



Victorian Property Sales Report

 March 2025 Quarter



Department
of Transport
and Planning



Contents

Explanatory notes	i
Quarterly sales statistics – overall observations	1
Quarterly update - median house prices	2
Metropolitan Melbourne	2
Country Victoria	7
Map - metropolitan Melbourne houses - quarter changes in median prices	10
Map - metropolitan Melbourne houses - year-to-date change in median prices	11
Aggregate data	12
Suburb/township house price data	15
Suburb/township unit price data	38
Suburb/township residential land price	51

Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 2.6 per cent from \$755,000 to \$735,000 in the March 2025 quarter, having increased by 1.3 per cent in the previous quarter (September 2024 to December 2024). For the 12 months from March 2024 to March 2025, the median house price in Victoria decreased by 2.8 per cent from \$756,000 to \$735,000.

The median price of units in Victoria decreased by 2 per cent from \$599,000 to \$587,000 in the March 2025 quarter, having showed no change in the previous quarter. The median price of units in Victoria for the March 2025 quarter was lower than the median price of houses. For the 12 months from March 2024 to March 2025, the median unit price decreased by 1.5 per cent from \$596,000 to \$587,000.

The metropolitan Melbourne median house price decreased by 3.4 per cent to \$840,000 in the March 2025 quarter and the median unit price decreased by 1.6 per cent to \$605,000. For the 12 months to March 2025, median sales prices in metropolitan Melbourne decreased by 2.9 per cent for houses and decreased by 1.1 per cent for units.

In the March 2025 quarter, the median house price in country Victoria increased by 1.9 per cent to \$577,800 and units increased by 2.5 per cent to \$426,500. Over the 12 months to March 2025, median sale prices in country Victoria decreased by 0.4 per cent for houses and increased by 0.4 per cent for units.

Of the 751 listed Victorian locations, 258 had median house price increases for the March 2025 quarter compared to 246 in the December 2024 quarter. Three localities recorded no change, 202 showed a decrease and 257 had insufficient sales.

The maximum number of house sales for the quarter was 383 in Tarneit and there were 26

locations with 100 or more sales in the March 2025 quarter.

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



Victorian Valuer-General, Robert Marsh PSM

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2025 indicates that the median house sale price decreased by 2.6 per cent from \$755,000 to \$735,000. Metropolitan house prices decreased by 3.4 per cent from 870,000 to \$840,000 and country Victoria house prices showed increased by 1.9 per cent to \$577,800.

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 2025. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the March quarter of 2025 and 98 per cent for the December quarter of 2024 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the March

2025 quarter is 21,019. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the March 2025 quarter will be approximately 22,601. This is a 9.1 per cent decrease from the number of sales in the December 2025 quarter and a 14.6 per cent increase on the same quarter the previous year (March 2024).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$870,000 in the December quarter to \$840,000 in the March 2025 quarter. This follows an increase of 4.2 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 more suburbs showed an increase in median house price in the March 2025 quarter compared to the December 2024 quarter (176 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 168 suburbs for the December quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 89 shifted from showing a median price increase for the December 2024 quarter to a median price decrease for the March 2025 quarter. For example, Cranbourne increased by 4.6 per cent in the December 2024 quarter, while it decreased by 2.5 per cent in the March 2025 quarter. This compares to 80 metropolitan suburbs shifting from an increase in the September 2024 quarter to a decrease in the December 2024 quarter.

Conversely, 102 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2024 quarter to a median price increase in the March 2025 quarter. This compares to 133 metropolitan suburbs shifting

from a decrease in the September 2024 quarter to an increase in the December 2024 quarter.

Thirty-nine metropolitan suburbs with 10 or more sales showed decreases for both the December 2024 and March 2025 quarters. Significant examples include Doncaster East and Moonee Ponds. This compares to 55 metropolitan suburbs in the September 2024 and December 2024 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Briar Hill, which had 13 sales and increased by 33.9 per cent (\$889,000 to \$1,190,500).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in

Canterbury, which had 22 sales and increased by 29.4 per cent to \$4,167,500.

For the quarter, South Yarra had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 23 house sales and its median house price decreased by 38.8 per cent, from \$2,597,500 to \$1,590,000.

Beaconsfield experienced the second highest median price decrease in metropolitan Melbourne. It had 25 sales and its median price decreased by 23.1 per cent from \$1,060,000 to \$815,000.

Melton's median price of \$490,000 was the lowest for metropolitan suburbs in the March 2025 quarter. It had 53 sales and its median price increased by 3.5 per cent from the December 2024 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Ascot Vale	1,382,000	1,327,500	1,357,500	-1.8	2.3
Bentleigh	1,727,500	1,621,000	1,687,500	-2.3	4.1
Bentleigh East	1,545,900	1,462,500	1,440,500	-6.8	-1.5
Brighton	3,957,500	3,055,000	3,341,800	-15.6	9.4
Brunswick	1,400,000	1,300,000	1,305,000	-6.8	0.4
Caulfield South	1,806,000	1,805,000	1,755,000	-2.8	-2.8
Elwood	2,400,000	2,110,000	2,542,500	5.9	20.5
Footscray	965,000	1,000,000	955,000	-1.0	-4.5
Hawthorn	2,994,500	2,750,000	2,440,000	-18.5	-11.3
Kensington	1,102,500	1,050,000	1,074,000	-2.6	2.3
Malvern	3,265,000	3,285,000	3,340,000	2.3	1.7
Northcote	1,737,500	1,575,000	1,720,000	-1.0	9.2
Preston	1,160,000	1,186,300	1,172,500	1.1	-1.2
Richmond	1,470,000	1,320,000	1,400,500	-4.7	6.1
South Melbourne	1,725,000	1,535,000	1,590,000	-7.8	3.6
South Yarra	2,325,000	2,597,500	1,590,000	-31.6	-38.8
Toorak	8,222,500	7,237,500	3,425,000	-58.3	n/a
Williamstown	1,640,000	1,645,000	1,440,000	-12.2	-12.5

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024– Mar 2025	% Change Dec 2024– Mar 2025
Balwyn	3,122,400	2,860,000	3,100,000	-0.7	8.4
Blackburn	1,805,000	1,562,500	1,638,000	-9.3	4.8
Box Hill North	1,400,000	1,303,000	1,342,000	-4.1	3.0
Box Hill South	1,485,000	1,550,000	1,350,000	-9.1	-12.9
Burwood East	1,276,500	1,300,000	1,318,000	3.3	1.4
Camberwell	2,840,000	2,500,000	2,688,900	-5.3	7.6
Glen Iris	2,437,500	2,330,000	2,177,500	-10.7	-6.5
Oakleigh South	1,252,800	1,072,500	1,179,000	-5.9	9.9
Surrey Hills	2,350,000	2,223,000	2,513,000	6.9	13.0

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024– Mar 2025	% Change Dec 2024– Mar 2025
Altona	1,040,000	1,150,000	1,200,000	15.4	4.3
Braybrook	728,000	775,000	770,000	5.8	-0.6
Deer Park	640,500	657,500	671,000	4.8	2.1
Keilor Downs	702,800	800,000	815,000	16.0	1.9
Keilor East	1,052,500	1,095,000	930,000	-11.6	-15.1
St Albans	650,000	652,000	650,000	0.0	-0.3
Sunshine North	725,000	730,000	720,000	-0.7	-1.4
Sunshine West	685,000	690,000	710,500	3.7	3.0

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

Suburb	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Burnside Heights	730,000	720,000	730,000	0.0	1.4
Caroline Springs	745,000	737,500	750,000	0.7	1.7
Hoppers Crossing	625,000	620,000	620,000	-0.8	0.0
Point Cook	810,000	767,000	815,000	0.6	6.3
Sydenham	753,500	699,100	690,000	-8.4	-1.3
Tarneit	655,000	655,000	650,000	-0.8	-0.8
Taylors Hill	889,500	863,800	948,500	6.6	9.8
Werribee	612,500	605,000	601,000	-1.9	-0.7

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

Suburb	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Bayswater	800,000	886,000	845,500	5.7	-4.6
Bayswater North	840,000	900,000	910,000	8.3	1.1
Boronia	860,000	825,500	856,000	-0.5	3.7
Ferntree Gully	912,000	888,500	902,000	-1.1	1.5
Heathmont	1,060,000	1,010,000	1,115,000	5.2	10.4
Wantirna	1,084,000	985,500	1,104,000	1.8	12.0
Wheelers Hill	1,528,000	1,400,000	1,478,900	-3.2	5.6

Country Victoria

Country Victoria’s median house increased by 1.9 per cent to \$577,800 in the March 2025 quarter. Over the 12 months to March 2025, the median house price in country Victoria decreased by 0.4 per cent from \$580,000 to \$577,800.

The number of country Victoria house sales for the March 2025 quarter is expected to be 7,456, which is 24.7 per cent more than the March 2024 quarter.

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

Bendigo median house prices decreased by 3.6 per cent, having decreased by 15.1 per cent in the previous quarter. Mildura decreased by 1 per cent for the March 2025 quarter, having increased by 7.7 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter’s report. It shows that eight of the 12 large towns had increases in median house prices in the March 2025 quarter compared to the December 2024 quarter which showed increases in

six of the 12 towns. For the 12 months from the March 2024 to March 2025 quarter, there were increases in eight of the 12 towns.

Bairnsdale decreased by 4.3 per cent for the March 2025 quarter, having increased by 9.3 per cent in the previous quarter. Wangaratta decreased by 0.8 per cent and Sale increased by 7.4 per cent in the March 2025 quarter, having decreased by 5.9 per cent in the previous quarter.

The sample of seaside towns shows that three out of the nine towns had increases in their median house prices from the December 2024 to March 2025 quarters. Anglesea decreased by 4.2 per cent for this quarter, having decreased by 13 per cent during the previous quarter. Cowes West’s median house price decreased by 2.6 per cent for the March 2025 quarter, having decreased by 7.1 per cent in the previous quarter. Venus Bay decreased by 0.2 per cent for the March 2025 quarter, having increased by 6.8 per cent for December 2024.

Regional cities

Suburbs in regional cities	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024– Mar 2025	% Change Dec 2024– Mar 2025
Ballarat Central	650,000	590,000	635,000	-2.3	7.6
Bendigo	530,000	620,000	597,500	12.7	-3.6
Geelong West	870,000	859,000	915,000	5.2	6.5
Horsham	377,000	382,000	413,100	9.6	8.1
Mildura	465,000	490,000	485,000	4.3	-1.0
Shepparton	480,000	470,000	470,500	-2.0	0.1
Warrnambool	565,000	580,000	600,000	6.2	3.4
Wodonga	522,500	558,500	615,000	17.7	10.1

Large towns

Suburbs in large towns	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Bairnsdale	387,500	470,000	450,000	16.1	-4.3
Castlemaine	765,000	710,000	782,500	2.3	10.2
Colac	452,500	457,500	460,000	1.7	0.5
Echuca	572,500	550,000	579,000	1.1	5.3
Hamilton	362,500	395,500	415,000	14.5	4.9
Moe	358,500	350,000	345,000	-3.8	-1.4
Morwell	322,000	343,000	351,000	9.0	2.3
Sale	479,000	475,000	510,000	6.5	7.4
Swan Hill	497,000	486,000	545,000	9.7	12.1
Traralgon	540,000	506,200	535,000	-0.9	5.7
Wangaratta	547,500	529,000	525,000	-4.1	-0.8
Yarrawonga	652,500	619,000	550,000	-15.7	-11.1

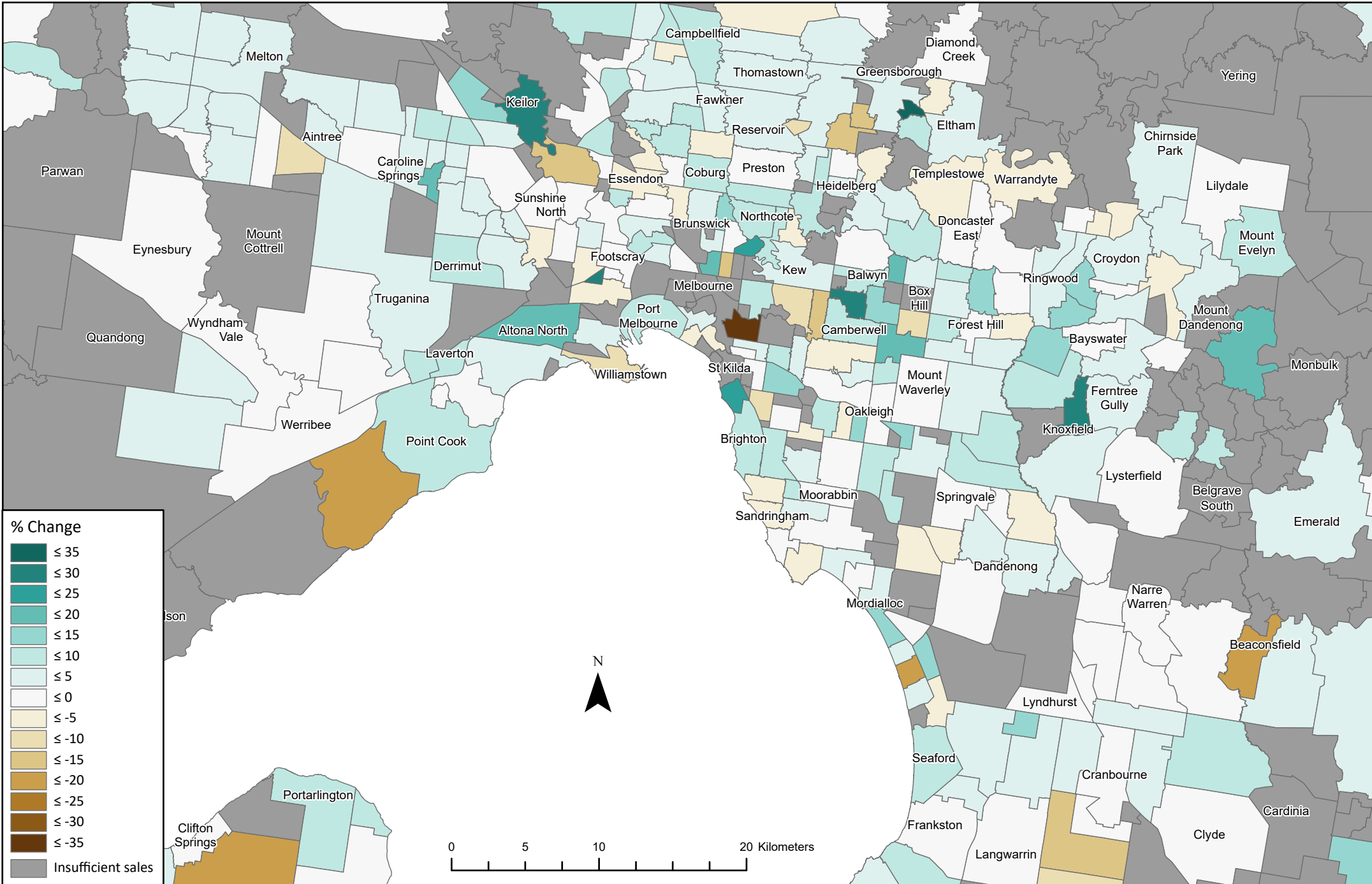
Seaside towns

Suburbs in seaside towns	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Anglesea	1,825,000	1,435,000	1,375,000	-24.7	-4.2
Cowes West	770,000	682,500	665,000	-13.6	-2.6
Inverloch	896,000	891,000	825,000	-7.9	-7.4
Lakes Entrance	597,500	420,000	475,000	-20.5	13.1
Ocean Grove	970,000	997,500	896,000	-7.6	-10.2
Portland	400,000	390,000	445,000	11.3	14.1
St Leonards	725,000	715,000	700,000	-3.4	-2.1
Torquay	1,295,000	1,192,500	1,200,000	-7.3	0.6

Suburbs in seaside towns	March quarter 2024 \$	December quarter 2024 \$	March quarter 2025 \$	% Change Mar 2024- Mar 2025	% Change Dec 2024- Mar 2025
Venus Bay	620000	497500	496500	-19.9	-0.2

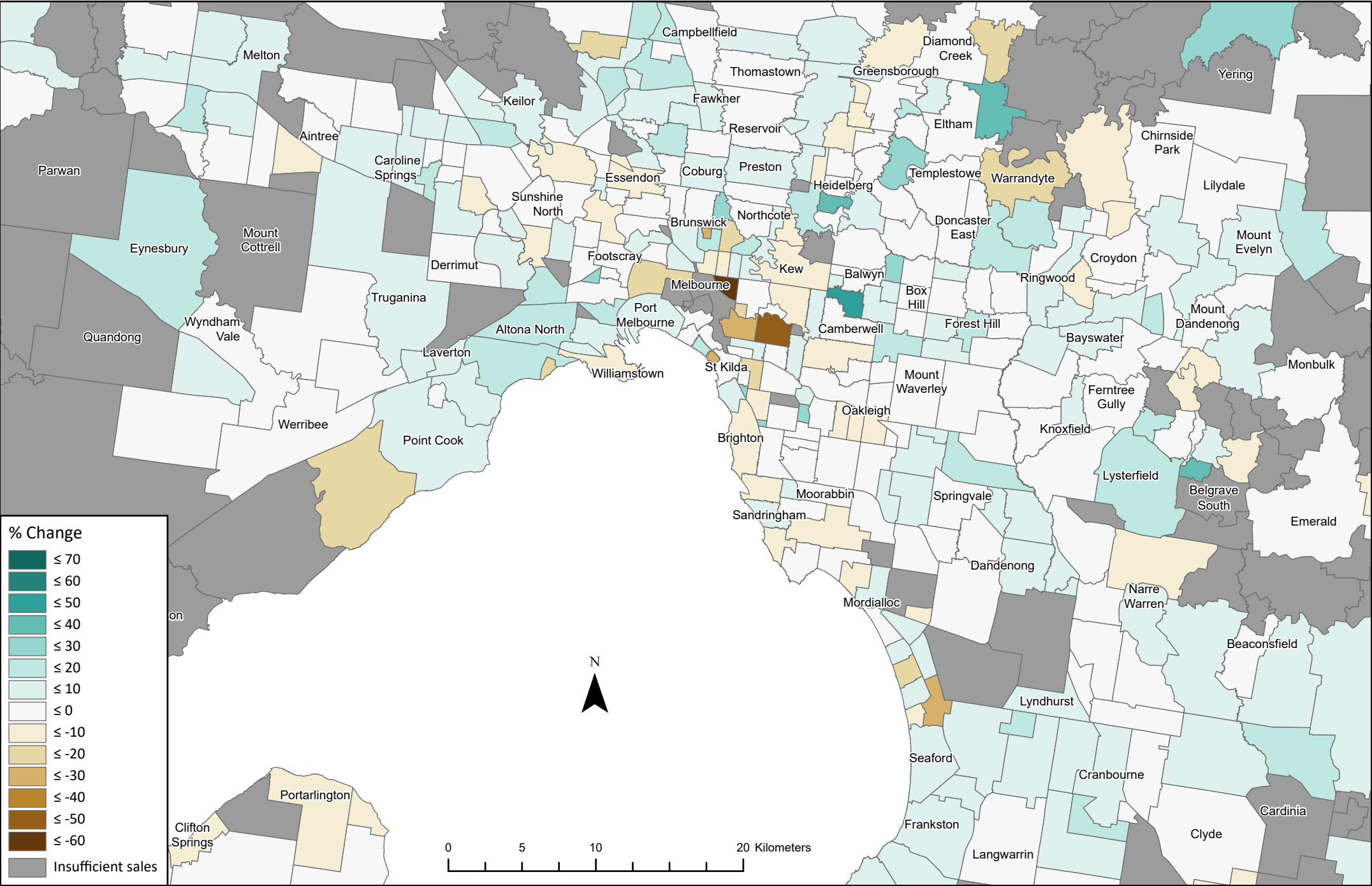
Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2024 to March quarter 2025



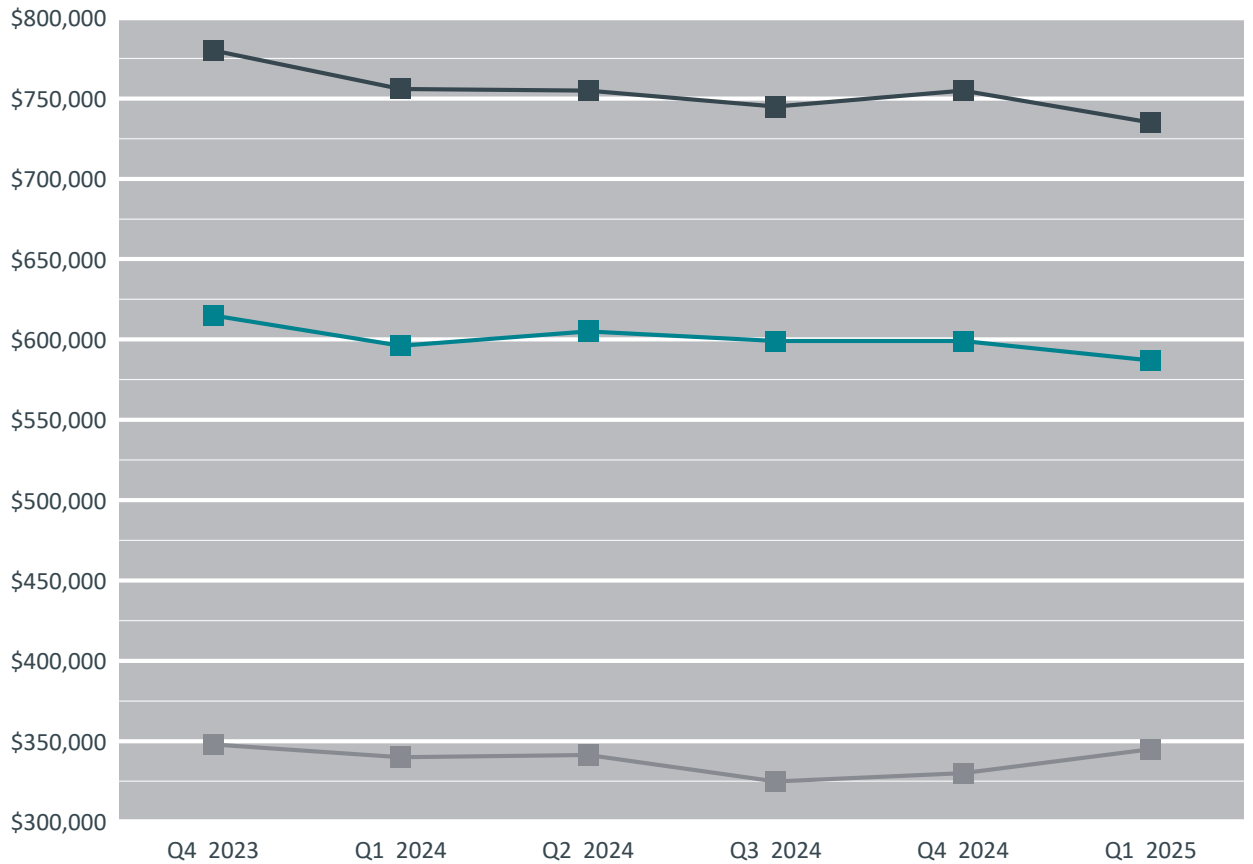
Metropolitan Melbourne houses - yearly change in median prices

March quarter 2024 to March quarter 2025



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

Unit/Apartment Median

Vacant House Block Median

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

Q2 Apr-Jun

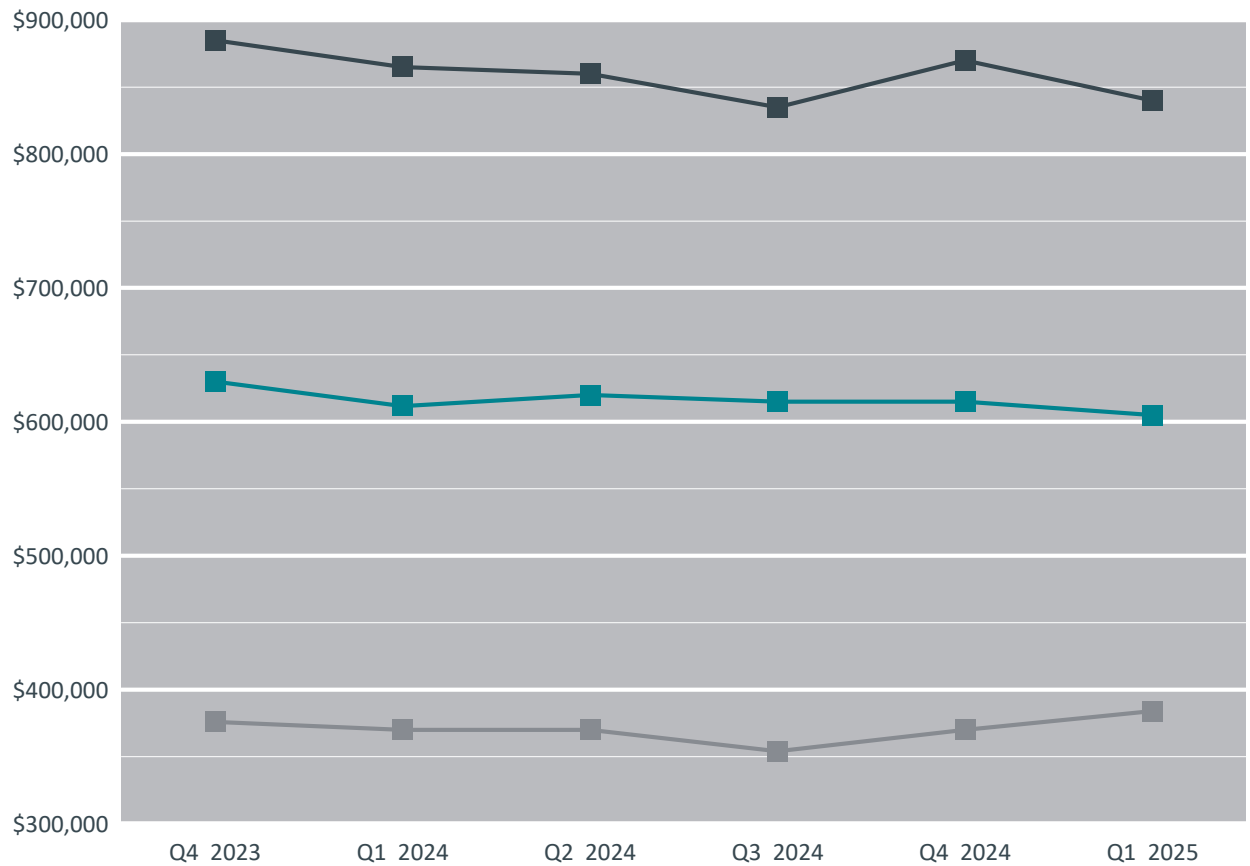
Q3 Jul-Sep

Q4 Oct-Dec

Q1 Jan-Mar

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

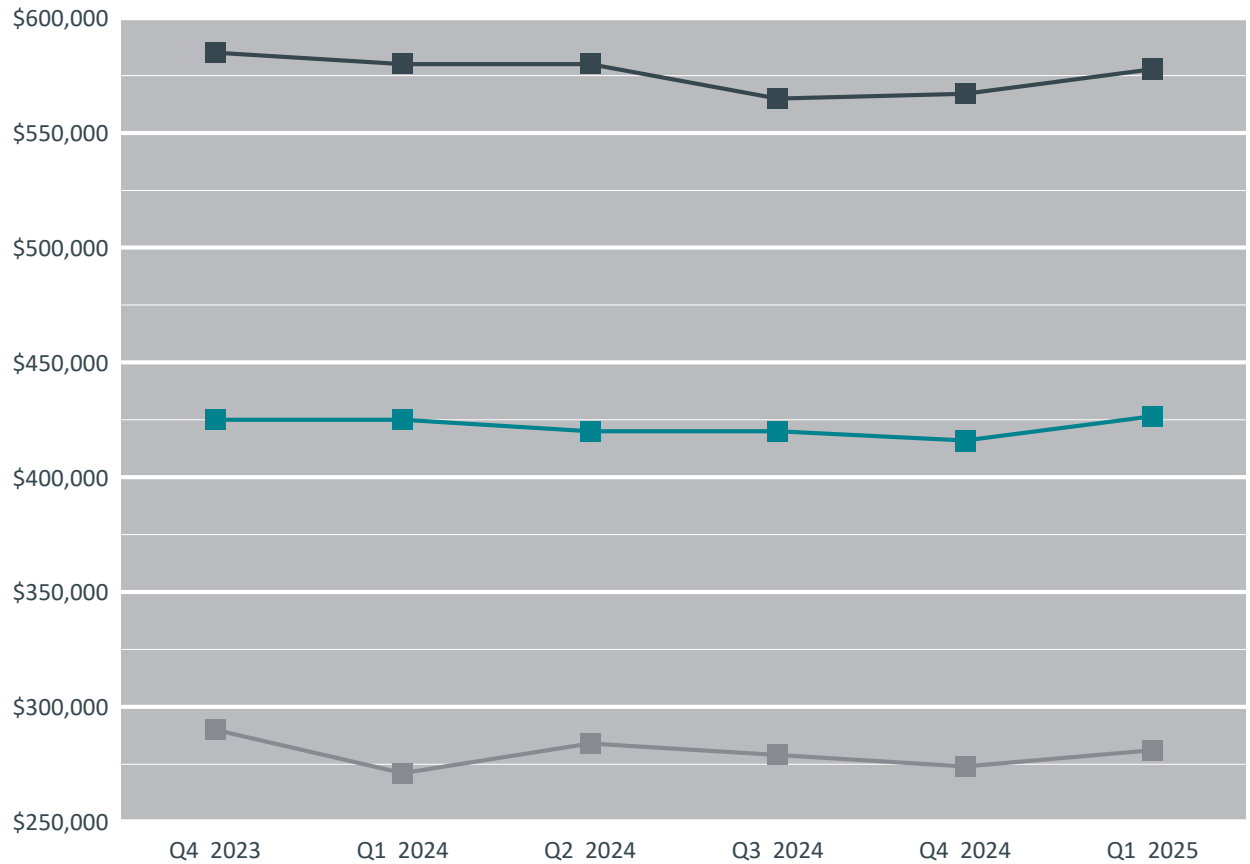


Vacant House Block Median

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 2023	15,359	885,000	0.0	10,879	630,000	0.0	2,401	375,900	0.0
Jan-Mar 2024	13,741	865,000	-2.3	10,006	611,800	-2.9	2,256	370,000	-1.6
Apr-Jun 2024	15,895	860,000	-0.6	11,561	620,000	1.3	2,733	370,000	0.0
Jul-Sep 2024	15,402	835,000	-2.9	10,921	615,000	-0.8	2,815	354,000	-4.3
Oct-Dec 2024	17,245	870,000	4.2	11,256	615,000	0.0	2,375	370,000	4.5
Jan-Mar 2025	14,085	840,000	-3.4	9,639	605,000	-1.6	2,005	383,900	3.8

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 2023	6,034	585,000	0.0	902	425,000	0.0	1,134	290,000	0.0
Jan-Mar 2024	5,978	580,000	-0.9	965	425,000	0.0	1,153	271,000	-6.6
Apr-Jun 2024	6,430	580,000	0.0	954	420,000	-1.2	1,352	284,000	4.8
Jul-Sep 2024	6,277	565,000	-2.6	1,078	420,000	0.0	1,277	279,000	-1.8
Oct-Dec 2024	7,131	567,000	0.4	1,126	416,000	-1.0	1,403	274,000	-1.8
Jan-Mar 2025	6,934	577,800	1.9	1,061	426,500	2.5	1,317	281,000	2.6

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
ABBOTSFORD	1202500	1275000	1147500	1240000	1310000 [^]	9	9	8.9	5.6
ABERFELDIE	2050000	1725000 [^]	2487500 [^]	1900000	2045000	11	11	-0.2	7.6
AINTREE	740000	782500	738600	690000	720000	39	39	-2.7	4.3
AIREYS INLET	1605000 [^]	1330000 [^]	1450000 [^]	1649000 [^]	1312500 [^]	4	4	-18.2	-20.4
AIRPORT WEST	1000000	983800	900800	915000	1000000	29	29	0.0	9.3
ALBANVALE	625000	605500	620000	612000	625000	23	23	0.0	2.1
ALBERT PARK	2245000	1900500	2450000	2265000	2046000	16	16	-8.9	-9.7
ALBION	715000 [^]	737500	780000	705000 [^]	738800	14	14	3.3	4.8
ALEXANDRA	560000	532500 [^]	525000 [^]	489000	680000 [^]	5	5	21.4	39.1
ALFREDTON	621000	630000	590000	590000	610000	83	83	-1.8	3.4
ALLANSFORD	365000 [^]	550000 [^]	497000 [^]	555000 [^]	837500 [^]	4	4	129.5	50.9
ALPHINGTON	2400000	1968300	2185000 [^]	2090000	1965000	14	14	-18.1	-6.0
ALTONA	1040000	1181000	1180000	1150000	1200000	25	25	15.4	4.3
ALTONA EAST	1000000 [^]	1095000	1100000 [^]	1035000	950000 [^]	3	3	-5.0	-8.2
ALTONA MEADOWS	700000	708500	690000	760000	738500	20	20	5.5	-2.8
ALTONA NORTH	940000	880000	950000	880000	1039500	44	44	10.6	18.1
ANGLESEA	1825000	1422500	1650000	1435000	1375000	18	18	-24.7	-4.2
APOLLO BAY	850000 [^]	1042500	905000 [^]	890000 [^]	775000 [^]	6	6	-8.8	-12.9
ARARAT	345000	375000	390000	395000	377000	35	35	9.3	-4.6
ARDEER	700000 [^]	675100	700000	670000	695000	12	12	-0.7	3.7
ARMADALE	2700000	2125000	2317500	2450000	2588000	20	20	-4.1	5.6
ARMSTRONG CREEK	675000	655000	665000	650000	648000	129	129	-4.0	-0.3
ASCOT (GREATER BENDIGO)	562800 [^]	566500	610000 [^]	660000	622500	14	14	10.6	-5.7
ASCOT VALE	1382000	1265000	1220000	1327500	1357500	45	45	-1.8	2.3
ASHBURTON	1880000	2126000	1845000	1820000	1851000	30	30	-1.5	1.7
ASHWOOD	1670000 [^]	1555000	1470000	1380000	1510000	17	17	-9.6	9.4
ASPENDALE	1385000	1325000	1327500	1210000	1339300	14	14	-3.3	10.7
ASPENDALE GARDENS	1150000 [^]	1227000	1180500	1247500	1225000	14	14	6.5	-1.8
ATTWOOD	930000 [^]	1057800	815000 [^]	785000 [^]	700000 [^]	7	7	-24.7	-10.8
AVENEL	467500 [^]	617500 [^]	512000 [^]	486000 [^]	569000 [^]	2	2	21.7	17.1
AVOCA	335000 [^]	415000 [^]	375000 [^]	405000 [^]	380000 [^]	9	9	13.4	-6.2
AVONDALE HEIGHTS	980000	986500	1000000	965000	932500	34	34	-4.8	-3.4
BACCHUS MARSH	617500	633200	600000	575000	620000	40	40	0.4	7.8

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

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%) Jan-Mar 2024 to Jan-Mar 2025 Oct-Dec 2024 to Jan-Mar 2025	
BADGER CREEK	690000^	740000^	620000^	617500^	697500^	6	6	1.1	13.0
BAIRNSDALE	387500	460000	430000	470000	450000	35	35	16.1	-4.3
BALACLAVA	1596300^	1435000	1307500^	1302500	1450000^	5	5	-9.2	11.3
BALCOMBE	2100000	1482500	1675000	1590000	1580000	34	34	-24.8	-0.6
BALLAN	670000	650000	597500	580000	622500	12	12	-7.1	7.3
BALLARAT CENTRAL	650000	530000	537500	590000	635000	34	34	-2.3	7.6
BALLARAT EAST	485000	480000	462500	456000	500000	29	29	3.1	9.6
BALLARAT NORTH	555000	496300	525000	566000	515000	28	28	-7.2	-9.0
BALNARRING	1310000	1320000^	1160000^	1332500^	1320000^	6	6	0.8	-0.9
BALNARRING BEACH	1650000^	1331000^	1570000^	1875000^	1187500^	4	4	-28.0	-36.7
BALWYN	3122400	2980000	2730000	2860000	3100000	31	31	-0.7	8.4
BALWYN NORTH	2430000	2383900	2160000	2360000	2325000	56	56	-4.3	-1.5
BANDIANA	732000^	600000^	595000^	620000^	629000^	3	3	-14.1	1.5
BANNOCKBURN	710000	718500	745500	705000	699000	17	17	-1.5	-0.9
BARANDUDA	637500	649000^	617500	680000	615000	10	10	-3.5	-9.6
BARWON HEADS	1840000	1287500	1603500	1505000	1465000	16	16	-20.4	-2.7
BAXTER	755000^	706000^	705000^	726300	752500	12	12	-0.3	3.6
BAYSWATER	800000	836500	880800	886000	845500	26	26	5.7	-4.6
BAYSWATER NORTH	840000	890000	907000	900000	910000	21	21	8.3	1.1
BEACONSFIELD	882000	950000	1020000	1060000	815000	25	25	-7.6	-23.1
BEAUFORT	400000	372500^	355000	350000^	395000^	9	9	-1.3	12.9
BEAUMARIS	2000000	1990000	2100000	2130000	1943000	35	35	-2.9	-8.8
BEEAC	687500^	687500*	380000^	380000*	460000^	2	2	-33.1	NA
BEECHWORTH	720000^	780000^	877500	634800^	790000	19	19	9.7	24.5
BELGRAVE	790000	861000	760000	800000	860000	11	11	8.9	7.5
BELGRAVE HEIGHTS	777500^	1155000^	1100000^	921000^	1053100^	4	4	35.4	14.3
BELL PARK	632500	620000	610000	628500	645000	25	25	2.0	2.6
BELL POST HILL	685000	670000	652500	685000	650000	25	25	-5.1	-5.1
BELFIELD (BANYULE)	897500^	955000^	1077500^	896000^	1090000^	7	7	21.4	21.7
BELMONT	695000	682500	720000	715000	670000	62	62	-3.6	-6.3
BENALLA	450000	453800	425500	445000	465000	55	55	3.3	4.5
BENDIGO	530000	600000	730000	620000	597500	34	34	12.7	-3.6
BENTLEIGH	1727500	1610000	1690800	1621000	1687500	36	36	-2.3	4.1

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
BENTLEIGH EAST	1545900	1512000	1490000	1462500	1440500	72	72	-6.8	-1.5
BERWICK	865000	842000	860000	900000	900000	181	181	4.0	0.0
BEVERIDGE	683500	680000	645000	652500	615000	60	60	-10.0	-5.7
BIRCHIP	160000^	180000^	150000^	390000^	282500^	2	2	76.6	-27.6
BIRREGURRA	627500^	700000^	645000^	860000^	605000^	5	5	-3.6	-29.7
BITTERN	880000^	830000	819500^	770000	880000	13	13	0.0	14.3
BLACK HILL	510000^	660000^	617500^	650000	527500	12	12	3.4	-18.8
BLACK ROCK	3000000	2310000	2250000	2670000	2590000	11	11	-13.7	-3.0
BLACKBURN	1805000	1450000	1502000	1562500	1638000	28	28	-9.3	4.8
BLACKBURN NORTH	1272500	1332000	1211500	1283000	1399000	21	21	9.9	9.0
BLACKBURN SOUTH	1375000	1326000	1402000	1300000	1422300	18	18	3.4	9.4
BLAIRGOWRIE	1625000	1340000	1195000	1467500	1300000	33	33	-20.0	-11.4
BLIND BIGHT	850000^	700000^	715000^	660000	830000^	5	5	-2.4	25.8
BONBEACH	970000	1037500	1085000^	1022000	1035000	15	15	6.7	1.3
BONNIE BROOK	670000	703800	651500	641000	647900	27	27	-3.3	1.1
BONNIE DOON	740000^	785000^	675000^	487500^	718800^	2	2	-2.9	47.4
BONSHAW	545000	500000	527500^	512000^	545000	11	11	0.0	6.4
BOORT	291300^	370000^	259500^	259500*	270000^	3	3	-7.3	NA
BORONIA	860000	850000	840000	825500	856000	62	62	-0.5	3.7
BOTANIC RIDGE	817500	935000	845000	930000	910000	49	49	11.3	-2.2
BOX HILL	1740000	1680000^	1810000^	1550000	1725000^	7	7	-0.9	11.3
BOX HILL NORTH	1400000	1340000	1339500	1303000	1342000	23	23	-4.1	3.0
BOX HILL SOUTH	1485000	1480000	1757500	1550000	1350000	19	19	-9.1	-12.9
BRAYBROOK	728000	670000	725000	775000	770000	19	19	5.8	-0.6
BREAKWATER	590000^	445000^	515000^	515000^	500000^	5	5	-15.3	-2.9
BRIAR HILL	997000^	1085000^	950000^	889000	1190500	13	13	19.4	33.9
BRIGHT	1112500	901000^	1037500^	1285000	850000^	9	9	-23.6	-33.9
BRIGHTON	3957500	3790000	3750000	3055000	3341800	58	58	-15.6	9.4
BRIGHTON EAST	2500000	2350000	2036000	2192500	2337500	42	42	-6.5	6.6
BROADFORD	511000	525000	545000	512500	559300	16	16	9.4	9.1
BROADMEADOWS	541000	600000	575000	592000	615000	26	26	13.7	3.9
BROOKFIELD	576000	555000	530000	540000	565000	59	59	-1.9	4.6
BROOKLYN	757500^	870000^	710000^	932500^	857500^	6	6	13.2	-8.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
BROWN HILL	652500	525000	570000	705000	610000	26	26	-6.5	-13.5
BRUNSWICK	1400000	1300000	1229500	1300000	1305000	55	55	-6.8	0.4
BRUNSWICK EAST	1350000	1376500	1300000	1466000	1650000	23	23	22.2	12.6
BRUNSWICK WEST	1300000	1337500	1400000	1352500	1282500	27	27	-1.3	-5.2
BULLEEN	1305000	1302500	1354500	1293000	1350000	27	27	3.4	4.4
BUNDALONG	830000^	720000^	750000^	750000*	750000*	0	0	NA	NA
BUNDOORA	858000	900000	923500	850000	882000	69	69	2.8	3.8
BUNINYONG	675000	740000	632500^	813000	725000	17	17	7.4	-10.8
BUNYIP	705000	705000	700000	700800	758000^	4	4	7.5	8.2
BURNLEY	1110000^	1488000^	1488000*	1318000^	1105000^	4	4	-0.5	-16.2
BURNSIDE	730500	690000	788000	747500	860000	13	13	17.7	15.1
BURNSIDE HEIGHTS	730000	749000	849000	720000	730000	16	16	0.0	1.4
BURWOOD	1400000	1320000	1402500	1378000	1594400	24	24	13.9	15.7
BURWOOD EAST	1276500	1311000	1280000	1300000	1318000	30	30	3.3	1.4
CAIRNLEA	1090000	1027500	860000	870000	897000	18	18	-17.7	3.1
CALIFORNIA GULLY	503000	461000	425000	453800	450000	17	17	-10.5	-0.8
CAMBERWELL	2840000	2580000	2451000	2500000	2688900	59	59	-5.3	7.6
CAMPBELLFIELD	653500^	594000^	610000^	598000^	643000	15	15	-1.6	7.5
CAMPBELLS CREEK	640000^	641000	697500^	692500^	780000^	7	7	21.9	12.6
CAMPERDOWN	441500	353000	500000	455000	461300	12	12	4.5	1.4
CANADIAN	450000	505000	500000	482500	550000	26	26	22.2	14.0
CANTERBURY	2935000	3490000	3115000	3220400	4167500	22	22	42.0	29.4
CAPE PATERSON	830000^	1085000^	1000000^	775000^	692500	14	14	-16.6	-10.6
CAPEL SOUND	722500	695000	687500	748000	705000	23	23	-2.4	-5.7
CARDIGAN VILLAGE	487500^	820000^	545000^	545000*	410000^	5	5	-15.9	NA
CARISBROOK	407500^	665000^	530000^	615000^	432500^	2	2	6.1	-29.7
CARLTON	1589500	1421000	1545000^	1175000	1360000	18	18	-14.4	15.7
CARLTON NORTH	1475000	1590000	1457500	1725000	1730000	20	20	17.3	0.3
CARNEGIE	1732500^	1707500	1820000	1640000	1725000	21	21	-0.4	5.2
CAROLINE SPRINGS	745000	762000	727000	737500	750000	59	59	0.7	1.7
CARRUM	1047000^	1230000^	1016000^	1016000	881000^	5	5	-15.9	-13.3
CARRUM DOWNS	720000	720000	711000	715000	745000	97	97	3.5	4.2
CASTERTON	250000^	298600^	250000^	395000^	375000^	5	5	50.0	-5.1

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
CASTLEMAINE	765000	757500	720000	710000	782500	27	27	2.3	10.2
CAULFIELD	2250000*	2385000	2320000	1910000	2080000^	5	5	NA	8.9
CAULFIELD EAST	1690000^	1510000^	1775000^	1760000^	1819000^	2	2	7.6	3.4
CAULFIELD NORTH	2555000	2750000	2270000	2201000	2450000	19	19	-4.1	11.3
CAULFIELD SOUTH	1806000	1840000	1800000	1805000	1755000	19	19	-2.8	-2.8
CHADSTONE	1275000	1290000	1156000	1249000	1200000	11	11	-5.9	-3.9
CHARLEMONT	597500	606800	635000	635000	600000	31	31	0.4	-5.5
CHARLTON	299000^	505000^	285000^	275000^	265000^	5	5	-11.4	-3.6
CHELSEA	1366300	1180000	1095000	1267000	980000	13	13	-28.3	-22.7
CHELSEA HEIGHTS	945000	950000	957500^	872500	970000	17	17	2.6	11.2
CHELTENHAM	1410000	1392500	1263000	1307000	1256000	37	37	-10.9	-3.9
CHELTENHAM EAST	1150000	1112500	1081300	1155000	1220000	19	19	6.1	5.6
CHELTENHAM NORTH	1135000^	1030000	960000	1205000	1100000	11	11	-3.1	-8.7
CHEWTON	590000^	485000^	860000^	761300^	600000^	5	5	1.7	-21.2
CHILTERN	415000^	500000^	435000^	462000^	465000^	5	5	12.0	0.6
CHIRNSIDE PARK	955000	888000	855000	897500	900000	46	46	-5.8	0.3
CHUM CREEK	890000^	802500^	845000^	761000^	761000*	0	0	NA	NA
CHURCHILL	340000	355000	380000	337500	379000	15	15	11.5	12.3
CLARINDA	1025000^	955500^	1015000	1050000	1107000	17	17	8.0	5.4
CLAYTON	1188900	1169000	1150000	1165000	1200000	13	13	0.9	3.0
CLAYTON NORTH	1190000^	1528000^	1285000^	1400000^	1268800^	4	4	6.6	-9.4
CLAYTON SOUTH	973500	935000	1015000	1060000	986000^	8	8	1.3	-7.0
CLEMATIS	865000*	817000^	890000^	915000^	955000^	1	1	NA	4.4
CLIFTON HILL	1525000	1721000	1555000	1442500	1775000	17	17	16.4	23.1
CLIFTON SPRINGS	740000	655000	721000	652600	640500	42	42	-13.4	-1.9
CLUNES	410000^	515000^	492500^	505000	440000^	3	3	7.3	-12.9
CLYDE	690000	682000	700000	691300	689500	131	131	-0.1	-0.3
CLYDE NORTH	725000	730000	733500	705000	745000	219	219	2.8	5.7
COBBLEBANK	605000	667500	636000	600000	618800	28	28	2.3	3.1
COBDEN	350000	365000^	300000^	347500^	367500^	7	7	5.0	5.8
COBRAM	390000	454300	411300	420000	432500	30	30	10.9	3.0
COBURG	1160000	1150000	1150000	1155000	1250000	55	55	7.8	8.2
COBURG EAST	950000	1130000	1005000	1174000	1015000	12	12	6.8	-13.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
COBURG NORTH	1067000	1110000	990000	1050000	975000	11	11	-8.6	-7.1
COCKATOO	811000	672500	720000	735000	725000	20	20	-10.6	-1.4
COHUNA	341000	340000	262500^	400000	362500	12	12	6.3	-9.4
COLAC	452500	481000	452800	457500	460000	31	31	1.7	0.5
COLDSTREAM	826500^	793000^	922000^	820000^	800000^	5	5	-3.2	-2.4
COLERAINE	245000^	270000^	265000^	262500^	245000^	7	7	0.0	-6.7
COLLINGWOOD	1101000^	1320000	1100000	1167500	1200000^	9	9	9.0	2.8
CONNEWARRE	2035000^	2500000^	1270000^	1950000^	1925000^	5	5	-5.4	-1.3
COOLAROO	525000	559400	542000	557500	601500	10	10	14.6	7.9
COONANS HILL	1545000^	1155000^	1175000^	1207500	1545000^	2	2	0.0	28.0
CORINELLA	595000^	715000	585000^	780000^	635000^	9	9	6.7	-18.6
CORIO	480000	495000	483500	495000	480000	81	81	0.0	-3.0
CORONET BAY	580000	510000	485000^	445000^	535000	18	18	-7.8	20.2
CORRYONG	380000^	351500^	290000^	255000^	440000^	7	7	15.8	72.5
COWES	697500	875500^	885000	898500^	775000	13	13	11.1	-13.7
COWES WEST	770000	720000	735000	682500	665000	43	43	-13.6	-2.6
CRAIGIEBURN	660000	658000	650000	665000	679000	194	194	2.9	2.1
CRANBOURNE	650000	669000	647500	677000	660000	109	109	1.5	-2.5
CRANBOURNE EAST	729300	715000	720000	710000	722500	92	92	-0.9	1.8
CRANBOURNE NORTH	745000	720000	737500	730000	732500	70	70	-1.7	0.3
CRANBOURNE SOUTH	669500	822500	723500	830000	700000	17	17	4.6	-15.7
CRANBOURNE WEST	677500	665000	690000	695000	700000	87	87	3.3	0.7
CREMORNE	1640000^	1550000	1168500^	1141500^	1310000^	7	7	-20.1	14.8
CRESWICK	484300^	517500	535000	540000	575000	19	19	18.7	6.5
CRIB POINT	765000^	680000	750000	750000	710000^	7	7	-7.2	-5.3
CROYDON	968000	900000	930000	884800	900000	62	62	-7.0	1.7
CROYDON HILLS	1200000	1237500	1060500	1215000	1128100	14	14	-6.0	-7.2
CROYDON NORTH	1165000	1115000	987000	1035000	968000	21	21	-16.9	-6.5
CROYDON SOUTH	950500	900000	885000	925000	917000	13	13	-3.5	-0.9
CURLEWIS	650000	672500	630000	625000	640800	22	22	-1.4	2.5
DALLAS	525000	545000	563000	574000	525000	15	15	0.0	-8.5
DALYSTON	512500^	574500^	540000^	515000^	553500^	8	8	8.0	7.5
DANDENONG	680600	707000	750000	710000	725500	50	50	6.6	2.2

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
DANDENONG NORTH	742000	750000	760000	790000	750000	69	69	1.1	-5.1
DARLEY	622500	615000	645000	647000	645000	50	50	3.6	-0.3
DAYLESFORD	870000	910000	880000	772500	952500	16	16	9.5	23.3
DEANSIDE	640000	649500	695000	670000	669500	46	46	4.6	-0.1
DEEPDENE	3356000^	3450000	4066900^	3249500	3481300^	4	4	3.7	7.1
DEER PARK	640500	675500	660000	657500	671000	48	48	4.8	2.1
DELACOMBE	535000	550000	525000	511000	513500	44	44	-4.0	0.5
DELAHEY	640000	637000	691000	625000	671000	16	16	4.8	7.4
DENNINGTON	600000^	625000^	610000^	576300^	617300^	8	8	2.9	7.1
Derrimut	826000	750000	718500	750000	805000	10	10	-2.5	7.3
DIAMOND CREEK	1120500	1060000	1168000	1026000	1025000	33	33	-8.5	-0.1
DIGGERS REST	663000	670000	650000	635000	610000	30	30	-8.0	-3.9
DIMBOOLA	430000^	245000	260000	269000	250000^	7	7	-41.9	-7.1
DINGLEY VILLAGE	1150000	1070000	1120500	1145000	1055000	27	27	-8.3	-7.9
DONALD	230000^	280000^	280000^	245000	260000^	5	5	13.0	6.1
DONCASTER	1559000	1550000	1471000	1429000	1540000	55	55	-1.2	7.8
DONCASTER EAST	1612500	1660000	1672500	1531000	1486000	53	53	-7.8	-2.9
DONNYBROOK	660000	650000	665800	645000	651300	110	110	-1.3	1.0
DONVALE	1295000	1642000	1524000	1509000	1460000	19	19	12.7	-3.2
DOREEN	750000	750000	761000	770000	770500	114	114	2.7	0.1
DOVETON	595000	600000	610000	600500	610000	37	37	2.5	1.6
DROMANA	950000	1050000	1020000	930000	962500	54	54	1.3	3.5
DROUIN	630000	600000	600000	610000	622500	90	90	-1.2	2.0
DRYSDALE	652500	765000	676500	807000	620000	15	15	-5.0	-23.2
EAGLE POINT	675000^	614500^	379800^	537500^	540000^	5	5	-20.0	0.5
EAGLEHAWK	526800	474300	512000	515000	527500	31	31	0.1	2.4
EAGLEMONT	2025000	2980000	2100000	2165000	2805000^	6	6	38.5	29.6
EAST BAIRNSDALE	406000^	357500^	340000^	435000^	335000^	8	8	-17.5	-23.0
EAST BENDIGO	615000^	578000^	670000^	530000	502500	12	12	-18.3	-5.2
EAST GEELONG	803500	835000	696000	820000	746300	14	14	-7.1	-9.0
EAST MELBOURNE	4260000^	3750000^	3550000^	4350000^	1696000^	2	2	-60.2	-61.0
EAST WARBURTON	650000^	522500^	560000^	580000^	600000^	3	3	-7.7	3.4
EASTWOOD	595000^	587500^	658500^	581000	632500	14	14	6.3	8.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
ECHUCA	572500	584000	556300	550000	579000	70	70	1.1	5.3
EDENHOPE	320000^	195100^	230000^	365000^	307500^	4	4	-3.9	-15.8
EDITHVALE	1320000	1361500	1276300	1340000	1379900	10	10	4.5	3.0
EILDON	453800^	377500^	407500^	432500^	490000^	3	3	8.0	13.3
ELLIMINYT	510000^	650000	587500	470000^	612500^	7	7	20.1	30.3
ELMORE	322500^	305000^	490000^	342500^	455000^	5	5	41.1	32.8
ELSTERNWICK	2285000^	2170000	1810000	2220000	1950000	12	12	-14.7	-12.2
ELTHAM	1327000	1180500	1241000	1161000	1200000	45	45	-9.6	3.4
ELTHAM NORTH	1215000	1350000	1190000	1300000	1216000	16	16	0.1	-6.5
ELWOOD	2400000	2055000	1925000	2110000	2542500	20	20	5.9	20.5
EMERALD	950000	899000	910000	885000	928500	18	18	-2.3	4.9
ENDEAVOUR HILLS	805000	821000	823000	809500	802500	56	56	-0.3	-0.9
EPPING	690500	691000	654000	690000	652000	87	87	-5.6	-5.5
EPSOM	608300	588500	560000	602500	585000	28	28	-3.8	-2.9
ESSENDON	1753800	1900000	1655000	1660000	1500000	47	47	-14.5	-9.6
ESSENDON NORTH	1362500	1180000	1350000^	1212000^	1180000^	5	5	-13.4	-2.6
ESSENDON WEST	1429000	1810000^	1675000^	1700000^	1525000^	5	5	6.7	-10.3
EUMEMMERRING	670000^	625000	669000^	677500^	690000^	3	3	3.0	1.8
EUREKA	457500^	587800^	392300^	380000^	570000^	5	5	24.6	50.0
EUROA	566000	577000	485000	570000	480000	13	13	-15.2	-15.8
EYNESBURY	675000	695000	750000	750000	750000	19	19	11.1	0.0
FAIRFIELD	1626000	1645000	1575000	1500000	1647000	17	17	1.3	9.8
FAIRHAVEN	1880000^	2100000^	1525000^	1900000^	1906500^	2	2	1.4	0.3
FAWKNER	780000	780500	753500	786000	805000	37	37	3.2	2.4
FERNTREE GULLY	912000	870000	865600	888500	902000	58	58	-1.1	1.5
FERNY CREEK	1157500^	882500^	1027500^	1020000^	1012000^	5	5	-12.6	-0.8
FINGAL	1650000^	1650000*	1800000^	1725000^	1242500^	2	2	-24.7	-28.0
FITZROY	1815500	1762500	1657500	1901300	1600000	24	24	-11.9	-15.8
FITZROY NORTH	1827500	1595000	1435000	1480000	1415000	35	35	-22.6	-4.4
FIVEWAYS	892500^	1055000^	1055000*	771800^	875000^	3	3	-2.0	13.4
FLEMINGTON	1115000	985000	1060000	1060000	1140300	18	18	2.3	7.6
FLINDERS	2500000^	2375000^	1921000^	3960000^	3250000^	2	2	30.0	-17.9
FLORA HILL	530500	527500	557500	527300	520500	20	20	-1.9	-1.3

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
FOOTSCRAY	965000	960000	937500	1000000	955000	28	28	-1.0	-4.5
FOREST HILL	1095000	1185000	1210000	1235600	1220000	23	23	11.4	-1.3
FOSTER	687500^	552500^	580000^	450000^	485000^	9	9	-29.5	7.8
FRANKSTON	745000	750000	717500	759000	750000	146	146	0.7	-1.2
FRANKSTON NORTH	590500	597600	601500	595000	625000	28	28	5.8	5.0
FRANKSTON SOUTH	1100000	1187500	1165000	1125000	1200000	67	67	9.1	6.7
FRASER RISE	735000	700000	710000	687500	694000	98	98	-5.6	0.9
FYANSFORD	975000^	912500^	918000^	1120000^	965000^	7	7	-1.0	-13.8
GARDEN CITY	1630000^	1560500^	1425000^	1845000^	2100000^	7	7	28.8	13.8
GARDENVALE	1820000^	2350000^	1416000^	1713800^	2221000^	5	5	22.0	29.6
GARFIELD	540000^	750000^	690000^	750000^	862500^	2	2	59.7	15.0
GEELONG	992500	905000^	890000	820000	915000	14	14	-7.8	11.6
GEELONG WEST	870000	880000	811300	859000	915000	16	16	5.2	6.5
GEMBROOK	900000^	865000^	1155000^	838000^	1012300^	4	4	12.5	20.8
GISBORNE	932000	980000	920000	857500	1042500	36	36	11.9	21.6
GLADSTONE PARK	705000	715000	710000	747500	805000	23	23	14.2	7.7
GLEN HUNTLY	1535000^	1530000^	1811000^	1480000^	1907000^	3	3	24.2	28.9
GLEN IRIS	2437500	2360000	2285000	2330000	2177500	48	48	-10.7	-6.5
GLEN WAVERLEY	1715500	1689500	1650000	1610500	1632900	86	86	-4.8	1.4
GLENROWAN	542300^	480000^	631500^	590000^	580000^	6	6	7.0	-1.7
GLENROY	829500	830000	807300	822500	860000	57	57	3.7	4.6
GOLDEN BEACH	395000^	455000^	440000^	295000^	335000^	6	6	-15.2	13.6
GOLDEN POINT (BALLARAT)	444000	610000^	490000	423500	476000	21	21	7.2	12.4
GOLDEN SQUARE	497800	520000	565000	545000	525000	47	47	5.5	-3.7
GORDON	670000^	599000^	600000^	635000^	627500^	4	4	-6.3	-1.2
GOWANBRAE	970000^	1085000^	1025000	1110000^	992500^	6	6	2.3	-10.6
GRANTVILLE	600000^	590000	540000^	600000^	588000^	9	9	-2.0	-2.0
GREEN LAKE	507500^	450000^	376500^	420000^	556000^	4	4	9.6	32.4
GREENSBOROUGH	1025000	1090000	1005500	973000	1005200	52	52	-1.9	3.3
GREENVALE	872500	920000	850000	806500	867500	82	82	-0.6	7.6
GROVEDALE	651000	682500	655000	667500	650000	62	62	-0.2	-2.6
HADFIELD	886000	838500	852000	850000	901000	29	29	1.7	6.0
HALLAM	745000	755000	750000	767500	745000	27	27	0.0	-2.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
HALLS GAP	630000^	611000^	609000^	582500^	582500*	0	0	NA	NA
HAMILTON	362500	356500	404000	395500	415000	38	38	14.5	4.9
HAMLYN HEIGHTS	655000	722500	637500	692500	750000	35	35	14.5	8.3
HAMPTON	2760000	2670000	2247500	2487500	2305000	46	46	-16.5	-7.3
HAMPTON EAST	1390000	1470000	1442500	1385000	1459000	11	11	5.0	5.3
HAMPTON PARK	680000	675000	665000	679000	660000	87	87	-2.9	-2.8
HARKNESS	575000	547500	580000	550000	563000	57	57	-2.1	2.4
HASTINGS	672500	670000	685000	670000	672500	22	22	0.0	0.4
HASTINGS WEST	610000	650000^	603000^	635000	652500^	5	5	7.0	2.8
HAWTHORN	2994500	3232500	2770000	2750000	2440000	26	26	-18.5	-11.3
HAWTHORN EAST	2530000	2585000	2800000	3091000	2558000	38	38	1.1	-17.2
HEALESVILLE	820000	767500	767500	794000	805000	18	18	-1.8	1.4
HEATHCOTE	440000^	491500^	590000^	510000	468000	12	12	6.4	-8.2
HEATHERTON	1100000^	1300000^	1100000^	1185000^	1050000^	7	7	-4.5	-11.4
HEATHMONT	1060000	1080000	1035000	1010000	1115000	22	22	5.2	10.4
HEIDELBERG	1522500	1387000^	812000^	1320000	1375000	14	14	-9.7	4.2
HEIDELBERG HEIGHTS	995000	1172500	922000	840000	891500	16	16	-10.4	6.1
HEIDELBERG WEST	800000	765000	800000	800000	830000	11	11	3.8	3.8
HEPBURN	760000^	601000^	753500^	680000^	490000^	1	1	-35.5	-27.9
HEPBURN SPRINGS	1070000^	622500^	750000^	963000^	825000^	2	2	-22.9	-14.3
HERNE HILL	650000^	695500	705000^	693300	710000	16	16	9.2	2.4
HEYFIELD	300000^	325000	365000^	370000^	400000	16	16	33.3	8.1
HEYWOOD	440000^	340000	275000^	330000^	322500^	6	6	-26.7	-2.3
HIGHETT	1530000	1453500	1689000	1400000	1426000	30	30	-6.8	1.9
HIGHTON	860000	890000	816000	882500	850000	61	61	-1.2	-3.7
HILLSIDE (MELTON)	757500	885500	726000	800000	825000	39	39	8.9	3.1
HOPETOUN	205000^	185000^	310000^	285000^	162500^	2	2	-20.7	-43.0
HOPPERS CROSSING	625000	635000	606000	620000	620000	140	140	-0.8	0.0
HORSHAM	377000	395000	387500	382000	413100	68	68	9.6	8.1
HUGHESDALE	1705000	1300000	1466000	1270000	1440000	13	13	-15.5	13.4
HUNTINGDALE	1340000^	1250500^	1174000^	1307000^	1260500^	4	4	-5.9	-3.6
HUNTLY	570000	577500	555000	580000	549000	24	24	-3.7	-5.3
HURSTBRIDGE	1002600^	890200	875000	1100000^	990000^	7	7	-1.3	-10.0

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
INDENTED HEAD	897500	1037500^	795000^	675000^	730000	10	10	-18.7	8.1
INGLEWOOD	475000^	315000^	322500^	190000^	425000^	3	3	-10.5	123.7
INVERLOCH	896000	782500	840000	891000	825000	49	49	-7.9	-7.4
INVERMAY PARK	536500^	505000^	560500^	610000	605000^	9	9	12.8	-0.8
IRONBARK	520000^	387500^	478800^	495000^	475000^	6	6	-8.7	-4.0
IRYMPLE	585000	560000	552500	570000	645000	20	20	10.3	13.2
IVANHOE	1865000	1765000	1800000	1940000	2115000	22	22	13.4	9.0
IVANHOE EAST	2412500	2600000	2397500^	2400000	2355000^	9	9	-2.4	-1.9
JACANA	589500^	587500	587500^	625000	623500	12	12	5.8	-0.2
JACKASS FLAT	572500	550000	530000	531000	545000^	7	7	-4.8	2.6
JAN JUC	1320000^	1250000	1252500^	1250000	1232500	14	14	-6.6	-1.4
JEERALANG NORTH	392500^	410000^	415000^	367500^	410000^	3	3	4.5	11.6
JEPARIT	140000^	130000^	148500^	290000^	191500^	2	2	36.8	-34.0
JUNCTION VILLAGE	710000^	780000^	665000^	652500^	665000^	7	7	-6.3	1.9
JUNORTOUN	690000^	825000^	920000	787500^	806000	13	13	16.8	2.3
KALIMNA	575000^	580000^	358800^	395000^	557500^	2	2	-3.0	41.1
KALKALLO	610000	630000	640000	655000	630000	79	79	3.3	-3.8
KALLISTA	780000*	830000^	875000^	797500^	900000^	7	7	NA	12.9
KALORAMA	842500^	985300^	985000^	777500^	815000^	2	2	-3.3	4.8
KANGAROO FLAT	540000	547500	515000	531800	556300	72	72	3.0	4.6
KANGAROO GROUND SOUTH	1030500^	1100000^	1230000^	1238500^	1001000^	5	5	-2.9	-19.2
KANIVA	132500^	285000^	280000^	256500^	156000^	3	3	17.7	-39.2
KEALBA	715000^	700000	657500	705300	707500^	8	8	-1.0	0.3
KEILOR	1156000	1187500	1130000	1005000	1262000	17	17	9.2	25.6
KEILOR DOWNS	702800	774000	780000	800000	815000	15	15	16.0	1.9
KEILOR EAST	1052500	1057500	1020000	1095000	930000	49	49	-11.6	-15.1
KEILOR LODGE	1100000^	958800^	821000^	941000^	1007500^	6	6	-8.4	7.1
KEILOR PARK	905000^	851000^	782000^	826800	850000^	5	5	-6.1	2.8
KENNINGTON	562500	593000	500000	587500	582500	34	34	3.6	-0.9
KENSINGTON	1102500	1181500	1014000	1050000	1074000	26	26	-2.6	2.3
KERANG	282500	447500	300000	320000	357000	14	14	26.4	11.6
KEW	3202500	2890000	2810000	2662000	2745000	54	54	-14.3	3.1
KEW NORTH	2230000	2310000	2100000	2197500	2150000	13	13	-3.6	-2.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
KEYSBOROUGH	945000	905000	949400	935800	933500	66	66	-1.2	-0.2
KIALLA	670000	660000	655000	675000	708000	30	30	5.7	4.9
KILLARA (WODONGA)	630000	632500	762500^	670000^	641500	11	11	1.8	-4.3
KILMORE	600000	612500	615000	630000	615000	52	52	2.5	-2.4
KILSYTH	815000	808500	782500	863000	790000	39	39	-3.1	-8.5
KILSYTH SOUTH	1072500^	1225000^	1253000^	1048300	1190000^	9	9	11.0	13.5
KINGLAKE	805000^	587500^	737500	831000^	730000	10	10	-9.3	-12.2
KINGS PARK	630500	620000	600000	616000	620000	26	26	-1.7	0.6
KINGSBURY	758000^	845000^	848300	880000^	791800	10	10	4.5	-10.0
KINGSVILLE	1077500	1125000	1247500	1050000^	1337500	14	14	24.1	27.4
KNOXFIELD	1000000	940000	950000	873500	1100000	17	17	10.0	25.9
KOO WEE RUP	670000	645000	674000	667500	735000	21	21	9.7	10.1
KOONDROOK	325000^	512500^	355000^	355000*	510000^	3	3	56.9	NA
KOROIT	575000	614600^	600000^	485000^	625000^	5	5	8.7	28.9
KORUMBURRA	535000	570000	525000	546300	565000	23	23	5.6	3.4
KURUNJANG	505000	529500	520000	535500	542000	49	49	7.3	1.2
KYABRAM	430000	495000	480000	450000	453500	28	28	5.5	0.8
KYNETON	725000	847000	770400	765000	809500	16	16	11.7	5.8
LAKE BOGA	837000^	220000^	875000^	615000^	310000^	7	7	-63.0	-49.6
LAKE GARDENS	686500^	751400	690000^	747500	701000^	9	9	2.1	-6.2
LAKE TYERS BEACH	552500	552500*	601500^	597500^	500000^	7	7	-9.5	-16.3
LAKE WENDOUREE	1450000	1310000^	900000^	1850000^	725000^	8	8	-50.0	-60.8
LAKES ENTRANCE	597500	565000	515000	420000	475000	22	22	-20.5	13.1
LALOR	706000	700000	686800	697500	717500	76	76	1.6	2.9
LANCEFIELD	662500	560000^	670000^	715000^	650000^	5	5	-1.9	-9.1
LANG LANG	737500	707500	680000	720000	715000	19	19	-3.1	-0.7
LANGWARRIN	861000	832500	872000	877500	840000	78	78	-2.4	-4.3
LARA	690000	675000	685000	652500	655000	34	34	-5.1	0.4
LARA LAKE	685000	696000	670000	643500	677000	56	56	-1.2	5.2
LAUNCHING PLACE	675000^	680000^	698800^	730000^	702500^	8	8	4.1	-3.8
LAVERTON	590000	595000	590000	570000	600500	28	28	1.8	5.4
LAVERTON SOUTH	800000	750000	745000	712500	710500	32	32	-11.2	-0.3
LENEVA	650000	770000^	675000	710000^	650000^	9	9	0.0	-8.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
LEONGATHA	598800	520000	525000	590000	556500	36	36	-7.1	-5.7
LEOPOLD	680000	665000	635000	667500	651000	66	66	-4.3	-2.5
LILYDALE	960000	869000	850000	897500	870500	56	56	-9.3	-3.0
LISMORE	273800^	273800*	285000^	262500^	210000^	1	1	-23.3	-20.0
LOCH SPORT	380000	341500	460000^	350000	408500	20	20	7.5	16.7
LOCKINGTON	430000^	310000^	300000^	300000^	390000^	5	5	-9.3	30.0
LONG GULLY	445000	450000	410500	473500	470500	21	21	5.7	-0.6
LONGWARRY	590000	560000	600800	570000^	613800	14	14	4.0	7.7
LORNE	2000000^	2000000^	1545000^	1735000	2125000^	4	4	6.3	22.5
LOVELY BANKS	727500^	770000^	690000^	775000^	710000^	5	5	-2.4	-8.4
LOWER PLENTY	1264000^	1455000^	1350000^	1250000^	1600000^	5	5	26.6	28.0
LUCAS	627500	619000	645000	640000	617500	34	34	-1.6	-3.5
LUCKNOW	579500^	592000^	487500^	545000^	515000^	6	6	-11.1	-5.5
LYNBROOK	858500	730000	775000	851000	840000	23	23	-2.2	-1.3
LYNDHURST	862000	900300	875000	973000	940000	29	29	9.0	-3.4
LYSTERFIELD	1300000	1340000	1215000	1535000	1460000	13	13	12.3	-4.9
MACARTHUR	247500^	470000^	310000^	329900^	310000^	5	5	25.3	-6.0
MACEDON	1000000^	1010000^	1512500^	770000^	660000^	3	3	-34.0	-14.3
MACLEOD	1190000	1285000	1020000	1225000	1028500	24	24	-13.6	-16.0
MADDINGLEY	621300	615000	637500	618800	595000	23	23	-4.2	-3.8
MAFFRA	455000	401000	430000	443500	495000	20	20	8.8	11.6
MAIDEN GULLY	785000	830000	776500	710000	780000	11	11	-0.6	9.9
MAIDSTONE	875000	875000	850000	807500	847500	24	24	-3.1	5.0
MALDON	757500^	745000^	657500^	827500^	690000^	9	9	-8.9	-16.6
MALLACOOTA	767500^	700000^	470000^	400000^	400000^	4	4	-47.9	0.0
MALMSBURY	661000^	600000^	775000^	920000^	765000^	2	2	15.7	-16.8
MALVERN	3265000	3415000	3312000	3285000	3340000	20	20	2.3	1.7
MALVERN EAST	2107500	2142500	2050000	2040000	2000000	51	51	-5.1	-2.0
MAMBOURIN	620500	632500	637500	609000	609500	34	34	-1.8	0.1
MANIFOLD HEIGHTS	920000^	1316000	1352500^	960000^	923800^	6	6	0.4	-3.8
MANOR LAKES	625000	640000	655000	631500	650000	97	97	4.0	2.9
MANSFIELD	750000	740000	800000	747500	750000	17	17	0.0	0.3
MARIBYRNONG	1250000	1437500	1220000	1100000	1070000	17	17	-14.4	-2.7

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
MARONG	675000	660000^	705000^	640000	600000^	7	7	-11.1	-6.3
MARSHALL	630000^	665000^	575000^	605000	662500^	8	8	5.2	9.5
MARYBOROUGH	401500	387000	407500	350000	378000	53	53	-5.9	8.0
MCCRAE	1400000	1500000	1175000	1250000	1135000	18	18	-18.9	-9.2
MCKENZIE HILL	850000^	840000^	815000^	787500^	760000^	2	2	-10.6	-3.5
MCKINNON	2050000^	1810000	1850000	1740000	1875000^	8	8	-8.5	7.8
MEADOW HEIGHTS	577500	597500	581500	620000	640000	31	31	10.8	3.2
MELTON	465000	486300	465000	473500	490000	53	53	5.4	3.5
MELTON SOUTH	465000	512500	517500	525000	545000	79	79	17.2	3.8
MELTON WEST	510000	525000	520000	544000	545000	39	39	6.9	0.2
MENTONE	1400000	1370000	1300000	1250000	1312500	30	30	-6.3	5.0
MERBEIN	340000^	310000	302000	452500	356300	10	10	4.8	-21.3
MERINDA PARK	640000	654500	650000^	665000^	665500^	8	8	4.0	0.1
MERNDA	699000	720000	700000	690000	730000	99	99	4.4	5.8
METUNG	1050000^	675000^	641000^	770000^	665000	11	11	-36.7	-13.6
MICKLEHAM	690000	670000	680000	665500	682000	186	186	-1.2	2.5
MIDDLE PARK	2513500	3150000	2550000^	2334000	2910000^	9	9	15.8	24.7
MILDURA	465000	430000	455000	490000	485000	165	165	4.3	-1.0
MILL PARK	775000	780900	759300	800300	812500	78	78	4.8	1.5
MILLGROVE	592500	625000^	593800^	570000^	607500	12	12	2.5	6.6
MINERS REST	590000	612500	607800	542500	545000	18	18	-7.6	0.5
MINYIP	185000^	169500^	182500^	153500^	160000^	1	1	-13.5	4.2
MIRBOO NORTH	500000^	420000^	580000^	482000^	527500^	4	4	5.5	9.4
MITCHAM	1213500	1175500	1142500	1181000	1180000	29	29	-2.8	-0.1
MOE	358500	375000	369000	350000	345000	65	65	-3.8	-1.4
MONBULK	781500^	937500	805500^	780000	715000^	3	3	-8.5	-8.3
MONT ALBERT	2332000^	2745000	2495000^	2420000	2561000^	8	8	9.8	5.8
MONT ALBERT NORTH	1498500^	1651900	1580000	1562500	1860000	11	11	24.1	19.0
MONTMORENCY	1205000	1161500	1217500	1100000	1165000	22	22	-3.3	5.9
MONTROSE	862000	945000	914000	875000	910000	17	17	5.6	4.0
MOONEE PONDS	1545000	1580000	1585000	1470500	1410000	35	35	-8.7	-4.1
MOORABBIN	1342500	1340000	1250000	1255000	1232500	12	12	-8.2	-1.8
MOOROOLBARK	846000	880000	842300	855000	860000	77	77	1.7	0.6

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
MOOROOPNA	410000	380000	400000	415000	465000	45	45	13.4	12.0
MORDIALLOC	1350000^	1262500	1440000	1380000	1390000	18	18	3.0	0.7
MORNINGTON	1160000	1085000	980000	1165000	1026400	70	70	-11.5	-11.9
MORTLAKE	405000^	297500^	364000^	325000	385000^	8	8	-4.9	18.5
MORWELL	322000	331500	337000	343000	351000	96	96	9.0	2.3
MOUNT BEAUTY	552000^	600000^	572500^	600000^	542500^	2	2	-1.7	-9.6
MOUNT CLEAR	560000	500000	547500	473800	585000	17	17	4.5	23.5
MOUNT DANDENONG	865000^	782500^	1220000^	852500^	820000^	7	7	-5.2	-3.8
MOUNT DUNEED	705000	705000	688500	724000	710000	61	61	0.7	-1.9
MOUNT ELIZA	1459000	1617500	1600000	1600000	1605000	61	61	10.0	0.3
MOUNT EVELYN	840000	817500	822500	800000	865000	28	28	3.0	8.1
MOUNT HELEN	760000^	633500	620000	640000^	580000	11	11	-23.7	-9.4
MOUNT MARTHA	2025000	2100000	1530000	1847500	1485000	18	18	-26.7	-19.6
MOUNT PLEASANT	465000^	467500	522500^	455000	505000^	8	8	8.6	11.0
MOUNT WAVERLEY	1670000	1565000	1585400	1614000	1595000	97	97	-4.5	-1.2
MULGRAVE	975000	1050000	1086000	1063000	1150000	52	52	17.9	8.2
MURRUMBEENA	1885000^	1790000	1535000	1677500	1587000	12	12	-15.8	-5.4
MURTOA	262000^	280000^	190000^	350000^	529000^	1	1	101.9	51.1
MYRTLEFORD	595000	540000	580000	500000	520000	11	11	-12.6	4.0
NAGAMBIE	600500	635000^	505000^	660000^	628500	10	10	4.7	-4.8
NAR NAR GOON NORTH	735000^	955000^	699000^	685000^	730000^	2	2	-0.7	6.6
NARRE WARREN	740000	750000	745000	770000	755500	94	94	2.1	-1.9
NARRE WARREN NORTH	1605000	1692500	1715000^	1665000	1400000^	7	7	-12.8	-15.9
NARRE WARREN SOUTH	800000	845000	825000	799500	798400	92	92	-0.2	-0.1
NATHALIA	382500^	428800^	445000^	350000^	449000^	6	6	17.4	28.3
NEERIM SOUTH	617500^	680000^	570000^	740000^	690000^	5	5	11.7	-6.8
NERRINA	770000^	942500^	733000^	540000^	580000^	3	3	-24.7	7.4
NEW GISBORNE	1025000^	735000^	755000^	860000^	776000^	3	3	-24.3	-9.8
NEWBOROUGH	410000	437500	405000	449000	455000	39	39	11.0	1.3
NEWCOMB	608000	555800	553500	564000	550000	24	24	-9.5	-2.5
NEWINGTON	600000	555000	750000^	747500	611000	11	11	1.8	-18.3
NEWLANDS ARM	937500^	572500^	540000^	450000^	580000^	5	5	-38.1	28.9
NEWPORT	1250000	1307500	1300000	1277500	1310000	39	39	4.8	2.5

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
NEWTOWN (GREATER GEELONG)	1295000	1260000	1177500	1117500	980000	30	30	-24.3	-12.3
NHILL	279000	320000	220000	252000	270000	14	14	-3.2	7.1
NICHOLS POINT	880000^	731000^	652500^	910000^	540000^	3	3	-38.6	-40.7
NIDDRIE	1260000	1165000	1181300	1295000	1260000	18	18	0.0	-2.7
NOBLE PARK	785000	785000	753000	765000	777500	40	40	-1.0	1.6
NOBLE PARK NORTH	765000	800000	765000	770000	767500	18	18	0.3	-0.3
NORLANE	479000	433800	463500	465000	445000	62	62	-7.1	-4.3
NORTH BENDIGO	479500	552000	435000	535000	497500	23	23	3.8	-7.0
NORTH GEELONG	620000	710000	647000	610000	650000	17	17	4.8	6.6
NORTH MELBOURNE	1221900	1190000	1742000^	1272500	1267000	25	25	3.7	-0.4
NORTH WONTHAGGI	578200	545500	535000	580000	512500	26	26	-11.4	-11.6
NORTHCOTE	1737500	1530000	1595500	1575000	1720000	43	43	-1.0	9.2
NOTTING HILL	1121000^	997500^	1294700^	1250000^	1228000^	5	5	9.5	-1.8
NUMURKAH	350000^	402500	422500	399000	420000	23	23	20.0	5.3
NUNAWADING	1210200	1240000	1200000	1040000	1175000	25	25	-2.9	13.0
NYAH	545500^	214500^	345000^	265000^	315000^	1	1	-42.3	18.9
NYAH WEST	245000*	272000^	272000*	197500^	277500^	5	5	NA	40.5
OAK PARK	1200000	1230000	1007500	1055000	1150000	12	12	-4.2	9.0
OAKLEIGH	1455000	1340500	1250000	1300000	1260000	19	19	-13.4	-3.1
OAKLEIGH EAST	1255000^	1110000	1215000^	1110000	1226000	10	10	-2.3	10.5
OAKLEIGH SOUTH	1252800	1271000	1200000	1072500	1179000	16	16	-5.9	9.9
OCEAN GROVE	970000	995000	917000	997500	896000	82	82	-7.6	-10.2
OFFICER	711500	712000	730000	711000	740000	112	112	4.0	4.1
OFFICER SOUTH	780000	660500^	826000^	755000^	915000^	8	8	17.3	21.2
OLINDA	975000^	1065000^	895000^	860000^	1000000	13	13	2.6	16.3
ORBOST	357000^	278500	395000^	367500	308000^	8	8	-13.7	-16.2
ORMOND	1855500	1991000^	1630500^	1929000	1788000	13	13	-3.6	-7.3
OSBORNE	952600	931300	924500	967000	1170000	25	25	22.8	21.0
OUYEN	195000^	240000^	270000^	310000^	260000^	5	5	33.3	-16.1
PAKENHAM	661000	670500	640000	660000	670000	247	247	1.4	1.5
PARADISE BEACH	245000^	460000^	320000^	320000*	270000^	1	1	10.2	NA
PARK ORCHARDS	1910000^	2405000^	1932000	1820000^	2205000^	1	1	15.4	21.2
PARKDALE	1700000	1505000	1450000	1475000	1460000	25	25	-14.1	-1.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
PARKVILLE	1575000^	1642000^	1982500^	1893500^	1635000^	7	7	3.8	-13.7
PASCOE VALE	1040000	1050000	1020000	1096000	1170000	33	33	12.5	6.8
PASCOE VALE SOUTH	1295000	1050000	1230000	1255000	1222500	23	23	-5.6	-2.6
PATTERSON GARDENS	1450000^	1265000^	1026000^	1205000^	1140000^	6	6	-21.4	-5.4
PATTERSON LAKES	1578500	1230000	1474000	1112500	1011500	10	10	-35.9	-9.1
PAYNESVILLE	470000	545000	535000	482500	540000	27	27	14.9	11.9
PEARCEDALE	895000^	935000	805000	950000^	820000	11	11	-8.4	-13.7
PETERBOROUGH	550000^	550000*	955000^	782500^	820000^	4	4	49.1	4.8
PIONEER BAY	605000^	525000^	588800^	517000^	458000^	6	6	-24.3	-11.4
PLENTY	1525000^	1697500^	1480000^	1610000^	1320000^	1	1	-13.4	-18.0
POINT COOK	810000	770000	782000	767000	815000	180	180	0.6	6.3
POINT LONSDALE	1250000	1158500	1225000	1150000	1200000	21	21	-4.0	4.3
POREPUNKAH	740000^	820000^	1250000^	843000^	1100000^	5	5	48.6	30.5
PORT FAIRY	1200000	788500	830000^	865000^	835000	20	20	-30.4	-3.5
PORT MELBOURNE	1600000	1726000	1475000	1550000	1635000	36	36	2.2	5.5
PORTARLINGTON	1020000	878500	863800	787500	837500	26	26	-17.9	6.3
PORTLAND	400000	440000	425000	390000	445000	57	57	11.3	14.1
PORTSEA	3800000	2830000^	2775000^	3665000^	4600000^	9	9	21.1	25.5
PRAHRAN	1731000	1510000	1313000	1715000	1787500	34	34	3.3	4.2
PRESTON	1160000	1262000	1162500	1186300	1172500	62	62	1.1	-1.2
PRINCES HILL	2350000^	1577500	1787500^	1770000	1425000^	5	5	-39.4	-19.5
QUARRY HILL	757500	612500	652500	595000	541500	12	12	-28.5	-9.0
QUEENSCLIFF	1300000^	1250000^	1265000^	1710000^	1800000^	5	5	38.5	5.3
RAINBOW	235000^	225000^	160000^	209500^	300000^	1	1	27.7	43.2
RAWSON	371000^	371000*	380000^	330000^	402500^	4	4	8.5	22.0
RAYMOND ISLAND	505000^	380000^	430000^	520000^	437000^	6	6	-13.5	-16.0
RED CLIFFS	400000	340000	385000	407500	420000	27	27	5.0	3.1
RED HILL	1705000*	2292500^	1552500^	2040000^	1595000^	5	5	NA	-21.8
REDAN	432000	472500	425000	445000	472500	13	13	9.4	6.2
RESEARCH	1107000^	1900000^	1450000^	1122500^	1493500^	4	4	34.9	33.1
RESERVOIR	918500	915000	907500	893500	915000	94	94	-0.4	2.4
RHYLL	980000^	767500^	1066300^	970000^	1002500^	8	8	2.3	3.4
RICHMOND	1470000	1360000	1462000	1320000	1400500	42	42	-4.7	6.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
RIDDELLS CREEK	900000	795000^	800000^	1045000	805000	12	12	-10.6	-23.0
RINGWOOD	1067800	1042000	1018000	1040000	1085500	25	25	1.7	4.4
RINGWOOD EAST	1250000	975000	1065000	982500	1090000	21	21	-12.8	10.9
RINGWOOD NORTH	1313800	1230000	1185000	1190000	1220000	43	43	-7.1	2.5
RIPPLESIDE	1205000^	1055000^	1185000^	1050000^	2032500^	2	2	68.7	93.6
RIPPONLEA	1495000^	2010000^	2325000^	1170000^	1815000^	2	2	21.4	55.1
ROBINVALE	400000	385000	381500^	408500^	477000^	9	9	19.3	16.8
ROCHESTER	490000^	220000	220000	300000^	460000	10	10	-6.1	53.3
ROCKBANK	635000	636300	635000	620000	556000	35	35	-12.4	-10.3
ROMSEY	750000	705100	825000	800000	766000	18	18	2.1	-4.3
ROSANNA	1316000	1510000	1377500	1360000	1312500	18	18	-0.3	-3.5
ROSEBUD	710000	732500	730000	731500	730000	60	60	2.8	-0.2
ROSEBUD SOUTH	940000	1095000	850000	950000	1090000	19	19	16.0	14.7
ROSEDALE	585000^	565000^	420000	434000	525000^	7	7	-10.3	21.0
ROWVILLE	1130000	1054100	1016000	1060000	1110000	68	68	-1.8	4.7
ROXBURGH PARK	675000	671500	650000	662500	685000	67	67	1.5	3.4
RUSHWORTH	405000^	296300^	437500^	340000^	300000^	3	3	-25.9	-11.8
RUTHERGLEN	482000^	545000	555000^	592000	561500^	6	6	16.5	-5.2
RYE	1130000	1082500	1000000	860000	920000	81	81	-18.6	7.0
SAFETY BEACH	1250000	1200000	1185000	1182500	1140000	17	17	-8.8	-3.6
SALE	479000	482500	505000	475000	510000	50	50	6.5	7.4
SAN REMO	940000^	989500^	900000^	840000^	947500	12	12	0.8	12.8
SANCTUARY LAKES	758000	723000	752000	735000	795000	91	91	4.9	8.2
SANDHURST	992500	997000	1016800	965000	1100000	27	27	10.8	14.0
SANDRINGHAM	2020000	2030000	2102500	2210000	2077500	18	18	2.8	-6.0
SASSAFRAS	1150000^	860000^	915000^	1012500^	930000^	7	7	-19.1	-8.1
SCORESBY	938300	965500	965000	986500	930000^	9	9	-0.9	-5.7
SEA LAKE	142500^	290000^	162000^	191100^	328500^	2	2	130.5	71.9
SEABROOK	765000	770000^	749500	770000	765000	15	15	0.0	-0.6
SEAFORD	850000	845000	853500	805800	856000	66	66	0.7	6.2
SEAHOLME	1485500^	1260000^	1245000^	1300000^	1110000^	5	5	-25.3	-14.6
SEBASTOPOL	425000	401000	420000	420000	447500	76	76	5.3	6.5
SEDDON	1100000	1100000	1192500	1077500	1062500	20	20	-3.4	-1.4

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
SELBY	900000^	657000^	945000^	790000^	810000^	5	5	-10.0	2.5
SEVILLE	871500^	851000^	773800^	900000^	790000^	7	7	-9.4	-12.2
SEYMOUR	450000	426300	485000	400000	443000	27	27	-1.6	10.8
SHEPPARTON	480000	446800	450000	470000	470500	188	188	-2.0	0.1
SHEPPARTON NORTH	599000^	860000	625000^	735000^	580000^	7	7	-3.2	-21.1
SHOREHAM	1770000^	1770000*	1770000*	2175000^	1925000^	1	1	8.8	-11.5
SKYE	753300	800000	778800	775000	787500	28	28	4.5	1.6
SMYTHES CREEK	515000^	540000^	539000	520000^	506500	14	14	-1.7	-2.6
SMYTHESDALE	505000^	511800^	525000^	515000^	470000^	5	5	-6.9	-8.7
SOLDIERS HILL	570000	660000	585000	600000	520000	13	13	-8.8	-13.3
SOMERS	1143800	1345000^	1427500^	1420000	1200000^	7	7	4.9	-15.5
SOMERVILLE	880000	782000	871300	787500	890000	41	41	1.1	13.0
SORRENTO	2380000	2050000	1850000	1800000	1780000	33	33	-25.2	-1.1
SOUTH DUDLEY	597500*	410000^	320000^	457500^	467500^	5	5	NA	2.2
SOUTH GEELONG	952500^	867500^	867500*	932500^	635000^	3	3	-33.3	-31.9
SOUTH KINGSVILLE	1027500^	1065000^	1200000^	1050000	1050000*	0	0	NA	NA
SOUTH MELBOURNE	1725000	1616300	1325000	1535000	1590000	26	26	-7.8	3.6
SOUTH MORANG	762500	743000	720000	753500	745000	65	65	-2.3	-1.1
SOUTH YARRA	2325000	2203800	1595000	2597500	1590000	23	23	-31.6	-38.8
SPOTSWOOD	1200000^	1120000	1032000^	1230300	1415000^	9	9	17.9	15.0
SPRING GULLY	665000^	632500	590000	715000	583500	12	12	-12.3	-18.4
SPRINGVALE	860000	855000	825000	870000	860000	29	29	0.0	-1.1
SPRINGVALE SOUTH	830000	800000	882500	841000	785000	19	19	-5.4	-6.7
ST ALBANS	650000	650000	660000	652000	650000	85	85	0.0	-0.3
ST ALBANS PARK	562500	600000^	575000	605000	608800	12	12	8.2	0.6
ST ANDREWS BEACH	3500000^	1450000^	1670500^	1187500^	1220000^	4	4	-65.1	2.7
ST ARNAUD	242000^	242500	330000	225000^	300000	11	11	24.0	33.3
ST HELENA	1176000^	1230000^	1087500^	1193300	1125000^	5	5	-4.3	-5.7
ST KILDA	1506500	1435000	1680000	1590000	1423000^	6	6	-5.5	-10.5
ST KILDA EAST	2110000	1560000	1650000	1621000	1580000	17	17	-25.1	-2.5
ST KILDA WEST	4085500^	1445000^	1910000^	3700000^	2760000^	3	3	-32.4	-25.4
ST LEONARDS	725000	705000	740000	715000	700000	37	37	-3.4	-2.1
STANHOPE	410000^	337500^	314000^	405000^	342500^	3	3	-16.5	-15.4

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
STAWELL	310000	315000	305000	328800	337500	26	26	8.9	2.7
STRATFORD	492000^	450000	525000	500300	497500	14	14	1.1	-0.5
STRATHDALE	597500	680000	625000	614700	685000	27	27	14.6	11.4
STRATHFIELDSAYE	690000	633500	693000	730000	702000	23	23	1.7	-3.8
STRATHMERTON	330000^	330000^	469300^	469300*	162000^	1	1	-50.9	NA
STRATHMORE	1431000	1535000	1697500	1645000	1485500	26	26	3.8	-9.7
STRATHMORE HEIGHTS	1050000^	910000^	910000*	747500^	1075000^	2	2	2.4	43.8
STRATHTULLOH	629000	639000	649500	615000	625000	45	45	-0.6	1.6
STUDFIELD	953000^	1085000^	1027500	1177500	1077500	10	10	13.1	-8.5
SUNBURY	650000	667000	680000	660000	677500	208	208	4.2	2.7
SUNDERLAND BAY	575000^	640000^	625000^	625000*	617500^	4	4	7.4	NA
SUNNYCLIFFS	322300^	232000^	432800^	395000^	341500^	6	6	6.0	-13.5
SUNSET STRIP	640000^	665000^	687500^	633000^	530000^	7	7	-17.2	-16.3
SUNSHINE	840000	815000	800000	824000	750000	33	33	-10.7	-9.0
SUNSHINE NORTH	725000	757500	765000	730000	720000	29	29	-0.7	-1.4
SUNSHINE WEST	685000	682500	675500	690000	710500	54	54	3.7	3.0
SURF BEACH	802500^	705000^	728000^	912500^	695000^	4	4	-13.4	-23.8
SURREY HILLS	2350000	2250000	2300000	2223000	2513000	32	32	6.9	13.0
SWAN HILL	497000	480000	450000	486000	545000	35	35	9.7	12.1
SYDENHAM	753500	702500	685000	699100	690000	24	24	-8.4	-1.3
SYNDAL	1775000	2110000	1931000	2235000	1832000	11	11	3.2	-18.0
TALLANGATTA	445000^	500000^	460000^	460000^	402000^	3	3	-9.7	-12.6
TANGAMBALANGA	795000^	672000^	672500^	659500^	700000^	5	5	-11.9	6.1
TARNEIT	655000	646000	651000	655000	650000	383	383	-0.8	-0.8
TATURA	440000	510000	400000	440000	506000	14	14	15.0	15.0
TAWONGA SOUTH	720000^	630000^	596500^	573000^	602000^	5	5	-16.4	5.1
TAYLORS HILL	889500	918000	850000	863800	948500	14	14	6.6	9.8
TAYLORS LAKES	945000	988500	935000	892500	982500	32	32	4.0	10.1
TECOMA	910000	815000^	835000	1015000^	860000^	8	8	-5.5	-15.3
TEMPLESTOWE	1625000	1575000	1631500	1721000	1604000	38	38	-1.3	-6.8
TEMPLESTOWE LOWER	1440000	1395000	1350000	1310500	1344000	41	41	-6.7	2.6
TERANG	440000^	382500	450000^	385000^	515000	11	11	17.0	33.8
THE BASIN	917500	870000	885000	882500	865000	13	13	-5.7	-2.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
THOMASTOWN	739000	724900	728800	702000	730000	59	59	-1.2	4.0
THOMSON (GREATER GEELONG)	515000^	557300	558000^	500000	497000^	9	9	-3.5	-0.6
THORNBURY	1460000	1417500	1500000	1305500	1397500	24	24	-4.3	7.0
THORNHILL PARK	607000	599300	580000	580000	575000	42	42	-5.3	-0.9
TIMBOON	534500^	545000^	430000^	420000^	447000^	7	7	-16.4	6.4
TONGALA	415000^	493800^	443000^	450000^	450000*	0	0	NA	NA
TOONGABBIE	625000^	638000^	548800^	690000^	430000^	1	1	-31.2	-37.7
TOORADIN	910000^	800000^	915000^	820000^	731000^	6	6	-19.7	-10.9
TOORAK	8222500	6000000	4080000	7237500	3425000^	9	9	-58.3	-52.7
TOOTGAROOK	865000	1110000	790000	860000	787500	24	24	-9.0	-8.4
TORQUAY	1295000	1210000	1117500	1192500	1200000	89	89	-7.3	0.6
TRAFALGAR	580000	590000	527500	570000	541000	16	16	-6.7	-5.1
TRARALGON	540000	487000	504000	506200	535000	136	136	-0.9	5.7
TRARALGON EAST	1322500^	850000^	700000^	945000^	860000^	5	5	-35.0	-9.0
TRENTHAM	1287500	782500^	857500	970000^	935000^	5	5	-27.4	-3.6
TRUGANINA	650000	640500	646000	665000	680000	179	179	4.6	2.3
TULLAMARINE	700000	724500	741500	762500	750000	15	15	7.1	-1.6
TUNGAMAH	250000^	170000^	273000^	273000*	273000*	0	0	NA	NA
TYABB	785000^	845000^	725000	730000	831000^	5	5	5.9	13.8
UNDERBOOL	165800^	147500^	147500*	68000^	89000^	1	1	-46.3	30.9
UPPER FERNTREE GULLY	835000^	844200^	797500	875000	920000^	7	7	10.2	5.1
UPWEY	940000	842500	855100	822500	882500	22	22	-6.1	7.3
VENTNOR	865000^	880000	830000	890000	705000^	9	9	-18.5	-20.8
VENUS BAY	620000	522900	466000	497500	496500	24	24	-19.9	-0.2
VERMONT	1242000	1334000	1200000	1297500	1199000	23	23	-3.5	-7.6
VERMONT SOUTH	1561000	1480000	1465500	1450000	1488000	33	33	-4.7	2.6
VIEWBANK	1225000	1218000	1140000	1227500	1136000	20	20	-7.3	-7.5
VIOLET TOWN	555000^	360000^	540000^	595000^	290000^	3	3	-47.7	-51.3
WAHGUNYAH	520000^	519500^	645000^	540000^	490000^	4	4	-5.8	-9.3
WALLAN	605000	655000	630000	595000	640000	60	60	5.8	7.6
WALLAN EAST	595000	601000	657000	623500	580000	25	25	-2.5	-7.0
WANDANA HEIGHTS	860000^	930000^	876300^	930000	920000^	9	9	7.0	-1.1
WANDIN NORTH	880000^	950000^	847000^	942300^	1026000^	7	7	16.6	8.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
WANGARATTA	547500	525000	516300	529000	525000	89	89	-4.1	-0.8
WANTIRNA	1084000	1064800	1085000	985500	1104000	28	28	1.8	12.0
WANTIRNA SOUTH	1288000	1260000	1300000	1205000	1280000	37	37	-0.6	6.2
WARBURTON	592500	608500	700000^	621000	633300^	8	8	6.9	2.0
WARRACKNABEAL	247000	180000^	200000	194500	220000	15	15	-10.9	13.1
WARRAGUL	630000	640000	650000	626300	620000	102	102	-1.6	-1.0
WARRANTYTE	1550000^	1465500	1360000	1215000	1120000	18	18	-27.7	-7.8
WARRANWOOD	1231800	1380000	1280000	1330000	1305000	17	17	5.9	-1.9
WARRNAMBOOL	565000	602500	583000	580000	600000	122	122	6.2	3.4
WATERWAYS	1688000^	1573500	1475500^	975000^	1489000^	6	6	-11.8	52.7
WATSONIA	1005000^	900800	980000	1045000	880500	10	10	-12.4	-15.7
WATSONIA NORTH	975000^	920800	897500^	924000	862500^	6	6	-11.5	-6.7
WATTLE GLEN	1232000^	1085000^	1050000^	795500^	935000^	5	5	-24.1	17.5
WAURN PONDS	790000^	760000	792900	760000	738000	15	15	-6.6	-2.9
WEDDERBURN	212500^	305000^	349000^	215000^	320000^	1	1	50.6	48.8
WEIR VIEWS	575000	565000	568300	565000	561000	46	46	-2.4	-0.7
WENDOUREE	435000	440000	435000	455000	460000	58	58	5.7	1.1
WENDOUREE WEST	325000	362500^	357500	390000	327500	14	14	0.8	-16.0
WERRIBEE	612500	626500	619900	605000	601000	235	235	-1.9	-0.7
WERRIBEE SOUTH	900000	931000^	812500^	850000^	657500	10	10	-26.9	-22.6
WEST FOOTSCRAY	908000	1020000	925000	905000	847500	24	24	-6.7	-6.4
WEST MELBOURNE	1500000^	1231000^	1299000^	995000^	1117500^	4	4	-25.5	12.3
WEST WODONGA	565000	549000	545000	547000	550000	57	57	-2.7	0.5
WESTALL	895500	887500	880000	937000	902000	11	11	0.7	-3.7
WESTGARTH	1725000	1862500	1700000^	1670000	1602500^	6	6	-7.1	-4.0
WESTMEADOWS	662500	765500	650000	720000	700000	12	12	5.7	-2.8
WHEELERS HILL	1528000	1390500	1397000	1400000	1478900	54	54	-3.2	5.6
WHITE HILLS	546000	485000	522500	580000	627500	18	18	14.9	8.2
WHITTINGTON	535000	507500	528300	522500	547000	17	17	2.2	4.7
WHITTLESEA	670000	742500	675000	700000	755000	18	18	12.7	7.9
WILLIAMS LANDING	801000	800000	781500	790000	850000	44	44	6.1	7.6
WILLIAMSTOWN	1640000	1600000	1480500	1645000	1440000	29	29	-12.2	-12.5
WILLIAMSTOWN NORTH	1115000^	1410000^	1306000^	1291900^	1192500^	4	4	7.0	-7.7

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
WIMBLEDON HEIGHTS	599000^	615000^	476000^	589000^	594000^	4	4	-0.8	0.8
WINCHELSEA	740000^	740000	591000	602500	662500^	4	4	-10.5	10.0
WINDSOR	1455000	1635000	1260000	1455500	1391500	12	12	-4.4	-4.4
WINTER VALLEY	575000	537000	555000	550000	535000	49	49	-7.0	-2.7
WODONGA	522500	523000	550000	558500	615000	108	108	17.7	10.1
WOLLERT	692500	685000	680000	695000	700000	189	189	1.1	0.7
WONGA PARK	1450000	1224000^	1300000	1267500^	1302500^	8	8	-10.2	2.8
WONTHAGGI	580000	590000	515000	525000	590000	31	31	1.7	12.4
WOODEND	857500	937500	967500	770000	935000	23	23	9.0	21.4
WOODSTOCK	-	-	858800^	720000^	662500^	7	7	0.0	-8.0
WOOLAMAI WATERS	795000	790000^	676300	753000^	640000	11	11	-19.5	-15.0
WOORI YALLOCK	635000	642500	690000	675000^	715000	10	10	12.6	5.9
WY YUNG	518500^	476300^	525000^	568000^	515000^	7	7	-0.7	-9.3
WYNDHAM VALE	589900	575500	590500	585000	574500	128	128	-2.6	-1.8
YACKANDANDAH	580000^	747000^	820000^	742000^	614000^	3	3	5.9	-17.3
YALLAMBIE	1010000^	1025000	960000	1145000^	997500^	2	2	-1.2	-12.9
YALLOURN NORTH	299000^	273800^	340000	330000^	297500^	8	8	-0.5	-9.8
YARRA GLEN	740000^	870000	820000^	874000^	940000^	9	9	27.0	7.6
YARRA JUNCTION	700000	715000^	767500	715000^	657500^	8	8	-6.1	-8.0
YARRAGON	610000^	612500^	550000^	620000^	560000	13	13	-8.2	-9.7
YARRAM	427500	375000	400000^	425000^	382500^	6	6	-10.5	-10.0
YARRAVILLE	1157800	1116000	1160000	1151300	1090000	50	50	-5.9	-5.3
YARRAWONGA	652500	652500	642500	619000	550000	45	45	-15.7	-11.1
YEA	545000	550000^	575000^	507500	690000^	5	5	26.6	36.0
YINNAR	480000^	445000^	468500^	575000^	422000^	7	7	-12.1	-26.6

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
ABBOTSFORD	505000	512500	520000	519500	512300	86	86	1.4	-1.4
ABERFELDIE	696500^	846000^	428200	832500^	810000^	2	2	16.3	-2.7
AIRPORT WEST	647500	677500	670000	719000	654500	22	22	1.1	-9.0
ALBERT PARK	1227500^	1970000^	1212500^	665000^	1000000^	5	5	-18.5	50.4
ALBION	437500	295500	330000	261000	410000	15	15	-6.3	57.1
ALFREDTON	381000^	780000^	448000^	340000^	385000^	9	9	1.0	13.2
ALPHINGTON	760000	770000	750000	855000	795000	27	27	4.6	-7.0
ALTONA	718600	635000	660000	707500	753500	44	44	4.9	6.5
ALTONA EAST	727000^	820000^	750000^	680000^	728000^	8	8	0.1	7.1
ALTONA MEADOWS	542500^	593000^	505000^	580000^	568800^	6	6	4.8	-1.9
ALTONA NORTH	708300	755000	720000	741000	715000	18	18	1.0	-3.5
ARARAT	321000^	300000^	300000^	390000^	300000^	4	4	-6.5	-23.1
ARDEER	545000^	587500^	575000^	614000^	557500^	8	8	2.3	-9.2
ARMADALE	768500	730000	620000	783000	630000	38	38	-18.0	-19.5
ASCOT VALE	490000	538000	517500	502500	500000	33	33	2.0	-0.5
ASHBURTON	1120900^	1260000	1457500^	1210000	1250000^	7	7	11.5	3.3
ASHWOOD	1222000	1240000	1345000	808000	1120500	10	10	-8.3	38.7
ASPENDALE	807500	1040000^	810000	800000	821900	13	13	1.8	2.7
AVONDALE HEIGHTS	637500^	703000	690000^	769000^	675000^	5	5	5.9	-12.2
BACCHUS MARSH	435000^	465000^	345000^	450000^	435000^	8	8	0.0	-3.3
BALACLAVA	565000	505000	550000	607500	530000	28	28	-6.2	-12.8
BALLAN	535000^	440000^	440000^	395000^	530000^	3	3	-0.9	34.2
BALLARAT CENTRAL	285000^	370000^	469000^	418500^	362500^	6	6	27.2	-13.4
BALLARAT EAST	399000	413800^	350000^	345000^	365000^	6	6	-8.5	5.8
BALLARAT NORTH	477500^	567000^	457500^	327500	410000	10	10	-14.1	25.2
BALWYN	890000	845000	800000	830300	696000	31	31	-21.8	-16.2
BALWYN NORTH	1250000	1120000	1300000	980500	1312500	13	13	5.0	33.9
BARWON HEADS	1030000^	920000^	1025000^	1130000^	890000^	3	3	-13.6	-21.2
BAXTER	575000^	602300^	640000^	640000*	592000^	5	5	3.0	NA
BAYSWATER	655000	675000	670000	722500	665000	31	31	1.5	-8.0
BAYSWATER NORTH	750000	722000	650000	670000	645000	21	21	-14.0	-3.7
BEACONSFIELD	625000^	533800^	715000^	582000^	602500^	2	2	-3.6	3.5
BEAUMARIS	1008500	1398000	1042500	1280000	1237500	14	14	22.7	-3.3
BELL PARK	500000^	525000^	485000^	555000^	510000^	6	6	2.0	-8.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%) Jan-Mar 2024 to Jan-Mar 2025 Oct-Dec 2024 to Jan-Mar 2025	
BELL POST HILL	490000^	452500^	435500^	413500^	400000^	4	4	-18.4	-3.3
BELLFIELD (BANYULE)	970000^	688800^	686800^	620000^	912500	10	10	-5.9	47.2
BELMONT	480000	526500	550000	546500	585000	26	26	21.9	7.0
BENALLA	297500^	295000^	332500	320000^	340000^	9	9	14.3	6.3
BENDIGO	500000^	446300^	530000^	482500^	536000^	6	6	7.2	11.1
BENTLEIGH	880000	841000	711300	795000	742500	42	42	-15.6	-6.6
BENTLEIGH EAST	966000	972500	930500	880000	985000	59	59	2.0	11.9
BERWICK	635000	675000	660000	653500	730000	24	24	15.0	11.7
BITTERN	625000^	660000^	660000*	571000^	688500^	7	7	10.2	20.6
BLACK HILL	450000^	212000^	420000^	337000^	376000^	3	3	-16.4	11.6
BLACK ROCK	1245000	1555500	927500	1325500	935000	18	18	-24.9	-29.5
BLACKBURN	731000	688400	659500	765000	855000	43	43	17.0	11.8
BLACKBURN NORTH	1041500	1044500^	910000^	791500	818000^	5	5	-21.5	3.3
BLACKBURN SOUTH	795000^	725000	840000	700000	940000	13	13	18.2	34.3
BONBEACH	656500	721500	775000	648000	730500	33	33	11.3	12.7
BORONIA	650000	685000	671000	645000	647500	56	56	-0.4	0.4
BOX HILL	590500	577000	590000	590000	520000	93	93	-11.9	-11.9
BOX HILL NORTH	903000	888000	926800	843000	884000	16	16	-2.1	4.9
BOX HILL SOUTH	905000	911500	851500	930500	925000	14	14	2.2	-0.6
BRAYBROOK	645000	575000	627000	640000	627500	26	26	-2.7	-2.0
BRIAR HILL	885000^	787500^	867000^	1050000^	730000^	8	8	-17.5	-30.5
BRIGHT	610000^	450000^	665000^	590000^	600000^	3	3	-1.6	1.7
BRIGHTON	1442500	1391500	1111000	1470000	1495000	60	60	3.6	1.7
BRIGHTON EAST	1197500	1442500	1175000	1200000	1312000	17	17	9.6	9.3
BROADFORD	470000*	480000^	430000^	430000*	430000*	0	0	NA	NA
BROADMEADOWS	443700	437500	447500	470000	455500	26	26	2.7	-3.1
BROOKLYN	644000	660000	704000^	650000	590000	18	18	-8.4	-9.2
BROWN HILL	385000^	405000^	350000^	363800^	360000^	5	5	-6.5	-1.0
BRUNSWICK	557500	570000	570000	600000	560000	115	115	0.4	-6.7
BRUNSWICK EAST	605000	550000	545000	532000	532500	68	68	-12.0	0.1
BRUNSWICK WEST	446000	495000	450000	509000	430000	82	82	-3.6	-15.5
BULLEEN	1077500	790000	555000^	720000	884500	12	12	-17.9	22.8
BUNDOORA	452000	475600	471300	465000	460000	52	52	1.8	-1.1
BURWOOD	612500	912800	764500	727300	771000	40	40	25.9	6.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
BURWOOD EAST	673000	568000 [^]	876300	620000	605000	22	22	-10.1	-2.4
CAIRNLEA	397500 [^]	385000 [^]	400000 [^]	418000	411400 [^]	7	7	3.5	-1.6
CALIFORNIA GULLY	419000 [^]	307000 [^]	307000 [*]	315500 [^]	445000 [^]	1	1	6.2	41.0
CAMBERWELL	960000	902500	930000	860900	850000	50	50	-11.5	-1.3
CANADIAN	394500	390000	390000 [^]	363700	380000	13	13	-3.7	4.5
CANTERBURY	1164000	1230000	875000	1080000	1216000	11	11	4.5	12.6
CAPEL SOUND	642500 [^]	652500	550000 [^]	625000	682500	14	14	6.2	9.2
CARLTON	355000	413500	412000	460000	358500	124	124	1.0	-22.1
CARLTON NORTH	689000 [^]	1020000	678000	665000 [^]	730000 [^]	7	7	6.0	9.8
CARNEGIE	600000	599800	607500	630000	655000	94	94	9.2	4.0
CAROLINE SPRINGS	503000	532500	515000	495000	460000	18	18	-8.5	-7.1
CARRUM	726500	825500	745000	847500	810000	22	22	11.5	-4.4
CARRUM DOWNS	570000	590000	590000	575000	606000	42	42	6.3	5.4
CASTLEMAINE	625000 [^]	615000 [^]	505000 [^]	620000 [^]	522500 [^]	2	2	-16.4	-15.7
CAULFIELD	1155000	913500	605100	965000	710000	17	17	-38.5	-26.4
CAULFIELD EAST	1255000 [^]	365000 [^]	945000 [^]	630000 [^]	360000 [^]	6	6	-71.3	-42.9
CAULFIELD NORTH	645000	734500	657500	641000	631000	55	55	-2.2	-1.6
CAULFIELD SOUTH	1200000	1100000	809000	909000	1085000	31	31	-9.6	19.4
CHADSTONE	826500	912000	630000	545000	990000	19	19	19.8	81.7
CHELSEA	638500	777500	635500	712000	719800	40	40	12.7	1.1
CHELSEA HEIGHTS	794500 [^]	794500 [*]	743500 [^]	712500 [^]	858500 [^]	2	2	8.1	20.5
CHELTENHAM	705000	730000	665000	705000	608500	52	52	-13.7	-13.7
CHELTENHAM EAST	715000 [^]	603800 [^]	630000 [^]	630000 [^]	755000 [^]	8	8	5.6	19.8
CHELTENHAM NORTH	859000 [^]	857500 [^]	802000 [^]	800000 [^]	730000 [^]	5	5	-15.0	-8.8
CHIRNSIDE PARK	690000 [^]	732500	701300	722500	715000	11	11	3.6	-1.0
CLARINDA	884000 [^]	740000 [^]	697500 [^]	757500 [^]	810000 [^]	6	6	-8.4	6.9
CLAYTON	755000	783500	753900	683500	685000	57	57	-9.3	0.2
CLAYTON NORTH	534000	505000	840000 [^]	450000	445000 [^]	6	6	-16.7	-1.1
CLAYTON SOUTH	805000 [^]	524000	715000	517500	500500	16	16	-37.8	-3.3
CLIFTON HILL	735000	540500	885000	880000	860000 [^]	9	9	17.0	-2.3
CLIFTON SPRINGS	500000 [^]	450000 [^]	537500 [^]	542500 [^]	540000 [^]	3	3	8.0	-0.5
CLYDE NORTH	552500 [^]	590000 [^]	472000	557000 [^]	588000 [^]	1	1	6.4	5.6
COBRAM	350000 [^]	346500 [^]	307500 [^]	307500 [*]	315000 [^]	4	4	-10.0	NA
COBURG	660000	590000	566000	675000	713000	67	67	8.0	5.6

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
COBURG EAST	797500 [^]	652500	660000	555000	312500 [^]	8	8	-60.8	-43.7
COBURG NORTH	668000	779000 [^]	700000	635000 [^]	732500	10	10	9.7	15.4
COLAC	420000 [^]	455000	380000	427000 [^]	451000 [^]	9	9	7.4	5.6
COLLINGWOOD	571500	663500	597000	575000	630000	51	51	10.2	9.6
CORIO	390000 [^]	343000 [^]	352500 [^]	388800 [^]	377500 [^]	2	2	-3.2	-2.9
COWES	540000 [^]	700000 [^]	415000 [^]	1800000	654300 [^]	6	6	21.2	-63.7
COWES WEST	507800 [^]	583300 [^]	630000 [^]	664500	686300 [^]	6	6	35.2	3.3
CRAIGIEBURN	426300	450000	450000	420300	453500	60	60	6.4	7.9
CRANBOURNE	492000	500000	477000	458000	492100	24	24	0.0	7.4
CRANBOURNE EAST	450000 [^]	505200 [^]	522500 [^]	520000 [^]	565000 [^]	7	7	25.6	8.7
CRANBOURNE NORTH	470000 [^]	490000 [^]	522500 [^]	482100 [^]	457500 [^]	6	6	-2.7	-5.1
CRANBOURNE WEST	515000 [^]	507000	508200	575000 [^]	522500 [^]	8	8	1.5	-9.1
CREMORNE	600000	652500	520000	531000 [^]	607500	14	14	1.3	14.4
CRIB POINT	507500 [^]	510500 [^]	605000 [^]	640000 [^]	476000 [^]	4	4	-6.2	-25.6
CROYDON	705000	695000	725000	660000	702500	80	80	-0.4	6.4
CROYDON NORTH	690200 [^]	745000	790000	700000	721800 [^]	8	8	4.6	3.1
CROYDON SOUTH	753500 [^]	870000 [^]	820400 [^]	735000 [^]	815000 [^]	9	9	8.2	10.9
DALLAS	460000 [^]	390000 [^]	480000 [^]	417500 [^]	465000 [^]	5	5	1.1	11.4
DANDENONG	390000	423300	405000	420000	400000	118	118	2.6	-4.8
DANDENONG NORTH	530000	597500	575000	585000	560000	17	17	5.7	-4.3
DARLEY	400000 [^]	440000 [^]	413500 [^]	433800 [^]	410000 [^]	8	8	2.5	-5.5
DEANSIDE	555000 [^]	495000 [^]	495000 [*]	590000 [^]	456000 [^]	2	2	-17.8	-22.7
DEEPDENE	842500 [^]	1077000 [^]	1625000 [^]	1701000 [^]	823500 [^]	4	4	-2.3	-51.6
DEER PARK	515000	520000	488300	512500	515000 [^]	9	9	0.0	0.5
DELAHEY	573300 [^]	485000 [^]	512500 [^]	468800 [^]	593500 [^]	2	2	3.5	26.6
DIAMOND CREEK	860000 [^]	810000 [^]	840000	810000	750500 [^]	8	8	-12.7	-7.3
DINGLEY VILLAGE	847500	747500	768000 [^]	732500	697500	10	10	-17.7	-4.8
DOCKLANDS	600000	590000	607500	565000	635000	117	117	5.8	12.4
DONCASTER	595000	685000	632400	615000	590000	74	74	-0.8	-4.1
DONCASTER EAST	972500	780000	891500	910000	935000	59	59	-3.9	2.7
DONVALE	920500	850000	880000	872500 [^]	710000 [^]	9	9	-22.9	-18.6
DOREEN	457000 [^]	542500 [^]	538000 [^]	480800 [^]	575000 [^]	7	7	25.8	19.6
DOVETON	520000	540000	561500	540000	530000	24	24	1.9	-1.9
DROMANA	782500 [^]	702500 [^]	782500 [^]	792500 [^]	850000	13	13	8.6	7.3

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
DROUIN	461500	445000	436800	475000	440000	14	14	-4.7	-7.4
DRYSDALE	550000^	545000^	583500^	547500^	495000^	7	7	-10.0	-9.6
EAGLEHAWK	412800^	375000^	397500^	287500	367000^	2	2	-11.1	27.7
EAST BENDIGO	413750*	446000^	468800^	486000^	540000^	4	4	NA	11.1
EAST GEELONG	501000^	545000^	515000^	585000^	592500^	6	6	18.3	1.3
EAST MELBOURNE	625000	755000	890000	690500	840000	15	15	34.4	21.7
ECHUCA	500000^	445000	472500	450000	400000	10	10	-20.0	-11.1
EDITHVALE	855000	780000	807500	797500	900000	20	20	5.3	12.9
ELSTERNWICK	725000	730000	740000	625000	754100	44	44	4.0	20.7
ELTHAM	777500	820000	708000	787000	775800	14	14	-0.2	-1.4
ELWOOD	630000	692500	608500	658000	620000	83	83	-1.6	-5.8
ENDEAVOUR HILLS	580000^	690000	590000	615000^	690000	14	14	19.0	12.2
EPPING	490500	519000	481500	507000	475000	35	35	-3.2	-6.3
ESSENDON	560000	615000	490000	555000	575000	82	82	2.7	3.6
ESSENDON NORTH	415000	385000	406500	370000	380000	20	20	-8.4	2.7
ESSENDON WEST	790000*	757500^	757500*	730000^	865000^	4	4	NA	18.5
EUMEMMERRING	597500	580000	580000^	590000^	577500^	8	8	-3.3	-2.1
FAIRFIELD	720000	470500	615000	600000	630000	21	21	-12.5	5.0
FAWKNER	610000	535000	533500	575000	595000	15	15	-2.5	3.5
FERNTREE GULLY	677500	685000	665000	680000	688000	29	29	1.5	1.2
FISHERMANS BEND	765000	975000	895000	875000	870000	23	23	13.7	-0.6
FITZROY	752200	760000	757000	798000	770000	33	33	2.4	-3.5
FITZROY NORTH	592500	739000	778000	647500	591800	24	24	-0.1	-8.6
FLEMINGTON	370000	375500	398000	374500	436800	30	30	18.0	16.6
FLORA HILL	408800^	435000^	465000	417500	440000^	8	8	7.6	5.4
FOOTSCRAY	589000	575000	465000	495000	460000	101	101	-21.9	-7.1
FOREST HILL	815000	912800	786500	595000	870000	15	15	6.7	46.2
FRANKSTON	505000	537500	537500	520000	558000	110	110	10.5	7.3
FRANKSTON NORTH	602300	611000^	512500^	552500^	605000^	3	3	0.4	9.5
FRANKSTON SOUTH	765000	762000	688000	725000	710500	13	13	-7.1	-2.0
GARDENVALE	650000^	456300^	540000^	1425000^	1042500^	4	4	60.4	-26.8
GEELONG	647500	625000	609000	599000	630000	11	11	-2.7	5.2
GEELONG WEST	541300	420000	550000	418800	335000	13	13	-38.1	-20.0
GISBORNE	550000^	575000	595000^	486000^	555000^	7	7	0.9	14.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
GLEN HUNTLY	585000	675000	641300	595000	618500	32	32	5.7	3.9
GLEN IRIS	737500	765000	740000	755000	640000	72	72	-13.2	-15.2
GLEN WAVERLEY	832500	870800	860000	917500	876000	35	35	5.2	-4.5
GLENROY	597500	611300	553300	575000	575000	78	78	-3.8	0.0
GOLDEN POINT (BALLARAT)	337500^	405000^	355000 ^	445000^	375000^	5	5	11.1	-15.7
GOLDEN SQUARE	393800^	455000	435000	390000	482100	10	10	22.4	23.6
GOWANBRAE	725500^	670000^	750000 ^	667000^	735000^	2	2	1.3	10.2
GREENSBOROUGH	700000	755000	705000	705000	730000	25	25	4.3	3.5
GREENVALE	571000^	600000^	557500 ^	733000^	572500^	4	4	0.3	-21.9
GROVEDALE	498800	468800	490500	520000^	485000	15	15	-2.8	-6.7
HADFIELD	620000	575000	660000	631500	506300	10	10	-18.3	-19.8
HALLAM	550000	590000	541000	530000	502500^	7	7	-8.6	-5.2
HAMILTON	297900^	322500^	266500 ^	290000^	364500^	2	2	22.3	25.7
HAMLYN HEIGHTS	526000^	579000^	485200	595000^	550000	18	18	4.6	-7.6
HAMPTON	908500	985000	910500	960000	857500	48	48	-5.6	-10.7
HAMPTON EAST	735800	1040000	801500 ^	1131300^	980500^	4	4	33.3	-13.3
HAMPTON PARK	560000	560000	555000	580000	572900	22	22	2.3	-1.2
HARKNESS	360000	370000^	445000	421300^	410000^	3	3	13.9	-2.7
HASTINGS	505000	582500	510000	560000	525000	13	13	4.0	-6.3
HAWTHORN	590000	563500	590000	575000	600000	121	121	1.7	4.3
HAWTHORN EAST	615000	615000	625500	625000	594600	76	76	-3.3	-4.9
HEALESVILLE	685000^	625000	690000 ^	640000	580000^	8	8	-15.3	-9.4
HEATHERTON	405000^	315000^	310000 ^	275000^	275000*	0	0	NA	NA
HEATHMONT	735000	811000^	860000	683000	851300	18	18	15.8	24.6
HEIDELBERG	642000	635000	667500	650000	631000	31	31	-1.7	-2.9
HEIDELBERG HEIGHTS	710000	750000	712000	747500	720000	43	43	1.4	-3.7
HEIDELBERG WEST	589000	517500	602500	640000	697500	18	18	18.4	9.0
HERNE HILL	347500^	357500^	400000 ^	340000	505000	16	16	45.3	48.5
HIGHETT	736500	658800	667300	655500	670000	41	41	-9.0	2.2
HIGHTON	520000	572500	490000	514300	520500	28	28	0.1	1.2
HILLSIDE (MELTON)	484000^	527500	555000 ^	557500^	577000^	5	5	19.2	3.5
HOPPERS CROSSING	475000	454500	452500	431000	438000	21	21	-7.8	1.6
HORSHAM	399000	275000	288300	389500^	343500	10	10	-13.9	-11.8
HUGHESDALE	663500	755000	555000	841000	535000	17	17	-19.4	-36.4

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
INVERLOCH	843800^	676800^	650000^	607500^	560000^	9	9	-33.6	-7.8
IVANHOE	662500	662500	750000	759500	715000	51	51	7.9	-5.9
IVANHOE EAST	1300000	1271300	1290000^	1016500^	827500	10	10	-36.3	-18.6
JACANA	455000^	488200^	445000^	480000^	488500^	2	2	7.4	1.8
JOLIMONT	960000	1100000	850000	780000	1350000^	5	5	40.6	73.1
KANGAROO FLAT	427500	400000^	409000	390000	430000^	5	5	0.6	10.3
KEILOR	882500^	720000^	885000^	850000^	610000^	1	1	-30.9	-28.2
KEILOR DOWNS	587000^	600000^	620000^	622000	613000^	5	5	4.4	-1.4
KEILOR EAST	745000	780500^	688800	777500	635000^	9	9	-14.8	-18.3
KENNINGTON	465000	429000	340000	440000	515000	18	18	10.8	17.0
KENSINGTON	520000	529000	530000	560000	481000	30	30	-7.5	-14.1
KERANG	245000^	257500^	257500*	262500^	262500*	0	0	NA	NA
KEW	857500	920000	885500	730100	828000	66	66	-3.4	13.4
KEW NORTH	862500^	665000	760300	943000	1022500^	8	8	18.6	8.4
KEYSBOROUGH	731300	677500	682500	730000	730000	13	13	-0.2	0.0
KILMORE	378500^	424500^	400000^	435000^	402500^	4	4	6.3	-7.5
KILSYTH	720000	682500	727500	692300	732500	30	30	1.7	5.8
KINGSBURY	593800	576500	485000	520000^	475000	13	13	-20.0	-8.7
KINGSVILLE	407500	427000	546000^	390000	395000	15	15	-3.1	1.3
KNOXFIELD	777000^	835000	765000	815000	752000^	9	9	-3.2	-7.7
KOO WEE RUP	465000^	476300^	550000^	495000^	550000^	5	5	18.3	11.1
KOORYONG	1850000^	950000^	760000^	735000^	667500^	3	3	-63.9	-9.2
KORUMBURRA	455000^	450000^	450000*	450000^	420000^	2	2	-7.7	-6.7
KURUNJANG	450000^	374000^	374000*	415000^	470000^	5	5	4.4	13.3
KYABRAM	368800^	392500^	379000^	345000^	320000^	7	7	-13.2	-7.2
KYNETON	450000^	605000^	700000^	455000^	520000^	1	1	15.6	14.3
LAKE WENDOUREE	595000^	575000^	520000^	575000^	502500^	8	8	-15.5	-12.6
LAKES ENTRANCE	445000^	435000^	480000^	548800^	494000^	5	5	11.0	-10.0
LALOR	530000	505000	565000	516000	557500	13	13	5.2	8.0
LANGWARRIN	605000	579100	555500	596000	625000	39	39	3.3	4.9
LARA	487500^	485000^	465800^	412500^	422500^	8	8	-13.3	2.4
LARA LAKE	440000^	457500^	549000	475000^	445000^	3	3	1.1	-6.3
LAVERTON	550000	576700	548800^	490000	564000	12	12	2.5	15.1
LAVERTON SOUTH	512000	560000^	551000^	497500^	547500	12	12	6.9	10.1

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%) Jan-Mar 2024 to Jan-Mar 2025 Oct-Dec 2024 to Jan-Mar 2025	
LEONGATHA	385000^	485000^	487500 ^	420000^	405000^	2	2	5.2	-3.6
LEOPOLD	500000^	535000^	507500 ^	462500^	450000^	5	5	-10.0	-2.7
LILYDALE	651600	620000	590000	605000	622300	42	42	-4.5	2.9
LONG GULLY	390000^	385000^	420000 ^	396300^	400000^	5	5	2.6	0.9
LONGWARRY	461500^	440000^	455000 ^	460000^	500000^	6	6	8.3	8.7
LORNE	1557500^	1230000^	2350000 ^	825000^	1550000^	5	5	-0.5	87.9
LOWER PLENTY	590000^	767500	742500	683500^	725000^	6	6	22.9	6.1
MACLEOD	883000	830000	738500	749000	650000	13	13	-26.4	-13.2
MAIDSTONE	615000	625000	633500	680000	635000	28	28	3.3	-6.6
MALVERN	842000	578000	810000	680000	650000	29	29	-22.8	-4.4
MALVERN EAST	609000	580000	587000	650000	486000	61	61	-20.2	-25.2
MANIFOLD HEIGHTS	587500^	500000^	315000 ^	365000^	443300^	6	6	-24.6	21.4
MANSFIELD	510000^	585000^	600000 ^	380000^	475000^	4	4	-6.9	25.0
MARIBYRNONG	480000	450000	485000	510000	492500	54	54	2.6	-3.4
MARYBOROUGH	295500^	350000^	332000 ^	270000^	301000^	4	4	1.9	11.5
MCCRAE	720000^	1050000^	775000 ^	880000^	738000^	3	3	2.5	-16.1
MCKINNON	797500	807500	921000	758000	744000	12	12	-6.7	-1.8
MEADOW HEIGHTS	447500	472000	490000	535000	497500	16	16	11.2	-7.0
MELBOURNE	578900	580000	580900	537500	530000	653	653	-8.4	-1.4
MELTON	399500^	379500	369000	380000^	378000	17	17	-5.4	-0.5
MELTON SOUTH	365000	405000	365000	370000	415000	11	11	13.7	12.2
MELTON WEST	401300^	400000^	444000 ^	487500^	467500^	2	2	16.5	-4.1
MENTONE	665500	550000	600000	679000	710000	55	55	6.7	4.6
MERINDA PARK	528600^	640000^	522500 ^	459000^	501000^	3	3	-5.2	9.2
MERND A	455000^	502500	541000 ^	517500	400000	11	11	-12.1	-22.7
MICKLEHAM	600000^	615000^	583000 ^	550000	597000	15	15	-0.5	8.5
MIDDLE PARK	765000^	1420000^	850000 ^	1060000^	1067500^	6	6	39.5	0.7
MILDURA	321500	319000	310000	325000	357500	42	42	11.2	10.0
MILL PARK	540300	473000	515000	539800	624800	12	12	15.6	15.7
MITCHAM	810000	925000	830000	762000	897300	30	30	10.8	17.7
MOE	272500	242500^	272500	242500	204500^	8	8	-25.0	-15.7
MONT ALBERT	721000	786000	805000	945000^	800000	17	17	11.0	-15.3
MONT ALBERT NORTH	1275000^	1150000	1056100	1397500	1295000^	6	6	1.6	-7.3
MONTMORENCY	825000	785800	907500	842500	840000	15	15	1.8	-0.3

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
MOONEE PONDS	577000	547500	615000	560000	502000	65	65	-13.0	-10.4
MOORABBIN	679300	602500	840000	757500	725000	11	11	6.7	-4.3
MOOROOLBARK	690000	710000	699000	652000	707500	38	38	2.5	8.5
MOOROOPNA	330500^	270000^	295000 ^	340000	223800^	4	4	-32.3	-34.2
MORDIALLOC	640000	758000	670000	670000	755000	29	29	18.0	12.7
MORNINGTON	749500	790000	775000	800000	724500	66	66	-3.3	-9.4
MORWELL	250000	245000	300000 ^	264500	232500	14	14	-7.0	-12.1
MOUNT CLEAR	410000^	366000^	410000 ^	350000^	408000^	7	7	-0.5	16.6
MOUNT ELIZA	830000	870000	860000	882500	721000^	9	9	-13.1	-18.3
MOUNT EVELYN	770100^	770000^	672000 ^	822500^	810000^	3	3	5.2	-1.5
MOUNT MARTHA	430000^	682000^	605000 ^	891000^	850000	11	11	97.7	-4.6
MOUNT PLEASANT	420000^	360000^	382500 ^	400000^	369000^	6	6	-12.1	-7.8
MOUNT WAVERLEY	1160000	1017500	1058000	1080000	1070000	31	31	-7.8	-0.9
MULGRAVE	891000	787500	1025000 ^	843000	827500^	8	8	-7.1	-1.8
MURRUMBEENA	535000	595000	580000	782500	493000	43	43	-7.9	-37.0
NARRE WARREN	560000	545000	570000	564000	601500	20	20	7.4	6.6
NARRE WARREN SOUTH	570000^	648400^	615000 ^	599000^	667500^	6	6	17.1	11.4
NEWBOROUGH	195000^	450000^	450000 *	240000^	195000^	7	7	0.0	-18.8
NEWCOMB	469000	419000^	479000 ^	485500^	492500^	6	6	5.0	1.4
NEWPORT	765000	825000	761600	723000	880000	24	24	15.0	21.7
NEWTOWN (GREATER GEELON	515000^	700000	567500	625000	550000	24	24	6.8	-12.0
NIDDRIE	700000	725000	770000 ^	752500	662500	12	12	-5.4	-12.0
NOBLE PARK	525000	565000	520000	545000	531300	84	84	1.2	-2.5
NOBLE PARK NORTH	564000^	620000^	630000 ^	612000^	520000^	2	2	-7.8	-15.0
NORLANE	375000	390000^	402500 ^	395000	384000^	6	6	2.4	-2.8
NORTH BENDIGO	355000^	445000^	484500 ^	400000	337500^	7	7	-4.9	-15.6
NORTH GEELONG	557000^	458300^	420000 ^	298000^	485000^	3	3	-12.9	62.8
NORTH MELBOURNE	573000	505000	501500	475000	511000	82	82	-10.8	7.6
NORTHCOTE	603800	705000	615000	620000	600000	53	53	-0.6	-3.2
NOTTING HILL	405000	430000	373800	432000	443500	16	16	9.5	2.7
NUMURKAH	305000^	275000^	285000 ^	355000^	260000^	1	1	-14.8	-26.8
NUNAWADING	650000	841000	827500	765000	690000	24	24	6.2	-9.8
OAK PARK	578500	735000	687500	644300	633000	29	29	9.4	-1.7
OAKLEIGH	524500	557500	604000	560000	520500	28	28	-0.8	-7.0

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
OAKLEIGH EAST	952000	860000	820000	712000^	748500	17	17	-21.4	5.1
OAKLEIGH SOUTH	1000000^	827500	833000	712000	760000	21	21	-24.0	6.7
OCEAN GROVE	710000	695000	785000	580000^	742000^	9	9	4.5	27.9
OFFICER	540000	578000^	575000 ^	560000	547800^	8	8	1.4	-2.2
ORMOND	612500	585000	565000	610000	587300	28	28	-4.1	-3.7
OSBORNE	730000	820000	800000 ^	767500	870000^	7	7	19.2	13.4
PAKENHAM	485000	500000	477500	495000	490000	47	47	1.0	-1.0
PARKDALE	677000	817500	728300	780000	815000	23	23	20.4	4.5
PARKVILLE	496300	550000	520000	560000	560000	23	23	12.8	0.0
PASCOE VALE	640000	645000	627500	640000	640500	86	86	0.1	0.1
PASCOE VALE SOUTH	695000	644000	685000	650000	730000	11	11	5.0	12.3
PATTERSON LAKES	668000	562500	692500	700000^	685000	17	17	2.5	-2.1
PAYNESVILLE	410000^	382000^	444000 ^	462500^	480000^	5	5	17.1	3.8
PEARCEDALE	-	-	650000 ^	762500^	777500^	2	2	0.0	2.0
POINT COOK	560000	557500	512500	543500	561000	22	22	0.2	3.2
PORT MELBOURNE	749000	795000	762500	736300	740000	89	89	-1.2	0.5
PORTARLINGTON	632500^	800000	1112500 ^	575000^	547500^	4	4	-13.4	-4.8
PORTLAND	320000^	299000^	304000 ^	295000^	395000^	6	6	23.4	33.9
PRAHRAN	569800	570000	473000	582500	493500	81	81	-13.4	-15.3
PRESTON	602500	649500	600500	602000	646300	100	100	7.3	7.4
QUARRY HILL	450000^	400000^	435800 ^	471000^	463500^	4	4	3.0	-1.6
REDAN	385000^	327500^	350000	325000	375000^	8	8	-2.6	15.4
RESERVOIR	640000	627500	625000	650000	647000	136	136	1.1	-0.5
RICHMOND	572000	597000	540000	572500	550000	115	115	-3.8	-3.9
RIDDELLS CREEK	533800^	600000^	642500 ^	570000^	520000^	2	2	-2.6	-8.8
RINGWOOD	636000	611400	646000	620000	599000	92	92	-5.8	-3.4
RINGWOOD EAST	730500	730000	753500	730000	717500	26	26	-1.8	-1.7
RINGWOOD NORTH	710000^	1100000^	980000 ^	860000^	730000^	3	3	2.8	-15.1
RIPPLESIDE	750000^	1197500^	775000 ^	1050000^	650500^	4	4	-13.3	-38.0
RIPPONLEA	735000^	622500^	355000 ^	630000^	580000^	1	1	-21.1	-7.9
ROCKBANK	502000^	537500^	590000 ^	470000^	540000^	7	7	7.6	14.9
ROMSEY	542500^	575000^	565000 ^	546000^	535000^	4	4	-1.4	-2.0
ROSANNA	840500	975000	894500	839500	1003000	11	11	19.3	19.5
ROSEBUD	696000	686000	710000	680000	642500	23	23	-7.7	-5.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
ROSEBUD SOUTH	730000^	814000^	690000^	735000^	765000^	4	4	4.8	4.1
ROWVILLE	660000	737500	678500	730000	660000	21	21	0.0	-9.6
ROXBURGH PARK	522500	462000	507500^	483000	517500^	8	8	-1.0	7.1
RYE	801500^	745000^	637500^	907500^	675000^	4	4	-15.8	-25.6
SAFETY BEACH	1045000	832500	1045000^	1050000	855000	22	22	-18.2	-18.6
SALE	345000	318000	360000	327000	380000	11	11	10.1	16.2
SAN REMO	580000^	440000^	640000^	515000^	536000^	8	8	-7.6	4.1
SANCTUARY LAKES	600000	649500^	665000^	680000^	620000	11	11	3.3	-8.8
SANDRINGHAM	732500	880000	621000	800000	710000	42	42	-3.1	-11.3
SCORESBY	740000^	757300^	672500^	800000^	813000^	6	6	9.9	1.6
SEAFORD	630000	640300	661000	625000	625000	44	44	-0.8	0.0
SEAHOLME	348000^	596000^	596000*	638800^	638800*	0	0	NA	NA
SEBASTOPOL	342800	325000	345000	355000	340000	37	37	-0.8	-4.2
SEDDON	507500	451300	507000^	490000	780000^	5	5	53.7	59.2
SEYMOUR	250000	465000^	400000^	545000^	222000^	8	8	-11.2	-59.3
SHEPPARTON	357000	366000	389000	370000	460000	16	16	28.9	24.3
SKYE	560000^	600000^	630000^	557500^	575000^	5	5	2.7	3.1
SOLDIERS HILL	352500^	375000^	340000^	380000^	555000^	2	2	57.4	46.1
SOMERVILLE	644000	652500	615000	640100	655000	19	19	1.7	2.3
SOUTH KINGSVILLE	675000^	820000	692500	770000^	720000^	5	5	6.7	-6.5
SOUTH MELBOURNE	650000	539500	618000	645000	592500	70	70	-8.8	-8.1
SOUTH MORANG	549000	517500	555000	540000	505000	21	21	-8.0	-6.5
SOUTH YARRA	540000	535000	560000	597500	575000	191	191	6.5	-3.8
SOUTHBANK	620000	600000	606000	577500	595000	237	237	-4.0	3.0
SPOTSWOOD	655000^	734500^	619000	755000^	610000^	7	7	-6.9	-19.2
SPRING GULLY	283500^	335500^	457800	376000^	463800^	8	8	63.6	23.3
SPRINGVALE	734000	650000	600000	630000	642000	23	23	-12.5	1.9
SPRINGVALE SOUTH	567000	670000	623000	705000^	604000^	8	8	6.5	-14.3
ST ALBANS	486300	515000	500000	497500	520000	49	49	6.9	4.5
ST ALBANS PARK	395000^	475000^	517500^	465000^	500000^	3	3	26.6	7.5
ST HELENA	1005000*	1012000^	672000^	672000*	672000*	0	0	NA	NA
ST KILDA	480500	540000	525000	521500	535000	159	159	11.3	2.6
ST KILDA EAST	532800	580000	580000	567500	600000	67	67	12.6	5.7
ST KILDA WEST	566000^	590000	572500	503000	422500	17	17	-25.4	-16.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
ST LEONARDS	632500^	566000^	310000 ^	850000^	542500	10	10	-14.2	-36.2
STRATHDALE	415000^	352300^	442500 ^	365000^	380000^	7	7	-8.4	4.1
STRATHFIELDSAYE	-	660000^	785000 ^	680000^	680000*	0	0	NA	NA
STRATHMORE	529500^	670000	760000	727000	688000^	7	7	29.9	-5.4
STUDFIELD	691000^	702000^	754000 ^	706300^	832000^	7	7	20.4	17.8
SUNBURY	525000	517500	505000	528600	506000	25	25	-3.6	-4.3
SUNSHINE	517500	407000	453000	400000	547000	18	18	5.7	36.8
SUNSHINE NORTH	607500	620000	540000	586000	641000	15	15	5.5	9.4
SUNSHINE WEST	612500	630000	560000	575000	600000	22	22	-2.0	4.3
SURREY HILLS	1095500	875000	865000	865000	815000	34	34	-25.6	-5.8
SWAN HILL	343500^	335000^	300000 ^	415000^	299000^	8	8	-13.0	-28.0
SYDENHAM	521000	500000	505000	487500	492500	20	20	-5.5	1.0
SYNDAL	1118000^	798000^	964500	1075000	1145000^	6	6	2.4	6.5
TARNEIT	493800	495700	452800	460000	440000	17	17	-10.9	-4.3
TAYLORS HILL	571000^	550800^	573500 ^	562500^	551300^	2	2	-3.5	-2.0
TAYLORS LAKES	682500^	610000^	641000 ^	525000^	590000^	3	3	-13.6	12.4
TEMPLESTOWE	855000	980000	969500	900000	613800	16	16	-28.2	-31.8
TEMPLESTOWE LOWER	1040000	1137500	1075500	868800	903500	12	12	-13.1	4.0
THOMASTOWN	491000	522500	526500	475300	520000	23	23	5.9	9.4
THOMSON (GREATER GEELONG)	465000^	387000^	370000 ^	585000^	517500^	1	1	11.3	-11.5
THORNBURY	580000	621000	515000	568500	572000	43	43	-1.4	0.6
TOORAK	1068000	1312500	841000	792500	800000	46	46	-25.1	0.9
TORQUAY	1005000	838000	845000	902500	757500	12	12	-24.6	-16.1
TRAFALGAR	355000^	425000^	495000 ^	340000^	530000^	2	2	49.3	55.9
TRARALGON	312000	357500	325000	320300	360000	19	19	15.4	12.4
TRAVANCORE	365000	389000	362000	365000	347500	20	20	-4.8	-4.8
TRUGANINA	495000^	516500	490000	447000	515000^	5	5	4.0	15.2
TULLAMARINE	540000	571000	562000	560000	555000	23	23	2.8	-0.9
TYABB	515000^	585000^	560000 ^	660000^	597500^	4	4	16.0	-9.5
UPPER FERNTREE GULLY	647500^	647500*	440000 ^	503000^	500500^	5	5	-22.7	-0.5
VERMONT	988000	935500	933900	910000	872500	16	16	-11.7	-4.1
VERMONT SOUTH	935000	968000	732500 ^	1078800^	1104000^	8	8	18.1	2.3
VIEWBANK	567500^	699900	672400	705000^	900000^	1	1	58.6	27.7
WALLAN	400000	450000^	416500	450000^	452500^	6	6	13.1	0.6

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%) Jan-Mar 2024 to Jan-Mar 2025 Oct-Dec 2024 to Jan-Mar 2025	
WALLAN EAST	440000^	425000^	470000 ^	450000^	440000^	1	1	0.0	-2.2
WANGARATTA	475000^	315000	355000	332500	360800	10	10	-24.0	8.5
WANTIRNA	778500^	645000	700300	710000^	764500	12	12	-1.8	7.7
WANTIRNA SOUTH	475000	630000	506500	500000	490000	23	23	3.2	-2.0
WARRAGUL	430000	485000^	450000	421500	445000	10	10	3.5	5.6
WARRNAMBOOL	432000	411300	430000	410000	454000	33	33	5.1	10.7
WATSONIA	735000	812000	757500	800000	711000^	7	7	-3.3	-11.1
WENDOUREE	330000	367500	295000	252000	355000	13	13	7.6	40.9
WERRIBEE	435000	450000	422000	419000	450000	53	53	3.4	7.4
WERRIBEE SOUTH	424500^	521000^	510000 ^	427500	487500	10	10	14.8	14.0
WEST FOOTSCRAY	363000	570000	598500	572500	387800	34	34	6.8	-32.3
WEST MELBOURNE	650500	595000	521000	517500	485000	65	65	-25.4	-6.3
WEST WODONGA	375500	367500	378500	369000	387500	14	14	3.2	5.0
WESTALL	682500	545000	615000	681000	595000	21	21	-12.8	-12.6
WESTGARTH	800000	772000	645000 ^	763000	876100	16	16	9.5	14.8
WESTMEADOWS	635000	565000^	560000 ^	596000	597500	14	14	-5.9	0.3
WHEELERS HILL	1225000^	1200000^	885400 ^	847500^	877800^	4	4	-28.3	3.6
WHITE HILLS	377500^	548800^	360000 ^	408000^	520000^	5	5	37.7	27.5
WHITTINGTON	423300^	372500^	390000 ^	336300^	380000	10	10	-10.2	13.0
WHITTLESEA	485000^	430000^	498500 ^	537500^	410000^	3	3	-15.5	-23.7
WILLIAMS LANDING	332000^	420000	413500 ^	442000^	448800^	6	6	35.2	1.5
WILLIAMSTOWN	620000	780000	630500	730000	940000	23	23	51.6	28.8
WILLIAMSTOWN NORTH	860000^	860000^	875000 ^	649000^	745000^	4	4	-13.4	14.8
WINDSOR	530000	585000	508500	555000	592000	37	37	11.7	6.7
WODONGA	337500	342800	372000	440000	360000	22	22	6.7	-18.2
WOLLERT	450000	467500	472000	469300	470000	22	22	4.4	0.2
WONTHAGGI	492500^	432500^	400000 ^	412500^	430000^	7	7	-12.7	4.2
WOODEND	730000^	731300^	599000 ^	572000^	680000^	6	6	-6.8	18.9
WYNDHAM VALE	495000	485000	489000 ^	465000	497500	10	10	0.5	7.0
YARRA JUNCTION	410000^	620000^	570000 ^	570000*	670000^	1	1	63.4	NA
YARRAVILLE	655000	600000	637500	715000	635000	29	29	-3.1	-11.2
YARRAWONGA	430000	459000^	515000	428000^	473500	10	10	10.1	10.6

^ means there were fewer than 10 sales for the quarter
* means there were no sales for the quarter and the first non-zero figure is carried forward
NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
AINTREE	437000	451500	460000	393000	455000	29	29	4.1	15.8
ALFREDTON	265000 [^]	282500 [^]	250000 [^]	250000 [^]	232500 [^]	4	4	-12.3	-7.0
APOLLO BAY	445000 [^]	340000 [^]	395000 [^]	380000 [^]	380000 [*]	0	0	NA	NA
ARARAT	149000 [^]	260000 [^]	97300 [^]	131400 [^]	275000 [^]	3	3	84.6	109.3
ARMSTRONG CREEK	360000	379000	375000	304000	285000	78	78	-20.8	-6.2
AVENEL	280000 [*]	320000 [^]	330000 [^]	255000 [^]	310000 [^]	2	2	NA	21.6
BACCHUS MARSH	202500	375000 [^]	300000 [^]	223500	295000 [^]	6	6	45.7	32.0
BAIRNSDALE	192300 [^]	162300 [^]	192000 [^]	179500 [^]	176000 [^]	3	3	-8.5	-1.9
BALCOMBE	755000 [^]	945000 [^]	846900 [^]	955500 [^]	928500 [^]	5	5	23.0	-2.8
BALLARAT EAST	380000 [^]	400000 [^]	352500 [^]	290000 [^]	330000 [^]	4	4	-13.2	13.8
BANNOCKBURN	350000 [^]	354000 [^]	362300 [^]	334000 [^]	325000 [^]	5	5	-7.1	-2.7
BARANDUDA	190000	200000	227500	249500	240000	10	10	26.3	-3.8
BARNAWARTHA	-	245000 [^]	255000 [^]	235000 [^]	235000 [^]	1	1	0.0	0.0
BEACONSFIELD	-	492400 [^]	429000 [^]	506300 [^]	567200 [^]	3	3	0.0	12.0
BEEAC	149000 [*]	149000 [*]	149000 [*]	125000 [^]	140000 [^]	3	3	NA	12.0
BENALLA	165000 [^]	187500	175000	185000	192500	24	24	16.7	4.1
BERWICK	532000	459500	475500	474000	543000	64	64	2.1	14.6
BEVERIDGE	307500	320000	319500	330000	323900	40	40	5.3	-1.8
BONNIE BROOK	350300 [^]	437000 [^]	451000 [^]	381500 [^]	410000 [^]	7	7	17.1	7.5
BONSHAW	275000 [^]	267500	275000 [^]	250000	275000 [^]	5	5	0.0	10.0
BOTANIC RIDGE	452000	478000	490000	517000	550000 [^]	7	7	21.7	6.4
BROADFORD	250000 [^]	275000 [^]	272500 [^]	265000 [^]	286500 [^]	4	4	14.6	8.1
BROOKFIELD	342000 [^]	513300	305000 [^]	280500 [^]	279000 [^]	4	4	-18.4	-0.5
BURNSIDE	537000	576500	519000	570000 [^]	582000 [^]	5	5	8.4	2.1
CARDIGAN	505000 [^]	510000 [^]	547500	557500 [^]	555000 [^]	5	5	9.9	-0.4
CHARLEMONT	335000	340000	314000	308000	322500	26	26	-3.7	4.7
CLUNES	195000 [^]	241300 [^]	197500 [^]	200000 [^]	240000 [^]	5	5	23.1	20.0
CLYDE	340000	352000	380000	370000	380000	75	75	11.8	2.7
CLYDE NORTH	431000	417000	414000	433000	403500	155	155	-6.4	-6.8
COBBLEBANK	307500 [^]	312800 [^]	312800 [*]	1467100	286000 [^]	3	3	-7.0	-80.5
COBRAM	211300 [^]	200000 [^]	205000 [^]	210000 [^]	210000 [^]	9	9	-0.6	0.0
COLAC	265000 [^]	294500 [^]	273500 [^]	260500 [^]	220000 [^]	7	7	-17.0	-15.5
COLDSTREAM	460000 [^]	482500 [^]	480000 [^]	480000 [^]	480000 [*]	0	0	NA	NA
CONNEWARRE	950000 [^]	1065000 [^]	1065000 [*]	910000 [^]	1125000 [^]	3	3	18.4	23.6
COWES WEST	560000 [^]	432500 [^]	410800 [^]	432500 [^]	415000 [^]	5	5	-25.9	-4.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
CRAIGIEBURN	441300 [^]	515000 [^]	535000 [^]	495000 [^]	500000	13	13	13.3	1.0
CRANBOURNE	450000 [^]	534500 [^]	397000 [^]	515000 [^]	271500 [^]	2	2	-39.7	-47.3
CRANBOURNE EAST	355000 [^]	402000 [^]	345000 [^]	273000 [^]	357500	14	14	0.7	31.0
CRANBOURNE SOUTH	393400 [^]	250500	303700 [^]	285500 [^]	207100 [^]	5	5	-47.4	-27.5
CRANBOURNE WEST	470000 [^]	413000 [^]	392000	440000 [^]	390800 [^]	8	8	-16.9	-11.2
CRESWICK	187500 [^]	185000 [^]	205000 [^]	205000 [^]	195000 [^]	5	5	4.0	-4.9
CRIB POINT	652500 [*]	652500 [*]	455000 [^]	467500 [^]	470000 [^]	6	6	NA	0.5
DARLEY	342500 [^]	287500 [^]	335000 [^]	322500 [^]	400000 [^]	4	4	16.8	24.0
DAYLESFORD	350000 [^]	355400 [^]	23800 [^]	355000 [^]	390000 [^]	5	5	11.4	9.9
DEANSIDE	350000	378000	379000	357500	370000	48	48	5.7	3.5
DELACOMBE	265000 [^]	337500 [^]	266000 [^]	237000 [^]	230000 [^]	1	1	-13.2	-3.0
DENNINGTON	215000 [^]	215000 [*]	215000 [*]	195000 [^]	175000 [^]	6	6	-18.6	-10.3
DIAMOND CREEK	607500 [^]	580000 [^]	465000 [^]	542000 [^]	442500 [^]	5	5	-27.2	-18.4
DIGGERS REST	301000	340000	291000	288000	278800	15	15	-7.4	-3.2
DONCASTER	1410000 [^]	1410000 [*]	1410000 [*]	1410000 [*]	1526300 [^]	7	7	8.2	NA
DONNYBROOK	335000	320000	322000	343000	325000	65	65	-3.0	-5.2
DOREEN	340000 [^]	370000 [^]	432500 [^]	400000 [^]	363500	12	12	6.9	-9.1
DROMANA	865000 [^]	629000 [^]	629000 [*]	900000 [^]	400000 [^]	1	1	-53.8	-55.6
DROUIN	362500	355000	330000	355000	345000	13	13	-4.8	-2.8
EAST BAIRNSDALE	98500 [^]	158000 [^]	145000 [^]	135000 [^]	204000 [^]	2	2	107.1	51.1
ECHUCA	520000 [^]	290000 [^]	287500 [^]	292500 [^]	302500 [^]	2	2	-41.8	3.4
ELLIMINYT	295000 [*]	322500 [^]	300000 [^]	335000 [^]	268000 [^]	7	7	NA	-20.0
ELTHAM	425000 [^]	425000 [*]	610000 [^]	610000 [*]	650000 [^]	1	1	52.9	NA
EPPING	369500 [^]	400300 [^]	300000 [^]	387500	422500 [^]	6	6	14.3	9.0
EPSOM	305000 [^]	295000 [^]	285000 [^]	299000 [^]	301500 [^]	2	2	-1.1	0.8
EYNESBURY	358000 [^]	605000 [^]	362500 [^]	361000 [^]	554000 [^]	4	4	54.7	53.5
FRANKSTON SOUTH	852500 [^]	785000 [^]	710000 [^]	982300 [^]	783000 [^]	2	2	-8.2	-20.3
FRASER RISE	368000	372500	268800	370000	365000	79	79	-0.8	-1.4
FYANSFORD	421500 [^]	460000 [^]	605000 [^]	605000 [*]	445000 [^]	7	7	5.6	NA
GISBORNE	440000	457600	436000 [^]	413300	425000	19	19	-3.4	2.8
GLENGARRY	279000 [^]	290500 [^]	280000 [^]	280000 [^]	271500 [^]	6	6	-2.7	-3.0
GOLDEN BEACH	110000 [^]	105000 [^]	100000 [^]	165500 [^]	127500 [^]	7	7	15.9	-23.0
GOLDEN SQUARE	260000 [^]	240000 [^]	220000 [^]	290000 [^]	290000 [*]	0	0	NA	NA
GREENVALE	370000	435000	392500	397500	473100	44	44	27.9	19.0
HAMPTON PARK	-	500000 [^]	450000 [^]	395000 [^]	395000 [^]	3	3	0.0	0.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
HARKNESS	265000 [^]	262500 [^]	335000 [^]	330000 [^]	352000 [^]	1	1	32.8	6.7
HIGHTON	430000 [^]	330000 [^]	500000 [^]	385000 [^]	421300 [^]	8	8	-2.0	9.4
HORSHAM	239500	205000	215100 [^]	169000 [^]	223000	11	11	-6.9	32.0
HUNTLY	247000	253000	250000	243400	234000	23	23	-5.3	-3.9
INVERLOCH	542500 [^]	437500 [^]	417500 [^]	415000 [^]	469000 [^]	6	6	-13.5	13.0
INVERMAY PARK	380000 [^]	365000 [^]	365000 [*]	400000 [^]	370000 [^]	3	3	-2.6	-7.5
IRYMPLE	179000	172500 [^]	175000	169800 [^]	185000	19	19	3.4	9.0
JACKASS FLAT	275000 [^]	297400	265000 [^]	262000 [^]	262500 [^]	4	4	-4.5	0.2
JOHNSONVILLE	235000 [^]	235000 [*]	235000 [*]	270000 [^]	280000 [^]	1	1	19.1	3.7
JUNCTION VILLAGE	430000 [^]	405500 [^]	352400 [^]	410000 [^]	420000 [^]	5	5	-2.3	2.4
KALKALLO	332500	301500	317000	262500	371000	61	61	11.6	41.3
KANGAROO FLAT	202000 [^]	305000 [^]	275000 [^]	215000 [^]	335000 [^]	1	1	65.8	55.8
KEILOR PARK	850000 [^]	850000 [^]	850000 [*]	850000 [*]	600000 [^]	1	1	-29.4	NA
KEYSBOROUGH	1020000 [*]	725000 [^]	860000 [^]	912500 [^]	912500 [*]	0	0	NA	NA
KIALLA	275000 [^]	265000	270000	258000	265000	13	13	-3.6	2.7
KILMORE	335000 [^]	324900	300000 [^]	314900	285900	19	19	-14.7	-9.2
KILSYTH	-	327500 [^]	310000 [^]	375000 [^]	400000 [^]	1	1	0.0	6.7
KYABRAM	203300 [^]	199000 [^]	195800 [^]	193000 [^]	187000	13	13	-8.0	-3.1
LAKES ENTRANCE	237500 [^]	208000 [^]	237500 [^]	182500 [^]	193800 [^]	4	4	-18.4	6.2
LALOR	-	495000 [^]	474000 [^]	474000 [*]	660000 [^]	1	1	0.0	NA
LARA	365000	377000	372000	372000	350000	29	29	-4.1	-5.9
LAVERTON SOUTH	560000 [^]	560000 [*]	600000 [^]	600000 [*]	560000 [^]	1	1	0.0	NA
LENEVA	215000	210000	210000	220000	235000	17	17	9.3	6.8
LEONGATHA	294000 [^]	395000 [^]	295000 [^]	310000 [^]	347500 [^]	2	2	18.2	12.1
LEOPOLD	353000 [*]	329200 [^]	350000 [^]	277000 [^]	350000 [^]	5	5	NA	26.4
LILYDALE	685000 [^]	670300 [^]	517500 [^]	795000 [^]	380000 [^]	1	1	-44.5	-52.2
LOCH SPORT	124000 [^]	115000 [^]	137500 [^]	335000 [^]	97500	14	14	-21.4	-70.9
LUCAS	315000	320000	310000	330000	335000	11	11	6.3	1.5
LUCKNOW	185000	160000 [^]	185000	195000 [^]	195000 [^]	7	7	5.4	0.0
LYNDHURST	666500 [^]	529900 [^]	529900 [*]	832500 [^]	554900 [^]	1	1	-16.7	-33.3
MADDINGLEY	320400 [^]	290000	315000	305000	320000	15	15	-0.1	4.9
MAIDEN GULLY	291000 [^]	463000 [^]	479000 [^]	305000	340000 [^]	7	7	16.8	11.5
MAMBOURIN	344000	320000	302000	329000	297000	26	26	-13.7	-9.7
MANOR LAKES	350000	372200	371000	370000	376000	34	34	7.4	1.6
MANSFIELD	357500 [*]	427500 [^]	370000 [^]	357500 [^]	402500 [^]	6	6	NA	12.6

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
MARONG	278000 [^]	271000 [^]	269000 [^]	269000 [^]	269000 [^]	6	6	-3.2	0.0
MARYBOROUGH	100000 [^]	165000 [^]	137500 [^]	140000 [^]	193000 [^]	3	3	93.0	37.9
MELTON SOUTH	312000	320000	294000	305000	325000	12	12	4.2	6.6
MERENDA	402000	425000	458000	429000	413500	18	18	2.9	-3.6
METUNG	250000 [^]	250000 [^]	199800	222100	220000 [^]	7	7	-12.0	-0.9
MICKLEHAM	378000	360500	365000	309000	406000	154	154	7.4	31.4
MILDURA	182000	187000	178000	179000	187000	24	24	2.7	4.5
MOE	235000 [^]	215000 [^]	198000 [^]	234100 [^]	225500	10	10	-4.0	-3.7
MOOROOPNA	195000 [^]	235000 [^]	245000 [^]	240000 [^]	183300 [^]	2	2	-6.0	-23.6
MOUNT COTTRELL	400000 [^]	400000 [*]	400000 [*]	308000	420500 [^]	8	8	5.1	36.5
MOUNT DUNEED	420000	359900	304000	339200	344900	69	69	-17.9	1.7
NAGAMBIE	262500 [^]	250000 [^]	272500 [^]	247500 [^]	269000 [^]	5	5	2.5	8.7
NAR NAR GOON	435000 [^]	432000 [^]	445000 [^]	395000 [^]	437500 [^]	2	2	0.6	10.8
NAR NAR GOON NORTH	320000 [^]	303000 [^]	387000 [^]	312300 [^]	418000 [^]	9	9	30.6	33.9
NARRE WARREN NORTH	950000 [^]	865000 [^]	599000 [^]	642000 [^]	860000 [^]	2	2	-9.5	34.0
NARRE WARREN SOUTH	-	398100 [^]	620000 [^]	1401300 [^]	645000 [^]	3	3	0.0	-54.0
NEW GISBORNE	512300 [^]	430000 [^]	435000 [^]	505000 [^]	415000 [^]	2	2	-19.0	-17.8
NEWBOROUGH	195500 [^]	275000 [^]	245000 [^]	190000 [^]	200000 [^]	3	3	2.3	5.3
NORTH WONTHAGGI	275000 [^]	206000 [^]	290000 [^]	225000 [^]	225000 [*]	0	0	NA	NA
NUMURKAH	175000 [^]	189000 [^]	135000 [^]	150000 [^]	139000 [^]	2	2	-20.6	-7.3
OCEAN GROVE	482000	485000	495000	486000	528000 [^]	9	9	9.5	8.6
OFFICER	417500	407000	452500	452000	479500	72	72	14.9	6.1
PAKENHAM	372500	280000	407300	393900	375000	13	13	0.7	-4.8
PARADISE BEACH	135000 [^]	137500 [^]	87500 [^]	100000 [^]	15000 [^]	1	1	-88.9	-85.0
PAYNESVILLE	215000 [^]	208000 [^]	255000 [^]	168800 [^]	260000 [^]	9	9	20.9	54.1
POINT COOK	354800 [^]	409000 [^]	360600	325000	574000 [^]	4	4	61.8	76.6
POINT LONSDALE	807500 [^]	580000 [^]	720000 [^]	544000 [^]	675000 [^]	3	3	-16.4	24.1
PORTARLINGTON	531300 [^]	770000 [^]	565000 [^]	410000 [^]	437500 [^]	2	2	-17.7	6.7
PORTLAND	197000 [^]	210000 [^]	184500 [^]	182000 [^]	182000 [*]	0	0	NA	NA
RED CLIFFS	145000 [^]	125000 [^]	140000 [^]	145000 [^]	100000 [^]	3	3	-31.0	-31.0
ROCKBANK	269000	300000	316000	320000	360000	11	11	33.8	12.5
ROMSEY	370000 [^]	370000 [^]	370000 [^]	370000 [*]	375000 [^]	3	3	1.4	NA
ROWVILLE	792500 [^]	776600 [^]	887000 [^]	767700 [^]	825000 [^]	3	3	4.1	7.5
RUPANYUP	83300 [^]	83300 [*]	83300 [*]	83300 [*]	83300 [*]	0	0	NA	NA
RYE	690000 [^]	530000	530000 [^]	650000 [^]	567500 [^]	2	2	-17.8	-12.7

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
SALE	262000 [^]	280000 [^]	340000 [^]	261000 [^]	275500 [^]	2	2	5.2	5.6
SAN REMO	718000 [^]	495000 [^]	530000 [^]	410000 [^]	393000 [^]	3	3	-45.3	-4.1
SANCTUARY LAKES	562000 [^]	525000 [^]	499100 [^]	628000 [^]	530000 [^]	7	7	-5.7	-15.6
SEBASTOPOL	242500 [^]	240000 [^]	367500 [^]	165000 [^]	150000 [^]	5	5	-38.1	-9.1
SEYMOUR	245000 [^]	253800 [^]	165000 [^]	270000 [^]	233000 [^]	4	4	-4.9	-13.7
SHEPPARTON	250000	275000	266300	270000	270000	24	24	8.0	0.0
SHEPPARTON NORTH	385000 [^]	335000	267000 [^]	293000 [^]	298000 [^]	6	6	-22.6	1.7
SKYE	531000 [^]	552000	539500 [^]	578000 [^]	545000	12	12	2.6	-5.7
SMYTHESDALE	177000 [^]	294500 [^]	294500 [*]	205000 [^]	190000 [^]	4	4	7.3	-7.3
SOUTH MORANG	352500 [^]	303700 [^]	274500	278800 [^]	470000 [^]	3	3	33.3	68.6
SPRINGVALE SOUTH	507700 [^]	512300 [^]	519100 [^]	498800 [^]	512700 [^]	6	6	1.0	2.8
ST LEONARDS	327000	320000 [^]	355000	350500	350000 [^]	9	9	7.0	-0.1
STRATFORD	180000 [^]	190000 [^]	210000 [^]	214500 [^]	172500 [^]	2	2	-4.2	-19.6
STRATHFIELDSAYE	310000 [^]	295000	300000	295000	309000	11	11	-0.3	4.7
STRATHTULLOH	298500	300000	295000	299000	347500	16	16	16.4	16.2
SUNBURY	363000	335900	353900	346500	342900	116	116	-5.5	-1.0
SUNSHINE NORTH	600000 [^]	600000 [*]	501500 [^]	577500 [^]	300000 [^]	2	2	-50.0	-48.1
SWAN HILL	280000 [^]	200000	170000	200000 [^]	144400 [^]	4	4	-48.4	-27.8
TANKERTON	50000 [^]	20000 [^]	20000 [*]	20000 [*]	20000 [*]	0	0	NA	NA
TARNEIT	317700	348800	350000	360000	361900	192	192	13.9	0.5
TATURA	246500 [^]	229500 [^]	230000	205000	270000 [^]	5	5	9.5	31.7
TEMPLESTOWE	1230000 [^]	1230000 [*]	700000 [^]	700000 [*]	1180000 [^]	1	1	-4.1	NA
THOMASTOWN	499500 [^]	517000 [^]	544000 [^]	527000 [^]	584000 [^]	2	2	16.9	10.8
THORNHILL PARK	265000	285000	213600	359000	345000 [^]	6	6	30.2	-3.9
TORQUAY	650000 [^]	662500 [^]	690000	530000	650000	18	18	0.0	22.6
TRARALGON	270000	284000	294000	294000	295000	27	27	9.3	0.3
TRUGANINA	313300	349500	359000	346000	322800	90	90	3.0	-6.7
VENUS BAY	235000 [^]	245000 [^]	175000 [^]	210000 [^]	185000 [^]	2	2	-21.3	-11.9
WALLAN	287500 [^]	150000 [^]	290000 [^]	407500 [^]	330000 [^]	7	7	14.8	-19.0
WALLAN EAST	315000 [^]	315000 [^]	115000	440000	525000 [^]	6	6	66.7	19.3
WANGANDARY	309000 [*]	309000 [*]	309000 [*]	315000 [^]	255000 [^]	5	5	NA	-19.0
WANGARATTA	281500	288600 [^]	283000	291100	293200	15	15	4.2	0.7
WARRAGUL	315000	315000	305800	316700	300000	41	41	-4.8	-5.3
WARRNAMBOOL	270000	255000	260000	255000	247500	32	32	-8.3	-2.9
WAURN PONDS	541000 [^]	430000 [^]	445000 [^]	410000 [^]	395000	12	12	-27.0	-3.7

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2024 to Jan-Mar 2025

Locality	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	No. of Sales Jan-Mar 2025	No. of Sales 2025	Change (%)	
								Jan-Mar 2024 to Jan-Mar 2025	Oct-Dec 2024 to Jan-Mar 2025
WEIR VIEWS	295000	355000	258500	395000	373000	22	22	26.4	-5.6
WERRIBEE	360000	351000	329000	335000	366000	63	63	1.7	9.3
WEST WODONGA	300000 [^]	255000 [^]	255000 [*]	317500	295000 [^]	6	6	-1.7	-7.1
WILLIAMSTOWN	400000 [*]	3820000 [^]	3820000 [*]	915000 [^]	915000 [*]	0	0	NA	NA
WINCHELSEA	350000 [^]	395000 [^]	402500	310000 [^]	415000 [^]	3	3	18.6	33.9
WINTER VALLEY	272000	260000	272000	252500	272000	20	20	0.0	7.7
WODONGA	230000	225000	240000	215000 [^]	220000	12	12	-4.3	2.3
WOLLERT	346500	335200	360000	385000	343500	124	124	-0.9	-10.8
WONTHAGGI	270000 [^]	410000 [^]	230000	269000	259500 [^]	8	8	-3.9	-3.5
WOODSTOCK	369500 [^]	173000	293500 [^]	156000	214900 [^]	8	8	-41.8	37.8
WYNDHAM VALE	287500	305000	320000	316500	319500	50	50	11.1	0.9
YARRA JUNCTION	225000 [^]	330300 [^]	290000 [^]	392500 [^]	250000 [^]	1	1	11.1	-36.3
YARRAWONGA	225000	229000	220000	265000	218500	24	24	-2.9	-17.5

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

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

NA means insufficient data was available to create the percentage change



VICTORIA
State
Government

Department
of Transport
and Planning