

Victorian Property Sales Report

March 2024 Quarter





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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 3.5 per cent from \$777,000 to \$750,000 in the March 2024 quarter, having increased by 3.3 per cent in the previous quarter (September 2023 to December 2023). For the 12 months from March 2023 to March 2024, the median house price in Victoria remained at \$750,000.

The median price of units in Victoria decreased by 3.9 per cent from \$614,300 to \$590,000 in the March 2024 quarter, having increased by 2.4 per cent in the previous quarter. The median price of units in Victoria for the March 2024 quarter was lower than the median price of houses. For the 12 months from March 2023 to March 2024, the median unit price increased by 1.7 per cent from \$580,000 to \$590,000.

The metropolitan Melbourne median house price decreased by 3.4 per cent to \$853,000 in the March 2024 quarter and the median unit price decreased by 4.1 per cent to \$602,000. For the 12 months to March 2024, median sales prices in metropolitan Melbourne increased by 0.4 per cent for houses and increased by 1.2 per cent for units.

In the March 2024 quarter, the median house price in country Victoria decreased by 1.6 per cent to \$575,500 and units decreased by 1.2 per cent to \$420,000. Over the 12 months to March 2024, median sale prices in country Victoria increased by 0.1 per cent for houses and 1.5 per cent for units.

Of the 741 listed Victorian locations, 220 had median house price increases for the March 2024 quarter compared to 241 in the December 2023 quarter. Eight localities recorded no change, 212 showed a decrease and 268 had insufficient sales.

The maximum number of house sales for the quarter was 347 in Tarneit and there were 23 locations with 100 or more sales in the March 2024 quarter.

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



Victorian Valuer-General, Robert Marsh PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2024 indicates that the median house sale price decreased by 3.5 per cent from \$777,000 to \$750,000. Metropolitan house prices decreased by 3.4 per cent from \$882,800 to \$853,000 and country Victoria house prices decreased by 1.6 per cent to \$575,500.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to March 2024. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the March quarter of 2024 and 98 per cent for the December quarter of 2023 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the March 2024 quarter is 18,860. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the March 2024 quarter will be approximately 20,280. This is a 5.9 per cent decrease from the number of sales in the December 2023 quarter and a 20.6 per cent

increase on the same quarter the previous year (March 2023).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$882,800 in the December quarter to \$853,000 in the March 2024 quarter. This follows an increase of 3.5 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 March 2024 quarter compared to the December 2023 quarter (159 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 164 suburbs for the December quarter)

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 99 shifted from showing a median price increase for the December 2023 quarter to a median price decrease for the March 2024 quarter. For example, Berwick increased by 4.7 per cent in the December 2023 quarter, while it decreased by 2.2 per cent in the March 2024 quarter. This compares to 98 metropolitan suburbs shifting from an increase in the September 2023 quarter to a decrease in the December 2023 quarter.

Conversely, 99 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2023 quarter to a median price increase in the March 2024 quarter. This compares to 96 metropolitan suburbs shifting from a decrease in the September 2023 quarter to an increase in the December 2023 quarter.

Thirty-five metropolitan suburbs with 10 or more sales showed decreases for both the December 2023 and March 2024 quarters. Significant examples include Cranbourne and Rosebud. This compares to 45 metropolitan suburbs in the September 2023 and December 2023 quarters.



The largest median price increase for the quarter in a suburb with 10 or more sales occurred in St Kilda East, which had 17 sales and rose by 32 per cent (\$1,598,000 to \$2,110,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Black Rock, which had 14 sales and rose by 30.7 per cent to \$3,000,000.

For the quarter, Canterbury had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 24 house

sales and its median house price decreased by 22.9 per cent, from \$3,555,000 to \$2,742,500.

Coburg East experienced the second highest median price decrease in metropolitan Melbourne. It had 15 sales and its median price decreased by 22.1 per cent from \$1,220,000 to \$950,000.

Melton South's median price of \$465,000 was the lowest for metropolitan suburbs in the March 2024 quarter. It had 63 sales and its median price decreased by 6.6 per cent from the December 2023 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023– Mar 2024	% Change Dec 2023– Mar 2024
Ascot Vale	1,353,000	1,300,500	1,347,500	-0.4	3.6
Bentleigh	1,830,000	1,690,000	1,625,000	-11.2	-3.8
Bentleigh East	1,427,500	1,417,500	1,528,400	7.1	7.8
Brighton	3,300,000	3,155,000	3,377,800	2.4	7.1
Brunswick	1,322,500	1,274,000	1,330,000	0.6	4.4
Caulfield South	1,945,000	1,900,000	1,775,000	-8.7	-6.6
Elwood	2,550,000	2,005,000	2,400,000	-5.9	19.7
Footscray	855,000	933,000	965,000	12.9	3.4
Hawthorn	2,900,000	3,332,500	2,752,500	-5.1	-17.4
Kensington	971,000	995,000	1,102,500	13.5	10.8
Malvern	3,050,000	2,357,500	2,860,000	-6.2	21.3
Northcote	1,650,000	1,590,000	1,670,000	1.2	5.0
Preston	1,132,500	1,182,500	1,156,000	2.1	-2.2
Richmond	1,420,000	1,308,000	1,462,500	3.0	11.8
South Melbourne	2,270,000	1,695,000	1,610,000	-29.1	-5.0
South Yarra	2,700,000	2,409,000	2,162,500	-19.9	-10.2
Toorak	6,630,000	6,090,000	4,805,000	-27.5	-21.1
Williamstown	1,470,000	1,637,500	1,664,000	13.2	1.6

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

Suburb	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023–Mar 2024	% Change Dec 2023–Mar 2024
Balwyn	2,800,000	2,879,000	3,187,400	13.8	10.7
Blackburn	1,535,000	1,600,300	1,805,000	17.6	12.8
Box Hill North	1,271,000	1,415,500	1,459,000	14.8	3.1
Box Hill South	1,402,500	1,541,000	1,450,000	3.4	-5.9
Burwood East	1,254,000	1,253,500	1,276,500	1.8	1.8
Camberwell	2,815,000	2,700,000	2,732,500	-2.9	1.2
Glen Iris	2,420,000	2,496,000	2,425,000	0.2	-2.8
Oakleigh South	1,020,000	1,233,000	1,257,500	23.3	2.0
Surrey Hills	2,313,500	2,409,000	2,325,000	0.5	-3.5

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023–Mar 2024	% Change Dec 2023–Mar 2024
Altona	1,167,500	1,100,000	1,031,000	-11.7	-6.3
Braybrook	707,000	765,000	728,000	3.0	-4.8
Deer Park	619,000	621,000	641,000	3.6	3.2
Keilor Downs	770,000	806,000	702,800	-8.7	-12.8
Keilor East	965,000	1,005,100	1,055,000	9.3	5.0
St Albans	650,000	647,000	651,000	0.2	0.6
Sunshine North	720,000	748,000	725,000	0.7	-3.1
Sunshine West	641,000	723,000	685,000	6.9	-5.3

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

Suburb	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023-Mar 2024	% Change Dec 2023-Mar 2024
Burnside Heights	740,000	700,000	730,000	-1.4	4.3
Caroline Springs	700,000	742,500	740,000	5.7	-0.3
Hoppers Crossing	625,000	615,000	625,000	0.0	1.6
Point Cook	755,000	770,000	810,000	7.3	5.2
Sydenham	700,000	751,500	757,000	8.1	0.7
Tarneit	660,000	650,000	653,000	-1.1	0.5
Taylors Hill	877,500	941,000	891,000	1.5	-5.3
Werribee	600,000	612,500	612,500	2.1	0.0

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

Suburb	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023-Mar 2024	% Change Dec 2023-Mar 2024
Bayswater	872,000	909,000	800,000	-8.3	-12.0
Bayswater North	870,000	830,000	840,000	-3.4	1.2
Boronia	835,000	838,000	859,300	2.9	2.5
Ferntree Gully	900,000	886,000	912,000	1.3	2.9
Heathmont	1,135,000	940,000	1,060,000	-6.6	12.8
Wantirna	1,053,000	1,180,000	1,082,000	2.8	-8.3
Wheelers Hill	1,500,000	1,600,000	1,445,000	-3.7	-9.7

Country Victoria

Country Victoria's median house price decreased by 1.6 per cent from \$585,000 to \$575,500 in the March 2024 quarter. Over the 12 months to March 2024, the median house price in country Victoria increased by 0.1 per cent from \$575,000 to \$575,500.

The number of country Victoria house sales for the March 2024 quarter is expected to be 6,292, which is 16.5 per cent more than the March 2023 quarter.

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

Bendigo median house prices decreased by 11.7 per cent, having increased by 18.8 per cent in the previous quarter. Mildura increased by 3 per cent for the March 2024 quarter, having increased by 8.8 per cent in the previous quarter.

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

December 2023 quarter which showed increases in 10 of the 12 towns. For the 12 months from the March 2023 to March 2024 quarter, there were increases in six of the 12 towns.

Bairnsdale decreased by 13 per cent for the March 2024 quarter, having increased by 1.6 per cent in the previous quarter. Wangaratta increased by 5.3 per cent and Sale decreased by 7.4 per cent in the March 2024 quarter, having decreased by 0.6 per cent in the previous quarter.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the December 2023 to March 2024 quarters. Anglesea increased by 23.1 per cent for this quarter, having decreased by 2.6 per cent during the previous quarter. Cowes West's median house price decreased by 0.3 per cent for the March 2024 quarter, having increased by 1.7 per cent in the previous quarter. Venus Bay increased by 3.3 per cent for the March 2024 quarter, having increased by 3.9 per cent for December 2023.

Regional cities

Suburbs in regional cities	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023-Mar 2024	% Change Dec 2023-Mar 2024
Ballarat Central	605,000	655,000	600,000	-0.8	-8.4
Bendigo	540,000	600,000	530,000	-1.9	-11.7
Geelong West	1,010,000	940,000	860,000	-14.9	-8.5
Horsham	399,000	375,000	377,000	-5.5	0.5
Mildura	430,000	451,500	465,000	8.1	3.0
Shepparton	452,500	450,700	480,000	6.1	6.5
Warrnambool	620,000	616,000	565,000	-8.9	-8.3
Wodonga	500,100	558,000	525,000	5.0	-5.9



Large towns

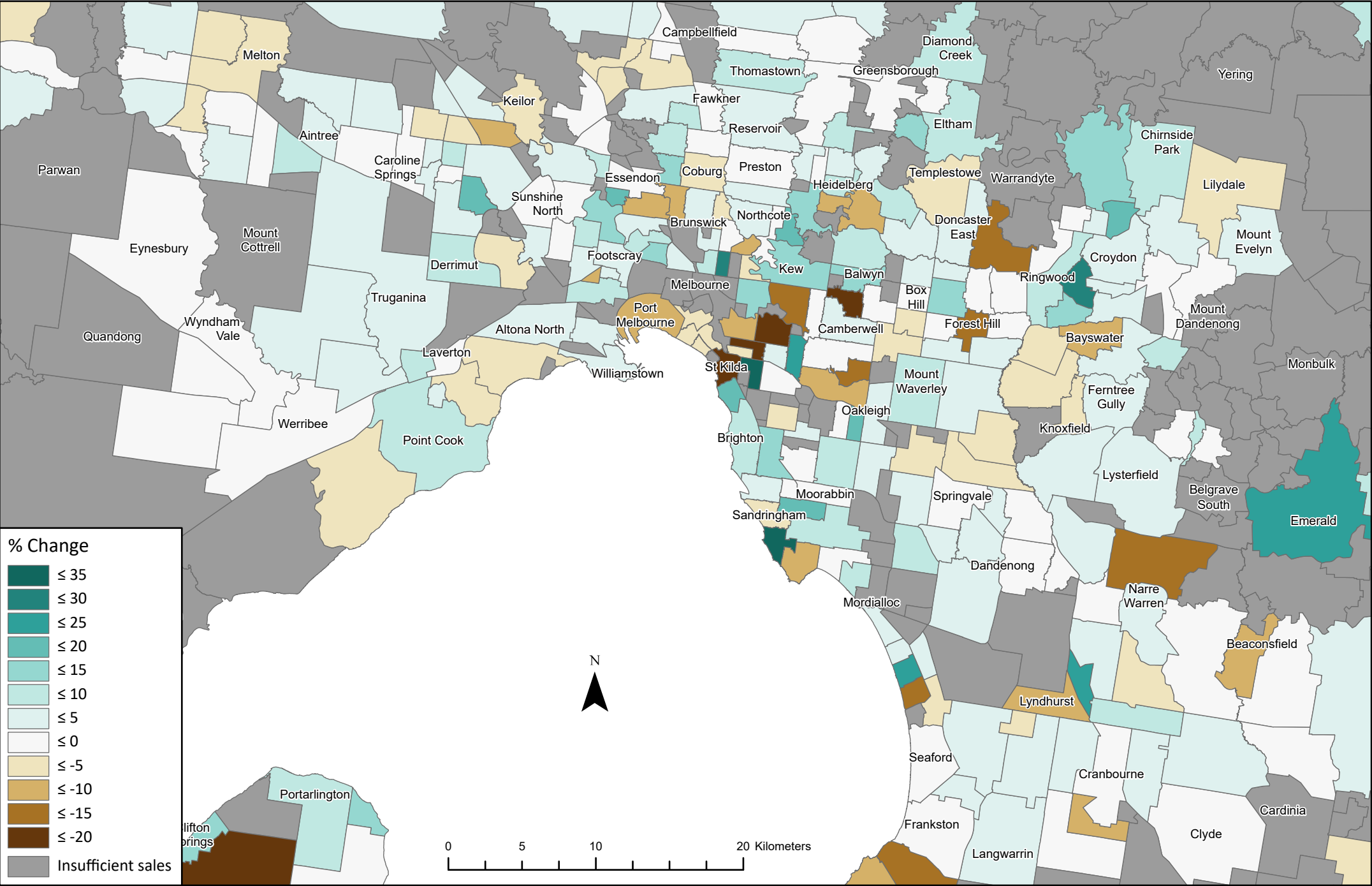
Suburbs in large towns	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023-Mar 2024	% Change Dec 2023-Mar 2024
Bairnsdale	448,000	437,000	380,000	-15.2	-13.0
Castlemaine	788,000	720,000	740,000	-6.1	2.8
Colac	490,000	494,000	450,000	-8.2	-8.9
Echuca	595,000	586,000	572,500	-3.8	-2.3
Hamilton	395,000	369,500	365,000	-7.6	-1.2
Moe	365,000	367,000	358,500	-1.8	-2.3
Morwell	317,500	340,000	322,000	1.4	-5.3
Sale	460,000	517,000	479,000	4.1	-7.4
Swan Hill	448,000	438,800	499,000	11.4	13.7
Traralgon	485,000	515,000	535,000	10.3	3.9
Wangaratta	483,500	520,000	547,500	13.2	5.3
Yarrawonga	595,000	670,000	657,500	10.5	-1.9

Seaside towns

Suburbs in seaside towns	March quarter 2023 \$	December quarter 2023 \$	March quarter 2024 \$	% Change Mar 2023-Mar 2024	% Change Dec 2023-Mar 2024
Anglesea	1,735,000	1,482,500	1,825,000	5.2	23.1
Cowes West	785,000	770,000	767,500	-2.2	-0.3
Inverloch	1,000,000	975,000	896,000	-10.4	-8.1
Lakes Entrance	540,000	483,000	625,000	15.7	29.4
Ocean Grove	1,175,000	962,500	958,000	-18.5	-0.5
Portland	437,500	457,500	400,000	-8.6	-12.6
St Leonards	765,000	750,000	720,000	-5.9	-4.0
Torquay	1,350,000	1,206,000	1,250,000	-7.4	3.6
Venus Bay	620,000	600,000	620,000	0.0	3.3

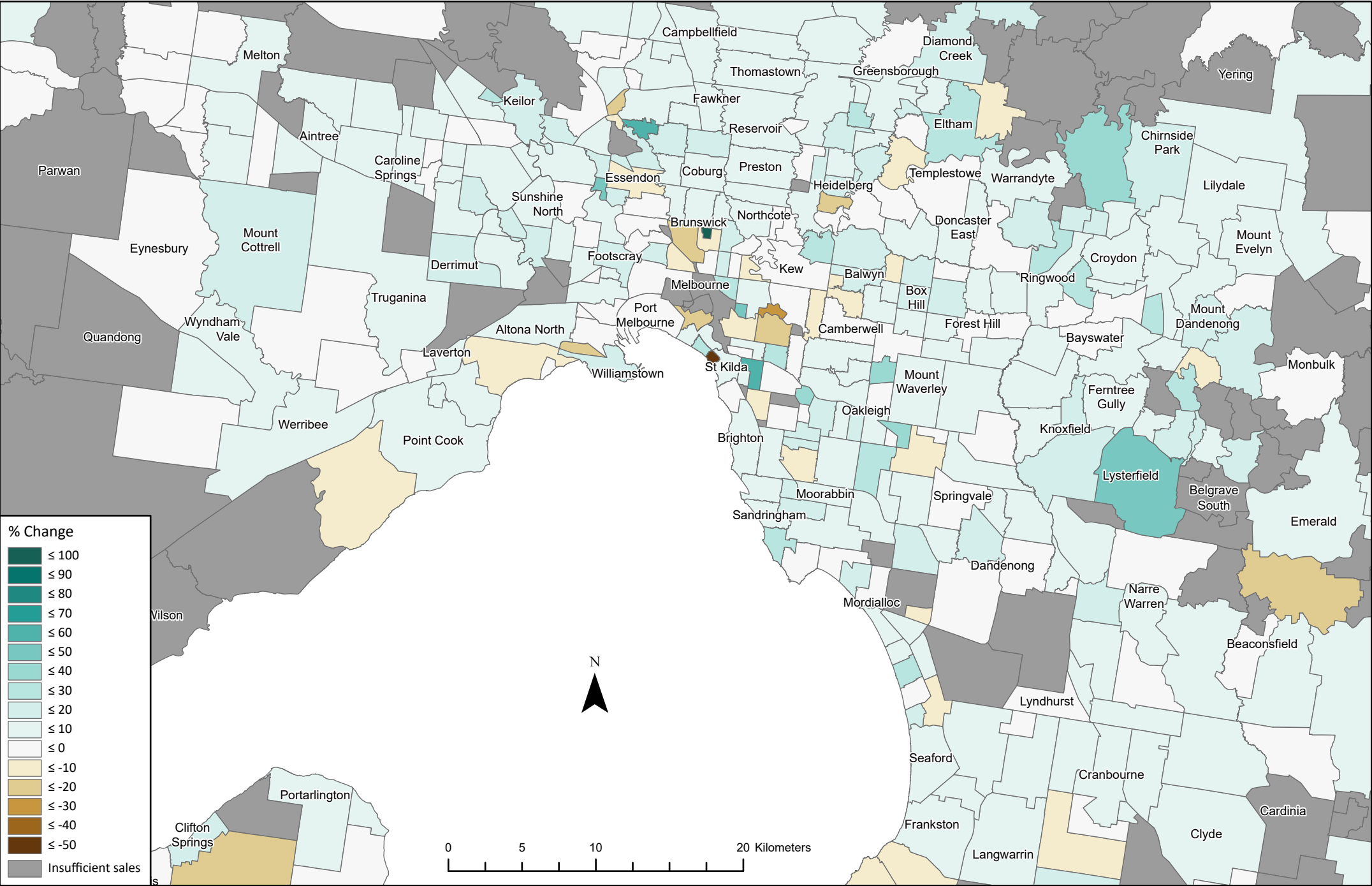
Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2023 to March quarter 2024



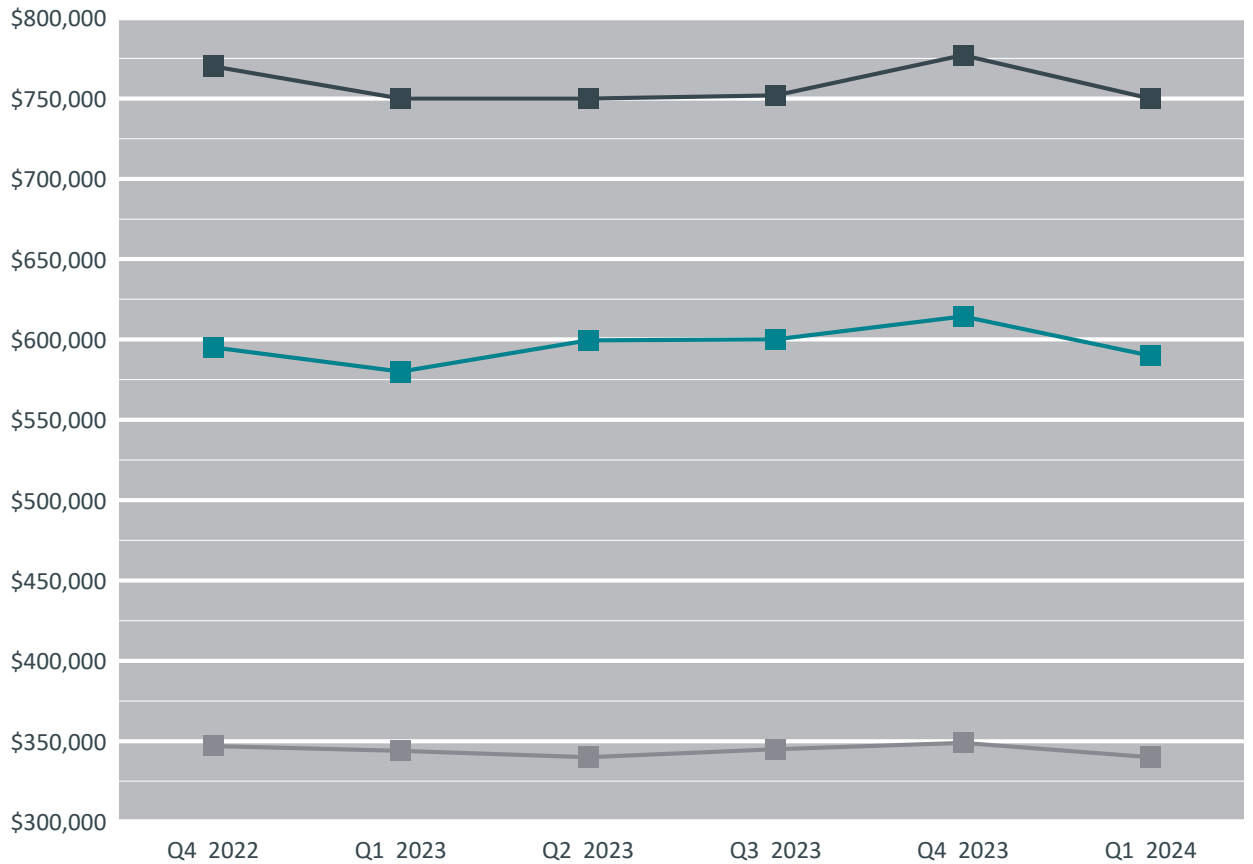
Metropolitan Melbourne houses - yearly change in median prices

March quarter 2023 to March quarter 2024



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

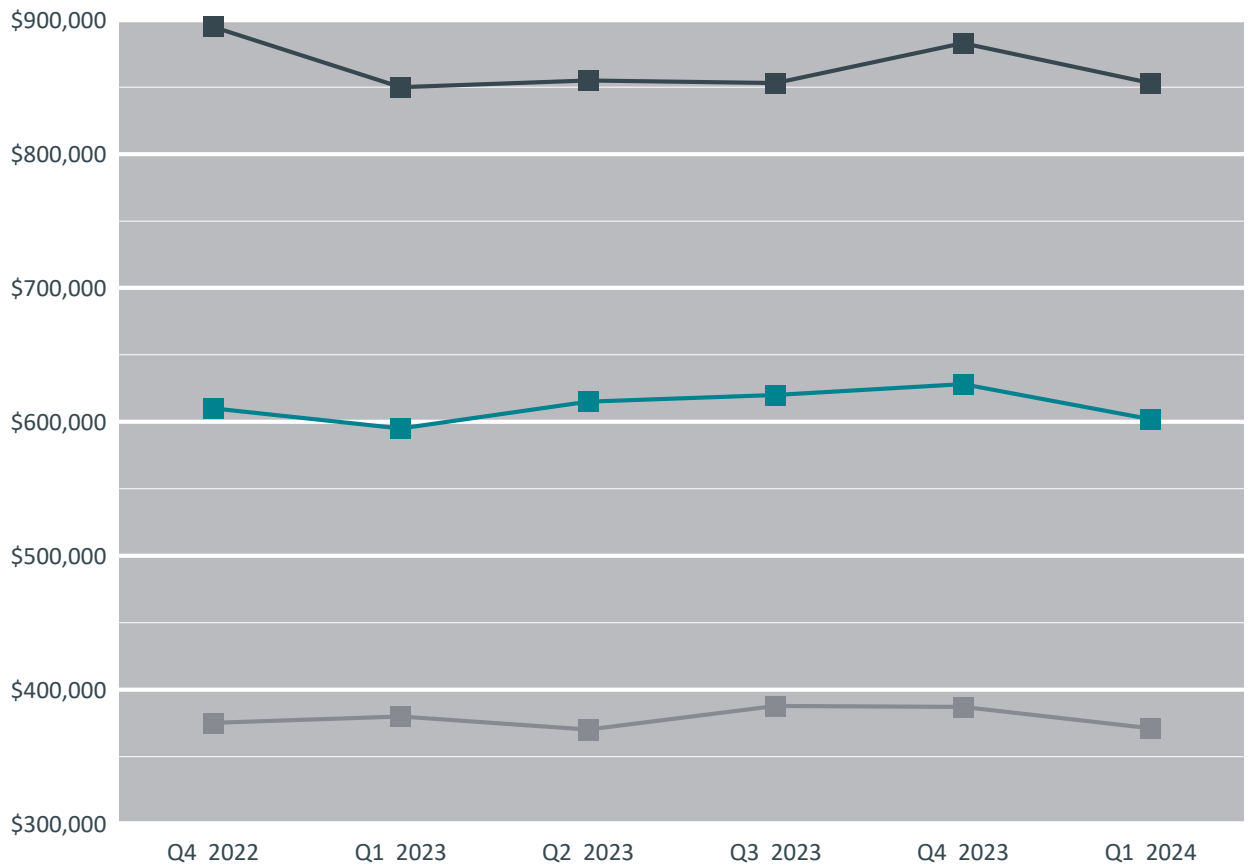


Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2022	18,970	770,000	0.0	9,472	595,000	0.0	3,053	347,000	0.0
Jan-Mar 2023	16,820	750,000	-2.6	8,844	580,000	-2.5	2,627	344,000	-0.9
Apr-Jun 2023	19,386	750,000	0.0	10,366	599,500	3.4	2,975	340,000	-1.2
Jul-Sep 2023	19,645	752,000	0.3	10,994	600,000	0.1	2,790	345,000	1.5
Oct-Dec 2023	21,129	777,000	3.3	11,502	614,300	2.4	2,643	349,000	1.2
Jan-Mar 2024	18,860	750,000	-3.5	10,572	590,000	-3.9	2,509	340,000	-2.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

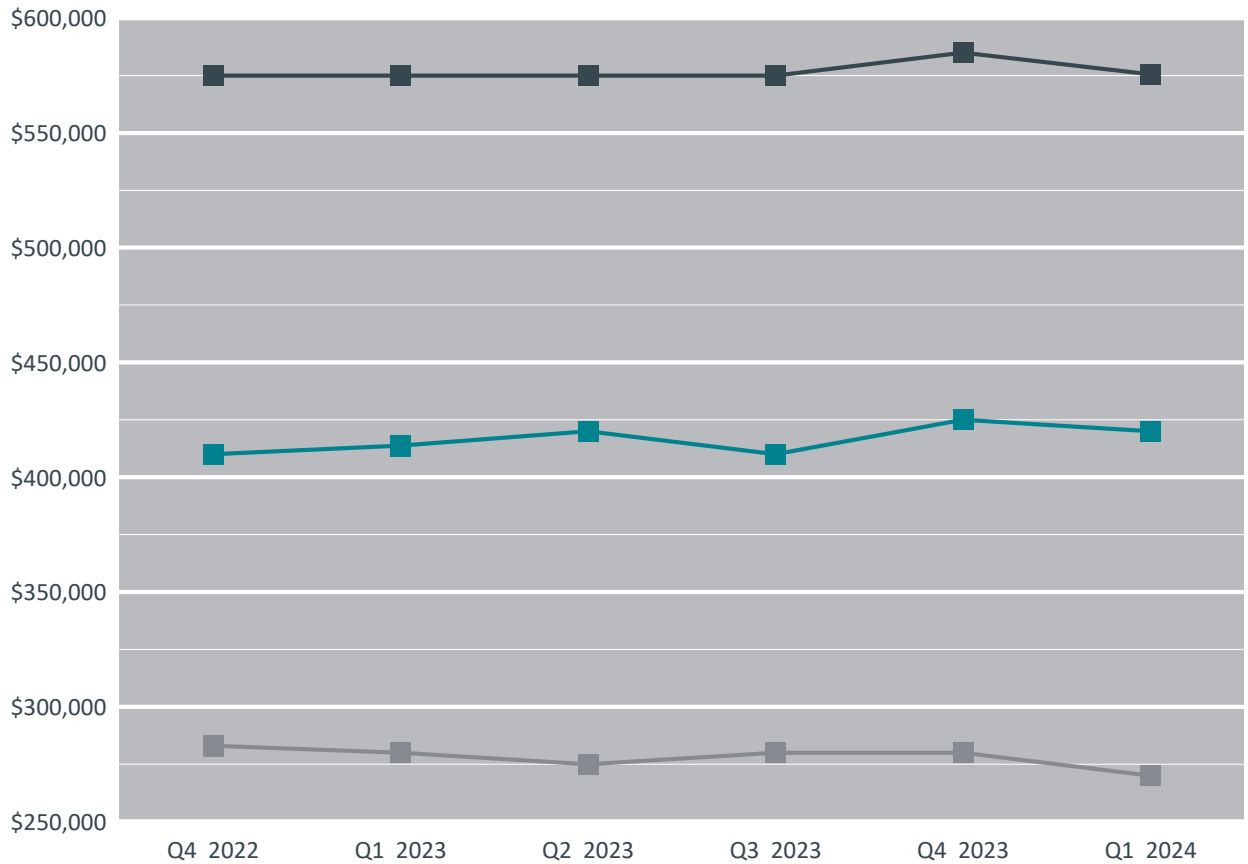


Vacant House Block Median

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 (%)
Oct-Dec	2022	13,182	895,000	0.0	8,568	610,000	0.0	1,923	375,100	0.0
Jan-Mar	2023	11,421	850,000	-5.0	8,054	595,000	-2.5	1,589	380,000	1.3
Apr-Jun	2023	13,656	855,000	0.6	9,493	615,000	3.4	1,906	370,200	-2.6
Jul-Sep	2023	13,984	853,000	-0.2	10,090	620,000	0.8	1,754	387,700	4.7
Oct-Dec	2023	15,136	882,800	3.5	10,612	628,100	1.3	1,679	387,000	-0.2
Jan-Mar	2024	13,008	853,000	-3.4	9,624	602,000	-4.1	1,547	371,000	-4.1

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median



Vacant House Block Median

Qtr	Houses				Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2022	5,788	575,000	0.0		904	410,000	0.0	1,130	283,000	0.0
Jan-Mar 2023	5,399	575,000	0.0		790	413,800	0.9	1,038	280,000	-1.1
Apr-Jun 2023	5,730	575,000	0.0		873	420,000	1.5	1,069	275,000	-1.8
Jul-Sep 2023	5,661	575,000	0.0		904	410,000	-2.4	1,036	280,000	1.8
Oct-Dec 2023	5,993	585,000	1.7		890	425,000	3.7	964	280,000	0.0
Jan-Mar 2024	5,852	575,500	-1.6		948	420,000	-1.2	962	270,000	-3.6

MEDIAN HOUSE PRICES
Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
ABBOTSFORD	1412000	1005000	1280000	1283800	1190000	23	23	-15.7	-7.3
ABERFELDIE	1535500^	1820300	1550000^	1540000	1805000	13	13	17.6	17.2
AINTREE	735500	735000	800100	735000	750000	39	39	2.0	2.0
AIREYS INLET	1570000^	1900000^	1745000^	1587500	1605000^	4	4	2.2	1.1
AIRPORT WEST	892500	955000	920000	967500	967500	24	24	8.4	0.0
ALBANVALE	590000	587500	600000	638000^	625000	19	19	5.9	-2.0
ALBERT PARK	2098500	2500000	2275000	2350000	2197500	30	30	4.7	-6.5
ALBION	645000^	800000^	765000^	765000^	715000^	9	9	10.9	-6.5
ALEXANDRA	459500	468000	520000	471000	495000	11	11	7.7	5.1
ALFREDTON	640000	668500	610000	660000	620000	61	61	-3.1	-6.1
ALPHINGTON	2210000^	2115000^	2257000	1900000	2200000	12	12	-0.5	15.8
ALTONA	1167500	1100000	1200000	1100000	1031000	21	21	-11.7	-6.3
ALTONA EAST	942500^	1215000^	1083000^	846000^	1000000^	7	7	6.1	18.2
ALTONA MEADOWS	630000	721000	670000	735000	692500	28	28	9.9	-5.8
ALTONA NORTH	883000	885000	886100	870000	912500	40	40	3.3	4.9
ANGLESEA	1735000	1720000	1522500	1482500	1825000	12	12	5.2	23.1
APOLLO BAY	1125000^	1200000^	1060000^	998800^	850000^	6	6	-24.4	-14.9
ARARAT	307500	390000	363500	385000	347500	30	30	13.0	-9.7
ARDEER	644000^	670000	612500^	605000	700000^	7	7	8.7	15.7
ARMADALE	2137500	3411100	2720000	2552500	2610000	20	20	22.1	2.3
ARMSTRONG CREEK	675000	677500	675000	670000	675000	97	97	0.0	0.7
ASCOT (GREATER BENDIGO)	575000	635000	593800^	622000^	562800^	8	8	-2.1	-9.5
ASCOT VALE	1353000	1200000	1375000	1300500	1347500	30	30	-0.4	3.6
ASHBURTON	1768000	2070000	2100000	2310000	1850000	21	21	4.6	-19.9
ASHWOOD	1327500	1482500	1545000	1483000	1840000^	5	5	38.6	24.1
ASPENDALE	1350000	1393000	1235000	1395000	1400000	21	21	3.7	0.4
ASPENDALE GARDENS	1067500	1235000	1176000	1075000	1150000^	7	7	7.7	7.0
ATTWOOD	1000000^	830000^	744000^	1077500	930000^	7	7	-7.0	-13.7
AVENEL	510000^	540000^	560000^	585000^	467500^	2	2	-8.3	-20.1
AVOCA	330000^	336500^	340000^	400000^	335000^	4	4	1.5	-16.3
AVONDALE HEIGHTS	932500	880300	980000	915000	905000	30	30	-2.9	-1.1
BACCHUS MARSH	635000	652500	627500	625000	617500	36	36	-2.8	-1.2
BADGER CREEK	665000^	767500^	820000^	685000^	690000^	7	7	3.8	0.7

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MEDIAN HOUSE PRICES
Jan-Mar 2023 to Jan-Mar 2024

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BAIRNSDALE	448000	423000	430000	437000	380000	33	33	-15.2	-13.0
BALACLAVA	1550000^	1523500^	1280000^	1432500	1596300^	6	6	3.0	11.4
BALCOMBE	1910000	1875000	1640000	1647500	1925000	32	32	0.8	16.8
BALLAN	641000	582000^	600000^	630000	665000	12	12	3.7	5.6
BALLARAT CENTRAL	605000	611300	615000	655000	600000	26	26	-0.8	-8.4
BALLARAT EAST	505500	548800	528800	485000	480000	34	34	-5.0	-1.0
BALLARAT NORTH	690000	665000	570000	571800	555000	16	16	-19.6	-2.9
BALNARRING	1250000^	1117500^	1452500^	1275000^	1310000	15	15	4.8	2.7
BALWYN	2800000	3135000	3179000	2879000	3187400	34	34	13.8	10.7
BALWYN NORTH	2310000	2515000	2380000	2374000	2570000	63	63	11.3	8.3
BANNOCKBURN	705000	677500	710000	752500	710000	15	15	0.7	-5.6
BARANDUDA	532000	623800	639500^	620000	655000	17	17	23.1	5.6
BARWON HEADS	1850000	2000000	1550000	1738800	1785000^	8	8	-3.5	2.7
BAXTER	796300^	668000	702100^	646300^	755000^	6	6	-5.2	16.8
BAYSWATER	872000	864900	840000	909000	800000	19	19	-8.3	-12.0
BAYSWATER NORTH	870000	820000	896500	830000	840000	13	13	-3.4	1.2
BEACONSFIELD	885000	879800	1008000	1035000	882000	21	21	-0.3	-14.8
BEACONSFIELD UPPER	1225000^	1180000^	1180000*	1359000^	880000^	1	1	-28.2	-35.2
BEAUFORT	465000^	395000	480000^	488000^	400000	14	14	-14.0	-18.0
BEAUMARIS	1962500	2057500	2012000	2177500	1925000	38	38	-1.9	-11.6
BEEAC	553000^	375000^	375000*	380000^	687500^	1	1	24.3	80.9
BEECHWORTH	718000^	720000	860000^	740500^	780000^	6	6	8.6	5.3
BELGRAVE	770000	790000	830000	821000	790000	13	13	2.6	-3.8
BELL PARK	587500	600000	620000	630000	632500	20	20	7.7	0.4
BELL POST HILL	592500	617500	639000	611500	685000	20	20	15.6	12.0
BELLFIELD (BANYULE)	1008000^	930000	937500^	950000^	925500^	6	6	-8.2	-2.6
BELMONT	671000	700000	699500	670000	692500	52	52	3.2	3.4
BENALLA	435000	412500	405500	432500	450000	45	45	3.4	4.0
BENDIGO	540000^	563500	505000	600000	530000	23	23	-1.9	-11.7
BENTLEIGH	1830000	1635500	1691600	1690000	1625000	29	29	-11.2	-3.8
BENTLEIGH EAST	1427500	1452500	1430000	1417500	1528400	74	74	7.1	7.8
BERWICK	850000	821100	850000	890000	870000	226	226	2.4	-2.2
BEVERIDGE	665000	653500	621500	658000	685000	35	35	3.0	4.1

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BIRCHIP	250000^	175000^	178800^	191500^	160000^	5	5	-36.0	-16.4
BIRREGURRA	960000^	750000^	835000^	705000^	627500^	2	2	-34.6	-11.0
BITTERN	892500^	753600^	852500^	902500^	880000^	7	7	-1.4	-2.5
BLACK HILL	740000^	670000^	622000^	565000	510000^	9	9	-31.1	-9.7
BLACK ROCK	2325000	2060000	2850000	2295000	3000000	14	14	29.0	30.7
BLACKBURN	1535000	1640000	1591000	1600300	1805000	23	23	17.6	12.8
BLACKBURN NORTH	1370000	1283400	1337000	1249300	1262500	20	20	-7.8	1.1
BLACKBURN SOUTH	1333500	1350000	1362500	1400000	1375000	32	32	3.1	-1.8
BLAIRGOWRIE	1825000	1600000	1723800	1541500	1625000	43	43	-11.0	5.4
BLIND BIGHT	762000^	813500^	860000^	695000^	850000^	5	5	11.5	22.3
BONBEACH	1026500	1110000	1160000	1205000	970000	11	11	-5.5	-19.5
BONNIE BROOK	670000	669900	653000	689000	690000	25	25	3.0	0.1
BONNIE DOON	712500^	712500*	612500^	720000^	740000^	2	2	3.9	2.8
BONSHAW	577000^	545000	600000^	560000^	545000^	9	9	-5.5	-2.7
BOORT	265000^	265000*	287500^	225000^	291300^	4	4	9.9	29.4
BORONIA	835000	865000	889400	838000	859300	50	50	2.9	2.5
BOTANIC RIDGE	863500	843800	890000	915000	817500	24	24	-5.3	-10.7
BOX HILL	1445500	1760000	1680000^	1758000	1720000	12	12	19.0	-2.2
BOX HILL NORTH	1271000	1315500	1341500	1415500	1459000	15	15	14.8	3.1
BOX HILL SOUTH	1402500	1452500	1500000	1541000	1450000	27	27	3.4	-5.9
BRAYBROOK	707000	669000	680000	765000	728000	26	26	3.0	-4.8
BREAKWATER	575000^	470000^	612000^	550000^	590000^	5	5	2.6	7.3
BRIAR HILL	900000^	1050000^	1022500	1001000^	997000^	9	9	10.8	-0.4
BRIGHT	931200^	1195000	915000^	1125000^	1112500	10	10	19.5	-1.1
BRIGHTON	3300000	3675000	3150000	3155000	3377800	46	46	2.4	7.1
BRIGHTON EAST	2435000	2370000	2520000	2230000	2500000	47	47	2.7	12.1
BROADFORD	520000	540000	552500	571300	516000	20	20	-0.8	-9.7
BROADMEADOWS	530000	555000	550000	592500	541000	28	28	2.1	-8.7
BROOKFIELD	570000	560000	555000	562000	570000	49	49	0.0	1.4
BROWN HILL	707500	715000	645000^	815000	650000	21	21	-8.1	-20.2
BRUNSWICK	1322500	1325000	1265000	1274000	1330000	52	52	0.6	4.4
BRUNSWICK EAST	1300000	1365000	1406300	1480000	1373500	20	20	5.7	-7.2
BRUNSWICK WEST	1225000	1243000	1350000	1446000	1300000	16	16	6.1	-10.1

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BRUTHEN	520000^	540000^	365000^	540000^	529000^	1	1	1.7	-2.0
BULLEEN	1340000	1405000	1400000	1450000	1260000	27	27	-6.0	-13.1
BUNDALONG	1075000^	1390000^	675000^	968000^	830000^	4	4	-22.8	-14.3
BUNDOORA	810000	867500	845000	870000	854000	70	70	5.4	-1.8
BUNINYONG	815000^	630000	715000	687500	675000	11	11	-17.2	-1.8
BUNYIP	890000^	705000^	677500	890000^	705000	11	11	-20.8	-20.8
BURNLEY	1748000^	915000^	1535000^	1915000^	1110000^	3	3	-36.5	-42.0
BURNSIDE	752500^	770000^	754800	698500	701000	11	11	-6.8	0.4
BURNSIDE HEIGHTS	740000	748000	795000	700000	730000	17	17	-1.4	4.3
BURWOOD	1431000	1403000	1511500	1549000	1419400	42	42	-0.8	-8.4
BURWOOD EAST	1254000	1283500	1305000	1253500	1276500	21	21	1.8	1.8
CAIRNLEA	956500	902500	950000	930000	1100000	13	13	15.0	18.3
CALIFORNIA GULLY	443500	458000	458800	482000	503000	17	17	13.4	4.4
CAMBERWELL	2815000	2310000	2453000	2700000	2732500	52	52	-2.9	1.2
CAMPBELLFIELD	600000	620000^	600000	617500	653500^	8	8	8.9	5.8
CAMPBELLS CREEK	724000^	716300^	640000^	745000^	640000^	9	9	-11.6	-14.1
CAMPERDOWN	397500	515000	475000	420000	441500	20	20	11.1	5.1
CANADIAN	515000	520000	557500	597000	450000	15	15	-12.6	-24.6
CANTERBURY	3380000	3330000	3200000	3555000	2742500	24	24	-18.9	-22.9
CAPE PATERSON	895000^	695000^	817500	745000^	860000^	5	5	-3.9	15.4
CAPEL SOUND	774500	776300	718000	720000	722500	20	20	-6.7	0.3
CARDIGAN	830000*	1050000^	965000^	1114000^	1190000^	2	2	NA	6.8
CARISBROOK	357500^	390000^	525000^	422500^	407500^	2	2	14.0	-3.6
CARLTON	1620000^	1492500	1425000	1380000	1482500	12	12	-8.5	7.4
CARLTON NORTH	1660000	1485000	1385000	1462500	1475000	15	15	-11.1	0.9
CARNEGIE	1542500	1808000	1690000	1600000	1750000^	7	7	13.5	9.4
CAROLINE SPRINGS	700000	752500	720800	742500	740000	67	67	5.7	-0.3
CARRUM	960000^	1035000^	1003100	1125000	1123500^	4	4	17.0	-0.1
CARRUM DOWNS	681300	690300	709000	715000	720000	63	63	5.7	0.7
CASTERTON	285000^	305000^	330000^	290000^	229000^	8	8	-19.6	-21.0
CASTLEMAINE	788000	715000	715000	720000	740000	20	20	-6.1	2.8
CAULFIELD	1928500^	1670000^	1945000	2250000^	2250000*	0	0	NA	NA
CAULFIELD EAST	1220000^	1227000^	1500000^	1735000^	1690000^	5	5	38.5	-2.6

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								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
CAULFIELD NORTH	2600000	2725000	2660000	2585000	2510000	23	23	-3.5	-2.9
CAULFIELD SOUTH	1945000	1712000	2050000	1900000	1775000	29	29	-8.7	-6.6
CHADSTONE	1326000	1300500	1307000	1220000	1265000	18	18	-4.6	3.7
CHARLEMONT	635000	607500	585000	599000	597500	22	22	-5.9	-0.3
CHARLTON	320000^	220000^	335000^	275000^	299000^	7	7	-6.6	8.7
CHELSEA	1115000^	1400000	1200000	1100000	1340000	13	13	20.2	21.8
CHELSEA HEIGHTS	900000	897300	950000	895500	940000	16	16	4.4	5.0
CHELTENHAM	1383500	1425000	1300000	1300000	1410000	39	39	1.9	8.5
CHELTENHAM EAST	1165000^	1215000	1107000	1165000	1150000	16	16	-1.3	-1.3
CHELTENHAM NORTH	1075000^	1083000	1000000^	946500	1135000^	8	8	5.6	19.9
CHILTERN	469000^	360000^	380000^	412500^	415000^	2	2	-11.5	0.6
CHIRNSIDE PARK	855000	1000000	908800	900000	955000	38	38	11.7	6.1
CHURCHILL	347500	350000	345000	345000	340000	14	14	-2.2	-1.4
CLARINDA	921000	920000	1005000	1000000	975000^	5	5	5.9	-2.5
CLAYTON	1259000	1138900	1109500	1162500	1101000	15	15	-12.5	-5.3
CLAYTON NORTH	1180000^	1306000^	1333000^	1186300^	1190000^	7	7	0.8	0.3
CLAYTON SOUTH	955000	921000	973000	945000	973500	10	10	1.9	3.0
CLIFTON HILL	1555000^	1900000	1516000	1790000	1525000	15	15	-1.9	-14.8
CLIFTON SPRINGS	665000	680000	670000	647500	740000	33	33	11.3	14.3
CLUNES	502500^	490000	510000^	575000^	410000^	8	8	-18.4	-28.7
CLYDE	680000	662500	677000	690000	690000	93	93	1.5	0.0
CLYDE NORTH	720000	703800	726300	722000	730000	176	176	1.4	1.1
COBBLEBANK	600000	660000	683500	610000	605000	25	25	0.8	-0.8
COBDEN	378500^	397500^	425000^	380000	350000	11	11	-7.5	-7.9
COBRAM	455000	412500	450000	492500	390000	12	12	-14.3	-20.8
COBURG	1100000	1120000	1215000	1281500	1160000	46	46	5.5	-9.5
COBURG EAST	1187500	974000	990000	1220000	950000	15	15	-20.0	-22.1
COBURG NORTH	900000	880000	1017500	1109500	1063500	16	16	18.2	-4.1
COCKATOO	767500	683000	700000^	770000	813000	12	12	5.9	5.6
COHUNA	317000	337500	315000^	350000^	341000	10	10	7.6	-2.6
COLAC	490000	470000	465000	494000	450000	35	35	-8.2	-8.9
COLDSTREAM	795000^	838000^	865000^	770000^	826500^	3	3	4.0	7.3
COLERAINE	210000^	202500^	210000^	180000^	245000^	5	5	16.7	36.1

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COLLINGWOOD	1126000	1339000	1300000	1087500	1101000^	5	5	-2.2	1.2
CONNEWARRE	1925000*	1000000^	2042500^	2300000^	2035000^	4	4	NA	-11.5
COOLAROO	500000^	525000	535000^	542500	525000	15	15	5.0	-3.2
COONANS HILL	1400000^	1205000^	1237800	1150000^	1545000^	5	5	10.4	34.3
CORINELLA	699000^	620000^	697000^	860000^	550000^	3	3	-21.3	-36.0
CORIO	475000	490000	477500	487800	480000	50	50	1.1	-1.6
CORONET BAY	580000	610000^	597500	494000^	580000	16	16	0.0	17.4
CORRYONG	460000^	322500^	290000^	320000^	380000^	5	5	-17.4	18.8
COWES	800000^	797800^	940000^	784000	697500	10	10	-12.8	-11.0
COWES WEST	785000	780000	757500	770000	767500	34	34	-2.2	-0.3
CRAIGIEBURN	645000	650000	652000	650000	660000	187	187	2.3	1.5
CRANBOURNE	640000	635000	680000	662000	650000	95	95	1.6	-1.8
CRANBOURNE EAST	692500	710000	714000	710000	725000	105	105	4.7	2.1
CRANBOURNE NORTH	714500	690000	738500	697500	742500	72	72	3.9	6.5
CRANBOURNE SOUTH	820800	668800	777500	670000	669500	14	14	-18.4	-0.1
CRANBOURNE WEST	650000	622500	683000	672500	677500	78	78	4.2	0.7
CREMORNE	1132500^	1517500	1392500	1166500^	1640000^	3	3	44.8	40.6
CRESWICK	603800	458500	515000	524500	484300^	6	6	-19.8	-7.7
CRIB POINT	757500^	752500	835000	715000	740000^	9	9	-2.3	3.5
CROYDON	910000	900000	900000	950000	966000	77	77	6.2	1.7
CROYDON HILLS	1048400	1150000	1324000^	1196000	1200000	13	13	14.5	0.3
CROYDON NORTH	1107500	1114000	1121900	1000000	1165000	26	26	5.2	16.5
CROYDON SOUTH	890000	898000	876800^	943000	950500	16	16	6.8	0.8
CURLEWIS	686300	667500	662300	767500	650000	23	23	-5.3	-15.3
DALLAS	490000	515000	507500	525000	525000	19	19	7.1	0.0
DALYSTON	449500^	530000^	555000^	483000^	525000^	5	5	16.8	8.7
DANDENONG	690000	693000	682500	705000	681200	31	31	-1.3	-3.4
DANDENONG NORTH	708000	700000	738500	750000	743500	42	42	5.0	-0.9
DARLEY	579500	749500	720000	687000	622500	43	43	7.4	-9.4
DAYLESFORD	952500	887000	890000	869000	870000	13	13	-8.7	0.1
DEANSIDE	627500	640000	639000	670000	639000	44	44	1.8	-4.6
DEEPPENE	3280000^	2962500^	3100000^	2750000^	2930000^	3	3	-10.7	6.5
DEER PARK	619000	660000	644000	621000	641000	49	49	3.6	3.2

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DELACOMBE	512000	537500	517500	539500	535000	18	18	4.5	-0.8
DELAHEY	680000^	620000	606000	682000	638500	16	16	-6.1	-6.4
DENNINGTON	639300^	630000^	550000	600000^	550000^	5	5	-14.0	-8.3
Derrimut	740000	745000	700000	754500	826000	15	15	11.6	9.5
DIAMOND CREEK	950000	950000	962500	1005000	1080000	37	37	13.7	7.5
DIGGERS REST	665000	661300	652500	652500	660000	33	33	-0.8	1.1
DIMBOOLA	180000^	355000^	281000	260000^	430000^	3	3	138.9	65.4
DINGLEY VILLAGE	1040000	1165000	1155000	1069500	1150000	21	21	10.6	7.5
DONALD	255000^	270000^	235000^	158000^	230000^	9	9	-9.8	45.6
DONCASTER	1440000	1597500	1600000	1487500	1559000	46	46	8.3	4.8
DONCASTER EAST	1586900	1680000	1630000	1610400	1612500	74	74	1.6	0.1
DONNYBROOK	645000	640000	670000	650000	662500	100	100	2.7	1.9
DONVALE	1390000	1385000	1399000	1567500	1295000	16	16	-6.8	-17.4
DOREEN	715800	716000	735000	736000	750000	102	102	4.8	1.9
DOVETON	545800	565000	550000	617500	592500	28	28	8.6	-4.0
DROMANA	1040000	1105000	1155000	1020000	950000	33	33	-8.7	-6.9
DROUIN	625000	631000	623000	602000	630000	75	75	0.8	4.7
DRYSDALE	880000	640000	680000	820000	655000	17	17	-25.6	-20.1
DUNOLLY	275000^	350000^	325000^	485000^	315000^	4	4	14.5	-35.1
EAGLE POINT	530000^	470000^	599800^	438000^	675000^	8	8	27.4	54.1
EAGLEHAWK	530000	502500	472500	432500	526800	28	28	-0.6	21.8
EAGLEMONT	2747500^	2522500	2650000	2200000	1960000	12	12	-28.7	-10.9
EAST BAIRNSDALE	300000^	347500^	386500^	325000^	406000^	6	6	35.3	24.9
EAST BENDIGO	585000	549000^	512500	450000^	615000^	8	8	5.1	36.7
EAST GEELONG	835000	990000	850000	762500	803500	10	10	-3.8	5.4
EAST MELBOURNE	2637500^	1440000^	2980000^	3750000^	3405000^	4	4	29.1	-9.2
EAST WARBURTON	700500^	600000	715000^	532000^	650000^	1	1	-7.2	22.2
EASTWOOD	629000	607300	639000^	560800	595000^	8	8	-5.4	6.1
ECHUCA	595000	540000	577500	586000	572500	46	46	-3.8	-2.3
EDENHOPE	345000^	265500^	345000^	205000^	320000^	2	2	-7.2	56.1
EDITHVALE	1267000	1267500	1207500	1257500	1320000	14	14	4.2	5.0
EILDON	447500^	426300^	558000^	520000^	453800^	4	4	1.4	-12.7
ELLIMINYT	814500^	602500^	755000	675000^	540000^	7	7	-33.7	-20.0

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MEDIAN HOUSE PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
ELMORE	315000^	371000^	520000^	349000^	322500^	5	5	2.4	-7.6
ELSTERNWICK	2476500^	2300000	2300000	1987500	2057500^	8	8	-16.9	3.5
ELTHAM	1030000	1159000	1225000	1239800	1327000	37	37	28.8	7.0
ELTHAM NORTH	1200000	1260000	1180000	1264500	1215000	22	22	1.3	-3.9
ELWOOD	2550000	1895000	2200000	2005000	2400000	21	21	-5.9	19.7
EMERALD	882500	890000	869000	750000	902500	10	10	2.3	20.3
ENDEAVOUR HILLS	770000	820000	780000	804000	805000	52	52	4.5	0.1
EPPING	651000	665000	673000	669000	690500	92	92	6.1	3.2
EPSOM	545000	610000	592500	588800	608300	20	20	11.6	3.3
ESSENDON	1949500	1745500	1825000	1745000	1710000	43	43	-12.3	-2.0
ESSENDON NORTH	1150000^	1108500^	1415000^	1645000^	1325000^	9	9	15.2	-19.5
ESSENDON WEST	1010000^	1277500^	1235000^	1160000^	1438000^	9	9	42.4	24.0
EUMEMMERRING	706000^	612800^	680000^	645000	670000^	4	4	-5.1	3.9
EUREKA	578500^	480000^	470000^	525000^	457500^	2	2	-20.9	-12.9
EUROA	490000	490000^	487500^	520000	542000	15	15	10.6	4.2
EYNESBURY	674000	670000	628500	690000	663000	18	18	-1.6	-3.9
FAIRFIELD	1760000	1700000	1300000^	1685000	1626000	11	11	-7.6	-3.5
FAWKNER	767500	750000	745000	800000	780000	27	27	1.6	-2.5
FERNTREE GULLY	900000	852000	936000	886000	912000	63	63	1.3	2.9
FERNY CREEK	950000^	890000^	835000^	1222500^	1157500^	6	6	21.8	-5.3
FITZROY	1720000	1718400	1390000	1555000	1970000	15	15	14.5	26.7
FITZROY NORTH	1600000	1587500	1345000	1885000	1827500	28	28	14.2	-3.1
FLEMINGTON	1200000^	1190000	1010800	1014500	1115000	18	18	-7.1	9.9
FLINDERS	2475000^	2050000^	2100000^	3150000^	2800000^	6	6	13.1	-11.1
FLORA HILL	515000	565000	535000	500000	530500	25	25	3.0	6.1
FOOTSCRAY	855000	870000	987500	933000	965000	33	33	12.9	3.4
FOREST HILL	1100000	1220000	1245900	1325000	1090000	27	27	-0.9	-17.7
FOSTER	590000	560000^	512500^	750000^	687500^	8	8	16.5	-8.3
FRANKSTON	700000	750000	725000	745700	745000	109	109	6.4	-0.1
FRANKSTON NORTH	562500	572500	575000	577500	590500	36	36	5.0	2.3
FRANKSTON SOUTH	1200000	1028800	1141000	1300000	1075000	67	67	-10.4	-17.3
FRASER RISE	700000	735500	715000	705000	735000	61	61	5.0	4.3
FYANSFORD	1210000^	1127500^	940000^	780000^	975000^	5	5	-19.4	25.0

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GARDEN CITY	1725000*	1799500^	1467500^	1798300^	1565000^	4	4	NA	-13.0
GARFIELD	890000^	730000^	837500^	575000^	540000^	5	5	-39.3	-6.1
GEELONG	930000	797500^	1362500	1000000	935000	11	11	0.5	-6.5
GEELONG WEST	1010000	832500	912500	940000	860000	29	29	-14.9	-8.5
GEMBROOK	950000^	737500^	770000^	777500^	900000^	7	7	-5.3	15.8
GISBORNE	1050000	975000	997500	1012500	932000	31	31	-11.2	-8.0
GLADSTONE PARK	685000	723800	710000	740000	702500	22	22	2.6	-5.1
GLEN HUNTLY	1513000^	1251000^	2150000^	1735500^	1492500^	2	2	-1.4	-14.0
GLEN IRIS	2420000	2600000	2467500	2496000	2425000	41	41	0.2	-2.8
GLEN WAVERLEY	1658900	1650000	1704000	1653000	1708500	74	74	3.0	3.4
GLENGARRY	537500^	595000^	580000^	790000^	790000*	0	0	NA	NA
GLENROY	770000	815000	790000	813500	829500	41	41	7.7	2.0
GOLDEN BEACH	400000^	451500^	590000^	260000^	395000^	7	7	-1.3	51.9
GOLDEN POINT (BALLARAT)	575000	529000	465300	580000^	444000	12	12	-22.8	-23.4
GOLDEN SQUARE	487500	515000	540000	505000	497800	50	50	2.1	-1.4
GORDON	779000^	757500^	595800^	707500^	670000^	1	1	-14.0	-5.3
GOUGHS BAY	560000^	580000^	590000^	647500^	550000^	3	3	-1.8	-15.1
GOWANBRAE	1320000^	803500^	800000^	920000^	1015000^	3	3	-23.1	10.3
GRANTVILLE	550000^	645000^	620000^	562500^	600000^	7	7	9.1	6.7
GREEN LAKE	425000^	433000^	482500^	400000^	507500^	2	2	19.4	26.9
GREENSBOROUGH	938500	965000	983800	1070000	1020000	57	57	8.7	-4.7
GREENVALE	850000	900000	800000	871300	873800	72	72	2.8	0.3
GROVEDALE	637500	670000	680000	650000	651000	54	54	2.1	0.2
GUNBOWER	140000^	200000^	200000*	500000^	310000^	3	3	121.4	-38.0
HADFIELD	850000	895000	870000	850000	895000	22	22	5.3	5.3
HALLAM	661000	705000	735000	740000	737500	30	30	11.6	-0.3
HALLS GAP	555000^	497500^	630000^	470000^	630000^	3	3	13.5	34.0
HAMILTON	395000	370000	360000	369500	365000	37	37	-7.6	-1.2
HAMLYN HEIGHTS	723000	705000	775000	748000	710000	20	20	-1.8	-5.1
HAMPTON	2500000	2275000	2464000	2470000	2541500	26	26	1.7	2.9
HAMPTON EAST	1215000^	1575000	1427500	1455000	1383500	22	22	13.9	-4.9
HAMPTON PARK	650000	627800	645000	650000	680000	81	81	4.6	4.6
HARCOURT	599000^	760000^	770000^	700000^	802500^	2	2	34.0	14.6

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HARKNESS	600000	584500	579000	550000	570000	61	61	-5.0	3.6
HASTINGS	742500	737500	691500	690000	670000	29	29	-9.8	-2.9
HASTINGS WEST	605000^	552500^	563000	620000	610000	13	13	0.8	-1.6
HAWTHORN	2900000	2550000	2637000	3332500	2752500	30	30	-5.1	-17.4
HAWTHORN EAST	2988000	3060000	2570000	2500000	2415000	20	20	-19.2	-3.4
HEALESVILLE	750000	860000	825000	740000	780000	25	25	4.0	5.4
HEATHCOTE	532500^	465000^	415000	550000^	440000^	7	7	-17.4	-20.0
HEATHERTON	1070000^	1125300	1235000^	1200000^	1100000^	5	5	2.8	-8.3
HEATHMONT	1135000	1072500	1225800	940000	1060000	21	21	-6.6	12.8
HEIDELBERG	1300500	1637300	1490000	1429000	1522500	10	10	17.1	6.5
HEIDELBERG HEIGHTS	900000	1092500	979500	1050000	1030000	10	10	14.4	-1.9
HEIDELBERG WEST	795000	715000	725000	760000	792500	16	16	-0.3	4.3
HEPBURN	1032500^	625000^	682500^	600000^	760000^	2	2	-26.4	26.7
HERNE HILL	760000^	627500^	690000	732000	650000^	9	9	-14.5	-11.2
HEYFIELD	362000^	385000^	435000^	452500^	300000^	7	7	-17.1	-33.7
HEYWOOD	322500^	380000	295000^	345000^	440000^	7	7	36.4	27.5
HIGHETT	1487500	1477500	1460000	1455000	1712000	23	23	15.1	17.7
HIGHTON	810000	912500	960000	912000	855000	65	65	5.6	-6.3
HILLSIDE (MELTON)	759000	750000	738500	785000	757500	34	34	-0.2	-3.5
HOPETOUN	220000^	75000^	75000^	174900^	205000^	5	5	-6.8	17.2
HOPPERS CROSSING	625000	600000	620000	615000	625000	127	127	0.0	1.6
HORSHAM	399000	415000	407500	375000	377000	78	78	-5.5	0.5
HUGHESDALE	1445000^	1575000^	1340000^	1424500	1650000	12	12	14.2	15.8
HUNTINGDALE	1367000^	1225000^	1032000^	1175000^	1340000^	4	4	-2.0	14.0
HUNTLY	535000	586500	581500	550000	570000	19	19	6.6	3.6
HURSTBRIDGE	856800^	890500^	930000	932500	1002600^	2	2	17.0	7.5
INDENTED HEAD	862500	765000^	830000^	792500^	881800	14	14	2.2	11.3
INGLEWOOD	500000*	310000^	325000^	340000^	475000^	7	7	NA	39.7
INVERLOCH	1000000	941000	800800	975000	896000	38	38	-10.4	-8.1
INVERMAY PARK	657500^	770000^	650000^	692500	536500^	4	4	-18.4	-22.5
IRONBARK	530000^	475000^	580000^	547500^	520000^	4	4	-1.9	-5.0
IRYMPLE	500000	490000	530000	515200	525000	24	24	5.0	1.9
IVANHOE	1760000	1670000	1760000	1673000	1865000	20	20	6.0	11.5

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IVANHOE EAST	2600000^	2090000	2875000^	1755000^	2412500^	8	8	-7.2	37.5
JACANA	607500^	593000^	595000^	568800	587800^	6	6	-3.3	3.3
JACKASS FLAT	509000^	515000	495000^	521500^	572500	14	14	12.5	9.8
JAN JUC	1290000	1320000	1158500^	1287500	1235000^	6	6	-4.3	-4.1
JEERALANG NORTH	355000^	410000^	371800^	518000^	392500^	4	4	10.6	-24.2
JUNCTION VILLAGE	662500^	595000^	702000^	650000^	710000^	4	4	7.2	9.2
JUNORTOUN	886800^	767500^	770000^	832500^	690000^	3	3	-22.2	-17.1
KALIMNA	483500^	520000^	499000^	435000^	575000^	3	3	18.9	32.2
KALKALLO	642500	639900	635000	630000	610000	66	66	-5.1	-3.2
KALLISTA	788800^	911100^	845000^	780000^	780000*	0	0	NA	NA
KALORAMA	885000^	982500	869000^	825000^	842500^	4	4	-4.8	2.1
KANGAROO FLAT	495000	503800	502500	508000	540000	40	40	9.1	6.3
KANGAROO GROUND SOUTH	1010000^	1010000^	1175000^	1100000^	1030500^	2	2	2.0	-6.3
KANIVA	176500^	285000^	187500^	188000^	132500^	4	4	-24.9	-29.5
KEALBA	667500^	680000^	672500	647500	715000^	7	7	7.1	10.4
KEILOR	980000	1000000	1222000	1260000	1138000	14	14	16.1	-9.7
KEILOR DOWNS	770000	752500	719500	806000	702800	20	20	-8.7	-12.8
KEILOR EAST	965000	1020000	980500	1005100	1055000	41	41	9.3	5.0
KEILOR LODGE	855000^	900000^	895000^	986000^	1100000^	6	6	28.7	11.6
KEILOR PARK	793000	785000^	810000^	801000	905000^	7	7	14.1	13.0
KENNINGTON	607500	643000	567500	610000	562500	30	30	-7.4	-7.8
KENSINGTON	971000	1110000	1050000	995000	1102500	30	30	13.5	10.8
KERANG	235000	270000	273000	311000	282500	14	14	20.2	-9.2
KEW	3250000	3036000	2900000	2695500	3015000	30	30	-7.2	11.9
KEW EAST	2300000^	2362500^	2200000^	2100200^	2888000^	1	1	25.6	37.5
KEW NORTH	2480000	2094000	2050000	2350000	2217500	16	16	-10.6	-5.6
KEYSBOROUGH	961900	864500	927800	929500	930000	73	73	-3.3	0.1
KIALLA	690000	645000	600000	667500	670000	39	39	-2.9	0.4
KILLARA (WODONGA)	649500^	667500^	665000^	652500^	630000	13	13	-3.0	-3.4
KILMORE	610000	570000	575000	600000	599000	44	44	-1.8	-0.2
KILSYTH	785000	780000	825500	827500	795000	32	32	1.3	-3.9
KILSYTH SOUTH	865200^	1200000^	920000^	1020000^	1072500^	7	7	24.0	5.1
KINGLAKE	672500^	651700	740000^	761000^	805000^	4	4	19.7	5.8

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KINGS PARK	600000	600000	590000	600000	630500	24	24	5.1	5.1
KINGSBURY	773800^	850000	685000	820000	758000^	2	2	-2.0	-7.6
KINGSVILLE	1090000	997500^	1390000^	1262000	1077500	10	10	-1.1	-14.6
KNOXFIELD	862500	950000	923000	1058500	1005500	18	18	16.6	-5.0
KOO WEE RUP	645000	675000	640000	715000	670000	17	17	3.9	-6.3
KOONDROOK	245400^	290000^	450000^	545000^	325000^	3	3	32.5	-40.4
KOROIT	525000^	770000^	640000^	595000^	550000^	9	9	4.8	-7.6
KORUMBURRA	478000	550000	535000	585000	535000	17	17	11.9	-8.5
KURUNJANG	520800	515000	512500	535000	505000	40	40	-3.0	-5.6
KYABRAM	455000	441000	454500	455000	430000	24	24	-5.5	-5.5
KYNETON	827500	814000	700000	750000	717500	20	20	-13.3	-4.3
LAKE BOGA	280000^	560000^	290000^	468000^	837000^	5	5	198.9	78.8
LAKE GARDENS	835000^	833000^	783500	705000^	686500^	4	4	-17.8	-2.6
LAKE TYERS BEACH	572500^	625000^	680000^	525000^	552500	10	10	-3.5	5.2
LAKE WENDOUREE	1185000	1390000^	1825000^	1112500	1450000	15	15	22.4	30.3
LAKES ENTRANCE	540000	482500	490000	483000	625000	20	20	15.7	29.4
LALOR	656000	675000	705000	700000	700000	69	69	6.7	0.0
LANCEFIELD	727500^	630000^	655000^	615000^	662500	16	16	-8.9	7.7
LANG LANG	646000	725000	715000	691300	737500	16	16	14.2	6.7
LANGWARRIN	840000	787500	850000	840000	855000	71	71	1.8	1.8
LARA	799900	705000	662500	692000	690000	26	26	-13.7	-0.3
LARA LAKE	727500	707500	675000	750000	685000	41	41	-5.8	-8.7
LAUNCHING PLACE	650000^	671500	667500^	650000^	675000^	6	6	3.8	3.8
LAVERTON	580000	557500	590000	620000	590000	27	27	1.7	-4.8
LAVERTON SOUTH	730000	743000	713500	752000	775000	26	26	6.2	3.1
LENEVA	735000^	665000^	690000^	647500^	649500	12	12	-11.6	0.3
LEONGATHA	580000	582500	549000	585000	572500	17	17	-1.3	-2.1
LEOPOLD	702500	677500	652500	700000	680000	78	78	-3.2	-2.9
LILYDALE	920000	875000	890000	1020000	965000	39	39	4.9	-5.4
LOCH SPORT	362500	420000	395000	349000	380000	17	17	4.8	8.9
LOCKINGTON	385000^	405000^	285000^	285000*	430000^	3	3	11.7	NA
LONG GULLY	400000^	400000	361000	455000^	445000	17	17	11.3	-2.2
LONGWARRY	575000	574500	561000^	572500	590000	16	16	2.6	3.1

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LORNE	1910000^	2204500	1550000^	3355000^	2000000^	9	9	4.7	-40.4
LOVELY BANKS	650000^	690000^	580000^	690000^	727500^	4	4	11.9	5.4
LOWER PLENTY	1400000	1188500^	1244000^	1320300	1200000^	3	3	-14.3	-9.1
LUCAS	617500	680000	640000	647500	627500	35	35	1.6	-3.1
LUCKNOW	400000^	441300^	360000^	470000^	579500^	8	8	44.9	23.3
LYNBROOK	814300	825000	760000	715200	865500	21	21	6.3	21.0
LYNDHURST	901000	900000	836300	965000	862000	37	37	-4.3	-10.7
LYSTERFIELD	913500^	1400800	1350500	1262600	1280000	17	17	40.1	1.4
LYSTERFIELD SOUTH	1560000^	1938000^	1982500^	1405000^	1676300^	2	2	7.5	19.3
MACEDON	1105000^	1292500^	927000^	1000000^	1000000^	5	5	-9.5	0.0
MACLEOD	1126300	1240000	1102500	1150000	1240000	24	24	10.1	7.8
MADDINGLEY	645000	655000	605000	620000	621300	32	32	-3.7	0.2
MAFFRA	401000	440000	405000	415000	455000	25	25	13.5	9.6
MAIDEN GULLY	750000^	800000	780000	830000	785000	12	12	4.7	-5.4
MAIDSTONE	940000	925000	916300	829000	875000	19	19	-6.9	5.5
MALDON	801300	705000^	676000^	747500^	757500^	6	6	-5.5	1.3
MALLACOOTA	1120000^	560000^	550000^	210000^	767500^	2	2	-31.5	265.5
MALMSBURY	810000^	762500^	731500^	965000^	661000^	5	5	-18.4	-31.5
MALVERN	3050000	3117500	3457000	2357500	2860000	29	29	-6.2	21.3
MALVERN EAST	2110000	2060000	2101000	2427500	2121000	52	52	0.5	-12.6
MAMBOURIN	635000	646000	615000	640000	620500	17	17	-2.3	-3.0
MANIFOLD HEIGHTS	850000^	1240000	1095000	928500^	920000^	5	5	8.2	-0.9
MANOR LAKES	611000	645000	642500	660000	630000	67	67	3.1	-4.5
MANSFIELD	740000	760000	795000	900000^	730000	17	17	-1.4	-18.9
MARIBYRNONG	1150000	1110000	1207500	1100000	1240000	18	18	7.8	12.7
MARONG	635000^	585000	655000^	610000^	675000	12	12	6.3	10.7
MARSHALL	623500^	615000	600000^	550000^	630000^	6	6	1.0	14.5
MARYBOROUGH	420000	412500	425000	372500	401500	40	40	-4.4	7.8
MCCRAE	1530000	1299000	1033000	1325000	1470000	25	25	-3.9	10.9
MCKENZIE HILL	930000^	800500^	745000^	715000^	850000^	5	5	-8.6	18.9
MCKINNON	1773500	2010000	1930000	2100000	1965000^	6	6	10.8	-6.4
MEADOW HEIGHTS	540000	560000	599500	570000	577500	30	30	6.9	1.3
MELTON	460000	470000	468500	489400	465000	37	37	1.1	-5.0

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MEDIAN HOUSE PRICES
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Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
MELTON SOUTH	485000	492500	520000	498000	465000	63	63	-4.1	-6.6
MELTON WEST	540000	540000	563000	520000	510000	43	43	-5.6	-1.9
MENTONE	1412000	1340000	1220000	1415000	1346300	28	28	-4.7	-4.9
MERBEIN	322500	282500	301500	295000	340000 [^]	9	9	5.4	15.3
MEREDITH	600000 [^]	650000 [^]	540000 [^]	540000 [*]	540000 [*]	0	0	NA	NA
MERINDA PARK	612500	627000 [^]	590000 [^]	645000 [^]	640000	11	11	4.5	-0.8
MERNDA	650000	663800	690000	683000	692500	87	87	6.5	1.4
MERRIGUM	250000 [^]	300000 [^]	224000 [^]	282500 [^]	282500 [*]	0	0	NA	NA
METUNG	892500 [^]	680000 [^]	785000 [^]	857500 [^]	905000 [^]	4	4	1.4	5.5
MICKLEHAM	700000	673000	682500	690000	690000	134	134	-1.4	0.0
MIDDLE PARK	1940000	3030000	2475000	2642500	2431000	10	10	25.3	-8.0
MILDURA	430000	450000	415100	451500	465000	143	143	8.1	3.0
MILL PARK	755000	793500	780000	783900	776500	61	61	2.8	-0.9
MILLGROVE	557500 [^]	535000	570000	581500 [^]	592500	10	10	6.3	1.9
MINERS REST	587500	625000 [^]	640000	572500	595000	16	16	1.3	3.9
MINYIP	160000 [*]	143500 [^]	179000 [^]	92000 [^]	185000 [^]	4	4	NA	101.1
MIRBOO NORTH	575000 [^]	487500 [^]	580000 [^]	542500 [^]	500000 [^]	5	5	-13.0	-7.8
MITCHAM	1122500	1230500	1220000	1220000	1197000	27	27	6.6	-1.9
MOE	365000	365000	340000	367000	358500	36	36	-1.8	-2.3
MONBULK	825000 [^]	782000	705000 [^]	835000 [^]	781500 [^]	4	4	-5.3	-6.4
MONT ALBERT	2600000	2671500	1990000	2996700	2716000 [^]	4	4	4.5	-9.4
MONT ALBERT NORTH	1720000	1591500	1732500	1660000	1531000 [^]	7	7	-11.0	-7.8
MONTMORENCY	1238500	1292500	1060000	1070000	1205000	15	15	-2.7	12.6
MONTROSE	846000	785000	835500	878500	862000	25	25	1.9	-1.9
MOONEE PONDS	1514300	1592500	1426500	1610000	1440000	29	29	-4.9	-10.6
MOORABBIN	1300000	1222500	1340000	1320000	1319300	18	18	1.5	-0.1
MOOROOLBARK	805500	795000	847500	823300	846000	74	74	5.0	2.8
MOOROOPNA	333300	391500	389500	347000	410000	33	33	23.0	18.2
MORDIALLOC	1460000	1400500	1440000	1207400	1350000 [^]	9	9	-7.5	11.8
MORNINGTON	1101500	1005000	1053500	1150000	1137500	72	72	3.3	-1.1
MORTLAKE	362500	349500	384300 [^]	300000 [^]	405000 [^]	6	6	11.7	35.0
MORWELL	317500	375000	322500	340000	322000	83	83	1.4	-5.3
MOUNT BEAUTY	455000 [^]	505000 [^]	590000 [^]	531500 [^]	575000 [^]	7	7	26.4	8.2

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MOUNT CLEAR	510000	495000	542500	480000	555000	14	14	8.8	15.6
MOUNT COTTRELL	572000^	675000^	675000^	615000^	685000^	3	3	19.8	11.4
MOUNT DANDENONG	746300^	900000^	750000^	1007500^	865000^	5	5	15.9	-14.1
MOUNT DUNEED	746000	720000	710000	737500	705000	51	51	-5.5	-4.4
MOUNT ELIZA	1785000	1600000	1675000	1707500	1463500	54	54	-18.0	-14.3
MOUNT EVELYN	807500	784500	855000	830000	840000	33	33	4.0	1.2
MOUNT HELEN	580000	675000^	572300	555000	760000^	5	5	31.0	36.9
MOUNT MARTHA	1850000	1849400	1960000	1700000	1987500	16	16	7.4	16.9
MOUNT PLEASANT	507600^	545000^	420000	470000	465000^	5	5	-8.4	-1.1
MOUNT WAVERLEY	1672500	1700000	1600000	1550000	1678000	72	72	0.3	8.3
MULGRAVE	933000	986300	1120000	1077000	978000	56	56	4.8	-9.2
MURCHISON	410000^	337000^	344500^	275000^	515000^	1	1	25.6	87.3
MURRUMBEENA	1500000	1950000	1650000	1637500	1630000	11	11	8.7	-0.5
MURTOA	255000^	217500^	331000^	331000*	262000^	6	6	2.7	NA
MYRTLEFORD	595000^	607500	585000^	550000^	595000	18	18	0.0	8.2
NAGAMBIE	725000^	660000^	505000^	620000	600500	12	12	-17.2	-3.1
NARRE WARREN	709000	745000	735000	720000	740000	85	85	4.4	2.8
NARRE WARREN NORTH	1452500	1401000	1510000	1730000	1442500	10	10	-0.7	-16.6
NARRE WARREN SOUTH	810000	786100	805000	870000	800000	101	101	-1.2	-8.0
NATHALIA	385000^	290000^	370000	390000^	382500^	8	8	-0.6	-1.9
NEERIM SOUTH	807500^	815000^	630000^	555000^	585000^	1	1	-27.6	5.4
NERRINA	670000^	477500^	722500^	665000^	770000^	3	3	14.9	15.8
NEW GISBORNE	895000	900000	820000^	745000^	950000^	5	5	6.1	27.5
NEWBOROUGH	395000	410000	429000	450000	410000	33	33	3.8	-8.9
NEWCOMB	544000	572500	575500	597300	599000	14	14	10.1	0.3
NEWINGTON	950000^	644500^	480000^	700000	600000	10	10	-36.8	-14.3
NEWLANDS ARM	632500^	917500^	601000^	675000^	937500^	2	2	48.2	38.9
NEWPORT	1336300	1250000	1316000	1207500	1250000	31	31	-6.5	3.5
NEWTOWN (GREATER GEELONG)	1330000	1220000	1069000	1338800	1295000	35	35	-2.6	-3.3
NHILL	235000	177500	202000^	199000	279000	11	11	18.7	40.2
NICHOLS POINT	640000^	640000*	557500^	517500^	880000^	1	1	37.5	70.0
NIDDRIE	1148800	1050000	1242500	1187500	1280000	20	20	11.4	7.8
NOBLE PARK	710000	726000	733800	755000	782500	48	48	10.2	3.6

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NOBLE PARK NORTH	740500	710000	752500	758300	765000	19	19	3.3	0.9
NORLANE	460000	466400	450000	452500	478000	33	33	3.9	5.6
NORTH BENDIGO	515000	500000	520000	530000	479500	18	18	-6.9	-9.5
NORTH GEELONG	654000	602600	650000	616300^	620000	17	17	-5.2	0.6
NORTH MELBOURNE	1300000	1180000	1460000	1110000	1143900	13	13	-12.0	3.1
NORTH WONTHAGGI	653000	602000	649500	558000	578200	21	21	-11.5	3.6
NORTHCOTE	1650000	1467000	1702500	1590000	1670000	45	45	1.2	5.0
NOTTING HILL	1200000^	1070000^	1151000^	1144000^	1121000^	5	5	-6.6	-2.0
NUMURKAH	400000	405000	310000	367500	350000^	9	9	-12.5	-4.8
NUNAWADING	1100000	1199500	1205000	1231500	1210200	23	23	10.0	-1.7
OAK PARK	929000^	895000^	1105000	1245300^	1395000^	7	7	50.2	12.0
OAKLEIGH	1265000^	1305000	1430000	1320000	1360000	17	17	7.5	3.0
OAKLEIGH EAST	950000^	1215000^	1172500	1095000^	1255000^	2	2	32.1	14.6
OAKLEIGH SOUTH	1020000	1100000	1170800	1233000	1257500	24	24	23.3	2.0
OCEAN GROVE	1175000	985000	972500	962500	958000	74	74	-18.5	-0.5
OFFICER	705000	743000	725000	750000	715000	87	87	1.4	-4.7
OFFICER SOUTH	850000	935000	830000^	809500^	780000	11	11	-8.2	-3.6
OLINDA	839000^	1010000^	765000^	996000^	975000^	9	9	16.2	-2.1
ORBOST	347500	347500	336500^	325000	357000^	9	9	2.7	9.8
ORMOND	1621500	2000000	1843000	1840500	1861000	17	17	14.8	1.1
OSBORNE	1040000	1040000	960000	1035000	1090000	20	20	4.8	5.3
OUYEN	220000^	185000^	165000^	208500^	195000^	5	5	-11.4	-6.5
PAKENHAM	640000	630000	645000	650000	665000	241	241	3.9	2.3
PARADISE BEACH	320000^	416000^	357500^	375000^	245000^	5	5	-23.4	-34.7
PARK ORCHARDS	1714500^	1700000^	1810000^	1760000^	1910000^	5	5	11.4	8.5
PARKDALE	1309000	1330000	1520000	1390500	1480000	25	25	13.1	6.4
PARKVILLE	2097500^	2137000^	2477000^	3120000^	1575000^	2	2	-24.9	-49.5
PASCOE VALE	935000	1050000	1242500	957500	1040000	38	38	11.2	8.6
PASCOE VALE SOUTH	1150000^	1175000	1115000	1105000	1265000	17	17	10.0	14.5
PATTERSON GARDENS	1312500^	1300000^	1283800^	1237500^	1450000^	3	3	10.5	17.2
PATTERSON LAKES	1650000	1215000	1300000	1550000	1407000	17	17	-14.7	-9.2
PAYNESVILLE	537500	511500	522500	490000	465000	29	29	-13.5	-5.1
PEARCEDALE	747500^	885000^	945000^	745000^	895000^	8	8	19.7	20.1

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PENSHURST	257500^	257500*	310000^	190000^	265000^	3	3	2.9	39.5
PLENTY	1620000^	1960000^	1595000^	1765000^	1525000^	3	3	-5.9	-13.6
POINT COOK	755000	765000	775000	770000	810000	183	183	7.3	5.2
POINT LONSDALE	1847500	1325000	1252500	1220000	1200000	11	11	-35.0	-1.6
POREPUNKAH	940000^	895000^	979000^	995000^	740000^	5	5	-21.3	-25.6
PORT ALBERT	610000^	515000^	515000*	490000^	512500^	2	2	-16.0	4.6
PORT FAIRY	1300000	817500	950000^	875000^	1225000	10	10	-5.8	40.0
PORT MELBOURNE	1745000	1850000	1565000	1850000	1580000	35	35	-9.5	-14.6
PORTARLINGTON	945000	872500	972500	970000	1020000	17	17	7.9	5.2
PORTLAND	437500	443000	397500	457500	400000	37	37	-8.6	-12.6
PORTSEA	3380000^	3255000^	3225000^	3075000	3190000	10	10	-5.6	3.7
PRAHRAN	1588800	1710000	1746000	2107500	1680000	29	29	5.7	-20.3
PRESTON	1132500	1120000	1145000	1182500	1156000	56	56	2.1	-2.2
PRINCES HILL	1430000^	1752500^	1230000^	2025000^	2850000^	4	4	99.3	40.7
PYRAMID HILL	240000^	180000^	182500^	270000^	212500^	3	3	-11.5	-21.3
QUARRY HILL	545000^	615000^	580000^	601000	757500	10	10	39.0	26.0
QUEENSCLIFF	1967500	1470000^	1637500^	1565000^	1287500^	4	4	-34.6	-17.7
RAINBOW	152500^	177500^	195000^	240000^	235000^	1	1	54.1	-2.1
RAYMOND ISLAND	626000^	510000^	610000^	540000^	505000^	3	3	-19.3	-6.5
RED CLIFFS	334000	340000	285000	337500	400000	17	17	19.8	18.5
RED HILL	1505000^	1402500^	1501000^	1705000^	1705000*	0	0	NA	NA
REDAN	460000	470000	490500	540000	432000	15	15	-6.1	-20.0
RESEARCH	1265000^	930000^	1029900^	1342500^	1107000^	5	5	-12.5	-17.5
RESERVOIR	840000	880000	870800	887500	905000	108	108	7.7	2.0
RHYLL	737500^	932500^	770000^	765000^	980000^	4	4	32.9	28.1
RICHMOND	1420000	1427500	1426000	1308000	1462500	56	56	3.0	11.8
RIDDELLS CREEK	720000^	1116300	825000^	940000^	955000	10	10	32.6	1.6
RINGWOOD	1050000	950000	995000	1000000	1094000	30	30	4.2	9.4
RINGWOOD EAST	1000000	941300	1110000	970500	1215000	22	22	21.5	25.2
RINGWOOD NORTH	1042500	1260000	1225000	1320000	1302500	25	25	24.9	-1.3
RIPPLESIDE	970000^	816000^	1275000^	1110000^	1205000^	2	2	24.2	8.6
ROBINVALE	330000^	402500	340000	385000^	400000	13	13	21.2	3.9
ROCHESTER	250000^	260000	270000	270000	490000^	5	5	96.0	81.5

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ROCKBANK	605000	675000	632500	600000	631500	50	50	4.4	5.3
ROMSEY	752500	757500	762300	770000	750000	10	10	-0.3	-2.6
ROSANNA	1270000	1285000	1275000	1312500	1316000	19	19	3.6	0.3
ROSEBUD	770000	740000	765000	720000	685500	56	56	-11.0	-4.8
ROSEBUD SOUTH	1157500	936000	1110000	966000	945000	12	12	-18.4	-2.2
ROSEDALE	375000^	475000^	433800^	520000^	585000^	5	5	56.0	12.5
ROWVILLE	1025000	1096000	1160000	1098000	1130000	71	71	10.2	2.9
ROXBURGH PARK	668000	618800	622500	642500	682500	60	60	2.2	6.2
RUSHWORTH	305000^	380000^	392000^	369000^	405000^	3	3	32.8	9.8
RUTHERGLEN	587500^	460000^	444500	490000^	482000^	9	9	-18.0	-1.6
RYE	1100000	1101000	1080000	1141000	1132200	72	72	2.9	-0.8
SAFETY BEACH	1300000	1225000	1122500	1260000	1121500	16	16	-13.7	-11.0
SAILORS GULLY	454000^	521000^	430000^	465000^	700000^	3	3	54.2	50.5
SALE	460000	472000	520000	517000	479000	58	58	4.1	-7.4
SAN REMO	1040000^	1083800	945000^	890000^	940000^	7	7	-9.6	5.6
SANCTUARY LAKES	744000	725000	720500	748000	752500	106	106	1.1	0.6
SANDHURST	1000500	1100100	1082500	1085500	990000	31	31	-1.0	-8.8
SANDRINGHAM	2048000	1950000	2115000	2275000	2140000	29	29	4.5	-5.9
SASSAFRAS	1290000^	1520000^	894500^	860000^	1150000^	3	3	-10.9	33.7
SCORESBY	910000	953000	935000	990000	969300^	8	8	6.5	-2.1
SEA LAKE	159500^	200000^	135000^	258500^	142500^	8	8	-10.7	-44.9
SEABROOK	750000	700900	745000	735000	765000	23	23	2.0	4.1
SEAFORD	833000	762800	835000	860000	847500	40	40	1.7	-1.5
SEAHOLME	1570000^	1354000^	1420000^	1525000^	1570000^	5	5	0.0	3.0
SEBASTOPOL	467500	462500	435000	451500	425000	46	46	-9.1	-5.9
SEDDON	1090000	1201000	1077500	1050000	1100000	17	17	0.9	4.8
SELBY	815000^	932000^	860000^	480000^	900000^	3	3	10.4	87.5
SEVILLE	900000^	747500^	824800^	817500^	871500^	6	6	-3.2	6.6
SEYMOUR	520000	430000	420000	480000	450000	21	21	-13.5	-6.3
SHEPPARTON	452500	425500	435000	450700	480000	124	124	6.1	6.5
SHEPPARTON NORTH	1100000^	466500^	632500^	665500^	599000^	5	5	-45.5	-10.0
SHOREHAM	1700000^	1200000^	2250000^	2262500^	1770000^	5	5	4.1	-21.8
SKYE	725000	785000	780000	747800	753300	22	22	3.9	0.7

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SMITHS BEACH	1075000^	872500^	1040000^	840000^	1058500^	4	4	-1.5	26.0
SMYTHES CREEK	620000*	625000^	530000^	600000^	515000^	5	5	NA	-14.2
SMYTHESDALE	530000^	465000^	572000^	750000^	505000^	1	1	-4.7	-32.7
SOLDIERS HILL	640000	635000	485000	537500	570000	13	13	-10.9	6.0
SOMERS	1550000	1552000	1612500	1510000^	1143800	10	10	-26.2	-24.3
SOMERVILLE	757500	762000	727500	802500	865000	32	32	14.2	7.8
SORRENTO	2250000	2037500	2157500	2122500	2400000	31	31	6.7	13.1
SOUTH GEELONG	750000^	785000^	950000^	902500^	952500^	4	4	27.0	5.5
SOUTH KINGSVILLE	1280000^	1123000^	1446500^	817000^	1157500^	7	7	-9.6	41.7
SOUTH MELBOURNE	2270000	1555000	1402500	1695000	1610000	16	16	-29.1	-5.0
SOUTH MORANG	715000	694000	733800	760000	780000	63	63	9.1	2.6
SOUTH YARRA	2700000	2255000	2420000	2409000	2162500	24	24	-19.9	-10.2
SPOTSWOOD	1230000^	1030000^	1160000^	1105000	1200000^	9	9	-2.4	8.6
SPRING GULLY	580000^	610000^	775000^	797500^	650000^	9	9	12.1	-18.5
SPRINGVALE	880000	875000	863000	886500	860000	19	19	-2.3	-3.0
SPRINGVALE SOUTH	804500	810500	792500	800000	840300	14	14	4.4	5.0
ST ALBANS	650000	632500	647000	647000	651000	62	62	0.2	0.6
ST ALBANS PARK	588800	605000	585000	565000	562500	14	14	-4.5	-0.4
ST ANDREWS BEACH	1550000^	1512500^	1500000^	1620000^	3500000^	1	1	125.8	116.0
ST ARNAUD	272500	270000^	300000^	285200	242000^	5	5	-11.2	-15.2
ST HELENA	1134000^	1239000^	1175000^	1200000^	1163700^	8	8	2.6	-3.0
ST KILDA	1166000^	1525000	1270000	1600000	1270000	21	21	8.9	-20.6
ST KILDA EAST	1321300	1557500	1955000	1598000	2110000	17	17	59.7	32.0
ST KILDA WEST	3800000^	2300000^	2855000^	2475000	1830000^	3	3	-51.8	-26.1
ST LEONARDS	765000	782500	750000	750000	720000	37	37	-5.9	-4.0
STANHOPE	397000^	290000^	325000^	385000^	410000^	3	3	3.3	6.5
STAWELL	340000	295000	342500	289000	310000	35	35	-8.8	7.3
STRATFORD	493000	500000	480000^	475000	420000^	5	5	-14.8	-11.6
STRATHDALE	685000	620000	575000	635000	597500	22	22	-12.8	-5.9
STRATHFIELDSAYE	710000	725000	756000	677500	690000	19	19	-2.8	1.8
STRATHMERTON	320000^	432500^	432500*	432500*	330000^	5	5	3.1	NA
STRATHMORE	1368000	1563800	1380000	1395000	1628500^	9	9	19.0	16.7
STRATHMORE HEIGHTS	1191300^	1061800^	1100000^	940000^	1050000^	7	7	-11.9	11.7

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MEDIAN HOUSE PRICES
Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
STRATHTULLOH	593000	650000	665000	615000	629000	44	44	6.1	2.3
STUDFIELD	920000^	1097800^	1170000	943500	953000^	5	5	3.6	1.0
SUNBURY	650000	672500	660000	649000	650000	177	177	0.0	0.2
SUNDERLAND BAY	642500^	799000^	652500^	685000^	575000^	5	5	-10.5	-16.1
SUNNYCLIFFS	382500^	438000^	327500^	325000^	322300^	4	4	-15.8	-0.8
SUNSET STRIP	625000^	705000^	730000^	700000^	640000^	5	5	2.4	-8.6
SUNSHINE	745500	827500	746000	805000	840000	25	25	12.7	4.3
SUNSHINE NORTH	720000	710000	740000	748000	725000	14	14	0.7	-3.1
SUNSHINE WEST	641000	720000	693300	723000	685000	39	39	6.9	-5.3
SURF BEACH	920000^	785000^	750000^	817500^	802500^	4	4	-12.8	-1.8
SURREY HILLS	2313500	2410000	2510000	2409000	2325000	50	50	0.5	-3.5
SWAN HILL	448000	463500	401000	438800	499000	45	45	11.4	13.7
SYDENHAM	700000	760000	750000	751500	757000	19	19	8.1	0.7
SYNDAL	1727500^	2200000	2202500	1725000	1657500	10	10	-4.1	-3.9
TALLANGATTA	401300^	410000^	510000^	509500^	445000^	6	6	10.9	-12.7
TANGAMBALANGA	416000^	588800^	650000^	649500^	795000^	5	5	91.1	22.4
TARNEIT	660000	661000	649300	650000	653000	347	347	-1.1	0.5
TATURA	460000^	480000	495000	447500	440000	17	17	-4.3	-1.7
TAWONGA SOUTH	650000^	550000^	800000^	383100^	720000^	7	7	10.8	87.9
TAYLORS HILL	877500	902000	896000	941000	891000	33	33	1.5	-5.3
TAYLORS LAKES	870000	930000	940000	933800	945000	31	31	8.6	1.2
TECOMA	805000^	794800^	935900^	826000	900000	11	11	11.8	9.0
TEMPLESTOWE	1700000	1612000	1735000	1782800	1637500	20	20	-3.7	-8.1
TEMPLESTOWE LOWER	1570000	1445000	1410000	1370500	1440000	33	33	-8.3	5.1
TERANG	385000^	380000^	400000	330000^	440000^	8	8	14.3	33.3
THE BASIN	916000	820000	840000	853000	917500	16	16	0.2	7.6
THOMASTOWN	700000	667000	696000	692000	738900	45	45	5.6	6.8
THOMSON (GREATER GEELONG)	562000^	560000^	500000^	525000^	515000^	8	8	-8.4	-1.9
THORNBURY	1375000	1331000	1428000	1405000	1460000	37	37	6.2	3.9
THORNHILL PARK	635000	625000	600000	608000	605000	45	45	-4.7	-0.5
TIMBOON	558000^	558000*	485500^	425000^	534500^	4	4	-4.2	25.8
TONGALA	435000^	364000	392500^	470000^	415000^	5	5	-4.6	-11.7
TOORA	465000^	270000^	440000^	540000^	540000*	0	0	NA	NA

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MEDIAN HOUSE PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
TOORADIN	841000^	660000^	910000^	947500^	832500^	2	2	-1.0	-12.1
TOORAK	6630000	6550000	6169000	6090000	4805000	13	13	-27.5	-21.1
TOOTGAROOK	847500	887500	860000	945000	865000	29	29	2.1	-8.5
TORQUAY	1350000	1177500	1252500	1206000	1250000	77	77	-7.4	3.6
TRAFALGAR	533500	580000	552500	550000	580000	18	18	8.7	5.5
TRARALGON	485000	493000	500000	515000	535000	116	116	10.3	3.9
TRARALGON EAST	820000^	958000^	832500^	727500^	727500*	0	0	NA	NA
TRENTHAM	780000^	1280000^	877500^	1060000^	1177500^	8	8	51.0	11.1
TRUGANINA	626000	645000	662000	645000	652500	172	172	4.2	1.2
TULLAMARINE	730000	720000	720000	730000	700000	19	19	-4.1	-4.1
TYABB	730000^	715000^	705000^	825000^	872500^	2	2	19.5	5.8
UPPER FERNTREE GULLY	782500	795000	925000	890000	835000^	8	8	6.7	-6.2
UPWEY	821000	865000	1057000	960000	940000	23	23	14.5	-2.1
VENTNOR	865000^	890000^	808500^	771000^	865000^	4	4	0.0	12.2
VENUS BAY	620000^	712500	577500	600000	620000	16	16	0.0	3.3
VERMONT	1200000	1250000	1300000	1205000	1196000	26	26	-0.3	-0.7
VERMONT SOUTH	1498000	1535000	1500000	1533000	1563000	26	26	4.3	2.0
VIEWBANK	1083000	1357500	1191000	1220000	1225000	21	21	13.1	0.4
VIOLET TOWN	530000^	386800^	570000^	520000^	480000^	4	4	-9.4	-7.7
WAHGUNYAH	610000^	501300^	255000^	310000^	520000^	3	3	-14.8	67.7
WALLAN	610000	630000	638000	620000	606300	40	40	-0.6	-2.2
WALLAN EAST	563500	610000	617000	605000	585000	28	28	3.8	-3.3
WANDANA HEIGHTS	830000^	1015000^	998000	1090000^	860000^	7	7	3.6	-21.1
WANDIN NORTH	800000	810000^	710000^	765000^	880000^	4	4	10.0	15.0
WANGARATTA	483500	550000	532500	520000	547500	70	70	13.2	5.3
WANTIRNA	1053000	1225000	1150000	1180000	1082000	48	48	2.8	-8.3
WANTIRNA SOUTH	1240000	1296000	1443000	1355000	1284000	34	34	3.5	-5.2
WARBURTON	740000^	672500	714400	616300	560000^	9	9	-24.3	-9.1
WARRACKNABEAL	214100	262500	262000	218500	247000	19	19	15.4	13.0
WARRAGUL	630000	650000	655000	651300	628500	90	90	-0.2	-3.5
WARRANTYTE	1445000^	1700000^	1166000	1215000	1550000^	5	5	7.3	27.6
WARRANWOOD	1072500	1194800	1230000	1270000^	1256000	15	15	17.1	-1.1
WARRNAMBOOL	620000	600000	560000	616000	565000	113	113	-8.9	-8.3

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MEDIAN HOUSE PRICES
Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
WATERWAYS	1690000^	1840000^	1750000^	1680000^	1489000^	6	6	-11.9	-11.4
WATSONIA	779800^	832500	927500	963500	1005000^	7	7	28.9	4.3
WATSONIA NORTH	916000^	815000^	990000	920300	963500^	8	8	5.2	4.7
WATTLE GLEN	938500*	732000^	933000^	877500^	1232000^	1	1	NA	40.4
WAURN PONDS	805000^	830000^	740000	837500	790000^	9	9	-1.9	-5.7
WEDDERBURN	290000^	280000^	230000^	305000^	212500^	6	6	-26.7	-30.3
WEIR VIEWS	577000	556000	560000	575000	575000	32	32	-0.3	0.0
WENDOUREE	470000	480000	483800	452500	435000	33	33	-7.4	-3.9
WENDOUREE WEST	365000^	340000	175000^	377500^	325000	11	11	-11.0	-13.9
WERRIBEE	600000	617000	618000	612500	612500	209	209	2.1	0.0
WERRIBEE SOUTH	1038000^	1200000^	881000^	955000^	900000	11	11	-13.3	-5.8
WEST FOOTSCRAY	892500	885000	950000	905000	908000	22	22	1.7	0.3
WEST MELBOURNE	1270000^	1032500^	1330000^	1215000^	1175000^	4	4	-7.5	-3.3
WEST WODONGA	549500	545000	545000	515000	565000	47	47	2.8	9.7
WESTALL	880000	800000	900000	853300	895500	12	12	1.8	4.9
WESTGARTH	1950000^	1698000	2075000	1670000	1725000	13	13	-11.5	3.3
WESTMEADOWS	730000	735000	731000	700000	662500	16	16	-9.2	-5.4
WHEELERS HILL	1500000	1413500	1465000	1600000	1445000	48	48	-3.7	-9.7
WHITE HILLS	465000	507500	496100	547000	546000	21	21	17.4	-0.2
WHITTINGTON	492500	500000^	495000^	500000^	535000	10	10	8.6	7.0
WHITTLESEA	720000	775000	778500	710500	672500	18	18	-6.6	-5.3
WILLIAMS LANDING	805000	825500	802800	740000	800000	35	35	-0.6	8.1
WILLIAMSTOWN	1470000	1550000	1605000	1637500	1664000	31	31	13.2	1.6
WILLIAMSTOWN NORTH	1275000^	1300000^	1612500^	1000000^	972500^	2	2	-23.7	-2.8
WIMBLEDON HEIGHTS	620000^	735000^	565000^	650000^	549500^	4	4	-11.4	-15.5
WINCHELSEA	605000^	642500	635000	670000	722500^	8	8	19.4	7.8
WINDSOR	1523800^	1450000	1525000	1520000	1382500	12	12	-9.3	-9.0
WINTER VALLEY	580000	580000	550000	586000	575000	34	34	-0.9	-1.9
WODONGA	500100	521000	540000	558000	525000	83	83	5.0	-5.9
WOLLERT	710000	683600	710000	705000	690800	146	146	-2.7	-2.0
WONGA PARK	1092500^	1369500^	1560000	1271000^	1447500	12	12	32.5	13.9
WONTHAGGI	580000	580000	522500	520000	580000	19	19	0.0	11.5
WOODEND	865000	940000	1100000	1030000	840000	13	13	-2.9	-18.4

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MEDIAN HOUSE PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
WOOLAMAI WATERS	850000	790500	765000	752500	752500	14	14	-11.5	0.0
WOORI YALLOCK	616300	622500	630000	704200^	635000	15	15	3.0	-9.8
WY YUNG	437500^	500000^	580000^	607500^	518500^	2	2	18.5	-14.7
WYNDHAM VALE	550000	550000	600000	599900	589900	92	92	7.3	-1.7
YACKANDANDAH	635000^	786000^	725000^	770000^	580000^	1	1	-8.7	-24.7
YALLAMBIE	975300^	870000^	950000^	1066000^	1010000^	9	9	3.6	-5.3
YALLOURN NORTH	320000^	347000^	315000^	310000^	299000^	5	5	-6.6	-3.5
YARRA GLEN	782500^	786800	785000^	800000^	740000^	6	6	-5.4	-7.5
YARRA JUNCTION	709500	680000	738000	685000^	700000^	9	9	-1.3	2.2
YARRAGON	695000^	560000^	640000	649000^	610000^	9	9	-12.2	-6.0
YARRAM	387500^	560000^	407500^	347500	427500	14	14	10.3	23.0
YARRAVILLE	1090000	1160500	1100000	1085000	1165000	55	55	6.9	7.4
YARRAWONGA	595000	640800	620000	670000	657500	46	46	10.5	-1.9
YEA	485000^	550000^	615000^	507500^	545000	10	10	12.4	7.4
YINNAR	565000^	580000^	569500^	560000^	480000^	7	7	-15.0	-14.3

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MEDIAN UNIT PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
ABBOTSFORD	465000	530000	595000	499300	502300	84	84	8.0	0.6
ABERFELDIE	1021000^	551000^	1017500 ^	750000^	696500^	4	4	-31.8	-7.1
AIRPORT WEST	665000	725000	636000	630000	647500	16	16	-2.6	2.8
ALBERT PARK	725000^	680000^	1190000 ^	1333500^	1227500^	6	6	69.3	-7.9
ALBION	250000	350000	340000	250000	437500	14	14	75.0	75.0
ALFREDTON	520000^	307500^	320000 ^	455000^	381000^	6	6	-26.7	-16.3
ALPHINGTON	702500	630000	857500	840000	760000	19	19	8.2	-9.5
ALTONA	797500	640000	710000	685000	714300	38	38	-10.4	4.3
ALTONA EAST	739900^	720000^	920000 ^	825000	727000^	7	7	-1.7	-11.9
ALTONA MEADOWS	510000	547500^	540000 ^	585000^	542500^	7	7	6.4	-7.3
ALTONA NORTH	711800	902600	805000	880500	704000	23	23	-1.1	-20.0
ARARAT	282500^	355000^	335000 ^	270300^	287000^	5	5	1.6	6.2
ARDEER	570000^	558800^	559500 ^	617500^	545000^	7	7	-4.4	-11.7
ARMADALE	640000	650000	840000	783000	762500	40	40	19.1	-2.6
ASCOT VALE	580000	515000	530000	545000	490000	38	38	-15.5	-10.1
ASHBURTON	1290000^	1755000^	1250000 ^	1720000^	865000^	5	5	-32.9	-49.7
ASHWOOD	1030000	924000	872000	1144000	1222000	19	19	18.6	6.8
ASPENDALE	822800	796000^	940000	760000^	807500	18	18	-1.9	6.2
AVONDALE HEIGHTS	681000^	652500^	600000	680000^	637500^	8	8	-6.4	-6.3
BACCHUS MARSH	480000^	425000^	480000	430000^	435000^	9	9	-9.4	1.2
BALACLAVA	580000	547500	615000	547500	565000	23	23	-2.6	3.2
BALLAN	475000^	597500^	407500 ^	407500*	515000^	5	5	8.4	NA
BALLARAT CENTRAL	415000^	415000^	402500 ^	367500^	285000^	7	7	-31.3	-22.4
BALLARAT EAST	457500^	400000^	377500 ^	440000^	400000	11	11	-12.6	-9.1
BALLARAT NORTH	352500^	450000^	535000 ^	380000^	477500^	4	4	35.5	25.7
BALWYN	750000	800500	880000	1130000	890000	29	29	18.7	-21.2
BALWYN NORTH	1140000	1175000	1539900	1150000	1292000	13	13	13.3	12.3
BARWON HEADS	1190000^	935000^	1000000 ^	905000^	1022500^	4	4	-14.1	13.0
BAYSWATER	640000	627500	693500	585000	650000	37	37	1.6	11.1
BAYSWATER NORTH	550000	660000	605000	600000	662500	18	18	20.5	10.4
BEACONSFIELD	510000^	520000^	630000 ^	545000^	625000^	9	9	22.5	14.7
BEAUMARIS	955000	1040000	1250000	1320000	1008500	12	12	5.6	-23.6
BELL PARK	312500^	470000^	551300 ^	520000^	500000^	8	8	60.0	-3.8
BELLFIELD (BANYULE)	872000^	835000^	835800 ^	715000	850000^	6	6	-2.5	18.9

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Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
BELMONT	510000	482500	550000	620000	475000	23	23	-6.9	-23.4
BENALLA	350000^	320000	255000 ^	295000	297500^	8	8	-15.0	0.8
BENDIGO	480000^	407500^	520000 ^	560000^	500000^	6	6	4.2	-10.7
BENTLEIGH	638000	957000	850000	825000	880000	49	49	37.9	6.7
BENTLEIGH EAST	970000	965000	1290000	1081000	975500	54	54	0.6	-9.8
BERWICK	660000	616500	675000	640000	630000	37	37	-4.5	-1.6
BITTERN	690000^	650000^	785000 ^	748500^	625000^	3	3	-9.4	-16.5
BLACK HILL	525000^	500000^	256000 ^	385000^	450000^	2	2	-14.3	16.9
BLACK ROCK	1400000^	1178300	1290000	1148800	1225000	17	17	-12.5	6.6
BLACKBURN	602000	638800	730000	776000	638000	38	38	6.0	-17.8
BLACKBURN NORTH	800000^	930000^	830000	925000^	1041500	12	12	30.2	12.6
BLACKBURN SOUTH	788000^	1016000	910500	875000	795000^	6	6	0.9	-9.1
BONBEACH	702500	650000	638500	705000	647500	32	32	-7.8	-8.2
BORONIA	650500	645800	661800	650000	650000	71	71	-0.1	0.0
BOX HILL	575000	503500	570000	600000	584400	134	134	1.6	-2.6
BOX HILL NORTH	835000	942800	756000	775000	906000	25	25	8.5	16.9
BOX HILL SOUTH	1133500	1005000	860000	830000	905000	13	13	-20.2	9.0
BRAYBROOK	590000^	614500	617500	610000	617500	20	20	4.7	1.2
BRIAR HILL	1070000^	819500	866000 ^	850000^	885000^	9	9	-17.3	4.1
BRIGHT	850000*	562000^	55000 ^	850000^	635500^	4	4	NA	-25.2
BRIGHTON	1325000	1375000	1225000	1340000	1320000	63	63	-0.4	-1.5
BRIGHTON EAST	1290000	1310000	1265000	1215000	1155000	17	17	-10.5	-4.9
BROADFORD	430000^	430000*	418000 ^	470000^	470000*	0	0	NA	NA
BROADMEADOWS	460000	455000	485000	400000	429900	32	32	-6.6	7.5
BROOKLYN	622500	631100	620000	647000^	642000	14	14	3.1	-0.8
BROWN HILL	427500^	381300^	422500	380000^	385000^	7	7	-9.9	1.3
BRUNSWICK	547500	535000	549000	590000	555000	101	101	1.4	-5.9
BRUNSWICK EAST	555000	575300	600000	550000	605000	82	82	9.0	10.0
BRUNSWICK WEST	400000	431500	478000	487500	446000	59	59	11.5	-8.5
BULLEEN	970000^	1045000^	777500	876700	1055000^	9	9	8.8	20.3
BUNDOORA	416000	525000	438500	479000	451000	43	43	8.4	-5.8
BURNLEY	477000^	736300^	400500 ^	535000^	1356000^	3	3	184.3	153.5
BURWOOD	860000	850000	934300	840000	610000	47	47	-29.1	-27.4
BURWOOD EAST	692500	582500	563900	658500	673000	26	26	-2.8	2.2

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Jan-Mar 2023 to Jan-Mar 2024

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CAIRNLEA	430000	460000^	407500^	399000^	400000^	7	7	-7.0	0.3
CAMBERWELL	950000	822500	838500	1101000	960000	45	45	1.1	-12.8
CAMPBELLFIELD	379000^	475800^	320000^	320000*	457500^	2	2	20.7	NA
CANADIAN	450000^	399000	325000^	384500^	394500	10	10	-12.3	2.6
CANTERBURY	890000^	1437500	1325000	1115000	1164000	14	14	30.8	4.4
CAPEL SOUND	659000	680500	622000	705500^	642500^	8	8	-2.5	-8.9
CARLTON	475000	385000	364000	350000	352500	98	98	-25.8	0.7
CARLTON NORTH	630000^	710000^	769000^	670000	689000^	5	5	9.4	2.8
CARNEGIE	588500	621000	609000	668700	597500	88	88	1.5	-10.7
CAROLINE SPRINGS	462500	481300	485000	515000	503000	22	22	8.8	-2.3
CARRUM	744500	712500	706000	807300	699000	14	14	-6.1	-13.4
CARRUM DOWNS	571000	543800	538800	565000	570000	45	45	-0.2	0.9
CASTLEMAINE	466000^	653500^	560000^	741300^	625000^	5	5	34.1	-15.7
CAULFIELD	855000^	1110000	761000	680000	985000	16	16	15.2	44.9
CAULFIELD EAST	561000^	824900^	994000^	517500^	1255000^	6	6	123.7	142.5
CAULFIELD NORTH	585000	600000	665000	805000	628500	60	60	7.4	-21.9
CAULFIELD SOUTH	1030000	1151000	1046500	1180000	1120000	25	25	8.7	-5.1
CHADSTONE	890500	905000	857500	971800	826500	32	32	-7.2	-14.9
CHELSEA	670000	641500	690000	712500	640000	29	29	-4.5	-10.2
CHELSEA HEIGHTS	469500^	897500^	640000^	602500^	794500^	4	4	69.2	31.9
CHELTENHAM	601800	610000	695000	667500	690000	59	59	14.7	3.4
CHELTENHAM EAST	704000^	783000^	734500	766000^	715000^	3	3	1.6	-6.7
CHELTENHAM NORTH	721800^	818000^	820000^	815000	859000^	7	7	19.0	5.4
CHIRNSIDE PARK	687500^	710000^	695500	710000	690000^	7	7	0.4	-2.8
CLARINDA	650900^	860000^	762500^	881500^	845500^	2	2	29.9	-4.1
CLAYTON	680000	775000	585000	665000	755000	51	51	11.0	13.5
CLAYTON NORTH	486000	860000^	820000^	662500^	534000	13	13	9.9	-19.4
CLAYTON SOUTH	566500	614000	525000^	550000	805000^	7	7	42.1	46.4
CLIFTON HILL	691000	850000	639000	805000	735000	17	17	6.4	-8.7
CLIFTON SPRINGS	613500^	500000^	415000^	700000^	500000^	5	5	-18.5	-28.6
COBRAM	285000^	295000^	251500^	315000^	350000^	9	9	22.8	11.1
COBURG	571000	595000	570000	615000	541300	40	40	-5.2	-12.0
COBURG EAST	628500	755000	732500	770000^	797500^	7	7	26.9	3.6
COBURG NORTH	835000	810000^	763900	787500	668000	15	15	-20.0	-15.2

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COLAC	460000^	380000^	520000 ^	445000^	420000^	5	5	-8.7	-5.6
COLLINGWOOD	587500	600000	640000	700000	555000	56	56	-5.5	-20.7
CORIO	358800^	440000^	337500 ^	375000^	390000^	5	5	8.7	4.0
COWES	383000^	458700^	615000 ^	644000^	540000^	5	5	41.0	-16.1
COWES WEST	560000^	720000^	695000 ^	640000^	507800^	6	6	-9.3	-20.7
CRAIGIEBURN	445000	425000	449000	441500	426300	50	50	-4.2	-3.5
CRANBOURNE	440000	451800	448000	460000	492000	25	25	11.8	7.0
CRANBOURNE EAST	510000	477500^	515000 ^	517500^	450000^	1	1	-11.8	-13.0
CRANBOURNE NORTH	419700^	509000^	535000 ^	505500^	470000^	7	7	12.0	-7.0
CRANBOURNE WEST	530000^	527300^	547500	556000^	515000^	9	9	-2.8	-7.4
CREMORNE	687500^	627500^	715000 ^	587500	600000	13	13	-12.7	2.1
CRIB POINT	615000^	501500^	590000 ^	585000^	500000^	1	1	-18.7	-14.5
CROYDON	700000	657000	655000	706000	705000	85	85	0.7	-0.1
CROYDON NORTH	680500	715000	720000	752500	690200^	9	9	1.4	-8.3
CROYDON SOUTH	660000^	757900^	693000 ^	788500^	753500^	6	6	14.2	-4.4
DALLAS	460000^	460000*	526300 ^	400000^	460000^	6	6	0.0	15.0
DANDENONG	384000	420000	390000	400000	380000	99	99	-1.0	-5.0
DANDENONG NORTH	520000	505000	517500	570000	530000	12	12	1.9	-7.0
DARLEY	432500^	275000^	410000 ^	383000^	400000^	9	9	-7.5	4.4
DAYLESFORD	475000^	590000^	725000 ^	580000^	535000^	2	2	12.6	-7.8
DEANSIDE	-	560800^	538300 ^	558000^	555000^	3	3	0.0	-0.5
DEEPDENE	1000000^	1353700^	617000 ^	1004000^	842500^	2	2	-15.8	-16.1
DEER PARK	460000^	470000	511300	475000	515000	15	15	12.0	8.4
DIAMOND CREEK	797500^	745000	852500	747500^	860000^	9	9	7.8	15.1
DINGLEY VILLAGE	730000^	769300^	860000 ^	701000	847500	10	10	16.1	20.9
DINNER PLAIN	545000^	610000^	555000 ^	1250000^	523500^	2	2	-3.9	-58.1
DOCKLANDS	600000	610000	570000	567500	600000	144	144	0.0	5.7
DONCASTER	615000	632500	628900	700000	588900	75	75	-4.2	-15.9
DONCASTER EAST	740000	984000	887500	760000	970000	65	65	31.1	27.6
DONVALE	1012500	937500	1068000	815000	920500	16	16	-9.1	12.9
DOREEN	498000^	635000^	534000 ^	555000	457000^	9	9	-8.2	-17.7
DOVETON	513500	530000	516500	513000	520000	23	23	1.3	1.4
DROMANA	740000^	820000	737500 ^	817500	782500^	8	8	5.7	-4.3
DROUIN	437000^	457000^	457000	440000	461500	20	20	5.6	4.9

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DRYSDALE	478000^	574000^	485500 ^	550000^	550000^	9	9	15.1	0.0
EAGLEHAWK	480000^	377500^	426500 ^	400000^	412800^	4	4	-14.0	3.2
EAGLEMONT	680000^	1350000^	712500 ^	1692500^	1070000^	4	4	57.4	-36.8
EAST BENDIGO	490000^	445000^	320000 ^	413800^	413800*	0	0	NA	NA
EAST GEELONG	440000^	560000^	517500 ^	355000^	501000^	1	1	13.9	41.1
EAST MELBOURNE	850000	685500	595000	700000	622500	26	26	-26.8	-11.1
ECHUCA	330000^	404000	342500	400000	500000^	9	9	51.5	25.0
EDITHVALE	830000	785000	893000	852000	855000	27	27	3.0	0.4
ELSTERNWICK	834000	675000	585000	635000	720000	48	48	-13.7	13.4
ELTHAM	788300	727500	710000	708500	767500	26	26	-2.6	8.3
ELTHAM NORTH	775500^	805000^	900000 ^	807500^	917500^	2	2	18.3	13.6
ELWOOD	625000	713500	650000	697500	630000	75	75	0.8	-9.7
ENDEAVOUR HILLS	670000^	665000^	575000	687000^	580000^	7	7	-13.4	-15.6
EPPING	480000	500500	477500	454800	490500	33	33	2.2	7.9
ESSENDON	508000	573800	535000	570000	547500	70	70	7.8	-3.9
ESSENDON NORTH	498000	386000	387500	403000	415000	21	21	-16.7	3.0
ESSENDON WEST	473500^	473500*	600000 ^	790000^	790000*	0	0	NA	NA
EUMEMMERRING	533500^	500300^	485000 ^	502500^	597500	10	10	12.0	18.9
FAIRFIELD	569000	675000	420000	550000	720000	25	25	26.5	30.9
FAWKNER	600000	596000	631000	555000	610000	19	19	1.7	9.9
FERNTREE GULLY	644300	690000	715000	672500	675000	46	46	4.8	0.4
FISHERMANS BEND	959300	952500	850000	1030000	765000	19	19	-20.3	-25.7
FITZROY	801300	770000	820000	830000	740000	34	34	-7.6	-10.8
FITZROY NORTH	660000	643800	652300	882500	600000	25	25	-9.1	-32.0
FLEMINGTON	365000	350000	410000	407500	368400	34	34	0.9	-9.6
FLORA HILL	500000^	475000^	325000	435000^	408800^	4	4	-18.3	-6.0
FOOTSCRAY	525000	530000	527500	523200	588500	124	124	12.1	12.5
FOREST HILL	470600^	875000	860000	863000	815000	17	17	73.2	-5.6
FRANKSTON	477500	506000	491000	520000	505000	103	103	5.8	-2.9
FRANKSTON NORTH	503100^	490000^	570000 ^	522500^	605500^	9	9	20.4	15.9
FRANKSTON SOUTH	691000	747500	740000	790000	765000	17	17	10.7	-3.2
GARDENVALE	280000^	285000^	1055000 ^	270500^	650000^	3	3	132.1	140.3
GEELONG	750000	780000	690000	700000	647500	24	24	-13.7	-7.5
GEELONG WEST	542500	495000	580000 ^	700000^	541300	10	10	-0.2	-22.7

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GISBORNE	445000^	620000^	535000	600000^	550000^	7	7	23.6	-8.3
GLEN HUNTLY	620000	675000	640000	520000	585000	35	35	-5.6	12.5
GLEN IRIS	648500	792500	760000	721300	700000	67	67	7.9	-2.9
GLEN WAVERLEY	813000	750000	825500	835000	832500	43	43	2.4	-0.3
GLENROY	555000	581000	590000	587500	590000	89	89	6.3	0.4
GOLDEN SQUARE	375000^	417500	450000^	388800^	393800^	6	6	5.0	1.3
GOWANBRAE	647300^	740000^	717000^	725000^	725500^	7	7	12.1	0.1
GREENSBOROUGH	680000	707500	739500	756800	695000	18	18	2.2	-8.2
GREENVALE	442500^	600000^	621000^	560000^	571000^	7	7	29.0	2.0
GROVEDALE	505000^	505000^	484000^	492500	498800	14	14	-1.2	1.3
HADFIELD	520000	600000	585000	650000	625000	19	19	20.2	-3.8
HALLAM	570000	580000	550000	550000	550000	11	11	-3.5	0.0
HAMILTON	303500^	611000^	348000^	482500^	297900^	4	4	-1.8	-38.2
HAMLYN HEIGHTS	417500^	435000	520000^	550000^	526000^	8	8	26.0	-4.4
HAMPTON	855000	849000	1054500	970000	890000	38	38	4.1	-8.2
HAMPTON EAST	707500	856300	880000	926000	735800	10	10	4.0	-20.5
HAMPTON PARK	495500	562500	520000	527500	560000	27	27	13.0	6.2
HARKNESS	442500^	442500^	397500^	430000^	360000	10	10	-18.6	-16.3
HASTINGS	496500	600000	565000	515000	505000	26	26	1.7	-1.9
HASTINGS WEST	-	749000^	749000*	477000^	477000^	2	2	0.0	0.0
HAWTHORN	562500	560000	585000	620000	585000	127	127	4.0	-5.6
HAWTHORN EAST	587000	673500	595000	630000	615000	69	69	4.8	-2.4
HEALESVILLE	650000^	607500^	600000^	652500	625000^	8	8	-3.8	-4.2
HEATHERTON	415000^	537500^	325000^	485500^	405000^	4	4	-2.4	-16.6
HEATHMONT	747500^	900000	735000	861300	735000	11	11	-1.7	-14.7
HEIDELBERG	678800	700000	858900	615000	642000	23	23	-5.4	4.4
HEIDELBERG HEIGHTS	755000	746500	740000	732500	705000	27	27	-6.6	-3.8
HEIDELBERG WEST	660000	780000	598000	622500	505000	14	14	-23.5	-18.9
HERNE HILL	345000^	365000^	482500^	422500^	347500^	8	8	0.7	-17.8
HIGHETT	785000	657500	770000	695000	728000	49	49	-7.3	4.7
HIGHTON	510000	557500	537500	532500	520000	29	29	2.0	-2.3
HILLSIDE (MELTON)	534000*	551000^	525000^	557500^	484000^	8	8	NA	-13.2
HOPPERS CROSSING	455000	455000	450000	440000	475000	15	15	4.4	8.0
HORSHAM	262500^	349000	342500	282000^	399000	13	13	52.0	41.5

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HUGHESDALE	745000	813000	745000	820000	650300	16	16	-12.7	-20.7
HUNTINGDALE	530000^	305000^	749000 ^	515000^	380000^	2	2	-28.3	-26.2
INVERLOCH	865000^	865000^	980000 ^	735000^	843800^	6	6	-2.5	14.8
IVANHOE	710500	840000	701500	815000	650000	51	51	-8.5	-20.2
IVANHOE EAST	716000^	1312000^	1025000 ^	1370000	1300000	11	11	81.6	-5.1
JACANA	455000^	482500^	524500 ^	410000^	455000^	7	7	0.0	11.0
JOLIMONT	800000^	1050000	1250000 ^	852500	837500	16	16	4.7	-1.8
JUNCTION VILLAGE	445000^	370000^	380000 ^	367500^	420000^	1	1	-5.6	14.3
KANGAROO FLAT	414800^	432500^	460000 ^	390000^	420000	11	11	1.3	7.7
KEILOR DOWNS	517500^	535000^	615000 ^	600300^	587000^	6	6	13.4	-2.2
KEILOR EAST	581000^	796000^	793800 ^	829500	745000	18	18	28.2	-10.2
KENNINGTON	408800^	385000^	370000 ^	475000	410000	11	11	0.3	-13.7
KENSINGTON	465000	535000	505000	485000	520000	33	33	11.8	7.2
KEW	787500	902500	837500	735000	767000	63	63	-2.6	4.4
KEW EAST	1750000^	1575000^	1059400 ^	920500^	1510000^	3	3	-13.7	64.0
KEW NORTH	760000	742500^	1367500 ^	775000^	775000^	7	7	2.0	0.0
KEYSBOROUGH	650000^	623000^	650000 ^	685500	640000	11	11	-1.5	-6.6
KILMORE	387500^	400000^	402500 ^	396300^	378500^	4	4	-2.3	-4.5
KILSYTH	675000	657500	700000	692000	725000	26	26	7.4	4.8
KINGSBURY	405000^	495000^	440000	660500^	593800	12	12	46.6	-10.1
KINGSVILLE	557500^	435000	290000	367500	407500	14	14	-26.9	10.9
KNOXFIELD	748000^	853000	760000	812500	777000^	7	7	3.9	-4.4
KOO WEE RUP	425000^	462500^	480000 ^	530000^	465000^	3	3	9.4	-12.3
KOORYONG	1155000*	942500^	932500 ^	1527500^	1665500^	5	5	NA	9.0
KORUMBURRA	412500^	452500^	382500 ^	450000^	455000^	6	6	10.3	1.1
KURUNJANG	391000^	375000^	420000 ^	428000^	450000^	1	1	15.1	5.1
KYABRAM	400000^	367500^	354000 ^	367500^	368800^	4	4	-7.8	0.3
LAKE WENDOUREE	532500^	412000^	655000 ^	525000^	595000^	5	5	11.7	13.3
LALOR	560000	491000	522000	525000	530000	17	17	-5.4	1.0
LANGWARRIN	560000	580000	617500	630000	597500	34	34	6.7	-5.2
LARA	479500^	445000^	525000 ^	440000^	490000^	3	3	2.2	11.4
LARA LAKE	500000^	495000^	505000 ^	460000^	440000^	3	3	-12.0	-4.3
LAVERTON	570000^	585000^	507500	510000	550000	11	11	-3.5	7.8
LAVERTON SOUTH	445000^	510000	545000	515000^	512000	11	11	15.1	-0.6

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LEONGATHA	430000^	467500^	419000 ^	413000^	385000^	5	5	-10.5	-6.8
LEOPOLD	537500^	487000^	530000 ^	450000^	500000^	9	9	-7.0	11.1
LILYDALE	592500	615500	606500	625000	650800	34	34	9.8	4.1
LORNE	1275000^	1595000^	975000 ^	1275000^	1557500^	4	4	22.2	22.2
LOWER PLENTY	510000^	679500^	732500	610000	590000^	7	7	15.7	-3.3
MACLEOD	615000^	750000	775000	847000	883000	18	18	43.6	4.3
MAIDSTONE	505000	520000	608800	672500	615000	21	21	21.8	-8.6
MALVERN	815500	784500	715000	733800	800000	21	21	-1.9	9.0
MALVERN EAST	590000	637500	540000	643000	608000	63	63	3.1	-5.4
MANSFIELD	630000^	487500^	600000 ^	615000^	510000^	5	5	-19.0	-17.1
MARIBYRNONG	527500	485000	536800	495000	480000	48	48	-9.0	-3.0
MARSHALL	575000^	575000*	492000 ^	492000*	465000^	4	4	-19.1	NA
MARYBOROUGH	277500^	313500^	349000 ^	320000^	295500^	6	6	6.5	-7.7
MCCRAE	980000^	747500^	940000 ^	780300^	720000^	4	4	-26.5	-7.7
MCKINNON	922900	810000	845000	842000	795000	21	21	-13.9	-5.6
MEADOW HEIGHTS	427500^	461500^	438300	475000	447500	16	16	4.7	-5.8
MELBOURNE	510000	526500	547400	579300	572800	651	651	12.3	-1.1
MELTON	360000^	380000	360000 ^	370000^	399500^	8	8	11.0	8.0
MELTON SOUTH	381000	410000^	372500	350000	365000	14	14	-4.2	4.3
MENTONE	618000	722500	690000	638500	665500	51	51	7.7	4.2
MERNDA	485000	505000^	415000 ^	410000^	455000^	8	8	-6.2	11.0
MICKLEHAM	540000^	540000*	552500 ^	620000^	600000^	4	4	11.1	-3.2
MIDDLE PARK	997500^	818800^	700000 ^	690000	765000^	8	8	-23.3	10.9
MILDURA	320000	310000	320000	315000	321500	40	40	0.5	2.1
MILL PARK	422500	410000	527000	450000	540300	16	16	27.9	20.1
MITCHAM	785000	900000	816300	806000	810000	50	50	3.2	0.5
MOE	261000^	237500	260000	236500	272500	12	12	4.4	15.2
MONT ALBERT	850000^	710000^	760000	775000	760000	15	15	-10.6	-1.9
MONT ALBERT NORTH	1267500^	1135000^	1420000	1270000	1400000^	3	3	10.5	10.2
MONTMORENCY	660000	831500	733500	899500	825000	20	20	25.0	-8.3
MOONEE PONDS	475000	570000	485000	540000	565000	63	63	18.9	4.6
MOORABBIN	630000	670000	741000	630000	679300	18	18	7.8	7.8
MOOROOLBARK	626300	626500	695000	658000	690000	27	27	10.2	4.9
MOOROOPNA	205000^	270000^	304000 ^	307500^	330500^	2	2	61.2	7.5

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MEDIAN UNIT PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
MORDIALLOC	660000	705000	690000	785000	640000	29	29	-3.0	-18.5
MORNINGTON	870000	806800	846500	752500	730000	51	51	-16.1	-3.0
MORWELL	220000	245000^	253000 ^	280000	250000	11	11	13.6	-10.7
MOUNT CLEAR	399000	485000^	366500 ^	376000^	410000^	4	4	2.8	9.0
MOUNT ELIZA	832000^	715000	720000	777500	830000	11	11	-0.2	6.8
MOUNT MARTHA	807500^	804000 ^	445000 ^	849000^	430000^	9	9	-46.7	-49.4
MOUNT PLEASANT	421500^	404900 ^	380000 ^	528000^	420000^	1	1	-0.4	-20.5
MOUNT WAVERLEY	992500	1166000	1040500	1045300	1110000	43	43	11.8	6.2
MULGRAVE	671300^	840000	782000 ^	733800	891000	13	13	32.7	21.4
MURRUMBEENA	510000	585000	507500	645000	530000	41	41	3.9	-17.8
NARRE WARREN	516000	515000	570000	598800	560000	30	30	8.5	-6.5
NEWCOMB	480000^	535000	452500 ^	515000^	469000	11	11	-2.3	-8.9
NEWPORT	837500	715000	761000	832500	765000	19	19	-8.7	-8.1
NEWTOWN (GREATER GEELON	500000^	680000	562500	569700	515000^	9	9	3.0	-9.6
NIDDRIE	511000^	505000^	510000 ^	735000	700000	11	11	37.0	-4.8
NOBLE PARK	525000	520000	550000	530000	522500	72	72	-0.5	-1.4
NOBLE PARK NORTH	457500^	678000^	547600 ^	572500^	564000^	4	4	23.3	-1.5
NORLANE	375000	450000^	455000 ^	390000^	375000	11	11	0.0	-3.8
NORTH BENDIGO	426300^	425000^	330000 ^	371300^	355000^	7	7	-16.7	-4.4
NORTH GEELONG	285000^	430000^	453500 ^	370000^	421500^	2	2	47.9	13.9
NORTH MELBOURNE	578500	485000	544000	548800	573000	79	79	-1.0	4.4
NORTHCOTE	625000	647500	550000	640000	595000	49	49	-4.8	-7.0
NOTTING HILL	390000	368000	407500	422800	405000	12	12	3.8	-4.2
NUMURKAH	302500^	262500^	280000 ^	245000^	305000^	4	4	0.8	24.5
NUNAWADING	847500	691500	715000	730000	650000	26	26	-23.3	-11.0
OAK PARK	600000	635000	607500	614000	578500	28	28	-3.6	-5.8
OAKLEIGH	580000	560000	550000	460000	520000	27	27	-10.3	13.0
OAKLEIGH EAST	847500^	930000^	967500	971000^	952000	11	11	12.3	-2.0
OAKLEIGH SOUTH	764000^	730000	920000	865000	1000000^	9	9	30.9	15.6
OCEAN GROVE	867500	818000	935000 ^	1075000	710000	13	13	-18.2	-34.0
OFFICER	565000^	534700^	560000 ^	529000^	540000	17	17	-4.4	2.1
ORMOND	609500	720000	550000	570000	612500	28	28	0.5	7.5
OSBORNE	800000	827500^	887500 ^	795000^	722500	10	10	-9.7	-9.1
PAKENHAM	475300	475000	475000	490000	485000	45	45	2.1	-1.0

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MEDIAN UNIT PRICES
Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
PARKDALE	735000	791500	814500	724000	638000	23	23	-13.2	-11.9
PARKVILLE	549900	485000	655000	501800	496300	22	22	-9.8	-1.1
PASCOE VALE	630000	605000	625000	628500	635000	70	70	0.8	1.0
PASCOE VALE SOUTH	320000^	535000	625000	701000	695000	17	17	117.2	-0.9
PATTERSON LAKES	725000	735500	718000 ^	670000	668000	14	14	-7.9	-0.3
PAYNESVILLE	375000*	780000 ^	371500 ^	371500*	410000^	5	5	NA	NA
POINT COOK	570000	560000	507500	583000	537500	14	14	-5.7	-7.8
PORT MELBOURNE	674000	742500	695000	800000	749000	76	76	11.1	-6.4
PORTARLINGTON	660000^	630000^	712500 ^	617500^	660000^	3	3	0.0	6.9
PORTLAND	340000^	368000^	195000 ^	380000^	320000^	4	4	-5.9	-15.8
PRAHRAN	440000	487500	555000	565000	520000	71	71	18.2	-8.0
PRESTON	515000	573000	640000	511000	600000	101	101	16.5	17.4
PRINCES HILL	717500^	452500 ^	715000 ^	415000^	725000^	1	1	1.0	74.7
REDAN	385000^	369000^	361000 ^	424000^	385000^	5	5	0.0	-9.2
RESERVOIR	633800	642400	611300	607000	636000	113	113	0.4	4.8
RICHMOND	560000	590000	600000	640000	572000	147	147	2.1	-10.6
RINGWOOD	615000	618000	619000	639300	638000	64	64	3.7	-0.2
RINGWOOD EAST	720000	740000	685000	742500	730500	26	26	1.5	-1.6
RINGWOOD NORTH	920000^	994000 ^	1580000 ^	820000^	692500^	4	4	-24.7	-15.5
RIPPONLEA	464800^	460000^	622500	607000	735000^	5	5	58.1	21.1
ROMSEY	530000^	600000^	445000 ^	495000^	542500^	4	4	2.4	9.6
ROSANNA	957500	857500	865000	847500	840500	20	20	-12.2	-0.8
ROSEBUD	728000	677500	732500	647000	696000	26	26	-4.4	7.6
ROSEBUD SOUTH	770000*	682000^	775000 ^	749000^	745000^	5	5	NA	-0.5
ROWVILLE	640000	700000	725000	742000	660000	25	25	3.1	-11.1
ROXBURGH PARK	477500^	407500^	460000	528500^	522500	10	10	9.4	-1.1
RYE	679500^	1080000^	660300 ^	677500^	801500^	4	4	18.0	18.3
SAFETY BEACH	860000	800000	944700	800000	1100000	16	16	27.9	37.5
SALE	325000	209000^	335000	360000	345000	13	13	6.2	-4.2
SAN REMO	622000^	632500^	550000 ^	377500^	580000^	5	5	-6.8	53.6
SANCTUARY LAKES	542500^	515000^	522500	690000^	600000	13	13	10.6	-13.0
SANDRINGHAM	708800	937500	705000	682500	730000	47	47	3.0	7.0
SCORESBY	625000^	739000	652500 ^	700000	730000^	5	5	16.8	4.3
SEAFORD	630000	661200	650000	618000	630000	40	40	0.0	1.9

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MEDIAN UNIT PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
SEAHOLME	298000^	980000^	980000 *	838000^	348000^	1	1	16.8	-58.5
SEBASTOPOL	355000	350000	350000	342500	342800	20	20	-3.5	0.1
SEDDON	514000^	694500^	302500	452500^	507500	12	12	-1.3	12.2
SEYMOUR	240000^	343000^	259000 ^	402500^	250000	10	10	4.2	-37.9
SHEPPARTON	315000	289500	340000	342500	357000	14	14	13.3	4.2
SKYE	531300^	618000^	547500 ^	540000^	560000^	3	3	5.4	3.7
SOMERVILLE	602500	560000^	567500	617500^	618000	11	11	2.6	0.1
SOUTH KINGSVILLE	847500^	787500^	700000 ^	685000	675000^	7	7	-20.4	-1.5
SOUTH MELBOURNE	594000	640000	650000	693000	625000	65	65	5.2	-9.8
SOUTH MORANG	512500	472800	501000	550000	549000	15	15	7.1	-0.2
SOUTH YARRA	611500	598000	580000	572300	538500	198	198	-11.9	-5.9
SOUTHBANK	579000	593000	613500	620000	613000	262	262	5.9	-1.1
SPRING GULLY	350000^	293500^	495000 ^	375000^	283500^	2	2	-19.0	-24.4
SPRINGVALE	520000	585000	625000	600000	700000	19	19	34.6	16.7
SPRINGVALE SOUTH	530000^	625000	695000	630000	567000	13	13	7.0	-10.0
ST ALBANS	452500	494000	500000	470000	490000	47	47	8.3	4.3
ST ALBANS PARK	442500^	385000^	630000 ^	385000^	395000^	4	4	-10.7	2.6
ST HELENA	742000*	831800^	840000 ^	1005000^	1005000*	0	0	NA	NA
ST KILDA	502700	517500	525000	575000	480500	148	148	-4.4	-16.4
ST KILDA EAST	530000	685000	613500	602000	530000	53	53	0.0	-12.0
ST KILDA WEST	500000	557500	455000	570000	566000^	9	9	13.2	-0.7
ST LEONARDS	735000^	735000*	620000 ^	415000^	632500^	2	2	-13.9	52.4
STAWELL	215000^	190000^	173800 ^	237500^	300000^	1	1	39.5	26.3
STRATHDALE	480000^	525000^	420000 ^	483800^	415000^	8	8	-13.5	-14.2
STRATHMORE	760000	785000	853500 ^	550000^	529500^	8	8	-30.3	-3.7
STUDFIELD	727900^	1205000^	1010000 ^	740000	691000^	3	3	-5.1	-6.6
SUNBURY	460000	505000	475600	470000	518500	23	23	12.7	10.3
SUNSHINE	710000	636000	555000 ^	475000	500000	19	19	-29.6	5.3
SUNSHINE NORTH	490000	693000	647500	582500^	600000^	9	9	22.4	3.0
SUNSHINE WEST	495000	630000	586000	537500	612500	16	16	23.7	14.0
SURREY HILLS	815000	826500	914000	950000	1095500	32	32	34.4	15.3
SWAN HILL	265000^	330000^	333800 ^	422500^	343500^	6	6	29.6	-18.7
SYDENHAM	480000	453000	460000	490000	521000	40	40	8.5	6.3
SYNDAL	1090000^	1217500	1155000	1230000	1118000^	7	7	2.6	-9.1

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MEDIAN UNIT PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024 Oct-Dec 2023 to Jan-Mar 2024	
TARNEIT	460000	440000	485000	415000	493800	16	16	7.3	19.0
TAYLORS HILL	525000^	550000^	535000 ^	505000^	527000^	5	5	0.4	4.4
TAYLORS LAKES	462500^	462500*	557500 ^	725000^	682500^	6	6	47.6	-5.9
TEMPLESTOWE	900000	850000	725000	865000	852500	24	24	-5.3	-1.4
TEMPLESTOWE LOWER	1010000	1100000	941000	886000	1040000	16	16	3.0	17.4
THOMASTOWN	502000	478300	469000	461000	491000	16	16	-2.2	6.5
THOMSON (GREATER GEELONG)	445500^	550000^	420000 ^	570000^	465000^	5	5	4.4	-18.4
THORNBURY	701500	660000	605000	627500	580000	47	47	-17.3	-7.6
TOORAK	1295000	960500	1580000	900000	1051000	61	61	-18.8	16.8
TORQUAY	912500	895000^	890000	922500	980000	15	15	7.4	6.2
TRAFALGAR	480000^	460000^	365000 ^	420000^	355000^	1	1	-26.0	-15.5
TRARALGON	294000	332500	323000	335000	312000	12	12	6.1	-6.9
TRAVANCORE	315000	340000	352000	367300	365000	19	19	15.9	-0.6
TRUGANINA	422500^	477500	482500	475000	495000^	9	9	17.2	4.2
TULLAMARINE	536000	560000	512500	530000	540000	14	14	0.7	1.9
TYABB	680000^	620000^	677500 ^	585000^	515000^	2	2	-24.3	-12.0
VERMONT	780000	1053700	1038300	1100000	988000	18	18	26.7	-10.2
VERMONT SOUTH	800000	718000^	685000 ^	950000^	935000	10	10	16.9	-1.6
VIEWBANK	775000^	710000^	761800 ^	740000^	567500^	4	4	-26.8	-23.3
WALLAN	451000^	417500^	410000 ^	440000^	400000	10	10	-11.3	-9.1
WALLAN EAST	420000^	468500^	425000 ^	432500^	440000^	2	2	4.8	1.7
WANGARATTA	365000	390000	340000	311300^	475000^	8	8	30.1	52.6
WANTIRNA	649500^	665000^	773000	924000	777000^	7	7	19.6	-15.9
WANTIRNA SOUTH	450000	510000	447500	522500	475000	19	19	5.6	-9.1
WARRAGUL	420000	457600	410000	447500	430000	15	15	2.4	-3.9
WARRNAMBOOL	428100	425500	411000	425000	432000	21	21	0.9	1.6
WATSONIA	699000^	685000^	759500	880000^	728000	14	14	4.1	-17.3
WENDOUREE	392300^	371300^	445000 ^	385000	330000	11	11	-15.9	-14.3
WERRIBEE	420000	420000	440000	445000	435000	52	52	3.6	-2.2
WERRIBEE SOUTH	460000^	510000^	407500 ^	485000^	424500^	8	8	-7.7	-12.5
WEST FOOTSCRAY	570000	535000	415800	455000	363000	32	32	-36.3	-20.2
WEST MELBOURNE	622500	620000	683100	560000	565000	60	60	-9.2	0.9
WEST WODONGA	355000	365000	340000	383500	375500	11	11	5.8	-2.1
WESTALL	614000	495000	615000	577000	682500	30	30	11.2	18.3

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MEDIAN UNIT PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
WESTGARTH	628500	600000 [^]	560000 [^]	625000	800000	14	14	27.3	28.0
WESTMEADOWS	469500 [^]	580000	645000 [^]	523000	625000	10	10	33.1	19.5
WHEELERS HILL	904000 [^]	1108600 [^]	991000 [^]	814000 [^]	1010000 [^]	1	1	11.7	24.1
WHITE HILLS	417500 [^]	400000 [^]	465000 [^]	590000 [^]	377500 [^]	2	2	-9.6	-36.0
WHITTINGTON	405000 [^]	372000 [^]	355000 [^]	410000 [^]	423300 [^]	4	4	4.5	3.2
WHITTLESEA	445000 [^]	510000 [^]	512500 [^]	420000 [^]	485000 [^]	5	5	9.0	15.5
WILLIAMS LANDING	410000 [^]	430000	342500 [^]	400000 [^]	332000 [^]	5	5	-19.0	-17.0
WILLIAMSTOWN	680000	725000	702500	778600	587500	26	26	-13.6	-24.5
WILLIAMSTOWN NORTH	802500 [^]	775000	785000 [^]	785000 [*]	860000 [^]	1	1	7.2	NA
WINDSOR	510000	475000	565500	530000	539500	40	40	5.8	1.8
WODONGA	325000	342500	368000	356300	337500	16	16	3.8	-5.3
WOLLERT	446000	437500	427500	448000	450000	19	19	0.9	0.4
WONTHAGGI	420000 [^]	483000 [^]	410000 [^]	392500 [^]	492500 [^]	4	4	17.3	25.5
WOODEND	695000 [^]	1090000 [^]	557500 [^]	728000 [^]	730000 [^]	3	3	5.0	0.3
WYNDHAM VALE	462500 [^]	447600	490000 [^]	447500 [^]	492500	16	16	6.5	10.1
YARRA JUNCTION	612500 [^]	540000 [^]	605000 [^]	640000 [^]	410000 [^]	3	3	-33.1	-35.9
YARRAM	310000 [^]	450000 [^]	125000 [^]	320000 [^]	340000 [^]	2	2	9.7	6.3
YARRAVILLE	595000	656500	620000	565000	637500	26	26	7.1	12.8
YARRAWONGA	331500 [^]	487500	462500	470000 [^]	430000	11	11	29.7	-8.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
AINTREE	470000	426000^	474000	491000	394000^	5	5	-16.2	-19.8
ALFREDTON	320000^	280000	299000^	293000^	265000^	3	3	-17.2	-9.6
APOLLO BAY	472500^	487500^	487500*	410000^	445000^	6	6	-5.8	8.5
ARARAT	135000	176000^	150000^	242000^	149000^	5	5	10.4	-38.4
ARMSTRONG CREEK	344000	337000	356000	334000	372500	36	36	8.3	11.5
AVENEL	290000^	310000^	287500^	280000^	280000*	0	0	NA	NA
BACCHUS MARSH	345000^	350000^	350000^	280000^	315000^	4	4	-8.7	12.5
BALLARAT EAST	302300^	320000	335200^	317500^	380000^	3	3	25.7	19.7
BARANDUDA	225000	205000	217500	225000^	190000	14	14	-15.6	-15.6
BEECHWORTH	460000*	375000^	420000^	440000^	428000^	1	1	NA	-2.7
BENALLA	188500	187500	187500^	187500^	199000^	4	4	5.6	6.1
BERWICK	570500	559000	534500	545500	484500	28	28	-15.1	-11.2
BEVERIDGE	307500	319500	318000	330000	307500	44	44	0.0	-6.8
BLACKBURN	1760000^	935000^	935000*	990000^	990000*	0	0	NA	NA
BONNIE BROOK	310000	360000^	382000	358100	350300^	8	8	13.0	-2.2
BONSHAW	279000*	237000^	277000^	249500^	270000^	6	6	NA	8.2
BOTANIC RIDGE	550000^	560000^	450000^	452000	452000	22	22	-17.8	0.0
BROADFORD	280000^	238000^	259000^	245000^	265000^	6	6	-5.4	8.2
BROOKFIELD	323000	308000	272000^	177000	340200^	5	5	5.3	92.2
BURNSIDE	584000	614000^	493000	569000^	472000	11	11	-19.2	-17.0
CAMPBELLS CREEK	275000^	260000^	285000^	285000^	300000^	3	3	9.1	5.3
CANADIAN	250000^	275000^	275000*	275000*	258700^	2	2	3.5	NA
CARDIGAN	610000^	625000^	507500^	585000^	490000^	1	1	-19.7	-16.2
CHARLEMONT	323000	346000	300500^	313000	332500	14	14	2.9	6.2
CLIFTON SPRINGS	540000^	435000^	445000^	445000*	505000^	1	1	-6.5	NA
CLYDE	391000	368000	375000	359800	332900	37	37	-14.9	-7.5
CLYDE NORTH	421000	447000	414000	426000	437000	191	191	3.8	2.6
COBBLEBANK	241700	252200	252200*	284400^	307500^	2	2	27.3	8.1
COBRAM	225000^	183300^	230000^	230000^	211300^	4	4	-6.1	-8.2
COLDSTREAM	470000^	420000^	460000	460000	460000^	9	9	-2.1	0.0
CORINELLA	650000^	420000^	492500^	530000^	350000^	1	1	-46.2	-34.0
CORONET BAY	365000^	475000^	367500^	367500*	540000^	1	1	47.9	NA
COWES WEST	480000^	479000^	335000^	446300^	510000^	2	2	6.3	14.3
CRAIGIEBURN	435000^	171100	492500^	225000	472500^	7	7	8.6	110.0
CRANBOURNE	508000	395000	335000	435000	450000^	9	9	-11.4	3.4

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%) Jan-Mar 2023 to Jan-Mar 2024Oct-Dec 2023 to Jan-Mar 2024	
CRANBOURNE EAST	370000	372000	379000	388700	440000 [^]	7	7	18.9	13.2
CRANBOURNE SOUTH	220700 [^]	335000 [^]	325600 [^]	325600 [*]	393400 [^]	1	1	78.3	NA
CRANBOURNE WEST	164300 [^]	376000 [^]	414500 [^]	467500 [^]	470000 [^]	3	3	186.1	0.5
DEANSIDE	372500	317700	372500	401500	350000	66	66	-6.0	-12.8
DELACOMBE	317500 [*]	317500 [*]	350000 [^]	300000 [^]	265000 [^]	2	2	NA	-11.7
DIAMOND CREEK	563800 [^]	495000 [^]	716000 [^]	550000 [^]	607500 [^]	2	2	7.8	10.5
DIGGERS REST	335000	310000	309000	277000	301000	24	24	-10.1	8.7
DINNER PLAIN	347500 [*]	347500 [*]	270000 [^]	260000 [^]	260000 [*]	0	0	NA	NA
DONNYBROOK	320500	317000	291000	169500	335000	39	39	4.5	97.6
DOREEN	465000 [^]	477500 [^]	330000 [^]	445000 [^]	340000 [^]	5	5	-26.9	-23.6
DROUIN	325000	355000	281500	350000	362500	12	12	11.5	3.6
EAGLE POINT	265000 [^]	305000 [^]	325000 [^]	310000 [^]	282500 [^]	3	3	6.6	-8.9
ECHUCA	275000 [^]	275000 [^]	330000 [^]	330000 [^]	635000 [^]	1	1	130.9	92.4
EPPING	541000 [^]	345000 [^]	435000 [^]	250000 [^]	290100 [^]	7	7	-46.4	16.0
EPSOM	350000 [^]	240000 [^]	262500 [^]	320000 [^]	305000 [^]	5	5	-12.9	-4.7
EYNESBURY	325000 [^]	327500 [^]	308300 [^]	588500 [^]	342000 [^]	3	3	5.2	-41.9
FRASER RISE	375000	379800	380900	395000	375000	37	37	0.0	-5.1
FYANSFORD	538000 [^]	460000 [^]	480000 [^]	490000 [^]	421500 [^]	4	4	-21.7	-14.0
GISBORNE	453300	520000	465500	455000	440000	14	14	-2.9	-3.3
GLENGARRY	296500 [^]	287000 [^]	289000 [^]	287000 [^]	279000 [^]	5	5	-5.9	-2.8
GOLDEN BEACH	123500 [^]	160000 [^]	140000 [^]	116300 [^]	110000 [^]	5	5	-10.9	-5.4
GOLDEN SQUARE	248000 [^]	280000 [^]	355000 [^]	280000 [^]	260000 [^]	9	9	4.8	-7.1
GREENVALE	459000	425000	442500	426800	468500	19	19	2.1	9.8
HARKNESS	362500 [^]	282500 [^]	305000 [^]	310000	265000 [^]	5	5	-26.9	-14.5
HIGHTON	380000 [^]	452500 [^]	520000 [^]	490000 [^]	430000 [^]	7	7	13.2	-12.2
HORSHAM	170000 [^]	180000	256000 [^]	222500 [^]	217500 [^]	8	8	27.9	-2.2
HUNTLY	244800	240000	242400	255000 [^]	254000	13	13	3.8	-0.4
HUON CREEK	447500	435000 [^]	445000 [^]	665000 [^]	665000 [*]	0	0	NA	NA
IRYMPLE	179000 [^]	180500 [^]	174000 [^]	166000	179000	12	12	0.0	7.8
JACKASS FLAT	260000 [^]	287500 [^]	297500 [^]	275000 [^]	275000 [^]	1	1	5.8	0.0
JOHNSONVILLE	-	219000 [^]	240000 [^]	235000 [^]	235000 [^]	3	3	0.0	0.0
JUNCTION VILLAGE	365000 [^]	420000	436500	430000 [^]	430000 [^]	5	5	17.8	0.0
KALKALLO	363000	321000	357000	320500	347500	40	40	-4.3	8.4
KANGAROO FLAT	260000 [^]	202000 [^]	279000 [^]	450000 [^]	202000 [^]	5	5	-22.3	-55.1
KIALLA	280000	285000	281000	280000 [^]	275000 [^]	3	3	-1.8	-1.8

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2023 to Jan-Mar 2024

Locality	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	No. of Sales Jan-Mar 2024	No. of Sales 2024	Change (%)	
								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
KILMORE	340000 [^]	290000 [^]	292500 [^]	300500 [^]	272000 [^]	3	3	-20.0	-9.5
KILSYTH	640000 [^]	410000 [^]	410000 [*]	410000 [*]	410000 [*]	0	0	NA	NA
KORUMBURRA	305500 [^]	202500 [^]	240000 [^]	271300 [^]	295000 [^]	1	1	-3.4	8.8
KYABRAM	183300 [^]	195000 [^]	205000 [^]	206000 [^]	203300 [^]	4	4	10.9	-1.3
LAKES ENTRANCE	220000 [^]	245000 [^]	232500 [^]	243000 [^]	238800 [^]	4	4	8.5	-1.7
LANCEFIELD	290000 [^]	290000 [*]	245000 [^]	355000 [^]	245000 [^]	1	1	-15.5	-31.0
LARA	379000	384400	351000	370500	365000	20	20	-3.7	-1.5
LARA LAKE	715000 [^]	775000 [^]	548500 [^]	780000 [^]	566300 [^]	2	2	-20.8	-27.4
LENEVA	234100	225000	216400 [^]	220000	215000	29	29	-8.2	-2.3
LEONGATHA	310000 [^]	352500 [^]	288300 [^]	356300 [^]	294000 [^]	4	4	-5.2	-17.5
LILYDALE	605000	605000	675000 [^]	620000 [^]	685000 [^]	6	6	13.2	10.5
LOCH SPORT	140000 [^]	105000 [^]	131000	130000	124000 [^]	8	8	-11.4	-4.6
LUCAS	306500	290000	325000	325000	305000	21	21	-0.5	-6.2
LUCKNOW	165000	185000	175000	175000	185000	15	15	12.1	5.7
MADDINGLEY	214400 [^]	287500 [^]	294000	215000 [^]	317700 [^]	8	8	48.2	47.8
MAIDEN GULLY	320000 [^]	330000 [^]	360000 [^]	395000 [^]	291000 [^]	1	1	-9.1	-26.3
MAMBOURIN	365000	331500	355000	360000	344000 [^]	8	8	-5.8	-4.4
MANOR LAKES	411000	405000	400500	278000	350000	38	38	-14.8	25.9
MANSFIELD	365000 [^]	350000 [^]	376800 [^]	357500 [^]	357500 [*]	0	0	NA	NA
MARONG	267000 [^]	285000 [^]	272000 [^]	272000 [^]	278000 [^]	6	6	4.1	2.2
MARYBOROUGH	155000 [^]	157500 [^]	116500 [^]	332500 [^]	100000 [^]	7	7	-35.5	-69.9
MELTON SOUTH	320000	312500	310000	320000	312000	25	25	-2.5	-2.5
MERBEIN	145000 [^]	149000 [^]	115000 [^]	130000 [^]	122500 [^]	4	4	-15.5	-5.8
MERINDA PARK	275000 [^]	275000 [*]	435000 [^]	435000 [*]	435000 [^]	2	2	58.2	NA
MERNDA	391000	377500	391500	389000	392500	14	14	0.4	0.9
METUNG	245000 [^]	275000 [^]	275000 [^]	195000 [^]	215000 [^]	3	3	-12.2	10.3
MICKLEHAM	372000	356300	378000	382000	390000	71	71	4.8	2.1
MILDURA	205000	185000	185000	185000 [^]	181000	22	22	-11.7	-2.2
MOE	190000 [^]	226500 [^]	225000	207000 [^]	235000 [^]	6	6	23.7	13.5
MOOROOPNA	230000	195000 [^]	220000 [^]	251000 [^]	195000 [^]	3	3	-15.2	-22.3
MORNINGTON	1350000 [^]	1350000 [*]	1300000 [^]	887500 [^]	1550000 [^]	1	1	14.8	74.6
MORWELL	240000 [^]	216000 [^]	258000 [^]	217000 [^]	135000 [^]	1	1	-43.8	-37.8
MOUNT DUNEED	363900	275500	287500	305000	420000	13	13	15.4	37.7
NAGAMBIE	271500 [^]	260000 [^]	264000 [^]	260000 [^]	262500 [^]	8	8	-3.3	1.0
NAR NAR GOON NORTH	151200 [*]	157200 [^]	155600 [^]	316300 [^]	320000 [^]	7	7	NA	1.2

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								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
NEW GISBORNE	495000 [^]	450000 [^]	455000 [^]	390000 [^]	475000 [^]	3	3	-4.0	21.8
NEWBOROUGH	247000 [^]	225000 [^]	257000 [^]	298500 [^]	248000 [^]	1	1	0.4	-16.9
NORTH WONTHAGGI	297500 [^]	300000 [^]	285000 [^]	231000 [^]	275000 [^]	6	6	-7.6	19.0
NUMURKAH	100000 [^]	137500 [^]	172000 [^]	185000 [^]	175000 [^]	3	3	75.0	-5.4
OCEAN GROVE	482500	459900	490000 [^]	480000	482000	12	12	-0.1	0.4
OFFICER	408800	457500	453000	420500	410500	44	44	0.4	-2.4
OFFICER SOUTH	492500 [^]	515000	544500 [^]	509000 [^]	519000 [^]	3	3	5.4	2.0
PAKENHAM	397500 [^]	389000	375000	370000	391300	16	16	-1.6	5.7
PARADISE BEACH	130000 [^]	117500 [^]	110000 [^]	93800 [^]	135000 [^]	5	5	3.8	44.0
PAYNESVILLE	309300	215500 [^]	240000	270000 [^]	215000 [^]	5	5	-30.5	-20.4
POINT COOK	422000 [^]	412000 [^]	755500 [^]	585000 [^]	360600 [^]	7	7	-14.5	-38.4
POINT LONSDALE	830000 [^]	680000 [^]	680000 [*]	560000 [^]	807500 [^]	2	2	-2.7	44.2
RED CLIFFS	125000 [^]	135000 [^]	142000 [^]	132500 [^]	145000 [^]	5	5	16.0	9.4
RESERVOIR	189900 [^]	14700 [^]	27000 [^]	791500 [^]	865000 [^]	3	3	355.6	9.3
ROBINVALE	-	-	110000 [^]	204000 [^]	204000 [*]	0	0	NA	NA
ROCKBANK	261500	255000	271500	350000	269000	17	17	2.9	-23.1
ROMSEY	380000 [^]	425000 [^]	445000 [^]	442500 [^]	370000 [^]	4	4	-2.6	-16.4
ROWVILLE	572900 [^]	772500 [^]	700500 [^]	720000 [^]	880000 [^]	1	1	53.6	22.2
RUPANYUP	55000 [*]	55000 [*]	55000 [*]	52500 [^]	83300 [^]	6	6	NA	58.6
RYE	532500 [^]	653000 [^]	542500 [^]	647000 [^]	667000 [^]	5	5	25.3	3.1
SALE	240000 [^]	240000 [^]	247500 [^]	250000 [^]	262000 [^]	5	5	9.2	4.8
SAN REMO	465000 [^]	495000 [^]	532500 [^]	450000 [^]	718000 [^]	2	2	54.4	59.6
SANCTUARY LAKES	600000 [^]	510000 [^]	620000 [^]	360000 [^]	562000 [^]	3	3	-6.3	56.1
SEBASTOPOL	265000 [^]	192000 [^]	240000 [^]	265000 [^]	279000 [^]	1	1	5.3	5.3
SEYMOUR	225000 [^]	475000 [^]	217500 [^]	220000 [^]	245000 [^]	3	3	8.9	11.4
SHEPPARTON	270000	180000 [^]	245000	226500	250000 [^]	9	9	-7.4	10.4
SHEPPARTON NORTH	387500 [^]	396000 [^]	370000 [^]	420000 [^]	385000 [^]	2	2	-0.6	-8.3
SMYTHESDALE	190000 [^]	155000 [^]	220000 [^]	175000 [^]	177000 [^]	1	1	-6.8	1.1
SOUTH MORANG	980000 [^]	560000 [^]	455000 [^]	466000 [^]	399500 [^]	6	6	-59.2	-14.3
ST LEONARDS	405000 [^]	397000 [^]	375000 [^]	415000 [^]	327000	13	13	-19.3	-21.2
STRATFORD	224800 [^]	187500 [^]	195000 [^]	184000 [^]	190000 [^]	3	3	-15.5	3.3
STRATHFIELDSAYE	239000 [^]	310000	329000 [^]	317300	320000 [^]	3	3	33.9	0.9
STRATHTULLOH	222000	224200	285200	315000	298500	16	16	34.5	-5.2
SUNBURY	355000	359000	348900	387900	366900	41	41	3.4	-5.4
SUNSHINE NORTH	546300 [^]	630000 [^]	535000 [^]	485000 [^]	567500 [^]	2	2	3.9	17.0

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								Jan-Mar 2023 to Jan-Mar 2024	Oct-Dec 2023 to Jan-Mar 2024
SWAN HILL	178500 [^]	181100 [^]	170000 [^]	178500 [^]	280000 [^]	2	2	56.9	56.9
TANKERTON	31000 [^]	31000 [*]	31000 [*]	23000 [^]	50000 [^]	5	5	61.6	117.4
TARNEIT	375500	356500	369000	350500	326000	221	221	-13.2	-7.0
TATURA	159100 [^]	233500 [^]	233500 [*]	270000 [^]	286500 [^]	6	6	80.0	6.1
THOMASTOWN	379800 [^]	524000 [^]	495500 [^]	379200 [^]	500000 [^]	3	3	31.7	31.9
THORNHILL PARK	300000	287000 [^]	270000 [^]	200000	260000	18	18	-13.3	30.0
TORQUAY	700000 [^]	710000 [^]	713300 [^]	855000 [^]	625000 [^]	4	4	-10.7	-26.9
TRARALGON	330800	315000	278000	294500	270000	13	13	-18.4	-8.3
TRUGANINA	388000	387000	401000	365000	325000	97	97	-16.2	-11.0
VENUS BAY	277500 [^]	390000 [^]	250000 [^]	240000 [^]	235000 [^]	5	5	-15.3	-2.1
WALLAN	340000 [^]	482500 [^]	340000 [^]	385000 [^]	287500 [^]	2	2	-15.4	-25.3
WALLAN EAST	340000 [^]	305000 [^]	295000 [^]	552500 [^]	319500 [^]	4	4	-6.0	-42.2
WANGARATTA	271500 [^]	297100	275000 [^]	286900 [^]	275800	11	11	1.6	-3.9
WARRAGUL	340000	370000	335000	309000	319000	20	20	-6.2	3.2
WARRNAMBOOL	251000	292500	265000	262500	270000	23	23	7.6	2.9
WEIR VIEWS	290000	317500	319500	332000	295000	12	12	1.7	-11.1
WERRIBEE	328500	368500	358000	330500	354000	30	30	7.8	7.1
WEST WODONGA	350000 [^]	155000 [^]	292500 [^]	447500 [^]	300000 [^]	3	3	-14.3	-33.0
WILLIAMS LANDING	360000 [*]	360000 [*]	590000 [^]	590000 [*]	590000 [*]	0	0	NA	NA
WINCHELSEA	390000 [^]	352500 [^]	315000 [^]	308800 [^]	357500 [^]	6	6	-8.3	15.8
WINTER VALLEY	305000	287000	302500	280000	273500	18	18	-10.3	-2.3
WODONGA	300000 [^]	220000	214500 [^]	222500 [^]	230000	16	16	-23.3	3.4
WOLLERT	384500	371500	352500	356300	360000	70	70	-6.4	1.0
WONTHAGGI	280000 [^]	307000 [^]	268000 [^]	269000	270000 [^]	6	6	-3.6	0.4
WYNDHAM VALE	295000	265000	299000	287000	264000	36	36	-10.5	-8.0
YARRAWONGA	270000	241000	240000	255000	225000	15	15	-16.7	-11.8

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