	824.00	50.00<	89.09<	824.00	297.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	4257495	4257495	3997.65	1065.00	262.00<	128.47<	1065.00	3997.65
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	1	181500	181500	8250.00	22.00	302.50<	ND	22.00	8250.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	12925000	12925000	7589.55	1703.00	64.63<	ND	1703.00	7589.55
Cojoin Strata Unsp	43	1577976	1340000	NA	NA	65.37<	83.75<	NA	NA
Detached Home Unsp	837	3444663	2405000	28255.81	430.00	89.07<	93.22<	495.40	6988.91
Individual Car Park	23	60369	4000	NA	NA	10.00<	40.00<	NA	NA
Individual Flat	1	1500000	1500000	NA	NA	ND	73.71<	NA	NA
OYO Co Share Unit	1	155000	155000	NA	NA	ND	ND	NA	NA
OYO Stratum Flat	1	129000	129000	NA	NA	ND	ND	NA	NA
OYO Stratum Unit	1	1500000	1500000	740.74	2025.00	ND	ND	2025.00	740.74
Res Co Sh Unit HR	1	580000	580000	NA	NA	ND	75.32<	NA	NA
Res/Rural Lstyle	2	4036000	4036000	135.73	29735.00	19.78<	ND	29735.00	135.73
Retire Village Compl	1	9200000	9200000	4142.28	2221.00	2705.88<	ND	2221.00	4142.28
Retire Village Unit	3	1123333	1100000	NA	NA	285.71<	255.81<	NA	NA
Semi-detached Unspec	101	1689884	1490000	8098.86	263.00	89.49<	80.54<	284.36	5665.43
Single Strata Unsp	247	1583828	1356000	515.57	867.00	107.53<	103.27<	1072.29	1367.44
Storage Area Res	1	8500	8500	0.99	8563.00	ND	ND	8563.00	0.99
Strata Unit/Flat Uns	2112	754898	580000	326.43	1363.50	96.03<	90.63<	1589.60	462.95
Vac Res A	10	3005740	2017500	4100.95	634.00	124.54<	139.62<	672.22	4904.86
Municipality totals									
Commercial Total			138	Commercial Total Prices			\$330,151,641		
Industrial Total			1	Industrial Total Prices			\$4,257,495		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$181,500		
Residential Total			3,386	Residential Total Prices			\$5,176,152,161		
All Sales Total			3,526	All Sales Total			\$5,510,742,797		

Strathbogie Shire

Residential price statistics 2004 to 2025



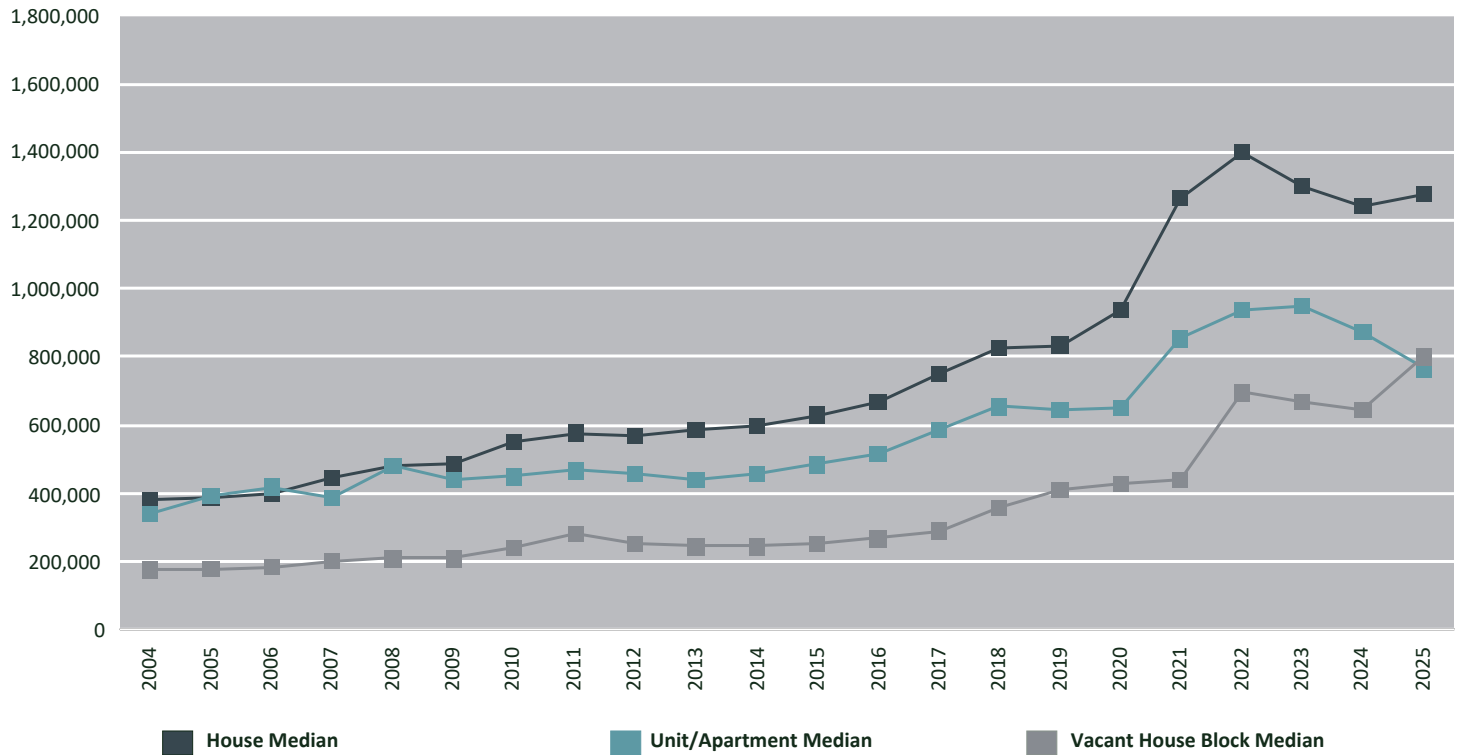
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	135	155,000	172,762	10	152,750	137,450	72	50,350	49,444
2005	138	156,500	170,719	11	155,000	155,636	29	68,000	85,293
2006	152	175,000	188,396	14	172,500	205,508	51	75,000	69,881
2007	138	185,000	198,837	22	165,000	187,847	38	80,000	79,804
2008	111	182,000	210,140	15	177,500	180,966	21	75,000	73,404
2009	154	185,000	209,111	22	192,500	192,272	44	70,250	71,170
2010	142	226,000	246,670	22	247,000	233,409	41	77,000	84,896
2011	118	212,500	227,008	12	222,500	243,000	42	90,500	101,033
2012	145	220,000	231,527	28	191,500	200,464	52	84,500	99,423
2013	158	238,750	258,202	17	195,000	206,558	37	88,000	93,292
2014	138	246,000	258,561	22	227,500	234,000	53	106,000	100,166
2015	131	245,000	292,293	19	280,000	274,526	49	95,000	96,469
2016	140	279,000	303,907	24	225,000	202,083	67	111,000	107,417
2017	170	288,750	301,611	21	235,000	221,761	67	105,000	114,862
2018	156	310,000	320,878	28	257,000	260,696	94	120,000	125,356
2019	156	339,000	366,700	25	250,000	297,860	65	147,500	153,738
2020	107	370,000	404,420	19	350,000	325,500	104	170,000	186,326
2021	192	450,000	481,786	9	415,000^	416,000^	124	220,000	228,747
2022	150	522,000	569,603	15	350,000	383,733	73	265,000	239,500
2023	130	543,000	554,137	13	410,000	468,653	42	264,000	255,095
2024	123	560,000	556,731	12	457,500	440,666	34	250,000	273,073
2025	26	488,500	515,076	0	0*	0*	6	259,500 ^	254,000 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Strathbogie Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	3203999	3203999	2366.32	1354.00	117.58<	ND	1354.00	2366.32
Guest Lodge	1	1870000	1870000	7.71	242613.00	ND	ND	242613.00	7.71
Hotel	1	885000	885000	429.19	2062.00	ND	68.08<	2062.00	429.19
Motel	1	1225000	1225000	294.54	4159.00	46.23<	ND	4159.00	294.54
Retail Sgle Occ Unsp	5	398800	430000	427.29	1334.00	95.45<	130.30<	1171.00	340.56
Serv Apt/Unit Unsp	2	644000	644000	7318.18	88.00	ND	107.33<	88.00	7318.18
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	525000	525000	468.24	1339.00	122.81<	120.83<	1339.00	392.08
Ind Dev Site	2	366250	366250	200.28	1961.50	ND	95.59<	1961.50	186.72
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	1420444	1035000	2.01	797216.00	90.39<	149.29<	830745.33	1.71
GenCrop >20ha Unspec	3	994000	840000	0.70	969790.00	138.35<	139.69<	1577543.33	0.63
Horse Unspecified	2	1012500	1012500	2.41	424200.00	62.89<	66.61<	424200.00	2.39
Livestock – Beef	2	625000	625000	1.40	492857.50	64.80<	82.24<	492857.50	1.27
Livestock – Sheep	3	735000	800000	1.60	500000.00	ND	258.06<	700566.67	1.05
MixedFarm&GrazUnsp	29	1340793	990000	0.36	770538.00	102.59<	132.00<	955227.90	1.40
Native Animals	1	3750000	3750000	5.16	726094.00	ND	ND	726094.00	5.16
Softwood Plantation	1	400000	400000	4.33	92300.00	ND	ND	92300.00	4.33
Vineyard	1	983750	983750	53.03	18550.00	32.37<	140.54<	18550.00	53.03
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	420000	420000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	105	543523	540000	630.82	996.50	102.86<	125.87<	1165.68	466.88
Detached Home(exist)	18	633777	643500	814.30	817.00	93.26<	113.09<	1070.83	591.85
MisImpRuralLand Unsp	4	822500	640000	47.78	34025.00	104.92<	193.94<	83760.50	9.82
Res/Rural Lstyle	41	689461	669000	26.50	30000.00	98.02<	102.92<	54543.07	12.64
ResLandWithImprovemt	1	690000	690000	985.71	700.00	253.21<	ND	700.00	985.71
Single Strata Unsp	8	462875	467500	NA	NA	116.88<	137.50<	NA	NA
Strata Unit/Flat Uns	2	372500	372500	NA	NA	60.82<	89.33<	NA	NA
Vac Res A	30	264983	250000	274.42	911.00	96.15<	114.42<	932.97	284.02
Vac Res B	4	333750	325000	155.48	2092.00	112.85<	146.07<	2132.50	156.51
Vac Res Rural Lstyle	11	272363	260000	8.67	30000.00	88.14<	109.70<	52021.64	5.24
Municipality totals									
Commercial Total			11	Commercial Total Prices			\$10,465,999		
Industrial Total			4	Industrial Total Prices			\$1,782,500		
Primary Production Total			51	Primary Production Total Prices			\$65,262,750		
Residential Total			226	Residential Total Prices			\$118,294,435		
All Sales Total			292	All Sales Total			\$195,805,684		

Surf Coast Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	555	380,000	421,019	156	340,500	403,053	244	175,000	184,866
2005	568	387,500	452,077	174	395,000	480,563	244	179,000	185,972
2006	534	400,000	463,710	175	420,000	473,636	244	185,000	196,769
2007	710	447,750	495,685	194	390,000	445,390	351	200,000	213,126
2008	482	481,000	538,948	169	480,000	522,185	250	210,000	225,825
2009	588	489,000	549,008	184	440,000	487,220	307	210,000	217,878
2010	629	550,000	627,603	168	450,000	489,382	358	243,000	260,510
2011	521	577,500	638,511	145	467,000	508,159	155	284,000	317,099
2012	471	570,000	641,705	110	457,500	506,473	138	255,000	285,640
2013	604	586,000	640,112	159	440,000	473,107	213	245,000	268,994
2014	618	599,499	666,301	147	460,000	487,167	292	245,000	271,152
2015	724	630,000	716,615	142	485,000	529,077	356	255,000	274,648
2016	687	670,000	723,422	131	516,500	556,698	480	269,000	313,414
2017	733	750,000	820,730	157	587,500	604,673	662	291,000	310,113
2018	538	825,000	905,328	155	654,000	686,914	378	360,000	378,074
2019	536	835,000	923,085	119	645,000	681,214	255	412,500	426,682
2020	650	938,000	1,097,573	149	650,000	738,265	421	429,000	453,743
2021	657	1,265,000	1,441,907	138	853,000	965,891	253	439,000	516,545
2022	489	1,400,000	1,561,437	103	936,000	1,026,228	66	695,000	709,598
2023	463	1,300,000	1,487,178	81	950,000	1,041,771	54	668,750	718,074
2024	542	1,240,000	1,403,270	79	875,000	1,035,404	71	645,000	622,607
2025	59	1,275,000	1,513,795	13	765,000	925,011	9	800,000 ^	779,444 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

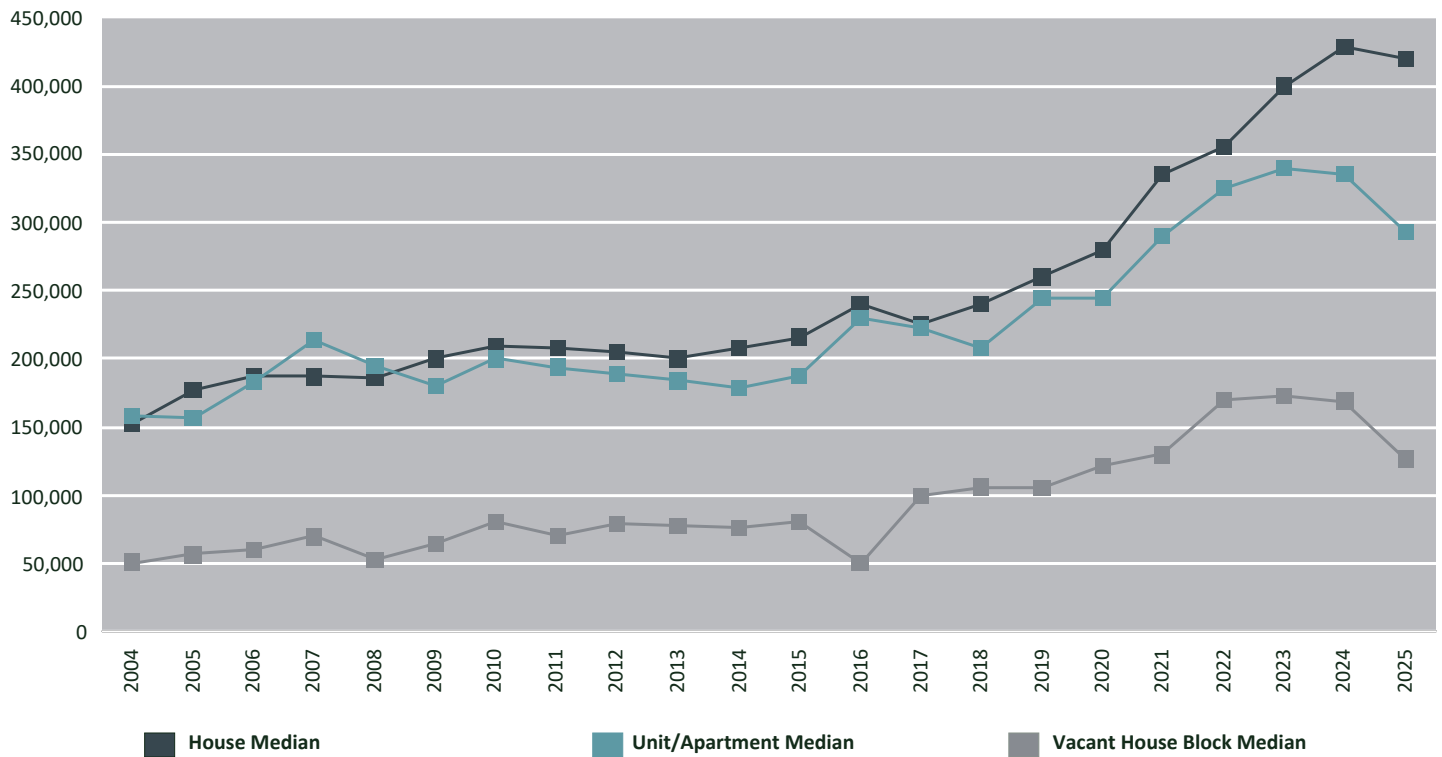
Surf Coast Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	2000000	2000000	4545.45	440.00	1212.12<	363.64<	440.00	4545.45
National Co Ret Unsp	1	888888	888888	76.53	11615.00	ND	4.44<	11615.00	76.53
Office Premises Uns	3	572714	530000	857.84	408.00	ND	76.48<	946.00	605.41
Pub/Tavern/Club Unsp	2	837500	837500	2052.70	408.00	ND	15.23<	408.00	2052.70
Retail Mult Occ Unsp	1	1176500	1176500	4325.37	272.00	2.36<	30.88<	272.00	4325.37
Retail Sgle Occ Unsp	8	1367875	924000	2876.57	883.50	121.18<	69.78<	694.50	2733.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	905716	709500	3552.28	474.00	94.51<	101.36<	474.00	2521.94
Ind Dev Site	4	1513000	1421000	624.19	1338.50	43.76<	170.18<	1338.50	632.05
Warehouse Unspec	7	1713855	980000	4419.53	219.50	109.65<	128.97<	1406.75	949.17
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	830000	830000	1.96	424464.00	20.74<	20.62<	424464.00	1.96
Livestock – Beef	4	2785000	2242500	5.96	585025.50	48.64<	164.89<	581263.75	4.79
MixedFarm + infrast	11	2414090	2000000	5.08	326568.00	83.33<	86.52<	360897.45	6.69
MixedFarm no infrast	6	2428333	2037500	7.53	519197.50	113.19<	172.30<	512589.67	4.74
MixedFarm&GrazUnsp	4	1893750	1212500	8.98	351800.00	53.01<	54.42<	334367.25	5.66
Orchard Plantations	1	2400000	2400000	5.98	401365.00	ND	ND	401365.00	5.98
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	535	1403752	1240000	2316.39	610.00	95.38<	98.41<	759.35	1852.84
Detached Home(exist)	4	1657500	1495000	903.14	2400.50	119.12<	98.68<	1977.75	838.07
MisimpRuralLand Unsp	1	1065000	1065000	6.51	163575.00	86.30<	96.82<	163575.00	6.51
Res/Rural Lstyle	69	1852003	1685000	63.80	15440.00	88.68<	98.38<	28354.25	65.32
Semi-detached Unspec	3	978333	960000	2184.12	1118.00	73.33<	ND	1118.00	758.05
Short Term Hol Accom	1	1675000	1675000	1205.90	1389.00	162.62<	ND	1389.00	1205.90
Single Strata Unsp	70	1027595	867500	NA	NA	91.32<	102.06<	NA	NA
Strata Unit/Flat Uns	8	1020662	870000	42.23	16341.00	89.46<	98.86<	16341.00	42.23
Townhouse	1	1700000	1700000	NA	NA	ND	212.50<	NA	NA
Vac Res A	63	630049	650000	1283.12	611.50	92.86<	143.50<	638.25	1056.93
Vac Res B	8	564000	430000	211.29	2087.00	100.00<	102.38<	2320.50	243.05
Vac Res Rural Lstyle	4	707500	705000	135.62	7428.00	109.30<	71.79<	14738.00	48.01
Municipality totals									
Commercial Total			16	Commercial Total Prices				\$18,401,531	
Industrial Total			18	Industrial Total Prices				\$24,389,002	
Primary Production Total			27	Primary Production Total Prices				\$63,070,000	
Residential Total			767	Residential Total Prices				\$1,019,932,729	
All Sales Total			828	All Sales Total				\$1,125,793,262	

Swan Hill Rural City

Residential price statistics 2004 to 2025



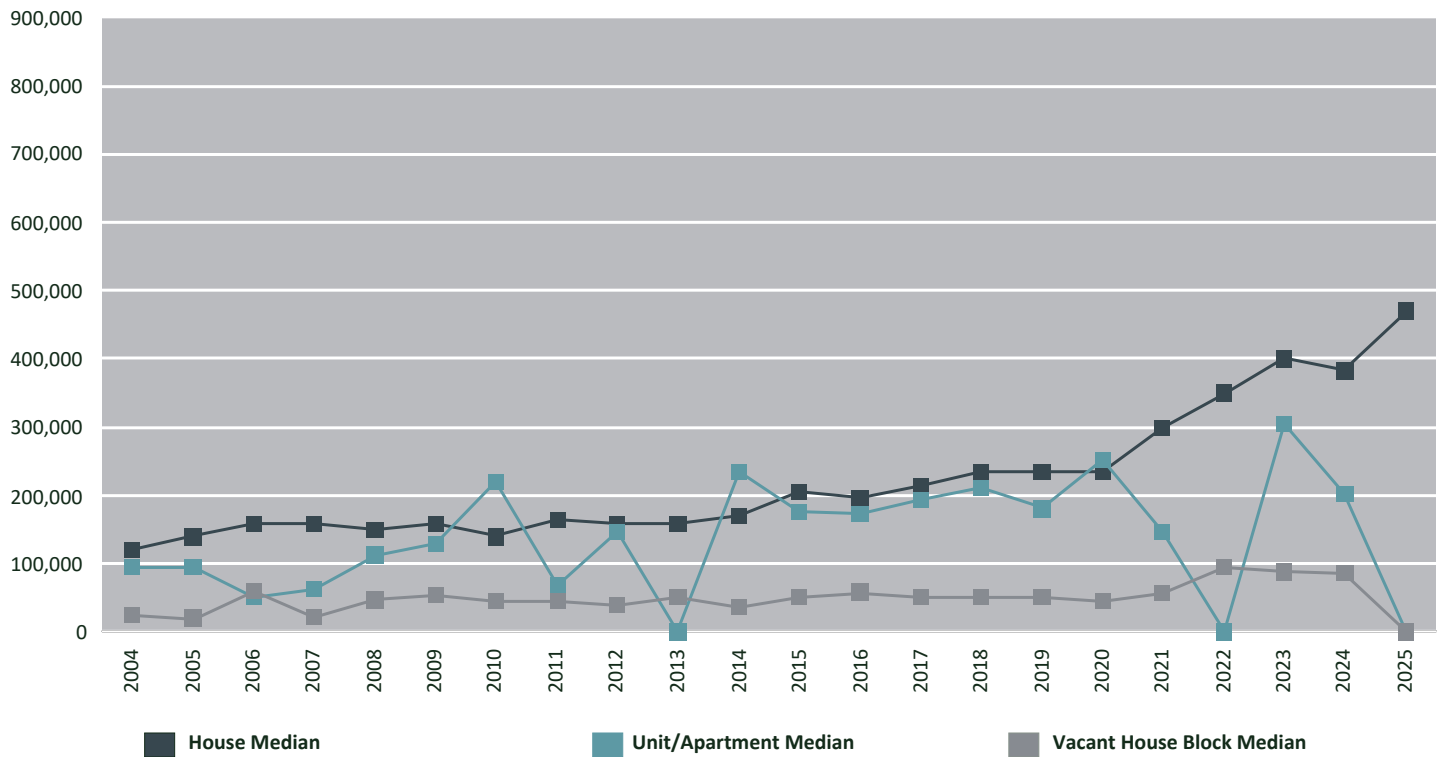
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	295	153,000	156,696	37	158,000	181,648	75	51,000	52,515
2005	291	177,000	186,892	54	157,000	164,307	72	57,000	61,343
2006	281	187,000	199,814	51	183,000	179,605	74	60,000	72,876
2007	277	187,000	202,126	62	214,000	198,237	61	70,000	69,599
2008	208	186,000	203,157	38	194,500	207,995	62	52,750	52,256
2009	255	200,000	208,230	48	180,000	187,602	117	65,000	67,749
2010	217	210,000	223,105	45	200,000	208,534	59	80,500	79,897
2011	197	208,000	212,116	42	194,000	198,976	55	70,400	82,117
2012	224	205,000	219,558	38	189,000	180,223	46	79,985	80,897
2013	273	200,000	211,755	45	184,000	186,774	53	78,100	77,052
2014	246	208,500	215,933	52	178,750	193,298	58	76,750	77,805
2015	260	216,000	236,764	58	188,000	203,064	57	81,500	79,946
2016	270	240,000	242,331	33	230,000	218,151	38	50,000	73,351
2017	318	225,000	238,442	38	222,500	212,092	49	100,000	90,996
2018	294	240,500	266,424	46	208,000	216,239	50	106,500	110,007
2019	268	260,000	274,102	43	245,000	254,220	54	105,500	106,726
2020	249	280,000	300,494	27	245,000	254,759	89	122,000	116,268
2021	312	335,000	352,282	33	290,000	292,969	109	130,000	139,837
2022	266	355,000	392,441	40	325,000	362,762	59	170,000	197,691
2023	243	400,000	420,941	29	340,000	374,291	50	173,500	151,578
2024	283	429,000	466,395	27	335,000	355,853	44	169,250	151,619
2025	48	420,000	410,395	5	293,000^	299,000^	5	126,885 ^	115,670 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Swan Hill Rural City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	488000	349000	560.00	1500.00	ND	136.46<	1375.00	354.91
Health Surgery	1	410000	410000	976.19	420.00	ND	68.33<	420.00	976.19
Hotel/Motel Unsp	3	416666	312500	1495.22	418.00	33.78<	23.85<	418.00	996.81
Mixed Use Unspec	1	620000	620000	4428.57	140.00	ND	ND	140.00	4428.57
Office Premises Uns	4	777250	770000	1462.77	752.00	301.08<	154.87<	700.67	1327.31
Retail Mult Occ Unsp	2	285000	285000	452.21	624.00	86.47<	570.00<	624.00	456.73
Retail Sgle Occ Unsp	7	483642	450000	661.06	416.00	103.93<	166.67<	499.14	968.95
Tourist Park/Caravan	1	740300	740300	12987.72	57.00	ND	ND	57.00	12987.72
Veterinary Clinic	1	340000	340000	562.91	604.00	ND	ND	604.00	562.91
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	850000	850000	14.24	59700.00	7925.41<	756.94<	59700.00	14.24
Factory Unsp	5	778500	432500	108.02	3240.00	144.65<	67.94<	2874.80	270.80
Warehouse Unspec	5	1037000	625000	205.70	1993.00	74.85<	156.25<	3355.00	165.05
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	108900	108900	0.66	163800.00	22.93<	94.70<	163800.00	0.66
GenCrop >20ha Unspec	10	1688283	1039937	0.31	2279862.50	127.71<	147.51<	5267083.40	0.32
Livestock – Dairy	2	765000	765000	1.97	405550.00	ND	ND	405550.00	1.89
Livestock – Sheep	1	749999	749999	0.33	2271171.00	390.62<	ND	2271171.00	0.33
MarketGardenVeg <20h	5	436000	420000	7.01	82777.00	43.02<	125.56<	127711.60	3.41
MixedFarm&GrazUnsp	8	733125	762500	2.31	283650.00	118.47<	149.51<	502075.00	1.46
Orchard Plantations	2	20527090	20527090	19.25	866850.00	7746.07<	5401.87<	866850.00	23.68
Vineyard	2	617500	617500	16.02	42606.50	124.00<	35.29<	42606.50	14.49
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	281	467331	430000	577.56	722.00	107.23<	128.36<	851.86	547.69
Detached Home(exist)	2	335000	335000	119.39	2820.00	109.84<	136.73<	2820.00	118.79
Res/Rural Lstyle	39	741164	690000	30.00	20000.00	107.98<	150.33<	47975.41	15.45
Single Strata Unsp	24	350585	325023	NA	NA	95.60<	110.18<	NA	NA
Strata Unit/Flat Uns	3	398000	400000	NA	NA	125.59<	179.78<	NA	NA
Vac Res A	41	151738	178500	130.21	960.00	103.78<	134.21<	894.45	157.61
Vac Res B	3	150000	110000	54.00	2037.00	36.79<	328.36<	2097.67	71.51
Vac Res Rural Lstyle	8	222750	159500	8.20	25300.00	56.96<	107.77<	36503.88	6.10
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$11,888,800		
Industrial Total			11	Industrial Total Prices			\$9,927,500		
Primary Production Total			31	Primary Production Total Prices			\$69,605,916		
Residential Total			401	Residential Total Prices			\$178,956,759		
All Sales Total			466	All Sales Total			\$270,378,975		

Towong Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	72	120,000	137,645	5	95,000^	81,600 ^	57	25,000	47,997
2005	91	140,000	154,090	4	94,500^	138,500 ^	15	20,000	37,093
2006	77	160,000	176,714	4	52,000^	62,250 ^	27	60,000	64,896
2007	70	160,000	169,920	4	63,000^	68,000 ^	36	22,250	35,746
2008	56	150,357	173,164	2	113,500^	113,500 ^	20	46,602	61,820
2009	57	160,000	177,421	3	130,000^	150,000 ^	12	54,800	59,458
2010	59	140,000	168,188	3	220,000^	236,666 ^	22	44,494	72,613
2011	67	165,200	202,361	5	68,000^	127,000 ^	20	45,000	56,400
2012	73	160,002	180,856	4	146,250^	147,375 ^	25	40,000	48,193
2013	77	160,000	183,740	0	0*	0*	15	50,000	72,183
2014	66	170,000	177,844	1	235,000^	235,000 ^	18	35,375	55,088
2015	72	206,250	217,194	4	176,000^	182,150 ^	9	50,000 ^	53,500 ^
2016	77	196,000	206,743	4	172,500^	170,750 ^	18	58,000	67,244
2017	64	215,500	228,531	3	194,000^	168,333 ^	9	50,000 ^	61,000 ^
2018	77	236,000	243,356	3	212,000^	170,000 ^	15	51,000	56,100
2019	64	236,000	231,328	4	181,000^	166,000 ^	16	50,000	68,875
2020	95	235,000	277,905	6	252,500^	235,666 ^	17	45,000	66,029
2021	92	300,000	323,805	8	147,500^	197,000 ^	20	57,250	73,058
2022	87	350,000	381,512	0	0*	0*	15	95,000	90,633
2023	61	400,000	406,040	7	305,000^	259,285 ^	5	87,500 ^	119,500 ^
2024	54	382,500	416,046	6	202,500^	222,333 ^	9	85,000 ^	146,555 ^
2025	10	470,000	444,100	0	0*	0*	0	0*	0*

Statistics for 2025 are based on a small number of sales and are preliminary only.

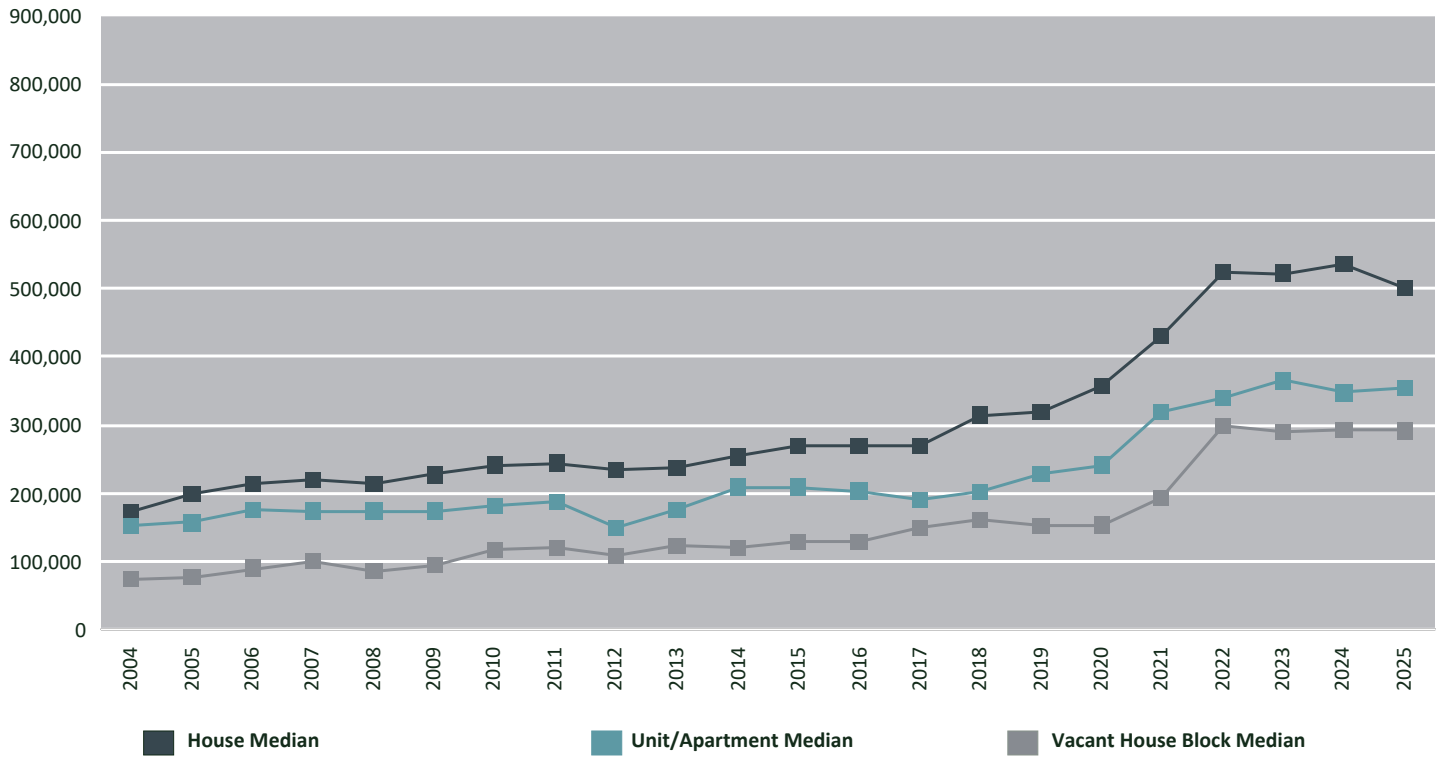
Towong Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Motel	2	1033500	1033500	249.82	4187.00	86.13<	80.74<	4187.00	246.84
Retail Sgle Occ Unsp	2	250000	250000	139.72	1829.50	172.41<	209.21<	1829.50	136.65
Tourist Park/Caravan	1	870000	870000	53.70	16200.00	ND	ND	16200.00	53.70
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	320000	320000	652.43	489.00	ND	164.10<	489.00	654.40
Ind Dev Site	1	52800	52800	6.69	7891.00	28.09<	ND	7891.00	6.69
Warehouse Unspec	1	95000	95000	134.18	708.00	21.11<	28.88<	708.00	134.18
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	2188000	1750000	2.51	877800.00	145.83<	166.67<	994073.33	2.20
GenCrop >20ha Unspec	1	640000	640000	1.93	331654.00	ND	ND	331654.00	1.93
Livestock – Beef	2	1000000	1000000	0.86	1190199.50	96.00<	121.95<	1190199.50	0.84
MixedFarm&GrazUnsp	1	650000	650000	2.62	248000.00	42.48<	54.17<	248000.00	2.62
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	8	367812	365000	376.71	1076.50	108.96<	121.67<	1057.63	347.77
Detached Home(exist)	46	424434	409500	672.62	713.50	98.44<	136.50<	1021.15	415.64
MisImpRuralLand Unsp	2	265000	265000	14.77	18600.00	68.48<	311.76<	18600.00	14.25
Res/Rural Lstyle	27	726185	650000	67.91	20026.00	114.04<	123.81<	44548.67	16.30
ResLandWithImprovemt	4	384000	159000	91.48	1541.00	33.83<	55.06<	3445.50	111.45
Strata Unit/Flat Uns	6	222333	202500	NA	NA	138.70<	184.09<	NA	NA
Vac Res A	8	144250	75000	208.84	910.00	89.55<	220.59<	1063.75	135.61
Vac Res B	1	165000	165000	73.96	2231.00	110.00<	133.78<	2231.00	73.96
Vac Res Rural Lstyle	10	293400	240000	3.25	57582.00	90.57<	160.00<	63587.10	4.61
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$3,437,000	
Industrial Total			4	Industrial Total Prices				\$787,800	
Primary Production Total			13	Primary Production Total Prices				\$22,982,000	
Residential Total			112	Residential Total Prices				\$49,726,499	
All Sales Total			134	All Sales Total				\$76,933,299	

Wangaratta Rural City

Residential price statistics 2004 to 2025



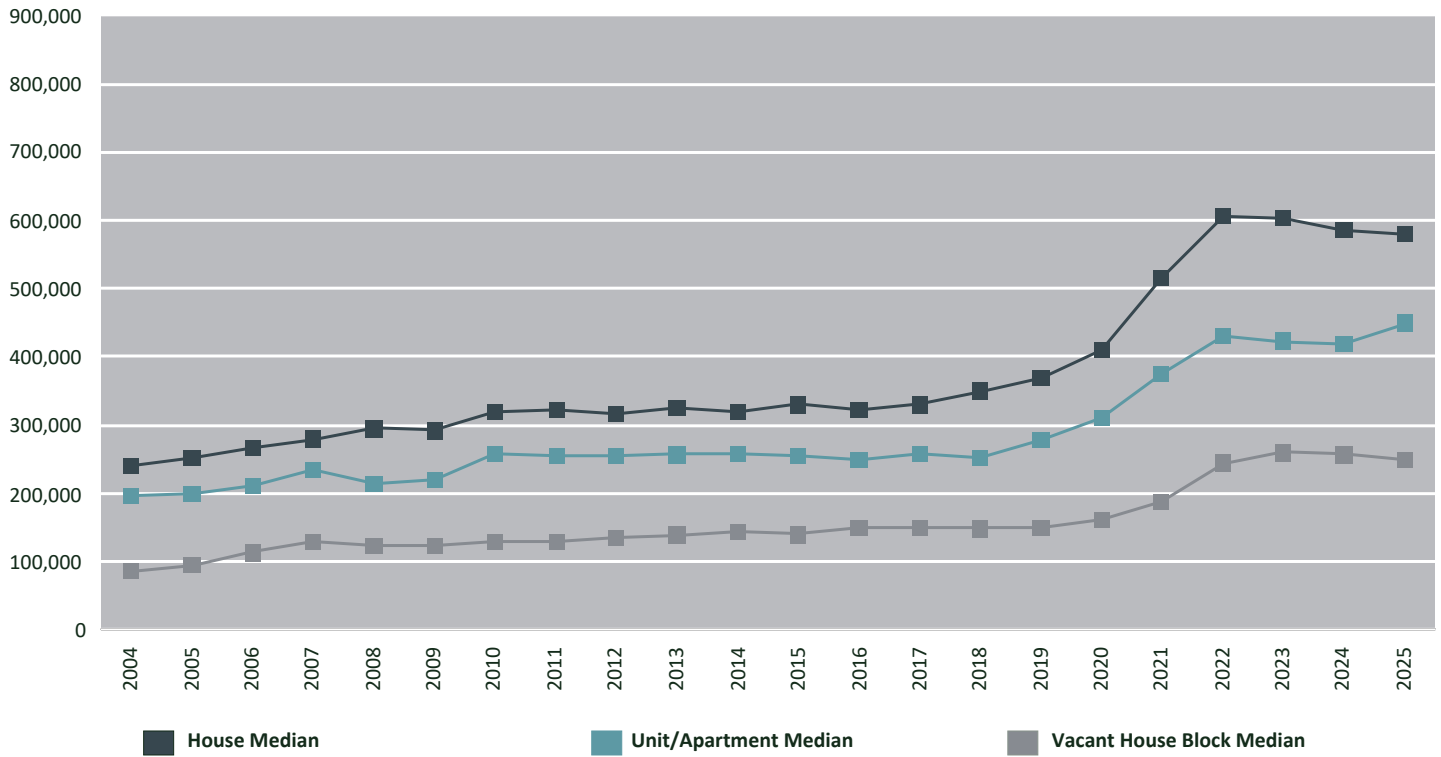
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
2004	405	174,000	186,462	64	153,750	162,250	151	75,000	69,936
2005	386	200,000	212,431	70	157,750	172,460	89	78,000	81,098
2006	342	215,000	224,896	80	177,500	184,681	116	90,000	97,598
2007	401	220,000	237,219	77	174,950	177,639	95	100,000	102,760
2008	319	215,000	227,389	44	174,950	203,270	58	86,500	96,545
2009	363	228,000	237,660	77	175,000	179,171	119	95,000	101,604
2010	321	242,000	258,327	70	182,250	192,990	125	117,000	118,804
2011	287	245,000	251,667	56	187,237	202,511	98	120,000	128,263
2012	336	235,013	245,751	47	150,667	161,087	118	109,000	112,855
2013	392	238,000	254,614	58	176,500	193,251	130	125,000	121,300
2014	397	254,000	270,185	67	210,030	214,398	109	121,001	130,988
2015	412	270,000	282,939	60	210,000	206,524	108	130,000	133,983
2016	433	270,000	287,286	61	204,000	212,240	85	130,000	135,185
2017	403	270,000	285,167	51	192,000	222,212	105	150,000	153,039
2018	423	315,000	331,102	60	202,500	221,258	110	162,000	166,730
2019	424	319,000	336,463	55	229,500	246,947	128	153,750	160,168
2020	425	358,000	374,500	51	242,050	241,619	223	154,500	181,039
2021	507	430,000	464,419	70	320,500	357,847	183	195,000	219,638
2022	385	525,000	551,481	67	340,000	346,758	68	299,500	299,223
2023	360	522,500	567,110	44	365,000	402,522	64	291,000	319,836
2024	379	535,000	568,479	64	347,500	359,055	71	292,500	335,116
2025	60	500,000	551,649	5	355,000^	366,000^	19	292,000	284,894

Statistics for 2025 are based on a small number of sales and are preliminary only.

Wangaratta Rural City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	1000000	1000000	42.92	23300.00	ND	151.52<	23300.00	42.92
Fuel Outlet/Garage	1	465000	465000	465.00	1000.00	147.62<	18.60<	1000.00	465.00
Health Clinic Unsp	2	770000	770000	1895.18	470.00	150.54<	ND	470.00	1638.30
Health Surgery	1	800000	800000	1141.23	701.00	ND	139.10<	701.00	1141.23
Mixed Use Unspec	1	2250000	2250000	NA	NA	459.18<	340.91<	NA	NA
Office Premises Uns	2	770281	770281	961.18	841.00	66.98<	48.60<	841.00	915.91
Pub/Tavern/Club Unsp	1	748000	748000	143.85	5200.00	45.33<	191.79<	5200.00	143.85
Restaurant	1	430000	430000	966.29	445.00	ND	49.14<	445.00	966.29
Retail Sgle Occ Unsp	8	452131	437500	1662.78	263.50	113.31<	94.70<	295.50	1530.05
Vehicle Sales Centre	1	11250000	11250000	603.99	18626.00	ND	ND	18626.00	603.99
Veterinary Clinic	1	1438000	1438000	2159.16	666.00	ND	287.60<	666.00	2159.16
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	933900	933900	771.82	1210.00	132.47<	106.13<	1210.00	771.82
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	11	1158818	900000	292.42	3283.00	108.43<	227.85<	7228.22	171.81
Ind Dev Site	3	944166	1017500	191.20	3709.00	205.56<	248.17<	3709.00	196.48
OpenStorageUnspec	1	1058500	1058500	59.80	17700.00	125.79<	104.54<	17700.00	59.80
Warehouse Unspec	7	1160857	740000	485.11	1041.00	37.37<	148.00<	1868.80	348.46
Warehouse/Office	1	3150000	3150000	787.50	4000.00	ND	ND	4000.00	787.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	15	976533	770000	3.74	243400.00	76.67<	88.51<	246885.27	3.96
Horse Unspecified	1	300000	300000	3.20	93800.00	39.88<	ND	93800.00	3.20
Livestock – Beef	5	1694000	1450000	1.55	936900.00	105.84<	175.76<	1044671.40	1.62
MarketGardenVeg <20h	1	1300000	1300000	5.20	250000.00	ND	ND	250000.00	5.20
MixedFarm&GrazUnsp	30	1325730	1218800	4.45	484550.00	95.11<	131.76<	675068.93	1.96
Native Bshland	1	305000	305000	0.61	504000.00	ND	71.76<	504000.00	0.61
Orchard Plantations	1	825000	825000	3.44	240000.00	ND	64.96<	240000.00	3.44
Vineyard	1	225000	225000	2.25	100000.00	12.88<	18.07<	100000.00	2.25
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	640000	640000	NA	NA	98.46<	170.67<	NA	NA
Detached Home (Ind)	6	452666	410500	722.77	733.00	ND	ND	744.17	608.29
Detached Home Unsp	328	539760	510000	378.57	700.00	104.08<	121.43<	931.16	579.33
Detached Home(exist)	51	753181	725000	1031.75	693.00	98.64<	123.46<	733.22	1027.23
MisImpRuralLand Unsp	2	174250	174250	14.57	27230.00	ND	82.98<	27230.00	6.40
OYO Sub Dwelling	1	325000	325000	NA	NA	ND	ND	NA	NA
OYO Unit	1	530000	530000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	76	853810	817500	42.57	19921.00	96.29<	112.76<	37654.99	22.67
ResLandWithImprovemt	1	230000	230000	177.47	1296.00	20.00<	187.76<	1296.00	177.47
Retire Village Unit	1	260000	260000	NA	NA	174.50<	ND	NA	NA
Single Strata Unit	1	360000	360000	NA	NA	66.67<	78.35<	NA	NA
Single Strata Unsp	55	346264	340000	NA	NA	93.15<	109.32<	NA	NA
Special Accommm Res	1	350000	350000	352.47	993.00	ND	ND	993.00	352.47
Strata Unit/Flat Uns	4	455000	464500	NA	NA	116.12<	105.57<	NA	NA
Vac Res A	68	312842	291100	509.34	625.50	100.03<	157.35<	708.39	375.12
Vac Res B	2	447500	447500	144.23	3164.00	135.61<	179.00<	3164.00	141.43
Vac Res C	1	1625000	1625000	202.04	8043.00	442.18<	560.34<	8043.00	202.04
Vac Res Rural Lstyle	14	418214	460000	18.77	26413.50	96.84<	141.54<	45673.50	9.16
Municipality totals									
Commercial Total			20	Commercial Total Prices				\$25,078,613	
Community Services Total			1	Community Services Total Prices				\$933,900	
Industrial Total			23	Industrial Total Prices				\$27,914,000	
Primary Production Total			55	Primary Production Total Prices				\$65,844,900	
Residential Total			614	Residential Total Prices				\$336,615,590	
All Sales Total			713	All Sales Total				\$456,387,003	

Warrnambool City

Residential price statistics 2004 to 2025



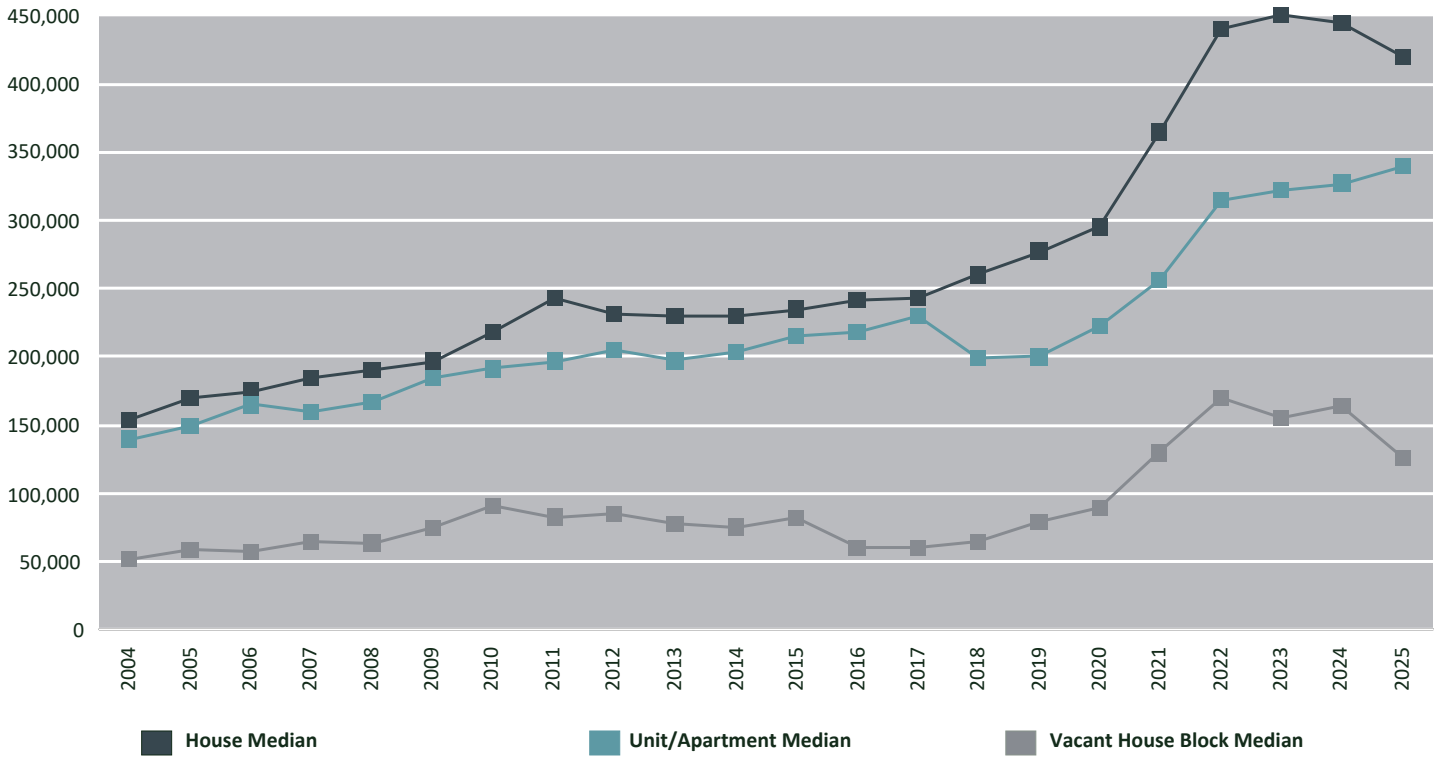
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	462	240,000	255,488	163	198,000	205,648	199	85,000	87,855
2005	603	252,000	271,703	166	200,000	220,557	191	95,000	97,137
2006	575	268,000	286,451	139	211,000	219,774	168	114,000	110,786
2007	559	280,000	301,858	176	235,000	280,147	186	130,000	132,898
2008	471	295,000	319,669	130	215,500	226,355	110	125,000	128,537
2009	576	292,000	310,730	166	220,000	224,664	254	125,000	132,140
2010	492	320,000	347,894	149	259,000	262,691	224	130,000	141,116
2011	430	322,000	340,596	128	255,000	276,091	186	130,000	134,869
2012	458	316,500	334,409	120	256,250	260,336	135	135,000	142,443
2013	448	325,000	341,442	125	257,000	294,410	143	139,900	143,767
2014	467	320,000	347,416	127	259,000	280,489	171	145,000	146,284
2015	561	330,000	349,805	138	255,750	265,896	152	140,000	142,623
2016	549	322,000	349,209	117	250,500	265,746	133	150,000	153,678
2017	594	330,000	354,386	154	257,500	276,352	147	150,000	159,375
2018	618	350,000	370,157	138	253,500	275,516	143	149,000	164,304
2019	543	370,000	398,534	172	279,500	305,158	233	150,000	194,665
2020	585	410,000	448,208	133	310,000	332,261	502	161,000	173,795
2021	655	515,000	561,473	139	375,000	396,741	474	188,750	200,432
2022	595	605,000	636,257	109	430,000	497,743	146	245,000	280,719
2023	499	602,000	654,911	104	423,156	475,829	94	260,000	318,108
2024	519	585,000	625,708	113	420,000	440,872	117	257,000	281,495
2025	77	580,000	585,383	24	449,475	458,612	21	250,000	270,857

Statistics for 2025 are based on a small number of sales and are preliminary only.

Warrnambool City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	2	757500	757500	1689.34	468.50	ND	ND	468.50	1616.86
Dev Site	2	2835500	2835500	197.79	14694.50	214.98<	322.22<	14694.50	192.96
Ground Level Parking	1	650000	650000	260.00	2500.00	92.86<	ND	2500.00	260.00
Health Clinic Unsp	3	5910833	1430000	1739.66	822.00	62.17<	198.61<	729.33	8104.43
Health Surgery	2	885000	885000	1575.98	557.00	101.84<	ND	557.00	1588.87
Hotel/Motel Unsp	1	1315000	1315000	1300.69	1011.00	50.58<	62.32<	1011.00	1300.69
Mixed Use Unspec	1	1010000	1010000	NA	NA	136.93<	89.98<	NA	NA
Office Premises Uns	7	1845000	2100000	2699.39	815.00	125.37<	171.43<	1119.40	1351.62
Retail Mult Occ Unsp	3	962618	742855	6321.84	261.00	ND	74.66<	457.00	2106.39
Retail Sgle Occ Unsp	13	719395	740000	96.73	960.00	148.00<	125.96<	762.23	943.80
Retail Store/Showrm	1	1925000	1925000	1988.64	968.00	ND	ND	968.00	1988.64
Supermarket	1	20080000	20080000	4637.41	4330.00	ND	ND	4330.00	4637.41
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	820000	820000	139.76	5867.00	40.97<	ND	5867.00	139.76
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	930000	930000	745.36	1500.00	124.00<	141.55<	1500.00	620.00
Ind Dev Site	10	427650	302500	196.47	1062.50	53.63<	134.76<	2053.90	208.21
Warehouse Unspec	8	1215962	657500	630.95	1330.50	96.69<	86.23<	7657.38	158.80
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	125000	125000	353.11	354.00	ND	ND	354.00	353.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	7587500	7587500	104.94	141804.00	121.40<	1060.82<	141804.00	53.51
Livestock – Beef	2	672500	672500	15.70	41574.50	51.73<	22.80<	41574.50	16.18
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	1	160989	160989	100.81	1597.00	ND	ND	1597.00	100.81
Detached Home Unsp	511	618631	585000	1234.38	640.00	97.18<	114.15<	705.83	876.45
Detached Home(exist)	6	684500	706000	295.71	2622.00	78.44<	85.78<	2567.33	266.62
Res/Rural Lstyle	20	1122030	1050000	104.72	8372.00	92.00<	100.00<	11039.00	101.64
Semi-detached Unspec	2	2257500	2257500	4221.31	122.00	399.56<	403.13<	122.00	4221.31
Short Term Hol Accom	1	4100000	4100000	229.13	17894.00	ND	487.80<	17894.00	229.13
Single Strata Unsp	97	438712	425000	NA	NA	100.00<	114.63<	NA	NA
Strata Unit/Flat Uns	16	453968	395000	NA	NA	98.14<	93.49<	NA	NA
Vac Res A	115	276738	257000	349.54	658.00	98.85<	136.34<	690.34	400.87
Vac Res B	2	555000	555000	263.37	2238.50	86.05<	100.91<	2238.50	247.93
Vac Res Rural Lstyle	4	435000	395000	50.66	14507.50	34.33<	71.82<	30723.75	14.16
Municipality totals									
Commercial Total			37	Commercial Total Prices			\$76,823,500		
Community Services Total			1	Community Services Total Prices			\$820,000		
Industrial Total			20	Industrial Total Prices			\$15,864,200		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$125,000		
Primary Production Total			4	Primary Production Total Prices			\$16,520,000		
Residential Total			775	Residential Total Prices			\$435,937,794		
All Sales Total			838	All Sales Total			\$546,090,494		

Wellington Shire

Residential price statistics 2004 to 2025



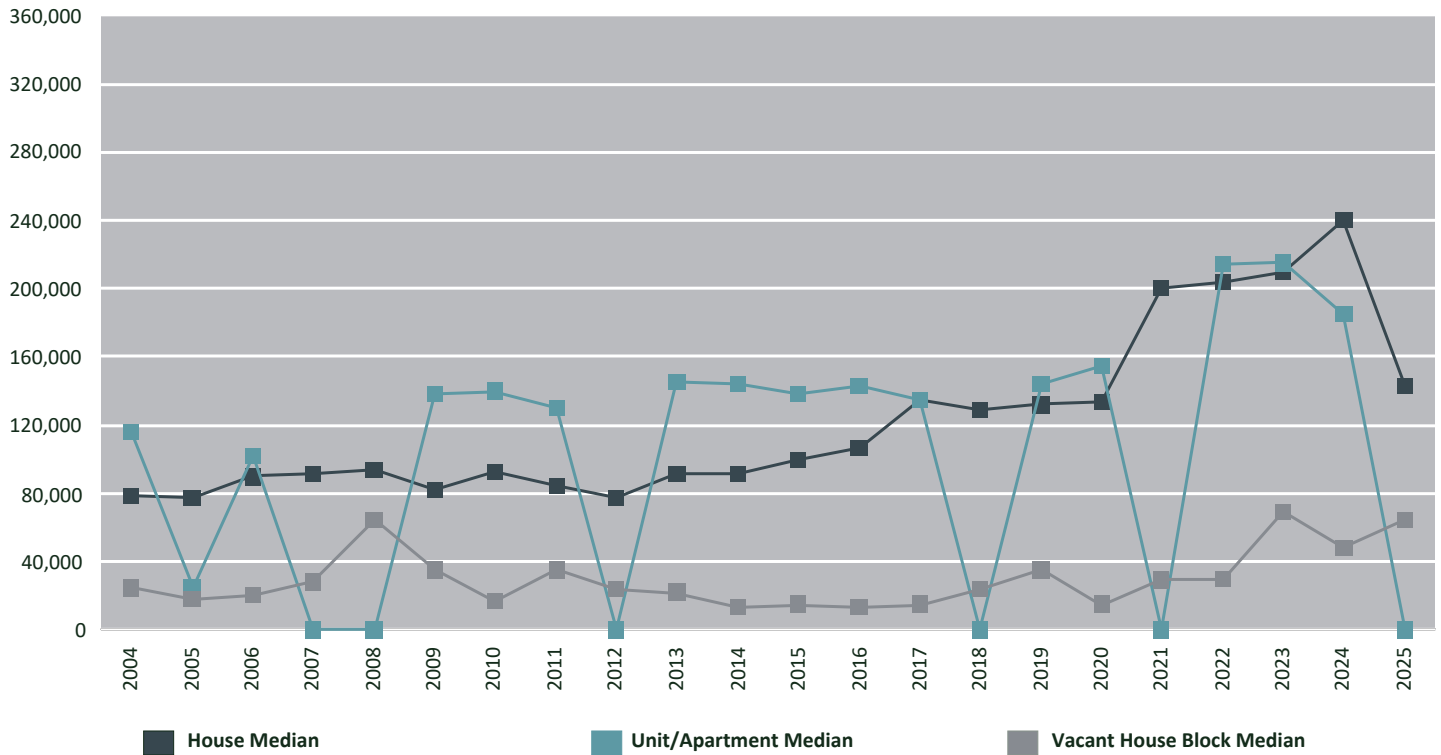
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	797	154,000	163,734	121	140,000	144,708	324	51,500	54,189
2005	806	170,000	181,590	96	150,000	152,131	323	58,500	63,585
2006	712	175,000	190,816	106	165,000	162,712	318	57,500	72,444
2007	834	184,500	198,925	136	160,000	173,476	358	65,000	70,017
2008	690	190,000	214,557	112	167,000	173,203	215	64,000	71,515
2009	743	197,000	211,370	142	184,750	181,303	242	75,000	84,847
2010	617	218,000	234,528	126	191,250	190,547	311	91,000	92,589
2011	449	243,000	252,608	94	197,000	204,374	177	83,000	88,378
2012	496	231,000	241,719	73	205,000	210,144	137	85,000	89,419
2013	644	230,000	243,311	102	197,250	205,217	174	78,000	82,051
2014	614	230,000	245,063	87	204,000	209,518	242	75,750	79,204
2015	704	235,000	250,460	106	215,000	223,273	217	82,500	88,223
2016	732	241,350	263,278	88	218,750	218,736	236	60,000	75,437
2017	715	243,500	258,334	55	230,000	246,236	302	60,000	72,762
2018	824	260,000	278,426	79	199,000	208,646	338	64,750	78,283
2019	752	277,250	291,194	86	200,000	210,817	338	79,250	92,882
2020	881	295,000	311,100	94	222,750	231,555	476	89,500	99,123
2021	1,101	365,000	381,762	140	256,225	268,667	696	130,000	132,269
2022	751	440,000	451,217	109	315,000	336,959	267	170,000	173,333
2023	618	450,000	465,221	74	322,500	312,599	145	155,000	171,000
2024	650	445,000	461,918	95	327,000	331,742	126	163,750	177,148
2025	100	420,000	446,283	14	339,500	330,035	34	126,250	139,455

Statistics for 2025 are based on a small number of sales and are preliminary only.

Wellington Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	950000	950000	591.90	1605.00	ND	ND	1605.00	591.90
Café	1	814000	814000	805.14	1011.00	ND	223.93<	1011.00	805.14
Dev Site	4	284625	298750	460.53	836.00	66.39<	101.27<	37186.00	7.00
Fuel Outlet/Garage	1	2100000	2100000	2185.22	961.00	323.08<	ND	961.00	2185.22
Health Surgery	2	366667	366667	NA	NA	ND	ND	NA	NA
Hotel/Motel Unsp	2	3400000	3400000	2414.77	1056.00	ND	328.50<	1056.00	2414.77
Licensed Ret Prem	1	1200000	1200000	1111.11	1080.00	ND	ND	1080.00	1111.11
Mixed Use Unspec	5	899153	490000	1064.53	1392.00	81.02<	120.99<	1341.00	746.79
Office Premises Uns	3	520000	475000	625.00	760.00	114.32<	46.91<	687.33	756.55
Pub/Tavern/Club Unsp	1	1790000	1790000	946.09	1892.00	447.50<	162.73<	1892.00	946.09
Retail Mult Occ Unsp	1	470000	470000	458.09	1026.00	151.61<	117.50<	1026.00	458.09
Retail Sgle Occ Unsp	24	608052	350000	736.71	414.00	84.34<	133.33<	616.10	991.90
Tourist Park/Caravan	2	1395000	1395000	18.37	372150.00	64.14<	181.17<	372150.00	3.75
Vehicle Sales Centre	1	150000	150000	688.07	218.00	ND	4.05<	218.00	688.07
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	4850000	4850000	1987.70	2440.00	ND	ND	2440.00	1987.70
Community Health Cen	1	498000	498000	464.12	1073.00	ND	ND	1073.00	464.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Concrete Batch Plant	1	600000	600000	209.06	2870.00	214.29<	ND	2870.00	209.06
Factory Unsp	4	911750	857500	265.40	2694.00	186.41<	233.02<	15822.33	49.44
Food ProcessingUnsp	1	650000	650000	94.61	6870.00	ND	ND	6870.00	94.61
Ind Dev Site	1	129000	129000	NA	NA	33.22<	51.60<	NA	NA
OpenStorageUnspec	1	250000	250000	634.52	394.00	ND	ND	394.00	634.52
Sawmill	1	385000	385000	10.29	37400.00	ND	ND	37400.00	10.29
Warehouse Unspec	5	941240	825000	207.09	4346.00	165.00<	187.50<	4170.60	225.68
Warehouse/Office	1	1265000	1265000	743.68	1701.00	ND	ND	1701.00	743.68
Workshop	2	121339	121339	167.18	1153.00	ND	134.82<	1153.00	105.24
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	1807008	700000	1.47	276212.00	117.87<	140.00<	601117.57	3.20
GenCrop >20ha Unspec	3	2116666	2000000	6.27	558277.00	43.48<	ND	621559.00	3.41
Livestock – Beef	12	1435683	570000	0.97	429764.50	76.00<	86.36<	486452.08	2.95
Livestock – Dairy	7	1780685	800000	29.26	264962.00	44.70<	69.66<	306307.71	5.81
MixedFarm + infrast	49	1303729	962500	2.83	530000.00	92.37<	117.02<	910393.49	1.43
MixedFarm no infrast	3	1360000	880000	0.50	801200.00	112.64<	463.16<	773733.33	1.76
MixedFarm&GrazUnsp	4	672500	735000	0.94	690000.00	133.64<	152.33<	1438117.75	0.47
Native Bshland	1	35750	35750	52.96	675.00	19.86<	15.63<	675.00	52.96
Non-Native Animals	1	470000	470000	1.69	278627.00	ND	202.15<	278627.00	1.69
Softwood Plantation	3	896666	640000	2.60	654100.00	71.11<	203.17<	777666.67	1.15
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	642	458940	445000	643.75	800.00	98.89<	121.92<	924.89	494.40
Detached Home(exist)	6	747083	765000	211.90	3011.50	164.52<	123.39<	2820.00	264.92
MisImpRuralLand Unsp	8	351625	332500	20.97	17827.00	123.84<	162.20<	86215.25	4.08
Res Land (WithBuild)	1	686000	686000	667.32	1028.00	271.68<	208.51<	1028.00	667.32
Res/Rural Lstyle	149	765909	740000	36.60	19400.00	104.96<	125.96<	36496.28	20.99
ResLandWithImprovemt	9	184888	140000	99.60	1004.00	86.96<	79.55<	2028.11	91.16
Semi-detached Unspec	2	562500	562500	2059.39	305.50	ND	ND	305.50	1841.24
Sep House&Curtilage	1	379950	379950	3799.50	100.00	ND	73.42<	100.00	3799.50
Single Strata Unsp	84	346113	330000	1397.69	347.00	97.06<	121.32<	347.00	1397.69
Strata Unit/Flat Uns	11	222000	188000	NA	NA	101.62<	123.28<	NA	NA
Vac Res A	113	165997	160000	283.87	775.00	103.23<	127.24<	838.89	188.16
Vac Res B	8	207750	165000	178.91	2051.50	116.81<	106.45<	2185.50	95.06
Vac Res C	5	380200	372000	85.18	7455.00	203.84<	204.40<	1321945.80	0.29
Vac Res Englobo Oth	1	305000	305000	36.90	8265.00	40.56<	32.11<	8265.00	36.90
Vac Res Rural Lstyle	36	431402	290500	16.87	19500.00	103.75<	142.75<	86641.17	4.98
Municipality totals									
Commercial Total			49	Commercial Total Prices			\$39,584,852		
Community Services Total			2	Community Services Total Prices			\$5,348,000		
Industrial Total			17	Industrial Total Prices			\$11,874,879		
Primary Production Total			91	Primary Production Total Prices			\$124,347,533		
Residential Total			1,076	Residential Total Prices			\$489,582,335		
All Sales Total			1,235	All Sales Total			\$670,737,599		

West Wimmera Shire

Residential price statistics 2004 to 2025



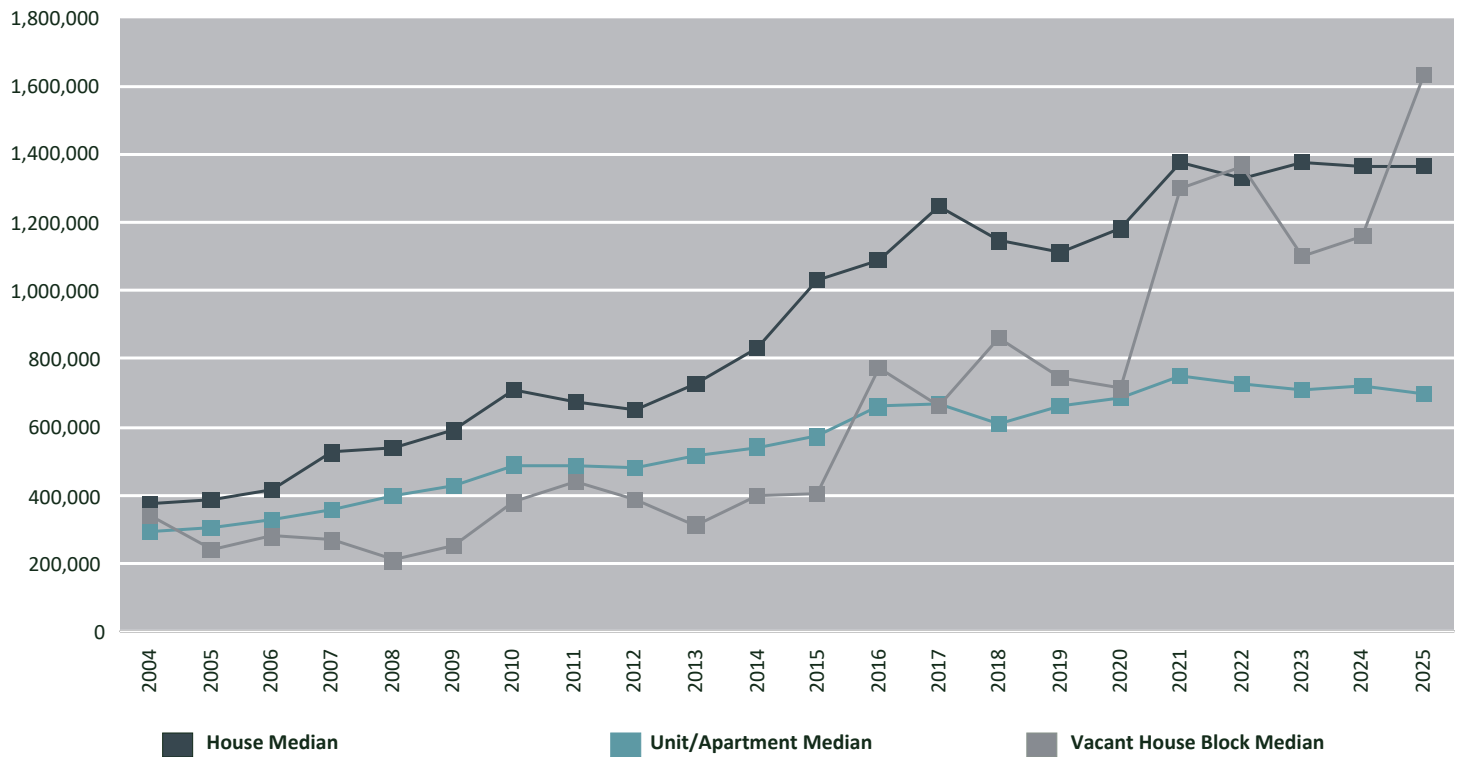
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	37	79,000	83,775	2	116,030 [^]	116,030 [^]	33	24,500	26,545
2005	48	77,500	96,760	1	25,000 [^]	25,000 [^]	18	17,750	27,666
2006	44	90,000	109,590	1	102,500 [^]	102,500 [^]	12	20,000	25,916
2007	48	92,000	109,500	0	0 [*]	0 [*]	9	28,000 [^]	35,000 [^]
2008	24	94,000	114,756	0	0 [*]	0 [*]	10	64,500	60,897
2009	46	82,000	102,695	2	138,100 [^]	138,100 [^]	13	35,000	41,048
2010	39	93,000	104,882	3	140,000 [^]	152,333 [^]	12	17,250	39,750
2011	35	85,000	97,557	2	130,000 [^]	130,000 [^]	9	35,000 [^]	65,033 [^]
2012	45	78,000	97,644	0	0 [*]	0 [*]	5	24,000 [^]	38,140 [^]
2013	47	92,000	110,255	4	145,000 [^]	143,500 [^]	11	22,000	39,886
2014	50	91,500	106,173	2	144,625 [^]	144,625 [^]	7	13,000 [^]	21,928 [^]
2015	46	100,000	118,423	3	138,000 [^]	140,333 [^]	11	15,000	14,954
2016	51	107,000	119,328	3	143,000 [^]	141,000 [^]	7	13,000 [^]	38,678 [^]
2017	45	135,000	133,906	1	135,000 [^]	135,000 [^]	7	15,000 [^]	13,142 [^]
2018	50	129,000	140,547	0	0 [*]	0 [*]	6	24,000 [^]	25,416 [^]
2019	49	132,000	139,588	1	144,000 [^]	144,000 [^]	7	35,000 [^]	29,785 [^]
2020	59	134,000	139,658	1	155,000 [^]	155,000 [^]	11	15,000	19,336
2021	67	200,000	190,702	0	0 [*]	0 [*]	11	29,205	42,618
2022	56	203,500	207,491	2	214,500 [^]	214,500 [^]	10	30,000	47,450
2023	42	210,000	216,428	1	215,000 [^]	215,000 [^]	4	69,500 [^]	66,000 [^]
2024	41	240,000	245,063	4	185,000 [^]	188,600 [^]	5	48,000 [^]	59,400 [^]
2025	8	143,000 [^]	179,750 [^]	0	0 [*]	0 [*]	1	65,000 [^]	65,000 [^]

Statistics for 2025 are based on a small number of sales and are preliminary only.

West Wimmera Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Pub/Tavern/Club Unsp	1	500000	500000	217.39	2300.00	ND	277.78<	2300.00	217.39
Retail Sgle Occ Unsp	3	67500	55000	55.00	1000.00	52.38<	89.43<	1146.67	58.87
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	307430	307430	0.74	416700.00	ND	ND	416700.00	0.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	2	327500	327500	13.38	2430593.00	229.02<	536.89<	2430593.00	0.13
Warehouse Unspec	1	347800	347800	NA	NA	ND	ND	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1400000	1400000	1.90	736151.00	67.79<	1120.00<	736151.00	1.90
GenCrop >20ha Unspec	6	2255381	1650143	1.63	1488450.00	59.14<	55.83<	1913367.67	1.18
Livestock – Beef	1	650000	650000	0.90	722200.00	ND	ND	722200.00	0.90
Livestock – Sheep	5	1206716	1563264	1.87	920000.00	53.03<	42.60<	1028149.40	1.17
MixedFarm&GrazUnsp	15	1499526	801250	0.62	1294800.00	31.63<	118.70<	1421941.27	1.05
Native Bshland	1	85000	85000	7.00	12135.00	94.44<	212.50<	12135.00	7.00
Native Hardwood	2	356250	356250	0.32	1325200.00	ND	90.70<	1325200.00	0.27
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	41	245063	240000	192.75	1022.50	114.29<	120.00<	1217.15	202.84
MisimpRuralLand Unsp	2	72500	72500	1.26	93884.50	69.05<	226.21<	93884.50	0.77
Res/Rural Lstyle	11	368545	415000	23.57	24400.00	103.11<	161.17<	50504.09	7.30
ResLandWithImprovemt	2	90000	90000	85.57	1043.00	128.57<	155.17<	1043.00	86.29
Single Strata Unsp	2	192200	192200	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	2	185000	185000	NA	NA	86.05<	ND	NA	NA
Vac Res A	4	62250	63000	56.13	1107.00	100.80<	216.48<	1099.25	56.63
Vac Res B	1	48000	48000	22.36	2147.00	69.06<	102.13<	2147.00	22.36
Vac Res Rural Lstyle	8	72750	48500	11.90	14139.00	60.62<	96.81<	22567.75	3.22
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Site – Cultural	1	30000	30000	15.00	2000.00	ND	ND	2000.00	15.00
Municipality totals									
Commercial Total			4	Commercial Total Prices			\$702,500		
Extractive Industry Total			1	Extractive Industry Total Prices			\$307,430		
Industrial Total			3	Industrial Total Prices			\$1,002,800		
Primary Production Total			31	Primary Production Total Prices			\$44,906,260		
Residential Total			73	Residential Total Prices			\$16,060,000		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$30,000		
All Sales Total			113	All Sales Total			\$63,008,990		

Whitehorse City

Residential price statistics 2004 to 2025



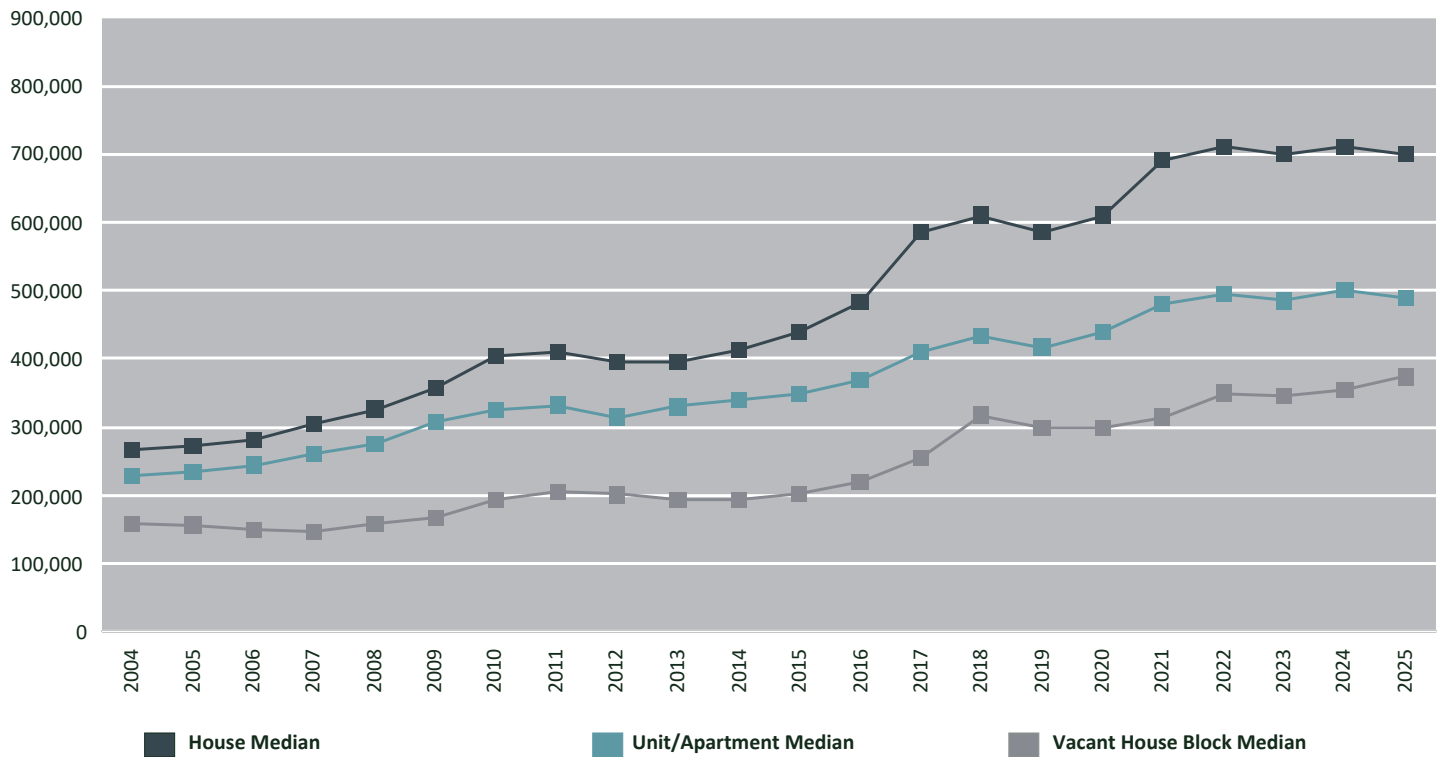
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,874	375,000	408,575	928	295,000	314,958	33	340,000	299,962
2005	1,939	390,000	434,400	1,075	305,000	318,809	25	244,000	257,976
2006	2,030	419,000	466,487	1,098	327,400	348,357	31	280,000	308,611
2007	2,185	526,000	585,473	1,547	360,000	379,512	44	269,000	276,863
2008	1,570	540,000	597,663	877	401,000	422,950	21	210,000	279,678
2009	2,031	590,000	651,016	1,365	430,000	437,863	46	252,500	300,846
2010	1,761	710,828	774,532	1,166	490,000	517,741	25	380,000	443,700
2011	1,681	675,000	752,876	1,154	489,000	503,309	30	439,000	675,373
2012	1,592	650,000	715,686	1,246	482,000	496,879	26	387,500	484,675
2013	2,044	725,000	793,226	1,620	515,000	525,250	23	315,000	447,734
2014	2,200	830,000	914,091	1,944	542,250	576,429	26	399,000	475,837
2015	2,354	1,030,000	1,146,246	2,425	572,500	609,786	28	404,000	501,380
2016	1,909	1,087,200	1,178,051	1,829	660,000	678,604	26	775,000	805,943
2017	1,887	1,246,000	1,339,374	1,986	670,200	722,743	9	661,000 ^	829,111 ^
2018	1,544	1,145,000	1,256,927	1,480	611,500	658,763	17	860,000	827,796
2019	1,610	1,110,000	1,198,061	1,643	663,000	694,232	27	745,000	754,943
2020	1,306	1,180,000	1,266,987	1,263	685,999	716,245	26	712,500	806,082
2021	2,063	1,375,000	1,468,840	2,088	749,000	793,214	29	1,300,000	1,338,052
2022	1,637	1,330,000	1,454,174	1,703	727,000	790,992	14	1,366,500	1,208,956
2023	1,610	1,376,500	1,485,867	1,816	710,000	770,361	19	1,100,000	1,292,421
2024	1,687	1,363,000	1,486,240	1,857	720,000	775,378	23	1,160,000	1,396,017
2025	93	1,366,000	1,561,745	202	697,500	723,898	2	1,630,500 ^	1,630,500 ^

Statistics for 2025 are based on a small number of sales and are preliminary only.

Whitehorse City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bottle Shop/Licensed	2	742500	742500	3991.94	186.00	ND	ND	186.00	3991.94
Café	1	632500	632500	269.15	2350.00	78.09<	63.25<	2350.00	269.15
Dev Site	2	6530017	6530017	10595.24	421.50	113.61<	225.37<	421.50	15492.33
Display Yard	1	1608800	1608800	1013.74	1587.00	ND	ND	1587.00	1013.74
Health Clinic Unsp	3	1610000	1620000	2241.11	647.00	117.39<	118.25<	544.33	2957.75
Hotel/Motel Unsp	1	5400000	5400000	3302.75	1635.00	ND	ND	1635.00	3302.75
LowRise Office Build	1	15500000	15500000	9853.78	1573.00	ND	177.80<	1573.00	9853.78
Mixed Use Unspec	7	1548428	1250000	3798.34	220.00	140.45<	129.87<	596.75	1870.13
Office Premises Uns	18	2281803	1500000	221.56	1153.00	118.30<	98.68<	2438.80	902.42
Retail Mult Occ Unsp	5	3064000	1600000	18827.57	218.00	133.89<	202.02<	215.75	10799.54
Retail Sgle Occ Unsp	21	2634990	950000	2456.65	692.00	96.07<	125.53<	2690.21	930.66
Retail Store/Showrm	3	3270000	3000000	4641.35	948.00	71.34<	47.42<	1005.33	3252.65
Serviced Apartments	2	287500	287500	147.14	1903.00	90.13<	ND	1903.00	147.14
Shop	14	995928	920000	5816.37	192.00	104.35<	137.21<	190.43	5229.93
Strata/Subdiv Office	5	647280	679800	580.06	1111.00	95.54<	119.50<	958.50	627.23
Super Clinic	1	24000000	24000000	NA	NA	ND	ND	NA	NA
Veterinary Clinic	1	2100000	2100000	3482.59	603.00	ND	116.02<	603.00	3482.59
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Welfare&Pre	1	1860000	1860000	2680.12	694.00	ND	ND	694.00	2680.12
Welfare Centre	1	2000000	2000000	3267.97	612.00	ND	ND	612.00	3267.97
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	3	692333	671000	5122.14	131.00	94.51<	282.20<	141.00	4910.17
Factory Unsp	8	3385200	2034800	3372.19	1158.00	113.04<	104.62<	1537.86	2328.10
Garage/Motor Vehicle	1	1564000	1564000	NA	NA	12.24<	54.40<	NA	NA
Ind Dev Site	1	38000	38000	NA	NA	1.04<	108.57<	NA	NA
Office/Factory	5	2150714	1000000	3484.49	419.00	35.71<	133.33<	971.80	2213.12
Storage Depot	1	5800000	5800000	NA	NA	ND	160.00<	NA	NA
Warehouse	2	936750	936750	114.30	7874.00	93.21<	133.82<	7874.00	114.30
Warehouse Store	4	1555000	275000	59.50	4160.00	110.44<	1.54<	4154.75	374.27
Warehouse Unspec	15	2912717	1875000	2641.45	796.50	135.62<	133.68<	1872.92	1633.36
Warehouse/Office	8	1263060	1162092	2694.09	1082.00	81.64<	136.72<	9205.86	146.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1698000	1698000	2917.53	582.00	109.55<	120.52<	582.00	2917.53
Cojoin Strata Unsp	1	500000	500000	NA	NA	38.31<	37.06<	NA	NA
Conjoined StrataUnit	8	645725	641500	NA	NA	106.92<	116.21<	NA	NA
Detached Home Unsp	1668	1487550	1364750	2941.63	627.00	98.89<	99.25<	641.76	2321.65
Dorm Accom Unspec	7	164500	130000	NA	NA	52.00<	ND	NA	NA
Half Pair or Duplex	9	1501432	1378888	1898.73	474.00	108.79<	104.07<	479.78	3129.43
Individual Car Park	9	119778	1	NA	NA	0.04<	100.00<	NA	NA
Individual Flat	1	800000	800000	5228.76	153.00	ND	ND	153.00	5228.76
OYO Cluster Unit	11	947100	910000	NA	NA	119.74<	100.44<	NA	NA
OYO Strata Flat	29	376275	320000	NA	NA	78.82<	71.27<	NA	NA
OYO Sub Dwelling	106	1114168	1050000	3932.15	339.00	98.13<	105.00<	300.67	4726.16
OYO Sub Unit	7	1064241	1020000	NA	NA	89.24<	108.68<	NA	NA
OYO Subdivided Flat	449	521823	510000	259.55	3208.00	102.00<	109.68<	3106.50	207.54
OYO Unit	199	1074056	1050000	2585.56	544.00	97.22<	105.41<	544.00	1722.08
Res Land (WithBuild)	36	1625065	1531055	1833.68	879.50	93.93<	83.66<	1006.39	1614.75
Res/Rural Lstyle	3	3800000	3850000	1270.98	4052.00	110.16<	ND	6018.33	631.40
Retire Village Unit	24	581745	585000	NA	NA	108.33<	117.00<	NA	NA
Semi-detached Unspec	10	1254100	1195500	6065.57	305.00	93.76<	108.93<	490.86	2813.15
Single Strata Unit	1	886000	886000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	648	883344	830000	10876.92	65.00	97.65<	96.51<	65.00	10876.92
Strata Dwelling	1	1100000	1100000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	365	670721	602500	669.90	3254.00	95.09<	97.18<	3254.00	376.46
Townhouse	8	765687	776250	NA	NA	95.83<	88.82<	NA	NA
Vac Res A	22	1254472	1145000	1562.50	704.00	104.09<	88.08<	679.63	1955.05
Vac Res B	1	4510000	4510000	1859.79	2425.00	ND	ND	2425.00	1859.79
Municipality totals									
Commercial Total			88	Commercial Total Prices				\$218,746,990	
Community Services Total			2	Community Services Total Prices				\$3,860,000	
Industrial Total			48	Industrial Total Prices				\$109,202,920	
Residential Total			3,624	Residential Total Prices				\$4,053,903,609	
All Sales Total			3,762	All Sales Total				\$4,385,713,519	

Whittlesea City

Residential price statistics 2004 to 2025



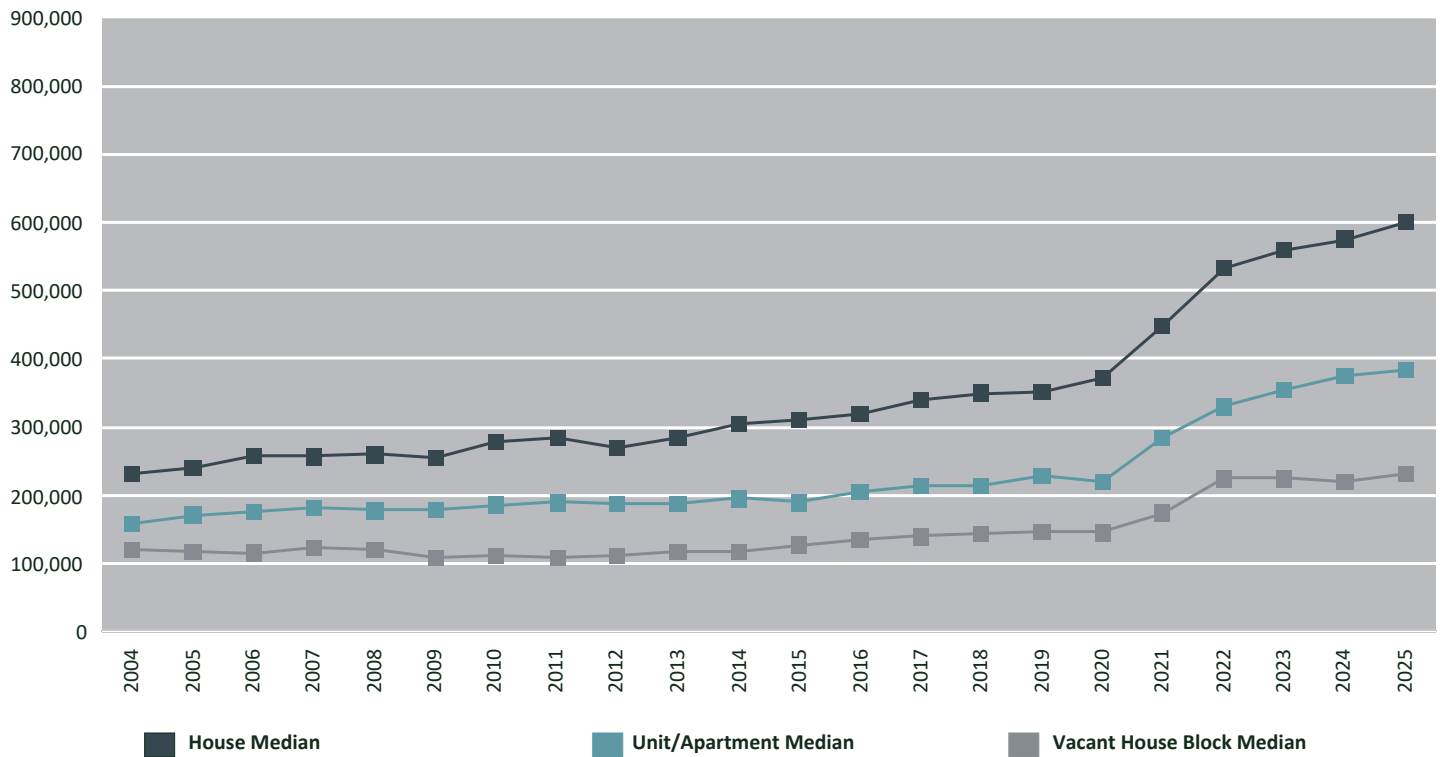
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,733	268,000	281,000	308	230,000	227,462	942	160,000	160,125
2005	1,860	273,000	291,162	317	234,000	234,943	1,218	157,250	158,242
2006	1,828	282,492	302,164	352	245,000	254,504	1,504	150,000	151,725
2007	2,237	305,000	320,749	565	261,000	278,981	2,563	148,000	152,292
2008	2,282	326,725	335,524	456	275,000	278,273	2,433	160,000	166,226
2009	2,805	357,000	366,015	630	309,000	320,679	3,974	167,000	174,274
2010	2,438	405,000	419,154	587	325,000	332,763	3,838	194,500	202,114
2011	2,175	410,000	423,443	614	332,750	345,810	2,339	205,000	211,729
2012	2,118	395,000	414,828	557	315,000	324,527	1,765	201,500	205,788
2013	2,533	396,000	418,933	620	330,000	341,649	1,997	194,000	203,250
2014	2,660	412,500	437,754	773	339,500	342,401	2,545	194,000	213,177
2015	3,168	440,000	467,984	794	349,900	353,380	2,446	203,000	211,770
2016	3,115	483,000	507,492	863	369,000	375,274	2,988	221,000	229,700
2017	3,380	585,000	598,200	778	410,000	411,481	3,312	255,250	267,903
2018	2,783	610,000	629,448	583	432,500	434,152	1,732	318,000	322,497
2019	2,700	586,500	606,640	422	417,500	428,180	1,225	300,000	311,014
2020	2,654	610,000	627,353	450	440,000	447,566	2,656	300,000	305,393
2021	3,935	690,000	717,317	784	479,500	490,062	4,509	315,000	321,008
2022	3,341	710,000	754,017	587	495,000	522,882	1,712	350,000	358,701
2023	3,382	700,000	733,102	621	485,000	492,703	1,011	347,000	379,538
2024	3,942	710,000	743,675	789	500,000	506,664	951	354,000	356,453
2025	470	700,000	713,133	93	490,000	499,041	79	374,000	406,136

Statistics for 2025 are based on a small number of sales and are preliminary only.

Whittlesea City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	2	955500	955500	2620.13	450.00	ND	106.17<	450.00	2123.33
Dev Site	3	2746333	3245000	775.20	4186.00	98.33<	187.30<	4625.33	593.76
Diagnostic/X-ray	1	5203000	5203000	2247.52	2315.00	ND	ND	2315.00	2247.52
Fuel Outlet/Garage	1	17750000	17750000	1046.83	16956.00	262.73<	ND	16956.00	1046.83
Health Clinic Unsp	2	651750	651750	736.68	2688.00	0.65<	162.94<	2688.00	242.47
Medical/Surgery	7	1605428	1200000	2003.34	599.00	70.83<	ND	554.57	2894.90
Mixed Use Unspec	3	1042204	583000	2407.80	6781.00	77.94<	120.08<	6781.00	68.32
Office Premises Uns	6	553977	593000	4240.56	127.00	71.88<	64.59<	4568.50	121.26
Plant/Tree Nursery	2	4600665	4600665	552.45	15033.50	ND	150.84<	15033.50	306.03
Retail Sgle Occ Unsp	9	2408511	1100000	4078.30	212.00	94.22<	117.33<	783.71	3586.69
Serv Apt/Unit Unsp	2	516250	516250	241.75	2120.00	ND	ND	2120.00	241.75
Shop	18	703305	677500	3168.75	205.00	79.71<	109.27<	2795.61	251.57
Shop & Dwelling	2	902500	902500	1634.77	566.00	195.14<	75.21<	566.00	1594.52
Shopping Centre Unsp	2	19988500	19988500	10177.08	96.00	ND	60.21<	96.00	10177.08
Strata/Subdiv Office	12	500456	449625	162.64	6259.00	102.19<	105.79<	10062.73	50.87
Timber Yard/Supplies	1	2360000	2360000	583.29	4046.00	ND	ND	4046.00	583.29
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	26	1355175	729000	3571.15	207.00	89.20<	111.68<	965.64	1524.20
Food ProcessingUnsp	1	2300000	2300000	366.77	6271.00	63.89<	ND	6271.00	366.77
Ind Dev Site	22	2046778	1711600	1100.00	2055.00	87.86<	98.92<	27005.33	76.34
OpenStorageUnspec	4	971653	791500	1102.55	1526.50	ND	ND	4153.75	233.92
Warehouse	7	1148645	731500	3201.49	335.00	144.00<	295.56<	691.43	1661.26
Warehouse Store	3	8726166	423500	69.36	5767.00	100.89<	135.09<	12146.67	718.40
Warehouse Unspec	18	2201870	802000	2977.01	614.00	114.16<	125.71<	3642.93	601.52
Warehouse/Factory	69	1745914	1185000	2349.85	666.00	128.11<	151.92<	1357.95	1316.96
Warehouse/Office	37	1556259	858000	3247.98	239.50	126.81<	163.52<	2402.33	657.94
Warehouse/Showroom	1	31250000	31250000	1240.08	25200.00	ND	1352.81<	25200.00	1240.08
Wrecking Yard	1	1012000	1012000	1161.88	871.00	ND	ND	871.00	1161.88
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	4400000	4400000	10.95	402004.00	4.40<	169.23<	402004.00	10.95
MixedFarm&GrazUnsp	1	5700000	5700000	3.78	1508000.00	79.17<	36.24<	1508000.00	3.78
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	13	540076	525000	NA	NA	87.21<	106.38<	NA	NA
Conjoined StrataUnit	61	548377	542000	NA	NA	100.37<	100.37<	NA	NA
Detached Home (New)	59	717764	680000	2022.29	361.00	96.11<	96.11<	362.19	1988.63
Detached Home Unsp	3823	746536	713000	1701.15	435.00	101.86<	103.33<	452.74	1649.38
Detached Home(exist)	1	670000	670000	390.67	1715.00	100.30<	ND	1715.00	390.67
Half Pair or Duplex	1	750000	750000	1442.31	520.00	123.97<	129.31<	520.00	1442.31
Individual Car Park	1	1	1	NA	NA	ND	100.00<	NA	NA
OYO Strata Flat	106	382458	386125	NA	NA	104.93<	102.69<	NA	NA
OYO Sub Dwelling	1	469000	469000	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	1	305000	305000	NA	NA	ND	ND	NA	NA
Res Investment Flat	1	615000	615000	1102.15	558.00	ND	ND	558.00	1102.15
Res Land (WithBuild)	1	566500	566500	948.91	597.00	65.30<	70.81<	597.00	948.91
Res/Rural Lstyle	41	1561095	1320000	158.38	8145.00	91.03<	80.00<	33379.15	46.77
Retire Village Unit	1	355000	355000	NA	NA	102.97<	108.40<	NA	NA
Semi-detached	1	460000	460000	3511.45	131.00	ND	ND	131.00	3511.45
Semi-detached Unspec	57	584731	570000	2862.07	145.00	96.20<	91.18<	158.79	3682.43
Sep House&Curtilage	1	3800000	3800000	NA	NA	122.58<	ND	NA	NA
Single Strata Unit	340	496767	497750	NA	NA	103.70<	108.62<	NA	NA
Single Strata Unsp	111	570024	565000	NA	NA	103.67<	106.60<	NA	NA
Strata Unit/Flat Uns	57	564571	570000	4829.93	147.00	104.59<	114.00<	147.00	4829.93
Townhouse	97	542752	520000	NA	NA	96.47<	100.48<	NA	NA
Vac Res A	949	354852	354000	1042.94	326.00	102.02<	112.38<	320.81	1084.47
Vac Res B	2	1116000	1116000	381.34	3278.50	24.90<	57.00<	3278.50	340.40
Vac Res Englobo Oth	1	1700000	1700000	274.02	6204.00	ND	23.69<	6204.00	274.02
Vac Res Rural Lstyle	11	2007545	2150000	32.74	8093.00	298.61<	316.18<	13007.82	154.33
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	2100000	2100000	691.47	3037.00	ND	ND	3037.00	691.47
Municipality totals									
Commercial Total			73	Commercial Total Prices			\$146,812,380		
Industrial Total			189	Industrial Total Prices			\$370,614,656		
Primary Production Total			2	Primary Production Total Prices			\$10,100,000		
Residential Total			5,738	Residential Total Prices			\$3,762,467,995		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$2,100,000		
All Sales Total			6,003	All Sales Total			\$4,292,095,031		

Wodonga City

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	653	233,000	245,093	133	159,000	170,182	97	120,000	117,631
2005	668	240,000	259,095	145	172,000	182,952	169	117,500	121,023
2006	643	258,000	273,366	137	177,000	188,142	176	116,500	120,991
2007	680	257,000	283,519	160	182,875	196,415	181	125,000	129,041
2008	540	260,000	276,297	122	178,000	184,527	157	120,000	125,654
2009	618	255,500	276,317	143	180,000	189,405	430	109,625	111,451
2010	481	278,000	292,652	121	186,500	209,531	272	111,825	118,156
2011	519	284,000	295,742	96	189,875	194,353	264	110,000	117,066
2012	543	269,000	285,280	115	188,000	193,376	245	112,500	117,101
2013	653	285,000	299,602	121	188,000	199,192	295	117,000	124,396
2014	681	305,000	312,846	128	195,500	207,558	373	118,000	120,835
2015	686	310,000	319,355	146	190,000	197,905	331	128,000	133,925
2016	636	320,000	330,405	126	205,000	221,986	358	135,000	144,902
2017	736	340,000	349,267	103	215,000	225,150	419	140,000	146,334
2018	714	350,000	360,243	122	215,000	221,177	327	145,000	157,933
2019	643	352,000	371,251	118	229,000	239,795	321	148,000	161,369
2020	741	372,000	397,137	125	220,000	230,308	603	146,000	166,277
2021	916	448,000	477,667	163	285,000	293,237	425	175,000	197,598
2022	723	533,190	564,944	123	330,000	326,482	220	225,000	228,415
2023	631	560,000	580,570	128	355,000	372,723	270	225,000	252,935
2024	763	575,000	583,604	144	374,750	396,351	330	220,000	224,396
2025	132	600,000	618,719	22	383,750	386,409	32	232,500	291,296

Statistics for 2025 are based on a small number of sales and are preliminary only.

Wodonga City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	2118750	2118750	254.00	10921.00	181.51<	77.67<	10921.00	194.01
Fuel Outlet/Garage	1	8250000	8250000	NA	NA	ND	550.00<	NA	NA
Hotel	1	7000000	7000000	480.60	14565.00	ND	167.66<	14565.00	480.60
Mixed Use Unspec	1	907500	907500	1429.13	635.00	114.47<	160.35<	635.00	1429.13
Office Premises Uns	4	800750	670000	923.94	694.50	43.75<	70.16<	701.50	1141.48
Retail Mult Occ Unsp	1	6400000	6400000	6986.90	916.00	780.49<	112.97<	916.00	6986.90
Retail Sgle Occ Unsp	1	330000	330000	NA	NA	58.41<	108.20<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	9	1320000	1000000	498.20	2245.00	97.92<	177.78<	6712.38	211.18
Ind Dev Site	2	521453	521453	171.33	6070.00	158.02<	51.71<	6070.00	85.91
OpenStorageUnspec	1	1600000	1600000	516.13	3100.00	571.43<	ND	3100.00	516.13
Warehouse Unspec	4	2262500	2255000	1006.12	2948.00	289.47<	241.18<	781546.75	2.89
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	7	1752857	1500000	0.54	466975.00	80.43<	87.98<	622904.43	2.81
MixedFarm&GrazUnsp	1	1875000	1875000	1.78	1053800.00	136.36<	95.24<	1053800.00	1.78
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	14	330357	325000	NA	NA	118.72<	141.61<	NA	NA
Detached Home Unsp	665	568403	557000	541.84	669.00	102.20<	126.59<	8293.66	68.51
Detached Home(Comm)	2	578750	578750	793.88	757.50	ND	ND	757.50	764.03
Detached Home(exist)	96	690434	650000	1066.03	635.50	99.69<	116.07<	690.46	999.97
Res/Rural Lstyle	27	1091907	1135000	166.64	5551.00	94.58<	119.47<	13985.04	78.08
Retire Village Compl	3	141000	139000	3861.11	36.00	120.87<	2.98<	1590.67	88.64
Semi-detached Unspec	2	510000	510000	4813.86	110.50	107.37<	120.00<	110.50	4615.38
Single Strata Unit	1	492500	492500	NA	NA	ND	ND	NA	NA
Single Strata Unsp	107	404471	380000	NA	NA	105.70<	128.60<	NA	NA
Strata Unit/Flat Uns	22	394479	355000	1400.00	400.00	97.26<	116.39<	400.00	1400.00
Vac Res A	321	219109	220000	341.35	624.00	97.78<	129.41<	648.20	338.03
Vac Res B	6	511166	470000	175.06	2181.50	105.62<	143.51<	2375.33	215.20
Vac Res C	3	216666	215000	0.03	6150000.00	113.76<	ND	6143333.33	0.04
Vac Res Englobo Oth	1	280000	280000	0.03	9760000.00	ND	ND	9760000.00	0.03
Vac Res Rural Lstyle	3	1543000	1600000	12.71	65240.00	238.81<	426.67<	80728.00	19.11
Municipality totals									
Commercial Total			11	Commercial Total Prices				\$30,328,000	
Industrial Total			16	Industrial Total Prices				\$23,572,907	
Primary Production Total			8	Primary Production Total Prices				\$14,145,000	
Residential Total			1,273	Residential Total Prices				\$612,386,779	
All Sales Total			1,308	All Sales Total				\$680,432,686	

Wyndham City

Residential price statistics 2004 to 2025



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,170	231,000	253,005	292	195,500	212,739	2,228	125,000	132,391
2005	2,291	240,000	260,623	310	210,000	234,435	2,469	125,000	131,671
2006	2,142	259,000	276,161	432	210,000	218,141	2,995	128,000	136,324
2007	3,001	269,000	294,272	555	217,000	236,236	4,676	135,000	143,858
2008	2,735	282,000	308,761	565	232,000	241,768	4,115	145,000	155,949
2009	3,299	309,000	329,327	870	255,000	257,580	6,299	160,000	168,442
2010	3,496	350,000	384,000	685	287,000	307,381	4,954	190,000	205,526
2011	3,014	360,000	393,903	495	290,000	291,541	2,391	220,000	229,302
2012	2,805	353,500	380,339	439	277,000	283,673	1,672	220,000	226,751
2013	3,000	369,000	390,914	519	278,000	290,164	2,448	212,250	225,258
2014	3,458	380,000	406,483	592	295,000	320,041	3,309	215,000	225,903
2015	4,448	400,000	430,420	725	312,000	330,371	5,118	224,000	234,005
2016	4,611	440,000	469,642	932	335,000	350,527	6,322	234,000	246,716
2017	5,106	520,000	545,648	1,000	378,500	379,634	7,877	275,000	280,141
2018	3,960	565,000	587,115	590	405,000	413,422	4,374	311,500	317,722
2019	3,712	558,450	579,316	442	410,750	421,821	2,509	310,000	316,970
2020	3,518	577,250	599,099	399	426,008	447,702	4,229	305,900	306,919
2021	6,113	620,000	654,035	698	432,000	445,292	7,352	322,000	325,929
2022	5,302	655,000	703,408	645	455,000	472,039	3,687	350,000	353,466
2023	5,183	656,000	695,802	594	470,000	480,549	1,629	350,000	361,374
2024	6,158	660,000	699,323	655	465,000	478,316	2,054	335,000	342,299
2025	895	650,000	681,095	86	472,500	483,865	153	365,000	379,019

Statistics for 2025 are based on a small number of sales and are preliminary only.

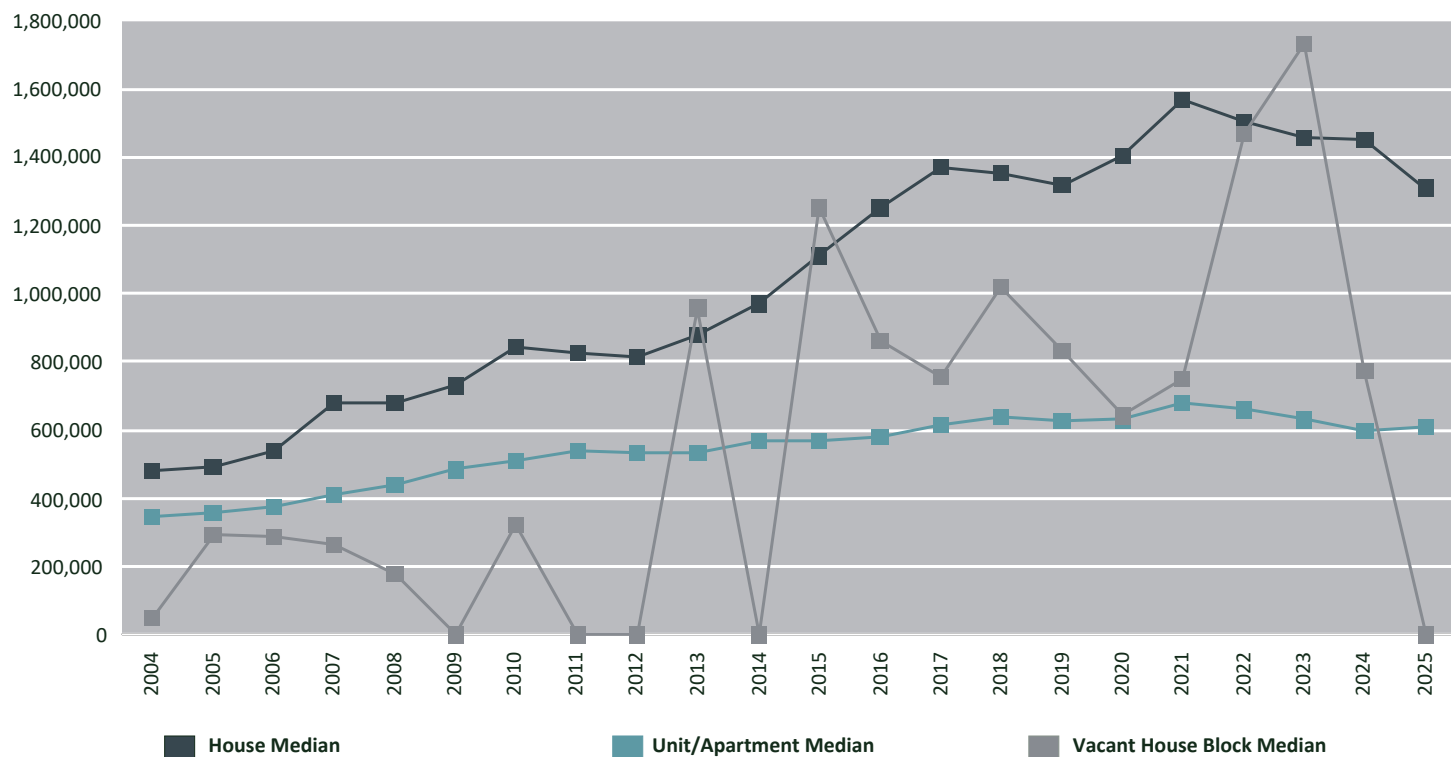
Wyndham City

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	9	2961478	2090000	786.94	4128.00	ND	105.93<	4956.00	609.82
Health Clinic Unsp	3	1390000	1370000	1194.03	1005.00	109.60<	121.78<	1026.67	1353.90
Health Surgery	1	2601000	2601000	NA	NA	147.78<	262.73<	NA	NA
Hotel/Motel Unsp	1	5250000	5250000	3013.78	1742.00	ND	ND	1742.00	3013.78
Medical/Surgery	1	2200000	2200000	1600.00	1375.00	125.71<	409.36<	1375.00	1600.00
Mixed Use Unspec	10	981317	723500	937.05	1112.00	84.66<	185.51<	14066.67	71.99
Office Premises Uns	19	1872231	488400	152.71	3712.50	116.29<	98.67<	18171.81	114.74
Retail Sgle Occ Unsp	23	1527543	1025000	3302.94	425.00	46.70<	176.04<	700.48	2180.71
Shopping Centre Unsp	1	54225000	54225000	1721.43	31500.00	216.47<	ND	31500.00	1721.43
Tourist Park/Caravan	1	31100000	31100000	259.17	120000.00	ND	ND	120000.00	259.17
Vehicle Sales Centre	1	12000000	12000000	1770.69	6777.00	ND	ND	6777.00	1770.69
Veterinary Clinic	1	2550000	2550000	1413.53	1804.00	ND	ND	1804.00	1413.53
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	6800000	6800000	2943.26	2785.50	92.29<	90.67<	2785.50	2441.21
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	4125718	4125718	2515.68	1640.00	ND	ND	1640.00	2515.68
Factory Unsp	64	2593049	1050000	2053.12	630.00	123.53<	175.73<	2349.37	1033.12
Food ProcessingUnsp	3	14073333	5100000	1054.31	4382.00	ND	85.00<	17293.33	813.80
Garage/Motor Vehicle	1	2125000	2125000	37.20	57122.00	ND	ND	57122.00	37.20
Ind Dev Site	30	11521885	2019961	1026.53	1768.50	66.78<	150.72<	9981.93	1118.47
OpenStorageUnspec	3	4308366	4881600	1200.00	5264.00	ND	224.44<	5264.00	1200.00
Warehouse Unspec	50	6555556	1200000	1214.85	889.00	125.00<	206.90<	7584.79	687.01
Warehouse/Office	2	740000	740000	1765.32	1412.00	74.19<	269.09<	1412.00	524.08
Warehouse/Showroom	4	1081625	838250	2736.58	28623.00	47.90<	72.82<	28623.00	37.79
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MarketGardenVeg <20h	2	3250000	3250000	43.36	77300.00	50.00<	65.66<	77300.00	42.04
MixedFarm&GrazUnsp	2	9050000	9050000	44.76	202193.00	164.55<	43.10<	202193.00	44.76
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	6109	700555	660000	1957.04	419.00	100.30<	106.45<	445.49	1569.92
Detached Home(Comm)	1	1450000	1450000	1429.98	1014.00	138.10<	187.10<	1014.00	1429.98
Detached Home(exist)	1	850000	850000	566.67	1500.00	50.00<	60.71<	1500.00	566.67
Half Pair or Duplex	1	640000	640000	NA	NA	113.27<	144.47<	NA	NA
Res Land (WithBuild)	57	616821	517000	881.29	605.00	102.78<	26.65<	773.04	802.70
Res/Rural Lstyle	26	4151846	2450000	100.48	7724.00	102.08<	111.36<	22526.35	184.31
Retire Village Compl	1	50000000	50000000	NA	NA	1506.02<	ND	NA	NA
Semi-detached	1	640000	640000	2539.68	252.00	ND	ND	252.00	2539.68
Semi-detached Unspec	47	537282	530000	2408.38	191.00	102.02<	106.43<	214.30	2507.18
Single Strata Unsp	589	476606	460000	2413.79	203.00	98.92<	106.98<	156846.56	3.35
Storage Area Res	1	285000	285000	3800.00	75.00	ND	ND	75.00	3800.00
Strata Unit/Flat Uns	61	486567	500000	826.45	605.00	97.92<	114.29<	2320.67	153.99
Townhouse	4	563750	492500	NA	NA	100.00<	115.20<	NA	NA
Vac Res A	2053	341346	335000	1002.98	336.00	95.71<	104.04<	330.24	1034.76
Vac Res B	1	2300000	2300000	843.42	2727.00	88.22<	206.87<	2727.00	843.42
Vac Res Englobo Oth	3	13872540	13500000	570.78	23652.00	14469.30<	112.50<	295065.33	47.02
Vac Res Rural Lstyle	8	13282908	6502536	1083.53	25158.50	216.03<	289.00<	31257.63	424.95
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Boat Sheds	1	7000	7000	0.87	8004.00	ND	ND	8004.00	0.87
Municipality totals									
Commercial Total			71	Commercial Total Prices			\$221,268,372		
Community Services Total			2	Community Services Total Prices			\$13,600,000		
Industrial Total			158	Industrial Total Prices			\$906,591,878		
Primary Production Total			4	Primary Production Total Prices			\$24,600,000		
Residential Total			8,964	Residential Total Prices			\$5,665,536,797		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$7,000		
All Sales Total			9,200	All Sales Total			\$6,831,604,047		

Yarra City

Residential price statistics 2004 to 2025



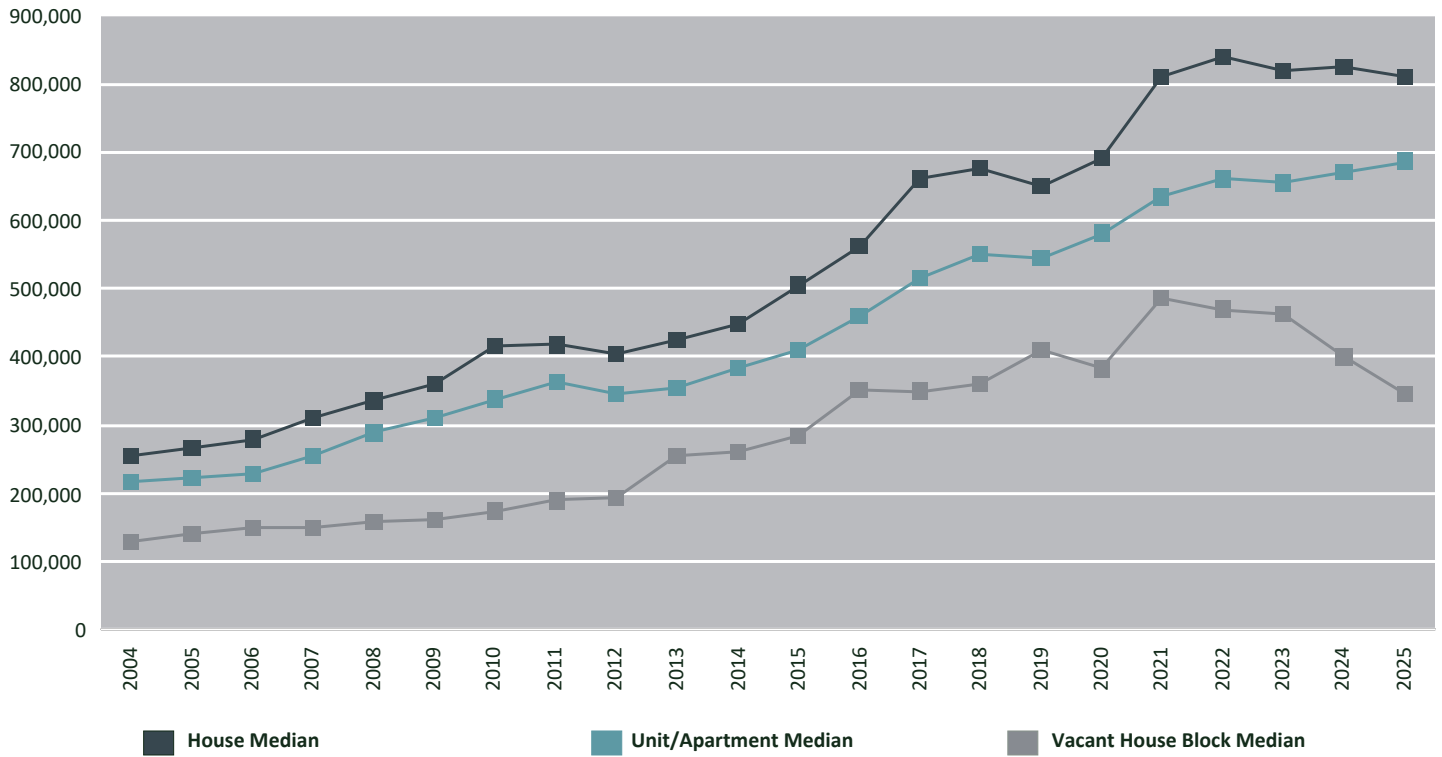
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	1,075	480,000	525,313	956	345,625	377,359	1	51,000 ^	51,000 ^
2005	1,127	495,000	544,166	967	360,000	384,887	3	295,000 ^	213,268 ^
2006	1,064	541,500	595,578	1,012	378,000	405,928	9	287,763 ^	286,001 ^
2007	1,102	680,000	775,674	1,332	411,500	450,622	10	265,000	258,075
2008	845	680,000	766,831	1,071	440,188	475,821	6	177,500 ^	201,833 ^
2009	936	730,000	813,320	1,713	485,000	525,818	0	0 *	0 *
2010	920	841,750	959,074	1,782	511,000	555,098	2	322,000 ^	322,000 ^
2011	864	824,500	932,986	1,456	540,000	595,504	0	0 *	0 *
2012	870	815,500	962,681	1,429	535,000	573,844	0	0 *	0 *
2013	881	881,000	1,003,015	2,126	535,000	588,340	2	957,500 ^	957,500 ^
2014	916	970,000	1,114,504	2,218	570,000	604,649	0	0 *	0 *
2015	845	1,110,000	1,226,794	2,172	570,000	623,265	3	1,250,000 ^	1,025,333 ^
2016	825	1,250,000	1,398,673	2,004	582,250	655,558	8	860,750 ^	759,033 ^
2017	811	1,371,000	1,544,979	2,164	615,000	710,160	3	755,000 ^	1,551,666 ^
2018	708	1,350,000	1,515,565	1,684	640,500	706,776	3	1,021,200 ^	922,300 ^
2019	697	1,316,335	1,431,366	1,256	625,500	759,053	2	833,500 ^	833,500 ^
2020	647	1,405,000	1,574,189	1,129	631,000	719,292	2	642,250 ^	642,250 ^
2021	1,102	1,570,000	1,795,801	1,737	680,000	817,273	3	750,000 ^	757,500 ^
2022	871	1,505,260	1,723,305	1,356	660,000	797,839	4	1,470,000 ^	1,337,125 ^
2023	808	1,455,500	1,660,130	1,453	631,000	737,636	4	1,730,500 ^	1,395,500 ^
2024	901	1,450,000	1,641,527	1,722	600,000	719,056	6	772,500 ^	1,031,666 ^
2025	68	1,308,250	1,475,463	208	608,750	687,060	0	0 *	0 *

Statistics for 2025 are based on a small number of sales and are preliminary only.

Yarra City									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	287100	287100	635.18	452.00	ND	ND	452.00	635.18
Com Land (Struct 0)	1	955000	955000	4263.39	224.00	ND	ND	224.00	4263.39
Dev Site	3	2038666	2629000	5127.06	590.50	44.56<	36.85<	590.50	4554.61
Ground Level Parking	1	1805000	1805000	6563.64	275.00	92.56<	127.11<	275.00	6563.64
Health Clinic Unsp	2	14113125	14113125	18697.05	671.50	1457.97<	107.50<	671.50	21017.31
Hotel/Motel Unsp	1	2000000	2000000	NA	NA	ND	ND	NA	NA
Medical/Surgery	2	1500000	1500000	2139.84	8108.00	ND	ND	8108.00	185.00
Mixed Use Unspec	7	1943571	1375000	6138.39	224.00	52.38<	74.69<	496.80	3537.44
Multi-Lvl Offic Unsp	1	20000000	20000000	393.24	50860.00	ND	ND	50860.00	393.24
Multi-storey CarPark	2	8582500	8582500	2275.19	46420.00	ND	ND	46420.00	184.89
Office Premises Uns	63	3498926	1500000	4869.14	434.00	96.15<	78.67<	821.73	3837.88
Playhouse/Theatre	1	1200000	1200000	5217.39	230.00	ND	ND	230.00	5217.39
Pub	2	6400000	6400000	13698.51	457.00	101.34<	99.61<	457.00	14004.38
Pub/Tavern/Club Unsp	1	10700000	10700000	32326.28	331.00	486.36<	419.61<	331.00	32326.28
Restaurant	3	2238333	2390000	12989.13	184.00	119.50<	71.72<	193.67	11557.66
Retail Mult Occ Unsp	16	1387281	1285000	8278.15	151.00	90.49<	80.31<	171.53	8238.05
Retail Sgle Occ Unsp	65	2473866	1475000	4741.38	348.00	98.33<	101.72<	1370.21	1750.80
Serv Apt/Unit Unsp	5	337800	350000	130.10	2133.00	103.70<	53.93<	3410.75	98.15
Supermarket	1	46000000	46000000	11039.12	4167.00	779.66<	ND	4167.00	11039.12
Vehicle Sales Centre	2	41695000	41695000	21241.38	4388.50	ND	514.75<	4388.50	9500.97
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5491572	5491572	3391.95	1619.00	ND	ND	1619.00	3391.95
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	18	2637166	2085000	10513.57	276.00	90.46<	68.93<	1353.75	2067.47
Garage/Motor Vehicle	1	2550000	2550000	8500.00	300.00	36.96<	188.89<	300.00	8500.00
Ind Dev Site	1	488000	488000	3641.79	134.00	ND	ND	134.00	3641.79
Office/Factory	8	7512534	2425000	7157.87	373.50	74.73<	48.69<	778.13	9654.66
Warehouse Unspec	6	8048333	3482500	6666.67	750.00	151.41<	152.41<	1884.00	4696.39
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	95700	95700	5316.67	18.00	ND	ND	18.00	5316.67
Utilities Vac Land	1	8675	8675	NA	NA	ND	5.19<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	6	1116083	960000	NA	NA	117.07<	136.75<	NA	NA
Detached Home Unsp	301	1834910	1630000	8284.71	220.50	100.31<	98.79<	275.06	6662.24
Individual Car Park	31	55693	35000	NA	NA	3500000.00<	4666.67<	NA	NA
Individual Flat	1	1520000	1520000	NA	NA	ND	ND	NA	NA
OYO Sub Unit	1312	632916	560000	495.43	656.00	96.55<	93.02<	656.00	495.43
Res Land (WithBuild)	1	1460000	1460000	4371.26	334.00	116.80<	ND	334.00	4371.26
Res/Rural Lstyle	1	1620000	1620000	231.43	7000.00	112.19<	130.97<	7000.00	231.43
ResLandWithImprovemt	15	32666	5500	1.17	4715.00	100.00<	220.00<	4652.57	1.07
Semi-detached Unspec	600	1544512	1400000	8675.32	154.00	100.00<	95.89<	176.94	8723.87
Single Strata Unsp	11	1132844	1412000	NA	NA	343.34<	122.78<	NA	NA
Storage Area Res	13	5500	5500	1.10	5000.00	100.00<	ND	5541.62	0.99
Strata Unit/Flat Uns	191	753595	571000	267.52	1527.00	86.98<	72.28<	3215.00	249.30
Townhouse	201	1214434	1140000	1379.31	754.00	103.64<	98.87<	2178.33	508.03
Vac Res A	6	1031666	772500	3968.11	208.00	44.64<	103.00<	353.67	2917.06
Villa Unit	1	632500	632500	NA	NA	145.40<	145.40<	NA	NA
Municipality totals									
Commercial Total			180	Commercial Total Prices			\$659,083,567		
Community Services Total			1	Community Services Total Prices			\$5,491,572		
Industrial Total			34	Industrial Total Prices			\$158,897,272		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$104,375		
Residential Total			2,691	Residential Total Prices			\$2,730,308,619		
All Sales Total			2,908	All Sales Total			\$3,553,885,405		

Yarra Ranges Shire

Residential price statistics 2004 to 2025



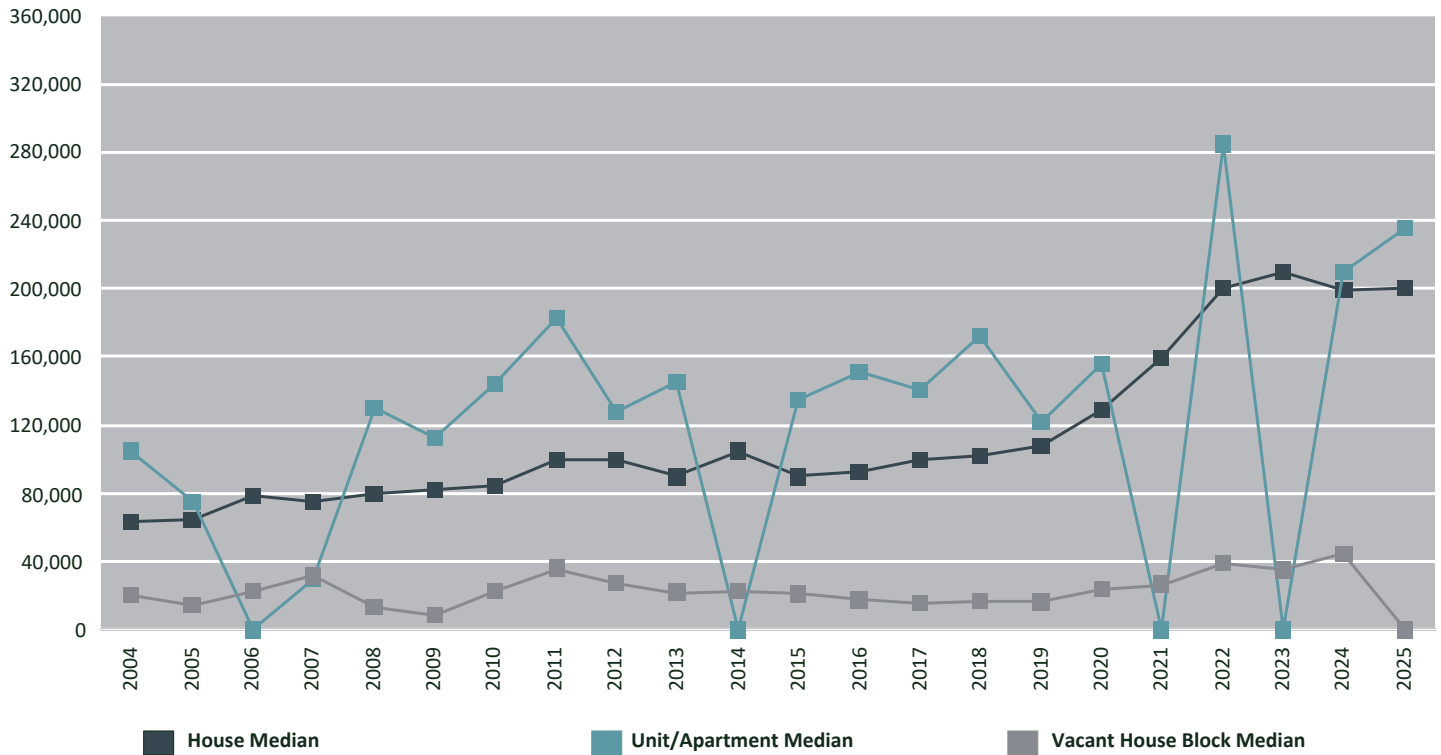
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	2,536	255,000	271,919	319	217,000	233,457	226	129,988	135,568
2005	2,517	267,000	283,838	362	222,250	228,691	239	142,000	148,994
2006	2,357	280,000	298,675	348	230,000	233,681	290	150,000	164,940
2007	2,763	310,000	328,158	504	255,000	259,472	330	150,000	164,577
2008	2,215	336,000	350,940	404	289,000	288,475	233	160,000	166,580
2009	2,403	360,000	370,103	529	310,000	308,784	281	161,000	175,357
2010	2,307	416,000	432,849	446	338,475	333,223	221	175,000	192,170
2011	2,084	417,750	429,658	348	364,000	357,931	221	190,000	198,690
2012	2,066	405,000	417,622	343	345,000	341,103	201	195,000	208,129
2013	2,207	425,000	442,296	382	355,000	346,729	329	256,500	235,742
2014	2,435	448,000	464,562	494	385,000	379,532	370	261,000	262,018
2015	2,532	505,000	520,397	525	410,000	411,664	313	285,500	282,121
2016	2,283	563,000	574,788	464	460,000	454,923	273	352,000	316,581
2017	2,342	660,005	667,758	458	516,250	516,145	221	350,000	329,951
2018	2,064	675,000	695,690	357	550,000	539,948	159	360,000	366,794
2019	1,974	650,000	665,250	368	545,000	531,128	205	410,000	393,856
2020	1,812	690,000	715,110	456	581,000	570,669	294	382,500	393,757
2021	2,365	810,000	848,363	639	634,000	622,915	270	485,500	471,019
2022	1,880	840,000	885,059	499	660,000	656,902	119	470,000	466,953
2023	1,829	820,000	855,108	444	654,500	648,710	135	462,000	469,356
2024	1,918	825,000	882,656	563	670,000	675,050	108	400,000	433,647
2025	245	810,000	842,051	82	686,250	688,892	10	346,000	363,450

Statistics for 2025 are based on a small number of sales and are preliminary only.

Yarra Ranges Shire									
Analysis of property sales for 2024									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	433250	433250	328.60	1475.50	81.55<	123.79<	1475.50	293.63
Ground Level Parking	1	462000	462000	858.74	538.00	ND	ND	538.00	858.74
Health Surgery	1	590000	590000	670.45	880.00	ND	ND	880.00	670.45
Hotel/Motel Unsp	1	1866676	1866676	20.49	91100.00	104.28<	73.20<	91100.00	20.49
Mixed Use Office	1	2000000	2000000	2000000.00	1.00	ND	579.71<	1.00	2000000.00
Mixed Use Unspec	3	1246666	1200000	1980.00	1000.00	214.29<	86.58<	1513.67	823.61
Office Premises Uns	6	563833	502500	1196.32	326.00	154.38<	85.94<	303.67	1492.86
Pub/Tavern/Club Unsp	1	2994346	2994346	450.41	6648.00	ND	32.67<	6648.00	450.41
Retail Mult Occ Unsp	2	1231629	1231629	934.54	634.00	81.97<	203.91<	634.00	934.54
Retail Sgle Occ Unsp	30	916476	530000	1719.46	221.00	104.95<	95.50<	399.93	1703.95
Tourist Park/Caravan	1	3950000	3950000	152.27	25940.00	ND	ND	25940.00	152.27
Veterinary Clinic	3	690000	725000	727.27	825.00	ND	ND	720.67	957.45
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	991000	991000	616.29	1608.00	ND	ND	1608.00	616.29
Day Care Centre	1	3100000	3100000	1536.94	2017.00	ND	193.75<	2017.00	1536.94
Place of Worship	2	3426500	3426500	612.63	4729.50	353.98<	ND	4729.50	724.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	4	619112	592475	4524.32	145.00	ND	84.64<	145.25	4262.39
Factory Unsp	20	901625	725000	2749.16	325.00	79.89<	127.39<	540.50	1637.08
Ind Dev Site	1	930000	930000	824.47	1128.00	ND	53.14<	1128.00	824.47
Warehouse Unspec	6	746083	684750	3222.22	180.00	80.56<	91.61<	242.60	3264.22
Warehouse/Office	3	755333	701000	3982.95	176.00	122.13<	ND	164.67	4587.04
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
ReservedRoads	1	715000	715000	705.82	1013.00	ND	ND	1013.00	705.82
Utilities Vac Land	1	450000	450000	0.50	906249.00	ND	ND	906249.00	0.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	705000	705000	17.57	40123.00	70.50<	47.00<	40123.00	17.57
Livestock – Beef	1	1875000	1875000	1.43	1307729.00	121.75<	275.33<	1307729.00	1.43
MarketGardenVeg <20h	1	2315000	2315000	NA	NA	ND	ND	NA	NA
MixedFarm&GrazUnsp	13	2045192	2200000	7.73	325960.00	153.85<	130.18<	340779.15	6.00
Native Bshland	5	1012235	930000	4.07	216100.00	77.50<	79.15<	197859.00	5.12
Orchard Plantations	1	2420000	2420000	27.47	88100.00	201.67<	ND	88100.00	27.47
Plant/Tree Nursery	4	3112500	3325000	32.47	104172.00	302.96<	255.28<	97599.00	31.89
Poultry broiler	1	4000000	4000000	16.22	246650.00	188.24<	ND	246650.00	16.22
Poultry egg	1	6200000	6200000	9.54	650000.00	ND	ND	650000.00	9.54
Vineyard	4	4108875	3267750	10.26	313225.00	70.96<	139.71<	356387.50	11.53
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	7675000	7675000	936.18	12499.00	ND	ND	12499.00	614.05
Cojoin Strata Unsp	1	605000	605000	NA	NA	88.32<	113.09<	NA	NA
Detached Home Unsp	1893	884022	825000	971.92	926.00	100.61<	101.23<	1150.41	768.94
Detached Home(exist)	2	1635000	1635000	488.82	3393.00	213.87<	383.35<	3393.00	481.87
Granny Flat/Studio	1	855000	855000	392.38	2179.00	72.46<	94.37<	2179.00	392.38
Individual Flat	10	656650	639000	710.95	986.00	86.00<	122.88<	1127.38	581.94
MisImpRuralLand Unsp	2	845000	845000	26.12	32250.00	139.09<	165.69<	32250.00	26.20
Res Land (WithBuild)	27	946222	888000	442.64	1107.00	105.40<	92.31<	1714.56	551.88
Res/Rural Lstyle	298	1505413	1350000	49.70	13280.00	100.00<	103.05<	28279.03	53.05
ResLandWithImprovemt	4	542500	477500	112.34	3623.00	175.23<	179.51<	5106.50	106.24
Retire Village Unit	35	592000	620000	NA	NA	118.10<	129.17<	NA	NA
Semi-detached	2	1120000	1120000	1063.44	1079.00	ND	ND	1079.00	1038.00
Semi-detached Unspec	21	665285	660000	3343.24	203.50	108.69<	107.84<	302.71	2221.33
Sep House&Curtilage	3	1825000	1825000	1150.00	2000.00	107.35<	104.29<	2000.00	912.50
Single Strata Unsp	468	671140	667500	4296.30	135.00	102.69<	103.49<	214.67	3237.58
Strata Unit/Flat Uns	59	756522	740000	801.39	861.00	103.21<	117.46<	861.00	801.39
Vac Res A	94	425009	400000	265.76	735.50	85.11<	82.14<	810.62	514.87
Vac Res B	12	433750	362500	156.95	2756.50	101.40<	78.81<	2830.42	153.25
Vac Res C	2	839003	839003	67.05	22710.00	ND	145.28<	22710.00	36.94
Vac Res Rural Lstyle	21	692285	525000	15.97	27238.00	107.14<	85.71<	28488.19	24.30
Municipality totals									
Commercial Total			52	Commercial Total Prices			\$51,880,078		
Community Services Total			4	Community Services Total Prices			\$10,944,000		
Industrial Total			34	Industrial Total Prices			\$28,181,450		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$1,165,000		
Primary Production Total			32	Primary Production Total Prices			\$78,049,176		
Residential Total			2,957	Residential Total Prices			\$2,640,628,366		
All Sales Total			3,081	All Sales Total			\$2,810,848,070		

Yarriambiack Shire

Residential price statistics 2004 to 2025



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2004	145	63,200	70,660	1	105,000^	105,000^	64	19,950	24,730
2005	140	65,000	76,509	4	75,000^	87,750^	38	14,500	25,313
2006	142	78,750	84,824	0	0*	0*	39	23,000	29,894
2007	144	75,000	86,503	1	30,000^	30,000^	33	31,500	37,719
2008	133	80,000	91,628	3	130,000^	124,666^	37	13,500	24,010
2009	121	82,000	89,533	4	112,500^	113,562^	40	9,101	23,068
2010	110	85,000	99,038	4	144,500^	153,750^	38	22,750	39,718
2011	114	100,000	109,389	4	182,750^	187,500^	29	36,000	52,408
2012	132	100,000	105,117	2	127,500^	127,500^	35	27,000	31,267
2013	130	90,000	105,512	1	145,000^	145,000^	17	22,000	28,576
2014	126	105,000	112,778	0	0*	0*	18	23,000	31,302
2015	129	90,000	104,928	1	135,000^	135,000^	17	21,000	32,617
2016	135	93,000	106,858	3	151,000^	179,833^	19	17,500	24,033
2017	133	100,000	109,313	2	140,750^	140,750^	22	16,000	25,977
2018	159	102,000	116,636	2	172,500^	172,500^	27	16,500	19,445
2019	125	108,000	120,007	4	122,000^	131,000^	29	16,300	27,320
2020	149	129,000	139,153	1	156,000^	156,000^	27	24,000	24,738
2021	157	159,000	167,303	0	0*	0*	36	26,750	39,830
2022	150	200,000	216,030	1	285,000^	285,000^	48	39,500	43,338
2023	99	210,000	212,571	0	0*	0*	28	35,000	39,408
2024	136	199,500	214,684	3	210,000^	209,166^	32	45,000	54,265
2025	15	200,000	224,766	1	235,000^	235,000^	0	0*	0*

Statistics for 2025 are based on a small number of sales and are preliminary only.

Yarriambiack Shire

Analysis of property sales for 2024

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2023	2019		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	50000	50000	70.52	709.00	200.00<	ND	709.00	70.52
Hotel/Motel Unsp	1	250000	250000	428.82	583.00	ND	94.34<	583.00	428.82
Pub/Tavern/Club Unsp	3	290000	270000	65.88	1518.00	225.00<	70.13<	1851.67	156.62
Retail Sgle Occ Unsp	5	94180	72000	118.46	455.00	120.00<	68.93<	583.00	161.54
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Fire Station	1	40000	40000	40.44	989.00	ND	ND	989.00	40.44
Place of Worship	1	240000	240000	112.36	2136.00	ND	ND	2136.00	112.36
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	130000	130000	128.46	1012.00	43.77<	109.47<	1012.00	128.46
Warehouse Unspec	3	535833	198000	137.25	10200.00	55.00<	100.13<	7711.33	69.49
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Utilities Vac Land	1	128000	128000	5.10	25100.00	ND	ND	25100.00	5.10
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	24	2463069	1848840	1.95	1294558.50	108.92<	80.62<	1493842.95	1.39
Livestock – Sheep	1	1095096	1095096	1.27	864986.00	ND	ND	864986.00	1.27
MixedFarm&GrazUnsp	23	2394376	1920000	0.99	1887000.00	100.29<	257.92<	1980634.61	1.21
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	135	214652	199000	151.12	1011.00	94.31<	125.16<	1081.12	197.87
Res Land (WithBuild)	2	77500	77500	92.65	865.50	75.61<	ND	865.50	89.54
Res/Rural Lstyle	2	619467	619467	4.14	142876.50	167.42<	313.65<	142876.50	4.34
ResLandWithImprovemt	3	84666	50000	122.30	1390.00	72.58<	102.04<	2088.67	40.54
Semi-detached Unspec	1	219000	219000	194.84	1124.00	ND	ND	1124.00	194.84
Shack/Hut/Donga	1	58888	58888	27.95	2107.00	ND	ND	2107.00	27.95
Single Strata Unsp	3	209166	210000	NA	NA	ND	ND	NA	NA
Vac Res A	29	55500	45000	17.29	1012.00	128.57<	180.00<	1204.41	46.08
Vac Res B	3	42333	38000	13.48	2225.00	146.15<	108.57<	2320.33	18.24
Vac Res Rural Lstyle	3	1100108	83276	339.09	9393.00	90.03<	166.55<	11372.33	96.74
Municipality totals									
Commercial Total			10	Commercial Total Prices			\$1,640,900		
Community Services Total			2	Community Services Total Prices			\$280,000		
Industrial Total			4	Industrial Total Prices			\$1,737,500		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$128,000		
Primary Production Total			48	Primary Production Total Prices			\$115,279,413		
Residential Total			182	Residential Total Prices			\$36,568,203		
All Sales Total			247	All Sales Total			\$155,634,016		



VICTORIA
State
Government

Department
of Transport
and Planning