



Victorian Property Sales Report

 September 2025 Quarter



Department
of Transport
and Planning



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 0.4 per cent from \$753,000 to \$750,000 in the September 2025 quarter, having increased by 1.6 per cent in the previous quarter (March 2025 to June 2025). For the 12 months from September 2024 to September 2025, the median house price in Victoria increased by 0.7 per cent from \$745,000 to \$750,000.

The median price of units in Victoria increased by 0.2 per cent from \$600,000 to \$601,000 in the September 2025 quarter, having increased by 0.8 per cent in the previous quarter. The median price of units in Victoria for the September 2025 quarter was lower than the median price of houses. For the 12 months from September 2024 to September 2025, the median unit price increased by 0.2 per cent from \$600,000 to \$601,000.

The metropolitan Melbourne median house price decreased by 0.6 per cent from \$855,000 to \$850,000 in the September 2025 quarter and the median unit price increased by 0.8 per cent to \$625,000. For the 12 months to September 2025, median sales prices in metropolitan Melbourne increased by 1.8 per cent for houses and increased by 1.6 per cent for units.

In the September 2025 quarter, the median house price in country Victoria increased by 1.7 per cent from \$585,000 to \$595,000 while units showed no change, remaining at \$435,000. Over the 12 months to September 2025, median sale prices in country Victoria increased 5.3 per cent for houses and by 3.6 per cent for units.

Of the 761 listed Victorian locations, 291 had median house price increases for the September 2025 quarter compared to 294 in the June 2025 quarter. Four localities recorded no change, 197 showed a decrease and 243 had insufficient sales.

The maximum number of house sales for the quarter was 523 in Tarneit and there were 48 locations with 100 or more sales in the September 2025 quarter.

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



Victorian Valuer-General, Robert Marsh PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending September 2025 indicates that the median house sale price decreased by 0.4 per cent from \$753,000 to \$750,000. Metropolitan house prices decreased by 0.6 per cent from \$855,000 to \$850,000 and country Victoria house prices increased by 1.7 per cent from \$585,000 to \$595,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to September 2025. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the September quarter of 2025 and 98 per cent for the June quarter of 2025 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the September 2025 quarter is 25,683.

Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the September 2025 quarter will be approximately 27,616. This is a 5.4 per cent increase from the number of sales in the June 2025 quarter and a 26.5 per cent increase on the same quarter the previous year (September 2024).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased by 0.6 per cent from \$855,000 in the June quarter to \$850,000 in the September 2025 quarter. This follows an increase of 0.6 per cent in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the September 2025 quarter compared to the June 2025 quarter (186 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 198 suburbs for the June quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 102 shifted from showing a median price increase for the June 2025 quarter to a median price decrease for the September 2025 quarter. For example, Bentleigh East increased by 7.9 per cent in the June 2025 quarter, while it decreased by 4.2 per cent in the September 2025 quarter. This compares to 87 metropolitan suburbs shifting from an increase in the March 2025 quarter to a decrease in the June 2025 quarter.

Conversely, 83 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2025 quarter to a median price increase in the September 2025 quarter. This compares to 97 metropolitan suburbs shifting from a decrease in the March 2025 quarter to an increase in the June 2025 quarter.



Twenty-eight metropolitan suburbs with 10 or more sales showed decreases for both the June 2025 and September 2025 quarters. Significant examples include Elwood and Hawthorn. This compares to 28 metropolitan suburbs in the March 2025 and June 2025 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Toorak, which had 16 sales and increased by 39 per cent (\$5,650,000 to \$7,854,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Mont Albert North, which had 14 sales and increased by 36.2 per cent to \$1,936,300.

For the quarter, Patterson Lakes had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 18 house sales and its median house price decreased by 28.9 per cent, from \$1,650,000 to \$1,172,500.

St Kilda experienced the second highest median price decrease in metropolitan Melbourne. It had 19 sales and its median price decreased by 22.7 per cent from \$1,810,000 to \$1,400,000.

Melton's median price of \$548,600 was the lowest for metropolitan suburbs in the September 2025 quarter. It had 58 sales and its median price increased by 7.6 per cent from the June 2025 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Ascot Vale	1,220,000	1,338,000	1,320,000	8.2	-1.3
Bentleigh	1,690,800	1,760,500	1,725,000	2.0	-2.0
Bentleigh East	1,490,000	1,555,000	1,490,000	0.0	-4.2
Brighton	3,600,000	3,700,000	3,275,000	-9.0	-11.5
Brunswick	1,229,500	1,290,000	1,312,500	6.8	1.7
Caulfield South	1,800,000	2,070,000	2,110,000	17.2	1.9
Elwood	1,925,000	2,315,000	2,195,000	14.0	-5.2
Footscray	937,500	880,000	990,000	5.6	12.5
Hawthorn	2,800,000	3,075,000	2,877,500	2.8	-6.4
Kensington	1,014,000	1,138,300	1,200,000	18.3	5.4
Malvern	3,312,000	2,515,500	2,690,000	-18.8	6.9
Northcote	1,575,000	1,750,500	1,697,500	7.8	-3.0
Preston	1,155,000	1,230,000	1,125,000	-2.6	-8.5
Richmond	1,462,000	1,503,000	1,375,000	-6.0	-8.5
South Melbourne	1,325,000	1,775,000	1,485,000	12.1	-16.3
South Yarra	1,595,000	2,305,000	2,162,500	35.6	-6.2
Toorak	3,960,000	5,650,000	7,854,000	98.3	39.0
Williamstown	1,480,500	1,600,000	1,627,500	9.9	1.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Balwyn	2,730,000	3,125,000	2,650,000	-2.9	-15.2
Blackburn	1,502,000	1,670,000	1,600,000	6.5	-4.2
Box Hill North	1,339,500	1,443,500	1,400,000	4.5	-3.0
Box Hill South	1,757,500	1,535,000	1,481,500	-15.7	-3.5
Burwood East	1,280,000	1,332,500	1,326,500	3.6	-0.5
Camberwell	2,451,000	2,610,000	2,410,000	-1.7	-7.7
Glen Iris	2,285,000	2,775,000	2,605,000	14.0	-6.1
Oakleigh South	1,222,500	1,245,300	1,220,000	-0.2	-2.0
Surrey Hills	2,300,000	2,245,000	2,350,000	2.2	4.7

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Altona	1,180,000	1,175,000	1,113,000	-5.7	-5.3
Braybrook	725,000	739,000	735,000	1.4	-0.5
Deer Park	660,000	680,000	680,500	3.1	0.1
Keilor Downs	780,000	888,800	811,500	4.0	-8.7
Keilor East	1,020,000	1,040,000	1,035,000	1.5	-0.5
St Albans	660,000	680,000	721,000	9.2	6.0
Sunshine North	765,000	757,500	803,000	5.0	6.0
Sunshine West	675,500	710,000	740,000	9.5	4.2

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

Suburb	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Burnside Heights	849,000	780,000	732,000	-13.8	-6.2
Caroline Springs	727,000	750,000	790,000	8.7	5.3
Hoppers Crossing	607,000	661,000	686,000	13.0	3.8
Point Cook	782,000	801,000	825,000	5.5	3.0
Sydenham	680,000	755,300	720,000	5.9	-4.7
Tarneit	650,000	670,000	673,000	3.5	0.4
Taylors Hill	850,000	956,000	895,000	5.3	-6.4
Werribee	620,000	642,000	650,300	4.9	1.3

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

Suburb	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Bayswater	880,800	891,700	999,000	13.4	12.0
Bayswater North	907,000	920,000	910,300	0.4	-1.1
Boronia	840,000	860,900	868,000	3.3	0.8
Ferntree Gully	865,600	899,800	931,000	7.6	3.5
Heathmont	1,035,000	1,120,000	1,010,000	-2.4	-9.8
Wantirna	1,080,000	1,230,000	1,201,000	11.2	-2.4
Wheelers Hill	1,397,000	1,453,000	1,575,000	12.7	8.4

Country Victoria

Country Victoria's median house price increased by 1.7 per cent from \$585,000 to \$595,000 in the September 2025 quarter. Over the 12 months to September 2025, the median house price in country Victoria increased by 5.3 per cent to \$595,000.

The number of country Victoria house sales for the September 2025 quarter is expected to be 8,815, which is 40 per cent more than the September 2024 quarter.

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

Bendigo median house prices decreased by 1.6 per cent, having increased by 6.7 per cent in the previous quarter. Mildura increased by 5.9 per cent for the September 2025 quarter, having increased by 7.1 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that seven of the 12 large towns had increases in median house prices in the September 2025 quarter compared to the June 2025 quarter which showed increases in

five of the 12 towns. For the 12 months from the September 2024 to September 2025 quarter, there were increases in 10 of the 12 towns.

Bairnsdale decreased by 1.7 per cent for the September 2025 quarter, having decreased by 4.4 per cent in the previous quarter. Wangaratta decreased by 0.5 per cent and Sale increased by 4.9 per cent in the September 2025 quarter, having decreased by 4.7 per cent in the previous quarter.

The sample of seaside towns shows that six out of the nine towns had increases in their median house prices from the June 2025 to September 2025 quarters. Anglesea decreased by 21.5 per cent for this quarter, having increased by 10 per cent during the previous quarter. Cowes West's median house price decreased by 1.5 per cent for the September 2025 quarter, having increased by 3.7 per cent in the previous quarter. Venus Bay increased by 21.7 per cent for the September 2025 quarter, having decreased by 8.6 per cent for June 2025.

Regional cities

Suburbs in regional cities	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024-Sep 2025	% Change Jun 2025-Sep 2025
Ballarat Central	537,500	583,500	655,800	22.0	12.4
Bendigo	730,000	640,000	630,000	-13.7	-1.6
Geelong West	811,300	810,000	880,300	8.5	8.7
Horsham	387,500	380,000	449,000	15.9	18.2
Mildura	455,000	519,300	550,000	20.9	5.9
Shepparton	450,000	475,000	511,000	13.6	7.6
Warrnambool	586,000	609,500	620,900	6.0	1.9
Wodonga	550,000	601,000	616,000	12.0	2.5

Large towns

Suburbs in large towns	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Bairnsdale	430,000	430,000	422,500	-1.7	-1.7
Castlemaine	720,000	722,500	750,000	4.2	3.8
Colac	452,800	480,000	460,000	1.6	-4.2
Echuca	556,300	630,000	615,000	10.6	-2.4
Hamilton	404,000	389,000	390,000	-3.5	0.3
Moe	369,000	431,000	415,000	12.5	-3.7
Morwell	337,000	356,300	385,000	14.2	8.1
Sale	507,500	486,000	510,000	0.5	4.9
Swan Hill	450,000	480,300	500,000	11.1	4.1
Traralgon	504,000	522,500	534,100	6.0	2.2
Wangaratta	516,300	522,500	520,000	0.7	-0.5
Yarrawonga	642,500	620,000	655,000	1.9	5.6

Seaside towns

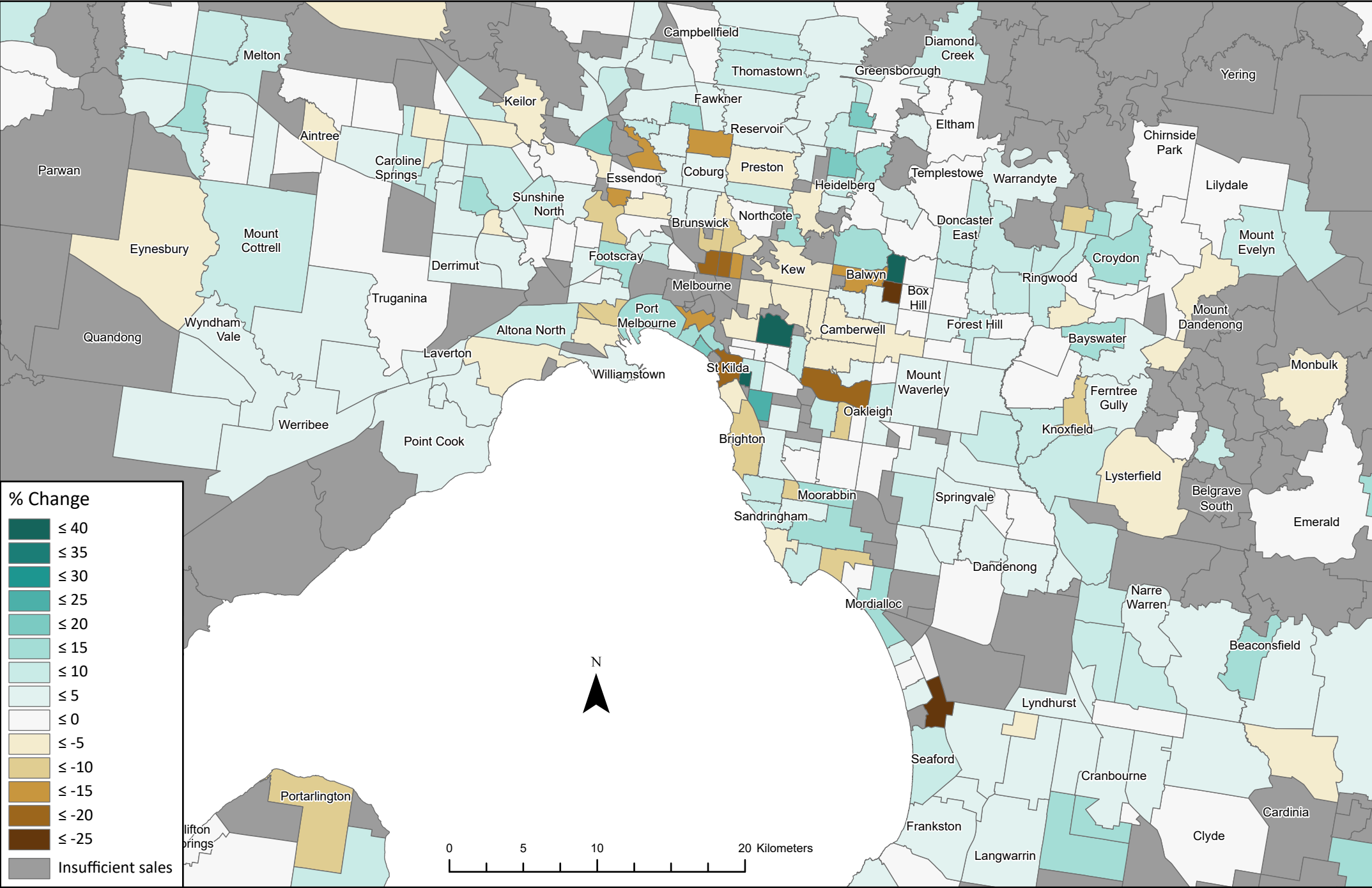
Suburbs in seaside towns	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Anglesea	1,650,000	1,512,500	1,187,500	-28.0	-21.5
Cowes West	735,000	697,500	686,800	-6.6	-1.5
Inverloch	840,000	792,500	910,000	8.3	14.8
Lakes Entrance	515,000	530,000	540,000	4.9	1.9
Ocean Grove	918,000	966,000	946,300	3.1	-2.0
Portland	420,000	397,700	420,000	0.0	5.6
St Leonards	740,000	675,000	722,500	-2.4	7.0
Torquay	1,117,500	1,180,000	1,245,000	11.4	5.5



Suburbs in seaside towns	September quarter 2024 \$	June quarter 2025 \$	September quarter 2025 \$	% Change Sep 2024- Sep 2025	% Change Jun 2025- Sep 2025
Venus Bay	466,000	454,000	552,500	18.6	21.7

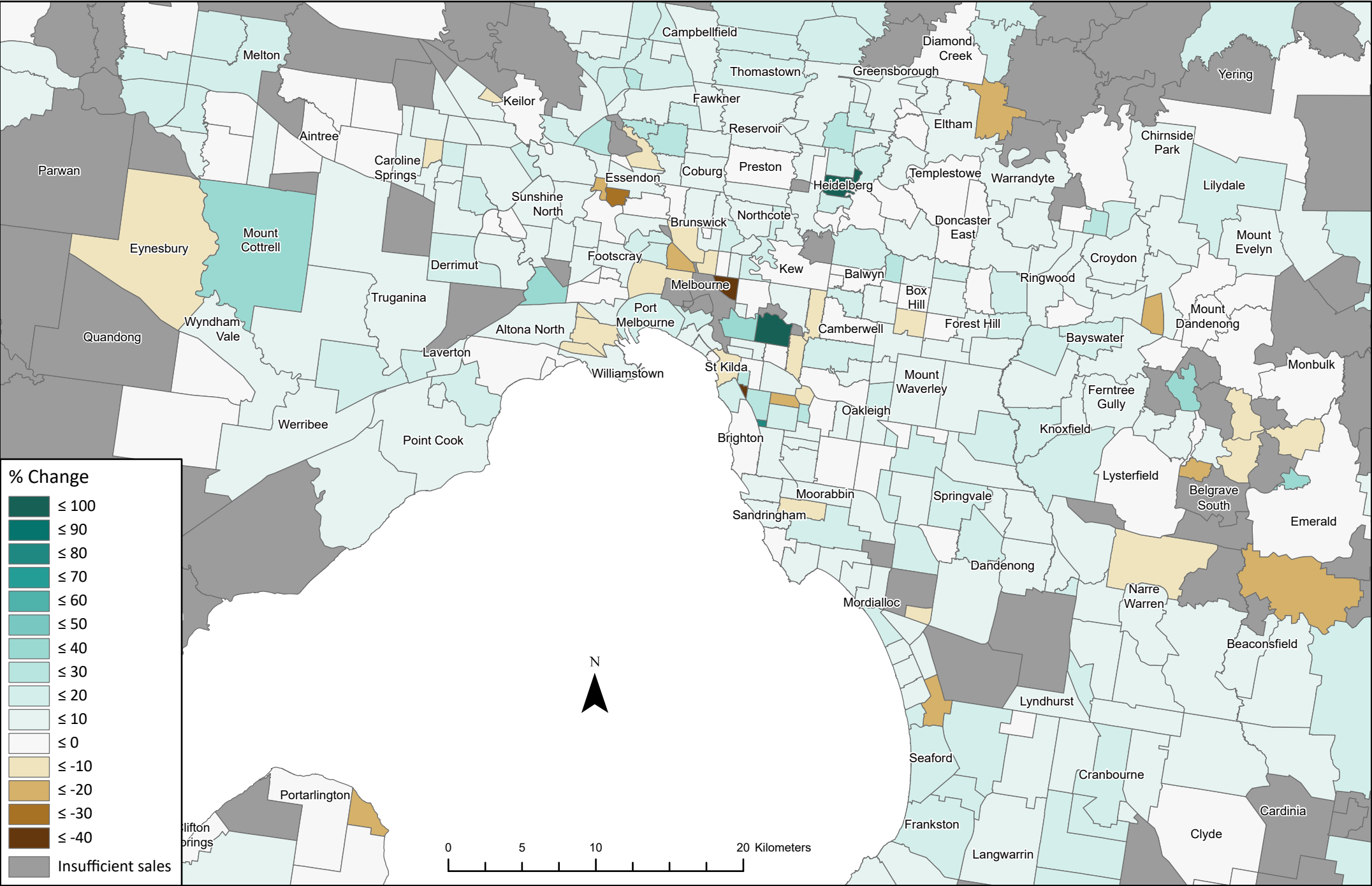
Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2025 to September quarter 2025



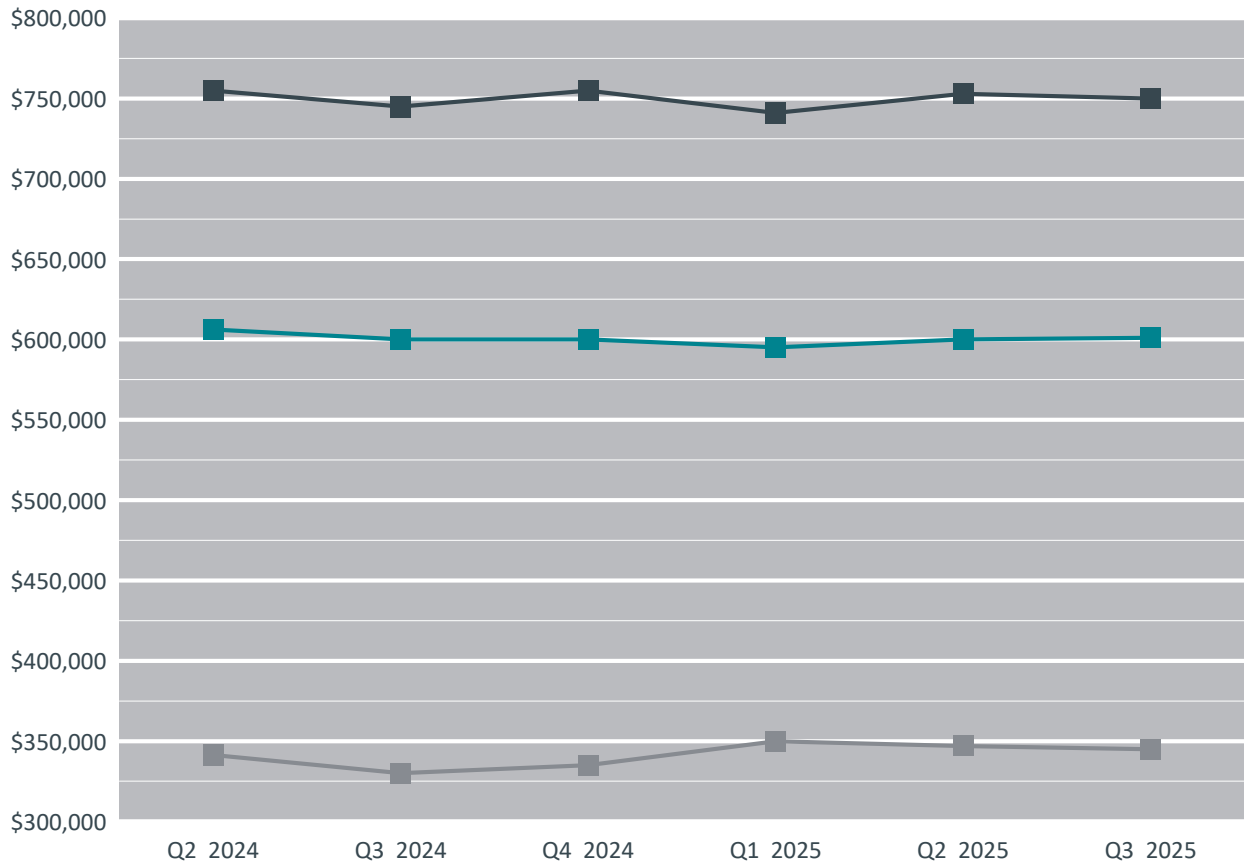
Metropolitan Melbourne houses - yearly change in median prices

September quarter 2024 to September quarter 2025



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

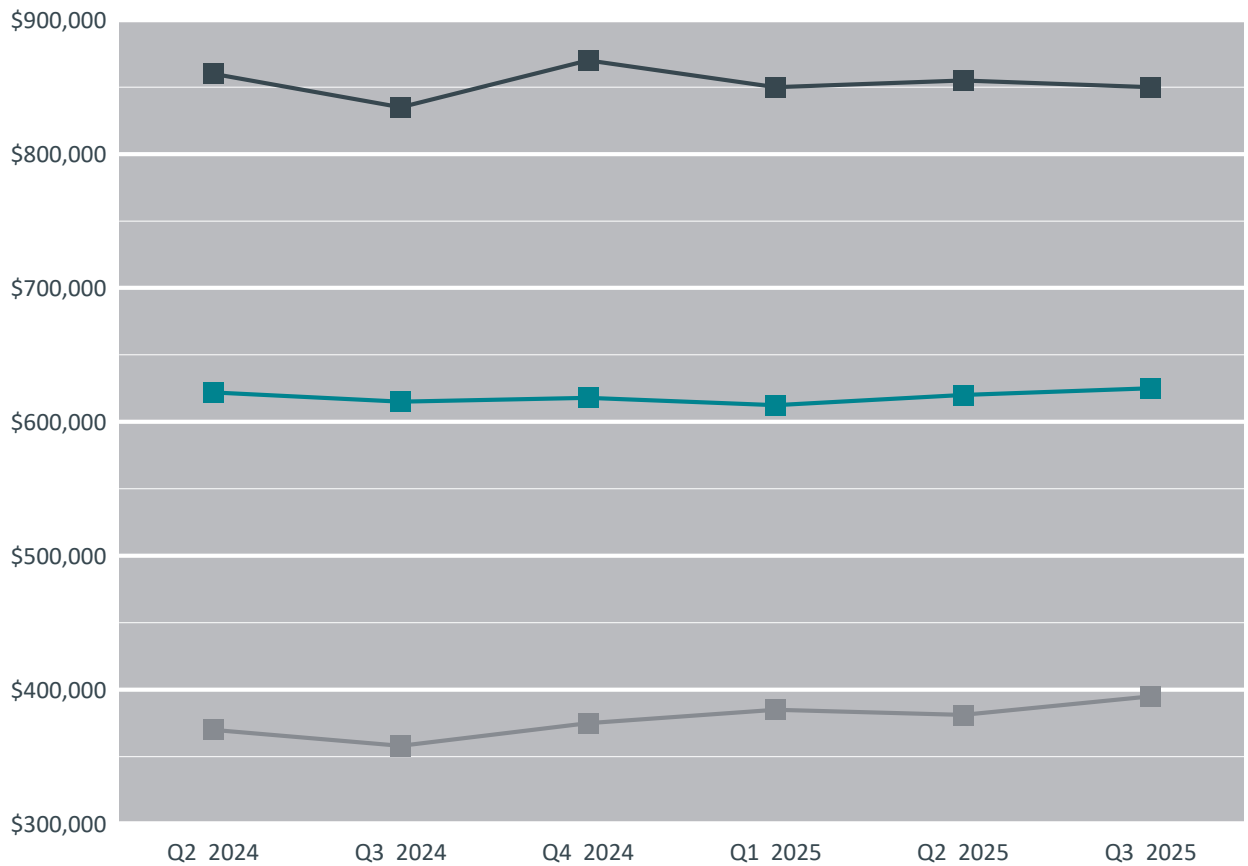
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2024	22,400	755,000	0.0	12,620	606,300	0.0	4,373	341,400	0.0
Jul-Sep 2024	21,826	745,000	-1.3	12,130	600,000	-1.0	4,477	330,000	-3.3
Oct-Dec 2024	24,709	755,000	1.3	12,594	600,000	0.0	4,309	335,000	1.5
Jan-Mar 2025	21,962	741,000	-1.9	11,126	595,000	-0.8	3,974	350,000	4.5
Apr-Jun 2025	25,683	753,000	1.6	12,840	600,000	0.8	5,268	347,000	-0.9
Jul-Sep 2025	25,683	750,000	-0.4	13,404	601,000	0.2	5,029	345,000	-0.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

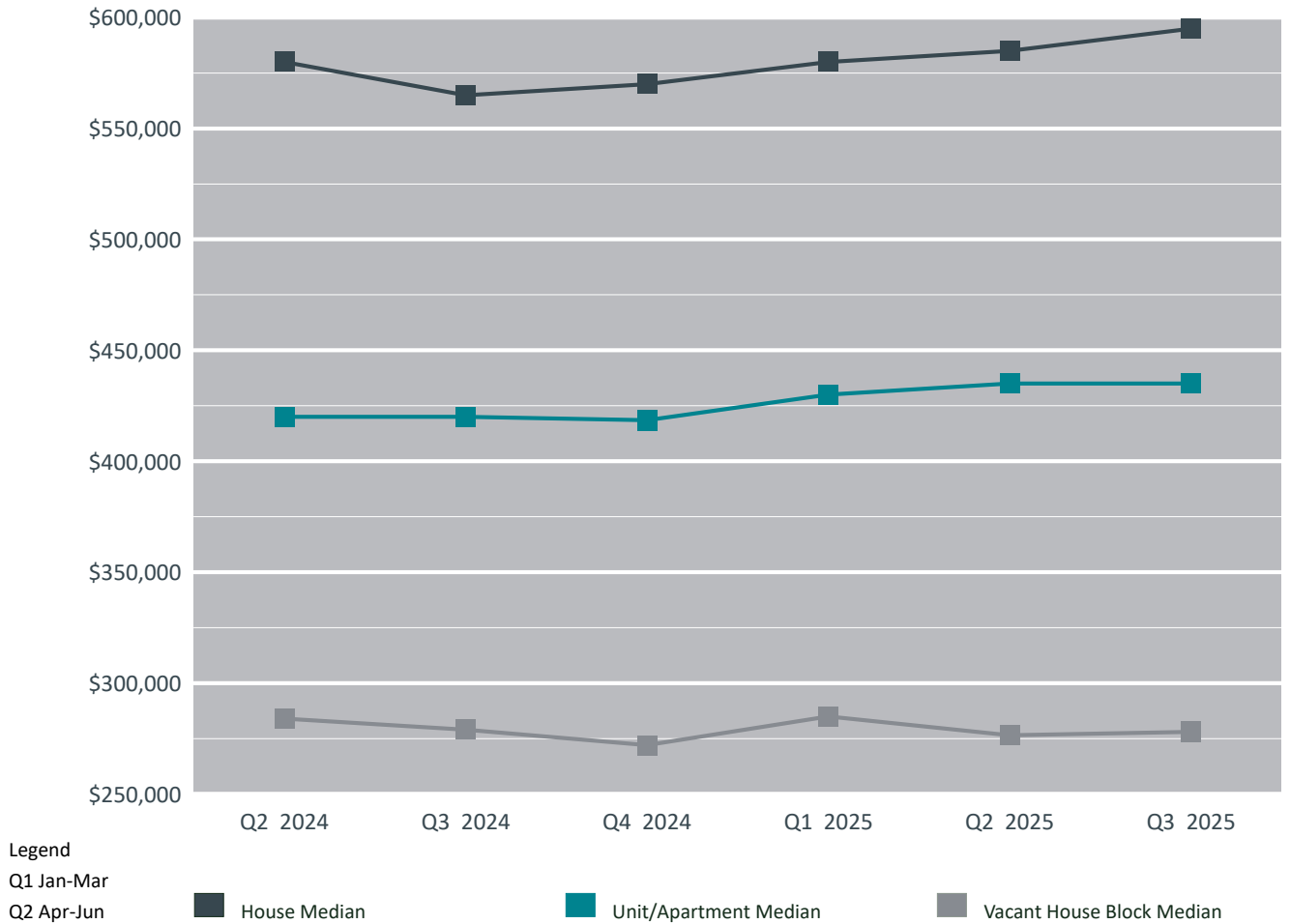


Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2024	15,961	860,000	0.0	11,664	622,000	0.0	2,970	370,000	0.0
Jul-Sep 2024	15,529	835,000	-2.9	11,041	615,000	-1.1	3,137	358,000	-3.2
Oct-Dec 2024	17,527	870,000	4.2	11,455	618,000	0.5	2,788	375,000	4.7
Jan-Mar 2025	14,884	850,000	-2.3	10,035	612,500	-0.9	2,485	385,000	2.7
Apr-Jun 2025	17,767	855,000	0.6	11,647	620,000	1.2	3,290	381,000	-1.0
Jul-Sep 2025	17,485	850,000	-0.6	12,013	625,000	0.8	2,739	395,000	3.7

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2024	6,439	580,000	0.0	956	420,000	0.0	1,403	284,000	0.0
Jul-Sep 2024	6,297	565,000	-2.6	1,089	420,000	0.0	1,340	279,000	-1.8
Oct-Dec 2024	7,182	570,000	0.9	1,139	418,500	-0.4	1,521	272,000	-2.5
Jan-Mar 2025	7,078	580,000	1.8	1,091	430,000	2.7	1,489	285,000	4.8
Apr-Jun 2025	7,916	585,000	0.9	1,193	435,000	1.2	1,978	276,500	-3.0
Jul-Sep 2025	8,198	595,000	1.7	1,391	435,000	0.0	2,290	278,000	0.5

MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025Apr-Jun 2025 to Jul-Sep 2025	
ABBOTSFORD	1147500	1240000	1310000^	1295000	1370000^	9	39	19.4	5.8
ABERFELDIE	2487500^	1900000	2045000	1950000	1600000	13	41	-35.7	-17.9
AINTREE	730000	687500	711500	750000	703300	58	139	-3.7	-6.2
AIREYS INLET	1450000^	1649000^	1450000^	1247500^	1620000^	3	12	11.7	29.9
AIRPORT WEST	900800	917500	975000	941500	1120000	38	111	24.3	19.0
ALBANVALE	620000	612000	625000	650500	663000	29	74	6.9	1.9
ALBERT PARK	2450000	2265000	2320000	2155000	2475000	36	87	1.0	14.8
ALBION	780000	705000^	738800	750000	767500	13	44	-1.6	2.3
ALEXANDRA	525000^	489000	680000^	571000^	490000	17	31	-6.7	-14.2
ALFREDTON	590000	590000	602500	605000	620000	127	298	5.1	2.5
ALLANSFORD	497000^	555000^	837500^	515000^	525000^	4	11	5.6	1.9
ALPHINGTON	2185000^	2090000	1850000	1931300	2200000	11	42	0.7	13.9
ALTONA	1180000	1150000	1210000	1175000	1113000	26	105	-5.7	-5.3
ALTONA EAST	1100000^	1045000	1010000^	1076000^	1250000	11	22	13.6	16.2
ALTONA MEADOWS	690000	760000	738500	730000	765000	48	107	10.9	4.8
ALTONA NORTH	950000	880000	1003000	904000	975000	53	173	2.6	7.9
ANGLESEA	1650000	1435000	1375000	1512500	1187500	16	56	-28.0	-21.5
APOLLO BAY	905000^	890000^	775000^	790000^	817500	10	23	-9.7	3.5
ARARAT	390000	395000	376000	341000	410000	51	128	5.1	20.2
ARDEER	700000	670000	695000	741500	679000	13	37	-3.0	-8.4
ARMADALE	2317500	2550000	3330000	2313000	2245000	18	62	-3.1	-2.9
ARMSTRONG CREEK	665000	650000	642000	667000	670000	146	406	0.8	0.4
ASCOT (GREATER BENDIGO)	610000^	660000	622500	630000	655000	22	47	7.4	4.0
ASCOT VALE	1220000	1300000	1406500	1338000	1320000	43	131	8.2	-1.3
ASHBURTON	1907000	1820000	1852000	1905000	1970000	23	84	3.3	3.4
ASHWOOD	1465000	1380000	1510000	1570000	1570000	17	55	7.2	0.0
ASPENDALE	1327500	1260000	1300000	1380000	1565000	15	51	17.9	13.4
ASPENDALE GARDENS	1180500	1247500	1225000	1265000^	1280000^	7	30	8.4	1.2
ATTWOOD	815000^	785000^	785000^	739000^	877000^	3	19	7.6	18.7
AVENEL	512000^	486000^	569000^	1150000^	565000^	3	7	10.4	-50.9
AVOCA	375000^	405000^	380000^	415000	420000^	9	29	12.0	1.2
AVONDALE HEIGHTS	1000000	965000	935000	990000	1011000	51	143	1.1	2.1
BACCHUS MARSH	600000	575000	620000	617000	616000	41	132	2.7	-0.2

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MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025 Apr-Jun 2025 to Jul-Sep 2025	
BADGER CREEK	620000^	617500^	697500^	673000^	715000^	8	16	15.3	6.2
BAIRNSDALE	430000	470000	450000	430000	422500	60	157	-1.7	-1.7
BALACLAVA	1307500^	1302500	1450000^	1150000^	1580000	14	26	20.8	37.4
BALCOMBE	1675000	1590000	1590000	1677500	1600000	25	84	-4.5	-4.6
BALLAN	597500	580000	622500	568500	683500^	8	36	14.4	20.2
BALLARAT CENTRAL	537500	590000	635000	583500	655800	26	90	22.0	12.4
BALLARAT EAST	462500	456000	497500	510000	537500	44	127	16.2	5.4
BALLARAT NORTH	557500	566000	515000	532500	575000	18	72	3.1	8.0
BALNARRING	1160000^	1332500^	1280000^	1480000	1405000^	8	28	21.1	-5.1
BALNARRING BEACH	1570000^	1875000^	1325000^	1870000^	2830000^	2	10	80.3	51.3
BALWYN	2730000	2880000	3110000	3125000	2650000	38	122	-2.9	-15.2
BALWYN NORTH	2170000	2335000	2359500	2100500	2390000	65	203	10.1	13.8
BANDIANA	595000^	620000^	629000^	620000^	622000^	4	8	4.5	0.3
BANNOCKBURN	745500	705000	699500	707000	745000	21	65	-0.1	5.4
BARANDUDA	617500	680000	585000	625000	675000	22	56	9.3	8.0
BARWON HEADS	1603500	1505000	1465000	1455000	1400000	19	59	-12.7	-3.8
BAXTER	705000^	726300	752500	759000^	820000^	9	29	16.3	8.0
BAYSWATER	880800	886000	861000	891700	999000	27	86	13.4	12.0
BAYSWATER NORTH	907000	900000	910000	920000	910300	20	63	0.4	-1.1
BEACONSFIELD	1020000	1060000	816300	945000	1080000	24	79	5.9	14.3
BEACONSFIELD UPPER	1545000^	1010000^	1552500^	1262800^	1130000^	3	11	-26.9	-10.5
BEAUFORT	355000	317500^	395000^	390000^	406300	12	26	14.4	4.2
BEAUMARIS	2100000	2130000	1954000	2100000	2272500	54	144	8.2	8.2
BEECHWORTH	877500	634800^	790000	890000	672500	12	42	-23.4	-24.4
BELGRAVE	760000	800000	860000	760000	825000	14	42	8.6	8.6
BELGRAVE HEIGHTS	1100000^	921000^	1053100^	1129000^	861500^	5	11	-21.7	-23.7
BELL PARK	610000	628500	645000	620000	705000	26	67	15.6	13.7
BELL POST HILL	652500	685000	650000	657500	711000	29	88	9.0	8.1
BELFIELD (BANYULE)	1055000^	896000	1050000^	1005500	1031300^	8	29	-2.3	2.6
BELMONT	720000	715000	670000	683000	706000	91	224	-1.9	3.4
BENALLA	425500	445000	465000	458800	510000	61	178	19.9	11.2
BENDIGO	730000	620000	600000	640000	630000	47	111	-13.7	-1.6
BENTLEIGH	1690800	1621000	1732500	1760500	1725000	42	134	2.0	-2.0

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
BENTLEIGH EAST	1490000	1460000	1440500	1555000	1490000	87	260	0.0	-4.2
BERWICK	860000	880000	900000	872500	910000	215	629	5.8	4.3
BEVERIDGE	645000	655000	623500	660000	642500	72	220	-0.4	-2.7
BIRCHIP	150000^	390000^	282500^	180000^	176000^	6	11	17.3	-2.2
BIRREGURRA	645000^	860000^	605000^	659000^	765000^	9	19	18.6	16.1
BITTERN	819500^	770000	905000	840000^	1100000	11	33	34.2	31.0
BLACK HILL	617500^	650000	540000	495000^	572000	20	39	-7.4	15.6
BLACK ROCK	2250000	2670000	2620000	2342500	2150000	11	41	-4.4	-8.2
BLACKBURN	1502000	1562500	1638000	1670000	1600000	33	102	6.5	-4.2
BLACKBURN NORTH	1211500	1283000	1399000	1300000	1415000	28	76	16.8	8.8
BLACKBURN SOUTH	1402000	1300000	1422300	1373000	1398000	26	79	-0.3	1.8
BLAIRGOWRIE	1195000	1467500	1350000	1735000	1375000	29	99	15.1	-20.7
BLIND BIGHT	715000^	660000	830000^	722500^	750000^	5	18	4.9	3.8
BONBEACH	1085000^	1022000	1035000	1107500	1120000	13	42	3.2	1.1
BONNIE BROOK	651500	642000	656500	655000	650000	37	92	-0.2	-0.8
BONSHAW	527500^	512000^	545000	560000	590000	27	64	11.8	5.4
BOOLARRA	515000^	515000^	447500^	779000^	490000^	5	9	-4.9	-37.1
BOORT	259500^	259500*	330000^	300000^	375000^	4	14	44.5	25.0
BORONIA	840000	825500	861000	860900	868000	53	194	3.3	0.8
BOTANIC RIDGE	845000	930000	910000	858800	967500	48	139	14.5	12.7
BOX HILL	1810000^	1550000	1725000^	1699000	1690000	16	37	-6.6	-0.5
BOX HILL NORTH	1339500	1303000	1370000	1443500	1400000	41	109	4.5	-3.0
BOX HILL SOUTH	1757500	1550000	1350000	1535000	1481500	22	80	-15.7	-3.5
BRAYBROOK	725000	775000	772500	739000	735000	26	88	1.4	-0.5
BREAKWATER	515000^	515000^	500000^	602500^	550500^	8	19	6.9	-8.6
BRIAR HILL	950000^	904000	1127800	960000	905000^	7	33	-4.7	-5.7
BRIGHT	1037500^	1285000	850000^	1065000	1052500	14	33	1.4	-1.2
BRIGHTON	3600000	3100000	3350000	3700000	3275000	60	214	-9.0	-11.5
BRIGHTON EAST	2036000	2200000	2325000	2058000	2137500	42	148	5.0	3.9
BROADFORD	545000	512500	562500	600000	594000	23	63	9.0	-1.0
BROADMEADOWS	575000	592000	610000	620000	635000	45	120	10.4	2.4
BROOKFIELD	530000	540000	565000	590000	601000	74	191	13.4	1.9
BROOKLYN	710000^	932500^	857500^	715000^	970000^	6	13	36.6	35.7

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
BROWN HILL	570000	675000	610000	656300	652500	24	68	14.5	-0.6
BRUNSWICK	1229500	1300000	1320000	1290000	1312500	70	195	6.8	1.7
BRUNSWICK EAST	1300000	1466000	1647500	1392500	1317000	40	100	1.3	-5.4
BRUNSWICK WEST	1400000	1352500	1282500	1295000	1332500	26	80	-4.8	2.9
BULLEEN	1354500	1298000	1365000	1380000	1340000	25	94	-1.1	-2.9
BUNDOORA	898000	850000	882000	867500	900000	87	235	0.2	3.7
BUNINYONG	632500^	813000	725000	730000	682500	14	43	7.9	-6.5
BUNYIP	700000	700800	760000^	791500^	930000^	7	21	32.9	17.5
BURNSIDE	788000	747500	860000	797500	840000	26	57	6.6	5.3
BURNSIDE HEIGHTS	849000	720000	730000	780000	732000	30	68	-13.8	-6.2
BURWOOD	1402500	1378000	1594400	1602000	1502500	28	79	7.1	-6.2
BURWOOD EAST	1280000	1294500	1300000	1332500	1326500	40	105	3.6	-0.5
CAIRNLEA	860000	870000	897000	835900	958000	27	69	11.4	14.6
CALIFORNIA GULLY	425000	453800	443500	510000	526000	19	62	23.8	3.1
CAMBERWELL	2451000	2450000	2725000	2610000	2410000	69	189	-1.7	-7.7
CAMPBELLFIELD	610000^	598000^	643000	678500	668000	11	43	9.5	-1.5
CAMPBELLS CREEK	697500^	692500^	799000^	730000	650000	16	35	-6.8	-11.0
CAMPERDOWN	500000	455000	461300	435000	460000^	9	39	-8.0	5.7
CANADIAN	500000	482500	550000	522500	535000	24	78	7.0	2.4
CANTERBURY	3182500	3220400	4415000	3784000	3803800	20	72	19.5	0.5
CAPE PATERSON	1000000^	775000^	692500	745000^	693000^	8	28	-30.7	-7.0
CAPE SCHANCK	2650000^	1075000^	1717500^	1370000^	1010000^	1	13	-61.9	-26.3
CAPEL SOUND	687500	748000	705000	780000	775000	25	63	12.7	-0.6
CARDIGAN VILLAGE	545000^	545000*	410000^	484000^	575000^	1	7	5.5	18.8
CARISBROOK	530000^	615000^	432500^	456000^	385000^	2	12	-27.4	-15.6
CARLTON	1545000^	1175000	1360000	1692500	1350000	11	43	-12.6	-20.2
CARLTON NORTH	1457500	1725000	1730000	1826000	1585000	22	72	8.7	-13.2
CARNEGIE	1820000	1640000	1720000	1662000	1800000	15	68	-1.1	8.3
CAROLINE SPRINGS	727000	737500	750000	750000	790000	98	232	8.7	5.3
CARRUM	1016000^	1016000	881000^	1101000	1170000^	8	28	15.2	6.3
CARRUM DOWNS	711000	715000	745000	775000	807500	80	260	13.6	4.2
CASTERTON	250000^	395000^	375000^	278000^	242500	12	24	-3.0	-12.8
CASTLEMAINE	720000	717500	782500	722500	750000	42	99	4.2	3.8

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
CAULFIELD	2320000	1910000	2080000^	2685000^	1850000^	7	14	-20.3	-31.1
CAULFIELD EAST	1775000^	1760000^	1819000^	1819000*	1435000^	2	4	-19.2	NA
CAULFIELD NORTH	2270000	2201000	2675000	2422500	2351500	22	75	3.6	-2.9
CAULFIELD SOUTH	1800000	1810000	1770000	2070000	2110000	25	80	17.2	1.9
CHADSTONE	1156000	1249000	1190000	1235000	1345400	18	57	16.4	8.9
CHARLEMONT	635000	635000	600000	653000	640000	53	126	0.8	-2.0
CHARLTON	285000^	275000^	265000^	250000^	342500^	4	13	20.2	37.0
CHELSEA	1095000	1267000	985100	1137500	1115000	21	49	1.8	-2.0
CHELSEA HEIGHTS	957500^	872500	985000	1008500	1007500	10	45	5.2	-0.1
CHELTENHAM	1263000	1307000	1260500	1305000	1450000	45	130	14.8	11.1
CHELTENHAM EAST	1081300	1155000	1220000	1130000	1293100	17	51	19.6	14.4
CHELTENHAM NORTH	960000	1205000	1100000	1042500	864500	10	35	-9.9	-17.1
CHEWTON	860000^	761300^	600000^	1075000^	630000^	3	9	-26.7	-41.4
CHILTERN	435000^	462000^	465000^	660000^	545000^	4	10	25.3	-17.4
CHIRNSIDE PARK	855000	897500	900000	940000	932500	40	141	9.1	-0.8
CHUM CREEK	845000^	761000^	761000*	712500^	655000^	3	5	-22.5	-8.1
CHURCHILL	380000	337500	374500	365000	373000	26	72	-1.8	2.2
CLARINDA	1015000	1050000	1101000	1050000	1205000^	8	37	18.7	14.8
CLAYTON	1154000	1165000	1225000	1285000	1315000	24	60	14.0	2.3
CLAYTON NORTH	1285000^	1770000^	1447500^	1331000^	1199300^	7	16	-6.7	-9.9
CLAYTON SOUTH	1015000	1060000	986000^	1022400	1087500	12	40	7.1	6.4
CLEMATIS	890000^	915000^	955000^	873500^	1193000^	1	5	34.0	36.6
CLIFTON HILL	1555000	1442500	1778800	1735000	1585000	17	51	1.9	-8.6
CLIFTON SPRINGS	721000	652600	640500	667500	660000	42	130	-8.5	-1.1
CLUNES	492500^	505000	440000^	415000^	460000^	7	15	-6.6	10.8
CLYDE	700000	695500	675000	702500	700000	121	416	0.0	-0.4
CLYDE NORTH	731000	705000	741000	735000	742000	311	830	1.5	1.0
COBBLEBANK	636000	600000	629000	600000	625000	37	96	-1.7	4.2
COBDEN	300000^	347500^	367500^	410000^	400000^	3	15	33.3	-2.4
COBRAM	411300	420000	425000	445000	457500	15	67	11.2	2.8
COBURG	1146000	1140000	1250000	1207000	1221000	60	199	6.5	1.2
COBURG EAST	1005000	1174500	1030000	1145000	1160000	19	50	15.4	1.3
COBURG NORTH	990000	1050000	975000	1212000	1000000	19	51	1.0	-17.5

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
COCKATOO	720000	735000	725000	685000^	775000	15	44	7.6	13.1
COHUNA	262500^	400000	362500	320000	358000	10	33	36.4	11.9
COLAC	452800	457500	460000	480000	460000	43	114	1.6	-4.2
COLDSTREAM	922000^	820000^	800000^	840000^	875000^	5	17	-5.1	4.2
COLERAINE	265000^	262500^	245000^	245000^	275000^	7	23	3.8	12.2
COLLINGWOOD	1100000	1167500	1200000^	1403500	1160000	11	30	5.5	-17.3
CONNEWARRE	1270000^	1950000^	1925000^	2200000^	1820000^	3	9	43.3	-17.3
COOLAROO	542000	557500	601500	601300	625000^	9	31	15.3	4.0
COONANS HILL	1175000^	1207500	1545000^	1125000	1212500	16	28	3.2	7.8
CORINELLA	585000^	780000^	643000	670000	690000	15	43	17.9	3.0
CORIO	483500	495000	480000	513500	550000	125	310	13.8	7.1
CORONET BAY	485000^	445000^	535000	505000	597500	16	44	23.2	18.3
CORRYONG	290000^	255000^	440000^	400000^	375000^	5	18	29.3	-6.3
COWES	885000	898500^	775000	760000^	742500^	6	28	-16.1	-2.3
COWES WEST	735000	682500	672500	697500	686800	32	124	-6.6	-1.5
CRAIGIEBURN	650000	665000	678000	700000	715000	326	823	10.0	2.1
CRANBOURNE	647500	677000	659300	713500	716000	109	322	10.6	0.4
CRANBOURNE EAST	717500	703500	717000	730000	745500	128	339	3.9	2.1
CRANBOURNE NORTH	737500	730000	732500	770500	770000	120	281	4.4	-0.1
CRANBOURNE SOUTH	723500	830000	700000	700000	805000	25	73	11.3	15.0
CRANBOURNE WEST	690000	695000	700000	700000	725000	94	278	5.1	3.6
CREMORNE	1168500^	1141500^	1310000^	1322500^	1200000^	8	23	2.7	-9.3
CRESWICK	535000	540000	575000	555000	531300	14	59	-0.7	-4.3
CRIB POINT	750000	750000	710000^	835000	780000	13	31	4.0	-6.6
CROYDON	930000	884800	900000	885000	1010000	81	223	8.6	14.1
CROYDON HILLS	1060500	1215000	1131200	1152000	1295000	13	45	22.1	12.4
CROYDON NORTH	987000	1035000	968000	1100500	1180000	23	64	19.6	7.2
CROYDON SOUTH	885000	925000	917000	967500	959000	20	47	8.4	-0.9
CURLEWIS	630000	625000	640800	630000	692500	29	74	9.9	9.9
DALLAS	563000	574000	519000	561000	590000	26	64	4.8	5.2
DALYSTON	540000^	515000^	553500^	500000	566300^	6	25	4.9	13.3
DANDENONG	750000	710000	726000	762500	780000	51	148	4.0	2.3
DANDENONG NORTH	760000	790000	750000	790000	781000	65	192	2.8	-1.1

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Jul-Sep 2024 to Jul-Sep 2025

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								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
DARLEY	650000	647000	645000	596300	650000	41	145	0.0	9.0
DAYLESFORD	880000	750000	960000	700000	842500	18	48	-4.3	20.4
DEANSIDE	695000	670000	676000	686500	690800	92	216	-0.6	0.6
DEEPDENE	4066900^	3249500	2592500^	3450000^	3746500^	2	14	-7.9	8.6
DEER PARK	660000	657500	671000	680000	680500	63	164	3.1	0.1
DELACOMBE	525000	511000	513500	545000	577500	30	90	10.0	6.0
DELAHEY	691000	625000	671000	689000	753800	14	48	9.1	9.4
DENNINGTON	610000^	576300^	617300^	610000	640000^	6	27	4.9	4.9
Derrimut	718500	750000	805000	796000	823500	17	45	14.6	3.5
DIAMOND CREEK	1168000	1026000	1025000	1065000	1131000	36	116	-3.2	6.2
DIGGERS REST	650000	625000	621500	675000	620000	69	162	-4.6	-8.1
DIMBOOLA	260000	269000	250000^	252500	386500^	4	21	48.7	53.1
DINGLEY VILLAGE	1117800	1145000	1055000	1194000	1246000	35	90	11.5	4.4
DINNER PLAIN	912500^	912500*	912500*	847500^	780000^	5	8	-14.5	-8.0
DONALD	280000^	245000	260000^	337500^	275000^	7	20	-1.8	-18.5
DONCASTER	1471000	1428000	1510000	1590000	1580000	93	218	7.4	-0.6
DONCASTER EAST	1672500	1527000	1542500	1555000	1660000	85	246	-0.7	6.8
DONNYBROOK	666500	645000	650200	650000	667000	141	392	0.1	2.6
DONVALE	1517000	1509000	1460000	1507500	1617500	28	73	6.6	7.3
DOREEN	761000	770000	771000	757500	797300	132	377	4.8	5.2
DOVETON	610000	603000	606800	630000	633000	57	131	3.8	0.5
DROMANA	1020000	930000	950000	1000000	891300	32	130	-12.6	-10.9
DROUIN	600000	615000	625000	640000	630000	120	309	5.0	-1.6
DRYSDALE	676500	807000	633800	745000	730000	19	50	7.9	-2.0
DUNKELD	487500^	440000^	440000*	417500^	575000^	2	7	17.9	37.7
EAGLE POINT	379800^	537500^	637500^	557500^	755000^	4	14	98.8	35.4
EAGLEHAWK	512000	515000	531300	587500	567500	39	95	10.8	-3.4
EAGLEMONT	2100000	2165000	2805000^	2280000	2355000	12	33	12.1	3.3
EAST BAIRNSDALE	340000^	435000^	335000^	362500	487000^	5	25	43.2	34.3
EAST BENDIGO	670000^	530000	502500	510000	520000	15	39	-22.4	2.0
EAST GEELONG	696000	820000	746300	790000	880000	19	48	26.4	11.4
EAST MELBOURNE	3550000^	2900000^	1702000^	2400000^	1885000^	5	14	-46.9	-21.5
EAST WARBURTON	560000^	580000^	600000^	695000^	640000^	5	14	14.3	-7.9

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MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025 Apr-Jun 2025 to Jul-Sep 2025	
EASTWOOD	658500^	581000	632500	590000	635000	13	40	-3.6	7.6
ECHUCA	556300	550000	579000	630000	615000	59	188	10.6	-2.4
EDENHOPE	230000^	365000^	307500^	240000^	209500^	8	18	-8.9	-12.7
EDITHVALE	1276300	1370000	1379900	1280000	1285500	12	35	0.7	0.4
EILDON	407500^	432500^	457500^	322500^	381000^	8	17	-6.5	18.1
ELLIMINYT	587500	470000^	612500^	735000	570000	19	38	-3.0	-22.4
ELMORE	490000^	342500^	455000^	435000^	447500^	4	12	-8.7	2.9
ELSTERNWICK	1810000	2225000	2030000	1902000	2300000	11	37	27.1	20.9
ELTHAM	1241000	1161000	1200000	1263500	1250000	35	136	0.7	-1.1
ELTHAM NORTH	1190000	1300000	1216000	1331000	1270000	28	64	6.7	-4.6
ELWOOD	1925000	2110000	2542500	2315000	2195000	26	85	14.0	-5.2
EMERALD	914000	885000	937000	925000	883000	17	59	-3.4	-4.5
ENDEAVOUR HILLS	816000	809500	802500	797500	849000	73	211	4.0	6.5
EPPING	655000	690000	652000	723000	736000	131	340	12.4	1.8
EPSOM	560000	605000	585000	632500	642500	42	107	14.7	1.6
ESSENDON	1655000	1700000	1560000	1680000	1679000	55	170	1.5	-0.1
ESSENDON NORTH	1765000^	1212000^	1180000^	981000^	1630000^	9	20	-7.6	66.2
ESSENDON WEST	1675000^	1700000^	1525000^	1581300^	1320000^	5	16	-21.2	-16.5
EUMEMMERRING	669000^	677500^	690000^	720000^	740000^	5	15	10.6	2.8
EUREKA	392300^	380000^	500000^	337000^	485000^	5	12	23.6	43.9
EUROA	485000	570000	480000	465000	409400	10	45	-15.6	-12.0
EYNESBURY	750000	749500	750000	704500	645000	23	68	-14.0	-8.4
FAIRFIELD	1575000	1500000	1647000	2050000	1800000^	9	43	14.3	-12.2
FAIRHAVEN	1525000^	1900000^	2306500^	1725000^	1565000^	2	7	2.6	-9.3
FAWKNER	753500	786000	812000	800000	825000	51	156	9.5	3.1
FERNTREE GULLY	865600	888500	902000	899800	931000	93	243	7.6	3.5
FERNY CREEK	1027500^	1020000^	1012000^	1020000^	1342500^	2	14	30.7	31.6
FINGAL	1800000^	1725000^	1242500^	1870000^	2005000^	2	5	11.4	7.2
FITZROY	1600000	1901300	1635000	1885000	1480000	14	57	-7.5	-21.5
FITZROY NORTH	1435000	1480000	1415000	1790500	1605000	31	102	11.8	-10.4
FIVEWAYS	1055000*	771800^	875000^	680000^	710000^	2	8	NA	4.4
FLEMINGTON	1060000	1060000	1140300	1165500	1180000	23	53	11.3	1.2
FLINDERS	1921000^	3960000^	3250000^	1805000^	2587500^	2	12	34.7	43.4

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
FLORA HILL	557500	527300	520500	634000	590000	29	69	5.8	-6.9
FOOTSCRAY	937500	1000000	955000	880000	990000	43	122	5.6	12.5
FOREST HILL	1210000	1235600	1220000	1180000	1250000	29	99	3.3	5.9
FOSTER	580000^	450000^	485000^	620000^	665000^	3	21	14.7	7.3
FRANKSTON	717500	760000	750000	810000	850000	182	507	18.5	4.9
FRANKSTON NORTH	601500	595000	625000	670000	700000	36	111	16.4	4.5
FRANKSTON SOUTH	1165000	1125000	1200000	1210000	1170000	77	220	0.4	-3.3
FRASER RISE	710000	690500	699000	700000	680000	127	351	-4.2	-2.9
FYANSFORD	918000^	1120000^	965000^	955000	960000^	7	25	4.6	0.5
GARDEN CITY	1425000^	1845000^	2214000^	1875000^	1900000^	2	15	33.3	1.3
GARDENVALE	1416000^	1713800^	2221000^	1764000^	2530000^	2	9	78.7	43.4
GARFIELD	690000^	750000^	862500^	847500^	726300^	8	12	5.3	-14.3
GEELONG	890000	820000	915000	865500	860000	11	35	-3.4	-0.6
GEELONG WEST	811300	859000	910000	810000	880300	32	82	8.5	8.7
GEMBROOK	1155000^	838000^	1012300^	721800^	1032500^	4	14	-10.6	43.1
GISBORNE	920000	857500	1065000	967500	975000	53	138	6.0	0.8
GLADSTONE PARK	710000	747500	805000	752000	790000	35	97	11.3	5.1
GLEN HUNTLY	1811000^	1480000^	1907000^	1517500^	2353000^	4	11	29.9	55.1
GLEN IRIS	2285000	2330000	2211500	2775000	2605000	62	179	14.0	-6.1
GLEN WAVERLEY	1650000	1610000	1632900	1727000	1769300	112	335	7.2	2.4
GLENROWAN	631500^	590000^	580000^	680000^	670000^	2	11	6.1	-1.5
GLENROY	807300	822500	875000	825000	850600	72	206	5.4	3.1
GOLDEN BEACH	440000^	295000^	335000^	400000^	310000^	5	14	-29.5	-22.5
GOLDEN POINT (BALLARAT)	490000	423500	476000	525000	516500	18	54	5.4	-1.6
GOLDEN SQUARE	580000	545000	525000	550000	565000	55	167	-2.6	2.7
GORDON	600000^	635000^	627500^	850000^	655000^	5	14	9.2	-22.9
GOWANBRAE	1025000	1110000^	992500^	880000^	1097000^	9	24	7.0	24.7
GRANTVILLE	540000^	600000^	588000^	605000^	575000^	8	23	6.5	-5.0
GREEN LAKE	376500^	420000^	556000^	442500^	518100^	9	19	37.6	17.1
GREENSBOROUGH	1005500	973000	1023300	1032000	1025000	55	164	1.9	-0.7
GREENVALE	850000	808000	867500	880000	855000	120	315	0.6	-2.8
GROVEDALE	655000	669800	650000	675000	695000	73	203	6.1	3.0
HADFIELD	851000	850000	900500	821000	940000	34	90	10.5	14.5

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MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025 Apr-Jun 2025 to Jul-Sep 2025	
HALLAM	750000	767500	752500	740000	790000	37	96	5.3	6.8
HAMILTON	404000	395500	420000	389000	390000	56	148	-3.5	0.3
HAMLYN HEIGHTS	637500	692500	743500	722500	745000	35	97	16.9	3.1
HAMPTON	2247500	2507500	2310000	2250000	2442500	30	118	8.7	8.6
HAMPTON EAST	1442500	1385000	1454500	1642500	1451500	20	50	0.6	-11.6
HAMPTON PARK	665000	678000	660000	675000	716900	115	294	7.8	6.2
HARCOURT	553500^	661000^	360000^	500000^	670000^	3	9	21.0	34.0
HARKNESS	580000	550000	563000	590000	570000	86	210	-1.7	-3.4
HASTINGS	685000	670000	672500	723800	810000	30	88	18.2	11.9
HASTINGS WEST	603000^	635000	652500^	665000	695000^	8	26	15.3	4.5
HAWTHORN	2800000	2825000	3210000	3075000	2877500	42	115	2.8	-6.4
HAWTHORN EAST	2800000	3091000	2605000	2645000	2500000	37	116	-10.7	-5.5
HEALESVILLE	767500	794000	790000	805000	803000	16	59	4.6	-0.2
HEATHCOTE	590000^	510000	468000	440000	487500	12	38	-17.4	10.8
HEATHERTON	1100000^	1185000^	1050000^	1065000^	1160000^	7	20	5.5	8.9
HEATHMONT	1035000	1010000	1115000	1120000	1010000	29	82	-2.4	-9.8
HEIDELBERG	812000^	1320000	1437500	1470000	1550000	13	44	90.9	5.4
HEIDELBERG HEIGHTS	922000	847500	900000	880000	887500^	8	52	-3.7	0.9
HEIDELBERG WEST	800000	800000	845000	777500	803000	27	68	0.4	3.3
HEPBURN	753500^	680000^	490000^	600000^	550000^	3	7	-27.0	-8.3
HEPBURN SPRINGS	750000^	963000^	825000^	756000^	750000^	3	7	0.0	-0.8
HERNE HILL	705000^	693300	710000	705000	820000	17	55	16.3	16.3
HEYFIELD	365000^	380000^	400000	396000^	462500	10	34	26.7	16.8
HEYWOOD	275000^	330000^	322500^	353000	340000^	7	25	23.6	-3.7
HIGHETT	1689000	1387500	1451000	1480000	1495000	34	112	-11.5	1.0
HIGHTON	816000	882500	850000	902500	895000	71	222	9.7	-0.8
HILLSIDE (MELTON)	726000	800000	825000	789300	807500	32	123	11.2	2.3
HOPETOUN	310000^	285000^	185000^	155000^	255000^	5	11	-17.7	64.5
HOPPERS CROSSING	607000	620000	620000	661000	686000	202	542	13.0	3.8
HORSHAM	387500	382000	413100	380000	449000	87	250	15.9	18.2
HUGHESDALE	1466000	1270000	1440000	1500000	1495000	20	44	2.0	-0.3
HUNTINGDALE	1174000^	1307000^	1260500^	1140300	1295000^	1	15	10.3	13.6
HUNTLY	555000	580000	549000	577500	610000	45	99	9.9	5.6

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MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025 Apr-Jun 2025 to Jul-Sep 2025	
HURSTBRIDGE	875000	1100000^	990000^	930000	990000^	5	29	13.1	6.5
INDENTED HEAD	795000^	675000^	730000	827500^	625000^	5	23	-21.4	-24.5
INGLEWOOD	322500^	190000^	425000^	422500^	415000^	7	18	28.7	-1.8
INVERLOCH	840000	891000	850000	792500	910000	35	123	8.3	14.8
INVERMAY PARK	560500^	610000	605000^	700000^	660000	11	26	17.8	-5.7
IRONBARK	478800^	495000^	475000^	645000^	495000^	8	21	3.4	-23.3
IRYMPLE	552500	580000	645000	625000	636000	25	70	15.1	1.8
IVANHOE	1800000	1940000	2162500	2025000	1828500	30	81	1.6	-9.7
IVANHOE EAST	2397500^	2400000	2355000^	2640000	2270000^	7	29	-5.3	-14.0
JACANA	587500^	625000	623500	610000^	730000^	9	29	24.3	19.7
JACKASS FLAT	530000	531000	545000^	632300	638500	20	43	20.5	1.0
JAMIESON	645750*	682000^	565000^	525000^	400000^	1	10	NA	-23.8
JAN JUC	1252500^	1250000	1230000	1320000	1390000	18	48	11.0	5.3
JEERALANG NORTH	415000^	367500^	410000^	442500	550000	19	32	32.5	24.3
JEPARIT	148500^	290000^	191500^	149000^	157500^	3	7	6.1	5.7
JUNCTION VILLAGE	665000^	652500^	660000^	700000	695000	13	37	4.5	-0.7
JUNORTOUN	920000	787500^	806000	967500^	815000	12	29	-11.4	-15.8
KALIMNA	358800^	395000^	557500^	470000	580000^	4	17	61.7	23.4
KALKALLO	637000	652500	630000	637500	610000	119	310	-4.2	-4.3
KALLISTA	875000^	797500^	900000^	890000^	742900^	4	16	-15.1	-16.5
KALORAMA	985000^	777500^	815000^	1121500^	923500^	6	12	-6.2	-17.7
KANGAROO FLAT	515000	532500	556300	555000	574000	53	200	11.5	3.4
KANGAROO GROUND SOUTH	1230000^	1238500^	1001000^	1362500^	1225000^	7	17	-0.4	-10.1
KANIVA	280000^	256500^	156000^	182000	182000*	0	14	NA	NA
KEALBA	657500	705300	707500^	773000	745000	15	37	13.3	-3.6
KEILOR	1130000	1005000	1262000	1095000	1026000	15	54	-9.2	-6.3
KEILOR DOWNS	780000	800000	815000	888800	811500	30	73	4.0	-8.7
KEILOR EAST	1020000	1095000	930000	1040000	1035000	62	176	1.5	-0.5
KEILOR LODGE	1005500^	941000^	1007500^	1160000^	890000^	5	18	-11.5	-23.3
KEILOR PARK	782000^	826800	850000^	821000	866000^	5	22	10.7	5.5
KENNINGTON	500000	587500	587500	600000	605000	37	108	21.0	0.8
KENSINGTON	1014000	1050000	1048000	1138300	1200000	32	87	18.3	5.4
KERANG	300000	320000	357000	312500	275000	17	55	-8.3	-12.0

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
KEW	2810000	2663000	2950000	2823000	2675000	52	188	-4.8	-5.2
KEW NORTH	2100000	2197500	2150000	2200000	2155000	16	46	2.6	-2.0
KEYSBOROUGH	949400	936500	950000	980000	950000	77	237	0.1	-3.1
KIALLA	655000	675000	708000	677500	677500	40	112	3.4	0.0
KILLARA (WODONGA)	762500^	670000^	641500	648900^	665500^	6	23	-12.7	2.6
KILMORE	615000	630000	615000	590000	636300	60	143	3.5	7.8
KILSYTH	782500	863000	790000	837500	830000	41	104	6.1	-0.9
KILSYTH SOUTH	1253000^	1048300	1190000^	994000^	980000^	4	17	-21.8	-1.4
KINGLAKE	737500	831000^	730000	780000^	737500^	6	25	0.0	-5.4
KINGS PARK	600000	616000	620000	652500	662500	24	76	10.4	1.5
KINGSBURY	848300	880000^	791800	845000	860000	11	37	1.4	1.8
KINGSVILLE	1247500	1050000^	1337500	1200000	1200000	16	47	-3.8	0.0
KNOXFIELD	950000	873500	1100000	1170000	1045000	22	53	10.0	-10.7
KOO WEE RUP	674000	667500	735000	695000	775000	11	46	15.0	11.5
KOONDROOK	355000^	355000*	510000^	350000^	532500^	4	14	50.0	52.1
KOROIT	600000^	485000^	625000^	595000^	525000^	9	23	-12.5	-11.8
KORUMBURRA	525000	546300	572500	520000	570500	25	70	8.7	9.7
KURUNJANG	520000	535500	542000	551000	600000	62	162	15.4	8.9
KYABRAM	480000	450000	453500	495000	500000	23	83	4.2	1.0
KYNETON	770400	765000	799000	811000	770000	27	76	-0.1	-5.1
LAKE BOGA	875000^	615000^	310000^	370000^	377500^	6	16	-56.9	2.0
LAKE GARDENS	690000^	747500	701000^	601500^	730000^	9	26	5.8	21.4
LAKE TYERS BEACH	601500^	597500^	500000^	602500^	550000^	6	19	-8.6	-8.7
LAKE WENDOUREE	900000^	1850000^	725000^	795000	1000000	15	34	11.1	25.8
LAKES ENTRANCE	515000	420000	475000	530000	540000	25	71	4.9	1.9
LALOR	686800	697500	717500	738000	780000	87	244	13.6	5.7
LANCEFIELD	670000^	715000^	607500^	740000	715000^	8	33	6.7	-3.4
LANG LANG	680000	720000	715000	720000	735000	14	58	8.1	2.1
LANGWARRIN	872000	877500	845000	872000	903000	94	258	3.6	3.6
LARA	685000	730000	655000	685000	675000	67	168	-1.5	-1.5
LARA LAKE	670000	643500	676500	690000	707500	56	170	5.6	2.5
LAUNCHING PLACE	698800^	730000^	702500^	706300	765000^	9	27	9.5	8.3
LAVERTON	590000	570000	601000	607500	615000	62	137	4.2	1.2

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LAVERTON SOUTH	745000	712500	710500	755000	785000	33	109	5.4	4.0
LENEVA	675000	710000^	657500	727500^	736000	14	32	9.0	1.2
LEONGATHA	525000	590000	556500	630000	525000	26	85	0.0	-16.7
LEOPOLD	635000	667500	651000	675000	665000	68	195	4.7	-1.5
LILYDALE	850000	897500	870500	958800	950000	47	173	11.8	-0.9
LISMORE	285000^	262500^	210000^	210000^	240000^	3	7	-15.8	14.3
LOCH SPORT	460000^	350000	408500	315000	379000	19	57	-17.6	20.3
LOCKINGTON	300000^	300000^	390000^	362500^	355000^	1	8	18.3	-2.1
LONG GULLY	410500	473500	470500	480000	520000	21	67	26.7	8.3
LONGWARRY	600800	570000^	613800	585000	605000	16	43	0.7	3.4
LORNE	1545000^	1735000	2100000^	1900000	1642500	12	30	6.3	-13.6
LOVELY BANKS	690000^	775000^	710000^	698000^	707500^	8	18	2.5	1.4
LOWER PLENTY	1350000^	1250000^	1600000^	1223800^	1390000^	8	17	3.0	13.6
LUCAS	645000	640500	620000	635000	630000	62	160	-2.3	-0.8
LUCKNOW	487500^	545000^	515000^	630000^	453100^	8	19	-7.1	-28.1
LYNBROOK	775000	851000	840000	835000	860000	31	73	11.0	3.0
LYNDHURST	875000	973000	937500	942500	950000	23	75	8.6	0.8
LYSTERFIELD	1215000	1535000	1460000	1275000	1180000	15	41	-2.9	-7.5
MACARTHUR	310000^	329900^	310000^	475000^	180000^	1	7	-41.9	-62.1
MACEDON	1512500^	770000^	660000^	700000^	975000^	2	6	-35.5	39.3
MACLEOD	1020000	1225000	1028500	1160000	1245000	13	60	22.1	7.3
MADDINGLEY	637500	618800	605000	650000	647500	42	100	1.6	-0.4
MAFFRA	427500	443500	495000	425000	466800	24	71	9.2	9.8
MAIDEN GULLY	776500	710000	780000	795000	765000	15	43	-1.5	-3.8
MAIDSTONE	850000	807500	847500	949000	910000	25	77	7.1	-4.1
MALDON	657500^	827500^	690000^	595000^	860000^	5	17	30.8	44.5
MALLACOOTA	470000^	400000^	400000^	613000^	400000^	5	14	-14.9	-34.7
MALMSBURY	775000^	736800^	765000^	717500^	700000^	3	9	-9.7	-2.4
MALVERN	3312000	3285000	3245000	2515500	2690000	25	77	-18.8	6.9
MALVERN EAST	2050000	2070000	2000200	2500000	2000000	53	167	-2.4	-20.0
MAMBOURIN	637500	609000	610000	607500	625000	46	107	-2.0	2.9
MANIFOLD HEIGHTS	1352500^	960000^	923800^	1200000	882500	12	31	-34.8	-26.5
MANOR LAKES	655000	632000	641500	645000	650000	105	298	-0.8	0.8

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
MANSFIELD	800000	747500	750000	820000	720000	22	59	-10.0	-12.2
MARIBYRNONG	1220000	1100000	1088500	1300000	1140000	21	58	-6.6	-12.3
MARONG	705000^	640000	600000^	672500	686000	11	28	-2.7	2.0
MARSHALL	575000^	605000	662500^	660000	650000^	7	28	13.0	-1.5
MARYBOROUGH	407500	342500	382500	379500	390000	59	166	-4.3	2.8
MCCRAE	1175000	1250000	1200000	1455000	1270000	10	51	8.1	-12.7
MCKENZIE HILL	815000^	787500^	760000^	860000^	730000^	4	11	-10.4	-15.1
MCKINNON	1850000	1740000	1875000^	1850000	1900000	16	41	2.7	2.7
MEADOW HEIGHTS	581500	620000	645000	670000	680000	33	109	16.9	1.5
MELTON	465000	473500	490000	510000	548600	58	171	18.0	7.6
MELTON SOUTH	517500	534500	557500	528000	591000	93	264	14.2	11.9
MELTON WEST	520000	544000	545000	563500	610000	63	156	17.3	8.3
MENTONE	1300000	1250000	1295000	1487000	1320000	37	98	1.5	-11.2
MERBEIN	302000	452500	356300	420000	439300	16	51	45.4	4.6
MERINDA PARK	650000^	665000^	665500^	650000^	710000	11	28	9.2	9.2
MERNDA	700000	690000	730000	725000	731300	112	341	4.5	0.9
METUNG	641000^	770000^	682500	520000^	637000^	5	25	-0.6	22.5
MICKLEHAM	667500	665500	688500	700000	690000	286	742	3.4	-1.4
MIDDLE PARK	2550000^	2334000	3210000	2400000	2782500	14	50	9.1	15.9
MILDURA	455000	487500	485000	519300	550000	235	614	20.9	5.9
MILL PARK	759300	800300	815500	830000	865000	106	291	13.9	4.2
MILLGROVE	593800^	570000^	607500	620000	625000^	8	35	5.3	0.8
MINERS REST	607800	542500	540000	587500	605000	21	60	-0.5	3.0
MINYIP	182500^	153500^	160000^	180000^	166000^	4	8	-9.0	-7.8
MIRBOO NORTH	580000^	482000^	527500^	495000^	495000^	7	16	-14.7	0.0
MITCHAM	1142500	1181000	1234000	1235000	1300000	39	116	13.8	5.3
MITCHELL PARK	406000^	420000^	440000^	467500^	495000^	6	13	21.9	5.9
MOE	369000	350000	345000	431000	415000	79	209	12.5	-3.7
MONBULK	805500^	780000	715000^	795000	735000	11	27	-8.8	-7.5
MONT ALBERT	2495000^	2420000	2620000^	3210000^	2250000	13	29	-9.8	-29.9
MONT ALBERT NORTH	1580000	1562500	1922500	1421500	1936300	14	44	22.5	36.2
MONTMORENCY	1217500	1100000	1165000	1152500	1190000	24	72	-2.3	3.3
MONTROSE	914000	875000	910000	985000	910000	13	53	-0.4	-7.6

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

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								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
MOONEE PONDS	1585000	1460300	1380000	1585000	1480000	47	135	-6.6	-6.6
MOORABBIN	1250000	1255000	1232500	1225000	1350000	19	52	8.0	10.2
MOOROOLBARK	842300	855000	862000	876500	872500	70	223	3.6	-0.5
MOOROOPNA	400000	415000	465000	432500	480000	63	148	20.0	11.0
MORDIALLOC	1440000	1380000	1390000	1400000	1543000	16	51	7.2	10.2
MORNINGTON	982500	1165000	1050000	927500	1102500	86	243	12.2	18.9
MORTLAKE	364000^	325000	385000^	220000^	320000^	9	22	-12.1	45.5
MORWELL	337000	343000	350000	356300	385000	180	399	14.2	8.1
MOUNT BEAUTY	572500^	600000^	542500^	480000^	535000^	3	10	-6.6	11.5
MOUNT CLEAR	560000	473800	587600	536000	550000	23	64	-1.8	2.6
MOUNT COTTRELL	570000^	505000^	439500^	749000^	790000	18	28	38.6	5.5
MOUNT DANDENONG	1220000^	852500^	820000^	1100000^	1205000^	4	18	-1.2	9.5
MOUNT DUNEED	688500	724000	710000	710000	707000	53	175	2.7	-0.4
MOUNT ELIZA	1600000	1600000	1615000	1580000	1635000	68	204	2.2	3.5
MOUNT EVELYN	822500	800000	865000	845000	892000	31	91	8.4	5.6
MOUNT HELEN	620000	620000	580000	597500	705000	14	47	13.7	18.0
MOUNT MARTHA	1530000	1847500	1485000	1855000	1710000	17	59	11.8	-7.8
MOUNT PLEASANT	522500^	455000	505000^	500000	483000	13	40	-7.6	-3.4
MOUNT WAVERLEY	1585400	1618000	1600000	1640000	1665000	107	338	5.0	1.5
MULGRAVE	1082300	1071500	1150000	1097500	1123000	80	217	3.8	2.3
MURCHISON	515000^	360000^	400000^	432500^	450000^	5	10	-12.6	4.0
MURRUMBEENA	1535000	1750000	1599000	1930000	1665000	18	55	8.5	-13.7
MURTOA	190000^	350000^	529000^	175000^	180000^	4	12	-5.3	2.9
MYRTLEFORD	580000	500000	520000	750000	583800^	8	31	0.6	-22.2
NAGAMBIE	505000^	660000^	628500	559000	640000	17	37	26.7	14.5
NAR NAR GOON NORTH	699000^	685000^	730000^	749000^	829900^	3	9	18.7	10.8
NARRE WARREN	740000	770000	755500	790000	810500	122	334	9.5	2.6
NARRE WARREN NORTH	1715000^	1670000	1500000	1700000	1480000^	6	30	-13.7	-12.9
NARRE WARREN SOUTH	825000	799500	796800	820000	868000	120	315	5.2	5.9
NATHALIA	445000^	350000^	449000^	378500^	370000^	7	21	-16.9	-2.2
NEERIM SOUTH	570000^	740000^	690000^	640000^	668000^	8	22	17.2	4.4
NERRINA	733000^	540000^	580000^	803000^	710000^	7	17	-3.1	-11.6
NEW GISBORNE	755000^	860000^	776000^	915000^	850000^	9	21	12.6	-7.1

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
NEWBOROUGH	405000	449000	457500	475500	450000	49	123	11.1	-5.4
NEWCOMB	553500	564000	550000	570000	605500	25	72	9.4	6.2
NEWINGTON	750000^	747500	611000	645000	583000	10	32	-22.3	-9.6
NEWLANDS ARM	540000^	450000^	580000^	820000^	605000^	7	14	12.0	-26.2
NEWPORT	1300000	1277500	1345000	1270000	1150000	47	153	-11.5	-9.4
NEWTOWN (GREATER GEELONG)	1177500	1117500	980000	1035000	1155000	41	109	-1.9	11.6
NHILL	220000	252000	270000	203000	277500	10	38	26.1	36.7
NICHOLS POINT	652500^	910000^	540000^	540000*	580000^	3	6	-11.1	NA
NIDDRIE	1181300	1295000	1271500	1405000	1275000	19	73	7.9	-9.3
NOBLE PARK	753000	770000	790000	820000	831000	61	152	10.4	1.3
NOBLE PARK NORTH	765000	770000	767500	806500	806500	24	68	5.4	0.0
NORLANE	463500	465000	445000	466000	500000	81	233	7.9	7.3
NORTH BENDIGO	435000	535000	497500	568000	515000	21	74	18.4	-9.3
NORTH GEELONG	647000	610000	650000	641000	688500	16	53	6.4	7.4
NORTH MELBOURNE	1742000^	1272500	1267000	1326000	1280000	14	58	-26.5	-3.5
NORTH SHORE	705000*	670000^	677500^	830000^	625000^	4	11	NA	-24.7
NORTH WONTHAGGI	535000	580000	512500	614500	592500	30	76	10.7	-3.6
NORTHCOTE	1575000	1575000	1722500	1750500	1697500	50	158	7.8	-3.0
NOTTING HILL	1294700^	1250000^	1228000^	1175000^	1295000^	3	16	0.0	10.2
NUMURKAH	422500	399000	420000	380000	429000	31	82	1.5	12.9
NUNAWADING	1200000	1040000	1175000	1167500	1180000	27	80	-1.7	1.1
NYAH	345000^	265000^	315000^	290000^	497500^	2	5	44.2	71.6
NYAH WEST	272000*	197500^	277500^	70000^	310000^	4	10	NA	342.9
OAK PARK	1007500	1102500	1153500	1170000	1232500	18	49	22.3	5.3
OAKLEIGH	1250000	1312500	1260000	1360500	1362500	13	52	9.0	0.1
OAKLEIGH EAST	1215000^	1110000	1200000	1140000^	1115000	13	35	-8.2	-2.2
OAKLEIGH SOUTH	1222500	1072500	1170000	1245300	1220000	29	66	-0.2	-2.0
OCEAN GROVE	918000	997500	910000	966000	946300	90	273	3.1	-2.0
OFFICER	730000	710500	731000	750000	763500	136	388	4.6	1.8
OFFICER SOUTH	826000^	755000^	915000^	915000	864500	12	33	4.7	-5.5
OLINDA	895000^	860000^	1000000	942500	880000^	5	30	-1.7	-6.6
ORBOST	395000^	367500	308000^	360000	450000	10	33	13.9	25.0
ORMOND	1630500^	1929000	1788000	1737500	1773000^	6	31	8.7	2.0

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MEDIAN HOUSE PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%) Jul-Sep 2024 to Jul-Sep 2025Apr-Jun 2025 to Jul-Sep 2025	
OSBORNE	924500	967000	1170000	1011500	1112500	34	89	20.3	10.0
OUYEN	270000^	310000^	260000^	200000	280000^	5	21	3.7	40.0
PAKENHAM	640000	660000	670000	694000	708500	312	856	10.7	2.1
PARADISE BEACH	320000^	320000*	270000^	335000^	342500^	2	5	7.0	2.2
PARK ORCHARDS	1932000	1820000^	2205000^	1970000^	2105000^	4	12	9.0	6.9
PARKDALE	1450000	1475000	1524900	1595000	1590000	32	90	9.7	-0.3
PARKVILLE	1982500^	1893500^	1635000^	2100000^	1680000^	8	22	-15.3	-20.0
PASCOE VALE	1020000	1098000	1170000	1216500	1250000	39	104	22.5	2.8
PASCOE VALE SOUTH	1230000	1250000	1222500	1255000	1300000	22	76	5.7	3.6
PATTERSON GARDENS	1026000^	1205000^	1140000^	1265000^	1160000^	7	18	13.1	-8.3
PATTERSON LAKES	1474000	1140000	1023000	1650000	1172500	18	46	-20.5	-28.9
PAYNESVILLE	535000	482500	555000	525000	522500	36	96	-2.3	-0.5
PEARCEDALE	805000	950000^	820000	952500	892000^	5	28	10.8	-6.4
PETERBOROUGH	955000^	782500^	820000^	650000^	790000^	4	10	-17.3	21.5
PIONEER BAY	588800^	517000^	458000^	510500^	545000^	4	12	-7.4	6.8
POINT COOK	782000	767000	817500	801000	825000	195	558	5.5	3.0
POINT LONSDALE	1225000	1150000	1215000	1200000	1272500	12	56	3.9	6.0
POREPUNKAH	1250000^	843000^	1100000^	925000^	958000^	6	15	-23.4	3.6
PORT FAIRY	830000^	865000^	835000	950000	817500	16	48	-1.5	-13.9
PORT MELBOURNE	1475000	1550000	1630000	1500000	1707000	25	105	15.7	13.8
PORTARLINGTON	863800	787500	837500	890000	789300	19	68	-8.6	-11.3
PORTLAND	420000	390000	445000	397700	420000	46	153	0.0	5.6
PORTSEA	2775000^	4000000^	4180000	2850000^	3585000^	2	19	29.2	25.8
PRAHRAN	1500000	1715000	1825000	1667500	1640000	30	109	9.3	-1.6
PRESTON	1155000	1186300	1100000	1230000	1125000	87	240	-2.6	-8.5
PRINCES HILL	1787500^	1770000	1467500^	1800000^	1735000^	3	18	-2.9	-3.6
QUARRY HILL	652500	595000	541500	625000	620000	16	39	-5.0	-0.8
QUEENSCLIFF	1280000^	1710000^	1800000^	1450000^	1300000^	4	14	1.6	-10.3
RAINBOW	160000^	209500^	300000^	220000^	190000^	5	9	18.8	-13.6
RAWSON	380000^	330000^	402500^	358500^	392500^	3	9	3.3	9.5
RAYMOND ISLAND	430000^	520000^	437000^	580000^	532500^	6	19	23.8	-8.2
RED CLIFFS	385000	410000	420000	408800	442500	23	80	14.9	8.3
RED HILL	1552500^	2040000^	1595000^	1232500^	1420000^	1	14	-8.5	15.2

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REDAN	425000	445000	472500	470000	480000	33	68	12.9	2.1
RESEARCH	1450000^	1122500^	1500000^	1530500	1041000^	3	18	-28.2	-32.0
RESERVOIR	907500	894300	925000	917500	960000	153	388	5.8	4.6
RHYLL	1066300^	970000^	840000^	730500^	745000^	3	20	-30.1	2.0
RICHMOND	1462000	1335000	1425500	1503000	1375000	70	189	-6.0	-8.5
RIDDELLS CREEK	800000^	1045000	805000	720000^	1048000^	6	27	31.0	45.6
RINGWOOD	1018000	1040000	1085500	1010000	1070000	35	101	5.1	5.9
RINGWOOD EAST	1065000	982500	1090000	1075000	1070000	23	72	0.5	-0.5
RINGWOOD NORTH	1185000	1190000	1220000	1182000	1260000	27	107	6.3	6.6
RIPPLESIDE	1185000^	1050000^	2032500^	1320000^	1195000^	5	9	0.8	-9.5
RIPPONLEA	2325000^	1170000^	1815000^	1870000^	1395000^	2	9	-40.0	-25.4
ROBINVALE	381500^	408500^	477000^	364400^	452500^	8	22	18.6	24.2
ROCHESTER	220000	345000	475000	442500	420000	13	45	90.9	-5.1
ROCKBANK	632500	625000	572500	621500	620000	68	173	-2.0	-0.2
ROMSEY	825000	800000	766000	705000	840000	14	50	1.8	19.1
ROSANNA	1377500	1360000	1325000	1365500	1590000	19	66	15.4	16.4
ROSEBUD	730000	733000	730000	756300	784300	50	174	7.4	3.7
ROSEBUD SOUTH	850000	950000	1090000	1001500	900000	15	56	5.9	-10.1
ROSEDALE	420000	434000	525000^	440000^	460000^	5	18	9.5	4.5
ROWVILLE	1002000	1060000	1090000	1120000	1197000	92	268	19.5	6.9
ROXBURGH PARK	650000	662500	685000	683000	702000	81	238	8.0	2.8
RUPANYUP	85000^	267500^	165000^	185000^	220000^	1	7	158.8	18.9
RUSHWORTH	437500^	340000^	300000^	300000*	300000^	8	11	-31.4	NA
RUTHERGLEN	555000^	592000	561500^	545000	560000	11	30	0.9	2.8
RYE	1000000	860000	920000	960000	916300	74	238	-8.4	-4.6
SAFETY BEACH	1185000	1182500	1127500	1190000	1167500	34	69	-1.5	-1.9
SAILORS GULLY	495000^	470000^	404000^	460000^	691000^	3	10	39.6	50.2
SALE	507500	475000	510000	486000	510000	99	246	0.5	4.9
SAN REMO	900000^	840000^	925000	965000	850000^	9	33	-5.6	-11.9
SANCTUARY LAKES	752000	735000	797500	845800	795000	127	328	5.7	-6.0
SANDHURST	1016800	965000	1100000	1100000	1000000	16	71	-1.6	-9.1
SANDRINGHAM	2102500	2210000	2077500	2065000	2230000	25	68	6.1	8.0
SANDY POINT	680000*	950000^	1231000^	630000^	770000^	5	11	NA	22.2

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SASSAFRAS	915000^	1012500^	930000^	940000^	940000*	0	14	NA	NA
SCORESBY	965000	986500	930000^	1000000	1086000	15	49	12.5	8.6
SEA LAKE	162000^	191100^	328500^	230000^	190000^	5	10	17.3	-17.4
SEABROOK	749500	770000	765000	745000	750000	18	46	0.1	0.7
SEAFORD	853500	805800	856000	880000	942000	51	201	10.4	7.0
SEAHOLME	1245000^	1300000^	1110000^	1055000^	1235000^	7	18	-0.8	17.1
SEBASTOPOL	420000	420000	447500	465000	485000	75	224	15.5	4.3
SEDDON	1192500	1077500	1062500	1100000	1132000	23	69	-5.1	2.9
SELBY	945000^	790000^	810000^	930000^	823800^	4	16	-12.8	-11.4
SEVILLE	773800^	900000^	790000^	885000^	860000^	6	18	11.1	-2.8
SEYMOUR	485000	400000	431500	467500	430000	45	105	-11.3	-8.0
SHEPPARTON	450000	470000	473000	475000	511000	182	588	13.6	7.6
SHEPPARTON NORTH	625000^	735000^	580000^	680000^	600000	11	27	-4.0	-11.8
SKIPTON	297500*	225300^	212500^	485000^	300000^	5	8	NA	-38.1
SKYE	778800	775000	795000	817000	850000	27	95	9.1	4.0
SMITHS BEACH	811200^	870000^	1025000^	846000^	1050000^	2	10	29.4	24.1
SMYTHES CREEK	539000	520000^	506500	559000^	572500	14	36	6.2	2.4
SMYTHESDALE	525000^	515000^	470000^	555000^	775000^	3	9	47.6	39.6
SOLDIERS HILL	585000	600000	520000	575000	527500	18	48	-9.8	-8.3
SOMERS	1427500^	1420000	1187500^	1275000^	1395000^	6	21	-2.3	9.4
SOMERVILLE	871300	787500	890000	816000	887500	42	130	1.9	8.8
SORRENTO	1850000	1800000	1790000	1642500	1750000	19	71	-5.4	6.5
SOUTH DUDLEY	320000^	457500^	467500^	489500^	377500^	2	9	18.0	-22.9
SOUTH GEELONG	867500*	932500^	635000^	682500^	677500^	4	10	NA	-0.7
SOUTH KINGSVILLE	1200000^	1050000	1256000^	1170000	1045000	11	23	-12.9	-10.7
SOUTH MELBOURNE	1325000	1535000	1620000	1775000	1485000	23	70	12.1	-16.3
SOUTH MORANG	720000	753500	743800	805000	800000	93	256	11.1	-0.6
SOUTH YARRA	1595000	2675000	1620000	2305000	2162500	26	92	35.6	-6.2
SPOTSWOOD	1032000^	1230300	1387500	1270000	1132500	10	33	9.7	-10.8
SPRING GULLY	590000	715000	605000	616300	650000^	7	30	10.2	5.5
SPRINGVALE	822500	870000	860000	935000	957000	35	99	16.4	2.4
SPRINGVALE SOUTH	882500	841000	785000	830000	870000	25	73	-1.4	4.8
ST ALBANS	660000	657500	650000	680000	721000	127	322	9.2	6.0

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
ST ALBANS PARK	575000	605000	608800	651300	650000	17	49	13.0	-0.2
ST ANDREWS BEACH	1670500^	1187500^	1250000^	1355000^	1565000^	5	17	-6.3	15.5
ST ARNAUD	330000	225000^	300000	317500	280000^	8	31	-15.2	-11.8
ST HELENA	1087500^	1193300	1167800^	1070000^	1091000	10	21	0.3	2.0
ST KILDA	1680000	1590000	1423000^	1810000	1400000	19	43	-16.7	-22.7
ST KILDA EAST	1650000	1621000	1703300	1525000	1642500	18	59	-0.5	7.7
ST KILDA WEST	1910000^	3700000^	2760000^	2300000^	1811800^	2	8	-5.1	-21.2
ST LEONARDS	740000	715000	702500	675000	722500	29	104	-2.4	7.0
STANHOPE	314000^	405000^	342500^	319000^	370000^	1	8	17.8	16.0
STAWELL	306300	328800	337500	380000	330000	24	87	7.8	-13.2
STRATFORD	532500	500300	497500	486500	519000	19	49	-2.5	6.7
STRATHDALE	625000	625900	685000	660000	675000	29	93	8.0	2.3
STRATHFIELDSAYE	693000	730000	702000	690000	745000	32	91	7.5	8.0
STRATHMORE	1697500	1645000	1555000	1732500	1470000	31	96	-13.4	-15.2
STRATHMORE HEIGHTS	910000*	747500^	1075000^	1080000	1115000^	6	18	NA	3.2
STRATHTULLOH	649500	615000	625000	636500	632500	74	187	-2.6	-0.6
STUDFIELD	1027500	1177500	1105000	1043500	1058000^	9	38	3.0	1.4
SUNBURY	677500	661300	680000	677800	700000	294	771	3.3	3.3
SUNDERLAND BAY	625000^	625000*	617500^	635000^	707500^	2	11	13.2	11.4
SUNNYCLIFFS	432800^	395000^	341500^	430000^	388800^	2	12	-10.2	-9.6
SUNSET STRIP	687500^	633000^	530000^	590000^	612500^	6	14	-10.9	3.8
SUNSHINE	800000	824000	750000	833000	826000	36	102	3.3	-0.8
SUNSHINE NORTH	765000	730000	720000	757500	803000	40	107	5.0	6.0
SUNSHINE WEST	675500	690000	710500	710000	740000	57	172	9.5	4.2
SURF BEACH	728000^	725000^	700000^	740000^	748300^	4	12	2.8	1.1
SURREY HILLS	2300000	2223000	2534400	2245000	2350000	38	103	2.2	4.7
SWAN HILL	450000	486000	545000	480300	500000	43	125	11.1	4.1
SWAN REACH	775000^	615000^	655000^	638500^	682500^	2	11	-11.9	6.9
SYDENHAM	680000	695500	690000	755300	720000	31	77	5.9	-4.7
SYNDAL	1931000	2235000	1736000	1748000	2040000	14	41	5.6	16.7
TALLANGATTA	460000^	460000^	402000^	535000^	450000^	5	12	-2.2	-15.9
TANGAMBALANGA	672500^	659500^	700000^	715000^	620000^	2	12	-7.8	-13.3
TARNEIT	650000	655000	650000	670000	673000	523	1,410	3.5	0.4

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
TATURA	400000	440000	506000	521000	519000	24	52	29.8	-0.4
TAWONGA SOUTH	596500^	571500^	602000^	840000^	590000^	9	20	-1.1	-29.8
TAYLORS HILL	850000	863800	948500	956000	895000	33	67	5.3	-6.4
TAYLORS LAKES	935000	892500	990000	908000	980000	27	94	4.8	7.9
TECOMA	835000	1015000^	860000^	912500^	820000^	8	24	-1.8	-10.1
TEMPLESTOWE	1631500	1721000	1604000	1605500	1550000	52	140	-5.0	-3.5
TEMPLESTOWE LOWER	1360000	1310500	1347000	1347500	1350000	55	151	-0.7	0.2
TERANG	450000^	385000^	515000	365000^	435000^	8	25	-3.3	19.2
THE BASIN	885000	882500	865000	875000	830000	10	34	-6.2	-5.1
THOMASTOWN	728800	702000	730000	762500	807000	57	207	10.7	5.8
THOMSON (GREATER GEELONG)	558000^	500000	497000^	583000	600000^	7	26	7.5	2.9
THORNBURY	1500000	1305500	1400000	1400000	1517500	59	142	1.2	8.4
THORNHILL PARK	589000	581000	575000	601300	610000	70	188	3.6	1.4
TIMBOON	430000^	420000^	447000^	577500^	425000^	7	20	-1.2	-26.4
TONGALA	443000^	450000^	450000*	420000^	422500^	6	15	-4.6	0.6
TOONGABBIE	548800^	690000^	430000^	690000^	498500^	2	6	-9.2	-27.8
TOORADIN	915000^	820000^	731000^	805000^	851300^	2	12	-7.0	5.7
TOORAK	3960000	7470000	6100000	5650000	7854000	16	70	98.3	39.0
TOOTGAROOK	790000	860000	817500	911000	887500	24	68	12.3	-2.6
TORQUAY	1117500	1192500	1200000	1180000	1245000	83	253	11.4	5.5
TRAFALGAR	527500	570000	541000	625000	617000	21	67	17.0	-1.3
TRARALGON	504000	506200	535000	522500	534100	213	527	6.0	2.2
TRARALGON EAST	700000^	945000^	860000^	735000^	721500^	8	18	3.1	-1.8
TRENTHAM	857500	970000^	935000^	970000^	835000^	7	19	-2.6	-13.9
TRUGANINA	646000	667500	672500	675000	665000	266	706	2.9	-1.5
TULLAMARINE	741500	762500	750000	800000	815000	30	68	9.9	1.9
TUNGAMAH	273000^	273000*	273000*	327500^	487000^	1	5	78.4	48.7
TYABB	725000	730000	831000^	790000	800000	13	33	10.3	1.3
UNDERBOOL	147500*	68000^	89000^	200000^	200000*	0	4	NA	NA
UPPER FERNTREE GULLY	797500	875000	916300^	919000	821200^	7	27	3.0	-10.6
UPWEY	855100	822500	882500	895000	864000	21	65	1.0	-3.5
VENTNOR	830000	890000	705000^	865000	820300^	8	27	-1.2	-5.2
VENUS BAY	466000	497500	496500	454000	552500	14	52	18.6	21.7

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
VERMONT	1200000	1297500	1199000	1387000	1341500	26	76	11.8	-3.3
VERMONT SOUTH	1465500	1450000	1492000	1510000	1580000	41	112	7.8	4.6
VIEWBANK	1140000	1227500	1136000	1120000	1282800	20	59	12.5	14.5
VIOLET TOWN	540000^	595000^	290000^	418500^	435000^	3	11	-19.4	3.9
WAHGUNYAH	645000^	540000^	490000^	638500^	520000^	4	14	-19.4	-18.6
WALLAN	630000	595000	640000	642500	605000	60	182	-4.0	-5.8
WALLAN EAST	657000	623500	585000	590000	585000	44	111	-11.0	-0.8
WANDANA HEIGHTS	876300^	955000	920000^	1212000	935000^	7	27	6.7	-22.9
WANDIN NORTH	847000^	942300^	1026000^	785000^	853500	10	26	0.8	8.7
WANGARATTA	516300	529000	525000	522500	520000	106	289	0.7	-0.5
WANTIRNA	1080000	1072200	1108000	1230000	1201000	35	115	11.2	-2.4
WANTIRNA SOUTH	1300000	1200000	1280000	1370000	1360000	41	119	4.6	-0.7
WARBURTON	725000	621000	633300^	745000^	670000	19	34	-7.6	-10.1
WARRACKNABEAL	200000	194500	220000	205000	232500	15	45	16.3	13.4
WARRAGUL	650000	627500	620000	650000	646500	140	370	-0.5	-0.5
WARRANTYTE	1360000	1215000	1120000	1330000	1365000	12	44	0.4	2.6
WARRANWOOD	1280000	1330000	1287500	1322500	1180000	10	48	-7.8	-10.8
WARRNAMBOOL	586000	580000	600000	609500	620900	130	416	6.0	1.9
WATERWAYS	1475500^	975000^	1489000^	1632500	1300000^	9	27	-11.9	-20.4
WATSONIA	980000	1045000	880500	941000	1111000	13	42	13.4	18.1
WATSONIA NORTH	897500^	924000	855000^	863500^	950000	10	24	5.8	10.0
WATTLE GLEN	1050000^	795500^	935000^	1125000^	1200000^	5	19	14.3	6.7
WAURN PONDS	792900	760000	738000	780000	762500	18	47	-3.8	-2.2
WEDDERBURN	349000^	215000^	320000^	257000^	350000^	7	12	0.3	36.2
WEIR VIEWS	568300	570000	565000	566000	615000	69	181	8.2	8.7
WENDOUREE	435000	455000	460000	502000	500000	61	184	14.9	-0.4
WENDOUREE WEST	357500	390000	327500	380000^	430000	14	37	20.3	13.2
WERRIBEE	620000	605000	603000	642000	650300	304	832	4.9	1.3
WERRIBEE SOUTH	812500^	850000^	657500	865500^	890000^	4	22	9.5	2.8
WESBURN	590000^	802500^	705000^	620000^	810000^	5	11	37.3	30.6
WEST FOOTSCRAY	925000	905000	847500	969000	972500	27	84	5.1	0.4
WEST MELBOURNE	1299000^	995000^	1455000^	1430000^	1120000^	6	16	-13.8	-21.7
WEST WODONGA	545000	547500	550000	610000	618800	66	186	13.5	1.4

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
WESTALL	880000	937000	916000	905000	975000	15	44	10.8	7.7
WESTGARTH	1700000^	1685000	1602500^	1875000	2343000	14	40	37.8	25.0
WESTMEADOWS	650000	720000	765300	740000	756000	19	46	16.3	2.2
WHEELERS HILL	1397000	1400000	1513900	1453000	1575000	52	178	12.7	8.4
WHITE HILLS	522500	580000	630000	598000	570000	19	59	9.1	-4.7
WHITTINGTON	528300	522500	547000	557500	570000	26	55	7.9	2.2
WHITTLESEA	675000	700000	755000	735000	750000	17	60	11.1	2.0
WILLIAMS LANDING	781500	790000	850000	842500	867500	50	140	11.0	3.0
WILLIAMSTOWN	1480500	1645000	1452500	1600000	1627500	46	120	9.9	1.7
WILLIAMSTOWN NORTH	1312000^	1348800^	1275000^	1392500^	1132500^	6	13	-13.7	-18.7
WIMBLEDON HEIGHTS	476000^	589000^	594000^	561300^	558000^	1	7	17.2	-0.6
WINCHELSEA	591000	602500	662500^	590000	680000	13	39	15.1	15.3
WINDSOR	1260000	1455500	1391500	1401500	1378000	22	54	9.4	-1.7
WINTER VALLEY	555000	550000	535000	565000	590000	72	184	6.3	4.4
WODONGA	550000	565000	615000	601000	616000	120	350	12.0	2.5
WOLLERT	680000	691300	695000	704500	710000	275	754	4.4	0.8
WONGA PARK	1300000	1267500^	1302500^	1213500^	1260000^	5	21	-3.1	3.8
WONTHAGGI	515000	525000	590000	490000	565000	24	68	9.7	15.3
WOODEND	965000	770000	950000	892500	922000	17	70	-4.5	3.3
WOODSTOCK	858800^	720000^	657000	627000	649800	12	37	-24.3	3.6
WOOLAMAI WATERS	676300	799000	675000	648000	662600	23	53	-2.0	2.3
WOORI YALLOCK	690000	675000^	715000	735000	687500	16	36	-0.4	-6.5
WY YUNG	525000^	568000^	515000^	432000^	592500^	4	15	12.9	37.2
WYNDHAM VALE	591000	585000	574000	595000	608500	182	512	3.0	2.3
YACKANDANDAH	820000^	742000^	614000^	833000^	810000^	4	14	-1.2	-2.8
YALLAMBIE	960000	1145000^	997500^	980000	964000	10	29	0.4	-1.6
YALLOURN NORTH	340000	330000^	297500^	465400^	347000	10	26	2.1	-25.4
YARRA GLEN	820000^	902000^	940000^	814500^	950000^	9	25	15.9	16.6
YARRA JUNCTION	767500	715000^	657500^	748000	845000^	9	28	10.1	13.0
YARRAGON	550000^	620000^	560000	645000	538000^	6	30	-2.2	-16.6
YARRAM	400000^	425000^	382500^	305000^	395000^	8	22	-1.3	29.5
YARRAVILLE	1175000	1170000	1100000	1140000	1168800	54	180	-0.5	2.5
YARRAWONGA	642500	619000	552500	620000	655000	42	135	1.9	5.6

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MEDIAN HOUSE PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
YEA	575000^	507500	745000^	525000^	690000	17	30	20.0	31.4
YINNAR	468500^	575000^	422000^	390000^	553000^	4	17	18.0	41.8

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
ABBOTSFORD	522300	519500	512300	595000	510000	84	251	-2.3	-14.3
ABERFELDIE	428200	832500^	810000^	582000	595000^	8	23	39.0	2.2
AIRPORT WEST	670000	719000	654500	675000	713500	36	96	6.5	5.7
ALBERT PARK	1212500^	682500	1090000^	810000^	735000	11	22	-39.4	-9.3
ALBION	330000	261000	410000	286000	350000	28	65	6.1	22.4
ALFREDTON	448000^	340000^	387500	390000	407000^	7	27	-9.2	4.4
ALPHINGTON	826500	860000	825000	987500	840000	31	90	1.6	-14.9
ALTONA	660000	707500	753500	690000	672000	57	139	1.8	-2.6
ALTONA EAST	750000^	680000^	728000^	782500^	600000^	3	13	-20.0	-23.3
ALTONA MEADOWS	505000^	580000^	568800^	610000^	565000^	6	20	11.9	-7.4
ALTONA NORTH	720000	741000	715000	812800	730000	21	54	1.4	-10.2
ARARAT	300000^	390000^	300000^	270000^	185000^	9	22	-38.3	-31.5
ARDEER	575000^	614000^	557500^	600000^	545000^	8	24	-5.2	-9.2
ARMADALE	620000	783000	630000	698500	695000	55	177	12.1	-0.5
ASCOT VALE	517500	502500	500000	540000	540000	37	109	4.3	0.0
ASHBURTON	1457500^	1210000	1225000^	1740000^	1040000^	7	21	-28.6	-40.2
ASHWOOD	1345000	808000	1120500	1030000	848400	16	37	-36.9	-17.6
ASPENDALE	810000	800000	821900	948500	848800	18	43	4.8	-10.5
AVONDALE HEIGHTS	690000^	769000^	675000^	773500	741000^	9	24	7.4	-4.2
BACCHUS MARSH	345000^	450000^	435000^	427000	452500	12	31	31.2	6.0
BAIRNSDALE	540000^	332000^	332000*	215000^	715000^	1	9	32.4	232.6
BALACLAVA	550000	607500	530000	580000	567500	24	94	3.2	-2.2
BALLAN	440000^	395000^	530000^	428000^	540000^	5	9	22.7	26.2
BALLARAT CENTRAL	412000	418500^	365000^	410000^	433000^	7	21	5.1	5.6
BALLARAT EAST	350000^	345000^	365000^	378500^	410000	20	34	17.1	8.3
BALLARAT NORTH	457500^	327500	410000	685000^	460000^	5	16	0.5	-32.8
BALWYN	800000	830300	696000	801500	808000	53	119	1.0	0.8
BALWYN NORTH	1249400	980500	1312500	1042500	1035000	16	47	-17.2	-0.7
BARWON HEADS	1025000^	1130000^	890000^	989500^	975000^	7	16	-4.9	-1.5
BAXTER	640000^	640000*	592000^	684000^	650000^	3	9	1.6	-5.0
BAYSWATER	670000	725000	655000	688500	688000	51	131	2.7	-0.1
BAYSWATER NORTH	650000	670000	646000	690000	702000	31	86	8.0	1.7
BEACONSFIELD	715000^	582000^	602500^	540000^	720000^	5	14	0.7	33.3
BEAUMARIS	1042500	1280000	1237500	1100000	1104000	18	53	5.9	0.4

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
BELL PARK	485000^	555000^	510000 ^	530000^	535500	10	23	10.4	1.0
BELL POST HILL	435500^	413500^	400000 ^	450000^	391000^	1	7	-10.2	-13.1
BELLFIELD (BANYULE)	686800^	620000^	912500	875000^	870000^	7	20	26.7	-0.6
BELMONT	550000	546500	585000	520300	545000	33	79	-0.9	4.8
BENALLA	332500	320000^	340000 ^	344500	333500	10	29	0.3	-3.2
BENDIGO	530000^	482500^	536000 ^	505000^	425000^	7	21	-19.8	-15.8
BENTLEIGH	711300	795000	742500	780000	730000	57	156	2.6	-6.4
BENTLEIGH EAST	930500	880000	985000	1105000	1095000	61	204	17.7	-0.9
BERWICK	660000	657000	730000	680000	685000	39	94	3.8	0.7
BITTERN	660000*	571000^	775000	787500^	795000^	6	21	NA	1.0
BLACK HILL	420000^	337000^	376000 ^	435000^	452500^	6	13	7.7	4.0
BLACK ROCK	927500	1325500	935000	1200000^	1465000	11	38	58.0	22.1
BLACKBURN	659500	765000	855000	1050000	755000	61	153	14.5	-28.1
BLACKBURN NORTH	910000^	791500	818000 ^	788000^	830600	10	22	-8.7	5.4
BLACKBURN SOUTH	840000	700000	940000	712500^	977900^	8	29	16.4	37.3
BONBEACH	775000	648000	740300	705000	713000	32	93	-8.0	1.1
BORONIA	671000	640000	645000	680000	710000	59	195	5.8	4.4
BOX HILL	592500	599500	618000	499900	515000	165	424	-13.1	3.0
BOX HILL NORTH	950000	843000	858000	1015000	938000	35	77	-1.3	-7.6
BOX HILL SOUTH	851500	930500	925000	985000	955000	27	60	12.2	-3.0
BRAYBROOK	627000	640000	637500	630000	625000	27	71	-0.3	-0.8
BRIAR HILL	867000^	1050000^	730000 ^	831000^	765000^	7	23	-11.8	-7.9
BRIGHT	665000^	590000^	600000 ^	670000^	650000^	5	11	-2.3	-3.0
BRIGHTON	1137500	1585000	1600000	1260000	1325000	73	221	16.5	5.2
BRIGHTON EAST	1175000	1200000	1297500	1010500	1380500	20	78	17.5	36.6
BROADMEADOWS	450000	470000	456000	492500	500000	33	106	11.1	1.5
BROOKLYN	704000^	650000	590000	604800	647500	16	46	-8.0	7.1
BROWN HILL	350000^	363800^	360000 ^	459000^	430000^	6	15	22.9	-6.3
BRUNSWICK	567500	600000	560000	607000	640000	123	351	12.8	5.4
BRUNSWICK EAST	545000	532000	532500	537500	551000	115	283	1.1	2.5
BRUNSWICK WEST	450000	511000	430000	490000	515000	75	227	14.4	5.1
BULLEEN	555000^	720000	926000	820000	800000	17	43	44.1	-2.4
BUNDOORA	471300	465000	465000	456300	530000	67	174	12.5	16.2
BURNLEY	305000^	300000^	527000 ^	643000^	506500^	6	13	66.1	-21.2

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
BURWOOD	764500	727300	771000	867500	841500	46	134	10.1	-3.0
BURWOOD EAST	922500	620000	610000	720500	851800	31	70	-7.7	18.2
CAIRNLEA	400000^	418000	411400 ^	427500^	407500^	6	15	1.9	-4.7
CALIFORNIA GULLY	307000*	315500^	445000 ^	350000^	400000^	3	11	NA	14.3
CAMBERWELL	930000	875000	861000	930000	936000	63	164	0.6	0.6
CANADIAN	390000^	363700	380000	385500	450000	10	33	15.4	16.7
CANTERBURY	875000	1080000	1364300	1251100	960000^	7	30	9.7	-23.3
CAPEL SOUND	550000^	625000	672500	742000	725000	16	45	31.8	-2.3
CARLTON	412000	460000	357000	332500	335000	125	367	-18.7	0.8
CARLTON NORTH	678000	665000^	730000 ^	781500^	730000^	5	18	7.7	-6.6
CARNEGIE	607500	630000	655000	683000	589000	124	336	-3.0	-13.8
CAROLINE SPRINGS	515000	495000	460000	500000	550000	19	56	6.8	10.0
CARRUM	745000	847500	810000	762500	804000	30	66	7.9	5.4
CARRUM DOWNS	590000	576300	607000	609000	640000	51	141	8.5	5.1
CASTLEMAINE	505000^	620000^	522500 ^	536500^	536500*	0	4	NA	NA
CAULFIELD	605100	964500	650500	751500	940000	29	77	55.4	25.1
CAULFIELD EAST	945000^	660000^	360000 ^	943200^	967500^	4	12	2.4	2.6
CAULFIELD NORTH	665000	658000	641000	612500	594000	58	194	-10.7	-3.0
CAULFIELD SOUTH	809000	925000	875000	1100000	930000	37	124	15.0	-15.5
CHADSTONE	630000	545000	990000	893000	840400	22	77	33.4	-5.9
CHELSEA	635500	711000	719800	709000	686000	45	132	7.9	-3.2
CHELSEA HEIGHTS	743500^	712500^	858500 ^	778000^	747500^	4	10	0.5	-3.9
CHELTENHAM	665000	705000	612500	663000	650000	58	172	-2.3	-2.0
CHELTENHAM EAST	630000^	630000^	755000 ^	737500^	836000^	6	21	32.7	13.4
CHELTENHAM NORTH	802000^	800000^	730000 ^	670000	740000	11	29	-7.7	10.4
CHIRNSIDE PARK	701300	722500	715000	595000	750000^	9	33	7.0	26.1
CLARINDA	697500^	757500^	810000 ^	835500^	805000^	6	18	15.4	-3.7
CLAYTON	753900	697000	682500	695000	795000	67	197	5.5	14.4
CLAYTON NORTH	840000^	450000	445000 ^	478000	890000	11	30	6.0	86.2
CLAYTON SOUTH	715000	517500	501000	720000	530000	16	52	-25.9	-26.4
CLIFTON HILL	885000	880000	860000 ^	719500	745000	13	47	-15.8	3.5
CLYDE NORTH	472000	618000^	588000 ^	612500^	595000^	2	5	26.1	-2.9
COBURG	566000	675000	706000	625000	616300	78	212	8.9	-1.4
COBURG EAST	660000	555000	312500 ^	787500	478000	13	33	-27.6	-39.3

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
COBURG NORTH	700000	635000^	732500	690000^	719000^	9	26	2.7	4.2
COLAC	380000	427000^	451000^	488000^	365000^	4	20	-3.9	-25.2
COLLINGWOOD	597000	580000	630000	660000	639000	71	184	7.0	-3.2
CORIO	352500^	388800^	377500^	325000^	405500	14	19	15.0	24.8
COWES	392000^	640000^	654300^	425000^	512500^	6	18	30.7	20.6
COWES WEST	630000^	865000	686300^	661000^	645000	11	23	2.4	-2.4
CRAIGIEBURN	450000	420300	453500	482500	460000	81	201	2.2	-4.7
CRANBOURNE	477000	458000	514000	492500	537000	31	93	12.6	9.0
CRANBOURNE EAST	522500^	520000^	582500^	525000^	562500^	8	19	7.7	7.1
CRANBOURNE NORTH	522500^	482100^	457500^	560200^	530000^	9	20	1.4	-5.4
CRANBOURNE WEST	508200	575000^	522500^	492500^	575000	10	24	13.1	16.8
CREMORNE	520000	531000^	607500	670000	595500	10	35	14.5	-11.1
CRIB POINT	605000^	640000^	476000^	590000^	580000^	9	17	-4.1	-1.7
CROYDON	725000	660000	720000	683500	760000	107	314	4.8	11.2
CROYDON NORTH	790000	700000	721800^	662500	708000	16	34	-10.4	6.9
CROYDON SOUTH	820400^	735000^	815000^	835000^	816500	12	23	-0.5	-2.2
DALLAS	480000^	417500^	452500^	450000^	475000^	5	18	-1.0	5.6
DANDENONG	405000	420000	400000	440000	450000	133	378	11.1	2.3
DANDENONG NORTH	575000	585000	560000	597700	571800	30	61	-0.6	-4.3
DARLEY	413500^	433800^	410000^	470000^	410000^	9	26	-0.8	-12.8
DEEPDENE	1625000^	1701000^	823500^	1477500^	846000^	6	14	-47.9	-42.7
DEER PARK	488300	512500	515000^	551500	570000	15	44	16.7	3.4
DELAHEY	512500^	468800^	593500^	560000^	620000^	5	9	21.0	10.7
DIAMOND CREEK	840000	810000	750500^	887500^	773100	10	22	-8.0	-12.9
DINGLEY VILLAGE	768000^	732500	697500	820000	801300^	9	29	4.3	-2.3
DOCKLANDS	615000	565000	637500	585000	532500	164	419	-13.4	-9.0
DONCASTER	634900	618100	595000	620000	585000	105	275	-7.9	-5.6
DONCASTER EAST	891500	962500	942500	765000	922500	66	199	3.5	20.6
DONVALE	880000	872500^	710000^	870000	832000	23	45	-5.5	-4.4
DOREEN	538000^	480800^	575000^	525400^	600000^	9	20	11.5	14.2
DOVETON	561500	540000	530000	565000	565000	25	74	0.6	0.0
DROMANA	782500^	792500^	850000	869500	740000^	5	30	-5.4	-14.9
DROUIN	436800	475000	440000	445000	490500	20	53	12.3	10.2
DRYSDALE	583500^	547500^	495000^	550000^	572500^	6	19	-1.9	4.1

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
EAGLEHAWK	397500^	287500	367000 ^	423000^	500000^	4	10	25.8	18.2
EAGLEMONT	801300^	1680000^	1685000 ^	640000^	1250000^	9	19	56.0	95.3
EAST BENDIGO	468800^	486000^	540000 ^	537500^	412500^	8	14	-12.0	-23.3
EAST GEELONG	515000^	585000^	592500 ^	474500^	490000^	1	11	-4.9	3.3
EAST MELBOURNE	892500	700000	851000	613500	730000	29	69	-18.2	19.0
ECHUCA	472500	450000	400000	395000	425000	11	40	-10.1	7.6
EDITHVALE	807500	797500	900000	870000	842500	26	60	4.3	-3.2
ELSTERNWICK	740000	625000	756000	705000	785300	44	142	6.1	11.4
ELTHAM	708000	787000	745000	840000	900000	29	65	27.1	7.1
ELWOOD	602000	658000	620000	627500	650000	117	320	8.0	3.6
ENDEAVOUR HILLS	590000	615000^	690000	731000^	622500	10	32	5.5	-14.8
EPPING	481500	507000	475000	560000	505000	51	123	4.9	-9.8
ESSENDON	497500	565000	575000	530000	550000	94	269	10.6	3.8
ESSENDON NORTH	406500	370000	380000	430000	406000	18	71	-0.1	-5.6
ESSENDON WEST	757500*	730000^	865000 ^	982500^	845000^	4	12	NA	-14.0
EUMEMMERRING	580000^	590000^	577500 ^	607500	532500	10	28	-8.2	-12.3
FAIRFIELD	615000	600000	630000	597000	518000	43	88	-15.8	-13.2
FAWKNER	533500	575000	595000	612600	631000	36	87	18.3	3.0
FERNTREE GULLY	665000	680000	699000	689300	722500	44	122	8.6	4.8
FISHERMANS BEND	895000	875000	870000	906500	832500	27	69	-7.0	-8.2
FITZROY	766000	826500	772500	835000	740000	45	116	-3.4	-11.4
FITZROY NORTH	778000	647500	583500	626500	705500	44	106	-9.3	12.6
FLEMINGTON	405000	410000	781200	583000	499500	45	183	23.3	-14.3
FLORA HILL	465000	417500	440000 ^	460500	439500	12	32	-5.5	-4.6
FOOTSCRAY	465000	495000	460000	455000	412300	122	360	-11.3	-9.4
FOREST HILL	786500	595000	870000	760000	765000	20	52	-2.7	0.7
FRANKSTON	537500	517500	560000	557500	560500	144	386	4.3	0.5
FRANKSTON SOUTH	688000	725000	708000	792500	765000	13	52	11.2	-3.5
GARDENVALE	540000^	1425000^	1042500 ^	520000^	827000^	6	16	53.1	59.0
GEELONG	612000	599500	683300	648800	475000	33	81	-22.4	-26.8
GEELONG WEST	550000	418800	335000	405000	490000	20	51	-10.9	21.0
GISBORNE	595000^	486000^	555000 ^	610000^	519000	16	32	-12.8	-14.9
GLEN HUNTLY	641300	595000	618500	585000	668000	29	104	4.2	14.2
GLEN IRIS	745000	755000	659000	620000	635000	105	283	-14.8	2.4

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
GLEN WAVERLEY	860000	917500	888000	835000	987500	78	167	14.8	18.3
GLENROY	553300	575000	575000	626000	644000	131	321	16.4	2.9
GOLDEN POINT (BALLARAT)	355000^	445000^	375000 ^	350000^	335000^	5	14	-5.6	-4.3
GOLDEN SQUARE	435000	485000	493500	525000	438800	14	45	0.9	-16.4
GOWANBRAE	750000^	667000^	735000 ^	735000*	811000^	4	6	8.1	NA
GREENSBOROUGH	705000	710000	730000	745800	775500	32	87	10.0	4.0
GREENVALE	557500^	733000^	572500 ^	605000^	657500^	4	13	17.9	8.7
GROVEDALE	490500	520000^	485000	507000	515000	13	45	5.0	1.6
HADFIELD	660000	631500	506300	650000	650000	17	54	-1.5	0.0
HALLAM	541000	530000	502500 ^	595000^	646100	20	36	19.4	8.6
HAMILTON	266500^	290000^	364500 ^	270000^	337500	10	19	26.6	25.0
HAMLYN HEIGHTS	485200	595000^	550000	630000	547500	14	42	12.8	-13.1
HAMPTON	915000	965000	870000	970000	932500	41	135	1.9	-3.9
HAMPTON EAST	801500^	1131300^	980500 ^	1050000	865000	10	27	7.9	-17.6
HAMPTON PARK	555000	580000	572900	560500	598500	34	68	7.8	6.8
HARKNESS	445000	421300^	410000 ^	400000^	445000	13	25	0.0	11.3
HASTINGS	510000	560000	527500	554500	597500	18	52	17.2	7.8
HAWTHORN	590000	575000	600000	536000	581000	127	396	-1.5	8.4
HAWTHORN EAST	625500	646300	596000	590000	635000	89	262	1.5	7.6
HEALESVILLE	690000^	640000	580000 ^	530000	680000^	9	28	-1.4	28.3
HEATHMONT	860000	683000	842500	850000	753000	21	54	-12.4	-11.4
HEIDELBERG	667500	650000	633900	635000	650000	33	94	-2.6	2.4
HEIDELBERG HEIGHTS	712000	747500	723000	710500	748000	35	115	5.1	5.3
HEIDELBERG WEST	620000	665000	722500	752500	650000	24	84	4.8	-13.6
HERNE HILL	400000^	340000	505000	300000^	395000	11	36	-1.3	31.7
HIGHETT	638000	651000	673800	677000	710000	49	148	11.3	4.9
HIGHTON	490000	514300	520500	537500	505500	30	86	3.2	-6.0
HILLSIDE (MELTON)	555000^	557500^	577000 ^	565000^	520000^	6	15	-6.3	-8.0
HOPPERS CROSSING	452500	431000	438000	450000	483500	20	57	6.9	7.4
HORSHAM	288300	389500^	343500	372500^	375000	19	36	30.1	0.7
HUGHESDALE	555000	841000	535000	670000	713500	28	66	28.6	6.5
HUNTINGDALE	693000^	590000^	667500 ^	889500^	435000^	4	14	-37.2	-51.1
INVERLOCH	650000^	607500^	560000 ^	727500^	970000^	5	20	49.2	33.3
IVANHOE	750000	770000	720000	650000	715000	60	177	-4.7	10.0

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

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								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
IVANHOE EAST	1290000^	1016500^	895000	873500	1085000	12	33	-15.9	24.2
JACANA	445000^	480000^	576000^	570500^	550000^	7	20	23.6	-3.6
JOLIMONT	850000	780000	1350000^	1315000^	1091000	12	25	28.4	-17.0
KANGAROO FLAT	409000	390000	447500^	540000	438800	12	31	7.3	-18.8
KEILOR	885000^	850000^	610000^	637800^	850000^	1	4	-4.0	33.3
KEILOR DOWNS	620000^	622000	613000^	533500^	673500^	6	17	8.6	26.2
KEILOR EAST	688800	777500	635000^	720000	793800	12	31	15.2	10.2
KENNINGTON	382000	440000	550000	662500	500000	15	53	30.9	-24.5
KENSINGTON	530000	560000	482000	502500	438000	35	116	-17.4	-12.8
KERANG	257500*	262500^	262500*	275000^	275000^	3	6	NA	0.0
KEW	885500	730100	831000	875500	730000	83	236	-17.6	-16.6
KEW EAST	1043500*	751000^	645000^	1396000^	720000^	3	9	NA	-48.4
KEW NORTH	780500	943000	1022500^	977500^	965000^	7	21	23.6	-1.3
KEYSBOROUGH	682500	730000	730000	722800	710000	19	52	4.0	-1.8
KILMORE	400000^	435000^	402500^	438800^	425000	12	22	6.3	-3.1
KILSYTH	727500	692300	732500	715000	740000	37	99	1.7	3.5
KINGSBURY	485000	520000^	475000	407500	431100	10	37	-11.1	5.8
KINGSVILLE	546000^	390000	395000	500000^	348000	15	36	-36.3	-30.4
KNOXFIELD	765000	815000	752000^	793300	801000	15	40	4.7	1.0
KOO WEE RUP	550000^	495000^	550000^	450000^	565000^	1	9	2.7	25.6
KOORYONG	760000^	735000^	667500^	1731000^	730000^	1	5	-3.9	-57.8
KORUMBURRA	450000*	450000^	420000^	420000^	430000^	6	11	NA	2.4
KURUNJANG	374000*	415000^	470000^	391000^	510000^	5	13	NA	30.4
KYABRAM	379000^	345000^	320000^	320000^	313500^	6	18	-17.3	-2.0
KYNETON	700000^	455000^	520000^	580000^	755000^	3	9	7.9	30.2
LAKE WENDOUREE	520000^	575000^	502500^	512500	555000^	7	25	6.7	8.3
LAKES ENTRANCE	480000^	548800^	494000^	665000^	532500^	8	14	10.9	-19.9
LALOR	565000	516000	557500	540500	615000	21	62	8.8	13.8
LANGWARRIN	555500	596000	630000	650500	650000	35	114	17.0	-0.1
LARA	465800^	412500^	422500^	466000^	520000^	4	20	11.6	11.6
LARA LAKE	549000	475000^	457500^	570000^	530000	13	24	-3.5	-7.0
LAVERTON	548800^	490000	564000	555000	542500	18	54	-1.1	-2.3
LAVERTON SOUTH	551000^	497500^	547500	578800	527500	18	40	-4.3	-8.9
LEONGATHA	487500^	460000^	405000^	450000^	440000^	5	12	-9.7	-2.2

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
LEOPOLD	507500^	465000^	450000 ^	500000^	508800^	2	12	0.2	1.8
LILYDALE	590000	605000	626300	620000	643000	67	166	9.0	3.7
LONG GULLY	420000^	396300^	400000 ^	411500^	422200^	6	17	0.5	2.6
LONGWARRY	455000^	457500^	500000 ^	485000^	545000^	6	13	19.8	12.4
LORNE	2350000^	825000^	1550000 ^	805000^	795000^	5	16	-66.2	-1.2
LOWER PLENTY	742500	683500^	725000 ^	684000	618000	13	33	-16.8	-9.6
LYNBROOK	647500^	542500^	542500 *	600000^	695000^	5	8	7.3	15.8
MACLEOD	738500	749000	650000	819000	730000	24	60	-1.2	-10.9
MAIDSTONE	633500	680000	640000	630000	640000	39	97	1.0	1.6
MALVERN	874000	682500	650000	635000	699000	47	130	-20.0	10.1
MALVERN EAST	587000	632500	490500	571000	625200	78	218	6.5	9.5
MANIFOLD HEIGHTS	315000^	365000^	443300 ^	455000^	487500^	8	21	54.8	7.1
MANSFIELD	600000^	380000^	475000 ^	395000^	485000^	3	14	-19.2	22.8
MARIBYRNONG	485000	512500	492500	488000	440000	59	202	-9.3	-9.8
MARYBOROUGH	332000^	270000^	301000 ^	315000^	327500^	5	16	-1.4	4.0
MCCRAE	775000^	880000^	600000 ^	990000^	707500^	4	14	-8.7	-28.5
MCKINNON	921000	758000	770000	870000	952000	25	55	3.4	9.4
MEADOW HEIGHTS	490000	535000	497500	481000	525000	19	53	7.1	9.1
MELBOURNE	581600	537800	540000	582500	535000	707	2,068	-8.0	-8.2
MELTON	369000	380000^	378000	400000^	419500^	8	32	13.7	4.9
MELTON SOUTH	365000	370000	415000	392500	394000	18	47	7.9	0.4
MELTON WEST	444000^	487500^	467500 ^	368000^	419500^	4	8	-5.5	14.0
MENTONE	600000	679500	710000	651500	722500	71	204	20.4	10.9
MERBEIN	207000^	270000^	258300 ^	171500^	171500*	0	9	NA	NA
MERINDA PARK	522500^	459000^	501000 ^	605000^	540000^	6	10	3.3	-10.7
MERNDAL	541000^	517500	400000	509500	607500	16	47	12.3	19.2
MICKLEHAM	583000^	550000	597000	624000^	620600^	8	31	6.4	-0.5
MIDDLE PARK	850000^	1060000^	1067500 ^	953800	695000^	9	27	-18.2	-27.1
MILDURA	310000	325000	357500	355000	350000	51	131	12.9	-1.4
MILL PARK	515000	539800	624800	485000	599000	26	61	16.3	23.5
MITCHAM	830000	762000	889500	785000	857000	51	125	3.3	9.2
MOE	272500	242500	204500 ^	320000^	267500	16	32	-1.8	-16.4
MONT ALBERT	805000	945000^	802500	761000	797500	16	49	-0.9	4.8
MONT ALBERT NORTH	1056100	1397500	1295000 ^	1115000	1340000	17	40	26.9	20.2

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
MONTMORENCY	907500	846300	875000	893500	735000	14	52	-19.0	-17.7
MOONEE PONDS	610000	570000	550700	560000	545000	96	246	-10.7	-2.7
MOORABBIN	840000	757500	725000	765000	772500	26	69	-8.0	1.0
MOOROOLBARK	699000	652000	707500	700000	710000	37	106	1.6	1.4
MOOROOPNA	295000^	340000	223800 ^	355800^	345000	17	27	16.9	-3.0
MORDIALLOC	670000	670000	785000	670000	633000	25	91	-5.5	-5.5
MORNINGTON	775000	800000	728800	780000	917500	54	177	18.4	17.6
MORWELL	300000^	264500	232500	272500	322000	25	51	7.3	18.2
MOUNT CLEAR	410000^	350000^	408000 ^	450000^	445000^	8	22	8.5	-1.1
MOUNT ELIZA	860000	882500	743000	886300^	785000	17	35	-8.7	-11.4
MOUNT EVELYN	672000^	822500^	810000 ^	724300^	712500^	6	11	6.0	-1.6
MOUNT MARTHA	605000^	891000^	850000	850000^	755000^	6	24	24.8	-11.2
MOUNT PLEASANT	382500^	400000^	369000 ^	442500^	442000	10	18	15.6	-0.1
MOUNT WAVERLEY	1058000	1080000	1071000	1122500	1100000	65	157	4.0	-2.0
MULGRAVE	1025000^	843000	797500	690000^	1060000	12	29	3.4	53.6
MURRUMBEENA	586000	815000	528000	562000	343000	65	152	-41.5	-39.0
NAGAMBIE	472500^	465000^	480000 ^	590000^	465000^	5	8	-1.6	-21.2
NARRE WARREN	570000	564000	601500	610000	600000	28	75	5.3	-1.6
NARRE WARREN SOUTH	615000^	599000^	667500 ^	672500^	740000^	6	16	20.3	10.0
NEWBOROUGH	450000*	240000^	195000 ^	318000^	311000^	6	17	NA	-2.2
NEWCOMB	479000^	485500^	492500 ^	458000^	431000	12	27	-10.0	-5.9
NEWPORT	761600	723000	880000	690000	755000	26	91	-0.9	9.4
NEWTOWN (GREATER GEELON	567500	625000	514500	627500	645000	23	67	13.7	2.8
NIDDRIE	770000^	752500	662500	867500	768000^	9	31	-0.3	-11.5
NOBLE PARK	520000	550000	536900	600000	580000	91	251	11.5	-3.3
NOBLE PARK NORTH	630000^	612000^	520000 ^	625000^	558600^	1	10	-11.3	-10.6
NORLANE	402500^	395000	384000 ^	438500	445000	18	36	10.6	1.5
NORTH BENDIGO	484500^	400000	337500 ^	447500^	427000	11	26	-11.9	-4.6
NORTH GEELONG	420000^	298000^	485000 ^	497500^	537500^	4	15	28.0	8.0
NORTH MELBOURNE	501500	480000	522000	517500	522500	97	280	4.2	1.0
NORTHCOTE	630000	620000	603800	603000	692500	56	193	9.9	14.8
NOTTING HILL	373800	432000	443500	400000^	468000	11	36	25.2	17.0
NUNAWADING	827500	772500	695000	838500	633000	19	68	-23.5	-24.5
OAK PARK	687500	644300	633000	630000	690000	25	79	0.4	9.5

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
OAKLEIGH	604000	560000	520500	560000	597000	35	86	-1.2	6.6
OAKLEIGH EAST	820000	712000^	748500	935500	838000	13	44	2.2	-10.4
OAKLEIGH SOUTH	833000	712000	760000	815000	874000	20	62	4.9	7.2
OCEAN GROVE	785000	580000^	742000^	911000^	750000	15	32	-4.5	-17.7
OFFICER	575000^	560000	547800^	529000	580500^	8	26	1.0	9.7
ORMOND	565000	619000	587300	650000	635000	44	107	12.4	-2.3
OSBORNE	800000^	767500	870000^	816000	845000	15	33	5.6	3.6
PAKENHAM	477500	497500	490000	513800	540100	57	176	13.1	5.1
PARKDALE	750000	780000	831300	808000	770000	39	101	2.7	-4.7
PARKVILLE	520000	560000	560000	507500	510000	28	77	-1.9	0.5
PASCOE VALE	627500	640000	640500	663500	686000	76	276	9.3	3.4
PASCOE VALE SOUTH	685000	650000	730000	793000	610000	14	45	-10.9	-23.1
PATTERSON LAKES	692500	700000^	675000	727500	725000	13	53	4.7	-0.3
PAYNESVILLE	444000^	462500^	480000^	340000^	545000^	3	9	22.7	60.3
PEARCEDALE	650000^	762500^	777500^	777500*	743800^	2	4	14.4	NA
POINT COOK	512500	543500	561000	581300	600000	27	65	17.1	3.2
PORT MELBOURNE	765000	752800	750000	685200	742500	98	276	-2.9	8.4
PORTARLINGTON	1112500^	575000^	547500^	520000^	649000^	3	8	-41.7	24.8
PORTLAND	304000^	295000^	395000^	270000^	280000	11	24	-7.9	3.7
PRAHRAN	473000	582500	493500	518000	504000	106	304	6.6	-2.7
PRESTON	612000	602000	650000	525000	605000	173	419	-1.1	15.2
QUARRY HILL	435800^	471000^	463500^	370000^	400000^	5	12	-8.2	8.1
RED CLIFFS	92500^	270000^	374000^	326000^	317500^	2	9	243.2	-2.6
REDAN	350000	325000	375000^	358500	370000	17	41	5.7	3.2
RESERVOIR	625000	657300	655000	650000	674000	183	529	7.8	3.7
RICHMOND	540000	572500	550000	562500	630000	163	431	16.7	12.0
RIDDELLS CREEK	642500^	570000^	520000^	592500^	614000^	8	14	-4.4	3.6
RINGWOOD	646000	620000	599000	625000	655000	79	265	1.4	4.8
RINGWOOD EAST	753500	730000	717500	695000	802000	31	81	6.4	15.4
RINGWOOD NORTH	980000^	860000^	730000^	665000^	875000^	5	15	-10.7	31.6
RIPPLESIDE	732500^	1200000^	1000500^	810000^	1520000^	3	12	107.5	87.7
RIPPONLEA	355000^	630000^	580000^	476300	713500^	7	20	101.0	49.8
ROCKBANK	590000^	470000^	540000^	576500^	585000^	5	16	-0.8	1.5
ROMSEY	565000^	546000^	530000^	553500^	530000^	7	18	-6.2	-4.2

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Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
ROSANNA	894500	839500	1050000	774000	850000	29	69	-5.0	9.8
ROSEBUD	710000	680000	642500	728000	690000	31	72	-2.8	-5.2
ROSEBUD SOUTH	690000^	735000^	770000 ^	935000^	757500^	2	11	9.8	-19.0
ROWVILLE	678500	730000	660000	697500	807000	25	66	18.9	15.7
ROXBURGH PARK	507500^	483000	517500 ^	505000	460000	11	29	-9.4	-8.9
RYE	637500^	907500 ^	675000 ^	542500^	620000^	1	10	-2.7	14.3
SAFETY BEACH	1045000^	1075000	855000	730000	825000	11	43	-21.1	13.0
SALE	360000	327000	380000	325000	335000	16	46	-6.9	3.1
SAN REMO	640000^	515000^	536000 ^	632500^	402500^	6	17	-37.1	-36.4
SANCTUARY LAKES	665000^	680000^	620000	677500^	610000	11	30	-8.3	-10.0
SANDHURST	745000^	705000^	770000 ^	723000^	810000^	5	10	8.7	12.0
SANDRINGHAM	633000	800000	720000	712500	787500	44	130	24.4	10.5
SCORESBY	672500^	800000^	767000 ^	1092500^	655000	10	20	-2.6	-40.1
SEAFORD	661000	625000	625000	580000	693500	64	159	4.9	19.6
SEBASTOPOL	345000	355000	340000	365000	374500	34	101	8.6	2.6
SEDDON	507000^	490000	629600 ^	850000^	572500^	8	17	12.9	-32.6
SEYMOUR	400000^	545000^	222000 ^	233000	142500^	6	26	-64.4	-38.8
SHEPPARTON	389000	370000	470000	380000	389000	41	99	0.0	2.4
SKYE	630000^	557500^	575000 ^	559000^	594000^	8	21	-5.7	6.3
SOLDIERS HILL	340000^	380000^	555000 ^	380000^	475000^	5	11	39.7	25.0
SOMERVILLE	615000	640100	655000	605000	620000	17	49	0.8	2.5
SOUTH GEELONG	930000^	537500^	505000 ^	505000*	600000^	5	6	-35.5	NA
SOUTH KINGSVILLE	692500	770000^	720000 ^	520000^	700000^	9	21	1.1	34.6
SOUTH MELBOURNE	618000	645000	596900	591000	657500	88	245	6.4	11.3
SOUTH MORANG	555000	540000	505000	535000	560000	25	66	0.9	4.7
SOUTH YARRA	560000	597500	580000	590000	560000	209	667	0.0	-5.1
SOUTHBANK	609000	590000	600000	552500	579500	302	841	-4.8	4.9
SPOTSWOOD	619000	755000^	667500 ^	1170000^	920000^	2	12	48.6	-21.4
SPRING GULLY	457800	376000^	463800 ^	398500^	392500^	7	19	-14.3	-1.5
SPRINGVALE	600000	632500	642000	625000	615000	37	91	2.5	-1.6
SPRINGVALE SOUTH	623000	705000^	604000 ^	600000	615000	14	35	-1.3	2.5
ST ALBANS	500000	497500	540000	542000	535000	71	186	7.0	-1.3
ST ALBANS PARK	517500^	465000^	500000 ^	496500^	357000^	6	13	-31.0	-28.1
ST KILDA	529000	524000	535000	490000	500000	177	525	-5.5	2.0

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

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								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
ST KILDA EAST	582800	570000	615000	615000	557800	84	238	-4.3	-9.3
ST KILDA WEST	572500	503000	422500	555000	645000	22	64	12.7	16.2
ST LEONARDS	310000^	850000^	542500	386300^	477500^	4	16	54.0	23.6
STAWELL	256000^	545000^	215000 ^	290000^	225000^	5	13	-12.1	-22.4
STRATHDALE	442500^	365000^	380000 ^	400000^	430500^	6	16	-2.7	7.6
STRATHFIELDSAYE	785000^	680000 ^	680000 *	680000*	680000*	0	0	NA	NA
STRATHMORE	760000	727000	688000 ^	730000	692800	14	35	-8.8	-5.1
STUDFIELD	754000^	706300^	832000 ^	725000^	870000^	3	14	15.4	20.0
SUNBURY	507500	528600	506000	495300	510000	31	90	0.5	3.0
SUNSHINE	453000	502000	547000	600000	529400	18	60	16.9	-11.8
SUNSHINE NORTH	540000	603000	641000	415000	600000	32	74	11.1	44.6
SUNSHINE WEST	580000	580000	600000	646500	550000	25	65	-5.2	-14.9
SURREY HILLS	865000	865000	815000	1106000	850000	31	90	-1.7	-23.1
SWAN HILL	300000^	415000^	299000 ^	390000^	355000^	7	20	18.3	-9.0
SYDENHAM	505000	487500	492500	487000	470000	23	68	-6.9	-3.5
SYNDAL	964500	1075000	1145000 ^	1215000	826500	14	36	-14.3	-32.0
TARNEIT	452800	460000	440000	480000	495000	22	58	9.3	3.1
TATURA	315000^	351000^	285000 ^	300000^	311300^	4	14	-1.2	3.8
TAYLORS HILL	573500^	562500^	551300 ^	562000^	605000^	3	8	5.5	7.7
TAYLORS LAKES	641000^	525000^	590000 ^	553500^	500000^	3	11	-22.0	-9.7
TEMPLESTOWE	969500	900000	613800	956300	895300	30	68	-7.7	-6.4
TEMPLESTOWE LOWER	1060000	828000	903500	920000	900000	18	55	-15.1	-2.2
THOMASTOWN	526500	475300	520000	561000	590000	33	91	12.1	5.2
THORNBURY	515000	568500	569500	458800	600000	71	185	16.5	30.8
TOORAK	841000	805000	924300	1000000	1092800	78	201	29.9	9.3
TORQUAY	845000	902500	773500	827500	760000	21	45	-10.1	-8.2
TRAFALGAR	495000^	340000^	530000 ^	535000^	502500^	4	10	1.5	-6.1
TRARALGON	325000	320300	360000	315000	297500	38	76	-8.5	-5.6
TRAVANCORE	362000	365000	347500	356300	357500	20	62	-1.2	0.4
TRUGANINA	490000	447000	515000 ^	522000	527500	17	43	7.7	1.1
TULLAMARINE	562000	560000	576300	535000	600000	33	80	6.8	12.1
TYABB	560000^	660000^	597500 ^	705000^	610000^	4	10	8.9	-13.5
UPPER FERNTREE GULLY	440000^	503000^	500500 ^	422500^	660000^	2	9	50.0	56.2
VERMONT	933900	910000	872500	1005000	842800	16	48	-9.8	-16.1

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MEDIAN UNIT PRICES

Jul-Sep 2024 to Jul-Sep 2025

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								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
VERMONT SOUTH	732500^	1078800^	1104000^	875000	1020500	11	30	39.3	16.6
VIEWBANK	672400	705000^	900000^	750000^	900000^	5	15	33.9	20.0
WALLAN	416500	450000^	452500^	452000^	484300	10	25	16.3	7.1
WALLAN EAST	470000^	450000^	440000^	445000^	482000^	8	12	2.6	8.3
WANGARATTA	355000	332500	360800	325000	407500	13	37	14.8	25.4
WANTIRNA	700000	699000	764500	682500	761400	17	47	8.8	11.6
WANTIRNA SOUTH	506500	500000	490000	522500	515000	23	60	1.7	-1.4
WARRAGUL	450000	421500	435000	425000	398000	14	41	-11.6	-6.4
WARRNAMBOOL	430000	410000	454000	433000	465000	31	96	8.1	7.4
WATSONIA	757500	800000	711000^	680000^	695000^	7	19	-8.3	2.2
WENDOUREE	295000	252000	355000	362500^	298300	22	43	1.1	-17.7
WERRIBEE	422000	419500	452500	440000	457000	51	158	8.3	3.9
WERRIBEE SOUTH	510000^	440000	487500	515000	500000	12	32	-2.0	-2.9
WEST FOOTSCRAY	598500	572500	387800	461500	500000	47	136	-16.5	8.3
WEST MELBOURNE	522000	517500	486500	530000	565500	81	234	8.3	6.7
WEST WODONGA	378500	369000	387500	381500	418500	22	51	10.6	9.7
WESTALL	615000	681000	595000	638000	762500	26	70	24.0	19.5
WESTGARTH	651000^	763000	876100	660000	600000	15	47	-7.8	-9.1
WESTMEADOWS	560000^	596000	597500	620000	585000^	9	38	4.5	-5.6
WHEELERS HILL	885400^	847500^	930500^	1200000^	1235000^	2	12	39.5	2.9
WHITE HILLS	360000^	408000^	520000^	455000^	506000^	6	14	40.6	11.2
WHITTINGTON	390000^	336300^	380000	405000^	395000	11	30	1.3	-2.5
WHITTLESEA	498500^	537500^	410000^	510000^	490000^	2	10	-1.7	-3.9
WILLIAMS LANDING	422000^	442000^	448800^	420000	418000^	5	24	-0.9	-0.5
WILLIAMSTOWN	630500	730000	960000	906000	880000	33	84	39.6	-2.9
WILLIAMSTOWN NORTH	875000^	649000^	800000^	910000^	850000^	7	18	-2.9	-6.6
WINDSOR	508500	555000	592000	520000	536000	45	125	5.4	3.1
WODONGA	372000	440000	360000	360000	410000	25	69	10.2	13.9
WOLLERT	472000	469300	470000	510000	523500	24	61	10.9	2.6
WONTHAGGI	400000^	412500^	430000^	385000	420000^	9	30	5.0	9.1
WOODEND	599000^	572000^	680000^	800000^	660000^	1	10	10.2	-17.5
WYNDHAM VALE	510000	465000	497500	477500	479000	18	40	-6.1	0.3
YARRA JUNCTION	570000^	570000*	670000^	717500^	590000^	7	10	3.5	-17.8
YARRAVILLE	700000	715000	635000	575000	610000	36	90	-12.9	6.1

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NA means insufficient data was available to create the percentage change

Victorian Property Sales Report September 2025 Quarter

MEDIAN UNIT PRICES Jul-Sep 2024 to Jul-Sep 2025									
Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
YARRAWONGA	530000	428000 ^	473500	452500	455000 ^	7	29	-14.2	0.6

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 NA means insufficient data was available to create the percentage change

Victorian Property Sales Report September 2025 Quarter

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales Jul-Sep 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
AINTREE	460000	393000	447500	430500	402000	52	112	-12.6	-6.6
ALFREDTON	250000^	250000^	232500^	220000	265000^	7	24	6.0	20.5
APOLLO BAY	397500^	380000^	380000*	420000^	410000^	3	9	3.1	-2.4
ARARAT	97300^	131400^	275000^	153500^	150000^	7	16	54.2	-2.3
ARMSTRONG CREEK	375000	300000	297000	317000	364800	116	316	-2.7	15.1
BACCHUS MARSH	300000^	223500	295000^	300000	287500^	9	34	-4.2	-4.2
BAIRNSDALE	192000^	179500^	176000^	207000^	182500^	5	15	-4.9	-11.8
BALCOMBE	846900^	955500^	928500^	1250000^	965000^	3	9	13.9	-22.8
BALLAN	275000^	345000^	360000^	290000^	306000^	6	12	11.3	5.5
BALLARAT EAST	352500^	290000^	330000^	350000^	290000^	8	14	-17.7	-17.1
BANNOCKBURN	362300^	334000^	325000^	367500^	340000	11	24	-6.1	-7.5
BARANDUDA	227500	249500	240000	228000	225000	68	93	-1.1	-1.3
BARNAWARTHA	255000^	235000^	235000^	285000^	270000^	1	4	5.9	-5.3
BEACONSFIELD	429000^	506300^	583600^	435000^	535000^	6	14	24.7	23.0
BEEAC	-	125000^	140000^	190000^	167500^	4	10	0.0	-11.8
BENALLA	175000	193000	200000	210000	201500	14	64	15.1	-4.0
BERWICK	476000	470000	546000	422500	316400	36	159	-33.5	-25.1
BEVERIDGE	319000	326200	320700	315300	327000	74	184	2.5	3.7
BONNIE BROOK	397000	368000	394000	375000	378000	17	42	-4.8	0.8
BONSHAW	275000^	250000	275000^	273000	240000	19	47	-12.7	-12.1
BOTANIC RIDGE	490000	517000	550000^	509000^	520000	21	35	6.1	2.2
BROADFORD	272500^	265000^	286500^	250000^	260000^	7	16	-4.6	4.0
BROOKFIELD	332500	280500^	285000^	397000^	331000^	8	17	-0.5	-16.6
BROWN HILL	337500^	370000^	380800^	300000^	343500^	6	11	1.8	14.5
BUNINYONG	300000^	470000^	400000^	305000^	385000^	5	11	28.3	26.2
BUNYIP	390000^	400000^	390000^	390000^	390000^	5	9	0.0	0.0
BURNSIDE	519000	571000^	583000^	572000	559000^	5	22	7.7	-2.3
CAMPBELLS CREEK	250000^	297500^	220000^	260000^	295000^	7	13	18.0	13.5
CARDIGAN	547500	557500^	555000^	450000^	586000	10	18	7.0	30.2
CHARLEMONT	314000	301000	320000	325500	340000	75	157	8.3	4.5
CHURCHILL	237000^	155000^	155000*	147500^	173000^	5	7	-27.0	17.3
CLIFTON SPRINGS	340000^	300000^	300000*	250000^	390000^	5	6	14.7	56.0
CLUNES	197500^	200000^	240000^	110000^	215000^	2	10	8.9	95.5
CLYDE	380000	374000	380000	378000	410000	102	355	7.9	8.5
CLYDE NORTH	420000	436000	414000	423000	442000	173	749	5.2	4.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES
Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
COBBLEBANK	312800*	1467100	286000^	428000	299500		12	28	NA
COBRAM	205000^	210000^	210000	208000^	210000		13	32	2.4
COLAC	273500^	260500^	147000	275000	275000		15	52	0.5
CONNEWARRE	1065000*	910000^	1125000^	1150000^	1150000*		0	4	NA
CORINELLA	265000^	265000*	475000^	275000^	320000^		3	10	20.8
COWES WEST	410800^	432500^	415000^	325000^	404500^		2	8	-1.5
CRAIGIEBURN	535000^	495000^	500000	442500^	545000^		9	30	1.9
CRANBOURNE	397000^	515000^	271500^	461500^	560000^		1	7	41.1
CRANBOURNE EAST	445000	603300	385000	396000	437000		37	78	-1.8
CRANBOURNE SOUTH	303700^	285500^	207100^	185500^	172300^		8	21	-43.3
CRANBOURNE WEST	393300	452000	409000	389000	429000		24	66	9.1
CRESWICK	205000^	205000^	195000^	205000^	220000^		3	12	7.3
CRIB POINT	455000^	467500^	470000^	455000^	491000^		2	13	7.9
DARLEY	322500^	320000^	332800^	268000^	268500^		2	10	-16.7
DAYLESFORD	23800^	355000^	390000^	297500	365000^		9	24	1,434.1
DEANSIDE	387500	375000	395000	377500	385000		103	304	-0.6
DELACOMBE	266000^	237000^	230000^	250000^	282800^		6	8	6.3
DENNINGTON	-	195000^	175000^	161000^	202500		16	30	0.0
DIAMOND CREEK	465000^	542000^	442500^	570000^	565000^		2	11	21.5
DIGGERS REST	300000	298000	314500	299000	400000		25	62	33.3
DONCASTER	-	-	1526300^	1526300*	1200000^		1	8	0.0
DONNYBROOK	325000	343000	326500	326500	353000		103	261	8.6
DOREEN	432500^	400000^	363500	417500^	388100^		5	22	-10.3
DROMANA	629000*	900000^	400000^	675000^	1035000^		3	12	NA
DROUIN	330000	365000	347500	339000	345000		24	87	4.5
DRYSDALE	630000^	2300000^	290000^	250000^	548000^		5	7	-13.0
EAGLE POINT	171000*	209000^	230000^	225000^	171300^		4	10	NA
EAST BAIRNSDALE	145000^	135000^	204000^	159000^	153000^		7	11	5.5
ECHUCA	264000	264000	295000^	269000	260500^		8	29	-1.3
ELLIMINYT	300000^	335000^	200000^	320500^	282500^		4	21	-5.8
ELTHAM	610000^	610000*	650000^	530000^	590000^		2	5	-3.3
EPPING	300000^	387500	422500^	396000^	430000^		5	20	43.3
EPSOM	285000^	307000^	301500^	305000^	308000^		4	8	8.1
EYNESBURY	459500	320000^	364000^	342000	396900		31	53	-13.6
FRANKSTON SOUTH	710000^	982300^	817000^	1150000^	690000^		2	6	-2.8

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Victorian Property Sales

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
FRASER RISE	268800	370000	365000	369000	385500	86	317	43.4	4.5
FYANSFORD	605000^	605000*	445000^	450000	460000	10	27	-24.0	2.2
GISBORNE	436000^	415500	425000	486500	432500	14	61	-0.8	-11.1
GLENGARRY	280000^	280000^	271500^	249000^	292500	21	33	4.5	17.5
GOLDEN BEACH	100000^	165500^	127500^	127300^	114500^	8	21	14.5	-10.0
GREEN LAKE	82000^	272000^	199800^	199800*	245000^	6	8	198.8	NA
GREENVALE	379000	397500	473100	472500	482200	36	124	27.2	2.0
HAMPTON PARK	450000^	395000^	395000^	377500^	545000^	2	9	21.1	44.4
HARKNESS	335000^	330000^	352000^	297500^	280000^	9	14	-16.4	-5.9
HEATHCOTE	169500*	171000^	160000^	220000^	160000^	5	10	NA	-27.3
HEYFIELD	166000*	193500^	129000^	129000^	240000^	5	11	NA	86.0
HIGHTON	500000^	385000^	421300^	447500	425000^	5	23	-15.0	-5.0
HORSHAM	215100^	169000^	223000	202000^	169000	18	36	-21.4	-16.3
HUNTLY	251000	243400	234500	230000	230000	33	94	-8.4	0.0
INVERLOCH	417500^	415000^	469000^	395000^	465000^	6	18	11.4	17.7
INVERMAY PARK	365000*	400000^	367500^	340000^	380000^	8	15	NA	11.8
IRYMPLE	175000	169800^	185000	156000^	182500	18	44	4.3	17.0
JACKASS FLAT	265000^	262000^	262500^	262000^	262000	42	55	-1.1	0.0
JEERALANG NORTH	175000*	135000^	135000*	157000^	165000^	5	6	NA	5.1
JUNCTION VILLAGE	352400^	410000^	420000^	420000	418500^	8	27	18.8	-0.4
KALKALLO	318000	271300	371000	360000	379000	62	209	19.2	5.3
KANGAROO FLAT	275000^	215000^	384800^	303500^	270000^	7	14	-1.8	-11.0
KEILOR PARK	850000*	850000*	600000^	795000^	795000*	0	2	NA	NA
KEYSBOROUGH	860000^	912500^	912500*	912500*	920000^	3	3	7.0	NA
KIALLA	270000	258000	265000	260000	250000	17	52	-7.4	-3.8
KILMORE	324900^	314900	304500	305000	305000	31	77	-6.1	0.0
KILSYTH	310000^	375000^	400000^	280000^	550000^	2	4	77.4	96.4
KORUMBURRA	287500^	287500^	240000^	220000^	300000^	3	12	4.3	36.4
KYABRAM	195800^	193000^	187000	185400	194800	15	50	-0.5	5.1
KYNETON	363500^	380000^	653000^	297000^	335000^	5	7	-7.8	12.8
LAKES ENTRANCE	237500^	182500^	193800^	235000^	185000^	8	14	-22.1	-21.3
LALOR	474000^	474000*	660000^	660000*	695000^	1	2	46.6	NA
LANGWARRIN	520000^	539000^	345000^	471800^	450000^	5	13	-13.5	-4.6
LARA	372500	389400	355000	340000	285000	99	218	-23.5	-16.2
LAVERTON SOUTH	600000^	600000*	560000^	596000^	596000*	0	2	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
LENEVA	210000	220000	235000	205000	200000	20	66	-4.8	-2.4
LEONGATHA	295000^	310000^	420000^	255000^	255000^	3	11	-13.6	0.0
LEOPOLD	350000^	341000^	366000	338000	334000	24	51	-4.6	-1.2
LOCH SPORT	137500^	335000^	97500	87000^	88000^	9	28	-36.0	1.1
LONGWARRY	237300^	600000^	600000*	245000^	320000^	8	9	34.9	30.6
LUCAS	310000	322500	337500	250000	305000	33	74	-1.6	22.0
LUCKNOW	185000	195000^	195000	190800^	170000^	3	17	-8.1	-10.9
MADDINGLEY	315000	305000	315000	305000	310000	32	74	-1.6	1.6
MAIDEN GULLY	479000^	305000	340000^	312500^	345000^	6	17	-28.0	10.4
MAMBOURIN	230000	244500	294000	216600	272000	66	170	18.3	25.6
MANOR LAKES	371000	376000	376500	320000	373500	58	199	0.7	16.7
MANSFIELD	370000^	357500^	402500^	345000^	370000^	3	17	0.0	7.2
MARONG	269000^	269000^	269000^	265000^	269000^	8	19	0.0	1.5
MARYBOROUGH	137500^	140000^	193000^	170000^	167000^	3	9	21.5	-1.8
MELTON SOUTH	289000	305000	325000	320000	339000	47	98	17.3	5.9
MERBEIN	117500^	130000^	125000^	80000	107500	10	27	-8.5	34.4
MERNDA	473000	429000	413500	370000	431300	14	63	-8.8	16.6
METUNG	199800	222100	220000^	199800^	230000^	7	23	15.1	15.1
MICKLEHAM	370500	320000	395000	393000	418000	131	611	12.8	6.4
MILDURA	178000	179000	189000	185000	181500	42	97	2.0	-1.9
MOE	198000^	234100^	226000	233300	229000	14	35	15.7	-1.9
MOOROOPNA	237500^	235000^	230000^	217500^	223000^	7	18	-6.1	2.5
MORWELL	260000^	240000^	188500^	225000	255000	11	26	-1.9	13.3
MOUNT COTTRELL	350000^	308000	420500^	292500	210000^	5	23	-40.0	-28.2
MOUNT DUNEED	304000	340000	345000	374000	398000	61	210	30.9	6.4
MOUNT ELIZA	950000^	1055000^	1118800^	1125800^	1200000^	7	15	26.3	6.6
MOUNT MARTHA	1075000^	1800000^	1285000^	817500^	1377500^	6	12	28.1	68.5
NAGAMBIE	272500^	247500^	269000^	267500^	230000^	3	14	-15.6	-14.0
NAR NAR GOON	438000	420000	406500	437500	437000	17	45	-0.2	-0.1
NAR NAR GOON NORTH	387000^	312300^	387000	387000	193700^	7	39	-49.9	-49.9
NARRE WARREN NORTH	599000^	642000^	860000^	1010000^	868500^	5	12	45.0	-14.0
NARRE WARREN SOUTH	620000^	1401300^	645000^	832500^	690000^	1	6	11.3	-17.1
NEW GISBORNE	435000^	505000^	415000^	339000^	450000^	6	15	3.4	32.7
NEWBOROUGH	245000^	190000^	200000^	200000^	236800^	6	16	-3.4	18.4
NORLANE	475000^	280000^	445000^	390000^	390000*	0	7	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
NUMURKAH	135000^	150000^	139000^	548000^	172500	10	14	27.8	-68.5
OCEAN GROVE	495000	486000	528000^	466800	467900	37	74	-5.5	0.2
OFFICER	447500	435500	462500	484000	469000	119	296	4.8	-3.1
OFFICER SOUTH	462000^	457000^	457500^	450000^	994900^	2	11	115.3	121.1
PAKENHAM	407300	393900	381000	393000	395500	40	104	-2.9	0.6
PAYNESVILLE	255000^	168800^	260000^	194000	209000^	5	24	-18.0	7.7
POINT COOK	360600	325000	574000^	560500^	650000^	7	19	80.3	16.0
POINT LONSDALE	466700^	544000^	657500^	657500	550000^	7	25	17.8	-16.3
POREPUNKAH	405000^	405000*	380000^	395000^	420000^	5	7	3.7	6.3
PORTARLINGTON	565000^	410000^	500000^	452000^	490000^	3	8	-13.3	8.4
PORTLAND	184500^	182000^	182000*	165000^	185000^	6	9	0.3	12.1
RED CLIFFS	140000^	145000^	100000^	142500^	122500^	6	13	-12.5	-14.0
ROCKBANK	316000	320000	360000	347000	350500	18	57	10.9	1.0
ROMSEY	370000^	375000^	367500^	375000^	375000	11	21	1.4	0.0
ROSEDALE	195000*	125000^	640000^	640000*	192500^	5	6	NA	NA
ROWVILLE	892000^	791400^	830000^	771000^	753000^	1	17	-15.6	-2.3
RYE	530000^	650000^	567500^	657000^	620000^	3	8	17.0	-5.6
SALE	340000^	261000^	275500^	260000^	290000^	3	8	-14.7	11.5
SAN REMO	530000^	410000^	366500^	450000^	379000	11	22	-28.5	-15.8
SANCTUARY LAKES	499100^	628000^	530000^	652500^	725000^	9	22	45.3	11.1
SEBASTOPOL	367500^	165000^	150000^	152500^	209000^	5	12	-43.1	37.0
SEYMOUR	165000^	270000^	233000^	240000^	215000^	7	15	30.3	-10.4
SHEPPARTON	266300	270000	270000	272500	272500	39	93	2.3	0.0
SHEPPARTON NORTH	264500	266500	272500	289000	292000	28	70	10.4	1.0
SKYE	539500^	578000^	545000	575000	602500	10	46	11.7	4.8
SOUTH MORANG	274500	278800^	470000^	567500^	577500^	8	17	110.4	1.8
SPRINGVALE SOUTH	519100^	498800^	512700^	520000^	530400^	4	12	2.2	2.0
ST LEONARDS	355000	350500	350000^	385000^	275000	21	38	-22.5	-28.6
STRATHFIELDSAYE	300000	302000	309000	290000	300000	15	53	0.0	3.4
STRATHTULLOH	295000	299000	350000	297000	347000	38	76	17.6	16.8
SUNBURY	357000	333500	348000	360000	365000	123	416	2.2	1.4
SUNSHINE NORTH	501500^	577500^	300000^	576000^	615000	11	17	22.6	6.8
SWAN HILL	170000	198500^	134400^	157000^	110000	22	33	-35.3	-29.9
TARNEIT	352300	360000	356700	370000	380000	284	813	7.9	2.7
TATURA	230000	210000	277500^	215000^	290000	13	28	26.1	34.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2024 to Jul-Sep 2025

Locality	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	No. of Sales Jul-Sep 2025	No. of Sales 2025	Change (%)	
								Jul-Sep 2024 to Jul-Sep 2025	Apr-Jun 2025 to Jul-Sep 2025
THOMASTOWN	544000 [^]	542000 [^]	609000 [^]	599000 [^]	614000	10	22	12.9	2.5
THORNHILL PARK	213600	359000	399000	340000	307900	48	114	44.1	-9.5
TORQUAY	690000	530000	465000	650000	650000	22	81	-5.8	0.0
TRARALGON	294000	299000	285000	281000	291000	75	149	-1.0	3.6
TRENTHAM	423500 [*]	423500 [*]	500000 [^]	420000 [^]	350000 [^]	5	7	NA	-16.7
TRUGANINA	361800	346000	323500	363500	376700	81	307	4.1	3.6
VENUS BAY	175000 [^]	210000 [^]	185000 [^]	155000 [^]	170000 [^]	8	18	-2.9	9.7
WALLAN	290000 [^]	425000 [^]	331000 [^]	335000	345000	15	46	19.0	3.0
WALLAN EAST	115000	440000	525000 [^]	380500	570000 [^]	9	27	395.7	49.8
WANGANDARY	-	315000 [^]	255000 [^]	289500 [^]	289500 [*]	0	7	NA	NA
WANGARATTA	283000	291100	294000	258000	266000	12	52	-6.0	3.1
WARRAGUL	305000	315000	300000	295000	299500	54	152	-1.8	1.5
WARRNAMBOOL	255000	253800	252500	255000	240000	45	130	-5.9	-5.9
WAURN PONDS	445000 [^]	410000 [^]	395000	429500 [^]	465000 [^]	1	19	4.5	8.3
WEIR VIEWS	258500	391000	373000	320000	387000	23	69	49.7	20.9
WERRIBEE	329000	335000	358000	349000	370000	69	283	12.5	6.0
WEST WODONGA	255000 [*]	317500	295000 [^]	200000	203800	28	61	NA	1.9
WINCHELSEA	402500	310000 [^]	415000 [^]	355000 [^]	310000	11	22	-23.0	-12.7
WINTER VALLEY	272000	252500	272000	245000	249500	62	128	-8.3	1.8
WODONGA	240000	220000 [^]	220000	250000 [^]	260000	31	45	8.3	4.0
WOLLERT	361000	385000	351000	350000	391400	130	454	8.4	11.8
WONTHAGGI	230000	259000	227500	236000	261300	14	45	13.6	10.7
WOODSTOCK	271000	156000	232900 [^]	256000	345000	13	33	27.3	34.8
WYNDHAM VALE	320000	310000	325000	320000	337500	90	202	5.5	5.5
YARRA JUNCTION	290000 [^]	392500 [^]	250000 [^]	380000 [^]	360000 [^]	3	5	24.1	-5.3
YARRAWONGA	220000	265000	222000	222000	221000	28	106	0.5	-0.5

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