

A Guide to Property Values

Annual analysis of property sales data from Valuer-General Victoria

January – December 2023



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Purpose

The figures shown in this guide provide a summary of sales activity in Victoria for the 2023 calendar year. The guide is produced annually using data from Valuer-General Victoria and includes every property sale in the state. Figures cover median prices by suburb for houses, units and vacant land; details of commercial, industrial and primary production sales; a summary of sales activity for every local government area; and statewide, metropolitan and country summaries.

This guide presents factual data relating to property sales received throughout Victoria during the 2023 calendar year. Due to the extended settlement period for off-the-plan sales, many 2023 sales are yet to be received. The report provides time series data for residential property, summary statistics for each of the 79 local government areas and yearly medians by suburb from 2013–2023. This guide also provides some preliminary statistics for 2024 based on sales evidence available at the time of publication.

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

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

Considerable care has been taken to ensure the accuracy and quality of information and the computer programs used to derive these tables and charts.

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

Report highlights

In 2023, data shows that Victoria's average residential property prices decreased as well as average commercial and industrial and primary production prices. The total number of sales decreased for residential, primary production, commercial and industrial. The total value of sales showed decreases for residential, industrial, primary production and commercial.

The total value of sales of all property decreased by 0.5 per cent from \$155.47 billion in 2022 to an estimated \$154.70 billion in 2023.

The total number of sales increased by 0.5 per cent from 162,351 to an estimated 163,105, while showing a decrease of 6.6 per cent in residential sales.

The median house price for the whole of Victoria decreased by 3 per cent to \$755,000, while the median house price for metropolitan Melbourne decreased by 3.4 per cent to \$860,000. The median house price in country Victoria decreased by 0.9 per cent to \$575,000.

The Valuer-General's report shows that the state's median house price increased by 73.6 per cent in the 10 years from 2013.



Market overview from Robert Marsh, Valuer-General Victoria

In general terms, there was a decline across all sectors. The total number of sales decreased for residential, commercial, industrial and primary production. The total value of sales also decreased for residential, commercial, industrial and primary production properties for the period of January – December 2023. Median property prices showed decreases in residential markets and average prices in commercial and industrial markets also showed a decrease.

The total value of all property in Victoria decreased by 4 per cent from \$155.47 billion in 2022 to an estimated \$149.27 billion in 2023. The total number of sales decreased by 2.8 per cent from 162,351 to an estimated 157,880, while there was a decrease of 6.6 per cent in the number of residential sales. It should be noted that there is an estimated five per cent of all property and 10 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off-the-plan sales.

The median house price in Victoria's residential property market decreased by 3 per cent to \$755,000 in 2023. It increased by 5.1 per cent in 2022 (\$778,000) and increased by 18.4 per cent in 2021 (\$740,000).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 73.6 per cent – from \$435,000 to \$755,000 – between 2013 and 2023.

Growth in house prices in country Victoria (regional cities and towns) in 2023 was higher than metropolitan Melbourne, with country Victoria median house sale prices decreasing 0.9 per cent compared to a 3.4 per cent decrease in the metropolitan median.

Unit/apartment median prices in metropolitan Melbourne decreased by 1.2 per cent, compared with a 0.5 per cent increase for unit/apartment prices in country Victoria.

Overall, recorded commercial and industrial property sales saw a 21.3 per cent decrease in their total value, from \$18.85 billion in 2022 to an estimated \$14.83 billion in 2023. The total number of recorded sales for these sectors showed a decrease of 16.5 per cent.

The total value of recorded primary production property sales decreased by 10.2 per cent from \$4.91 billion to \$4.41 billion. The total number of recorded sales decreased by 19.2 per cent.

Analysis of 2023 sales data reveals many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

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

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

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

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2022 and 2023 figures be read in conjunction with the 2013 to 2023 figures.



Victorian Valuer-General, Robert Marsh PSM



Market summary

There are many variations and exceptions to the overall trends. We encourage readers to compile their own lists and tables from the data provided in the guide and investigate local sub-market groups thoroughly and then draw their own conclusions on the movements of sales and numbers. Tables 1 and 2 show the change in the total number of sales and median house price in metropolitan Melbourne and country Victoria between 2022 and 2023.

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

As in previous years, there were wide variations within these property groupings, however the trend is mostly toward price decreases. In 2023, 11 out of 437 metropolitan suburbs showed median house sale price increases of more than 10 per cent and 31 suburbs showed decreases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2023 (on 10th May 2024) was 143,527, with an additional 10 per cent expected as the remaining 2023 notifications are received. It is estimated that total sales numbers for 2023 will be approximately 157,880.

In 2023 there were 157,880 sales recorded, which was a 2.8 per cent decrease in sales volume compared to a decrease of 32.2 per cent the previous year. Total value of sales decreased by 4 per cent from \$155.47 billion in 2022 to an estimated \$149.27 billion in 2023.

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

In 2023 in metropolitan Melbourne, 114,949 sales totalling approximately \$119.44 billion are expected. This compares to 114,498 sales totalling \$122.31 billion in sales value in 2022. This represents a 0.4 per cent increase in sales numbers and a 2.3 per cent decrease in sales value between 2022 and 2023.

In country Victoria, total sales volumes are expected to reach 42,931 in 2023, a 10.3 per cent decrease from 47,853 in 2022. The total value is expected to decrease by 10 per cent, from \$33.16 billion in 2022 to \$29.83 billion in 2023.

Commercial and industrial property

The figures in table 3 and 4 include an additional 5 per cent in the sales estimate to account for further 2023 notifications.

For the whole of Victoria, commercial sales volumes for 2023 decreased by 16.4 per cent and the total value of sales decreased by 24.6 per cent. Industrial sales volumes decreased by 16.6 per cent and the total value of industrial sales decreased by 17.1 per cent.

Primary production property

Tables 5 and 6 take into account the estimated 5 per cent additional sales from 2023 still to be notified.

The total value of all primary production sales in Victoria decreased by 10.2 per cent from \$4.91 billion in 2022 to an estimated \$4.41 billion in 2023. The total number of primary production sales decreased 19.2 per cent from 2,948 in 2022 to an estimated 2,381 in 2023.

The total number of primary production property sales in metropolitan Melbourne decreased by 36.7 per cent from 161 sales in 2022 to 102 expected sales in 2023. The number of sales in country Victoria decreased from 2,787 sales in 2022 to 2,280 expected sales in 2023 (18.2 per cent decrease). The total value of primary production sales increased by 14.4 per cent in metropolitan Melbourne and decreased by 15 per cent in country Victoria.

Residential market in metropolitan Melbourne and regional Victoria

The figures in table 1 and 2 include an additional 5 per cent in the sales estimate to account for further 2023 notifications.

In percentage terms, the total value and total volume of residential sales in metropolitan Melbourne outperformed country Victoria. Country Victoria residential sales volumes decreased 13.8 per cent compared to metropolitan Melbourne's 3.7 per cent decrease. The total value of country residential sales decreased 13.6 per cent compared to metropolitan Melbourne's decrease of 5 per cent. In terms of median house prices, country Victoria decreased 0.9 per cent and metropolitan Melbourne decreased by 3.4 per cent.



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

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

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

Median house prices decreased by 1 per cent for large towns, 2 per cent for medium towns and no change at 0 per cent for small towns. This compares to a decrease of 3.4 per cent for metropolitan Melbourne. The statistics below for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns showed a 7 per cent median price decrease, which is a 23.1 per cent decrease from 2022.

Residential – metropolitan Melbourne

Residential median sale prices varied across Melbourne. The median sale price for Melbourne houses decreased by 3.4 percent from \$890,000 in 2022 to \$860,000 in 2023. Unit values decreased by 1.2 per cent from \$622,500 in 2022 to \$615,000 in 2023 and vacant land values increased 1.6 per cent from \$374,000 to \$380,000.

Houses

The median sale price recorded for Melbourne houses in 2023 was \$860,000; however, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2022 and 2023.

The highest median price increases recorded were 34 per cent in Seaholme, which increased from \$1,135,000 to \$1,525,000; 30 per cent in Parkville, which increased from \$1,910,000 to \$2,488,500; 25 per cent in South Kingsville, which increased from \$972,500 to \$1,220,000; and 25 per cent in Williamstown North, which increased from \$1,021,500 to \$1,275,000.

Five of the 420 metropolitan suburbs with more than 10 sales for both 2022 and 2023 recorded an increase in the 15–25 per cent range.

Two-hundred and sixty-nine out of 420 metropolitan suburbs with more than 10 sales for both 2022 and 2023 showed a decrease in median price. The biggest reductions in median prices were recorded in Flinders, down 33 per cent from \$3,342,000 to \$2,236,000; Research, down 32 per cent from \$1,520,000 to \$1,030,000; and Cape Schanck, down 32 per cent from \$2,250,000 to \$1,524,000.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2023 were Toorak at \$6,504,000, Canterbury at \$3,375,000, East Melbourne at \$3,363,000, Brighton at \$3,255,000, Portsea at \$3,102,500, Deepdene at \$3,030,500, Malvern at \$3,000,000, Balwyn at \$2,970,000, Kew at \$2,900,000 and St Kilda West at \$2,855,000.

The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2023 were Melton at \$470,000, Melton South at \$495,000, Dallas at \$512,500, Kurunjang at \$520,000, Coolaroo at \$530,500, Melton West at \$550,000, Brookfield at \$560,000, Weir Views at \$560,000, Broadmeadows at \$560,000, and Meadow Heights at \$561,000.

Units

The median sale price recorded for Melbourne's units in 2023 was \$615,000, a decrease of 1.2 per cent on the 2022 figure of \$622,500.

The highest median price increases recorded in 2023 included Ivanhoe East, up 51 per cent from 790,000 to 1,190,000; Sunshine, up 50 per cent from \$414,000 to \$619,500; Eaglemont, up 39 per cent from \$921,500 to \$1,285,000; Ashburton, up 34 per cent from \$1,150,000 to \$1,541,000.

Suburbs that recorded the highest fall in median unit sale prices from 2022 to 2023 included Albert Park, down 35 per cent from \$1,505,000 to \$980,000; East Melbourne, down 25 per cent from \$872,000 to \$657,500 and Vermont South, down 23 per cent from \$935,000 to \$723,000.

Vacant residential land

Melbourne's median sale price for vacant residential land rose 1.6 per cent from \$374,000 in 2022 to \$380,000 in 2023.

Large increases were recorded in Point Cook, up 64 per cent from \$412,000 to \$675,000; Aintree, up 17 per cent from \$420,000 to \$491,000; Nar Nar Goon North, up 16 per cent from \$185,000 to \$215,500; and Brookfield, up 12 per cent from \$285,000 to \$320,000.

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Ten of the 55 metropolitan suburbs with more than 10 sales for both 2022 and 2023 showed median price increases between 5 per cent and 20 per cent.

Examples include Manor Lakes by 10 per cent, from \$349,500 to \$386,000; Werribee by 10 per cent, from \$324,000 to \$357,000; Burnside by 7 per cent, from \$534,000 to \$569,000; and Cranbourne East by 7 per cent, from \$355,000 to \$378,500.

Twenty-five suburbs with more than 10 sales for both 2022 and 2023 showed reductions in median price.

Examples include Craigieburn by 41 per cent, from \$441,000 to \$260,000; Strathtulloh by 25 per cent from \$345,000 to \$259,500; and Cranbourne by 19 per cent, from \$529,500 to \$428,000.

Residential – country Victoria

Country Victoria has shown significant growth in the residential housing sector for the 10 years to 2023, with median house prices only slightly dropping in 2023.

The median sale price of housing across country Victoria increased 98.3 per cent, from \$290,000 in 2013 to \$575,000 in 2023. Units rose 75 per cent, from \$240,000 in 2013 to \$420,000 in 2023.

From 2022 to 2023 the median sale price of houses in country Victoria decreased by 0.9 per cent from \$580,000 to \$575,000. This compares to a decrease of 3.4 per cent in metropolitan Melbourne for the same period.

Houses

The following data refers to country suburbs with 10 or more sales for both 2022 and 2023.

Stanhope recorded the largest increase, up 58 per cent from 223,500 to \$352,500; Birchip, up 32 per

cent from \$170,000 to \$225,000; Violet Town up 30 per cent from \$385,00 to \$499,500, Sunnycliffs, up 29 per cent from \$295,000 to \$380,000; and Rainbow, up 28 per cent from \$137,000 to \$175,000.

The biggest falls were recorded in Rochester, down 40 per cent from \$440,000 to \$265,500; Wahgunyah, down 28 per cent from \$517,500 to \$375,000; and Coleraine, down 26 per cent from \$282,000 to \$207,500.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2023 were Lake Wendouree at \$1,300,000, Newtown at \$1,157,500, Macedon at \$1,105,500, Bright at \$1,100,000, and Ripplside at \$1,050,000.

The 10 towns in country Victoria with the lowest median house sale prices in 2023 were Hopetoun at \$171,000, Rainbow at \$175,000, Ouyen at \$184,500, Sea Lake at \$187,500, Kaniva at \$200,000, Wycheproof at \$203,500, Nhill at \$205,000, Coleraine at \$207,500, Birchip at \$225,000 and Warracknabeal at \$240,000.

Units

The median sale price of units in country Victoria increased by 0.5 per cent from \$418,000 in 2022 to \$420,000. However, there were wide variations across the state.

Vacant residential land

The median sale price for vacant residential land in country Victoria decreased 3.8 per cent from \$290,000 to \$279,000 between 2022 and 2023. However, there were wide variations in movements across Victoria.

Table 1: House sales – metropolitan Melbourne

Year	Total number of sales	Median sale price
2022	56,621	\$890,000
2023	53,268	\$860,000
% Change 2022-23	-5.9%	-3.4%



Table 2: House sales – country Victoria

Year	Total number of sales	Median sale price
2022	25,333	580,000
2023	22,625	575,000
% Change 2022-23	-10.7%	-0.9%

Table 3: Commercial and industrial sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2022	5,749	\$16,007,597,650	\$2,784,414
2023	4,892	\$12,525,723,949	\$2,560,477
% Change 2022-23	-14.9%	-21.8%	-8.0%

Table 4: Commercial and industrial sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2022	2,374	\$2,840,433,030	\$1,196,476
2023	1,894	\$2,304,687,411	\$1,216,708
% Change 2022-23	-20.2%	-18.9%	1.7%

Table 5: Primary production sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2022	161	\$812,593,775	\$5,047,166
2023	102	\$929,719,879	\$9,128,325
% Change 2022-23	-36.7%	14.4%	80.9%

Table 6: Primary production sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2022	2,787	\$4,092,492,097	\$1,468,422
2023	2,280	\$3,477,312,711	\$1,525,438
% Change 2022-23	-18.2%	-15.0%	3.9%



Table 7: Regional cities – median house price movement 2022 to 2023

Regional cities	No. suburbs included in the regional cities	Quartile	2022 to 2023 median % price movement	Examples of % price movement in each category
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	95	Upper	-1.0	Brown Hill 23, Kyabram 14, Wodonga 5, Kialla 2, North Bendigo 0
		Median	-4.0	Ballarat North -1, Mooroopna -2, Mount Duneed -4, Sebastopol -5, Grovedale -6, Kangaroo Flat -7
		Lower	-7.5	Belmont -8, Mount Helen -8, Long Gully -11, Elmore -12, Bendigo -22

Table 8: Country towns – median house price movement 2022 to 2023

Category	No. of towns	Quartile	2022 to 2023 median % price movement	Examples of % price movement in each category
Large towns (more than 150 house sales)	23	Upper	3.0	Swan Hill 7, Horsham 6, Echuca 5
		Median	-1.0	Mildura 3, Warrnambool 1, Wangaratta -1
		Lower	-1.0	Kilmore -2, Colac -4, Armstrong Creek -6
Medium towns (50–150 house sales)	44	Upper	3.0	Camperdown 13, Woodend 11, Korumburra 5, Seymour 4
		Median	-2.0	Red Cliffs 3, Castlemaine 0, Bacchus Marsh -4, Gisborne -5
		Lower	-5.3	Charlemont -6, Wonthaggi -8, Stawell -10, Kyneton -13
Small towns (fewer than 50 house sales)	117	Upper	8.0	Birchip 32, Cohuna 14, Rosedale 13, Traralgon East 9
		Median	0.0	Ouyen 8, Nathalia 6, Eastwood 2, Myrtleford -3, Wendouree West -6
		Lower	-7.0	Bright -8, Coronet Bay -9, Yea -11, Port Fairy -17, Rochester -40
Seaside towns	34	Upper	-1.3	Apollo Bay 8, Metung 3, Barwon Heads 1
		Median	-7.0	Loch Sport -1, Inverloch -4, Torquay -7, Paynesville -9
		Lower	-9.0	Anglesea -10, Point Lonsdale -10, Ocean Grove -14

Explanatory notes

Statistical accuracy

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

Symbols

^ Fewer than 10 sales in that year.

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

Limited sales recorded for 2023 may cause statistics for that year to be skewed. Similarly, small numbers of sales in rural areas in previous years can distort sales trends.

Block size

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

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

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

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

Compound growth per annum

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

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

Conversion factors

1 hectare = 10,000 square metres

1 hectare = 2.4798 acres

1 acre = 4,046.86 square metres

1 square metre = 10.7639 square feet.

Property classification

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

The specific descriptions and abbreviations used are shown on page 11-34.

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

Vacant Residential Site A – less than 2000 sq. metres

Vacant Residential Site B – 2000–3999 sq. metres

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

HA is an abbreviation for hectare

SM is an abbreviation for square metre.

Median sale price

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

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

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

Mean sale price

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

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2023 calendar year. In some cases, preliminary 2024 statistics are shown and are those sales recorded at the time of publication.

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



Municipality and suburb township data

Categories

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

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

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

Price index (base 2022 and 2018)

The price indices shown in the municipality tables relate the median price for 2023 to those of 2022 and 2018 respectively. For example, an index of 104.5 for 2022 indicates that the median price has increased by 4.5 per cent between 2022 and 2023.

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

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

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

Suburb/township classification of sales

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

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

Total of sale prices

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

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



Property classification codes

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



Description	Abbreviation
Granny Flat/Studio	Granny Flat/Studio
Dwelling and Dependant Unit	House & Flat/Studio
Shack/Hut/Donga	Shack/Hut/Donga
Cabin/Accommodation (rental/leased individual residential site)	Cabin/Accommodation
Residential Rural/Rural Lifestyle	Res/Rural Lstyle
Residential Land (with buildings that add no value)	Res Land (With Build)
Multiple Occupation (within residential development)	
Single Strata Unit/Villa Unit/Townhouse	
Single Strata Unit/Villa Unit/Townhouse (Unspecified)	Single Strata Unspec
Single Strata Unit	Single Strata Unit
Villa Unit	Villa Unit
Townhouse	Townhouse
OYO Subdivided Dwelling	OYO Sub Dwelling
OYO Subdivided Unit	OYO Sub Unit
OYO Unit	OYO Unit
Conjoined Strata Unit/Townhouse	
Conjoined Strata Unit/Townhouse (Unspecified)	Cojoin Strata Unspec
Half Pair or Duplex	Half Pair or Duplex
Conjoined Strata Unit	Conjoined StrataUnit
Townhouse	Townhouse
Residential Company Share Unit (ground level)	
Residential Company Share Unit (ground level) (Unspecified)	Res Co Sh Unit Unspec
OYO Company Share Unit	OYO Co Share Unit
OYO Stratum Flat	OYO Stratum Flat
OYO Stratum Unit	OYO Stratum Unit
OYO Company Share Flat	OYO Co Share Flat
OYO Cluster Unit	OYO Cluster Unit
Residential Company Share Unit (within multi-storey development)	Res Co Sh Unit HR



Description	Abbreviation
Strata unit or flat	
Strata Unit or Flat (Unspecified)	Strata unit/flat Unspec
Strata Dwelling	Strata Dwelling
OYO Subdivided Flat	OYO Subdivided Flat
OYO Strata Flat	OYO Strata Flat
Individual Car Park	Individual Car Park
Individual Berth	Individual Berth
Individual Flat	Individual Flat
Common Land associated with a residential development	Common Land Unit Dev
Investment Residential	
Boarding House	Boarding House
Residential Investment Flats	Res Investment Flat
Short Term Holiday Accommodation	Short Term Hol Accom
Dormitory Accommodation/University Residential College	
Dormitory Accommodation/University Residential College (Unspecified)	Dorm Accom Unspec
Dormitory Accommodation	Dormitory Accom
University Residential College	Uni Res College
Retirement/Aged Care Accommodation/Special Accommodation	
Retirement Village Unit	Retire Village Unit
Retirement Village Complex	Retire Village Compl
Aged Care Complex	
Aged Care Complex (Unspecified)	Age Care/Nursing Uns
Aged Care Complex	Aged Care Complex
Nursing Home	Nursing Home
Special Accommodation	Special Accom Res
Disability Housing	Disability Housing
Ancillary Buildings	
Miscellaneous Improvements on Residential Land	



Description	Abbreviation
Miscellaneous Improvements on Residential Land (Unspecified)	ResLandWithImprovemt
Storage Area (on Residential Land)	Storage Area Res
Garage/Outbuilding (on Residential Land)	Garage/Outbuild Res
Miscellaneous Improvements on Residential Rural Land	
Misc Improvements on Residential Rural Land (Unspecified)	MisImpRuralLand Unsp
Storage Area (Rural)	Storage Area Rural
Garage/Outbuilding (Rural)	Garage/Outbuild Rur
Site Improvements (Rural)	Site Improves Rur
Commercial	
Commercial Use Development Land	
Commercial Development Site	Commerical Dev Site
Vacant In globo Commercial Land	Vac Englobo Land
Commercial Land (with buildings that add no value)	Com Land (Struct 0)
Commercial Airspace	Com Dev Airspace
Retail	
Retail Premises (single occupancy)	
Retail Premises (single occupancy) (Unspecified)	Retail Sgle Occ Unsp
Bank	Bank
Retail Store/Showroom	Retail Store/Showrm
Shop	Shop
Cafe	Café
Timber Yard/Trade Supplies	Timber Yard/Supplies
Display Yard	Display Yard
Convenience Store/Fast Food	Convenience/FastFood
Plant/Tree Nursery	Plant/Tree Nursery
Retail Premises (multiple occupancies)	
Retail Premises (multiple occupancies) (Unspecified)	Retail Mult Occ Unsp
Shop and Dwelling (single occupancy)	Shop & Dwelling



Description	Abbreviation
Office and Dwelling (single occupancy)	Office & Dwelling
Mixed Use Occupation	
Mixed Use Occupation (Unspecified)	Mixed Use Unspec
Office	Mixed Use Office
Shop (Mixed use)	Mixed Use Shop
Studio	Mixed Use Studio
Workroom	Mixed Use Workroom
Shopping Centre	
Shopping Centre (Unspecified)	Shopping Centre Unsp
Shopping Centre (Super Regional)	Shop Cnt SuperRegnal
Shopping Centre (Major Regional)	Shop Cnt MajorRegnal
Shopping Centre (Regional)	Shop Cnt Regional
Shopping Centre (Sub Regional)	Shop Cnt SubRegional
Shopping Centre (Neighbourhood)	Shop Cnt Neighborhood
National Company Retail	
National Company Retail (Unspecified)	National Co Ret Unsp
Supermarket	Supermarket
Department/Discount Department Store	Dept/Discount Store
National Company Retail (Bulky Goods)	Nat Co Bulky Goods
Fuel Outlet/Garage/Service Station	Fuel Outlet/Garage
Multi-Purpose Fuel Outlet (fuel/food/groceries)	Multi Use FuelOutlet
Bottle Shop/Licensed Liquor Outlet	Bottle Shop/Licensed
Licensed Retail Premises	Licensed Ret Prem
Market Stall	Market Stall
Office	
Office Premises	
Office Premises (Unspecified)	Office Premises Uns
Office (Converted dwelling)	Office Cvrt Dwelling



Description	Abbreviation
Serviced Office	Serviced Office
Strata/Subdivided Office	Strata/Subdiv Office
Low Rise Office Building	LowRise Office Build
Multi-Level Office Building	
Multi-Level Office Building (Unspecified)	Multi-Lvl Offic Unsp
Medium rise (4 to 50 levels)	Office 4 to 50 Lvls
High Rise (50+ levels)	Office H/R 50+ Lvls
Special Purpose (built-in technology)	SpecialPurpose tech
Short Term Business and Tourist Accommodation	
Residential Hotel/Motel/Apartment Hotel Complex	
Residential Hotel/Motel/Apartment Hotel Complex (Unspecified)	Hotel/Motel Unspec
Residential Hotel	Residential Hotel
Motel	Motel
Apartment Hotel Complex	Apartment Hotel Comp
Tourist Resort Complex	Tourist Resort Compl
Hotel	Res Hotel
Private Hotel	Private Hotel
Residential Hotel/Motel/Apartment Hotel Units	Res Hotel/Motel Apar
Serviced Apartments/Holiday Units	
Serviced Apartments/Holiday Units (Unspecified)	Serv Apt/Unit Unsp
Holiday Units	Holiday Units
Serviced Apartments	Serviced Apartments
Bed and Breakfast	Bed and Breakfast
Tourist Park/Caravan Park/Camping Ground	Tourist Park/Caravan
Guest Lodge/Back Packers/Bunkhouse/Hostel	
Guest Lodge/Back Packers/Bunkhouse/Hostel (Unspecified)	Guest/BackPack Unspc
Guest Lodge	Guest Lodge
Back Packers/Hostel	Back Packers/ Hostel



Description	Abbreviation
Bunkhouse	Bunkhouse
Ski lodge/ Member facility	Ski lodge/Memb fac
Recreation Camp	Recreation Camp
Hospitality	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub (Unspecified)	Pub/Tavern/Club Unsp
Pub	Pub
Tavern	Tavern
Hotel	Hotel
Licensed Club	Licensed Club
Restaurant	Restaurant
Licensed Restaurant	Licensed Restaurant
Nightclub/Cabaret	Nightclub/Cabaret
Reception/Function Centre	Reception/Function
Hotel-Gaming	Hotel-Gaming
Club - Gaming - stand alone	Club-Gaming-Stand
Member Club Facility	Member Club Facility
Casino	Casino
National Company Restaurant	National Co Rest
Kiosk	Kiosk
Conference/Convention centre	ConferenceConvention
Entertainment – Cinema, Live Theatre and Amusements (non-sporting)	
Live Entertainment – Major Multi-Purpose Complex	Live Ent-Major Multi
Cinema Complex	Cinema Complex
Playhouse/Traditional Theatre	Playhouse/Theatre
Drive-In	Drive-In



Description	Abbreviation
Tourism Facilities/Infrastructure	
Large Theme Attraction/Park	Large Theme Park
Amusement Park	Amusement Parks etc.
Major Infrastructure Attractions, often associated with a major historic or feature natural location	Major Inf Attraction
Tourism Infrastructure – Local Attractions	Tourism Infrastruct
Personal Services	
Health Surgery	Health Surgery
Health Clinic	
Health Clinic (Unspecified)	Health Clinic Unsp
Diagnostic Centre/X-Ray	Diagnostic/X-ray
Medical Centre/Surgery	Medical/Surgery
Dental Clinic	Dental Clinic
Super Clinic	Super Clinic
Brothel	Brothel
Crematorium/Funeral Services	Crematorium/Funeral
Automatic Teller Machine	Automatic Teller
Veterinary Clinic	Veterinary Clinic
Vehicle Car Parking, Washing and Sales	
Ground Level Parking	Ground Level Parking
Multi-Storey Car Park	Multi-Storey CarPark
Individual Car Park Site	
Individual Car Park Site (Unspecified)	Indiv CarPark Unspe
Car park – Under Cover	CarPark – UnderCover
Car park – Open Air	CarPark – Open Air
Car Wash	Car Wash
Vehicle Sales Centre	Vehicle Sales Centre
Vehicle Rental Centre	Vehicle Rental Centre



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



Description	Abbreviation
General Purpose Warehouse	
General Purpose Warehouse (unspecified)	Warehouse Unspec
Warehouse	Warehouse
Warehouse/Office	Warehouse/Office
Warehouse/Factory	Warehouse/Factory
Warehouse/Showroom	Warehouse/Showroom
Depot	Storage Depot
Store	Warehouse Store
Open Area Storage	
Open Area Storage (Unspecified)	OpenStorageUnspec
Hardstand/Storage Yard	Hard/Storage Yard
Wrecking Yard	Wrecking Yard
Concrete Batching Plant	Concrete Batch Plant
Container storage	OpArea ContainerStor
Bulk Grain Storage (structures)	Bulk Grain (Stuct)
Bulk Grain Storage (earthen walls and flooring - pit bunker)	Bulk Grain Stor(Pit)
Bulk Liquid Storage Fuel Depot/Tank Farm	Bulk Liquid Depot
Coolstore/Coldstore	Coolstore/Coldstore
Works Depot	Works Depot
Noxious/Offensive/Dangerous Industry	
Tannery/Skins Depot and Drying	Tannery/Skins Depot
Abattoirs	Abattoirs
Stock sales yards	Stock Sales Yards
Rendering Plant	Rendering Plant
Oil Refinery	Oil Refinery
Petro-chemical Manufacturing	Petrochemical Man
Sawmill	Sawmill
Extractive industries	



Description	Abbreviation
Extractive industry site with permit or reserve not in use	
Sand	ExtInd Sand
Gravel/Stone	ExtInd Gravel/Stone
Manufacturing Materials	ExtInd Manufact Mat
Soil	ExtInd Soil
Coal	ExtInd Coal
Minerals/Ores	ExtInd Minerals/Ores
Precious Metals	ExtInPrecious Metals
Uranium	ExtInd Uranium
Quarry/Mine (open cut) – Exhausted (dry)	Quarry/Mine open dry
Quarry/Mine (open cut) – Exhausted (wet)	Quarry/Mine open wet
Quarry (in use)	
Sand	Quarry Sand
Gravel/Stone	Quarry Gravel/Stone
Manufacturing Materials	Quarry Manufact Mat
Soil	Quarry Soil
Mine (open cut)	
Black or Brown Coal	MineOpen Coal
Iron Ore	MineOpen Iron Ore
Bauxite	MineOpen Bauxite
Gold	MineOpen Gold
Metals (other than gold)	MineOpen Metals
Precious Stones	MineOpen PrecStones
Uranium	MineOpen Uranium
Non Metals (other than Uranium)	MineOpenNon Metals
Mine (deep shaft)	
Non-metals	MineDeepNon-metals
Black Coal	MineDeep Black Coal



Description	Abbreviation
Precious Stones	MineDeep PrecStones
Gold	MineDeep Gold
Metals (other than gold)	MineDeep Metals
Closed Mine Shaft	Closed Mine Shaft
Tailings Dumps	
Tailings Dump (minerals)	TailingsDump Mineral
Tailings Dump (non-minerals)	TailingDumpNoMineral
Well/Bore	
Oil	Well/Bore Oil
Gas	Well/Bore Gas
Water (mineral)	Well Water (mineral)
Water (stock and domestic)	Water (stock&dome)
Water (irrigation)	Water (irrigation)
Disused Bore/Well	Disused Bore/Well
Salt Pan (evaporative)	
Lake - Salt Extraction	Lake – Salt Ext
Man-Made Evaporative Basin	Man-made Evap Salt
Dredging Operations	
Dredging (minerals)	Dredging (minerals)
Dredging (non-minerals)	Dredging non-mineral
Other (Unspecified)	
Extractive less than 2 Metres	ExtractiveLess 2 Mts
Operating mine (Unspecified)	Operating mine unspe
Vacant Land mining (Unspecified)	VacantLand Mine unsp
Primary production	
Native Vegetation	
Vacant Land – Native Vegetation/Bushland	Native Bshland
Vacant Land – Native Vegetation/Bushland with Covenant/Agreement	NatBshland +Agreem



Description	Abbreviation
Agriculture Cropping	
General Cropping	
General Cropping (Unspecified)	GenCrop >20ha Unspec
Crop Production – Mixed/Other	Crop – Mixed Other
Crop Production – Other Grains/Oil Seeds	Crop– Other Grains
Crop Production – Wheat	Crop – Wheat
Crop Production – Fodder Crops	Crop – Fodder Crops
Specialised Cropping	Specialised Cropping
Livestock Grazing	
Domestic Livestock Grazing	DomsticLivestockGraz
Non-Native Animals	Non-Native Animals
Native Animals	Native Animals
Livestock Production – Sheep	Livestock - Sheep
Livestock Production – Beef Cattle	Livestock - Beef
Livestock Production – Dairy Cattle	Livestock - Dairy
Mixed Farming and Grazing	
Mixed farming and grazing	
Mixed farming and grazing (Unspecified)	MixedFarm&GrazUnsp
Mixed farming and grazing with infrastructure	MixedFarm + infrast
Mixed farming and grazing without infrastructure	MixedFarm no infrast
Livestock – special purpose fencing, pens, cages, yards or shedding, stables	
Cattle Feed Lot	Cattle Feed Lot
Poultry – Open Range	Poultry – Open Range
Poultry (egg production)	Poultry egg
Poultry (broiler production)	Poultry broiler
Horse Stud/Training Facilities/Stables	
Horse Stud/Training Facilities/Stables (Unspecified)	Horse Unspecified



Description	Abbreviation
Horse Stud	Horse Stud
Training Facilities	Horse Training Fac
Stables	Horse Stables
Piggery	Piggery
Kennel/Cattery	Kennel/Cattery
Horticulture Fruit and Vegetable Crops	
Market Garden – Vegetables	MarketGardenVeg <20h
Orchards, Groves and Plantations	Orchard Plantations
Horticulture – Special Purpose Structural Improvements	
Vineyard	Vineyard
Plant/Tree Nursery	Plant/Tree Nursery
Commercial Flower and Plant Growing – (outdoor)	Com Flower&Plant
Glasshouse Plant/Vegetable Production	Glasshouse Plant/Veg
Forestry – Commercial Timber Production	
Softwood Plantation	Softwood Plantation
Hardwood Plantation	Hardwood Plantation
Native Hardwood (standing timber)	Native Hardwood
Aquaculture	
Oyster Beds	Oyster Beds
Fish Farming – Sea Water Based	FishFarming–SeaWater
Yabby Farming	Yabby Farming
Aquaculture Breeding/Research Facilities/Fish Hatchery	Aquaculture Breeding
Infrastructure and utilities (industrial)	
Vacant	
Vacant Land	Utilities Vac Land
(Unspecified) – Transport, Storage, Utilities and Communication	Unsp–TranspStorUtil
Gas or Fuel	
Gas or Fuel Wells	Gas or Fuel Wells



Description	Abbreviation
Gas or Fuel Production/Refinery	GasFuel Prod/Refine
Gas or Fuel Storage	Gas or Fuel Storage
Gas or Fuel Transmission Pipeline (through easements, freehold and public land)	Gas Trans Pipeline
Gas or Fuel Distribution/Reticulation Pipelines (through easements, freehold and public land)	GasFuel Dist/Ret Pip
Electricity	
Electricity Power Generators – Fuel Powered(brown coal, black coal, natural steam, gas, oil, nuclear)	ElectPowerGenerator
Hydro Electricity Generation	Hydro ElectGenerat
Wind Farm Electricity Generation	WindFarmElectricity
Electricity Substation/Terminal	Electric Substation
Electricity Transmission Lines (through easements, freehold and public land)	Electric Trans Lines
Electricity Distribution/Reticulation Lines (through easements, freehold and public land)	ElectricDistribLines
Solar Electricity Generation	Solar Elect Generat
Waste Disposal, Treatment and Recycling	
Refuse Incinerator	Refuse Incinerator
Refuse Transfer Station	RefseTransferStation
Sanitary Land Fill	Sanitary Land Fill
Refuse Recycling	Refuse Recycling
Hazardous Materials/Toxic Storage Centre	Hazardous/ToxicStore
Toxic By-product Storage and Decontamination Site	ToxicByProductStore
Sewerage/Stormwater Treatment Plant Site	Sewerage/StormTreat
Sewerage/Stormwater Pump Stations	Sewerage/StormPump
Sewerage/Stormwater Pipelines (through easements, freehold and public land)	
Sewerage/Stormwater Pipelines (through easements, freehold and public land) (Unspecified)	Sewerage/StormUnsp
Public Utility – Drainage	PublicUtilityDrainag



Description	Abbreviation
Public Utility – Sewerage	PublicUtilitySewerag
Reserve for Drainage or Sewerage Purposes	Reserve for Drainage
Retarding Basin	Retarding Basin
Water Supply	
Water Catchment Area	Water Catchment Area
Water Catchment Dam/Reservoir	WaterCatchDamReser
Water Storage Dam/Reservoir (Non-Catchment)	WaterStorageDamRes
Water Treatment Plant	WaterTreatmentPlant
Water Storage Tanks, Pressure Control Towers and Pumping Stations	Water Storage Tanks
Major Water Conduits	Major Water Conduits
Water – Urban Distribution Network (through easements, freehold and public land)	WaterUrbanDistribut
Transport – Road Systems	
Freeways	Freeways
Main Highways (including national routes)	Main Highways
Secondary Roads	Secondary Roads
Suburban and Rural Roads	Suburban&Rural Road
Closed Roads	Closed Roads
Reserved Roads	ReservedRoads
Bus Maintenance Depot	BusMaintenanceDepot
Bus Interchange Centre/Bus Terminal	BusInterchangeCentre
Designated Bus/Taxi Stops/Stands/Shelters	DesignatedBus/Taxi
Weighbridge	Weighbridge
Transport – Rail and Tramway Systems	
Railway Line in use	Railway Line in use
Railway Switching and Marshalling Yards	Railway Switching
Railway Maintenance Facility	Railway Maintenance
Railway Passenger Terminal Facilities (including stations)	RailwayPassengerTerm



Description	Abbreviation
Railway Freight Terminal Facilities	Railway Freight Term
Tramway/Light Rail Right of Way and Associated Track Infrastructure	Tramway/Light Rail
Tramway Maintenance /Terminal Storage	Tramway Maintenance
Tram Stopping Facilities	TramStoppingFacility
Railway/Tramway Line Closed/Unused	Railway/TramClosed
Transport – Air	
Airfield (includes associated open space)	Airfield incOpenSpac
Airstrip	Airstrip
Airport Traffic Control Centre	AirportTrafficContro
Airport Hangar Building	Airport Hangar Build
Airport Terminal Building – Passengers	AirportTermPassenger
Airport Terminal Building – Freight	AirportTermFreight
Heliport	Heliport
Transport – Marine	
Port Channel	Port Channel
Port Dock / Berth	Port Dock/Berth
Port Wharf / Pier and Apron - Cargo	PortWharf/Pier Cargo
Wharf – Storage Sheds	Wharf – Storage Shed
Wharf – Passenger Terminal and Ferry Pier Facilities	Wharf–Passenger Term
Piers, Storages and Slipways	Piers/Storages/Slipw
Ramps and Jetties	Ramps and Jetties
Marinas and Yacht Clubs	Marinas & Yacht Club
Dockyard, Dry Dock and/or Ship Building Facility	Dockyard,Dry Dock
Lighthouse and Navigation Aids	Lighthouse&Navigate
Communications, including Print, Post, Telecommunications and Airwave Facilities	
Post Offices	Post Offices
Postal Exchange/Mail Sorting Centres	Postal Exchange/Mail



Description	Abbreviation
Post Boxes	Post Boxes
Telecommunication Buildings / Maintenance Depots	TelecomBuildings
Telecommunication Towers and Aerials	
Telecommunication Towers and Aerials (Unspecified)	TelecomTowers Unspec
Telecommunication Tower	Telecom Tower
Telecommunication Aerial	Telecom Aerial
Cable Lines, Conduits, Special Purpose Below Street Level Communication Line Tunnels – not sewers	Cable Lines,Conduit
Television/Radio Station - Purpose Built	TV/Radio Station
Printing Works/Press	Printing Works/Press
Telephone Exchange - Purpose Built	Phone Exchange
Community services	
Vacant or Disused Community Services Site	
Vacant Health Services Development Site	Vac Health Ser Site
Vacant Education and Research Development Site	Vac Edu & Res Site
Vacant Justice and Community Protection Development Site	Vac Justice&Com Site
Vacant Religious Purposes Development Site	Vac Religious Site
Vacant Community Services Development Site	Vac Com Service Site
Vacant Government Administration Development Site	Vac Gov Admin Site
Vacant Defence Services Development Site	Vac Defence Site
Cemetery	Cemetery
Health	
Public Hospital	Public Hospital
Private Hospital	Private Hospital
Welfare Centre	Welfare Centre
Community Health Centre	Community Health Cen
Centre for the Mentally Ill	Centre Mentaly ill
Day Care Centre for Children	Day Care Centre



Description	Abbreviation
Education and Research	
Early Childhood Development Centre – Kindergarten	
Early Childhood Development Centre – Kindergarten (Unspecified)	Child Centre Unsp
Early Childhood Development Centre	Early Childhood Cent
Kindergarten	Kindergarten
Pre-School	Pre-School
Child Welfare and Pre-School	Child Welfare&Pre
Government School	
Government School (Unspecified)	Gov School (Unsp)
Primary School	Gov Primary School
Secondary School/College	Gov Secondary School
Combined Primary/Secondary	Gov Combine Prim/Sec
Technical School	Gov Technical School
Playing Fields and sporting facilities	Gov Fields Sport Fac
School Camps	School Camps
Non Government School	
Non Government School (Unspecified)	NonGov School Unsp
Primary School	NonGov Primary
Secondary School/College	NonGov Secondary
Combined Primary/Secondary	NonGov Combined
Technical School	NonGovTech School
Playing Fields and sporting facilities	NonGov Fields Sport
Special Needs School	Special Needs School
University	University
Technical and Further Education	Technical&Further Ed
Research Institute – Public	Research Ins – Pub
Observatory	Observatory
Residential College/Quarters – Defence forces	Res College/Quarters



Description	Abbreviation
Justice and Community Protection	
Police Facility	Police Facility
Court Facility	Court Facility
Prison/Detention Centre/Goal Complex/Corrective Institution	Prison/Detention
Fire Station Facility	Fire Station
Ambulance Station Facility	Ambulance Station
Emergency Services Complex	Emergency Serv Comp
Community Protection and Services Training Facility	Community Protection
Religious	
Place of Worship	Place of Worship
Religious Hall	Religious Hall
Religious Residence	Religious Residence
Religious Study Centre	Religious Study Cent
Community Service and Sporting Clubrooms and Halls	
Halls and Service Clubrooms	Halls&Service Rooms
Rural and Community Camps	Rural&Comm Camps
Community Facility	Community Facility
Government Administration	
Parliament House	Parliament House
Government House	Government House
Local Government	Local Government
Civic Buildings	Civic Buildings
Defence Services/Military Base	
Army Barracks/Administration Base	Army Barracks/Admin
Army Maintenance Depots	Army Maintenance Dep
Army Field Camps and Firing Ranges	Army Field Camps&FR
Naval Base/Administration Base	Naval Base/Admin
Naval Specialised Facilities – Ground Based	Naval Spec-Grnd Base



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



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



Description	Abbreviation
Cultural Heritage Centre	Local CulturalCentre
Wildlife Zoo/Park/Aquarium	Local Wildlife Zoo
Parks and Gardens	Local Parks&Gardens
Monument/Memorial	Local Monum/Memorial
Local Recreation – Other	
Bathing Boxes	Bathing Boxes
Boat Sheds	Boat Sheds
National parks, conservation areas, forest reserves and natural water reserves	
Reserved Land	
Vacant Land (future reserve etc.)	VacLnd FutureReserve
Nature Reserve	
Nature Reserve	Nature Reserve
Wilderness Area	
World Heritage Area	World Heritage Area
Local Wilderness Area	LocalWilderness Area
National Park (Land and Marine)	
National Park - Land	National Park – Land
National Park - Marine	National Park–Marine
Natural Monument/Feature	
Natural Monument - Land	Nat Monument–Land
Natural Monument - Marine	Nat Monument-Marine
Natural Forests and Forest Reserves	
Forest Reserves - Public	ForestRes–Public
Forest Reserves - Private	Forest Res–Private
Conservation Area	
Conservation Area - Public	Conservation–Public
Conservation Area - Private	Conservation–Private



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



MUNICIPAL VICTORIA LOCAL GOVERNMENT BOUNDARIES JUNE 2023



Victoria

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	88,785	250,000	308,348	35,248	255,900	300,189	34,389	99,000	107,294
2004	78,345	270,000	328,185	30,343	260,500	306,330	21,931	114,800	119,661
2005	81,027	280,000	348,482	33,364	272,000	317,582	21,280	121,000	126,753
2006	78,150	300,000	381,690	35,160	290,000	347,868	22,427	126,500	136,063
2007	92,771	322,800	433,324	47,385	325,000	390,061	28,562	135,000	142,933
2008	73,511	335,000	436,676	36,256	340,000	387,962	22,793	142,000	146,908
2009	84,820	360,200	460,152	46,470	365,000	412,718	32,890	153,000	156,134
2010	78,066	420,000	540,177	44,675	427,500	482,114	30,288	172,900	180,079
2011	69,621	420,000	537,716	38,187	425,345	480,318	21,074	181,000	192,109
2012	67,900	415,000	525,699	37,907	417,500	467,293	17,696	181,000	190,410
2013	77,907	435,000	566,865	46,572	442,000	495,746	21,177	186,000	197,944
2014	83,878	465,000	618,143	55,037	467,000	520,749	24,566	190,000	203,716
2015	91,212	500,000	685,475	58,310	491,000	559,349	29,109	202,000	215,798
2016	87,648	526,500	713,544	51,632	499,000	582,071	35,770	214,000	224,454
2017	91,182	595,473	779,165	53,423	531,000	619,068	42,830	240,000	251,974
2018	79,288	611,000	780,166	40,927	542,000	619,743	30,695	260,000	269,979
2019	76,230	610,000	775,394	37,264	550,000	640,409	22,648	263,000	275,205
2020	73,698	625,000	801,429	33,865	573,000	648,165	41,075	269,900	279,689
2021	104,261	740,000	974,788	50,683	610,000	710,107	55,058	304,000	319,258
2022	81,954	778,000	1,017,835	41,166	601,000	706,774	17,998	344,400	372,821
2023	75,893	755,000	989,950	41,224	599,000	697,814	9,681	340,000	383,862
2024	7,422	682,500	799,397	4,591	555,000	608,686	886	330,000	362,708

Statistics for 2024 are based on a small number of sales and are preliminary only.

VICTORIA

Analysis of property sales for 2023

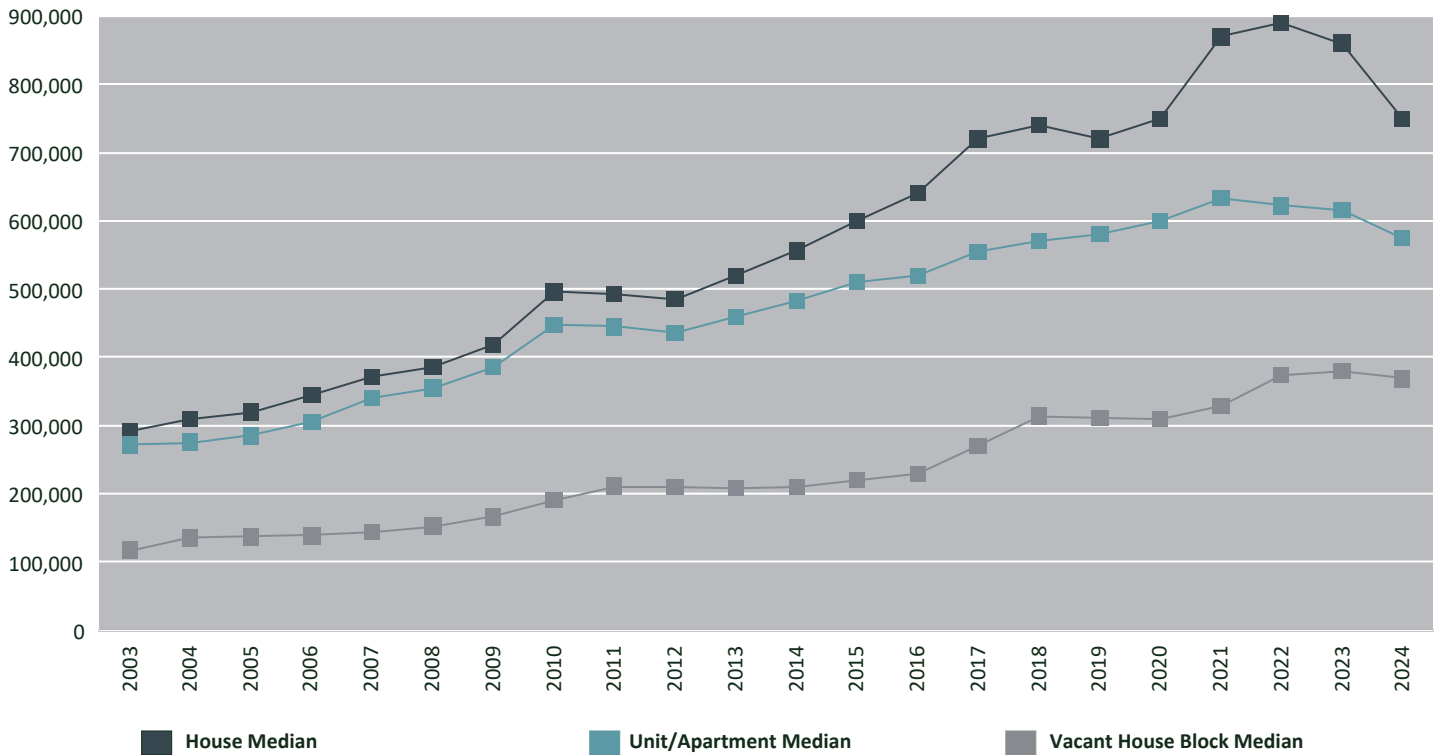
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	2	800250	800250	268.65	6416.00	255.06<	326.97<	6416.00	124.73
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	3	3815000	645000	1.95	336200.00	ND	206.73<	336200.00	1.78
Crop – Fodder Crops	10	846000	630000	1.47	427710.00	81.29<	114.03<	435792.00	1.94
Crop – Mixed Other	1	400000	400000	2.39	167600.00	ND	266.67<	167600.00	2.39
DomsticLivestockGraz	351	2793691	935000	2.96	380000.00	112.99<	187.00<	645675.81	4.36
GenCrop >20ha Unspec	371	1613597	1152000	0.98	1210814.00	108.35<	188.85<	1669212.19	0.97
Hardwood Plantation	3	2415850	700000	1.50	4224370.00	31.82<	168.42<	3316666.67	0.73
Horse Unspecified	13	2705409	1610000	2.72	250000.00	65.71<	100.63<	343111.92	7.88
Kenel/Cattery	4	1538750	1627500	126.94	12954.00	ND	234.17<	22393.00	68.72
Livestock – Beef	222	1724214	1300000	1.42	424150.00	108.33<	175.68<	587700.64	2.93
Livestock – Dairy	147	1725883	1467638	3.52	582700.00	115.46<	186.96<	718023.55	2.31
Livestock – Sheep	79	1623176	1230000	1.50	831100.00	125.27<	205.75<	1306523.54	1.24
MarketGardenVeg <20h	16	1759077	1147619	22.19	186190.00	52.16<	242.88<	221444.63	7.94
MixedFarm + infrast	196	1737227	1237500	1.77	464150.00	95.24<	159.58<	751367.41	2.31
MixedFarm no infrast	97	1497456	900000	3.02	596989.00	93.75<	158.59<	887413.47	1.69
MixedFarm&GrazUnsp	560	1819528	1178092	4.61	461300.00	107.10<	184.31<	920190.41	1.98
NatBshland +Agreem	2	545000	545000	2.50	787750.00	ND	259.52<	787750.00	0.69
Native Animals	1	2850000	2850000	3.20	891100.00	105.36<	235.66<	891100.00	3.20
Native Bshland	49	894864	330000	9.26	161900.00	86.05<	150.00<	380479.36	2.38
Native Hardwood	19	703499	450000	0.68	566800.00	82.95<	171.43<	647145.84	1.09
Non-Native Animals	3	468333	450000	3.18	141502.00	69.77<	ND	502134.00	0.93
Orchard Plantations	33	1467494	577500	5.03	138391.50	70.47<	90.67<	289383.31	3.63
Piggery	1	230000	230000	0.50	461300.00	22.25<	44.23<	461300.00	0.50
Plant/Tree Nursery	10	1461000	762500	6.18	61701.00	52.30<	132.61<	245486.50	5.95
Poultry – Open Range	3	3957837	1483050	2.69	3157050.00	282.49<	254.43<	3157050.00	1.81
Poultry broiler	5	1871833	1980000	24.61	85340.00	80.27<	71.87<	135378.20	13.83
Poultry egg	2	2442500	2442500	14.06	119888.50	203.54<	234.86<	119888.50	20.37
Softwood Plantation	16	864173	860000	1.24	1079850.00	132.31<	215.00<	1513297.69	0.57
Specialised Cropping	5	848000	650000	1.04	382800.00	65.00<	69.68<	489380.00	1.73
Vineyard	46	1771988	864183	0.10	100000.00	128.79<	135.03<	274725.51	6.28

Municipality totals

Commercial Total	3,471	Commercial Total Prices	\$7,654,156,158
Community Services Total	103	Community Services Total Prices	\$747,621,306
Extractive Industry Total	11	Extractive Industry Total Prices	\$12,135,692
Industrial Total	2,992	Industrial Total Prices	\$6,470,045,137
Infrastruc&Utilities Total	79	Infrastruc&Utilities Total Prices	\$99,274,523
National Parks, etc Total	2	National Parks, etc Total Prices	\$1,600,500
Primary Production Total	2,268	Primary Production Total Prices	\$4,197,173,895
Residential Total	134,567	Residential Total Prices	\$116,459,713,845
Sport/Hrtge/Cultural Total	34	Sport/Hrtge/Cultural Total Prices	\$61,071,927
All Sales Total	143,527	All Sales Total	\$135,702,792,983

Melbourne Metropolitan Area

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	61,370	291,500	361,584	30,614	271,500	318,433	22,177	117,000	126,084
2004	53,796	308,869	381,614	26,087	275,000	323,111	12,999	135,000	144,974
2005	56,847	320,000	399,974	29,089	285,000	332,408	13,331	137,000	146,842
2006	55,172	345,000	439,673	30,837	305,000	364,847	14,768	139,000	153,139
2007	66,461	372,000	503,370	42,247	340,000	408,437	20,424	143,900	155,663
2008	52,125	385,000	510,272	32,068	355,000	407,357	16,166	152,000	161,795
2009	60,061	418,100	540,086	40,965	385,000	436,008	22,634	166,000	174,726
2010	55,462	495,500	636,509	39,924	448,250	507,647	19,560	190,000	206,051
2011	48,934	493,000	633,431	34,100	445,000	504,111	12,331	210,766	227,228
2012	47,571	485,000	618,309	33,779	436,500	492,145	10,219	210,000	226,861
2013	55,224	520,000	668,721	42,373	460,000	518,345	13,507	207,900	227,227
2014	60,828	556,000	726,528	50,742	482,500	541,508	16,205	210,000	232,679
2015	66,596	600,000	811,698	53,898	510,000	581,885	20,572	219,600	240,597
2016	61,897	641,000	861,369	47,181	520,000	608,539	26,138	229,000	245,124
2017	63,281	720,000	953,215	48,411	555,000	649,183	28,426	270,000	287,287
2018	51,752	740,000	977,316	36,173	570,000	658,119	16,768	313,900	332,714
2019	51,567	720,000	941,932	33,093	580,000	678,024	12,508	310,950	335,752
2020	46,879	750,000	989,117	29,691	600,000	687,019	22,993	309,000	327,084
2021	71,661	870,000	1,154,368	45,435	633,000	741,261	34,154	329,000	353,798
2022	56,621	890,000	1,183,360	37,261	622,500	731,134	10,954	374,000	414,584
2023	53,268	860,000	1,141,991	37,779	615,000	718,426	5,779	380,000	437,952
2024	4,810	750,000	910,378	4,138	575,000	625,385	474	369,000	438,103

Statistics for 2024 are based on a small number of sales and are preliminary only.

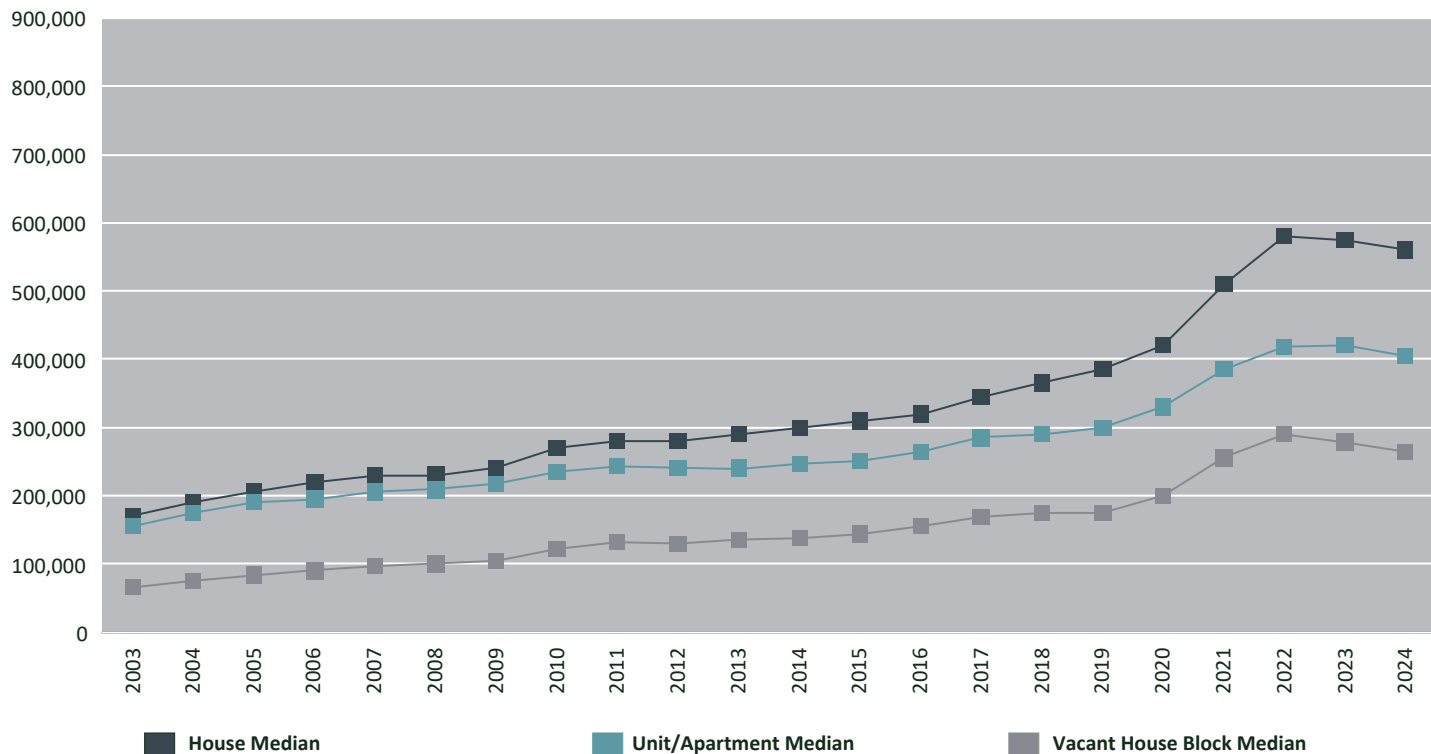
MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	2	2309000	2309000	324.07	4902.50	1749.24<	4.71<	4902.50	470.98
Factory	49	993065	682215	2091.36	374.50	102.07<	119.79<	552.65	1607.66
Factory Unit	39	989709	760000	4511.28	266.00	101.33<	160.65<	368.39	2761.61
Factory Unsp	975	1893130	983500	3000.31	521.50	113.46<	161.89<	1854.81	1115.10
Food ProcessingUnsp	5	9088103	1713600	899.06	1906.00	6.41<	168.41<	8878.20	1023.64
Garage/Motor Vehicle	6	4021000	1285000	2806.03	307.50	51.40<	72.80<	703.33	5717.06
Hard/Storage Yard	1	5885000	5885000	656.66	8962.00	242.08<	ND	8962.00	656.66
Ind Dev Site	182	4206386	1405000	950.17	1457.50	106.44<	163.04<	5391.69	522.22
Ind Land Building S0	6	2428333	1635000	1263.77	3086.00	83.52<	182.17<	3854.80	725.33
Office/Factory	83	3596640	2060000	1858.90	1135.00	103.00<	179.13<	3687.96	1105.42
OpenStorageUnspec	7	2825714	3300000	712.44	1760.50	741.57<	1051.16<	3209.67	829.78
Storage Depot	1	3300000	3300000	305.56	10800.00	80.29<	36.95<	10800.00	305.56
Vac Englobo Land	1	125915190	125915190	1037.27	121391.00	1091.66<	352.51<	121391.00	1037.27
Warehouse	18	982777	665000	3888.55	171.00	59.55<	39.00<	3977.81	257.72
Warehouse Store	31	2930913	250000	51.29	2213.00	174.83<	202.02<	2631.14	610.17
Warehouse Unspec	667	3058211	975000	2756.56	539.50	112.20<	152.82<	3741.77	886.60
Warehouse/Factory	56	1668344	930000	1865.67	670.00	88.07<	105.68<	1546.71	1223.60
Warehouse/Office	111	2071858	825000	4244.09	254.00	80.19<	67.07<	2697.87	832.28
Warehouse/Showroom	14	2111500	1032500	3585.39	370.50	155.67<	133.66<	1181.14	1787.68
Workshop	1	1045000	1045000	1730.13	604.00	36.62<	147.18<	604.00	1730.13
Wrecking Yard	3	1103333	980000	1471.47	666.00	81.67<	119.38<	704.33	1566.49
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	27000	27000	16.42	1644.00	61.36<	129.19<	1644.00	16.42
DesignatedBus/Taxi	1	480000	480000	2962.96	162.00	ND	ND	162.00	2962.96
Electric Substation	4	566175	367500	6985.38	41.00	720.59<	334.09<	1424.50	397.46
Main Highways	1	1295000	1295000	79.50	16290.00	ND	ND	16290.00	79.50
Phone Exchange	1	1020000	1020000	743.98	1371.00	ND	ND	1371.00	743.98
Port Dock/Berth	1	650000	650000	4850.75	134.00	208.00<	ND	134.00	4850.75
Post Offices	3	1187000	1001000	4677.57	214.00	56.39<	250.25<	313.00	3792.33
Railway Line in use	1	359700	359700	66.45	5413.00	ND	93.43<	5413.00	66.45
Reserve for Drainage	3	2870666	1100000	799.06	9860.50	71.92<	ND	9860.50	418.34
Sewerage/StormUnsp	1	1350000	1350000	34615.38	39.00	1687.50<	14421.54<	39.00	34615.38
Suburban&Rural Road	5	2411000	1060000	3075.31	1595.00	700.83<	230.43<	1822.50	1550.07
TelecomTowers Unspec	1	3800000	3800000	NA	NA	131.03<	406.42<	NA	NA
Tramway/Light Rail	1	800000	800000	885.94	903.00	ND	ND	903.00	885.94
Unsp-TranspStorUtil	2	15157	15157	261.33	58.00	ND	56.82<	58.00	261.33
Utilities Vac Land	6	4833876	37167	297.30	72.00	173.82<	27.63<	101567.33	47.59
National Parks, etc									
				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	1490500	1490500	526.31	2832.00	248.42<	373.28<	2832.00	526.31
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	55285661	8100000	181.33	427387.00	354.10<	403.99<	1231301.22	44.90
GenCrop >20ha Unspec	3	6832654	7372964	27.97	286007.00	449.62<	263.32<	319721.67	21.37
Horse Unspecified	4	4413250	4150000	78.05	55000.00	149.55<	116.90<	86761.75	50.87
Kennel/Cattery	2	2450000	2450000	86.72	38770.00	ND	12.41<	38770.00	63.19
Livestock - Beef	11	5497016	3000000	9.73	228600.00	56.87<	65.22<	260094.18	21.13
Livestock - Dairy	2	2487499	2487499	60.20	258386.00	163.65<	116.18<	258386.00	9.63
MarketGardenVeg <20h	4	4155000	3500000	39.45	92800.00	121.74<	222.22<	103042.50	40.32
MixedFarm + infrast	1	4500000	4500000	4.99	901000.00	34.62<	38.68<	901000.00	4.99
MixedFarm no infrast	1	5030000	5030000	9.43	533200.00	21.39<	20.60<	533200.00	9.43
MixedFarm&GrazUnsp	37	4717243	2120000	3.96	315800.00	94.22<	138.11<	408452.76	11.55
Native Bshland	6	3336875	1350000	9.26	161900.00	232.76<	129.19<	192711.80	19.53
Orchard Plantations	2	4455000	4455000	99.92	70035.00	122.47<	139.76<	70035.00	63.61
Plant/Tree Nursery	4	1673750	1570000	65.46	25972.00	62.55<	157.00<	39748.00	42.11
Poultry broiler	5	1871833	1980000	24.61	85340.00	60.37<	71.87<	135378.20	13.83
Poultry egg	1	4800000	4800000	21.08	227700.00	515.57<	461.54<	227700.00	21.08
Vineyard	5	5782000	4510000	26.94	137350.00	125.28<	144.90<	203114.00	28.47

Country Victoria

Residential price statistics 2003 to 2024

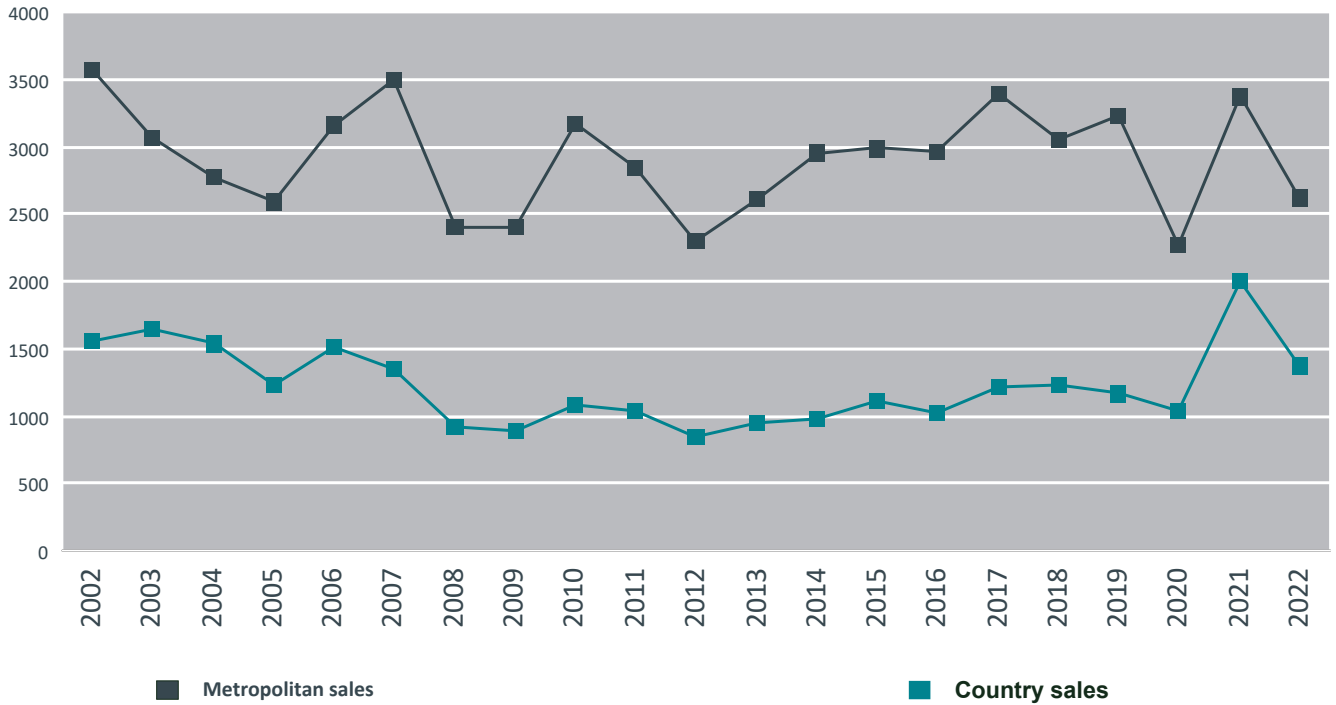


Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	27,415	171,000	189,176	4,634	155,000	179,666	12,212	65,000	73,170
2004	24,549	190,000	211,104	4,256	175,000	203,470	8,932	75,000	82,821
2005	24,180	205,000	227,425	4,275	190,000	216,703	7,949	84,000	93,063
2006	22,978	220,000	242,471	4,323	195,000	226,748	7,659	90,000	103,138
2007	26,310	228,625	256,383	5,138	205,000	238,967	8,138	97,000	110,984
2008	21,386	230,000	257,298	4,188	209,000	239,456	6,627	100,000	110,592
2009	24,759	241,000	266,247	5,505	217,450	239,410	10,256	105,000	115,104
2010	22,604	270,000	303,814	4,751	235,000	267,554	10,728	122,000	132,725
2011	20,687	280,000	311,307	4,087	243,000	281,799	8,743	132,000	142,578
2012	20,329	280,000	308,988	4,128	241,000	263,936	7,477	130,000	140,591
2013	22,683	290,000	318,887	4,199	240,000	267,693	7,670	136,000	146,377
2014	23,050	300,000	332,119	4,295	247,000	275,496	8,361	138,000	147,581
2015	24,616	310,000	343,992	4,412	250,250	284,041	8,537	144,530	156,037
2016	25,751	320,000	358,220	4,451	265,000	301,512	9,632	155,000	168,362
2017	27,901	345,000	384,410	5,012	285,000	328,182	14,404	169,000	182,285
2018	27,536	365,000	409,636	4,754	289,500	327,743	13,927	175,000	194,448
2019	24,663	385,000	427,185	4,171	300,000	341,968	10,140	175,000	200,518
2020	26,819	420,000	473,354	4,174	330,000	371,783	18,082	200,000	219,421
2021	32,600	510,000	580,037	5,248	385,000	440,386	20,904	256,000	262,825
2022	25,333	580,000	647,873	3,905	418,000	474,328	7,044	290,000	307,875
2023	22,625	575,000	631,986	3,445	420,000	471,780	3,902	279,000	303,754
2024	2,612	560,000	595,026	453	405,000	456,147	412	265,000	275,968

Statistics for 2024 are based on a small number of sales and are preliminary only.

Metropolitan and Country Victoria-Commercial

Number of Sales

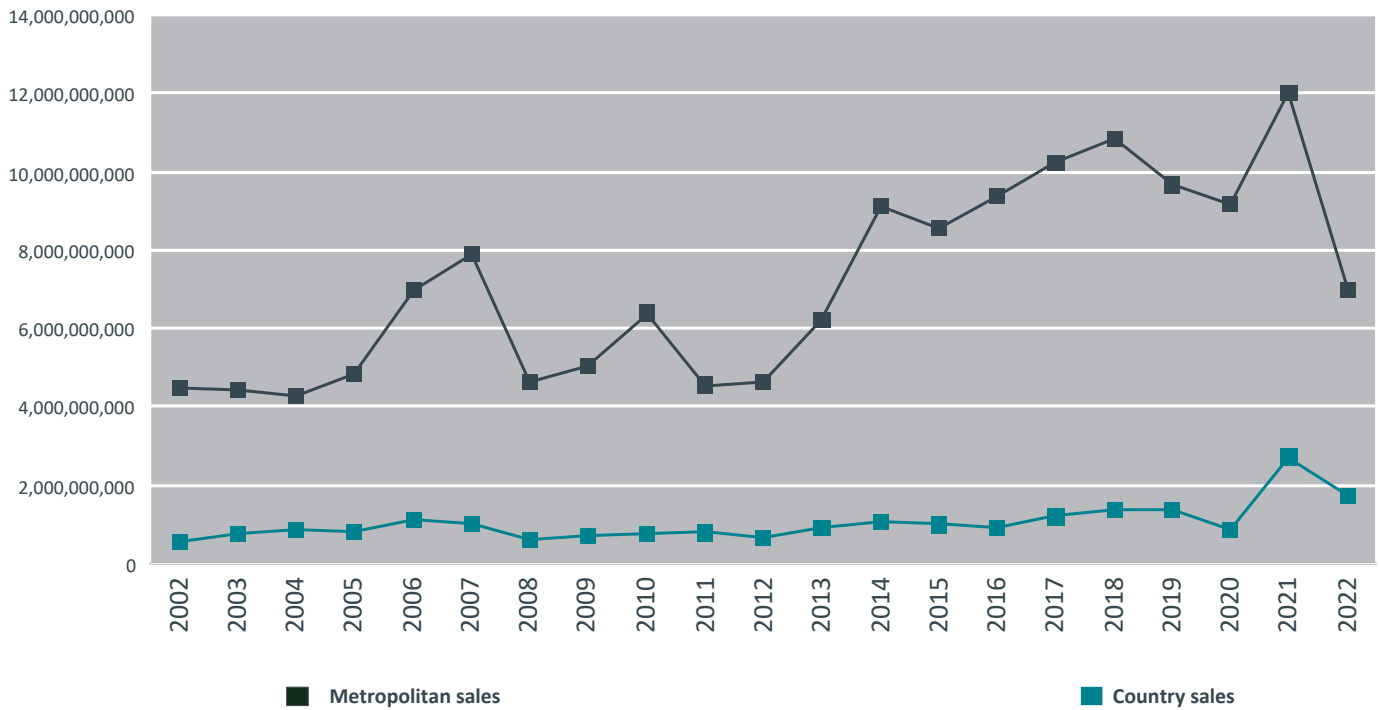


Number of Sales

Year	Metropolitan	Country
2002	3,571	1,561
2003	3,071	1,645
2004	2,768	1,534
2005	2,586	1,233
2006	3,162	1,511
2007	3,494	1,347
2008	2,398	921
2009	2,402	886
2010	3,165	1,080
2011	2,839	1,034
2012	2,294	848
2013	2,604	947
2014	2,955	981
2015	2,986	1,113
2016	2,960	1,018
2017	3,393	1,218
2018	3,056	1,227
2019	3,225	1,164
2020	2,270	1,038
2021	3,371	1,996
2022	2,614	1,370

Metropolitan and Country Victoria-Commercial

Total Value of Sales

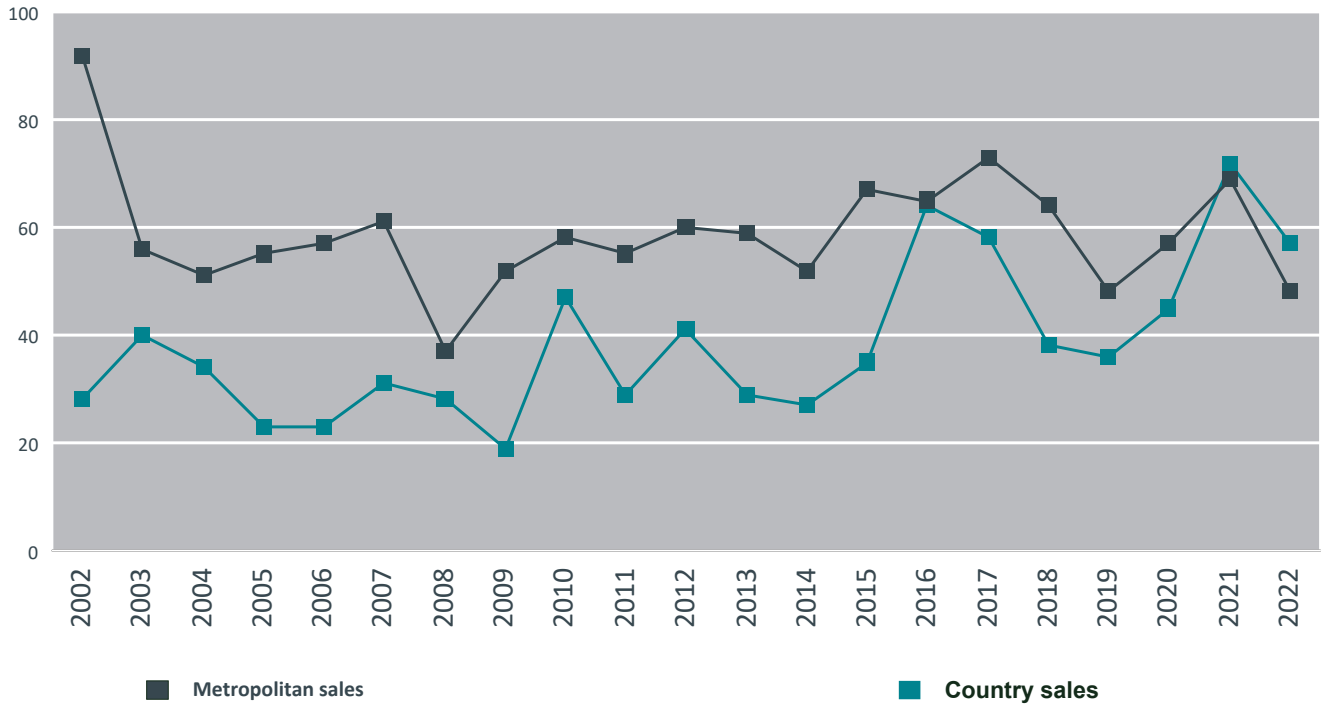


Total Price

Year	Metropolitan	Country
2002	\$4,474,669,507	\$573,818,303
2003	\$4,416,249,257	\$775,503,497
2004	\$4,262,057,196	\$885,645,369
2005	\$4,824,468,836	\$824,802,217
2006	\$6,973,267,772	\$1,128,773,008
2007	\$7,870,660,274	\$1,019,486,751
2008	\$4,642,546,303	\$623,854,976
2009	\$5,034,530,841	\$706,369,663
2010	\$6,387,002,167	\$763,788,886
2011	\$4,554,045,879	\$791,074,495
2012	\$4,632,091,791	\$646,162,120
2013	\$6,205,292,596	\$919,687,016
2014	\$9,097,718,560	\$1,076,656,450
2015	\$8,545,972,257	\$992,683,195
2016	\$9,346,133,007	\$905,998,678
2017	\$10,244,767,501	\$1,198,246,781
2018	\$10,861,546,473	\$1,374,308,108
2019	\$9,649,892,495	\$1,366,577,745
2020	\$9,177,020,115	\$856,859,848
2021	\$12,014,483,376	\$2,720,118,017
2022	\$6,979,361,986	\$1,714,961,451

Metropolitan and Country Victoria-Community Services

Number of Sales

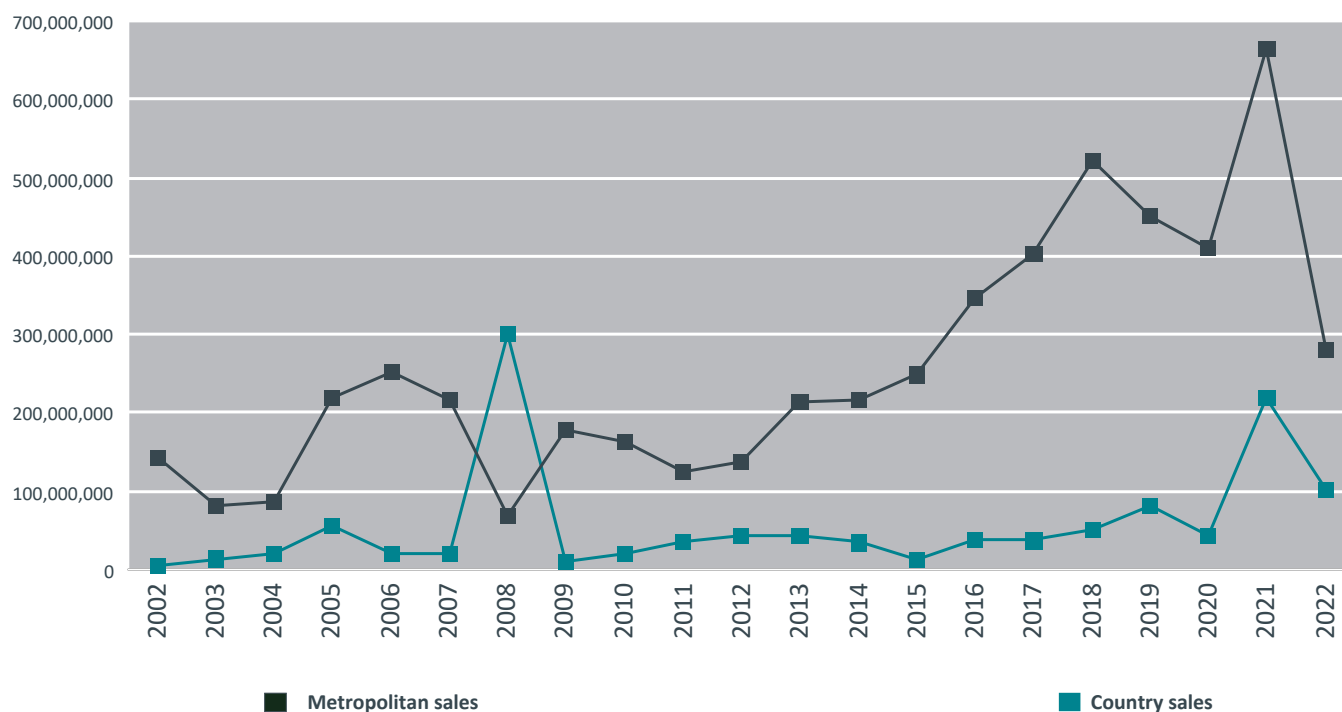


Number of Sales

Year	Metropolitan	Country
2002	92	28
2003	56	40
2004	51	34
2005	55	23
2006	57	23
2007	61	31
2008	37	28
2009	52	19
2010	58	47
2011	55	29
2012	60	41
2013	59	29
2014	52	27
2015	67	35
2016	65	64
2017	73	58
2018	64	38
2019	48	36
2020	57	45
2021	69	72
2022	48	57

Metropolitan and Country Victoria-Community Services

Total Value of Sales

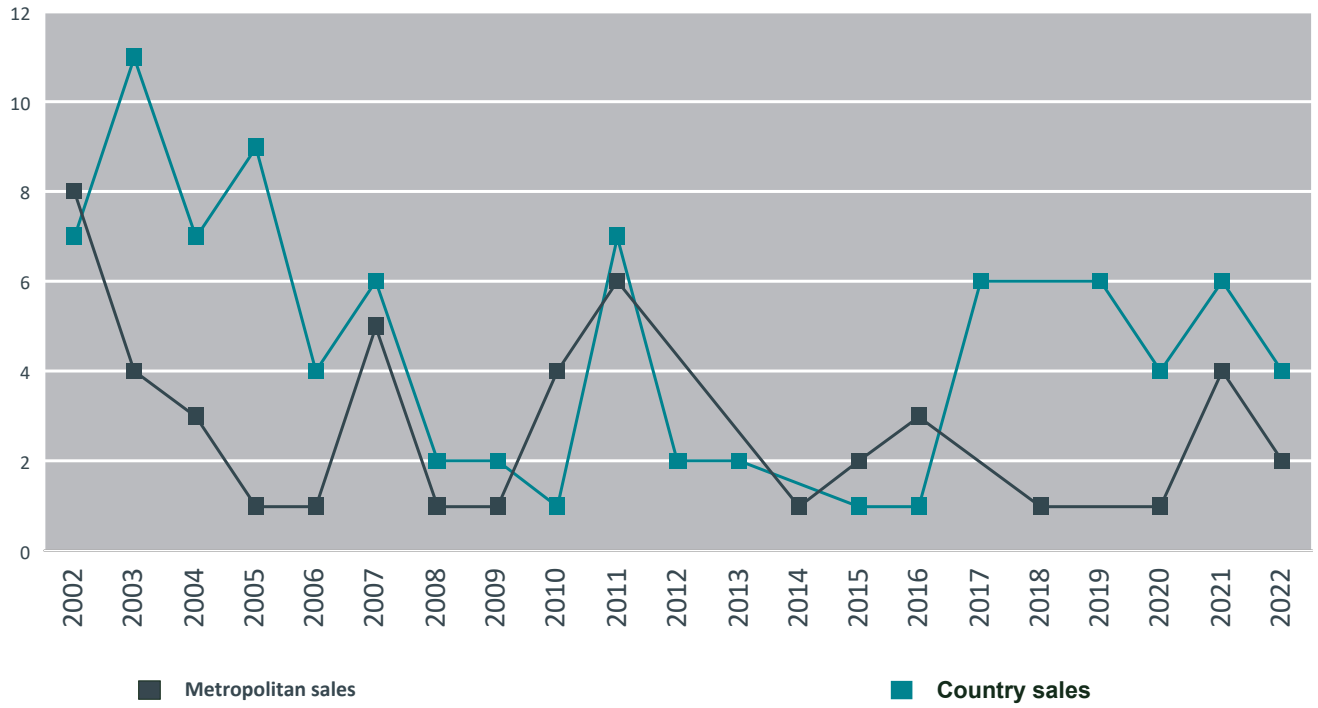


Total Price

Year	Metropolitan	Country
2002	\$143,546,209	\$5,468,205
2003	\$82,345,642	\$13,908,000
2004	\$87,055,536	\$19,900,910
2005	\$219,784,692	\$56,647,157
2006	\$252,468,593	\$19,789,765
2007	\$215,416,023	\$20,751,330
2008	\$67,961,366	\$300,037,054
2009	\$177,143,423	\$9,855,499
2010	\$163,365,128	\$20,283,579
2011	\$125,174,356	\$36,262,580
2012	\$136,626,137	\$43,317,910
2013	\$213,358,318	\$43,523,000
2014	\$216,883,622	\$34,512,340
2015	\$248,298,623	\$13,644,034
2016	\$347,229,005	\$37,211,407
2017	\$402,062,020	\$37,046,779
2018	\$521,493,740	\$50,070,349
2019	\$450,429,185	\$80,430,924
2020	\$408,919,589	\$42,458,290
2021	\$665,105,460	\$218,401,209
2022	\$279,512,795	\$102,842,970

Metropolitan and Country Victoria-Extractive Industry

Number of Sales

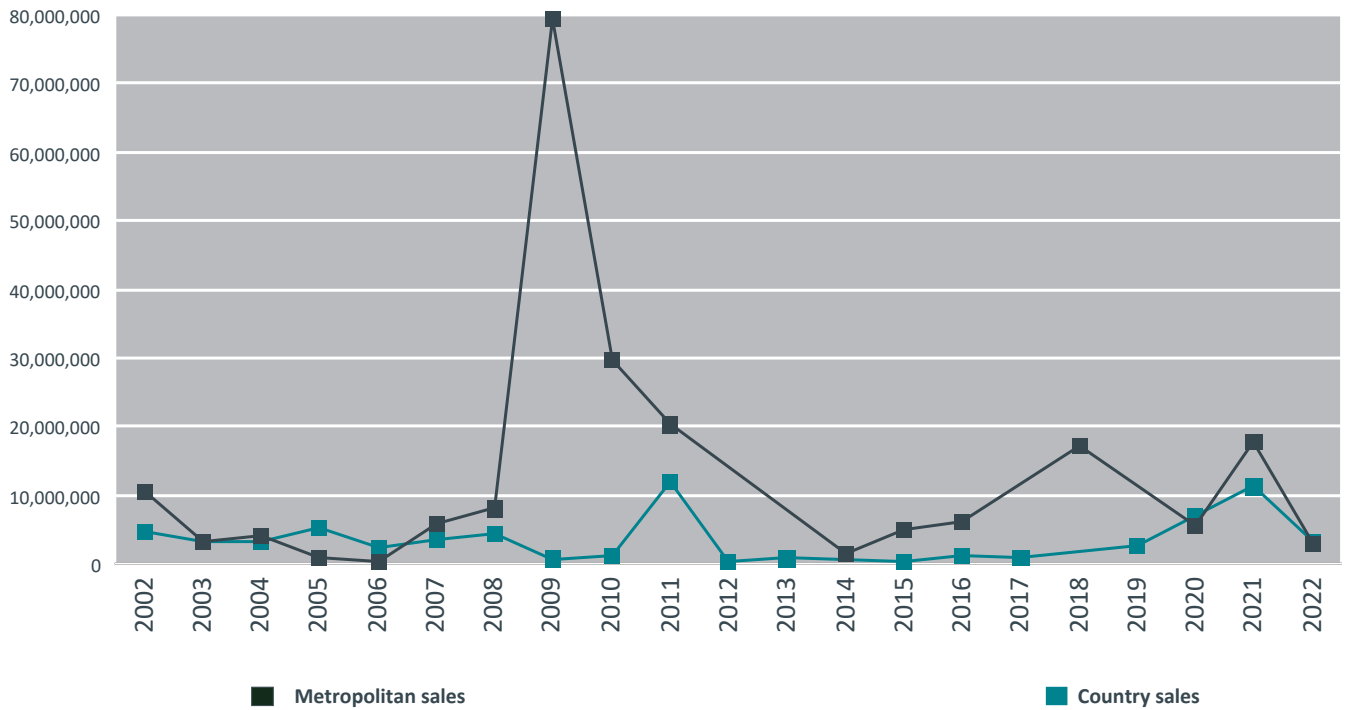


Number of Sales

Year	Metropolitan	Country
2002	8	7
2003	4	11
2004	3	7
2005	1	9
2006	1	4
2007	5	6
2008	1	2
2009	1	2
2010	4	1
2011	6	7
2012	2	2
2013	2	2
2014	1	1
2015	2	1
2016	3	1
2017	2	6
2018	1	6
2019	1	6
2020	1	4
2021	4	6
2022	2	4

Metropolitan and Country Victoria-Extractive Industry

Total Value of Sales

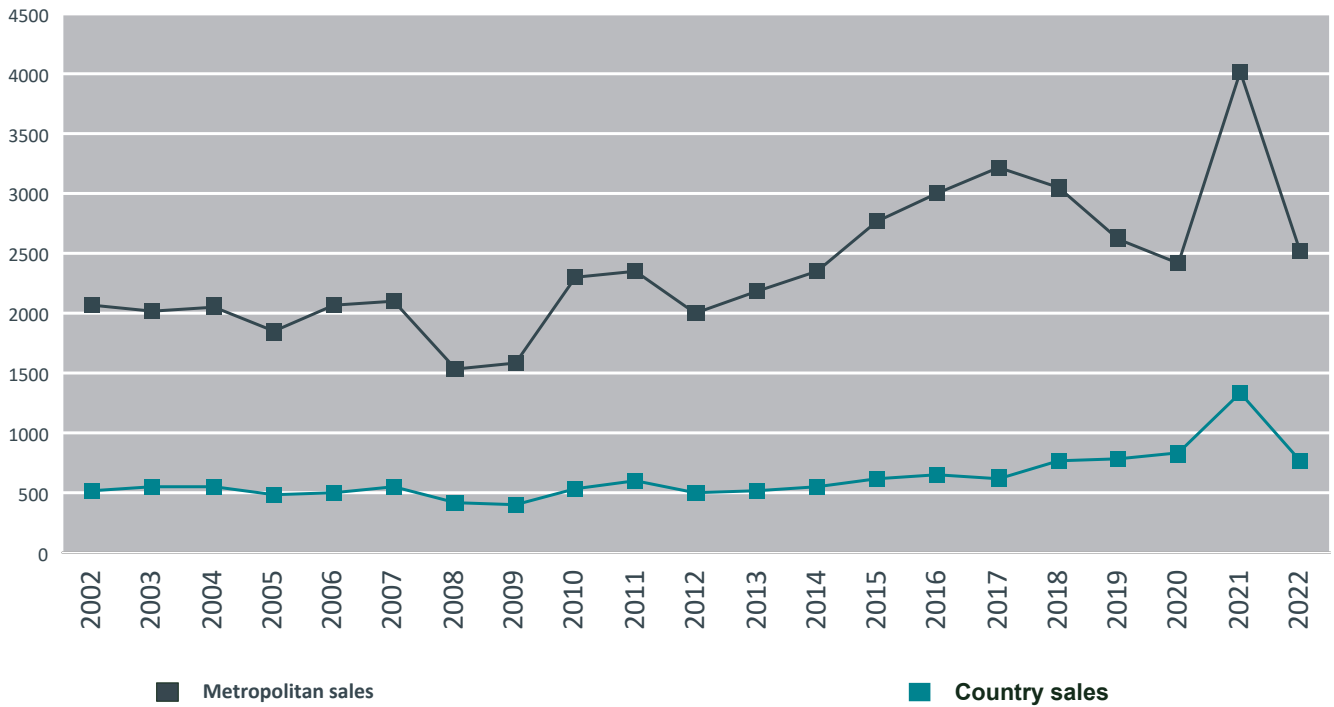


Total Price

Year	Metropolitan	Country
2002	\$10,552,255	\$4,671,000
2003	\$3,155,000	\$3,258,000
2004	\$3,976,000	\$3,250,000
2005	\$880,000	\$5,284,000
2006	\$212,000	\$2,325,000
2007	\$5,776,200	\$3,417,986
2008	\$8,000,000	\$4,452,000
2009	\$79,420,000	\$710,000
2010	\$29,564,000	\$1,200,000
2011	\$20,230,000	\$11,814,000
2012		\$377,000
2013		\$735,000
2014	\$1,500,000	
2015	\$4,845,500	\$196,900
2016	\$6,109,228	\$1,250,000
2017		\$944,154
2018	\$17,050,000	
2019		\$2,550,956
2020	\$5,550,000	\$6,996,258
2021	\$17,736,520	\$11,216,711
2022	\$2,819,000	\$3,310,000

Metropolitan and Country Victoria-Industrial

Number of Sales

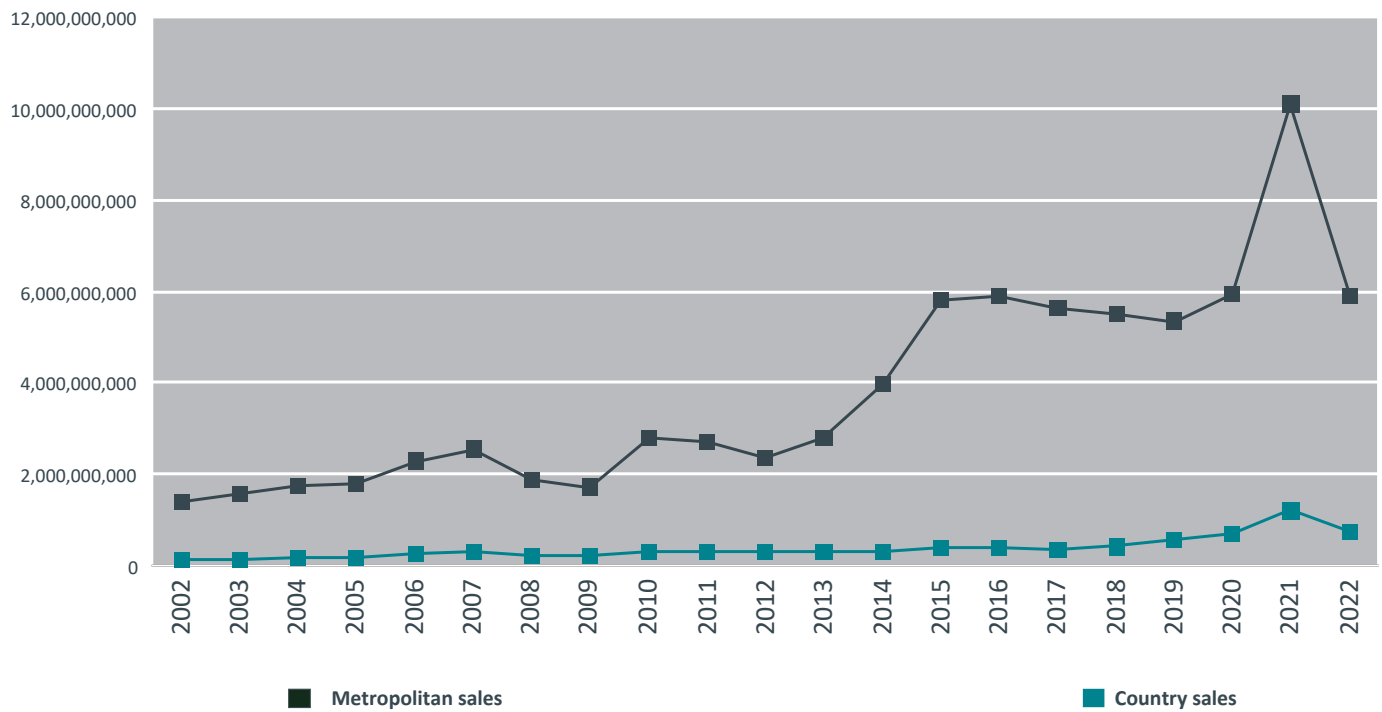


Number of Sales

Year	Metropolitan	Country
2002	2,066	510
2003	2,021	552
2004	2,058	550
2005	1,842	486
2006	2,064	505
2007	2,095	553
2008	1,536	414
2009	1,588	401
2010	2,296	535
2011	2,346	607
2012	2,001	495
2013	2,180	520
2014	2,356	545
2015	2,767	615
2016	2,999	643
2017	3,215	624
2018	3,042	763
2019	2,625	784
2020	2,412	826
2021	4,017	1,333
2022	2,520	770

Metropolitan and Country Victoria-Industrial

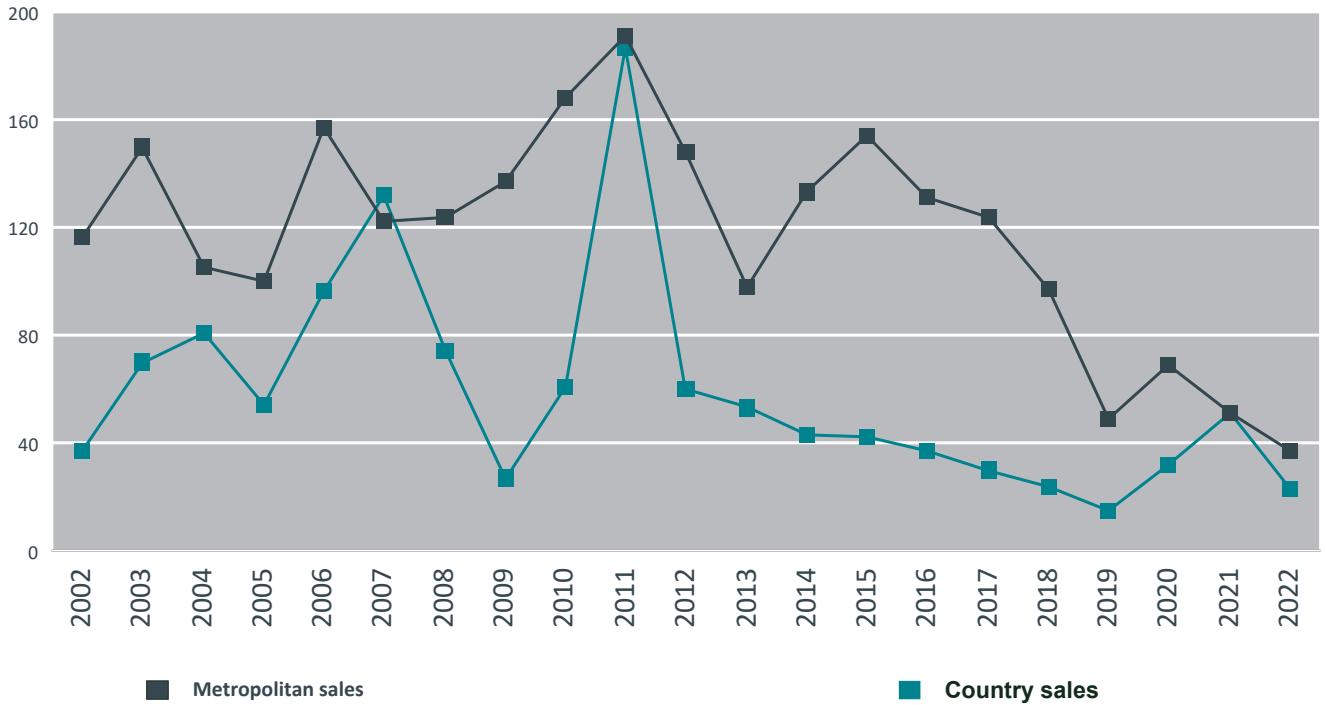
Total Value of Sales



Total Price

Year	Metropolitan	Country
2002	\$1,392,373,100	\$135,522,361
2003	\$1,561,281,957	\$133,986,347
2004	\$1,741,558,000	\$170,410,405
2005	\$1,801,119,176	\$163,477,619
2006	\$2,289,797,193	\$253,404,328
2007	\$2,550,576,332	\$309,262,276
2008	\$1,869,523,166	\$222,087,050
2009	\$1,722,778,188	\$203,928,214
2010	\$2,775,956,676	\$300,114,571
2011	\$2,706,311,660	\$310,137,795
2012	\$2,360,674,379	\$295,833,100
2013	\$2,799,208,592	\$294,715,437
2014	\$3,963,239,534	\$297,532,361
2015	\$5,805,106,955	\$379,022,798
2016	\$5,873,716,801	\$395,503,036
2017	\$5,631,028,506	\$337,109,258
2018	\$5,480,176,465	\$416,324,834
2019	\$5,344,071,453	\$553,611,410
2020	\$5,943,735,227	\$680,137,900
2021	\$10,100,912,330	\$1,200,059,740
2022	\$5,881,956,572	\$739,935,349

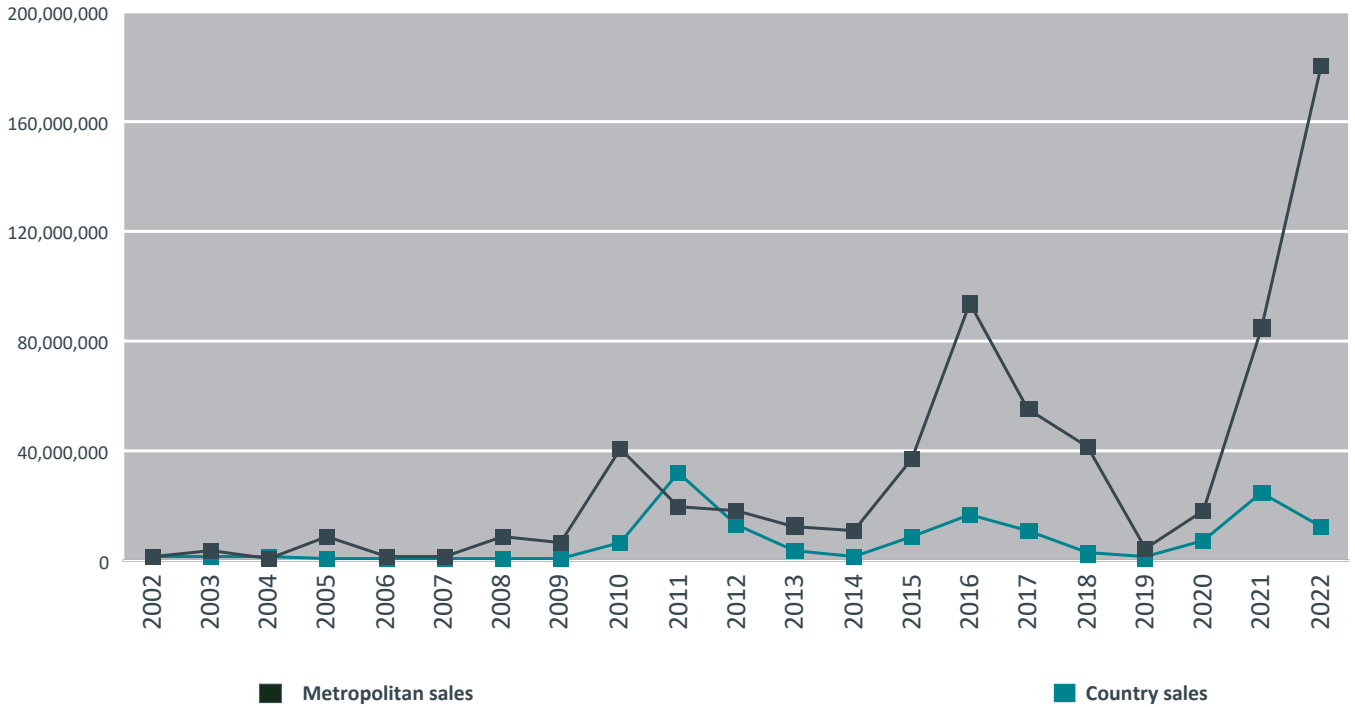
Number of Sales



Number of Sales

Year	Metropolitan	Country
2002	116	37
2003	150	70
2004	105	81
2005	100	54
2006	157	96
2007	122	132
2008	124	74
2009	137	27
2010	168	61
2011	191	187
2012	148	60
2013	98	53
2014	133	43
2015	154	42
2016	131	37
2017	124	30
2018	97	24
2019	49	15
2020	69	32
2021	51	51
2022	37	23

Total Value of Sales

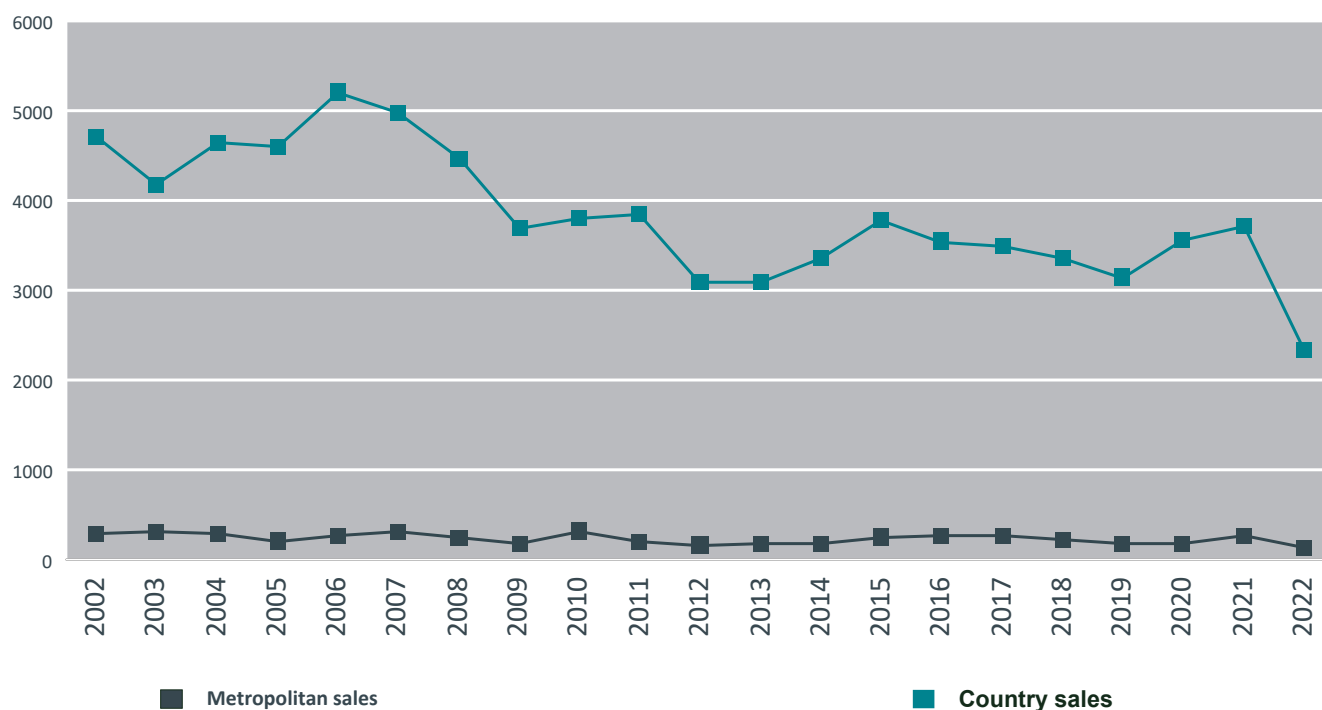


Total Price

Year	Metropolitan	Country
2002	\$1,588,810	\$1,284,919
2003	\$3,336,328	\$1,477,530
2004	\$930,175	\$1,420,776
2005	\$8,896,020	\$522,088
2006	\$1,581,040	\$713,050
2007	\$1,579,832	\$766,971
2008	\$8,697,066	\$519,223
2009	\$6,432,576	\$823,471
2010	\$41,016,996	\$6,506,683
2011	\$19,923,102	\$32,190,924
2012	\$18,231,319	\$13,342,440
2013	\$12,699,508	\$3,381,654
2014	\$11,111,375	\$1,623,097
2015	\$36,863,771	\$8,930,680
2016	\$93,468,498	\$16,720,909
2017	\$54,971,901	\$10,755,097
2018	\$41,573,211	\$2,576,893
2019	\$4,238,647	\$1,132,009
2020	\$18,368,752	\$7,384,657
2021	\$84,719,241	\$24,476,374
2022	\$180,339,840	\$12,129,699

Metropolitan and Country Victoria-Primary Production

Number of Sales

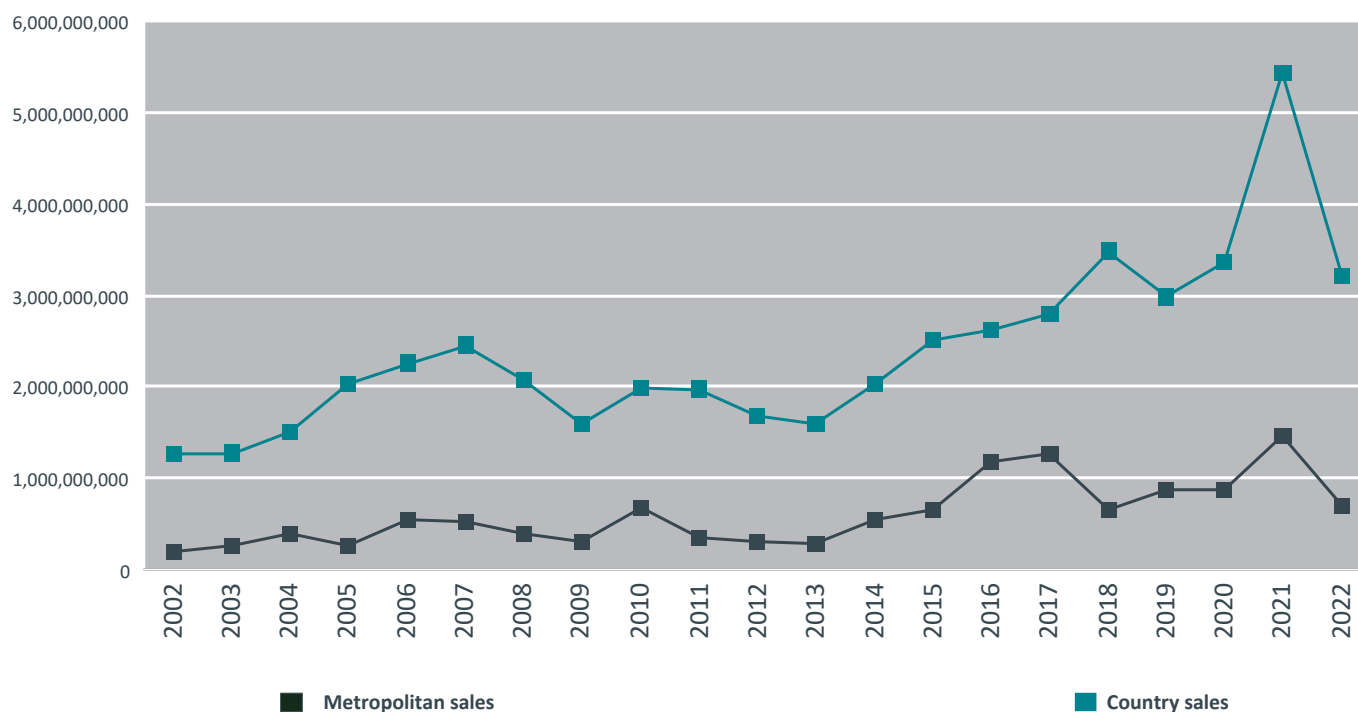


Number of Sales

Year	Metropolitan	Country
2002	285	4,704
2003	303	4,177
2004	293	4,638
2005	210	4,604
2006	267	5,210
2007	304	4,975
2008	240	4,462
2009	171	3,683
2010	322	3,796
2011	201	3,846
2012	166	3,095
2013	169	3,093
2014	187	3,365
2015	254	3,769
2016	258	3,544
2017	274	3,490
2018	213	3,362
2019	176	3,144
2020	181	3,565
2021	258	3,717
2022	129	2,326

Metropolitan and Country Victoria-Primary Production

Total Value of Sales

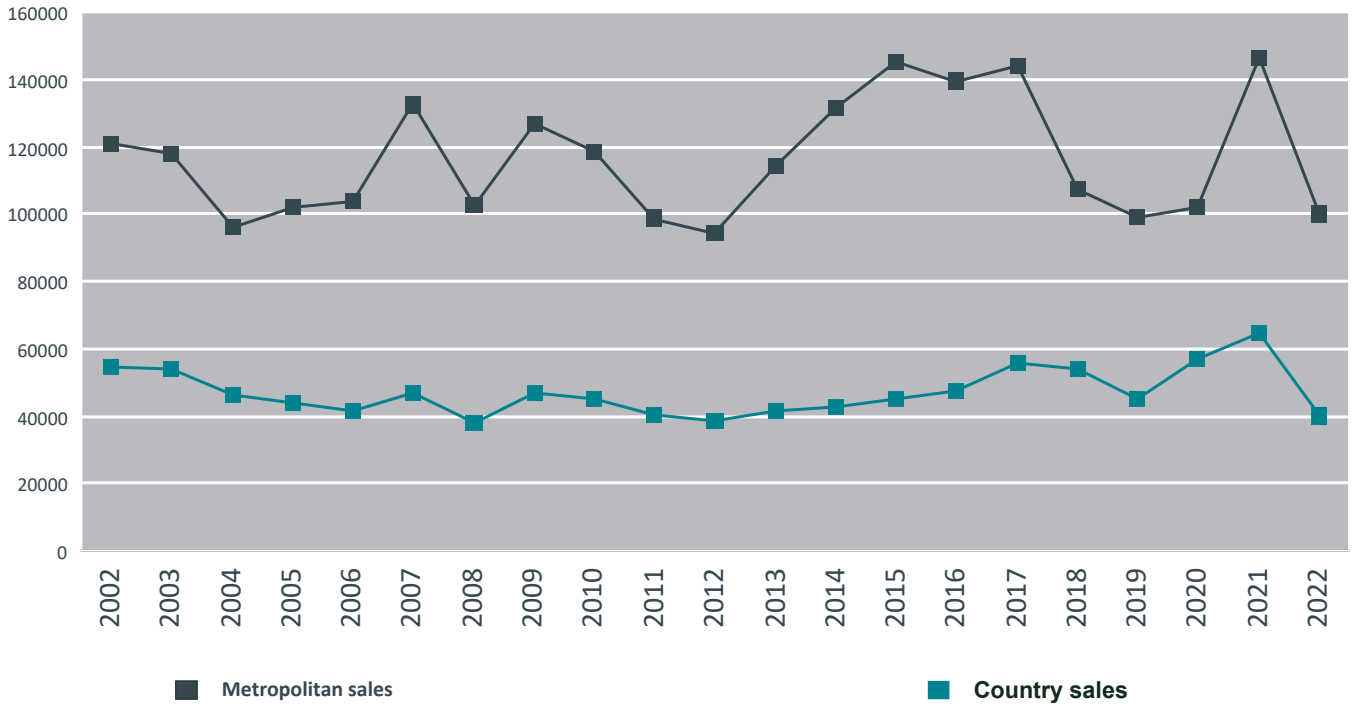


Total Price

Year	Metropolitan	Country
2002	\$205,330,695	\$1,258,081,464
2003	\$258,577,613	\$1,275,695,385
2004	\$399,191,866	\$1,507,984,534
2005	\$268,619,305	\$2,028,497,987
2006	\$546,961,814	\$2,257,872,425
2007	\$529,816,509	\$2,454,166,866
2008	\$386,275,743	\$2,078,424,624
2009	\$301,673,217	\$1,592,265,523
2010	\$670,716,323	\$1,990,911,825
2011	\$347,908,850	\$1,974,519,413
2012	\$308,156,160	\$1,671,943,619
2013	\$286,447,280	\$1,589,626,254
2014	\$542,871,296	\$2,035,873,352
2015	\$652,143,053	\$2,504,042,246
2016	\$1,174,752,671	\$2,615,227,745
2017	\$1,269,402,637	\$2,795,544,036
2018	\$653,015,439	\$3,479,608,564
2019	\$868,184,560	\$2,978,895,631
2020	\$871,518,178	\$3,359,333,678
2021	\$1,461,447,536	\$5,435,031,813
2022	\$696,247,673	\$3,211,329,307

Metropolitan and Country Victoria-Residential

Number of Sales

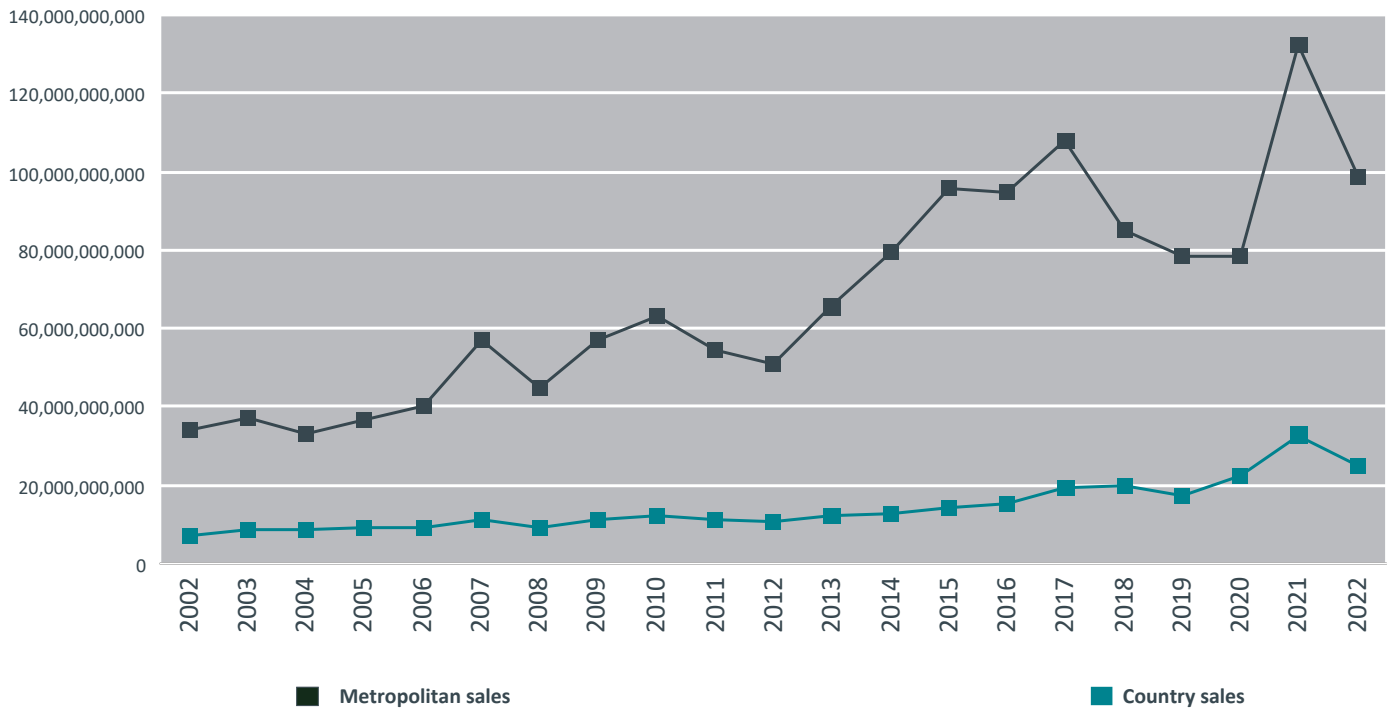


Number of Sales

Year	Metropolitan	Country
2002	120,779	54,771
2003	117,782	54,131
2004	96,083	46,345
2005	102,060	43,823
2006	103,650	41,662
2007	132,481	46,592
2008	102,770	38,080
2009	126,600	46,902
2010	118,303	44,872
2011	98,638	40,490
2012	94,320	38,270
2013	114,561	41,291
2014	131,427	42,669
2015	144,968	44,902
2016	139,524	47,427
2017	144,155	55,551
2018	107,017	53,864
2019	99,128	45,112
2020	101,814	56,657
2021	146,417	64,667
2022	99,875	40,021

Metropolitan and Country Victoria-Residential

Total Value of Sales

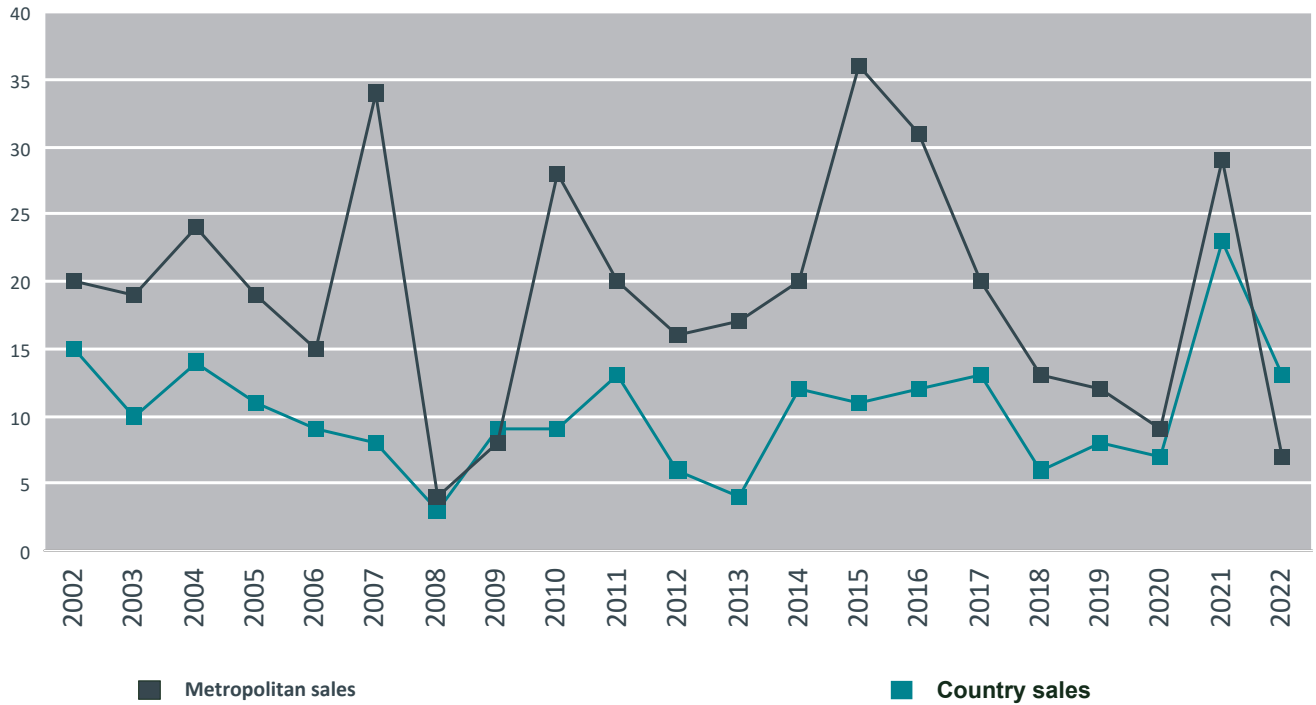


Total Price

Year	Metropolitan	Country
2002	\$34,071,622,071	\$7,317,010,674
2003	\$37,193,780,201	\$8,830,906,100
2004	\$33,046,032,412	\$8,793,239,009
2005	\$36,690,027,725	\$9,115,555,360
2006	\$40,388,643,451	\$9,204,150,467
2007	\$57,146,023,026	\$11,043,813,560
2008	\$44,830,607,292	\$9,039,404,368
2009	\$57,072,308,859	\$11,155,870,636
2010	\$63,195,152,401	\$12,061,980,630
2011	\$54,378,124,057	\$11,406,396,911
2012	\$50,922,029,903	\$10,630,399,350
2013	\$65,450,160,380	\$12,026,745,164
2014	\$79,379,932,204	\$12,850,366,924
2015	\$95,590,441,081	\$14,092,804,850
2016	\$94,572,677,623	\$15,473,195,038
2017	\$107,851,672,049	\$19,230,872,753
2018	\$84,916,699,586	\$19,685,862,922
2019	\$78,526,746,623	\$17,366,605,993
2020	\$78,561,844,520	\$22,536,567,253
2021	\$132,361,217,534	\$32,813,158,082
2022	\$98,820,555,932	\$24,851,437,737

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Number of Sales

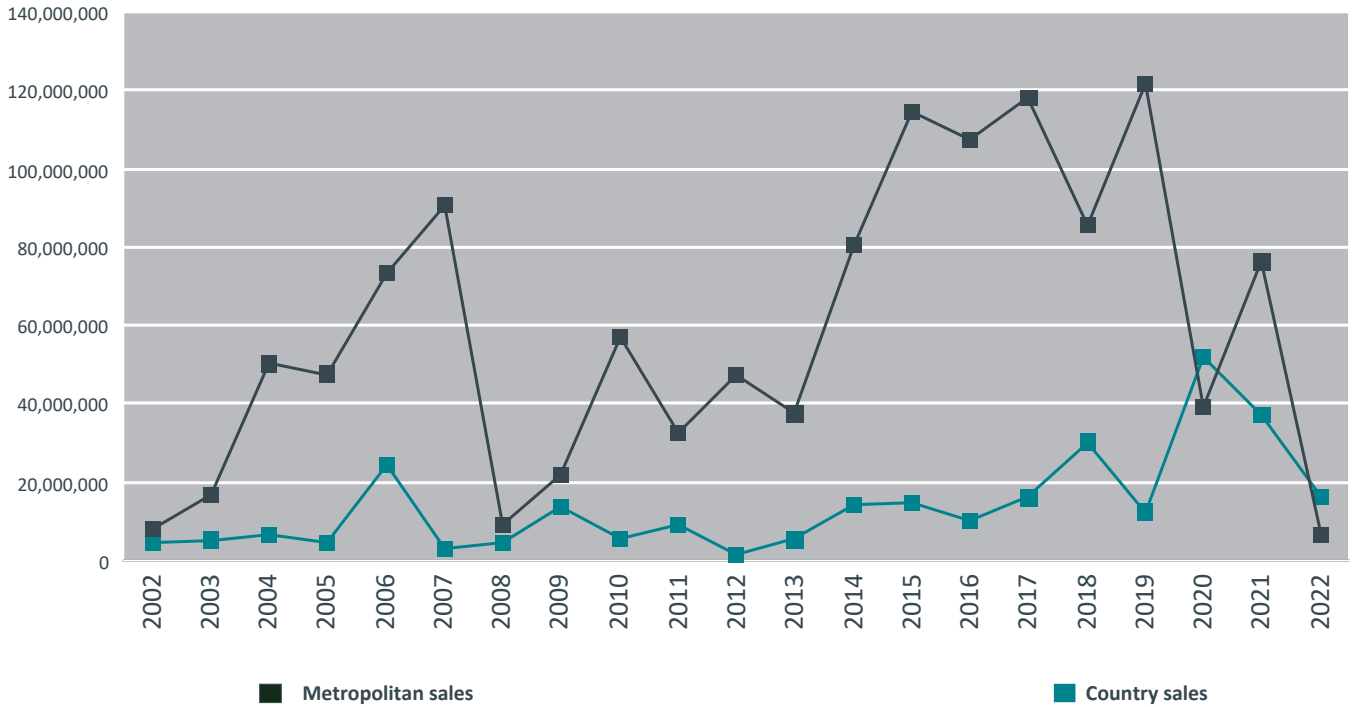


Number of Sales

Year	Metropolitan	Country
2002	20	15
2003	19	10
2004	24	14
2005	19	11
2006	15	9
2007	34	8
2008	4	3
2009	8	9
2010	28	9
2011	20	13
2012	16	6
2013	17	4
2014	20	12
2015	36	11
2016	31	12
2017	20	13
2018	13	6
2019	12	8
2020	9	7
2021	29	23
2022	7	13

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Total Value of Sales



Total Price

Year	Metropolitan	Country
2002	\$7,934,688	\$4,571,348
2003	\$16,783,955	\$5,310,500
2004	\$50,172,910	\$6,696,698
2005	\$47,600,200	\$4,673,000
2006	\$73,400,150	\$24,324,000
2007	\$90,528,992	\$3,259,151
2008	\$9,000,000	\$4,660,000
2009	\$21,770,750	\$13,589,750
2010	\$56,847,800	\$5,812,729
2011	\$32,402,850	\$9,337,860
2012	\$47,334,174	\$1,475,500
2013	\$37,425,760	\$5,364,545
2014	\$80,544,200	\$14,039,071
2015	\$114,580,025	\$14,721,500
2016	\$107,416,925	\$10,061,919
2017	\$117,998,754	\$16,041,000
2018	\$85,626,693	\$30,268,940
2019	\$121,868,100	\$12,466,704
2020	\$39,231,000	\$52,110,000
2021	\$76,135,499	\$37,153,420
2022	\$6,536,000	\$16,364,200

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)
ABBOTSFORD	792500	862500	925000	1187500	1280000	1192500	1050000	1200000	1365000	1346000	1250000	1027500 [^]	-7	58	4.7
ABERFELDIE	947500	1045000	1207500	1300000	1471000	1498500	1390000	1520000	1858000	1900000	1631000	3900000 [^]	-14	72	5.6
AINTREE	-	-	600000	600000	571000	557500	575000	616000	713500	756000	748000	753500	-1	NA	NA
AIREYS INLET	664000	625500	680000	715000	737500	869000	985000	1132500	1775000	1725000	1675000	1625000 [^]	-3	152	9.7
AIRPORT WEST	532000	575000	635000	742000	845000	845000	795000	812500	960000	911000	945000	860000 [^]	4	78	5.9
ALBANVALE	313000	328000	345000	439000	526500	546000	512000	545000	610000	600000	595000	612000 [^]	-1	90	6.6
ALBERT PARK	1360000	1503000	1700000	1775000	2150000	2070000	1990000	1900000	2355000	2475000	2202500	2330000 [^]	-11	62	4.9
ALBION	379000	432000	481000	593000	730000	755000	675000	727500	832500	830000	765000	712500 [^]	-8	102	7.3
ALEXANDRA	261000	247500	285000	275000	291500	335000	325000	380000	440000	550000	477500	470000 [^]	-13	83	6.2
ALFREDTON	361500	362000	340500	375000	412500	439000	480000	512000	605000	650000	640000	607500	-2	77	5.9
ALLANSFORD	310000 [^]	242500	259000 [^]	275000 [^]	280000 [^]	245000	300000 [^]	371000	445000	573500	600000 [^]	365000 [^]	5	94	6.8
ALPHINGTON	1080000	1029000	1296500	1272500	1560000	1612500	1455000	1865000	2280000	2195000	2076000	NA	-5	92	6.8
ALTONA	572500	646500	718000	832500	950000	932500	890000	914000	1162500	1180000	1135000	1035500 [^]	-4	98	7.1
ALTONA EAST	561500	605000	650000	800000	900000	909000	857500	870000	980000	1100000	1025000	850000 [^]	-7	83	6.2
ALTONA MEADOWS	390000	413000	440000	495000	626500	631500	615000	640000	720000	740000	690000	666000	-7	77	5.9
ALTONA NORTH	510000	555000	642500	725000	825000	835000	790000	830000	905000	942500	880500	860000	-7	73	5.6
ANGLESEA	550000	612500	635000	652500	788000	870000	915000	1100000	1440000	1717500	1550000	1455000 [^]	-10	182	10.9
APOLLO BAY	450000	457500	435000	480000	545000	555000	600000	710000	924500	1000000	1080000	885000 [^]	8	140	9.1
ARARAT	180000	200000	210000	204500	199000	199000	215000	244000	313000	380000	375000	330000	-1	109	7.6
ARDEER	330000	360000	381500	517500	595000	629000	572000	615000	719000	682000	628500	707500 [^]	-8	90	6.6
ARMADALE	1675000	1750000	2172500	2364000	2300000	2341500	2490000	2625000	2700000	2735500	2585000	1547500 [^]	-6	54	4.4
ARMSTRONG CREEK	467500	441500	440000	450000	471000	535000	529500	545500	660000	720000	675000	650000	-6	44	3.7
ASCOT (GREATER BENDIGO)	349500	344500	350000	371000	358000	380000	415500	470000	562500	595000	609500	585000 [^]	2	74	5.7
ASCOT VALE	735000	810000	885000	1010000	1185000	1197500	1100000	1210000	1245000	1325000	1300500	900000 [^]	-2	77	5.9
ASHBURTON	1000000	1200000	1435000	1567500	1812500	1712500	1641500	1600000	2000000	1986000	1992500	2005000 [^]	0	99	7.1
ASHWOOD	775000	888000	1140000	1230000	1359000	1210000	1100000	1250500	1450000	1567500	1455000	NA	-7	88	6.5
ASPENDALE	620000	690000	795500	891000	1125000	980000	994000	1120000	1321500	1440000	1332500	1438000 [^]	-7	115	8.0
ASPENDALE GARDENS	586500	632000	715000	775000	882500	935000	844000	970000	1130500	1150000	1117000	1050000 [^]	-3	90	6.7
ATTWOOD	540000	515000	620000	660000	742500	750000	767500	750000	970000	990500	950000	715000 [^]	-4	76	5.8
AVENEL	231000	302000	245000	250000	355000	349000	370000	450000	455000	497500	555000	NA	12	140	9.2
AVOCA	182500	180000	182500	165000	212500	220000	219500	290000	325000	375000	350000	270000 [^]	-7	92	6.7
AVONDALE HEIGHTS	532500	562500	650000	750000	845500	830000	810000	842500	965500	990000	936000	825000	-5	76	5.8
AVONSLEIGH	420000 [^]	355000	397500	501000	562000	540000 [^]	532500	615000 [^]	752500	837500	725000	NA	-13	73	5.6

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
AXEDALE	240000 [^]	357500 [^]	327500 [^]	340000 [^]	350000 [^]	355000 [^]	387500 [^]	390000 [^]	505000 [^]	520000	515000 [^]	NA	-1	115	7.9
BACCHUS MARSH	335500	348000	355000	376000	415500	480000	500000	520000	597000	665000	640000	600000	-4	91	6.7
BADGER CREEK	315000	325000	345000	379000	465000	500000	498000	550000	665000	715000	732500	635000 [^]	2	133	8.8
BAIRNSDALE	235000	244000	246500	255000	272500	279000	274000	290000	350000	440000	435000	370000	-1	85	6.4
BALACLAVA	860500	942000	1100000	1242500	1385500	1190000	1405000	1418000	1550000	1560000	1500000	1627500 [^]	-4	74	5.7
BALCOMBE	710000	737000	871000	950000	1100000	1240000	1125000	1300000	1750000	1852500	1758500	1550000 [^]	-5	148	9.5
BALLAN	352000	330000	359000	370000	417000	462000	450000	505000	603500	640000	607500	670000 [^]	-5	73	5.6
BALLARAT CENTRAL	322000	327500	353000	385000	430000	447500	515000	560000	710000	687500	607500	696500 [^]	-12	89	6.6
BALLARAT EAST	265000	265000	275000	295000	310000	340000	360000	398000	490000	530000	512500	502500	-3	93	6.8
BALLARAT NORTH	296000	312000	315000	339500	346500	389000	417500	425000	566500	627500	620000	502500 [^]	-1	109	7.7
BALNARRING	525000	544000	595000	670000	815000	814500	825000	938500	1275000	1330000	1250000	1305000 [^]	-6	138	9.1
BALNARRING BEACH	750000	700000	887500	904000	890000	1115000	1275000 [^]	1250000	1635000	1847500	2400000	1650000 [^]	30	220	12.3
BALWYN	1530000	1780000	2210000	2180000	2340000	2420000	2377500	2260000	2750000	2862000	2985000	3287500 [^]	4	95	6.9
BALWYN NORTH	1240000	1452000	1850000	1800000	1950000	1810000	1720000	1900000	2255500	2229000	2405000	2330000	8	94	6.8
BANDIANA	339000	355000	377500 [^]	370000 [^]	375000 [^]	390000 [^]	374000 [^]	380000 [^]	447000	599500	599000	732000 [^]	0	77	5.9
BANNOCKBURN	370000	405000	393000	382000	430000	487500	530000	555000	680000	729500	710000	610000 [^]	-3	92	6.7
BARANDUDA	345000	330000	323000	350000	350000	403500	395000	436000	487000	650000	610000	681500 [^]	-6	77	5.9
BARWON HEADS	742500	715000	775000	842500	916000	965000	1024000	1280000	1590000	1800000	1823000	1400000 [^]	1	146	9.4
BAXTER	330500	325000	340000	403000	530000	542500	530000	567500	710000	717500	692500	775000 [^]	-3	110	7.7
BAYSWATER	458500	525000	632500	693000	800500	753000	720000	745500	870000	902000	871000	705000 [^]	-3	90	6.6
BAYSWATER NORTH	468500	490000	580000	628000	737500	713000	695000	731000	855500	869500	840500	922000 [^]	-3	79	6.0
BEACONSFIELD	486500	525000	559000	585000	694500	730000	685000	711000	892000	940000	915000	991000 [^]	-3	88	6.5
BEACONSFIELD UPPER	470000	507500	602500	630000	725500	903500	787500	818000	900000	1205000	1202500	NA	0	156	9.8
BEAUFORT	186000	220000	205000	237500	220000	225000	242500	325000	390000	415000	405000	400000 [^]	-2	118	8.1
BEAUMARIS	1072000	1129500	1345000	1455000	1611000	1674000	1587500	1725000	2100000	2061000	2040000	1837500 [^]	-1	90	6.6
BEECHWORTH	295000	295000	332000	345000	399000	400000	478500	487500	645000	707000	730000	NA	3	147	9.5
BELGRAVE	410000	426000	482500	545000	620000	676000	636000	680000	784000	850000	815000	715000 [^]	-4	99	7.1
BELGRAVE HEIGHTS	430000	480000	590500	624000	687500	701500	685000	737500	902500	1055500	850000 [^]	NA	-19	98	7.1
BELGRAVE SOUTH	548000	541000	555500	565000	689000	782500 [^]	665500	845000	1085000	919000	1125000 [^]	1090000 [^]	22	105	7.5
BELL PARK	314000	323500	340000	360000	400000	452500	482000	500000	620500	640000	610000	619500	-5	94	6.9
BELL POST HILL	328000	333500	344500	355000	435000	487000	475000	507000	657500	675000	620000	687000 [^]	-8	89	6.6
BELLFIELD (BANYULE)	516000	582500	700000	778000	897000	882500	790000	775000	992500	965000	944000	807500 [^]	-2	83	6.2
BELMONT	360000	362000	395000	430000	500000	545000	545000	605000	730000	740000	683500	660000	-8	90	6.6

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
BENALLA	228000	235500	222500	231500	250000	284000	290000	302000	394000	430500	430000	445000	0	89	6.5
BENDIGO	340000	376500	372000	400000	400000	400000	420000	500000	600000	690000	540000	500000	-22	59	4.7
BENTLEIGH	900000	1050000	1245000	1380000	1470000	1394000	1376000	1510000	1742500	1723000	1690000	1600000 [^]	-2	88	6.5
BENTLEIGH EAST	750000	850000	1000500	1115000	1256000	1205000	1200000	1255000	1480000	1490000	1430000	1566000	-4	91	6.7
BERWICK	453000	487500	535000	583000	670000	690000	670000	700000	812000	870000	855000	832500	-2	89	6.6
BEVERIDGE	396000	351500	400000	430000	495000	540000	580000	531000	630000	650000	650000	650000	0	64	5.1
BIRCHIP	120000	90000 [^]	121500	55000	100000	100000	108500	121500	130000	170000	225000	120000 [^]	32	88	6.5
BIRREGURRA	255000	337500	302500	345000	382500	412500	463000	489500	692500	700000	850000	460000 [^]	21	233	12.8
BITTERN	402000	390000	382500	464000	526500	650000	577500	630000	750000	832500	850000	670000 [^]	2	111	7.8
BLACK HILL	283500	321500	300000	315000	370000	405000	492500	491000	550000	642500	626000	577000 [^]	-3	121	8.2
BLACK ROCK	1237500	1400000	1545000	1745000	2017500	2029000	1793000	1920000	2600000	2565000	2287500	3000000 [^]	-11	85	6.3
BLACKBURN	860500	936000	1200500	1241000	1410000	1370500	1305000	1405000	1639500	1549500	1600000	1624000 [^]	3	86	6.4
BLACKBURN NORTH	692000	790000	921500	1040000	1140500	1038000	1017500	1090000	1300000	1230000	1284500	1417000 [^]	4	86	6.4
BLACKBURN SOUTH	697500	780000	920500	1050000	1200000	1063500	1034000	1100500	1338500	1288000	1350000	1347000 [^]	5	94	6.8
BLAIRGOWRIE	609000	627500	621500	770000	883000	990500	921500	1143500	1562500	1725000	1657500	1450000	-4	172	10.5
BLIND BIGHT	362500	343000	401000	440000	514000	546000	552500	570000	668500	705000	806000	762500 [^]	14	122	8.3
BONBEACH	580000	635000	700000	778000	882500	910000	855000	930000	1115000	1177500	1105000	936000 [^]	-6	91	6.7
BONNIE BROOK	-	-	-	-	-	-	-	307000 [^]	492500	645000	671500	660000	4	NA	NA
BONNIE DOON	250000	275000	290000	290000	315000	417500	410000	372500	565000	670000	630000	660000 [^]	-6	152	9.7
BONSHAW	-	309000 [^]	309000 [^]	322500 [^]	235000 [^]	400000 [^]	379000	435000	525000	565000	560000	552500 [^]	-1	0	NA
BOOLARRA	196500	260000 [^]	212500	202500	255000 [^]	250000 [^]	247500	255000 [^]	355000	362500 [^]	450000	535000 [^]	24	129	8.6
BOORT	157500	162500	130000	200500	215000	180000	185000	165000	240000	227500	270000	307000 [^]	19	71	5.5
BORONIA	459500	500500	592500	648500	735000	742500	680000	715000	845000	830000	855000	856000	3	86	6.4
BOTANIC RIDGE	492000	519000	565000	600000	690000	730000	700000	727000	847000	920000	872500	753000 [^]	-5	77	5.9
BOX HILL	855000	1067000	1350000	1360500	1752500	1700500	1545000	1512500	1630500	1726000	1680000	1200000 [^]	-3	96	7.0
BOX HILL NORTH	746000	857500	1060000	1146000	1321000	1188000	1200000	1191500	1321000	1320000	1333000	1262500 [^]	1	79	6.0
BOX HILL SOUTH	785000	910000	1153000	1255000	1409000	1285500	1177500	1252500	1560000	1440000	1500000	1869500 [^]	4	91	6.7
BRAYBROOK	424000	479500	550000	629000	665000	728500	646500	669500	739000	794500	712000	715000	-10	68	5.3
BREAKWATER	255000	251500	267500	277500	335000	385000	405000	410000 [^]	534500	580000	575000	NA	-1	125	8.5
BRIAGOLONG	226000 [^]	200000 [^]	215000 [^]	265000 [^]	257000 [^]	264000 [^]	315000	277500	400000	415000	436500	400000 [^]	5	93	6.8
BRIAR HILL	572500	633000	680000	721500	833000	880000	823500	863000	1015000	984500	1001000	1040000 [^]	2	75	5.7
BRIGHT	325000	339500	392500	429500	495000	590000	580000	700000	909500	1195000	1100000	919000 [^]	-8	238	13.0
BRIGHTON	1802500	1940000	2307500	2740000	3050000	2888000	2675000	3148500	3515000	3457500	3200000	2825000 [^]	-7	78	5.9

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth
													21-22 (%)	12-22 (%)	PA 12-22 (%)
BRIGHTON EAST	1230000	1300500	1600000	1750000	1890000	1880000	1700000	1950000	2265000	2316500	2425000	2100000	5	97	7.0
BROADFORD	291000	267000	270000	287500	330000	396500	415000	454000	505000	570000	550000	430000 [^]	-4	89	6.6
BROADMEADOWS	325000	345000	370000	416500	546000	575000	525500	551500	590000	600000	560000	530000	-7	72	5.6
BROOKFIELD	330000	350500	340000	360000	425000	491500	445000	500000	539000	570000	560000	558500	-2	70	5.4
BROOKLYN	491500	540000	602000	700500	834000	695000	672500	712500	850000	810000	740000 [^]	NA	-9	51	4.2
BROWN HILL	310000	281500	270000	338000	350000	405000	449000	487500	600000	601000	740000	675000 [^]	23	139	9.1
BRUNSWICK	750000	812500	861000	947000	1200000	1100000	1037500	1100000	1350000	1330000	1300000	1435000	-2	73	5.7
BRUNSWICK EAST	767000	820000	888000	998000	1150000	1170000	1011500	1286500	1440000	1350000	1400000	1530000 [^]	4	82	6.2
BRUNSWICK WEST	745000	790000	863000	1002500	1155000	1160000	1061000	1180000	1324000	1285500	1275000	1300000 [^]	-1	71	5.5
BRUTHEN	198000 [^]	182500 [^]	205000 [^]	207000 [^]	229500 [^]	261000	229000	345000	285000	455000	470000	529000 [^]	3	137	9.0
BULLEEN	780000	861000	1095000	1170000	1300000	1230000	1105000	1177000	1355000	1386000	1398000	1305000 [^]	1	79	6.0
BUNDALONG	337500	336500 [^]	372500	425000	373000	462000	515000 [^]	725000	674500 [^]	2519000	968000	665000 [^]	-62	187	11.1
BUNDOORA	530000	553500	600500	652000	753000	730000	735000	745000	865000	853000	858500	850000	1	62	4.9
BUNINYONG	348000	385000	364500	381000	470000	467500	475000	587500	666000	770000	680000	542500 [^]	-12	95	6.9
BUNYIP	332500	325000	420000	357500	437500	550000	500500	541500	652500	750000	730000	705000 [^]	-3	120	8.2
BURNLEY	836000 [^]	1100000	999000	1215000	1405000 [^]	1277500	1188500 [^]	1497500 [^]	1595000	1565000	1582500	1831000 [^]	1	89	6.6
BURNSIDE	390000	401000	415000	518500	572500	605000	605000	660000	720000	780000	752500	777500 [^]	-4	93	6.8
BURNSIDE HEIGHTS	427000	442500	460000	522000	590000	633000	591000	652500	701000	749000	745000	758000 [^]	-1	74	5.7
BURWOOD	780000	921000	1190000	1219000	1357000	1320000	1170000	1277500	1430000	1381000	1497500	1344500	8	92	6.7
BURWOOD EAST	685500	782000	982500	1021000	1126500	1005000	1106000	1168500	1250500	1259000	1280000	1180000 [^]	2	87	6.4
CAIRNLEA	480000	545000	540000	608500	710000	734000	752500	807500	850000	941500	936500	942500 [^]	-1	95	6.9
CALIFORNIA GULLY	252500	262000	255000	255000	250000	275000	287000	318000	415000	463000	461000	449500 [^]	0	83	6.2
CAMBERWELL	1382000	1655000	1912500	2090000	2300000	2155000	2070000	2072500	2569000	2650000	2538000	2761500 [^]	-4	84	6.3
CAMPBELLFIELD	330000	338000	374500	420000	507000	550000	533000	537500	602500	605000	605000	637000 [^]	0	83	6.2
CAMPBELLS CREEK	382000	345000	387500	426500	380000	460500	500000	522500	652500	710000	722500	NA	2	89	6.6
CAMPERDOWN	220000	186000	218000	217500	240000	235000	280000	292500	362500	415000	470000	420000	13	114	7.9
CANADIAN	322500	297000	345000	339000	334500	373000	375000	422500	490000	580000	535000	450000 [^]	-8	66	5.2
CANTERBURY	1950000	2100000	2523000	2620000	3140000	2533000	2902500	2705000	3389000	3460000	3252500	NA	-6	67	5.2
CAPE PATERSON	337000	332000	350000	358000	407500	442000	540000	635500	782500	880000	804500	807500 [^]	-9	139	9.1
CAPE SCHANCK	620000	557500	660000	667500	972500	845000 [^]	940000	1095500	1350000	2250000	1524000	1657500 [^]	-32	146	9.4
CAPEL SOUND	350000	366000	390000	442500	542500	550000	520000	582500	775000	815000	740000	682000 [^]	-9	111	7.8
CARDIGAN	177500 [^]	216500 [^]	225000	225000	242500 [^]	622500 [^]	863500 [^]	727500 [^]	1090000 [^]	1150000	1045000	NA	-9	489	19.4
CARISBROOK	218500	238500	200000	200000	245000	232500	300000	301500	364000	485000	410000	NA	-15	88	6.5

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
CARLTON	1002500	1020000	830000	1050000	1470000	1625000	1308000	1452500	1492500	1512500	1485000	1006000 [^]	-2	48	4.0
CARLTON NORTH	890500	1095000	1177500	1360000	1628000	1445000	1555000	1500000	1712000	1660000	1480000	1470000 [^]	-11	66	5.2
CARNEGIE	865000	1007500	1300000	1348500	1510000	1445000	1313500	1420000	1776000	1685000	1675000	1835000 [^]	-1	94	6.8
CAROLINE SPRINGS	435000	460000	480000	530000	611000	620000	620000	650000	720000	750000	730500	730000	-3	68	5.3
CARRUM	510000	536000	611000	750000	835500	860000	770000	830500	967000	965000	1030000	NA	7	102	7.3
CARRUM DOWNS	330000	346000	370000	430000	525000	575000	537000	575000	665000	705000	695000	717500	-1	111	7.7
CASTERTON	97500	99000	100000	126500	142000	132500	150000	161500	200000	300000	290000	195000 [^]	-3	197	11.5
CASTLEMAINE	372500	369500	380000	410000	435000	499000	520000	556500	680500	725000	725000	690000 [^]	0	95	6.9
CAULFIELD	1172500	1322000	1650000	1715000	1885000	1701000	1762500	1818500	2060000	2079000	1786000	1292000 [^]	-14	52	4.3
CAULFIELD NORTH	1415000	1480000	1875000	2181000	2285000	1960000	2112000	2360000	2697500	2650000	2620000	2600000 [^]	-1	85	6.4
CAULFIELD SOUTH	1050000	1200000	1375000	1517500	1690000	1600000	1494500	1750000	1950000	1845000	1945000	1685000 [^]	5	85	6.4
CHADSTONE	719000	823500	925000	1017500	1131000	1050000	958000	1095000	1255000	1172500	1290000	1280000 [^]	10	79	6.0
CHARLEMONT	-	-	-	-	157000 [^]	455000	465000	530000	628000	650000	610000	609000	-6	NA	NA
CHARLTON	120000	131000	179500	160000	136000	150000	147000	149500	195000	300000	320000	275000 [^]	7	167	10.3
CHELSEA	577500	580000	730000	890000	914000	905000	856500	980000	1167500	1142500	1200000	1465000 [^]	5	108	7.6
CHELSEA HEIGHTS	465000	513000	598000	641000	750000	778000	750000	805000	977500	935000	906500	890000 [^]	-3	95	6.9
CHELTENHAM	690000	774000	867000	942500	1170000	1105000	1035000	1130000	1306000	1350000	1342000	1320000 [^]	-1	94	6.9
CHELTENHAM EAST	600000	670000	770000	867500	982500	940000	940000	1010500	1190000	1157500	1150000	1205000 [^]	-1	92	6.7
CHELTENHAM NORTH	583500	675000	745000	895000	1018000	925000	913000	921500	1015000	1050000	1050000	1090000 [^]	0	80	6.1
CHILTERN	171500	187500	220000	250000	240000	260000	223500	321000	330000	395000	390000	NA	-1	127	8.6
CHIRNSIDE PARK	450000	490500	542500	627000	735000	700000	680500	750000	900000	925000	900000	875000	-3	100	7.2
CHURCHILL	182000	178500	172500	182000	175000	180000	185000	226000	305000	360000	345000	345000 [^]	-4	90	6.6
CLARINDA	525000	606500	682500	751000	866000	802500	820000	851500	1024500	1060000	950000	1075000 [^]	-10	81	6.1
CLAYTON	645000	750000	976000	1010500	1250000	1255000	1158000	1055000	1200000	1123000	1165000	1020000 [^]	4	81	6.1
CLAYTON NORTH	630000	850000	1100000	1100000	1234500	1330000	1377500	1330000	1300000	1345000	1306000	1235000 [^]	-3	107	7.6
CLAYTON SOUTH	526500	580000	687500	755000	850500	850000	832000	830000	982500	975000	947500	895000 [^]	-3	80	6.1
CLIFTON HILL	867000	965000	1085000	1220000	1390000	1364500	1348000	1375000	1750000	1710000	1725000	1200000 [^]	1	99	7.1
CLIFTON SPRINGS	337500	344000	345000	365000	420000	472000	485000	518500	666000	710000	670000	745000	-6	99	7.1
CLUNES	219000	237500	245000	255000	263000	354000	320000	357500	450000	500000	510000	420000 [^]	2	133	8.8
CLYDE	397000	406000	397000	435000	430000	505000	542500	572000	613000	682500	675500	666500	-1	70	5.5
CLYDE NORTH	409000	380000	410000	491000	550000	595000	570000	605000	660000	730500	720000	725000	-1	76	5.8
COBBLEBANK	335500	323000 [^]	318000 [^]	328000 [^]	374000	460000	480000	510000	565000	645000	642500	605000	0	92	6.7
COBDEN	162500	145000	178500	177000	263000	225000	237000	272000	349000	386000	395000	351000 [^]	2	143	9.3

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12-22 (%)
COBRAM	218000	230000	236000	265000	255000	255000	272500	300000	370000	414000	437500	389000 [^]	6	101	7.2
COBURG	633000	710000	778000	876000	1000000	966500	935500	1085000	1257500	1216500	1180000	1085000	-3	86	6.4
COBURG EAST	560000	597500	675000	762500	865000	841500	825000	981000	1102000	1072500	1130000	883000 [^]	5	102	7.3
COBURG NORTH	540000	600000	665000	780000	822000	814000	805000	899000	1008500	1020000	980000	937000 [^]	-4	82	6.1
COCKATOO	355000	365000	385500	430000	539500	591000	580000	610000	730500	770000	760000	792500 [^]	-1	114	7.9
COHUNA	139000	175000	175000	157500	180000	177500	204000	232500	260000	285000	325000	375000 [^]	14	134	8.9
COLAC	226500	235000	246500	259500	282500	320000	315000	350000	420000	500000	480000	435000	-4	112	7.8
COLDSTREAM	385000	405000	441000	521000	597500	660000	635000	648000	767000	780000	805000	826500 [^]	3	109	7.7
COLERAINE	118000	95000	96000	90000	133000	114000	144000	127000	174000	282000	207500	174500 [^]	-26	76	5.8
COLLINGWOOD	741000	775000	914000	920000	1205000	1110000	1060000	1155000	1251500	1302000	1225000	1230000 [^]	-6	65	5.2
CONNEMARRE	612500 [^]	722500 [^]	800000	892000	955000	1200000	1345000 [^]	1647500 [^]	1625000	2570000	1896500 [^]	1800000 [^]	-26	210	12.0
COOLAROO	290000	290000	302500	340000	451000	480000	441000	477000	500000	530000	530500	527500 [^]	0	83	6.2
COONANS HILL	655000	728500	743000	870000	963000	927000	902500	1055000	1213000	1207500	1205000	NA	0	84	6.3
COONGULLA	150000 [^]	205000 [^]	189000 [^]	185000 [^]	192000 [^]	242000	335000	285000 [^]	280000	377500	457500 [^]	NA	21	205	11.8
CORINELLA	330000	270000	370000	325000	391000	450000	357500	510000	670000	777500	695000	600000 [^]	-11	111	7.7
CORIO	230000	242000	240000	250000	305000	370000	351500	390000	457000	520000	480000	475000	-8	109	7.6
CORONET BAY	251000	249000	240000	266000	325500	345000	370000	407500	522500	635000	580000	595000 [^]	-9	131	8.7
CORRYONG	166500	135000	160000	164000	180000	162500	236000	226500	240000	310000	320000	285000 [^]	3	92	6.8
COWES	387500	357500	412500	400000	440000	541000	557500	589500	880000	875000	800000	725000 [^]	-9	106	7.5
COWES WEST	320000	350000	329000	353500	390000	485500	508500	545000	705000	820000	779000	765000	-5	143	9.3
CRAIGIEBURN	360000	362000	390000	425000	502500	546500	525000	560000	616000	660000	650000	656000	-2	81	6.1
CRANBOURNE	315000	331500	360000	406000	510000	540000	500000	510000	618000	660000	655000	639000	-1	108	7.6
CRANBOURNE EAST	390000	410000	437000	460000	535000	574500	567000	590000	670000	720000	707500	720000	-2	81	6.1
CRANBOURNE NORTH	370000	375000	410000	455000	541000	600000	570000	587500	653500	720000	710000	732500	-1	92	6.7
CRANBOURNE SOUTH	-	455000 [^]	685000 [*]	685000 [*]	600000 [^]	425000 [^]	632500 [^]	634000	710000	795000	721000	660000 [^]	-9	0	NA
CRANBOURNE WEST	330000	335000	350000	410000	510500	540000	508000	510000	600000	680000	657500	637500	-3	99	7.1
CREMORNE	821000	886500	1030000	1072000	1230000	1420000	1290000	1410000	1500000	1315000	1335000	NA	2	63	5.0
CRESWICK	245000	270000	265000	292500	311500	324000	350000	387500	500000	545000	529000	484500 [^]	-3	116	8.0
CRIB POINT	355000	339000	350000	402000	502500	555000	527500	578500	740000	785000	755000	510000 [^]	-4	113	7.8
CROYDON	470000	525000	605000	695000	809000	792500	735000	787500	920000	900000	916000	895000	2	95	6.9
CROYDON HILLS	571500	606000	697000	730000	875000	877500	835000	920000	1100000	1107000	1180000	900000 [^]	7	107	7.5
CROYDON NORTH	540500	600000	702500	790500	872000	840000	827500	860500	1050000	1069000	1075000	1180000 [^]	1	99	7.1
CROYDON SOUTH	442000	530000	600000	655000	800000	757500	715500	740000	890000	864000	885500	995000 [^]	2	100	7.2

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)
CURLEWIS	385500	382500	387000	405000	426000	495000	565000	572500	650000	705000	667500	645000	-5	73	5.6
DALLAS	280000	295000	321500	345000	430000	490000	451500	467500	526500	524500	512500	531500 [^]	-2	83	6.2
DALYSTON	245000	260000 [^]	257000	255000	273500	305000	373000	421000	536000	580000	525000	556500 [^]	-9	114	7.9
DANDENONG	405000	439000	485000	555500	620000	640000	601000	630000	700000	740000	687500	710000	-7	70	5.4
DANDENONG NORTH	390000	415500	481000	551000	633500	640000	606500	640000	729000	738500	721000	753000	-2	85	6.3
DANYO	54500 [^]	78500 [^]	60500 [^]	40000 [^]	84000 [^]	78500 [^]	40000 [^]	80000 [^]	117500 [^]	180000	164000 [^]	NA	-9	201	11.6
DARLEY	330500	360000	377500	371500	430000	505000	520000	500000	610000	710000	695000	600000	-2	110	7.7
DAYLESFORD	385000	401500	442500	464000	502000	552500	592500	692500	835000	910000	899000	1035000 [^]	-1	134	8.9
DEANSIDE	-	-	-	-	340000 [^]	456500	335000 [^]	499500 [^]	540000	585000	640000	660000	9	NA	NA
DEEPDENE	1981000	2215000	2750000	2600000	2862500	2692500	2858000	3150000	3262500	3001000	3050000	NA	2	54	4.4
DEER PARK	348000	365000	390000	441000	552500	580000	550000	580000	630000	635000	640000	655000	1	84	6.3
DELACOMBE	280000	292000	290000	319000	325000	360000	390000	410000	525000	570000	527500	545000 [^]	-7	88	6.5
DELAHEY	372500	370000	400000	458000	545000	575000	530000	575000	645000	650000	639000	601000 [^]	-2	72	5.5
DENNINGTON	320000	315000	345000	342500	345000	355000	360000	395000	485000	616500	581500	467500 [^]	-6	82	6.2
DERRIMUT	417000	435000	466000	530000	635000	615000	649000	658000	715000	770000	739000	790500 [^]	-4	77	5.9
DIAMOND CREEK	513000	550000	580000	646500	755000	782500	750500	797500	1000000	994500	983500	1020000	-1	92	6.7
DIGGERS REST	280000	325000	325000	360000	440500	500000	515000	560000	614000	657500	657500	647500	0	135	8.9
DIMBOOLA	89000	90500	109500	107000	122500	130000	120000	154000	200000	247000	281000	440000 [^]	14	216	12.2
DINGLEY VILLAGE	553500	607000	690000	775500	887000	840500	810000	934000	1050000	1112000	1090000	962500 [^]	-2	97	7.0
DINNER PLAIN	390000	309000	359000	400000	412500	510000	520000	565000	765000	975000	1200000 [^]	855000 [^]	23	208	11.9
DONALD	140000	120000	125000	145000	122000	145000	135500	145000	170000	225000	240000	240000 [^]	7	71	5.5
DONCASTER	850500	999000	1176000	1297500	1366500	1320000	1270000	1280000	1502000	1500000	1550000	1505000	3	82	6.2
DONCASTER EAST	789000	894500	1113500	1230000	1360000	1222000	1198000	1255000	1500000	1535000	1630000	1581000	6	107	7.5
DONNYBROOK	-	-	-	-	-	530000 [^]	540000 [^]	620000	600000	665000	650000	660000	-2	NA	NA
DONVALE	735000	840000	964000	970000	1200000	1182500	1140000	1195000	1337500	1440000	1438500	1215000 [^]	0	96	6.9
DOREEN	415000	430000	440000	470000	550000	601000	598000	623500	705000	741500	727000	731000	-2	75	5.8
DOVETON	302000	310500	348000	405000	490000	543500	472000	500000	582500	625000	570000	606000	-9	89	6.6
DROMANA	462000	492000	551000	583000	690000	786000	715000	762500	1000000	1100000	1052500	932500	-4	128	8.6
DROUIN	300000	311000	320000	347000	390000	455000	440000	467000	565000	620000	621500	625000	0	107	7.6
DRYSDALE	380000	401500	410000	410000	440000	522500	575500	590000	682500	747000	726000	627500	-3	91	6.7
DUNOLLY	182500	170000	167500	180000	179000	206500	234500	209500	265000	320000	335000	560000 [^]	5	84	6.3
EAGLE POINT	227000	267000	341500	255000	250000	290000	354000	394500	409500	580000	530000	630000 [^]	-9	133	8.8
EAGLEHAWK	264000	273000	283000	270000	295000	315000	321500	360000	440000	510000	485000	545000	-5	84	6.3

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)
EAGLEMONT	1340000	1522000	1740000	1901000	1963000	1955000	1863000	2029000	2385000	2425000	2528500	1700000 [^]	4	89	6.6
EAST BAIRNSDALE	226000	160000	202500	212500	222000	227000	235000	320000	355000	380000	347500	406000 [^]	-9	54	4.4
EAST BENDIGO	285000	330000	300000	303500	335000	318000	390000	389500	465000	570000	551500	580000 [^]	-3	93	6.8
EAST GEELONG	450000	426500	440000	515500	600000	637500	632500	815000	920000	846000	835000	910000 [^]	-1	86	6.4
EAST MELBOURNE	1790000	1850000	2750000	3655000	3585000	2675000	3090000	2862500	3300000	3127500	3363000	3625000 [^]	8	88	6.5
EAST WARBURTON	289500	275000	305000	369000	392500	428500	458000	532500 [^]	645000	620000	667500	NA	8	131	8.7
EASTWOOD	335000	342000	335000	357500	380000	385000	410000	417000	535000	590000	599000	570000 [^]	2	79	6.0
ECHUCA	285000	285000	300000	310000	320000	365000	372500	412000	467500	555000	580000	570000 [^]	5	104	7.4
EDENHOPE	160000	130000	115000	144500	160000	147000	169500	143000	206500	225000	266000	NA	18	66	5.2
EDITHVALE	615000	670000	766000	930000	1058500	1047500	950000	1029500	1240000	1362500	1280000	1608000 [^]	-6	108	7.6
EILDON	210000	205000	208500	210000	225000	258000	251500	285000	350000	430000	450000	310000 [^]	5	114	7.9
ELLMINYT	332000	313000	318000	364000	366500	385000	445000	470000	517000	675000	750000	540000 [^]	11	126	8.5
ELMORE	184000	178000	200000	220000	162000	227500	235000	245000	332500	405000	358000	321500 [^]	-12	95	6.9
ELSTERNWICK	1365000	1315000	1621000	1723500	2087500	1970000	1825000	2081000	2175000	2265000	2165000	1467000 [^]	-4	59	4.7
ELTHAM	631500	670000	750000	815000	930000	942500	928000	995000	1234500	1255000	1190000	1163500 [^]	-5	88	6.5
ELTHAM NORTH	622000	680000	758000	854500	900000	930500	930000	1050000	1237500	1237000	1250000	1234000 [^]	1	101	7.2
ELWOOD	1350000	1412500	1631000	1841500	1900000	2140000	1950000	2110000	2216500	2605000	2200000	2775000 [^]	-16	63	5.0
EMERALD	440000	449500	502000	545000	660500	730000	660000	732500	881000	950000	860000	800000 [^]	-9	95	6.9
ENDEAVOUR HILLS	400000	432000	496500	550000	630500	651000	620000	672000	750000	815000	795000	760000 [^]	-2	99	7.1
EPPING	366500	386500	400000	455000	556500	600000	546000	577000	654000	677000	668000	650000 [^]	-1	82	6.2
EPSOM	322500	342500	340000	340000	352000	357000	371500	431000	530000	600000	582500	585000 [^]	-3	81	6.1
ESSENDON	870000	942000	1228000	1365000	1400000	1691000	1450000	1520000	1750000	1841000	1760000	1550000 [^]	-4	102	7.3
ESSENDON NORTH	725000	840000	808000	875000	1100000	1145000	1100000	1260000	1400000	1510000	1296000	1377500 [^]	-14	79	6.0
ESSENDON WEST	720000	785000	920000	962500	1296000	1221000	1180000	1275000	1390000	1265500	1165000	1438000 [^]	-8	62	4.9
EUMEMMERRING	353000	365000	408500	450500	517500	622000	540000	550000	628000	750500	665000	NA	-11	89	6.5
EUREKA	243500 [^]	259000	247500	275000	251500	315500	360000	412500	430000	490000	523000	490000 [^]	7	115	7.9
EUROA	208000	230000	235500	265000	239000	270000	309000	360000	407500	475000	492500	450000 [^]	4	137	9.0
EYNESBURY	390500	390000	403500	459000	484000	550000	558500	600000	676500	710000	652500	657500 [^]	-8	67	5.3
FAIRFIELD	915000	945000	1111500	1303000	1496000	1316000	1295000	1395500	1700000	1800000	1585000	1465000 [^]	-12	73	5.6
FAWKNER	410000	444000	510000	587500	705000	720000	665000	715000	815000	770000	770000	755000 [^]	0	88	6.5
FERNTREE GULLY	451000	505000	599000	660000	749000	732500	692000	750000	865000	873000	890000	906000 [^]	2	97	7.0
FERNY CREEK	497500	492500	621000	735000	798000	830000	800000	908000	1120000	940000	890000	948000 [^]	-5	79	6.0
FINGAL	677500	730000	857500	840000	1000000	1350000	1240000	1312500	1807500	1975000	2000000 [^]	NA	1	195	11.4

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
FITZROY	945000	1130000	1297500	1600000	1625000	1450000	1400000	1400000	1520000	1502500	1530000	1267000 [^]	2	62	4.9
FITZROY NORTH	976000	1014000	1188000	1279000	1450000	1475000	1385000	1600000	1706000	1632500	1600000	1870000 [^]	-2	64	5.1
FIVEWAYS	355000	315000	380000	417500	525000	542500	485000	530000 [^]	751500	825000	670000 [^]	NA	-19	89	6.6
FLEMINGTON	735500	730000	830000	918000	1100000	926500	1000000	1028500	1250000	1103500	1027500	1037500 [^]	-7	40	3.4
FLINDERS	765000	808000	839000	1225000	1525000	1697500	1670000	2085000	2667500	3342000	2125000	1950000 [^]	-36	178	10.8
FLORA HILL	310000	323500	321000	325000	335000	352500	370000	395000	481000	550000	520000	530500	-5	68	5.3
FLOWERDALE	292500 [^]	170000 [^]	255000	237500	310000	390000	287500 [^]	400000	475000	530000 [^]	595000	601500 [^]	12	103	7.4
FOOTSCRAY	600000	645000	690500	775000	883500	899000	812000	863500	962500	990000	902000	1027500	-9	50	4.2
FOREST HILL	650500	721000	892000	933500	1060000	935000	900000	986000	1207500	1155500	1250500	1008000 [^]	8	92	6.8
FOSTER	298000	315000	325000	315000	320000	333500	330000	387500	457500	595000	590000	695000 [^]	-1	98	7.1
FRANKSTON	350000	372000	426000	474000	600000	605000	581000	621500	750000	764500	735000	763000	-4	110	7.7
FRANKSTON NORTH	255000	269000	297000	352000	470000	502000	423000	450000	580000	610000	574000	591000	-6	125	8.4
FRANKSTON SOUTH	535000	560000	620000	690000	815500	855000	817500	860000	1150000	1200000	1150000	996000	-4	115	8.0
FRASER RISE	455000	490000	465000	483000	541000	615000	595000	620000	675000	719000	716000	685000	0	57	4.6
FYANSFORD	386500 [^]	478000 [^]	688000 [^]	592500 [^]	610000	650000	660000 [^]	800500	845000	1065000	950000	1057500 [^]	-11	146	9.4
GARDEN CITY	1055000	1055000	1320000	1440000	1650000	1507500	1375000	1602500	2074500	1850000	1616000	1630000 [^]	-13	53	4.4
GARDENVALE	1150000 [^]	1180000 [^]	1348000 [^]	1857500 [^]	1880000 [^]	1830000	1740000	1900000 [^]	2120000	2005000 [^]	2300000	NA	15	100	7.2
GARFIELD	405000	355000	370000	405000	414500	540000	518000	590000	715000	789000	820000	540000 [^]	4	102	7.3
GEELONG	500000	512000	607500	590000	735000	757500	720000	883500	950000	900000	982500	800000 [^]	9	97	7.0
GEELONG WEST	440000	469000	490000	543500	654000	713000	675000	749500	882500	997000	910000	745000	-9	107	7.5
GEMBROOK	344000	400000	440000	525000	565000	610000	650000	680000	789500	862500	852500	NA	-1	148	9.5
GISBORNE	496000	510000	550000	635000	655000	770000	730000	810000	898500	1052500	1000000	946000	-5	102	7.3
GLADSTONE PARK	392500	400000	460000	525000	645000	630000	636500	640000	728000	730000	710000	682500 [^]	-3	81	6.1
GLEN HUNTLY	977500	1135000	1350000	1330000	1415000	1253000	1440000	1342500	2002500	1570000	1735500	1077500 [^]	11	78	5.9
GLEN IRIS	1310000	1500000	1800000	1935000	2025000	1927500	1967000	2136000	2492500	2500000	2500000	2225000 [^]	0	91	6.7
GLEN WAVERLEY	815000	960000	1212500	1221000	1337500	1300000	1287500	1304000	1558500	1560000	1660000	1675000	6	104	7.4
GLENGARRY	232500	283000	286000	277500	310000	300000	324000 [^]	388000 [^]	490000	576500	590000	NA	2	154	9.8
GLENROWAN	230000	239000 [^]	225000	272500	300000	265000 [^]	372500	375000	500000 [^]	517000	595000 [^]	562000 [^]	15	159	10.0
GLENROY	454000	500000	560000	600000	730000	725000	700000	740000	835000	850000	795000	810000	-6	75	5.8
GOLDEN BEACH	169500	172500	180000	212500	209500	225500	220000	270000	325000	355000	395000	395000 [^]	11	133	8.8
GOLDEN POINT (BALLARAT)	265000	265000	259500	295000	302500	347500	370000	430000	510000	545000	570000	385000 [^]	5	115	8.0
GOLDEN SQUARE	295000	305000	306000	315000	320000	334000	340000	377500	469500	542500	515000	494000	-5	75	5.7
GORDON	278500	303000 [^]	290000 [^]	330000 [^]	404000	402500 [^]	495000	618000 [^]	632500	690000	675000	NA	-2	142	9.3

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12-22 (%)
GOUGH'S BAY	257500	247500	265000	235000	257500	345500	299500 [^]	360000	499500	710000 [^]	580000	650000 [^]	-18	125	8.5
GOWANBRAE	620000	557500	573000	619000	790000	727500	700500	739000	940000	902500	865000	925000 [^]	-4	40	3.4
GRANTVILLE	215000	255000	250000	272500	339500	402500	397500	440000	540000	620000	595000	620000 [^]	-4	177	10.7
GREEN LAKE	262500	254500	281500	305000	280000	270000	290000	360000	384500	440000	433000	NA	-2	65	5.1
GREENSBOROUGH	534000	574000	635000	717000	830000	815000	798000	850000	1001000	1000000	970000	966500	-3	82	6.2
GREENVALE	550000	539500	500000	510000	650000	720000	715000	720000	820000	881000	845000	835000	-4	54	4.4
GROVEDALE	352000	362000	370000	400000	432000	495000	505000	550000	655000	700000	660000	627500	-6	88	6.5
HADFIELD	461500	500000	550000	624500	740500	741500	730000	745000	890000	888000	860000	900000 [^]	-3	86	6.4
HALLAM	362500	380000	424000	455000	580000	630000	550000	600000	700000	720000	714000	755000	-1	97	7.0
HALLS GAP	184500	224500	245000	272500	280000	355000	320000	350000	465000	570000	555000	630000 [^]	-3	201	11.6
HAMILTON	192500	200000	200000	216000	190000	225000	209500	255000	339000	357000	370000	360000	4	92	6.8
HAMLIN HEIGHTS	363500	366500	382500	415000	500000	545000	540000	563500	708000	769500	740000	650000	-4	104	7.4
HAMPTON	1270000	1340000	1650000	1800000	2020000	1905000	1900000	2000000	2420000	2341000	2370000	2825000 [^]	1	87	6.4
HAMPTON EAST	770000	862500	1020000	1200000	1340000	1230000	1211500	1290500	1512500	1610000	1475000	1275000 [^]	-8	92	6.7
HAMPTON PARK	330000	337500	370000	410000	505000	550000	501500	539000	620000	665000	644500	650000	-3	95	6.9
HARCOURT	309000 [^]	358000	295000	377500	385000	375000 [^]	420000 [^]	527500	604000	705000	697500	NA	-1	126	8.5
HARKNESS	330000	340000	350000	360000	420000	485000	475000	490000	535000	595000	580000	550000	-3	76	5.8
HASTINGS	345000	368000	365000	400000	507500	519500	506000	562000	651000	736500	715000	650000	-3	107	7.6
HASTINGS WEST	280000	277000	289500	338000	425000	480000	430000	487500	590000	660000	605000	580000 [^]	-8	116	8.0
HAWTHORN	1575000	1606500	1916500	2245000	2650000	2506500	2200000	2525000	2900000	2495000	2720000	2120000 [^]	9	73	5.6
HAWTHORN EAST	1247500	1554000	1850000	1890000	2350000	2221500	2087500	2383000	2300000	2655000	2750000	2000000 [^]	4	120	8.2
HEALESVILLE	385500	400000	447500	457000	550000	601000	580000	602500	750000	810000	810000	770000	0	110	7.7
HEATHCOTE	227500	260000	240000	268500	275000	310000	335000	365000	390000	480000	485000	448500 [^]	1	113	7.9
HEATHCOTE JUNCTION	372500 [^]	422000 [^]	380000 [^]	437500 [^]	567000 [^]	594500 [^]	600000 [^]	738000 [^]	885000 [^]	905000 [^]	815000 [^]	NA	-10	119	8.1
HEATHERTON	630000	712000	771000	845000	981000	935000	965000	964000	1140000	1147000	1150000	1075000 [^]	0	83	6.2
HEATHMONT	589000	638000	760000	789000	925000	932000	873000	930000	1094000	1077000	1068000	1080000 [^]	-1	81	6.1
HEIDELBERG	772500	831000	1060000	1150000	1280000	1114000	1107500	1283000	1500000	1435000	1437500	1816500 [^]	0	86	6.4
HEIDELBERG HEIGHTS	536000	554000	675500	750000	843000	820000	790000	805000	1000000	1030000	1002000	995000 [^]	-3	87	6.5
HEIDELBERG WEST	425500	461000	580000	630000	730000	700000	670000	719500	810000	803500	750000	745000 [^]	-7	76	5.8
HEPBURN	291000 [^]	330000	395000	377000	440000	425000	452500	535000	695000	675000	737500	745000 [^]	9	153	9.7
HEPBURN SPRINGS	340000	350000	380000	418000	515000	490000	595000	570000	825000	900000	780000	1495000 [^]	-13	129	8.7
HERNE HILL	350000	357000	368500	402000	490000	550000	534000	600000	738000	765000	715000	630000 [^]	-7	104	7.4
HEYFIELD	200000	180000	182500	195000	178500	193000	195000	230000	330000	370000	390000	385000 [^]	5	95	6.9

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12-22 (%)
HEYWOOD	142000	150000	173000	160000	164000	166000	178000	185000	240000	322500	330000	275000 [^]	2	132	8.8
HIGHETT	750000	850000	992500	1175000	1318500	1275000	1234000	1325000	1585000	1477500	1455000	1389000 [^]	-2	94	6.9
HIGHTON	477000	510000	505000	555000	622500	681000	690000	744000	887000	950000	911000	867500	-4	91	6.7
HILLSIDE (BRIMBANK)	380000	365000	450000	437500	535000	645000 [^]	525500 [^]	545000 [^]	620000	655000	548000 [^]	NA	-16	44	3.7
HILLSIDE (MELTON)	433500	445000	471000	537000	622000	648500	643500	690000	740000	800000	759000	740000 [^]	-5	75	5.8
HOPETOUN	88000 [^]	95500	75000	80000	92000	86000	66000 [^]	150000	157000	189000	171000	155000 [^]	-9	95	6.9
HOPPERS CROSSING	321500	340000	365500	415000	516000	552000	526500	550000	585000	620000	615000	596000	-1	91	6.7
HORSHAM	215000	215000	240000	245000	262500	255000	269000	260000	345000	379000	400000	305500	6	86	6.4
HUGHESDALE	820000	856000	1165000	1222500	1407000	1260000	1150500	1300000	1507500	1500000	1400000	1817500 [^]	-7	71	5.5
HUNTINGDALE	659000	728000	835000	924500	1132000	1010000	914000	1090000	1299500	1250000	1195000	1150000 [^]	-4	81	6.1
HUNTLY	337500 [^]	325000	355000	340000	335000	357500	367500	383000	486500	570000	565000	535000 [^]	-1	67	5.3
HURSTBRIDGE	482000	482000	547500	614500	714000	731000	700000	775000	900000	950000	896500	NA	-6	86	6.4
INDENTED HEAD	390000	385000	382500	395000	455000	575500	606000	590000	752500	995000	820000	866000 [^]	-18	110	7.7
INGLEWOOD	160000 [^]	145000	200000	152500	182500 [^]	180000	185000	214000	320000	390000	325000	535000 [^]	-17	103	7.3
INVERLOCH	431000	440000	425000	442500	495000	598000	590000	665000	891000	992500	950000	966500	-4	120	8.2
INVERMAY PARK	378000	387000	405000	377500	391000	465000	475000	485000	680000	670000	695000	502500 [^]	4	84	6.3
IRONBARK	277000	280000	292500	365000	280000	320000	304000	438500	523000	525000	530000	470000 [^]	1	91	6.7
IRYMPLE	248000	228500	268000	257500	291000	310000	386500	354000	431000	455000	496500	497500	9	100	7.2
IVANHOE	1090000	1203000	1120000	1400000	1537500	1600000	1590000	1640000	1900000	1922500	1732500	1692500 [^]	-10	59	4.7
IVANHOE EAST	1310000	1513000	1535000	1764500	1975000	1914000	1775000	2055000	2225000	2262500	2406500	NA	6	84	6.3
JACANA	334000	342500	375000	423000	571500	555000	512500	555000	626000	642500	586500	573000 [^]	-9	76	5.8
JACKASS FLAT	287500	345000	350500	345500	299000	310000	331500	401000	460000	520000	515000	560000 [^]	-1	79	6.0
JAMIESON	205000	210000	258500	220000	266500	265000	311500 [^]	345000 [^]	410000	625000	582500	760000 [^]	-7	184	11.0
JAN JUC	555000	595000	615000	716000	850000	905000	870000	964000	1337000	1400000	1290000	1750000 [^]	-8	132	8.8
JEERALANG NORTH	145500 [^]	187500	175000	140000	248000 [^]	170000	235000	240000	283500	415000	366000	340000 [^]	-12	152	9.7
JEPARIT	80500	63000	89000 [^]	124000 [^]	66500	77000	81000	110000	129000	150000	215000 [^]	216000 [^]	43	167	10.3
JOLIMONT	2625000	2637500 [^]	2237500 [^]	3252500 [^]	4575000	3950000 [^]	4125000 [^]	4575000 [^]	5225000 [^]	3775000 [^]	4533500	NA	20	73	5.6
JUNCTION VILLAGE	312000	320000	370000	389000	436000	509000	483500	515000 [^]	605000	635000	645000	NA	2	107	7.5
JUNORTOUN	490000	508500 [^]	417500	490000	512500	506500	530000	599000	682000	885000	865000	635000 [^]	-2	77	5.8
KALIMNA	230000	285000	300000	270000	276500	326500	292500	350000	467000	510000	462500	675000 [^]	-9	101	7.2
KALKALLO	450000 [^]	450000 [*]	180000 [^]	432500 [^]	529500	548000	535000	555000	606000	645000	640000	617500	-1	42	3.6
KALLISTA	425000	465000	523000	567500	676000	737500	700000	715000 [^]	910000	1000000	832500	NA	-17	96	7.0
KALORAMA	442500	451000	496000	533000	670000	686500	645000	697500	822500	1022500	885000	745000 [^]	-13	100	7.2

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
KANGAROO FLAT	292500	300000	303000	300000	310000	325000	340000	380000	465000	535000	500000	555000	-7	71	5.5
KANGAROO GROUND SOUTH	615000	655000	650000	670000	853500	930000	815500	970000	1217000	1130000	1100000	NA	-3	79	6.0
KANIVA	75000	87500	100000	125000	157500	164000	169500	115000	174000	205000	200000	120000 [^]	-2	167	10.3
KATUNGA	229000 [^]	155000 [^]	156000 [^]	167500 [^]	92000 [^]	180000 [^]	330000 [^]	225000 [^]	200000 [^]	327500	290000 [^]	NA	-11	27	2.4
KEALBA	370000	390000	400000	470000	595000	612000	596000	600000	660000	705000	670000	665000 [^]	-5	81	6.1
KEILOR	572500	633000	703000	805000	845000	817000	836500	885000	1070500	1000000	1132500	1202500 [^]	13	98	7.1
KEILOR DOWNS	403500	429000	496500	562000	670000	661000	630000	660000	767500	760500	770000	675000 [^]	1	91	6.7
KEILOR EAST	560000	599000	651000	720000	843000	830000	835000	842000	1000000	1000000	980000	900000	-2	75	5.8
KEILOR LODGE	490000	500000	555500	607500	760000	715000 [^]	740000	757500 [^]	865000 [^]	880000	920000	861000 [^]	5	88	6.5
KEILOR PARK	455000	512500	565000	650000	741000	770000	704000	735000	820500	892500	795000	739000 [^]	-11	75	5.7
KENNINGTON	351500	345000	334000	355000	372000	383500	374000	428500	550000	593000	610000	532500	3	74	5.7
KENSINGTON	690000	737500	823500	908000	1019000	1020000	978000	1106500	1165000	1200000	1040000	950000 [^]	-13	51	4.2
KERANG	152000	145000	152000	167000	160000	177000	170000	200000	239000	275500	280000	265000 [^]	2	84	6.3
KEW	1751000	1950000	2080000	2207500	2317500	2380000	2310000	2251500	2780000	2920000	2905000	1605000 [^]	-1	66	5.2
KEW EAST	1210000	1314000	1600000	1655000	1876000 [^]	1800000	1837000	1785000 [^]	1990000	2040000	2200000	NA	8	82	6.2
KEW NORTH	1260000	1301000	1665000	1827500	1880000	1767500	1833000	1840000	2097000	2255000	2237500	NA	-1	78	5.9
KEYSBOROUGH	435000	456500	559500	650000	730000	745000	735000	750000	849000	891000	913500	915000	2	110	7.7
KIALLA	360000	365000	367500	374000	390000	418000	450000	482500	543000	640000	650000	665000	2	81	6.1
KILCUNDA	375000 [^]	320000 [^]	400000	480000	504000	496000	533000 [^]	702500	865000	900000 [^]	810000	620000 [^]	-10	116	8.0
KILLARA (WODONGA)	351000 [^]	346000	360000	425000	400000	420000	453500	447500	560000	658500	650000	570000 [^]	-1	85	6.4
KILMORE	327500	319000	336500	333000	387500	440000	435000	477000	548000	600000	590000	570000	-2	80	6.1
KILSYTH	435000	460000	548500	620000	698500	685500	645000	677500	781000	840000	810000	785000 [^]	-4	86	6.4
KILSYTH SOUTH	542500	575000	676000	738000	845000	826000	780500	870000	977500	1080000	1045000	1072500 [^]	-3	93	6.8
KINGLAKE	330000	318000	340000	346000	458000	480000	555000	600000	640000	770000	662500	682500 [^]	-14	101	7.2
KINGS PARK	315000	325000	355000	415000	532500	550000	510000	550000	600000	630000	600000	617500	-5	90	6.7
KINGSBURY	470000	502500	560000	610000	731000	730000	660000	732500	850000	782000	785000	758000 [^]	0	67	5.3
KINGSVILLE	635000	703500	785000	925000	1020000	990000	1010000	970000	1225000	1287500	1200000	1030000 [^]	-7	89	6.6
KNOXFIELD	500000	580000	681000	741000	870000	815000	760000	810000	980000	970000	950000	1060000 [^]	-2	90	6.6
KOO WEE RUP	315000	335000	345000	400000	450500	508500	550000	540000	610000	700000	668500	685000 [^]	-5	112	7.8
KOONDROOK	147500	155000	198500	165000	247500	268000	212500	254000	320000	320000	320000	552500 [^]	0	117	8.1
KOROIT	275000	300000	296000	294000	325000	352000	347500	390000	490000	580000	582500	520000 [^]	0	112	7.8
KORUMBURRA	236000	222500	262500	257500	292000	317500	320000	391000	480000	525000	550000	495000 [^]	5	133	8.8
KURUNJANG	287000	280000	289500	310000	370000	435000	420000	432000	485000	550000	520000	512500	-5	81	6.1

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
KYABRAM	237000	235000	240000	234000	239000	261000	263000	280000	319500	400000	455000	485000	14	92	6.7
KYNETON	369000	400000	425500	455000	495000	550000	595000	614000	755000	897500	775000	710000	-14	110	7.7
LAKE BOGA	200000	143500	245000	222500	182500	232500	239000	230000	320000	391000	446000	NA	14	123	8.4
LAKE BUNGA	197500 [^]	162500 [^]	270000 [*]	270000 [*]	392500	380000 [^]	300000 [^]	350000 [^]	600000	650000	525000 [^]	630000 [^]	-19	166	10.3
LAKE GARDENS	445000	445000	461000	485000	461500	575000	552500	607500	705000	738500	785000	686500 [^]	6	76	5.8
LAKE TYERS BEACH	270000	354000	330000	268500	362500	300000	357500	375000	505000	645000	590000	540000 [^]	-9	119	8.1
LAKE WENDOUREE	634000	650000	685000	700000	795000	775000	855000	1000000	1230000	1275000	1300000	865000 [^]	2	105	7.4
LAKES ENTRANCE	269500	254000	255500	280000	281500	328000	300000	350000	422500	540000	512500	578500	-5	90	6.6
LALOR	365000	385000	445000	499500	625500	625000	590000	623000	700000	700000	680000	691500	-3	86	6.4
LANCEFIELD	377500	362000	360000	360000	416000	456000	500000	540000	685000	671500	625000	596500 [^]	-7	66	5.2
LANG LANG	285000	295000	316500	355000	390000	475000	495000	540000	657000	720000	707500	672500 [^]	-2	148	9.5
LANGWARRIN	385000	420000	450000	503000	600000	642500	610000	660000	805000	860000	835000	810000	-3	117	8.0
LARA	350000	340000	348000	355000	430000	515000	495000	535000	682500	700000	682500	658500	-3	95	6.9
LARA LAKE	363000	398000	375000	395000	450500	525000	535500	575000	663000	702000	710000	672500	1	96	6.9
LAUNCHING PLACE	330000	337500	366000	435000	490000	531000	554000	572500	688500	778500	650000	670000 [^]	-17	97	7.0
LAVERTON	325000	358000	377500	429000	535000	579000	529000	560000	605000	610000	585000	576000	-4	80	6.1
LAVERTON SOUTH	391500	425000	450000	528500	607500	646000	622500	647500	730000	751000	735000	806000	-2	88	6.5
LENEVA	361500	372500 [^]	370500 [^]	376000 [^]	397500	387500	426000	470000	554000	650000	685000	650000 [^]	5	89	6.6
LEONGATHA	300000	295500	305000	305000	320000	360000	370000	426000	505000	589000	580000	570000 [^]	-2	93	6.8
LEOPOLD	360000	366500	365000	407000	447000	500500	510000	535000	652000	709000	680000	717500	-4	89	6.6
LILYDALE	469000	482500	534000	633500	710500	705000	675500	710000	844500	870000	926000	893000	6	97	7.0
LINDENOW	200000	226000 [^]	212500 [^]	212000 [^]	245000 [^]	313500 [^]	282500 [^]	282500 [^]	385000	466000	372500	NA	-20	86	6.4
LISMORE	110000	109000	115000	141500	155000 [^]	132500 [^]	144500	220000 [^]	176000	277500	255000 [^]	142500 [^]	-8	132	8.8
LOCH SPORT	166000	153500	145000	178000	182000	230000	245000	247000	324500	392500	390000	330000 [^]	-1	135	8.9
LONG GULLY	230000	255000	244000	240000	256000	269000	280000	299500	385000	451500	400000	384500 [^]	-11	74	5.7
LONGWARRY	289500	297500	307000	334000	377000	403000	406000	427500	512500	575000	570000	550000 [^]	-1	97	7.0
LORNE	840000	815000	895000	765000	1150000	1275000	1297500	1497500	1960000	2200000	1925000	2100000 [^]	-13	129	8.6
LOVELY BANKS	360500	406500	388500 [^]	470000 [^]	460000	525000	570000 [^]	565000	662500	767500	690000	695000 [^]	-10	91	6.7
LOWER PLENTY	680500	675000	770000	900000	980000	1055000	950000	909500	1220000	1350000	1319000	1200000 [^]	-2	94	6.8
LUCAS	348000	355000	389000	345000	349500	395000	431000	465000	582500	705000	640000	617500	-9	84	6.3
LUCKNOW	235000 [^]	229000	230000	244500	261500	280000	275000	314500	355000	449000	400000	529000 [^]	-11	70	5.5
LYNBROOK	430000	460000	500000	542500	595000	640000	623000	660000	750000	810000	814500	870000 [^]	1	89	6.6
LYNDHURST	465000	482500	550000	585000	625000	695000	665500	701500	815500	950000	905000	800000	-5	95	6.9

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
LYSTERFIELD	681500	670000	780000	857500	995500	976500	956500	994500	1132000	1267500	1305000	1209000 [^]	3	92	6.7
LYSTERFIELD SOUTH	931500	1000000	1018500 [^]	1240000 [^]	1300000 [^]	1275000	775000 [^]	1410000 [^]	1618000	1844000	1925500	NA	4	107	7.5
MACEDON	490000	460000	532500	585000	696000	815000	800000	883000	1130000	1073000	1105000	920000 [^]	3	126	8.5
MACLEOD	647500	705000	755000	868000	950000	922500	922500	972500	1156500	1135000	1150000	1190000 [^]	1	78	5.9
MADDINGLEY	316500	320000	332500	345000	395000	442000	460000	521000	560000	635000	625000	600000 [^]	-2	97	7.0
MAFFRA	229000	215000	230000	258000	251500	261500	255000	315000	338000	376500	425000	497500 [^]	13	86	6.4
MAIDEN GULLY	440000	415000	430000	477000	471000	495500	514000	579000	725000	760000	797500	731000 [^]	5	81	6.1
MAIDSTONE	535000	587500	630000	695000	825000	798500	779000	789500	852500	888000	895000	860000 [^]	1	67	5.3
MALDON	315000	325000	339000	385000	426500	420000	510000	546500	624500	735500	742500	650000 [^]	1	136	9.0
MALLACOOTA	285000	285000	288500	325000	345000	280000	406500	415000	488500	527500	555000	685000 [^]	5	95	6.9
MALMSBURY	292500	317500	397500	344000	447000	465000	475000	505000 [^]	757500	785000	767500	NA	-2	162	10.1
MALVERN	1508500	1946000	2230000	2332000	2750000	2661000	2570000	2865000	3001000	2935000	3000000	3123500	2	99	7.1
MALVERN EAST	1200000	1380000	1610000	1729000	1824000	1900000	1789000	1895000	2112500	2282500	2175000	2113500 [^]	-5	81	6.1
MAMBOURIN	-	-	-	-	-	-	-	329500 [^]	597500	641000	635000	573500	-1	NA	NA
MANIFOLD HEIGHTS	532500	489000	489500	620000	721500	785500	715000	825000	924500	1087500	1050000	750000 [^]	-3	97	7.0
MANOR LAKES	340500	360000	385000	417500	490000	526000	533000	570000	595500	645000	645000	617500	0	89	6.6
MANSFIELD	364000	347000	367500	359000	385000	430000	452500	510000	640000	732500	786000	684000 [^]	7	116	8.0
MARIBYRNONG	714000	750500	837500	940000	1056000	1050000	961500	936500	1165000	1170000	1130000	1350000 [^]	-3	58	4.7
MARLO	295000 [^]	285000 [^]	335500	305000	432500 [^]	385000 [^]	355000 [^]	405000 [^]	435000	686000	655000 [^]	NA	-5	122	8.3
MARONG	310000 [^]	345000	364000 [^]	330000 [^]	348000	365000	420000	465000	560000	650000	622500	650000 [^]	-4	101	7.2
MARSHALL	360000	382500	377000	400000	430000	468000	486500	510000	600000	682000	610000	675000 [^]	-11	69	5.4
MARYBOROUGH	194000	200000	192500	206500	194000	229500	236000	269500	341500	393000	399500	350000	2	106	7.5
MARYSVILLE	180000 [^]	125000	320000 [^]	332500 [^]	383000	477500	462500	475000	675000	755000	692500	680000 [^]	-8	285	14.4
MCCRAE	530000	535000	597500	689000	775000	847500	795000	952500	1200000	1285000	1312500	1600000 [^]	2	148	9.5
MCKENZIE HILL	397000 [^]	140000 [^]	429500 [^]	475000 [^]	471500	495000	536500	544500	700000	755000	833000	NA	10	110	7.7
MCKINNON	1025000	1220000	1500000	1657500	1720000	1555000	1520500	1675000	2010000	1994000	2000000	NA	0	95	6.9
MEADOW HEIGHTS	317000	322500	350500	370000	451000	510000	474000	499000	557500	580000	561000	565000	-3	77	5.9
MELTON	245000	240000	255000	280500	369000	415000	385000	390000	455000	500000	470500	455000	-6	92	6.7
MELTON SOUTH	230000	238000	260000	276000	377000	417000	390000	420000	460000	515000	495000	490000	-4	115	8.0
MELTON WEST	285500	290000	295000	330000	409000	453000	428000	470000	515000	551000	550000	492500	0	93	6.8
MENTONE	705000	810000	950000	982500	1097500	1080000	1031000	1050000	1367500	1475000	1337500	1254000 [^]	-9	90	6.6
MENZIES CREEK	515000 [^]	428000	580000	597000	640000	760000	682500 [^]	745000 [^]	1020000	960000 [^]	876500	NA	-9	70	5.5
MERBEIN	140500	167000	180000	170000	183500	180000	210000	201500	227500	320000	300000	357500 [^]	-6	114	7.9

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
MERINDA PARK	310000	310000	345000	385000	471500	523000	476000	527500	615000	657500	626000	594000 [^]	-5	102	7.3
MERINDA	375000	370000	410000	430000	525000	573500	552000	570000	670000	680000	670000	679000	-1	79	6.0
MERRIGUM	160500 [^]	149000 [^]	209500	164500	160000 [^]	190000 [^]	270000 [^]	179000 [^]	255000	266500 [^]	272500	NA	2	70	5.4
METUNG	337500	287500	299000	360000	347500	371500	455000	480000	517500	747500	771000	930000 [^]	3	128	8.6
MICKLEHAM	213000 [^]	168000	390000	437000	500000	520000	525000	565000	623000	680000	680000	684000	0	219	12.3
MIDDLE PARK	1587500	2125000	2317000	2238500	2390000	2685000	2775000	2680000	2864000	2750000	2473000	3375000 [^]	-10	56	4.5
MILDURA	225500	245000	252000	260000	264000	281500	310000	337000	380000	425000	436000	458000	3	93	6.8
MILL PARK	408000	430500	480000	560000	668500	657000	654000	690000	754500	786000	780000	753000	-1	91	6.7
MILLGROVE	245000	260000	275000	293500	343000	411000	415000	425000	540000	600000	564000	545000 [^]	-6	130	8.7
MINERS REST	330000	327500	335000	334000	370000	400000	427500	440000	530000	599500	590000	600000 [^]	-2	79	6.0
MINYIP	73500	95000	93000	82500	94000 [^]	81000	114500	75000	151500	155000	164500 [^]	NA	6	124	8.4
MIRBOO NORTH	265000	250000	262000	275000	264000	307500	327500	376000	475000	565000	560000	536500 [^]	-1	111	7.8
MITCHAM	650000	730000	885500	941000	1070000	998000	942000	1066500	1212500	1200000	1210000	1055000 [^]	1	86	6.4
MITCHELL PARK	267000	267500	260000 [^]	259000 [^]	263000	304500	313000	330000	400000 [^]	486500	462500	465000 [^]	-5	73	5.6
MOE	155000	170000	162500	173000	175000	200000	210000	250000	315000	370000	365000	339000	-1	135	8.9
MONBULK	395000	425000	471500	521500	608000	650000	630000	650000	790000	799000	770000	758000 [^]	-4	95	6.9
MONT ALBERT	1316000	1490000	1863000	1921000	2100000	1990000	1690000	2170000	2372500	2320000	2384000	NA	3	81	6.1
MONT ALBERT NORTH	995000	1100000	1400000	1490000	1565000	1460000	1380000	1437000	1580000	1643000	1715000	1550000 [^]	4	72	5.6
MONTMORENCY	570000	614000	732000	780500	890000	926000	860000	913000	1162000	1110000	1120000	1400000 [^]	1	96	7.0
MONTROSE	445000	476500	559000	625000	700500	737500	707500	730000	842500	913500	846000	985000 [^]	-7	90	6.6
MOONEE PONDS	830500	920000	1066000	1110500	1310000	1360000	1300000	1290000	1545000	1582500	1527500	1440000	-3	84	6.3
MOORABBIN	682000	768000	855000	980000	1160000	1130000	1065000	1075000	1400000	1391500	1300000	1275000 [^]	-7	91	6.7
MOOROOLBARK	440000	465000	558500	620000	725000	720000	670000	720000	836000	870000	821000	847500	-6	87	6.4
MOOROOPNA	207500	215000	230000	215500	225000	230000	247500	268500	335000	385000	377500	395000	-2	82	6.2
MORDIALLOC	680000	755000	850000	933000	1120000	1046500	1017500	1089000	1375000	1296500	1385000	970000 [^]	7	104	7.4
MORNINGTON	525000	558000	641000	745000	800000	850000	810000	894000	1100000	1160000	1069500	980000	-8	104	7.4
MORTLAKE	129500	152500	120000	152000	170000	165000	164000	220000	290500	327500	349000	NA	7	169	10.4
MORWELL	160000	150000	151000	153000	170000	167000	179000	200000	275000	325000	334500	314000	3	109	7.7
MOUNT BEAUTY	180000	200000	189500	183000	258000	267500	295000	330000	446000	572500	531500	552000 [^]	-7	195	11.4
MOUNT CLEAR	286000	288000	322500	345000	345000	379000	396500	414000	505000	515000	525000	495000 [^]	2	84	6.3
MOUNT COTTRELL	-	1800000 [^]	1800000	1800000	1800000	1800000	927500 [^]	927500 [*]	540000 [^]	622000	602000	685000 [^]	-3	0	NA
MOUNT DANDENONG	450000	610000	612500	641000	847000	647500	690000	791000	850000	1045000	887500	1350000 [^]	-15	97	7.0
MOUNT DUNEED	286000 [^]	532000 [^]	545000	425000	497500	555000	557000	593000	696000	750000	720000	715000	-4	152	9.7

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
MOUNT ELIZA	750000	777500	832000	950000	1137500	1220000	1180000	1313000	1700000	1730500	1700000	1261000	-2	127	8.5
MOUNT EVELYN	406000	428500	493500	551000	640000	671500	636000	710000	820000	877500	830000	780000	-5	104	7.4
MOUNT HELEN	344000	368000	342000	355000	376000	420000	417000	472500	610000	632500	580000	318000 [^]	-8	69	5.4
MOUNT MACEDON	662500	600000	635000	750000	665000	859000	775000	1043000	1623500	1330000	1446000 [^]	865000 [^]	9	118	8.1
MOUNT MARTHA	730000	745000	785000	965000	1050000	1202500	1262500	1420000	1845000	1880000	1820000	1619000 [^]	-3	149	9.6
MOUNT PLEASANT	276500	269500	293500	297500	293000	350000	377500	415000	498000	530000	497500	432500 [^]	-6	80	6.0
MOUNT WAVERLEY	820000	950000	1267500	1265000	1416000	1320000	1270500	1300000	1511000	1509000	1600000	1600000	6	95	6.9
MULGRAVE	577500	627000	765500	786000	900500	860000	840000	850000	1000000	996000	1040000	1020000	4	80	6.1
MURCHISON	186000	155000	165000	187000	254500	225000	244500	291500	400000 [^]	450000	340000	NA	-24	83	6.2
MURRUMBEENA	870000	982500	1204000	1286000	1420000	1343500	1241500	1405000	1695000	1670000	1641500	1885000 [^]	-2	89	6.6
MURTOA	95000	110000	91000	97500	115000	110000	119000	130000	145000	244500	267500	243500 [^]	9	182	10.9
MYRTLEFORD	220000	245000	242000	270500	265000	295000	325000	385000	530000	609000	590000	590000 [^]	-3	168	10.4
NAGAMBIE	312500	378000	360500	336000	330000	385000	414000	460000	545000	655000	660000	545000 [^]	1	111	7.8
NARRE WARREN	370000	386000	430000	487000	590000	614000	587000	610000	700000	740000	727000	727500	-2	96	7.0
NARRE WARREN NORTH	680000	822500	771500	900000	1108000	1180000	1070000	1167500	1421500	1600000	1565000	1112500 [^]	-2	130	8.7
NARRE WARREN SOUTH	410000	440000	476000	530000	620000	636500	625000	660000	750000	802500	820000	775000	2	100	7.2
NATHALIA	165000	190500	178000	185000	232500	210000	229000	256000	265000	350000	370000	380000 [^]	6	124	8.4
NEERIM SOUTH	340000	336500	280000	330000	320000	406500	413000	473500	530000	600000	665000	585000 [^]	11	96	6.9
NERRINA	455000	482500 [^]	522500	517500	570000	575000	617500	630000	580000	795000	685000	615000 [^]	-14	51	4.2
NEW GISBORNE	500000	510000	498000	545000	625000	757500	695000	720000	798500	875000	850000	NA	-3	70	5.4
NEWBOROUGH	213000	215000	220000	224500	220000	250000	255000	290000	359000	437500	427000	385500	-2	100	7.2
NEWCOMB	280000	292000	290500	310000	375000	453500	435000	476000	584000	605000	567500	615000 [^]	-6	103	7.3
NEWINGTON	320000	341000	345000	372500	422500	465000	490000	735000	720000	672500	664500	590000 [^]	-1	108	7.6
NEWLANDS ARM	320000	302000	332500	380000	380000	367500	443000	470000	550000	619500	675000 [^]	620000 [^]	9	111	7.7
NEWPORT	695000	740000	825000	950000	1080000	1059000	1055000	1090000	1286500	1280000	1275000	1135000	0	83	6.3
NEWSTEAD	300000	297500	365000	362000	420000	318500 [^]	436000	470000	540000	625000	600000 [^]	NA	-4	100	7.2
NEWTOWN (GREATER)	570000	620000	642500	712500	780000	843000	832000	945000	1175000	1200000	1165000	990000	-3	104	7.4
NHILL	110000	125000	128000	140000	126500	149000	137000	158500	180000	210000	205000	330000 [^]	-2	86	6.4
NICHOLS POINT	316500	304000 [^]	370000	396000	346000 [^]	470000 [^]	430000	475000 [^]	510000	661000	590000 [^]	NA	-11	87	6.4
NIDDRIE	700000	747500	832500	910000	1100000	1070000	1070000	1000500	1246000	1305000	1189000	1080000 [^]	-9	70	5.4
NOBLE PARK	400000	440000	510000	600000	680000	680000	625500	675000	751000	753500	732000	760000	-3	83	6.2
NOBLE PARK NORTH	383000	420000	491500	563000	640000	660000	610000	655500	750000	795000	737500	765000 [^]	-7	93	6.8
NORLANE	202500	215000	216000	236500	290000	355000	350000	372000	450000	481500	455000	480000	-6	125	8.4

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
NORTH BENDIGO	271000	280000	286000	279000	302000	310000	325000	374000	460500	513000	515000	500000	0	90	6.6
NORTH GEELONG	272500	301000	335000	338500	422000	495000	500000	550500	597500	675000	646500	639000 [^]	-4	137	9.0
NORTH MELBOURNE	802500	832000	943000	1200000	1380000	1185000	1375000	1151500	1311500	1310000	1220000	895000 [^]	-7	52	4.3
NORTH WONTHAGGI	230000	268500	274500	259500	294000	369000	389000	419000	557500	665000	625000	625000 [^]	-6	172	10.5
NORTHCOTE	820000	931500	1008500	1190000	1325000	1345000	1305000	1411000	1653000	1650000	1605000	1665000	-3	96	6.9
NOTTING HILL	566500	660000	780000	872500	993000	957500	880000	930000	1141000	1058000	1106000	1050000 [^]	5	95	6.9
NUMURKAH	195000	215000	219000	195000	219000	225000	250000	239000	310000	350000	360000	287500 [^]	3	85	6.3
NUNAWADING	637500	721500	880000	970000	1090000	986000	951000	1038500	1250000	1146000	1189500	1305000 [^]	4	87	6.4
NYAH WEST	94000	107500	146500 [^]	130000 [^]	133500	136000	85000	129000	202500	215000	248000	NA	15	164	10.2
OAK PARK	576500	626000	660000	822500	853500	878500	840000	911500	1150000	1140000	1065000	880000 [^]	-7	85	6.3
OAKLEIGH	753500	801500	1002000	1050000	1210000	1250000	1101000	1255000	1389000	1422000	1336500	1417000 [^]	-6	77	5.9
OAKLEIGH EAST	672000	820000	990000	983000	1195000	992500	954500	995000	1187500	1155000	1150000	NA	0	71	5.5
OAKLEIGH SOUTH	603000	700000	830000	890000	1030000	960000	906500	983500	1129000	1053500	1130000	1078000 [^]	7	87	6.5
OCEAN GROVE	459000	515000	516500	555000	637000	691000	695000	790000	975500	1143500	982500	878000	-14	114	7.9
OFFICER	346000	339000	375000	440000	480000	548000	540000	570000	650000	700000	725500	680000	4	110	7.7
OFFICER SOUTH	-	-	-	-	283000 [^]	569500 [^]	714000	770000 [^]	703000	850000	865000	815000 [^]	2	NA	NA
OLINDA	496000	520000	553500	620000	705000	760000	746500	757500	1125000	905000	935000	780000 [^]	3	89	6.5
OMEO	210000 [^]	190000 [^]	212500 [^]	150000 [^]	183000 [^]	183500 [^]	250000 [^]	238000	339000	385000	339000 [^]	NA	-12	61	4.9
ORBOST	156000	150000	145000	162500	159000	165000	185500	220000	240000	344000	340000	350000 [^]	-1	118	8.1
ORMOND	997500	1187500	1300000	1550000	1604500	1600000	1475000	1590000	1900000	1847500	1795000	1832500 [^]	-3	80	6.1
OSBORNE	530000	540500	580000	640000	735000	757000	777500	850500	1112000	1127500	1030000	830000 [^]	-9	94	6.9
OUYEN	75000	77500	105500	130000	130000	93000	99000	121000	155500	170000	184500	212500 [^]	8	146	9.4
PAKENHAM	335000	350000	367000	400000	470000	520000	485000	525000	600000	652000	640000	650000	-2	91	6.7
PARADISE BEACH	163500	178000 [^]	188500 [^]	200000	180000	199000	200000	248000	321500	415000	372500	270000 [^]	-10	128	8.6
PARK ORCHARDS	952500	1103000	1225000	1335000	1450000	1480000	1510000	1530000	1920000	1965000	1740000	1885000 [^]	-11	83	6.2
PARKDALE	760000	860000	965000	1100000	1300000	1245000	1157500	1200500	1540500	1592500	1352000	1471000 [^]	-15	78	5.9
PARKVILLE	1200000	1525000	1360500	2130000	2287500	2430000	1480000	1950000 [^]	2301500	1910000	2477000	NA	30	106	7.5
PASCOE VALE	580000	655000	720000	805000	891000	901000	855000	947500	1050000	1110000	1025000	1040000	-8	77	5.9
PASCOE VALE SOUTH	650500	701000	745000	840000	975000	955000	950000	1006000	1299500	1157500	1140000	1050000 [^]	-2	75	5.8
PATTERSON GARDENS	615000	672000	737500	813500	880000	890000	961000	960000	1160000	1300000	1265000	NA	-3	106	7.5
PATTERSON LAKES	647500	734000	785000	807500	1021500	1022500	923000	1082500	1300000	1470500	1361000	1578500 [^]	-7	110	7.7
PAYNESVILLE	283000	305000	305000	309000	336500	351500	346000	397000	465000	565000	515000	460000	-9	82	6.2
PEARCEDALE	385000	445000	470000	534000	607000	660000	660000	660000	790000	820000	850000	1025000 [^]	4	121	8.2

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
PENSHURST	144000 [^]	132500	191000 [^]	152000 [^]	125000	165000	165000 [^]	175000 [^]	194000	310000	286500	265000 [^]	-8	99	7.1
PETERBOROUGH	287500 [^]	307500	296500 [^]	340000 [^]	315000	450000 [^]	419000	550000	625000 [^]	701000	690000	NA	-2	140	9.1
PIONEER BAY	200000	220000 [^]	240000	216000	275000	308000	310000	355000	354000 [^]	491500	554000 [^]	655000 [^]	13	177	10.7
PLENTY	773000	750000	915500	935000	1145000	1350000	1301000	1202500	1605000	1543000	1760000	NA	14	128	8.6
POINT COOK	450000	445000	465000	505000	590000	630000	635000	664000	739000	780000	770500	789500	-1	71	5.5
POINT LONSDALE	700000	707500	655000	641000	780000	840000	827500	880000	1300000	1505000	1351500	1250000 [^]	-10	93	6.8
POREPUNKAH	347000	285000	323000	330000	447000	464500	530000	615000	757500	1035000	940000	700000 [^]	-9	171	10.5
PORT ALBERT	262500 [^]	190000 [^]	197500	218500	270000	240000	250000 [^]	315000	425000	485000	562500 [^]	600000 [^]	16	114	7.9
PORT FAIRY	400000	425000	447500	473500	500000	651000	620000	670000	950000	1140000	950000	NA	-17	138	9.0
PORT MELBOURNE	995000	917500	1252500	1380000	1485000	1488000	1400000	1600000	1802500	1646000	1745000	1400000 [^]	6	75	5.8
PORTARLINGTON	390000	414500	409000	460000	515000	640000	625000	690000	829500	985000	925000	1080000 [^]	-6	137	9.0
PORTLAND	235000	210000	220000	220000	230000	234500	266000	295000	370000	450000	437500	390000	-3	86	6.4
PORTLAND NORTH	300000 [^]	248000 [^]	330000 [^]	340000 [^]	360000	367500	276000	507000 [^]	470000	667500	750000 [^]	730000 [^]	12	150	9.6
PORTSEA	1195000	1305000	1800000	1701000	1925000	2180000	1950000	2530000	3765000	3825000	3102500	2115000 [^]	-19	160	10.0
PRAHRAN	990000	1175000	1350000	1430000	1525000	1578000	1520000	1643500	1831000	1840000	1750000	1500000 [^]	-5	77	5.9
PRESTON	632500	690000	791000	882000	996000	980000	940000	1026000	1251000	1160000	1150000	1252500	-1	82	6.2
PRINCES HILL	1216500	1210000	1280000	1555000	1767500	1650000	2035000	1600000	2015000	1892500	1620000	NA	-14	33	2.9
PYRAMID HILL	112500	117000 [^]	112500	112500	112500 [^]	100000	120000	117500	128000	230000 [^]	202500	275000 [^]	-12	80	6.1
QUAMBATOOK	134000 [^]	79000 [^]	66500 [^]	105000 [^]	135000 [^]	93500 [^]	90500 [^]	110000 [^]	150000 [^]	157000	125000 [^]	40000 [^]	-20	-7	-0.7
QUARRY HILL	385000	355000	377500	349000	362000	407500	395000	430000	540500	613500	596000	515000 [^]	-3	55	4.5
QUEENSCLIFF	630000	695000	700000	795000	763000	950000	950000	969000	1372000	1725000	1687500	1275000 [^]	-2	168	10.4
RAINBOW	62000	77000 [^]	68000	59500	82500 [^]	99000	75000	82000	112000	137000	175000	235000 [^]	28	182	10.9
RAYMOND ISLAND	297500	280000	285000	330000	289500	360000	300000	416500	450000	535000	540000	505000 [^]	1	82	6.1
RED CLIFFS	163000	151500	175000	165000	223500	211500	217500	270000	311000	325000	335000	400000	3	106	7.5
RED HILL	515000	675000	645000	677500	815000	930000 [^]	860000 [^]	900000 [^]	1550000 [^]	1960000	1507500 [^]	NA	-23	193	11.3
REDAN	250000	245000	246500	255000	287500	330000	357000	389000	455000	515000	485000	425500	-6	94	6.9
RESEARCH	605500	685000	686000	825500	950000	915000	937500	1178000	1201000	1520000	1030000	1032500 [^]	-32	70	5.5
RESERVOIR	510000	541000	615000	707500	812500	790000	754000	795000	945000	940000	870000	886500	-7	71	5.5
RHYLL	393000	482000	402000	460000	527500	657500	565000	579000	757500	911000	752500	899000 [^]	-17	91	6.7
RICHMOND	900000	961000	1150000	1265000	1302500	1311000	1260000	1365000	1490000	1400000	1377500	1347500	-2	53	4.3
RIDDELLS CREEK	450000	417500	456500	500000	580000	675000	710000	680000	870000	872500	865000	794000 [^]	-1	92	6.8
RINGWOOD	552000	660000	777500	837500	910500	896500	801000	900000	1018000	1038000	999500	1135000 [^]	-4	81	6.1
RINGWOOD EAST	547000	612000	750000	806000	901000	881000	809000	861000	1050000	975000	1000000	1105000	3	83	6.2

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
RINGWOOD NORTH	630500	662000	783500	844000	960500	920000	870000	957500	1183000	1200000	1217500	1302500 [^]	1	93	6.8
RIPPLESIDE	575000	530000	640000	739000	725000	750000	825000	862000	1100000	1205000	1050000	NA	-13	83	6.2
RIPPONLEA	985000 [^]	1000000	1360000	1700000	1787500	1564000 [^]	1350000 [^]	2001000 [^]	1892500	1560000	1457500 [^]	NA	-7	48	4.0
ROBINVALE	152500	160000	184500	170000	197000	220000	231500	235000	340000	315000	355000	315000 [^]	13	133	8.8
ROCHESTER	189500	215000	235000	239000	242500	236000	255000	237000	350000	440000	262500	397500 [^]	-40	39	3.3
ROCKBANK	309000 [^]	280000	300000	347000	455000	500000	497000	465000	565000	620000	624500	583500	1	102	7.3
ROMSEY	387500	396000	420000	428000	470000	550000	580500	630000	780000	839000	755000	724000 [^]	-10	95	6.9
ROSANNA	717500	781500	905000	980000	1175000	1100000	1032500	1121500	1382500	1216000	1298000	1041000 [^]	7	81	6.1
ROSEBUD	367000	365000	389000	445000	536000	590000	550000	595000	780000	820500	747500	710000	-9	104	7.4
ROSEBUD SOUTH	425000	500000	515000	545000	647500	711500	697000	675000	951000	1090000	1063500	962500 [^]	-2	150	9.6
ROSEDALE	215000	215000	197000	230000	247000	280000	247000	250000	365000	420000	475000	537500 [^]	13	121	8.2
ROWVILLE	570000	617500	710000	778000	867000	838000	815500	838000	1000000	1080000	1090000	1120000	1	91	6.7
ROXBURGH PARK	365000	385000	400000	435000	515000	546000	543000	572500	615000	652000	632500	650000	-3	73	5.7
RUSHWORTH	161000	158000	177000	200000	192500	198000	205000	226000	301000	352500	367000	453000 [^]	4	128	8.6
RUTHERGLEN	232000	195000	230000	255000	262000	270000	282500	350000	402500	486500	479000	475000 [^]	-2	106	7.5
RYE	425500	460000	488000	550000	659000	705000	690000	793500	1100000	1195000	1098500	1097000	-8	158	9.9
SAFETY BEACH	515000	516500	595000	665000	780000	825000	810000	897500	1109000	1241000	1220500	1040000 [^]	-2	137	9.0
SAILORS GULLY	253000	262500 [^]	235000	225000	232000 [^]	290000	280000 [^]	300000	390000	505500 [^]	469000	440000 [^]	-7	85	6.4
SALE	290000	300000	298000	295500	300000	309500	325000	345000	399000	487000	480000	470000	-1	66	5.2
SAN REMO	410000	407000	420000	460000	497000	515000	554500	597500	850000	1020000	952500	940000 [^]	-7	132	8.8
SANCTUARY LAKES	480000	485000	570000	502000	630000	625000	625000	652000	710000	750000	733500	748000	-2	53	4.3
SANDHURST	545000	549000	617500	678500	730000	837500	812500	780000	950000	1009000	1075000	1067000	7	97	7.0
SANDRINGHAM	1210000	1305000	1490000	1760000	1862500	1850000	1665000	1850000	2420000	2400000	2100000	1920000 [^]	-13	74	5.7
SANDY POINT	352500	380000	370000	359000	407500	410000	410000	517500	755000	820000	815000 [^]	510000 [^]	-1	131	8.7
SASSAFRAS	632500	556000	562000	653500	775500	750000	805000	770000	860000	1020000	959000	NA	-6	52	4.2
SCORESBY	509000	570000	661000	700000	878500	835000	766500	785000	951500	975500	955500	1005000 [^]	-2	88	6.5
SEA LAKE	80000	75000	90000	75000	70000	110000	100000	106500	125000	173000	187500	160000 [^]	8	134	8.9
SEABROOK	422500	402500	456000	509000	635000	672500	626500	652500	730000	755000	741500	790000 [^]	-2	76	5.8
SEAFORD	419500	450000	475000	580500	700000	696000	655000	700000	850000	880000	830000	837500	-6	98	7.1
SEAHOLME	640000	670000	802500	870000	1157500	1015000	1020000	937500	1209500	1135000	1525000	NA	34	138	9.1
SEASPRAY	152000	164000	240000	175000	215000	210000	265000	260000	335000	390000	465000 [^]	378000 [^]	19	206	11.8
SEBASTOPOL	242000	235500	244500	247500	256000	289000	315000	341000	420000	480000	455000	430000	-5	88	6.5
SEDDON	675000	730000	830000	934500	982500	1018500	960000	1100000	1244000	1055000	1100000	965000	4	63	5.0

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
SELBY	420000	420000	469500	527500	600000	637500	601500	720000	904500	771500	837500	870000 [^]	9	99	7.1
SEVILLE	400000	397500	450000	511500	611500	634500	630000	626000	775000	812500	870000	868000 [^]	7	118	8.1
SEVILLE EAST	339500 [^]	350000	395000	440000	482500	551500	580000	600000 [^]	720000	700000 [^]	755000	649000 [^]	8	123	8.3
SEYMOUR	220000	213000	225000	242500	277000	295000	300000	325000	390000	447500	467500	440000 [^]	4	113	7.8
SHEPPARTON	247000	243000	250000	265000	261000	275000	282000	310000	370000	430000	445000	480000	3	80	6.1
SHEPPARTON NORTH	346000 [^]	375000 [^]	348000	361000	347000	334000	393000	379000	425000	612000	610000	854500 [^]	0	76	5.8
SHOREHAM	607000	620000 [^]	903000	868500	970000 [^]	1160000	1400000 [^]	1077000	1767500	2180000 [^]	2100000	NA	-4	246	13.2
SILVERLEAVES	508000	460500	484000	446500	515000	721000	618500	775000	982000	990500 [^]	1137500	805000 [^]	15	124	8.4
SKIPTON	155000	117500 [^]	137000	169000	187500	159500	200000	219500	270000 [^]	360000	336000 [^]	319500 [^]	-7	117	8.0
SKYE	395000	413000	430000	479000	570000	611000	597500	610000	740000	770000	760000	753500	-1	92	6.8
SMITHS BEACH	372500	390000	455000	470000	458500	589000	624500	695000	837000	990000	957500	780000 [^]	-3	157	9.9
SMYTHES CREEK	-	380000 [^]	380000	380000	380000	426500 [^]	430000 [^]	440500 [^]	545000	590000	550000	492500 [^]	-7	0	NA
SOLDIERS HILL	283000	341000	310000	374000	423500	447500	480000	557500	568000	705000	570000	570000 [^]	-19	102	7.3
SOMERS	657500	755000	696500	755500	820000	888500	950000	980000	1707000	1765000	1550000	1132500 [^]	-12	136	9.0
SOMERVILLE	385000	395000	425000	465000	580000	615000	600000	640000	780000	812000	765000	750000	-6	99	7.1
SORRENTO	770000	795000	859000	1130000	1300000	1380000	1470000	1665000	2207500	2355000	2120000	2700000 [^]	-10	175	10.7
SOUTH GEELONG	420500	470000	425000	495000	650000	676000	702500	835000 [^]	1000000	970000	882000	NA	-9	110	7.7
SOUTH KINGSVILLE	619500	671000	742000	903000	980000	1000000	859000	992000	1100000	972500	1250000	1027500 [^]	29	102	7.3
SOUTH MELBOURNE	1030000	1200000	1310000	1595000	1532500	1465000	1355000	1580000	1710000	1882500	1630000	1500000 [^]	-13	58	4.7
SOUTH MORANG	415000	420000	450000	502000	610500	634500	625500	623000	718000	760000	725000	760000	-5	75	5.7
SOUTH YARRA	1352500	1450000	1700000	1890000	2040000	1851000	1850000	2059000	2353000	2035500	2390000	1480000	17	77	5.9
SPOTSWOOD	680000	640000	795000	917500	1027500	1080000	950000	985000	1260000	1255000	1130000	1082500 [^]	-10	66	5.2
SPRING GULLY	345000	350000	350000	350000	390000	400000	386500	440000	552500	610000	700000	570000 [^]	15	103	7.3
SPRINGVALE	451500	530000	629500	685000	750000	780000	746500	785000	855000	886000	870000	790000 [^]	-2	93	6.8
SPRINGVALE SOUTH	430000	475000	562000	630000	720000	720000	679000	725000	800000	820000	800000	830000 [^]	-2	86	6.4
ST ALBANS	350000	373500	428000	500000	610000	626500	594000	600000	675000	682000	640500	630000	-6	83	6.2
ST ALBANS PARK	335000	330000	329000	331000	379000	450000	422000	455000	600000	650000	586500	505000 [^]	-10	75	5.8
ST ANDREWS BEACH	480000	495000	560000	695000	855000	902500	930000	1207500	1745500	1582500	1572500	3500000 [^]	-1	228	12.6
ST ARNAUD	140000	145000	141000	142500	145000	145000	175000	170000	225000	310000	279500	200000 [^]	-10	100	7.2
ST HELENA	612500	623000	711000	800000	893500	910000	905000	930000	1137500	1202500	1175000	1200000 [^]	-2	92	6.7
ST KILDA	892000	1225000	1164000	1305000	1551000	1755000	1600000	1330000	1705500	1710000	1480500	1090000 [^]	-13	66	5.2
ST KILDA EAST	1050500	1037500	1382500	1677500	1460000	1620000	1560500	1650000	1840000	1785000	1623000	2095000 [^]	-9	54	4.4
ST KILDA WEST	1142500	2235000	2013000	1797000	2380000	1942500	2465000	2630000	3300000	2742500	2855000	1830000 [^]	4	150	9.6

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)
ST LEONARDS	350000	357000	375000	421500	469000	571500	562500	572000	705000	805000	754000	700000	-6	115	8.0
STANHOPE	150000 [^]	131000	152500 [^]	147000 [^]	181000	161500	187500 [^]	201500	255000	223500	352500	NA	58	135	8.9
STAWELL	162500	172500	177000	177000	188000	190000	189000	227000	290000	355000	319000	315000 [^]	-10	96	7.0
STRATFORD	230000	261500	260500	272500	265000	258000	316500	320000	397500	472000	480000	420000 [^]	2	109	7.6
STRATHDALE	392500	380000	410500	445000	380000	420000	451000	507000	640000	671500	637500	540000 [^]	-5	62	5.0
STRATHFIELDSAYE	377000	397500	408000	425000	455000	444000	476500	535000	636000	702500	715000	712500	2	90	6.6
STRATHMERTON	166000 [^]	172500	190000	182500	140000	187500	195000	205000 [^]	265000	325000	365000	367500 [^]	12	120	8.2
STRATHMORE	827500	865000	997500	1140000	1230000	1357500	1320000	1360000	1576000	1605000	1416500	1264500 [^]	-12	71	5.5
STRATHMORE HEIGHTS	621000	640000	700000	808000	970000 [^]	885000	800000	835000	962500	952500 [^]	1056000	1147500 [^]	11	70	5.5
STRATHTULLOH	350000 [^]	440000 [^]	425000 [^]	430000 [^]	359000	425000	507500	522500	585500	609000	642500	621000	6	84	6.3
STUDFIELD	532500	617500	785000	853000	957500	906000	811000	836000	1025000	950000	1095000	836500 [^]	15	106	7.5
SUNBURY	355000	360000	370000	395000	492000	546000	533500	570000	645000	670000	660000	640000	-1	86	6.4
SUNDERLAND BAY	324500	333000	287000	360000	357500	455000	413500	525000	717000	677500	672500	492500 [^]	-1	107	7.6
SUNNYCLIFFS	195000 [^]	247500	185000	220000	228000	218000	229500 [^]	230000	326500	295000	380000	288500 [^]	29	95	6.9
SUNSET STRIP	301500	310000	301500	340000	345000	390000	460000	511000	602500	754000	690000	770000 [^]	-8	129	8.6
SUNSHINE	435000	483500	530500	675000	765000	742000	720000	750000	870000	856500	797500	700000 [^]	-7	83	6.2
SUNSHINE NORTH	400000	425500	495000	560000	653000	673500	647000	690000	720000	750000	721500	700000 [^]	-4	80	6.1
SUNSHINE WEST	384500	395000	450000	520000	639000	635000	635000	657000	745000	751500	700000	670000	-7	82	6.2
SURF BEACH	375000	360000	355000	414000	425000	480000	525000	559000	706500	895000	805000	692500 [^]	-10	115	7.9
SURREY HILLS	1323000	1450000	1750000	1800500	2170000	1900000	1890000	1880000	2310000	2301500	2390000	2385500 [^]	4	81	6.1
SWAN HILL	225000	230000	248000	262500	252000	267000	285000	319500	362000	405000	435000	522500	7	93	6.8
SYDENHAM	425000	415000	440000	505000	590000	620000	595000	635000	690000	699000	741500	745000 [^]	6	74	5.7
SYNDAL	950500	1160000	1505000	1410000	1585000	1540500	1499000	1570000	1800000	1867500	1955000	1775000 [^]	5	106	7.5
TALLANGATTA	154000	200000	233000	216000	275000	245000	257500	280000	350000	436000	470000	374500 [^]	8	205	11.8
TANGAMBALANGA	265000	245000	219500 [^]	276000 [^]	172500 [^]	292000 [^]	282500 [^]	459000 [^]	502500 [^]	593000	557500	915000 [^]	-6	110	7.7
TARNEIT	371000	395000	400000	445000	515000	570000	550000	570000	602000	650000	653500	650000	1	76	5.8
TATURA	230000	237500	233000	228000	262000	250000	276500	303500	357500	450000	475000	455000 [^]	6	107	7.5
TAWONGA SOUTH	219500	235000	257500	298000	254000	310000	422500	380000	545000	641000	553000	599000 [^]	-14	152	9.7
TAYLORS HILL	487500	510000	530000	600000	686000	723000	702000	754000	840000	908000	906500	930000 [^]	0	86	6.4
TAYLORS LAKES	490000	510000	561500	635000	720000	763500	750000	777500	883500	936000	925000	1000000 [^]	-1	89	6.6
TECOMA	415000	478000	510000	601500	709000	700000	662500	742500	920000	837500	838000	822500 [^]	0	102	7.3
TEMPLESTOWE	865000	951500	1180000	1260000	1415000	1308000	1292500	1381500	1603000	1621500	1685000	1565000 [^]	4	95	6.9
TEMPLESTOWE LOWER	750000	830000	1060000	1105500	1302000	1150000	1080000	1189000	1432500	1390000	1410000	1374000 [^]	1	88	6.5

Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
TERANG	161500	195000	206500	150000	188500	194000	188500	232500	309000	365000	382500	237500 [^]	5	137	9.0
THE BASIN	430000	463500	550000	595000	610000	682500	695000	739000	875000	864000	850000	853500 [^]	-2	98	7.1
THE PATCH	393500	486500	505000	570500	665000	730000	755000	760000	882500 [^]	872000	830000	872000 [^]	-5	111	7.8
THOMASTOWN	390000	420000	437000	493000	654000	636000	592000	620000	720000	710000	691000	700000	-3	77	5.9
THOMSON (GREATER)	282000	290000	290000	309000	365000	411000	400500	435000	580000	575000	547500	597500 [^]	-5	94	6.9
THORNBURY	729000	841000	918000	1079500	1230000	1137500	1150000	1252500	1500000	1455000	1382000	1301000	-5	90	6.6
THORNHILL PARK	-	-	- [^]	441000 [^]	447000 [^]	578000	535000	540000	550000	600000	610000	602500	2	NA	NA
TIMBOON	184000	210000	240000	215000	220000	247000	260000	412500	425000	440000	476500	600000 [^]	8	159	10.0
TONGALA	185000	179000	165000	204000	200000	275000	234500	236500	305000	377000	405500	NA	8	119	8.2
TOONGABBIE	234000	261500	235000 [^]	315000 [^]	286500	280500	270000 [^]	320000 [^]	445000	525000	569000	NA	8	143	9.3
TOORA	171500	155000 [^]	230000 [^]	195000 [^]	190000	241500	275000	300000	430000	430000	450000	NA	5	163	10.1
TOORADIN	420000	480000	471000	411000	599000	702000	700000	755000	800000	910000	880000	910000 [^]	-3	110	7.7
TOORAK	2875000	3391000	4000000	4900000	5100000	4700000	4600000	5500000	6340000	6205000	5325000	4125000 [^]	-14	85	6.4
TOOTGAROOK	387000	402500	405000	460000	591000	600500	586000	671000	874000	950000	885000	825000	-7	129	8.6
TORQUAY	580000	580000	620000	665000	720000	810000	815000	870000	1200000	1350000	1255000	1180000	-7	116	8.0
TRAFALGAR	283000	311000	310000	312500	333500	375000	396500	435000	485000	590000	560000	595000 [^]	-5	98	7.1
TRARALGON	269000	275000	273000	268000	288500	298000	326500	340000	408000	484000	500000	532500	3	86	6.4
TRARALGON EAST	435000	440000	432500	445000	455000	425000	470000	501500	640000	722000	785000	NA	9	80	6.1
TRENTHAM	407500	340000	422500	455000	475000	603000	614000	632500	825000	1050000	930000	890000 [^]	-11	128	8.6
TRUGANINA	360000	390000	391000	430000	519500	570000	575000	580000	615000	652000	647000	640000	-1	80	6.0
TULLAMARINE	395000	412000	472500	530000	655000	665500	612000	640000	755000	760000	720000	700000 [^]	-5	82	6.2
TYABB	370500	366000	395000	430000	510500	548000	586500	590000	736000	745500	730000	NA	-2	97	7.0
UPPER FERNTREE GULLY	435000	500000	515000	582000	685000	700000	642500	735000	865000	885000	852000	765000 [^]	-4	96	7.0
UPWEY	425000	476000	515000	585000	680000	710000	702500	760500	899000	890000	880000	887000 [^]	-1	107	7.5
VENTNOR	370000	377500	423500	420000	465000	490000	540000	619500	770000	867500	800000	925000 [^]	-8	116	8.0
VENUS BAY	242500	237000	236000	258000	262500	305000	330000	375000	579500	672500	613500	625000	-9	153	9.7
VERMONT	610000	725000	855000	900000	1065000	980000	935500	1000000	1226500	1200000	1235000	1310000	3	102	7.3
VERMONT SOUTH	722500	815000	1000000	1082500	1200500	1150000	1165000	1200000	1420000	1418000	1533000	1280000 [^]	8	112	7.8
VIEWBANK	630000	725000	829500	920000	1000000	933000	920000	985000	1238000	1220000	1195000	1180500 [^]	-2	90	6.6
VIOLET TOWN	215000	199500	200000	238500	217000	242500	287500	328500	381500	385000	499500	555000 [^]	30	132	8.8
WAHGUNYAH	190000	213500	267000	290000	270000	240000	355000	320000	379000	517500	375000	520000 [^]	-28	97	7.0
WALLAN	341500	356000	362000	375000	425000	490000	480000	520000	580000	625000	620000	585000	-1	82	6.1
WALLAN EAST	310000	306500	309500	352500	410000	500000	457000	490000	575000	610000	600000	590000	-2	94	6.8

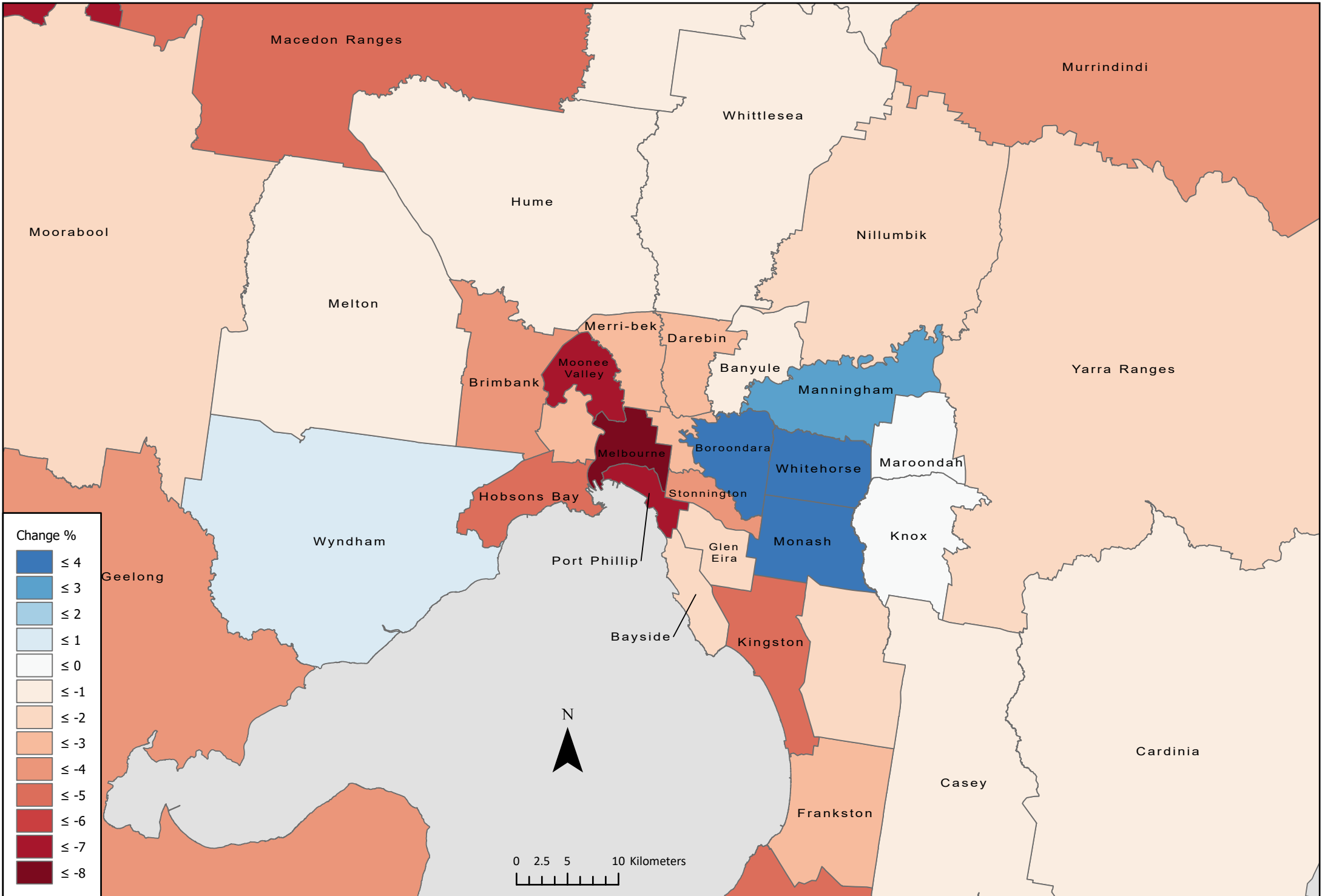
Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22 (%)
													21-22 (%)	12-22 (%)	
WANDANA HEIGHTS	540000	582000	590000	592500	645000	700000	766500	827000	925000	1135000	1015000	795000 [^]	-11	88	6.5
WANDIN NORTH	407500	439500	480000	496500	665000	665000	630000	715000	765000	805000	773000	916500 [^]	-4	90	6.6
WANDONG	397500 [^]	332000 [^]	297500 [^]	400000 [^]	492500 [^]	494000 [^]	452500 [^]	640000 [^]	700000 [^]	719000	762500 [^]	700000 [^]	6	92	6.7
WANGARATTA	240000	255000	272000	270500	270000	320000	319000	356500	425000	530000	525000	519000	-1	119	8.1
WANTIRNA	576000	667500	764000	801000	953000	906500	850000	907000	1065000	1105000	1150000	1014000	4	100	7.2
WANTIRNA SOUTH	579000	676500	829000	875000	1005000	1000000	988500	1015000	1223500	1225000	1322000	1290000	8	128	8.6
WARBURTON	310000	315000	325000	366000	418000	495000	512500	543000	675000	733500	695000	505000 [^]	-5	124	8.4
WARRACKNABEAL	107500	110000	110000	123500	113000	112500	118000	141000	180000	228500	240000	247000 [^]	5	123	8.4
WARRAGUL	315000	320000	342000	340000	365000	449000	460000	498000	580000	653500	646000	630000	-1	105	7.4
WARRANTYTE	640000	760000	829000	890000	1042500	1110000	994000	996000	1285000	1300000	1262000	1655000 [^]	-3	97	7.0
WARRANWOOD	605500	665000	790000	865000	943500	1010000	935000	962000	1145000	1350000	1197500	1173000 [^]	-11	98	7.1
WARRNAMBOOL	325000	323000	330000	320000	330000	350000	370000	415000	520000	602000	605000	547500	0	86	6.4
WATERWAYS	667000	845000	902000	1050000	1127500	1110000	1285000	1408000	1445000	1600000	1690000	NA	6	153	9.7
WATSONIA	505000	555000	607500	698000	835000	795000	736000	790000	980000	908500	875500	1095000 [^]	-4	73	5.7
WATSONIA NORTH	510000	572500	635000	702500	790000	770000	726500	795000	962500	897500	930000	895000 [^]	4	82	6.2
WATTLE GLEN	475000	500500	569000	580000	620000 [^]	810000	778500	810000	924000	950000	890000	NA	-6	87	6.5
WAURN PONDS	446500	470000	480000	501000	530000	621500	641500	671000	727500	801500	826500	800000 [^]	3	85	6.4
WEDDERBURN	154000	137500	110000	150000	155000	130000	138500	150000	179000	310000	300000	200000 [^]	-3	95	6.9
WEIR VIEWS	327500	388000	389000	418000	440000	470000	465000	495500	525500	575000	560000	570000	-3	71	5.5
WENDOUREE	243000	247000	250000	252500	267500	326000	335000	370000	465000	495000	470000	417500	-5	93	6.8
WENDOUREE WEST	190000	165000	207500	185000	200000	245000	259000	300000	380000	390000	365000	325000 [^]	-6	92	6.7
WERRIBEE	309000	315000	335000	403000	470000	510000	500000	515500	570000	612000	610000	586500	0	97	7.0
WERRIBEE SOUTH	538000	585000	680000	540000	650000	735000	744500	650000	822500	880000	930000	805000 [^]	6	73	5.6
WESBURN	312500	288500 [^]	395000	455000	455000	463500	530000 [^]	532000 [^]	665000	661000 [^]	642500	630000 [^]	-3	106	7.5
WEST FOOTSCRAY	553000	637500	697000	798000	887500	875000	785000	835000	1051500	960500	915000	755000 [^]	-5	65	5.2
WEST MELBOURNE	905000	916000	1005000	1104500	1350000	1370000	1017500	1215000	1280000	1387500	1215000	1660000 [^]	-12	34	3.0
WEST WODONGA	272500	296000	306000	308500	321000	322000	342500	370000	428000	515000	545000	530000	6	100	7.2
WESTALL	511500	550000	610000	695500	780000	800000	748000	739000	855000	897500	858000	921000 [^]	-4	68	5.3
WESTGARTH	920000	1100000	1300000	1500000	1383000	1707500	1485000	1566000	2087500	1912500	1910000	1467500 [^]	0	108	7.6
WESTMEADOWS	386500	419000	470000	500000	566000	620000	620000	605000	716000	700000	727500	730000 [^]	4	88	6.5
WHEELERS HILL	740000	805000	999000	1050000	1160000	1118500	1010000	1173500	1371000	1450000	1509000	1584500	4	104	7.4
WHITE HILLS	280000	306000	297500	305000	300000	313500	330000	355000	470000	510000	495000	537500	-3	77	5.9
WHITTINGTON	259000	262000	280000	265000	316500	395000	377500	408000	485000	532500	500000	555000 [^]	-6	93	6.8

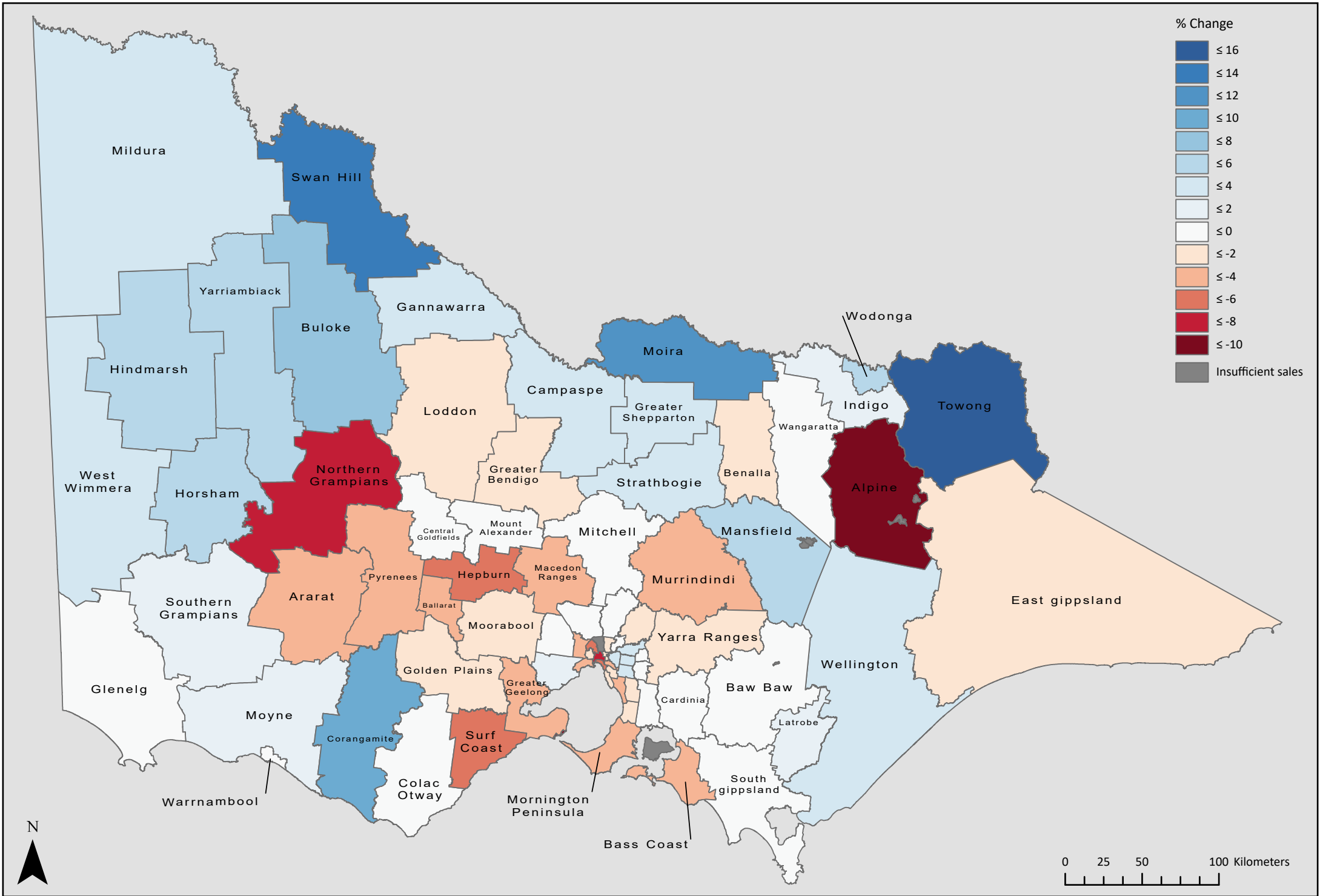
Median House Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth
													21-22 (%)	12-22 (%)	PA 12-22 (%)
WHITTLESEA	375000	375000	400000	448500	469500	577500	581000	610000	675000	740000	760000	667500 [^]	3	103	7.3
WILLIAMS LANDING	470000	450000	510000	530000	600000	685000	657000	680000	760000	795000	799500	835000	1	70	5.5
WILLIAMSTOWN	920000	970000	1120000	1282500	1440000	1415000	1350000	1402500	1592500	1650500	1580000	1782500 [^]	-4	72	5.6
WILLIAMSTOWN NORTH	768000	803500	862500	1135500	1003000	880000	965000	905000	1250000	1021500	1275000	972500 [^]	25	66	5.2
WILLOW GROVE	235000 [^]	172500 [^]	135000 [^]	195000 [^]	230000 [^]	280000 [^]	388000 [^]	427500 [^]	427500 [^]	452500	600000 [^]	500000 [^]	33	155	9.8
WIMBLEDON HEIGHTS	271500	310000	291500	299000	334000	410000	386500	435000	592000	670000	620000	490000 [^]	-7	128	8.6
WINCHELSEA	287000	287500	262000	267000	357000	391000	430000	480000	552500	640000	642500	700000 [^]	0	124	8.4
WINDSOR	835000	956500	1094000	1505000	1420000	1422500	1350000	1350000	1645000	1650000	1460000	1455000 [^]	-12	75	5.7
WINTER VALLEY	344500	360000	365000	362500	375000	405000	435000	470000	573500	617500	580000	575000	-6	68	5.4
WODONGA	282500	295000	295000	315000	341500	350000	331500	348000	439500	520000	545000	485000	5	93	6.8
WOLLERT	400000	395000	432000	460000	520000	538000	570000	573000	625000	703500	705000	680000	0	76	5.8
WONGA PARK	674500	673500	735000	801000	962500	1150000	1102000	1077500	1248000	1415000	1265000	920000 [^]	-11	88	6.5
WONTHAGGI	225000	251000	262000	265000	284500	339000	375000	405000	550000	602000	555000	513000 [^]	-8	147	9.4
WOODEND	470000	460000	482500	460000	560000	665000	747500	765000	895000	870000	965000	840000 [^]	11	105	7.5
WOOLAMAI WATERS	349000	381500	340000	375000	418000	469500	495500	560000	762500	874500	779000	710000 [^]	-11	123	8.4
WOORI YALLOCK	330000	317000	358000	391500	480000	520000	510000	552000	635000	670000	652000	560000 [^]	-3	98	7.0
WY YUNG	285000	285000	290000	333500	328000	315000	349000	370000	453000	492500	547500	518500 [^]	11	92	6.7
WYCHEPROOF	95000 [^]	103000	100000	82500	100000 [^]	124500	141500	131000	170000	185000	203500	250000 [^]	10	114	7.9
WYNDHAM VALE	288000	306000	325000	365000	435500	474000	460500	480000	525000	580000	580000	590000	0	101	7.3
YACKANDANDAH	327500	318000 [^]	300000	392500	445500	472500	497500	490000	669000	653000	760000	580000 [^]	16	132	8.8
YALLAMBIE	532500	579500	665000	713500	781000	810000	792500	832500	990000	1023000	942000	852500 [^]	-8	77	5.9
YALLOURN NORTH	135000	149500	153000	165500	180000	172000	191000	206000	263000	325000	319500	319500 [^]	-2	136	9.0
YARRA GLEN	420000	460000	530000	540000	620000	670000	670000	732500	850500	800000	784500	675000 [^]	-2	87	6.4
YARRA JUNCTION	406500	357500	417500	422500	537500	562500	582500	595000	687000	710000	705000	NA	-1	73	5.7
YARRAGON	258000	297000	284000	300000	280000	390000	410000	414000	582500	595000	645000	613500 [^]	8	150	9.6
YARRAM	190000	202500	245000	230000	225000	218000	240000	260000	360000	470000	395000	425000 [^]	-16	108	7.6
YARRAVILLE	696000	710000	810000	900500	1000000	1045000	971000	1030000	1185000	1210000	1100000	1112500	-9	58	4.7
YARRAWONGA	302500	297000	300500	320000	324500	345000	375000	456500	564500	670000	640000	637500	-4	112	7.8
YEA	260000	255000	260000	305000	385000	390000	435500	422500	570000	617500	550000	496000 [^]	-11	112	7.8
YINNAR	220000 [^]	240000 [^]	182500	230000	270000	245000	255000	292500	465000	550500	567500	NA	3	158	9.9

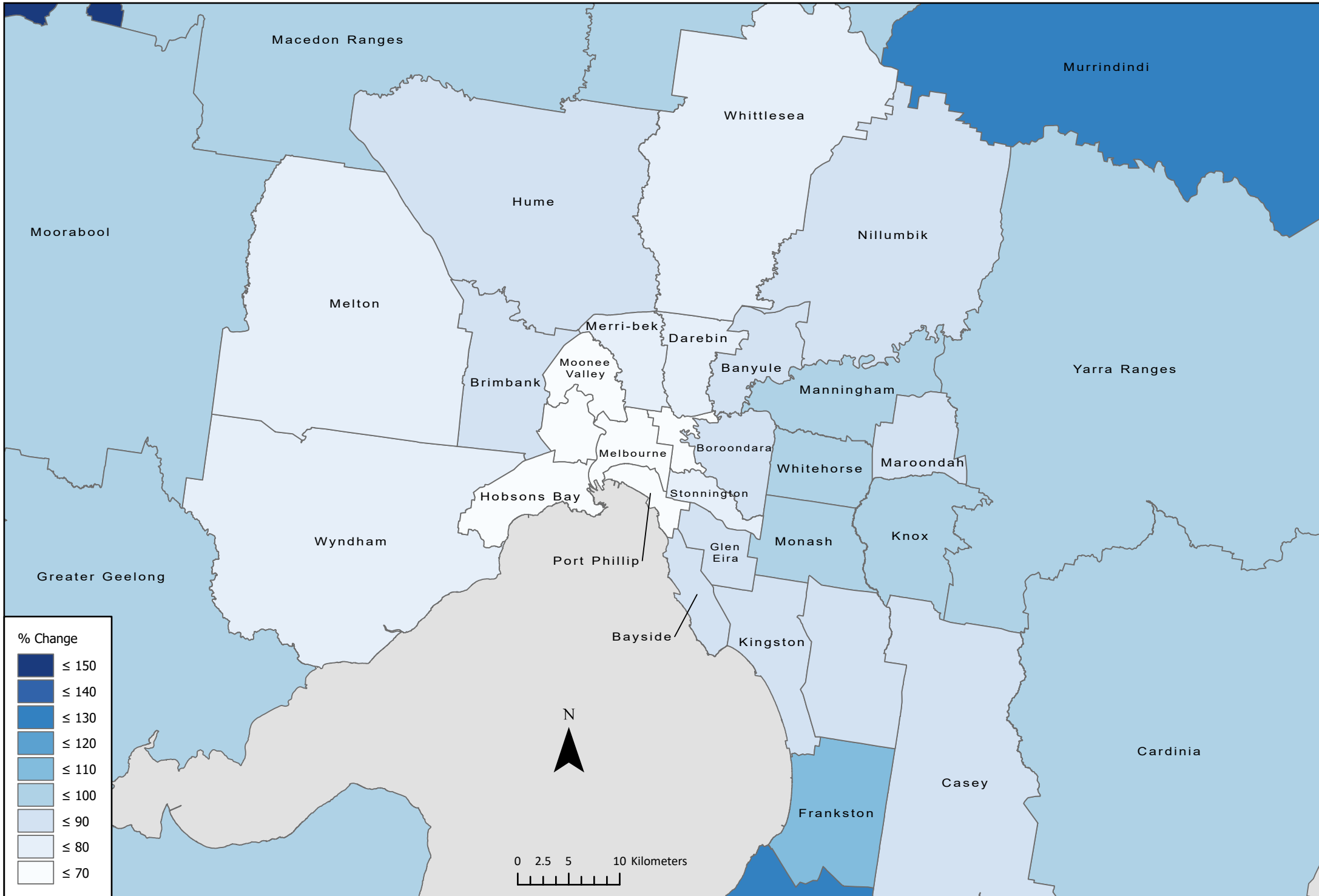
Municipality - 1 Year Change in House Price (Metro)



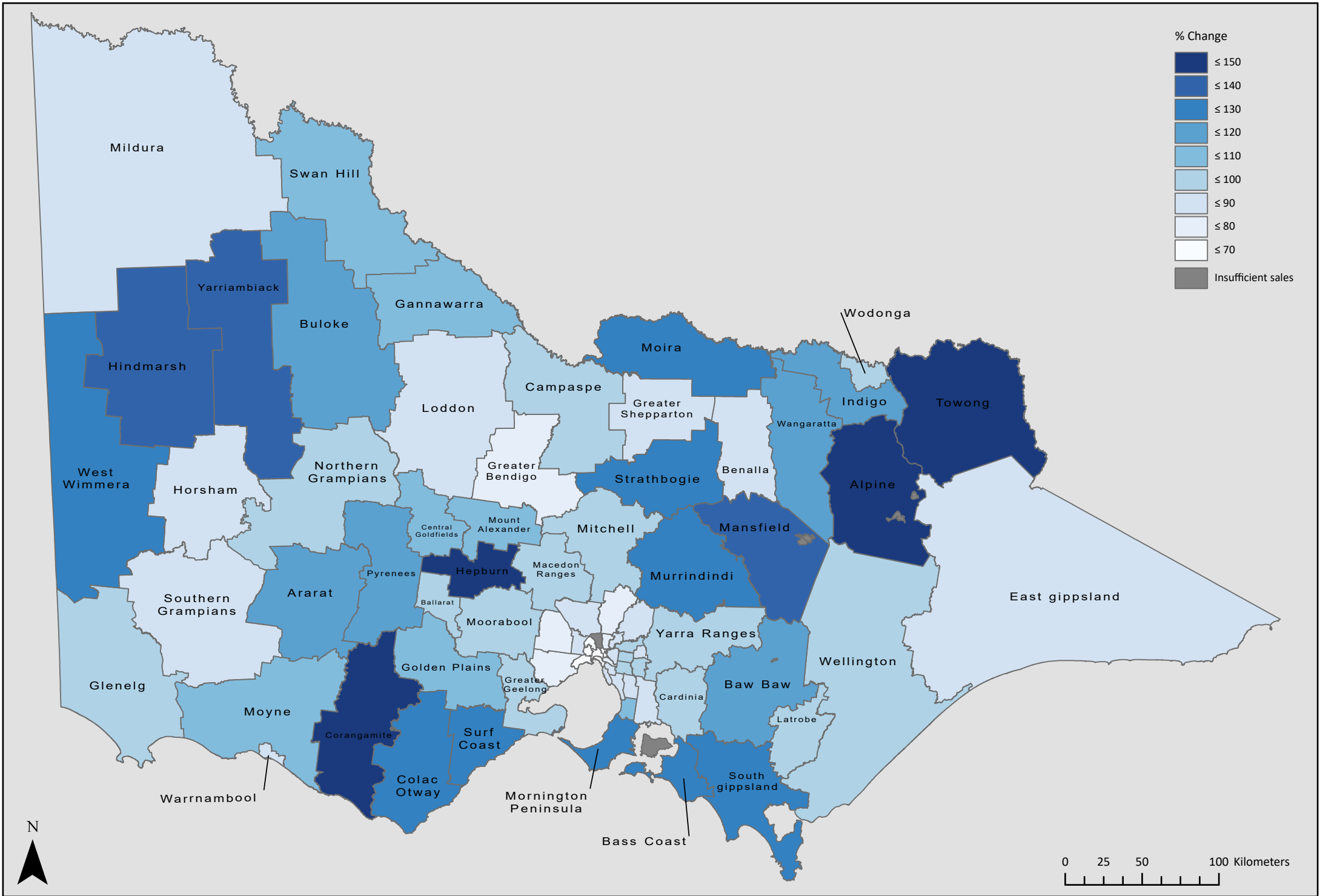
Municipality - 1 Year Change in Median House Price (Non-Metro)



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



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



Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
ABBOTSFORD	545000	575000	530000	600000	598500	563500	568000	601500	612000	562500	530000	420000	-6	-3	-0.3
ABERFELDIE	550000	490000	555000	510000	820000	760000	950000	547500	655000	885000	777500	540000	-12	41	3.5
AIRPORT WEST	474500	460000	470000	535000	591500	601000	608000	621000	619000	652000	650000	595500	0	37	3.2
ALBERT PARK	657500	863000	815000	850000	662500	1300000	870000	875000	835000	1505000	980000	NA	-35	49	4.1
ALBION	229000	279000	213500	240000	292000	360000	268500	530000	287500	275000	297000	365000	8	30	2.6
ALFREDTON	197500	233500	254000	285000	285000	240500	285000	350000	350000	360000	358000	310000	-1	81	6.1
ALPHINGTON	516500	715500	582500	809000	700000	702500	673500	671000	731000	733000	770000	628000	5	49	4.1
ALTONA	486000	465000	550000	620000	630000	659000	620000	645000	725000	710000	700000	675000	-1	44	3.7
ALTONA EAST	470000	500000	545000	569000	601000	675500	645000	650000	787500	742500	775000	705000	4	65	5.1
ALTONA MEADOWS	327500	320000	353500	365000	440500	457500	488500	480000	487000	492500	520000	576000	6	59	4.7
ALTONA NORTH	451000	470000	530000	531000	630000	646000	630000	649500	725000	713500	778500	656500	9	73	5.6
ARARAT	168500	185000	170000	162000	120000	209000	207000	207500	238500	248500	315000	370000	27	87	6.5
ARDEER	297500	318000	350000	380000	472500	491000	531000	539000	565000	557500	576500	545000	3	94	6.8
ARMADALE	572500	610000	830000	779000	775000	660000	702000	750000	772000	705500	715000	732500	1	25	2.2
ASCOT VALE	470000	500000	522500	501000	564500	525000	517000	610000	605000	560000	532500	450000	-5	13	1.3
ASHBURTON	675000	734000	1015000	1200000	1215000	922500	1144500	1241500	1175000	1150000	1475000	657500	28	119	8.1
ASHWOOD	614500	631000	701500	811000	880000	850000	872000	956000	974000	945000	950000	616000	1	55	4.5
ASPENDALE	475000	570000	604000	685000	817500	800000	752500	852500	825500	905000	796000	777500	-12	68	5.3
AVONDALE HEIGHTS	450000	468000	447500	534000	582500	550000	628000	665000	710000	694500	651500	680000	-6	45	3.8
BACCHUS MARSH	255000	295000	279000	287000	305000	298500	393000	340000	392500	463000	430000	326000	-7	69	5.4
BALACLAVA	479000	456500	492000	596500	576500	592500	651000	642500	661500	605000	591000	522500	-2	23	2.1
BALLARAT CENTRAL	228000	242500	267000	275500	255000	278000	260500	468500	392500	402500	398500	315500	-1	75	5.7
BALLARAT EAST	215000	252500	267000	230000	272500	282500	288500	322000	365000	420000	405000	450000	-4	88	6.5
BALLARAT NORTH	229500	245000	240000	228000	225000	253000	290000	333000	370000	427500	385000	380000	-10	68	5.3
BALWYN	605000	595000	820000	667000	799000	690000	905000	895000	851000	1050000	898000	745500	-14	48	4.0
BALWYN NORTH	772500	735000	972500	991500	955000	1000000	1035500	975000	1166000	1023000	1281500	915000	25	66	5.2
BARWON HEADS	590000	615000	617500	626500	777500	665000	926000	930000	1112500	1350000	1000000	1015000	-26	69	5.4
BAXTER	275000	309000	330000	360500	378000	512500	475000	530000	615000	645000	607500	NA	-6	121	8.3
BAYSWATER	360000	389000	450000	457500	568000	592500	585000	600000	643500	647500	638000	627000	-1	77	5.9
BAYSWATER NORTH	321500	354000	409000	444500	520000	525000	480000	554000	640000	600000	605000	617500	1	88	6.5
BEACONSFIELD	417500	355500	400500	398000	463000	460000	453000	500000	610000	549000	534500	699000	-3	28	2.5
BEAUMARIS	762500	775000	896500	1018500	940000	900000	887500	1078000	1230000	1280000	1250000	1005000	-2	64	5.1
BELL PARK	310000	297500	295500	317500	343000	392000	397500	420000	497500	552500	520000	500000	-6	68	5.3

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
BELLFIELD (BANYULE)	507500	523000	527500 [^]	477500	614500	665000	655000	715000	895000 [^]	691000	841000	600000 [^]	22	66	5.2
BELMONT	301500	296000	310000	315000	355500	388500	414500	462500	550000	557000	520000	475000	-7	72	5.6
BENALLA	167500	182500	186000	181500	185000	185000	209500	209500	253000	321000	302500	252000 [^]	-6	81	6.1
BENDIGO	279500	308500	280000	260000	281500	291500	275000	420500	410500	480000	480000	530000 [^]	0	72	5.6
BENTLEIGH	580000	590000	570000	617500	653000	675500	655000	662000	865500	735000	818000	697500	11	41	3.5
BENTLEIGH EAST	605000	634000	677500	665500	600000	730000	700000	865000	980000	962500	1083000	850000	13	79	6.0
BERWICK	350000	380000	425000	427000	490000	515000	530000	586500	620500	639000	650000	616000	2	86	6.4
BITTERN	325000	302500	355000	340000	433000	497500	450000	505000	590000	627500	706500	601000 [^]	13	117	8.1
BLACK HILL	254500	255000	245000 [^]	186500 [^]	285000	260000	282500 [^]	340000	385000	460000	385000 [^]	390000 [^]	-16	51	4.2
BLACK ROCK	704000	700000	820000	880000	945000	1150000	950000	917500	1208000	1327500	1215000	862500 [^]	-8	73	5.6
BLACKBURN	485000	522500	591000	595000	626000	650000	565000	607500	640000	727500	700000	737500	-4	44	3.7
BLACKBURN NORTH	526000	600000	715500	715000	785000	700000	768500	715000	844500	950000	854500	1028000 [^]	-10	62	5.0
BLACKBURN SOUTH	595000	592000	642000	767000	722500	660000	760500	762000	720000	874000	910500	NA	4	53	4.3
BONBEACH	442500	456000	469500	537500	600000	617500	541000	637500	745000	648000	680000	635000	5	54	4.4
BORONIA	380000	410000	432500	485000	576000	590000	566000	586000	650000	650000	651500	607000	0	71	5.5
BOX HILL	458000	482500	495000	605000	603500	509500	585000	599000	543500	536500	567000	565000	6	24	2.2
BOX HILL NORTH	555000	631500	750000	825000	858000	750000	865000	850000	880000	885000	835000	850500 [^]	-6	50	4.2
BOX HILL SOUTH	570000	648000	752000	774500	850000	726000	713000	828000	1046000	895000	916000	895000 [^]	2	61	4.9
BRAYBROOK	350000	430000	441000	460000	514000	566500	562500	591500	600000	580000	600000	631500 [^]	3	71	5.5
BREAKWATER	308000 [^]	245000 [^]	295000	310000	317500 [^]	352500	360500 [^]	290000 [^]	435000 [^]	525000	435000 [^]	456000 [^]	-17	41	3.5
BRIAR HILL	450000	485500	575000	651000	670000	667000	650000	723000	799500	775000	863000	885000 [^]	11	92	6.7
BRIGHT	210000	243000	245000	273000	349000	342500	450000	475000	560500	750000	636000	661000 [^]	-15	203	11.7
BRIGHTON	737500	700000	845000	977000	975000	1184000	1120000	1080000	1325000	1450000	1305000	1085000	-10	77	5.9
BRIGHTON EAST	685000	800000	957000	922500	957500	945000	995000	1040000	1111000	1190000	1250000	1135000	5	82	6.2
BROADFORD	200000 [^]	235000 [^]	218000 [^]	279500 [^]	305000	307500 [^]	260000 [^]	285000 [^]	372500	406500	450000	NA	11	125	8.4
BROADMEADOWS	279000	300000	300000	330000	368000	420000	395000	420000	440000	455000	450000	440500	-1	61	4.9
BROOKLYN	398500	423000	447000	480000	552500	605000	570000	620000	627000	615000	630000	640000 [^]	2	58	4.7
BROWN HILL	250000	242500	249000	247500	255500	285000	305000	312000	350000	425000	392500	387500 [^]	-8	57	4.6
BRUNSWICK	475000	489000	495000	500000	500000	525000	600500	584500	605000	580000	554000	550000	-4	17	1.6
BRUNSWICK EAST	510000	490500	521000	520000	569000	544000	555500	605000	620000	620000	560000	621000	-10	10	0.9
BRUNSWICK WEST	395000	407500	420000	467000	479000	467000	499500	535000	540000	489000	451000	423000	-8	14	1.3
BULLEEN	607500	629000	722500	768000	787000	746000	675000	751000	755000	845000	890000	1055000 [^]	5	47	3.9
BUNDOORA	440000	406500	407500	401000	437000	441500	419000	470000	475000	470000	460000	451000	-2	5	0.4

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
BURNLEY	355500	420000	412500	470000 ^	497500	987500 ^	445000 ^	539000 ^	513000	488000 ^	501000	NA	3	41	3.5
BURWOOD	537500	592500	596000	666000	743500	710000	732500	761500	857500	812500	851500	140000	5	58	4.7
BURWOOD EAST	570000	530000	600000	600000	835000	561000	599000	627000	668000	639000	622500	640000	-3	9	0.9
CAIRNLEA	400000 ^	380000 ^	429000	392500	403000	429500	432500	395000 ^	419000	425000	420000	489000 ^	-1	5	0.5
CALIFORNIA GULLY	249000	200000 ^	246000 ^	195000	220000	265000 ^	197000	290000 ^	297000	345000 ^	365000	NA	6	47	3.9
CAMBERWELL	568500	695000	730000	728500	844000	920500	828500	814000	900000	935000	900000	798500	-4	58	4.7
CAMPBELLFIELD	325000 ^	270000	355000	354500	420000	361000	343000 ^	410000 ^	429000	413000	394000	530000 ^	-5	21	1.9
CANADIAN	250000	265000	270000	250000	279000	271000	308000	295000	390000	407500	381000	400000 ^	-6	52	4.3
CANTERBURY	750000	1065000	1201000	1001000	911000	975000	1205000	944000	1142500	1100000	1115000	938000 ^	1	49	4.0
CAPEL SOUND	305000	345500	400000	405000	500000	479000	540000	540000	630000	718000	672500	550000 ^	-6	120	8.2
CARLTON	410000	445000	543000	530500	421500	429000	417000	340000	462500	403000	360000	300000	-11	-12	-1.3
CARLTON NORTH	505000	605000	560000	545000	650000	715000	579000	675500	666500	685000	680000	695000 ^	-1	35	3.0
CARNEGIE	460500	535000	540000	570000	590500	570000	635000	639500	621000	630000	620000	597500	-2	35	3.0
CAROLINE SPRINGS	367000	410000	395000	395000	436500	458000	460000	470000	465000	487500	481500	495000	-1	31	2.7
CARRUM	435000	460000	521000	542500	635000	672500	617500	663000	771500	745000	727000	627000 ^	-2	67	5.3
CARRUM DOWNS	310000	301500	319000	345000	388000	430000	433000	460000	545000	585000	555000	535000	-5	79	6.0
CASTLEMAINE	311500	267500	317500	327500	332500	396500	415000	431000	505000	549000	612000	625000 ^	11	96	7.0
CAULFIELD	550000	629000	622000	722500	726000	890000	760000	793000	830000	843000	765000	560000 ^	-9	39	3.4
CAULFIELD EAST	416000	237000	530000	322500	470000	303000	350000	540000	550000	682500	691500	NA	1	66	5.2
CAULFIELD NORTH	541000	549000	620000	585000	580000	689500	605000	720000	715000	702000	655000	565000	-7	21	1.9
CAULFIELD SOUTH	580000	705000	750000	755000	740000	780000	707000	995000	1118000	1026500	1075000	921000 ^	5	85	6.4
CHADSTONE	580000	485000	515500	675000	751500	691500	785000	787000	820000	843000	875500	818000	4	51	4.2
CHELSEA	404000	420000	482500	522500	600000	610000	604000	635000	685000	690000	688000	622000	0	70	5.5
CHELSEA HEIGHTS	364000	329500	423500	487500	599000	585000	605000	645000	720000	615000	626000 ^	NA	2	72	5.6
CHELTENHAM	465000	477000	509000	510000	606500	568000	591000	608500	595000	664500	655000	590000	-1	41	3.5
CHELTENHAM EAST	458000	433000	506000	640500	655000	565000	590000	662500	682500	650000	726000	715000 ^	12	59	4.7
CHELTENHAM NORTH	381500	420000	520000	536000	600500	540000	620000	697000	795500	729000	813500	656000 ^	12	113	7.9
CHIRNSIDE PARK	385500	497000	464000	476500	495000	532500	598000	620000	675000	700500	701000	636000 ^	0	82	6.2
CLARINDA	440000	450000	540500	515000	666000	710000	678000	722000	781000	816000 ^	800000	NA	-2	82	6.2
CLAYTON	433500	520000	590000	545000	549500	540000	605000	650000	731000	691500	671500	550000	-3	55	4.5
CLAYTON NORTH	465000	465000	530000	629500	709000	643500	610000	624000	785000	687500	662500	733500 ^	-4	42	3.6
CLAYTON SOUTH	435000	470000	557500	475000	466500	503500	522000	518000	555000	604000	535000	595000 ^	-11	23	2.1
CLIFTON HILL	622000	564000	575000	743500	679000	749500	620000	750000	756000	638000	737000	718000 ^	16	18	1.7

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
CLYDE NORTH	219000	405500 [^]	211000 [^]	372000	387500	460500	498000	467000 [^]	455000 [^]	535000 [^]	535000	525000 [^]	0	144	9.3
COBRAM	168000	185000	170000	193000	185000	180000	215000	210000	238500 [^]	285000	295000	295000 [^]	4	76	5.8
COBURG	427000	453000	480000	485000	500000	550000	550000	530000	577500	605000	580000	467500	-4	36	3.1
COBURG EAST	415000	540000	530000	515000	575000	575000	623000	617000	683500	685000	732500	715000 [^]	7	77	5.8
COBURG NORTH	425000	412000	498500	525500	535000	600000	572000	641000	720000	660000	787500	646500 [^]	19	85	6.4
COLAC	240000	208500	203000	269500	225000	245000	312500	301000	343500	380000	440000	320000 [^]	16	84	6.3
COLLINGWOOD	485000	585000	544500	540000	605000	612500	660000	675000	655000	661500	640000	590000	-3	32	2.8
CORIO	270000	222500	206500	218000	255000	298500	310000	312500	375000	410000	381500	390500 [^]	-7	41	3.5
COWES	309500	328000	305000	277000	305000	310000	346000	332500	490000	587500	446000	655000 [^]	-24	44	3.7
COWES WEST	315000	340000	337000	350000	399500	429500	443000	429000	680000	710000	662000	615500 [^]	-7	110	7.7
CRAIGIEBURN	311000	335000	339500	349000	367000	393500	380000	377500	430000	430000	440000	415500	2	41	3.5
CRANBOURNE	260000	265000	281500	285000	358500	400000	365000	395000	446000	480000	450000	496000 [^]	-6	73	5.6
CRANBOURNE EAST	340000	345000	379000	379000	418500	440000	427500 [^]	415000 [^]	451500	502500	510000	NA	1	50	4.1
CRANBOURNE NORTH	262000	369000	330500	375000	405000	407500	425000 [^]	395000 [^]	450000	500000	506000	450000 [^]	1	93	6.8
CRANBOURNE WEST	240000	306500	316000	379000	393000	390000	385000	440000	480000	527500	537500	517500 [^]	2	124	8.4
CREMORNE	700000	599500	680000	590000	764000	753000	745000	559000	625500	703500	625000	710000 [^]	-11	-11	-1.1
CRIB POINT	310000	270000	305000	290000	340000	415000	405000	400000	495000	535000	560000	NA	5	81	6.1
CROYDON	390000	409000	449000	500000	560000	580000	565000	600000	660000	660000	676500	656500	2	73	5.7
CROYDON NORTH	390000	411000	482500	524500	615000	623000	610000	645500	706000	741500	715000	735000 [^]	-4	83	6.2
CROYDON SOUTH	406000	450000	540500	560000	633000	695500	654000	685500	810000	777500	755500	690000 [^]	-3	86	6.4
DALLAS	305000 [^]	220500 [^]	280000	264000	350000	372500	429000	390000	445000	425000	447500	460000 [^]	5	47	3.9
DANDENONG	305000	304500	320000	334500	360000	362000	340000	380000	410000	398000	400000	380000	1	31	2.7
DANDENONG NORTH	325000	326000	350000	405000	450000	475000	430000	466000	517500	550000	529500	475000 [^]	-4	63	5.0
DARLEY	294000 [^]	307000 [^]	278500	273000	321000	314000	310000	315000	352500	430000	406500	292000 [^]	-6	38	3.3
DAYLESFORD	295000	315000	325000	323500	380000	417500 [^]	535000	440000 [^]	600000	610000	585000	NA	-4	98	7.1
DEANSIDE	-	-	-	-	-	459000 [^]	459000	459000	429000 [^]	524000 [^]	558000	NA	6	NA	NA
DEEPDENE	910000 [^]	690500	810000	960500	1290000	1042500	1060000	1550000	1795000	1365000	1148000	NA	-16	26	2.3
DEER PARK	305500	322000	315000	345000	421000	447500	460000	464500	485000	495000	480000	495500	-3	57	4.6
DIAMOND CREEK	444000	475000	500000	585000	594500	601000	670000	650000	730500	732500	790000	880000 [^]	8	78	5.9
DINGLEY VILLAGE	445000	475000	505000	550000	580000	640000	600000	635000	785500	750000	745000	820000 [^]	-1	67	5.3
DINNER PLAIN	230000 [^]	205000 [^]	225000 [^]	370000	270000 [^]	358000 [^]	310000 [^]	357500 [^]	494500	595000	555000 [^]	NA	-7	141	9.2
DOCKLANDS	590000	559500	645000	633000	560000	616500	620000	590000	571000	618000	590500	620500	-4	0	0.0
DONCASTER	575000	549000	577000	571000	600000	590000	651500	600000	687500	640000	649000	570000	1	13	1.2

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
DONCASTER EAST	595000	597500	650000	658000	651000	637500	798000	725000	870000	795000	875000	860000	10	47	3.9
DONVALE	535000	567500	655000	650000	750000	685000	756000	762500	852000	880000	950000	851000 [^]	8	78	5.9
DOREEN	305000 [^]	204000	135500	379000	365500	442500	430000 [^]	425500	530000	542500	539000	553000 [^]	-1	77	5.9
DOVETON	286000	308000	315000	322500	380000	445500	400000	420000	480000	521000	520000	515000	0	82	6.2
DROMANA	450000	467500	400000	532500	507000	680000	582500	595000	780000	825000	770000	782500 [^]	-7	71	5.5
DROUIN	235000	240000	245000	250000	281500	334000	334000	346000	399000	432500	449000	490000 [^]	4	91	6.7
DRYSDALE	272500	300000	303000	325000	309000	382500	392500	413500	465000	550000	517500	550000 [^]	-6	90	6.6
EAGLEHAWK	230000	235000	237500 [^]	220000	224000	219000	242000	269000	359500	410000	413500	425500 [^]	1	80	6.0
EAGLEMONT	645000	650000	807500	725000	758000	1265000	785000	743000	1350000	921500	1285000	1270000 [^]	39	99	7.1
EAST BENDIGO	277500	270500 [^]	270000	325000 [^]	337000	322000	331000	320000	380000	449000	420000	NA	-6	51	4.2
EAST GEELONG	309000	318500	325000	369000	313000	385000	415000	410000 [^]	660000 [^]	413000	440000 [^]	NA	7	42	3.6
EAST MELBOURNE	550000	565000	695000	1258000	730000	750000	615000	700000	767000	872000	657500	619000	-25	20	1.8
ECHUCA	216000	246000	255000	274000	283000	278000	272500	295500	336500	370000	371000	372500 [^]	0	72	5.6
EDITHVALE	475000	475000	482000	565000	700000	709000	710000	717000	807000	787500	840000	650000	7	77	5.9
ELSTERNWICK	530000	561000	558000	595000	711000	635000	635000	715000	693000	681500	641000	560000	-6	21	1.9
ELTHAM	470000	495000	549000	562000	687500	661500	650000	728000	800000	800000	725000	735500	-9	54	4.4
ELTHAM NORTH	396000 [^]	475000	704000 [^]	760000	675000 [^]	630000 [^]	709500 [^]	810000	978500 [^]	807500 [^]	865000	917500 [^]	7	118	8.1
ELWOOD	558500	587000	615500	630000	664000	662500	680000	652500	730000	670000	671000	550000	0	20	1.9
ENDEAVOUR HILLS	346500	345000	405500	396000	457000	620000	497500	594000	610000	615000	637500	561000 [^]	4	84	6.3
EPPING	308500	315000	344000	349000	375000	370000	400000	410000	458500	486000	480000	490500	-1	56	4.5
ESSENDON	462000	470000	511000	530000	535000	505000	570000	615000	620000	580000	535000	497500	-8	16	1.5
ESSENDON NORTH	425000	485000	435000	480000	470000	400000	425000	459000	488500	439000	401500	425000 [^]	-9	-6	-0.6
ESSENDON WEST	590000 [^]	510000	500000	652500 [^]	767500 [^]	445000 [^]	650000 [^]	600000 [^]	938000	880000	710000 [^]	NA	-19	20	1.9
EUMEMMERRING	295500	295500	325000	341000	492500	414000	430000	426500	520000	555000	517000	547500 [^]	-7	75	5.7
FAIRFIELD	435000	488500	464000	600000	621500	509000	500000	613500	605000	580000	562500	645000	-3	29	2.6
FAWKNER	344000	345000	370000	400000	470500	506000	475000	512000	570000	560000	592500	597500	6	72	5.6
FERNTREE GULLY	380000	405000	430000	510000	550000	597000	540000	590000	642500	660500	681500	687000	3	79	6.0
FISHERMANS BEND	822000	880000	921000	895000	962500	988000	876500	937000	990000	910000	930000	762500 [^]	2	13	1.2
FITZROY	570500	600000	685000	680000	701000	720000	750000	770000	844000	785000	800000	654500 [^]	2	40	3.4
FITZROY NORTH	569500	550000	608500	625500	581500	640000	640000	595000	725000	719000	674000	540000 [^]	-6	18	1.7
FLEMINGTON	361000	436500	437500	415000	436000	440500	405500	436500	509000	450000	385000	360000	-14	7	0.6
FLORA HILL	275000	260000	225000	240000	250000	245000	244500	325000	360000	430000	425000	407500 [^]	-1	55	4.4
FOOTSCRAY	395000	410000	460000	440000	485000	510000	464500	515500	510000	490000	525000	500500	7	33	2.9

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
FOREST HILL	555000	592500	465000	637500	707500	700500	735000	747000	815000	800000	830000	783000 [^]	4	50	4.1
FOSTER	298000 [^]	275500	248000	260000 [^]	200000 [^]	200000	175000	280000 [^]	320000 [^]	339000	395000 [^]	275000 [^]	17	33	2.9
FRANKSTON	285000	300000	320000	333000	395000	440000	413500	440000	532500	545000	501500	505000	-8	76	5.8
FRANKSTON NORTH	164000 [^]	252500 [^]	316000	307500	380000 [^]	414000	397500 [^]	406500 [^]	516000	490000	518000	610500 [^]	6	216	12.2
FRANKSTON SOUTH	405000	425000	430000	466000	547500	665000	612500	685000	765000	750000	748000	640000 [^]	0	85	6.3
GARDENVALE	481500	491000	315000	345000	560000	307500	640000	610000 [^]	341000	500000	358000	457500 [^]	-28	-26	-2.9
GEELONG	470000	497500	470000	470000	550000	550000	516500	611500	642500	700000	741000	630000	6	58	4.7
GEELONG WEST	265000	339000	338500	381500	380000	396500	434000	431500	629000	484000	573000	417500 [^]	18	116	8.0
GISBORNE	355000	375000	435000	447500	450000	503500	510000	555000	630000	660000	555000	440000 [^]	-16	56	4.6
GLEN HUNTLY	504000	410500	545000	572500	560000	610000	531500	592500	605000	560000	608500	454000	9	21	1.9
GLEN IRIS	540000	560000	590000	645000	779000	733500	715000	722000	735000	732500	755500	575000	3	40	3.4
GLEN WAVERLEY	604000	640000	651000	700000	847000	866000	834000	780000	855000	804000	804000	755000	0	33	2.9
GLENROY	380000	400000	415000	446000	500500	520000	530000	575000	610000	590000	578000	585000	-2	52	4.3
GOLDEN POINT (BALLARAT)	245000	256000	250000	232000	315000	310000	329000	327500	392500	407500	352000 [^]	330000 [^]	-14	44	3.7
GOLDEN SQUARE	272500	270000	245000	250000	272000	252500	271000	280000	359000	430500	400000	394000 [^]	-7	47	3.9
GOWANBRAE	421000 [^]	421000 [*]	482500 [^]	590000 [^]	632500 [^]	650000 [^]	634000 [^]	595000	700000 [^]	721000	725000	715000 [^]	1	72	5.6
GREENSBOROUGH	431000	448000	490500	520000	622500	626000	638000	644500	729500	712500	730000	680000 [^]	2	69	5.4
GREENVALE	257500	399000	385000	395000	427500	485000 [^]	561500 [^]	530000	610000	465000	592500	522500 [^]	27	130	8.7
GROVEDALE	280000	231000	275000	302500	330000	359000	399000	447500	510000	524500	496500	499000 [^]	-5	77	5.9
HADFIELD	360000	350000	383000	432000	535000	575500	495000	580000	600000	598000	610000	670000	2	69	5.4
HALLAM	330000	306500	350000	362500	410000	449500	422000	500000	535000	550000	563000	575500 [^]	2	71	5.5
HAMILTON	125000	200000 [^]	223500	195000	171500	168000	187500	212000	290000	314000	348000 [^]	NA	11	178	10.8
HAMLIN HEIGHTS	330000	284500	306500	326500	377500	436000	472500	482000	510000	627500	512500	425000 [^]	-18	55	4.5
HAMPTON	680000	650000	750000	800000	877000	880000	795000	950000	952000	936500	900000	810000	-4	32	2.8
HAMPTON EAST	584000	602000	645000	600000	600000	653000	595000	699500	718500	797500	856500	760000 [^]	7	47	3.9
HAMPTON PARK	280000	285500	340000	340000	390500	425000	400000	450000	510500	542500	520000	560000	-4	86	6.4
HARKNESS	260000	265000	245000	270000	331500	365000	348500	335000	385000	408500	435000	426000 [^]	6	67	5.3
HASTINGS	275000	285000	295000	320000	340000	450000	390000	421500	536000	600000	560500	495000 [^]	-7	104	7.4
HAWTHORN	483000	553000	579000	564000	608000	585000	560000	638500	612000	602000	588000	450000	-2	22	2.0
HAWTHORN EAST	510000	540000	570000	655000	640000	632500	636000	660000	680000	670000	635000	610000	-5	25	2.2
HEALESVILLE	332500	370000	360000	407500	435500	450000	475000	520000	600000	605000	634000	685000 [^]	5	91	6.7
HEATHERTON	399000	426500	442500	412000	449000	440500 [^]	415000 [^]	300000 [^]	468500	440500	411000	510000 [^]	-7	3	0.3
HEATHMONT	460000	491500	550000	639500	656500	679000	630500	661000	751000	877500	808000	700000 [^]	-8	76	5.8

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
HEIDELBERG	548500	517000	522500	550000	579500	579000	640000	630000	658000	644500	702500	604000 [^]	9	28	2.5
HEIDELBERG HEIGHTS	441500	453000	541000	526500	652500	665500	630000	715500	725000	765000	740000	705000 [^]	-3	68	5.3
HEIDELBERG WEST	397000	386500	437500	470000	495000	550000	555500	606500	657000	631500	650000	564500 [^]	3	64	5.1
HERNE HILL	210000	222000	210000	226000	255000	277500	286000	312000	375000	345000	404500	347500 [^]	17	93	6.8
HIGHETT	520000	545000	580000	570000	565000	574000	675000	645000	727500	669000	700000	610000	5	35	3.0
HIGHTON	302500	298500	340000	357000	337500	390000	415000	435500	520000	555000	522000	513500	-6	72	5.6
HILLSIDE (MELTON)	315000	312500	340000	399500	438000	486500	457500	490000	510000	512000	550000	560000 [^]	7	75	5.7
HOPPERS CROSSING	254000	290000	290000	305000	370000	387000	402500	417500	416500	425000	450000	472500 [^]	6	77	5.9
HORSHAM	173500	185000	212000	225500	259000	248500	219500	240000	270000	330000	335000	259000 [^]	2	93	6.8
HUGHESDALE	512000	506000	605000	587500	620000	661500	624500	674000	721500	717500	799000	535000 [^]	11	56	4.6
HUNTINGDALE	461000	372500	498500	372500	432500	422500	661000 [^]	680000	422500	775000 [^]	552500	365000 [^]	-29	20	1.8
INVERLOCH	319000	350000	317000	381500	360000	487500	515000	470000	633000	770000	835000	740000 [^]	8	162	10.1
IRYMPLE	153000	157500 [^]	230000 [^]	165000 [^]	207500	197500	157500	354000 [^]	290000 [^]	358500	299000 [^]	NA	-17	96	6.9
IVANHOE	575000	538000	615000	597500	730000	606000	575000	652500	736500	710000	752500	550000	6	31	2.7
IVANHOE EAST	585000	562000	640000	755000	639500	708000	657500	861000	778000	790000	1176000	1196500 [^]	49	101	7.2
JACANA	310000 [^]	320000 [^]	330000	310000	421000	430000 [^]	413000	427000	488000	452000	457500	463500 [^]	1	48	4.0
JOLIMONT	735000	700000	762500	1650000	1100000	1125000	942000	1250000	1200000	1162500	1037000	698000 [^]	-11	41	3.5
JUNCTION VILLAGE	230000	263500	247000	260000	310000	275000	285000 [^]	265000	268000	310000	370000	420000 [^]	19	61	4.9
KANGAROO FLAT	226500	227500	240500	237500	213500	237500	240000	300000	324000	410000	432500	420000 [^]	5	91	6.7
KEILOR DOWNS	317000	340000	380500	382000	521500	550500	466000	500000	600000	601500	570500	587000 [^]	-5	80	6.0
KEILOR EAST	540000	482500	580000	488000	684000	645000	642000	680000	745000	721500	735000	770000	2	36	3.1
KENNINGTON	235000	155000	77500	207500	315000	287500	267500	350000	351000	440000	425000	410000 [^]	-3	81	6.1
KENSINGTON	439000	431500	476000	459000	500000	511000	519000	531000	535000	531000	495000	501000	-7	13	1.2
KERANG	187500 [^]	175000 [^]	187000 [^]	157500 [^]	220000 [^]	180500 [^]	225000 [^]	197000	236500 [^]	220000	188000 [^]	NA	-15	0	0.0
KEW	597000	648000	680000	800000	750000	770000	828000	975000	916500	850000	810000	700000	-5	36	3.1
KEW EAST	810000 [^]	625000	906000 [^]	830000 [^]	634000	994500 [^]	1292500 [^]	772500 [^]	970000	760000 [^]	1220000	NA	61	51	4.2
KEW NORTH	675000	792500	636000	634500	1177500	850000	862000	735500	995000	940000	775000	762000 [^]	-18	15	1.4
KEYSBOROUGH	379000	439000	511000	490000	562500	582500	590000	677500	687500	697000	650000	640000 [^]	-7	72	5.5
KILMORE	237000	230000	252500	275000	275000	315000	335000	329500	400000	415000	400000	382000 [^]	-4	69	5.4
KILSYTH	367500	400000	425000	492500	547500	569000	570000	620000	662500	700000	682500	700000 [^]	-3	86	6.4
KINGSBURY	370500	365000	400000	450000	485000	521000	547500	547500	587500	460000	487500	550000 [^]	6	32	2.8
KINGSVILLE	318500	325000	400000	407000	404000	445000	415000	531000	581000	400000	389000	291500 [^]	-3	22	2.0
KNOXFIELD	437500	500000	562000	592000	623500	645000	625000	686000	785000	761000	770000	776000 [^]	1	76	5.8

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
KOO WEE RUP	226000	230000	270000	277500	358000	380000	415000 [^]	391500	416000	480000 [^]	470000	NA	-2	108	7.6
KOORYONG	695000	705000	1170000	1410000	762500 [^]	935000	750000 [^]	1460000 [^]	842500 [^]	1015000	1100000	NA	8	58	4.7
KORUMBURRA	254500	215000	198000	210000	221500	259000	319000	308000	350000	410000	415000	440000 [^]	1	63	5.0
KURUNJANG	255500	268500	261000	250000	309000	360000	372000	347500 [^]	392500	388500	412500	NA	6	61	4.9
KYABRAM	177500	181500	160000	199000	220000	227000	205000	210000	282500	330000	367500	357500 [^]	11	107	7.5
KYNETON	285000	297500	325000	360500	389000	408000	420000	425000	555000	682500	620000	NA	-9	118	8.1
LAKE WENDOUREE	330000	372500	305000	313000	362500	442500	412000	445000	480000	704000	525000	494500 [^]	-25	59	4.8
LAKES ENTRANCE	228500	235000	250000	255000	265000	257000	265000	300000	309000	419500	692500 [^]	395000 [^]	65	203	11.7
LALOR	310000	315000	327000	375500	440500	442500	445000	484000	538000	538000	508000	520000	-6	64	5.1
LANGWARRIN	308000	310000	316500	356000	435000	460000	450500	480000	570000	600000	600000	580000	0	95	6.9
LARA	263000	265000	300000	294000	320000	353000	377500 [^]	380000	495000	515000	485000	592000 [^]	-6	84	6.3
LARA LAKE	252000	314000	285000	267000	312500	355000	379000	380000	462500	461500	489000	427500 [^]	6	94	6.9
LAVERTON	300000	323000	375000	425000	414500	448500	507500	506500	562500	500000	515000	552500 [^]	3	72	5.6
LAVERTON SOUTH	320000	341000	361000	370000	438500	480000	475000	465000	488000	510000	505000	515000 [^]	-1	58	4.7
LEONGATHA	265000	265000	292500	276000	265000	265000	247500	315000	352500	397500	436500	385000 [^]	10	65	5.1
LEOPOLD	285000	291000	285000	308000	308500	360000	391500	410000	480000	553500	480000	454500 [^]	-13	68	5.4
LILYDALE	345500	367500	400000	440000	463000	525500	500000	515000	569000	585000	612000	630000	5	77	5.9
LONG GULLY	204000	223000	230000	239000	216500	250000	255000	295000	340500	391500	340000 [^]	355000 [^]	-13	67	5.3
LORNE	550000	553000	755000	593000	567500	777500	815000	762500	965000	1025000	1297500	1557500 [^]	27	136	9.0
LOWER PLENTY	420000	441500	491500	567000	560000	517500	552500	665000	675000	687000	605000	366000 [^]	-12	44	3.7
LYSTERFIELD	500000 [^]	545000 [^]	600500 [^]	555000 [^]	1187500 [^]	495500 [^]	580000 [^]	610000 [^]	729000 [^]	876500	929000 [^]	NA	6	86	6.4
MACLEOD	207500	481000	554000	543500	650000	634000	642000	675500	770000	777500	780500	840000 [^]	0	276	14.2
MAFFRA	217500 [^]	201000 [^]	214000	227000 [^]	225000 [^]	205000 [^]	220000	220000	250000	340000	340000 [^]	318500 [^]	0	56	4.6
MAIDSTONE	420000	435000	482500	500000	600000	600000	582500	640000	640000	567500	609000	601000 [^]	7	45	3.8
MALVERN	605000	759000	672000	649000	740000	844500	730000	895000	796500	744000	750000	800000 [^]	1	24	2.2
MALVERN EAST	495000	525000	591000	660000	628500	640000	637000	660000	740000	674000	612000	599000	-9	24	2.1
MANIFOLD HEIGHTS	275000	306000	285000	262000	335000	360000	339000	428000	489000	500000	436500	415000 [^]	-13	59	4.7
MANSFIELD	275000	284500	275000	257000	265000	342500	340000	385000	433000	450000	555000	630000 [^]	23	102	7.3
MARIBYRNONG	480000	460000	459000	459500	486000	466500	510000	510000	525000	555000	515000	400000	-7	7	0.7
MARYBOROUGH	199000	178000	193500	219000	215000	227500	208000	246500	297500	292500	320000	180000 [^]	9	61	4.9
MCCRAE	510000	436000	490000	607500	682000	685000	700000	572500	750000	854000	877500	720000 [^]	3	72	5.6
MCKINNON	557500	600000	687000	655000	730000	780000	692500	851000	941000	943500	847000	637500 [^]	-10	52	4.3
MEADOW HEIGHTS	270000	268000	285000	300000	350000	400000	376500	412000	437500	447000	450000	450000 [^]	1	67	5.2

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
MELBOURNE	497500	524500	577000	583000	606000	585000	570000	591000	527000	560000	542000	525000	-3	9	0.9
MELTON	224500	249500	225000	229500	274500	317000	314000	320000	345000	370000	370000	399500 [^]	0	65	5.1
MELTON SOUTH	189500	215000	221500	230000	280000	320000	305000	310000	335000	352500	365000	352500	4	93	6.8
MENTONE	482000	486500	475000	550000	558000	582000	601000	645000	685000	663000	685000	502000	3	42	3.6
MERENDA	310000	329000	315000	317500	400000	424000	368000	375000	435000	445000	462000	398000 [^]	4	49	4.1
METUNG	385000 [^]	315000	311000 [^]	225000 [^]	212500	265000	292500	326000	340000	622500	550000 [^]	136000 [^]	-12	43	3.6
MICKLEHAM	157000 [^]	342000 [^]	342000 [*]	430000 [^]	457500 [^]	472000 [^]	422500 [^]	491500 [^]	525000	561000	565000	600000 [^]	1	260	13.7
MIDDLE PARK	660000	670000	650000	748500	760000	702500	735000	829000	1055000	721000	710000	950000 [^]	-1	8	0.7
MILDURA	150500	161500	163000	180000	189000	219000	220000	211500	256000	298000	315000	314000	6	110	7.7
MILL PARK	340000	357000	382500	395000	440000	455500	444500	440000	498000	510000	489000	565000 [^]	-4	44	3.7
MITCHAM	490000	551000	640000	677500	675000	665000	708000	761000	815000	775000	817500	748000	5	67	5.3
MOE	132000	151500	126000	134000	129000	133500	166000	145000	201500	245000	240000	264000 [^]	-2	82	6.2
MONT ALBERT	612500	597500	635000	727000	725000	740000	707000	749500	809000	821500	770000	685000 [^]	-6	26	2.3
MONT ALBERT NORTH	755500	840000	872500	932500	1020000	1094000	888000	1022500	1257000	1137500	1285000	NA	13	70	5.5
MONTMORENCY	464000	495500	552500	628000	711000	690500	685000	784000	818000	876000	810000	775000 [^]	-8	75	5.7
MONTROSE	435000	430000	510000 [^]	474500	568000 [^]	640000 [^]	605000 [^]	590000 [^]	651500 [^]	700000	680000 [^]	745000 [^]	-3	56	4.6
MOONEE PONDS	475000	475000	463500	525000	529500	534500	495000	525000	660500	605000	500000	590000	-17	5	0.5
MOORABBIN	488000	477500	484000	570000	650000	590000	645000	630000	716500	701000	655000	634500 [^]	-7	34	3.0
MOOROOLBARK	370000	381000	410500	495000	596500	568000	567500	591000	665000	691500	655000	712000	-5	77	5.9
MOORoopna	166000	157500	165000	167000	161500	161500	175000	187000	259000	260000	295000	315000 [^]	13	78	5.9
MORDIALLOC	432500	455000	538500	545000	585000	644000	617500	633500	745000	658500	705000	575000	7	63	5.0
MORNINGTON	440000	461500	485000	587000	598000	671500	650000	700000	780000	800000	803500	700000	0	83	6.2
MORWELL	160000	142000	180000	152500	160000	149500	175500	171500	195000	285000	250000	242500 [^]	-12	56	4.6
MOUNT CLEAR	240500	256500	215000	227500	263000	270000	275500	352500	395000	460000	399000	410000 [^]	-13	66	5.2
MOUNT ELIZA	443500	453000	445000	500000	595500	535000	591500	640000	720000	875000	750000	NA	-14	69	5.4
MOUNT EVELYN	387500	423000	435500	438500	663500 [^]	645000	550500	630000	695000	667500	605000	NA	-9	56	4.6
MOUNT MARTHA	365000	447500	510000	550000	623500	570000	650000	530000	812000	786500	779500	430000 [^]	-1	114	7.9
MOUNT PLEASANT	274000	235000 [^]	264500 [^]	255000 [^]	266500	275000	245000	290500	395000	390000	422500 [^]	NA	8	54	4.4
MOUNT WAVERLEY	656500	720000	800000	851000	930000	905000	961500	999000	1121500	1050000	1050500	1157000	0	60	4.8
MULGRAVE	497000	500000	600000	614500	665000	750000	748500	766000	764000	795000	750000	720000 [^]	-6	51	4.2
MURRUMBEENA	500000	525000	520500	530000	580000	602500	554500	599000	590000	598000	590000	465000	-1	18	1.7
NARRE WARREN	299000	294000	319000	350000	420000	447500	426500	450000	505000	535500	546500	540000	2	83	6.2
NARRE WARREN SOUTH	355000	375000	349000	402500	431000	477500 [^]	475000 [^]	530000 [^]	590000	625000	640000 [^]	NA	2	80	6.1

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
NEWBOROUGH	187500	65000	168000	161500	130000 [^]	165000	203500	220000	262500	265000	175000 [^]	105000 [^]	-34	-7	-0.7
NEWCOMB	267000	276500	270500	250000	296000	355000	350000	390000	450000	504000	475000	455000 [^]	-6	78	5.9
NEWPORT	487000	577500	620500	650000	700000	652500	715000	703500	800000	752500	795500	696000 [^]	6	63	5.0
NEWTOWN (GREATER GEELONG)	330000	337500	368000	420000	420500	392500	553500	465000	660000	595500	570000	510000 [^]	-4	73	5.6
NIDDRIE	500000	457000	545000	616500	646000	672500	660000	682500	770000	755500	677500	750000 [^]	-10	36	3.1
NOBLE PARK	320000	324000	352500	390000	450000	480000	460000	475000	529500	551000	539000	490000	-2	68	5.4
NOBLE PARK NORTH	345000	305000	381000 [^]	392500	463500	502000	507500 [^]	477000	542000	612500	545000	564000 [^]	-11	58	4.7
NORLANE	213500	221500	215000	225000	268000	290000	310000	330000	380000	465000	410000	394500 [^]	-12	92	6.8
NORTH BENDIGO	228000	222500	264500	239000	290000	269500	258000	275000	378000	414000	395000	355000 [^]	-5	73	5.6
NORTH GEELONG	178500	191000	270000 [^]	215000 [^]	313500	321500 [^]	396500	390000 [^]	250000 [^]	397000	338500	270000 [^]	-15	90	6.6
NORTH MELBOURNE	485500	529000	526500	550000	579000	564500	491000	580000	570000	570000	547500	573000	-4	13	1.2
NORTHCOTE	509000	530000	499500	530000	510000	568000	596000	680000	732500	582500	622500	595000	7	22	2.0
NOTTING HILL	409000	409000	400000	327000	337000	320000	398000	357500	416500	415000	400000	425000 [^]	-4	-2	-0.2
NUMURKAH	175000	150000 [^]	205000	160000	150000	190000	175000	195000	228500	275000	275000	310000 [^]	0	57	4.6
NUNAWADING	441000	482500	593500	652500	711000	599000	612000	715000	772500	752500	732500	592000	-3	66	5.2
OAK PARK	470000	470000	515000	525000	578000	630000	658000	639500	635000	623000	612000	681500	-2	30	2.7
OAKLEIGH	423000	460000	487000	545000	550000	604000	626500	600000	615000	600000	544000	550000	-9	29	2.6
OAKLEIGH EAST	565000	615000	678500	730000	810000	795000	816000	787500	854000	803000	939000	1010000 [^]	17	66	5.2
OAKLEIGH SOUTH	485500	506000	535000	663000	765000	772500	695000	820000	831000	775500	860000	1171000 [^]	11	77	5.9
OCEAN GROVE	382500	410000	435000	491500	540000	605000	622500	645000	860000	904000	885000	710000 [^]	-2	131	8.7
OFFICER	160000	348000	362000	369000	387000	449000	421500	499500	495000	583000	547500	555000 [^]	-6	242	13.1
ORMOND	502500	498500	481000	562000	564000	572500	599000	669000	652500	574500	595500	570000 [^]	4	19	1.7
OSBORNE	452500	460000	500000	530000	561500	647500	640000	620000	750000	740000	822500	765000 [^]	11	82	6.2
PAKENHAM	271500	280000	290000	310000	359000	400000	372500	400000	440000	480000	476500	475000	-1	76	5.8
PARKDALE	468500	497000	547000	625000	650000	690000	674500	760000	781000	747500	756500	592500 [^]	1	61	4.9
PARKVILLE	520000	505000	526000	526000	549500	500000	456500	543500	521500	570000	525000	496500	-8	1	0.1
PASCOE VALE	445000	465000	478000	505000	580000	620000	610000	630000	669500	637500	623000	600000	-2	40	3.4
PASCOE VALE SOUTH	450000	440000	495000	543000	620000	630000	600000	530000	710000	615000	592500	680000 [^]	-4	32	2.8
PATTERSON LAKES	393000	417500	475000	470000	551500	625000	587500	595000	627500	675000	715000	595000 [^]	6	82	6.2
PAYNESVILLE	236500	236500	233000	266000	270000	275000	275000	289000	350000	372500	398000 [^]	130000 [^]	7	68	5.3
POINT COOK	326000	327500	355000	375000	450000	474000	455000	457000	475000	544000	560000	515000 [^]	3	72	5.6
POINT LONSDALE	386500	413500	475000	606000	557500	675000	595500	535000	784000	840000	730000 [^]	NA	-13	89	6.6
PORT MELBOURNE	690000	750000	670000	678000	700000	687000	730000	747500	856500	779000	742000	720000	-5	8	0.7

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
PORTARLINGTON	305000	300000	340000	359000	405000	537000	492000	507500	672500	695000	639000	660000 [^]	-8	110	7.7
PORTLAND	155000	225000	210000	145000	175000	171500	189500	191000	224500	340000	359000	325000 [^]	6	132	8.8
PRAHRAN	512500	548000	530000	595000	585000	542000	602500	573000	600000	585000	505000	505000	-14	-1	-0.1
PRESTON	425000	440000	450000	455000	450000	500000	500000	550000	620000	600000	570000	515000	-5	34	3.0
PRINCES HILL	341000 [^]	591000 [^]	633000 [^]	532500 [^]	404000 [^]	440000 [^]	592500 [^]	845500 [^]	827000 [^]	790500	680000 [^]	NA	-14	99	7.1
QUARRY HILL	267500 [^]	170500 [^]	282000 [^]	225000 [^]	226500 [^]	266000 [^]	282000	300000 [^]	367500	375000	395000	450000 [^]	5	48	4.0
REDAN	171500	217500	218000	209500	230000	250000	255000	320000	327000	362000	392500	400000 [^]	8	129	8.6
RESERVOIR	370000	380000	390000	430000	534500	568000	558000	582000	640000	630000	618000	600000	-2	67	5.3
RICHMOND	556000	540000	551000	550000	585000	599000	579000	575500	645000	595000	595000	565500	0	7	0.7
RINGWOOD	410000	445000	475000	495000	558000	549000	538000	595500	630000	597500	619000	638000	4	51	4.2
RINGWOOD EAST	391500	440000	535000	540500	660000	632000	629000	630000	715000	718500	721500	719500	0	84	6.3
RINGWOOD NORTH	435000	600000	600000	733000	652500	827500	760000	820000	847500	873000	904000	NA	4	108	7.6
RIPPONLEA	422000	430000	482500	470000	612000	559000	525500	542500	543500	662500	594000	715000 [^]	-10	41	3.5
ROMSEY	317500 [^]	319000	315500	330500	288000	350000	425000	437500	471000	530000	530000	485000 [^]	0	67	5.3
ROSANNA	536000	480000	620000	646000	745000	749000	685000	775000	841000	834000	865000	840500 [^]	4	61	4.9
ROSEBUD	330000	375000	380000	432000	502000	530000	526000	577000	665000	750000	670000	672500	-11	103	7.3
ROSEBUD SOUTH	432500	445000	453500	475000	520500	566000	520000 [^]	615000	705000	745000 [^]	700000	673000 [^]	-6	62	4.9
ROWVILLE	393000	387500	420000	452000	460000	587500	582000	613000	665000	662500	716000	581500	8	82	6.2
ROXBURGH PARK	300500	314000	323500	321000	398000	390000	401000	390000	428000	455000	475000	507500 [^]	4	58	4.7
RYE	320000	425000	370000	410000	480000	550000	480000	635000 [^]	950000	697500	686500	801500 [^]	-2	115	7.9
SAFETY BEACH	439000	435500	312000	453500	666000	662500	645000	705000	790000	875000	855000	1137500 [^]	-2	95	6.9
SALE	193500	205000	220000	221000	282500	207500	214000	235000	265000	317500	330000	336000 [^]	4	71	5.5
SAN REMO	341000 [^]	330000 [^]	255000	294000	360000	360000	243500 [^]	419000 [^]	642500	660000	550000	425000 [^]	-17	61	4.9
SANCTUARY LAKES	370000	380000	382000	380500	429000	420000	532500	547500	530000	600000	580000	595000 [^]	-3	57	4.6
SANDRINGHAM	554000	535000	574000	721000	724500	660000	781000	685000	889000	825000	800000	605000	-3	44	3.7
SCORESBY	391500 [^]	450000 [^]	546500	550000	630000	610000	570000	600000 [^]	725000	742500	710000	NA	-4	81	6.1
SEAFORD	349500	350000	357500	413000	463000	506500	497500	570000	617000	638000	628000	630000	-2	80	6.0
SEBASTOPOL	220000	210000	215000	212000	218500	236000	235500	285000	321000	355000	350000	338500	-1	59	4.8
SEDDON	400000	425500	483000	520000	492500	740000	675000	513500	545000	502500	425000	507500 [^]	-15	6	0.6
SEYMOUR	170000 [^]	175000	74000 [^]	190000	163000	185000	195000	264500	347500	392500	334000	250000 [^]	-15	96	7.0
SHEPPARTON	205000	214500	215000	210000	225000	195000	252000	229500	264000	360000	330000	357000	-8	61	4.9
SKYE	318000	354000	320000	339000	410000	459000	445000	475000	540000	570000	544000	527500 [^]	-5	71	5.5
SOLDIERS HILL	193500	260000 [^]	255000	295000	284000	417000	322500	355000 [^]	446000 [^]	456500	380000	NA	-17	96	7.0

Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
SOMERVILLE	350000	329000	320000	350000	405000	475000	453500	490000	520000	593000	585000	475000 [^]	-1	67	5.3
SOUTH KINGSVILLE	479000	435500	413500	574000	630000	762500	656500	690000	770000	777000	780000	675000 [^]	0	63	5.0
SOUTH MELBOURNE	515000	567500	585000	591500	625000	630000	608000	590000	667000	657500	633500	596500	-4	23	2.1
SOUTH MORANG	330000	334000	360000	365000	423000	450500	407000	475000	470000	497500	520000	557500 [^]	5	58	4.7
SOUTH YARRA	564000	567000	612500	660000	621500	596000	605000	631500	643500	597500	595000	541000	0	5	0.5
SOUTHBANK	571000	550000	582500	600000	585000	592000	610000	593000	580000	610500	604000	590000	-1	6	0.6
SPOTSWOOD	485000	488500	410500	543500	635000	670000 [^]	650000	697000 [^]	751500	502500	1040000 [^]	643500 [^]	107	114	7.9
SPRING GULLY	197500	235000	210000	220000	306500	281500	285000	335000	350000	275000	387500	NA	41	96	7.0
SPRINGVALE	365500	418000	420000	448000	470000	550000	516000	600000	615000	610000	584000	789000 [^]	-4	60	4.8
SPRINGVALE SOUTH	322000	377500	398000	412000	454000	525000	470000	489000	612500	630500	630000	660000 [^]	0	96	6.9
ST ALBANS	295000	297000	323000	340000	382500	440000	430000	467500	490000	490000	484000	500000	-1	64	5.1
ST ALBANS PARK	263000	249000	252500	261500	275000	327500	375000 [^]	335000	412000	474500	385000	330000 [^]	-19	46	3.9
ST KILDA	479000	492500	515000	517000	540000	558500	560000	559000	559500	528500	530000	445000	0	11	1.0
ST KILDA EAST	475000	499000	548000	533000	577500	565500	594500	600000	611500	610000	600000	559000	-2	26	2.4
ST KILDA WEST	467000	495000	536500	545000	600000	511000	575000	635000	592000	595000	495000	530500 [^]	-17	6	0.6
ST LEONARDS	280000	320000	382500	325000	352000	345000	419000	408000	485000	630000	715000 [^]	NA	13	155	9.8
STAWELL	127000 [^]	148000 [^]	156000 [^]	115000 [^]	163500 [^]	132500 [^]	221500	145000	247500	217000 [^]	220000	NA	1	73	5.6
STRATHDALE	225000	262000	252500	239500	270000	260000	273500	295000	408500	417500	465500	409000 [^]	11	107	7.5
STRATHMORE	533500	620000	519500	559000	695000	689000	732000	762500	837500	740000	776000	460000 [^]	5	46	3.8
STUDFIELD	455000	592000	550000	650000	720000	660000	728000	643000	660000	747500	790000	665000 [^]	6	74	5.7
SUNBURY	307500	316000	320000	358000	375000	415000	412500	431000	453000	482500	470000	487500	-3	53	4.3
SUNSHINE	330000	370000	375000	385000	422500	336000	390000	550000	605000	414000	619500	660000 [^]	50	88	6.5
SUNSHINE NORTH	330000	342500	355000	415000	450000	515000	435000	555000	599000	600000	587500	670000 [^]	-2	78	5.9
SUNSHINE WEST	342000	350000	358000	385000	438000	464000	480000	500000	570000	570000	580000	610000	2	70	5.4
SURREY HILLS	643500	621000	695000	720000	857500	782000	770000	815000	927500	838500	869500	1091000 [^]	4	35	3.1
SWAN HILL	185000	185000	189000	230000	222500	215000	243000	242500	305500	336500	340000	321000 [^]	1	84	6.3
SYDENHAM	300000	296500	307500	342500	371000	426000	416000	430000	460000	480000	470000	527000	-2	57	4.6
SYNDAL	649000	670000	855000	692500	820500	795000	959000	1075000	925000	1012000	1155000	1118000 [^]	14	78	5.9
TARNEIT	295000	299000	300000	320500	377500	403000	389000	436500	430000	419000	455000	481500 [^]	9	54	4.4
TATURA	155000 [^]	165000	180000 [^]	184500	180000 [^]	195000	221500	215500 [^]	265000	280000	367000	415000 [^]	31	137	9.0
TAYLORS HILL	251000	326000	374000	361000	473000	492000 [^]	445000 [^]	516500	485000	573500	525000	499000 [^]	-8	109	7.7
TAYLORS LAKES	385000 [^]	349000	379000	402000	466000 [^]	7000 [^]	455000 [^]	453000 [^]	507500	590000	515000 [^]	682500 [^]	-13	34	3.0
TEMPLESTOWE	586500	670500	732000	720000	777000	845000	745000	735000	895000	998000	825000	850000	-17	41	3.5

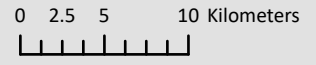
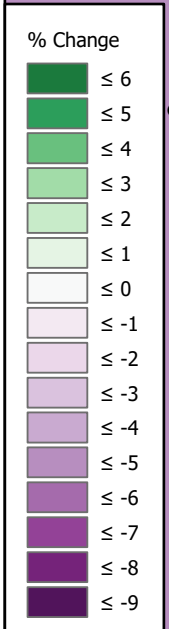
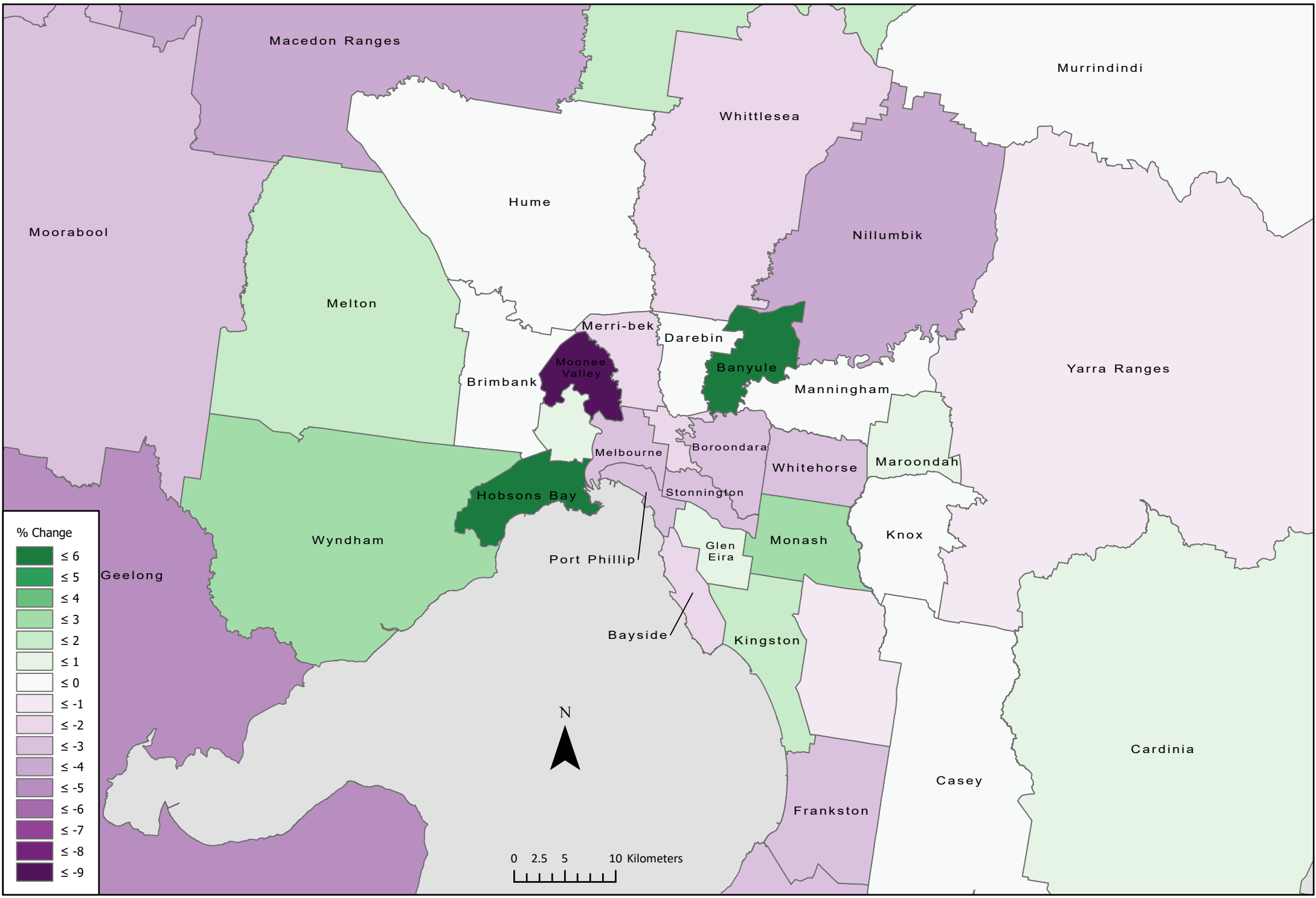
Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
TEMPLESTOWE LOWER	555000	567500	700000	699000	880000	810000	777000	880000	937500	985000	1010000	1220000 [^]	3	82	6.2
THOMASTOWN	310000	300000	317000	340000	438000	449000	455000	477500	510000	502000	475000	506500 [^]	-5	53	4.4
THORNBURY	428500	457500	509000	519000	572000	565000	595000	600000	680500	650000	628000	615000	-3	47	3.9
TOORAK	787500	825000	1000000	1305000	1175000	1025000	1100000	1125000	1079500	1185500	1000000	800000	-16	27	2.4
TORQUAY	437500	452500	472000	485000	593500	654000	617500	625000	845000	887500	895000	1005000	1	105	7.4
TRAFALGAR	252000 [^]	257500 [^]	235000 [^]	250000 [^]	275000 [^]	297500	310000	400000 [^]	379000	465000 [^]	455000	355000 [^]	-2	81	6.1
TRARALGON	195000	249000	209000	225000	200000	212500	215000	219000	290000	299500	330000	290000 [^]	10	69	5.4
TRAVANCORE	429000	430000	352000	363000	355000	348500	350000	353000	427500	341500	340000	387500	0	-21	-2.3
TRUGANINA	250000	285000	325000	334000	408000	428500	415000	420500	425500	457000	450000	462500 [^]	-2	80	6.1
TULLAMARINE	330000	340000	362500	399500	472500	486000	480000	505000	575000	525000	530000	550000 [^]	1	61	4.9
TYABB	290000	335000	308000	320000	389000	428000	443500	495000	520000	630000	677500	NA	8	134	8.9
UPPER FERNTREE GULLY	381000 [^]	360000 [^]	390000 [^]	380000 [^]	395000	488500 [^]	530500 [^]	560000 [^]	600000 [^]	592500	421000 [^]	NA	-29	11	1.0
VERMONT	532500	620000	677500	680000	741500	757500	725000	710000	921000	853500	952500	1178500 [^]	12	79	6.0
VERMONT SOUTH	635000	600000	838000	699000	596500	778000	649000	951000	735000	935000	723000	985000 [^]	-23	14	1.3
VIEWBANK	451000	475000	557500	510000	655000	580000	636500	682000 [^]	690000	770000	740000	565000 [^]	-4	64	5.1
WALLAN	246000	265000	263000	277000	325000	330000 [^]	360000	380000	405000	440000	445000	400000 [^]	1	81	6.1
WALLAN EAST	268500	251000	245000	277000 [^]	322000	377500	358000	365000	410000	425000 [^]	435500	NA	2	62	5.0
WANGARATTA	176000	214000	210000	205500	190000	202500	229500	242000	320500	340000	365000	412500 [^]	7	107	7.6
WANTIRNA	410000	460000	557500	575000	615000	670000	640000	735000	675000	735000	715000	NA	-3	74	5.7
WANTIRNA SOUTH	422500	462000	485000	501500	510000	537500	495000	535000	699500	479500	475500	462500 [^]	-1	13	1.2
WARRAGUL	242000	250000	242500	263000	290000	310000	300000	327500	347500	400000	425000	410000	6	76	5.8
WARRNAMBOOL	257000	258500	252500	252500	256000	252000	280000	307000	375000	430000	421500	382000	-2	64	5.1
WATSONIA	434000	455500	521000	549500	570000	525000	515000	687000	750000	701500	730000	651500 [^]	4	68	5.3
WENDOUREE	211500	239500	209000	240000	225000	215000	270000	262500	337000	387000	385000	307500 [^]	-1	82	6.2
WERRIBEE	245000	261500	287000	305000	360000	389000	381000	380000	407000	420000	423000	409000	1	73	5.6
WERRIBEE SOUTH	461000 [^]	568000	589000	489000	495000	420000	467500	547500	515000	477500	460000	450000 [^]	-4	0	0.0
WEST FOOTSCRAY	387500	412500	440000	429500	487000	440000	505000	602500	581000	605000	480000	330000	-21	24	2.2
WEST MELBOURNE	447000	470000	538500	527500	590000	610000	630000	687500	651500	580000	623500	552500	7	39	3.4
WEST WODONGA	191500	195000	198000	205000	207500	215000	235000	220000	285000	330000	360000	370000 [^]	9	88	6.5
WESTALL	375000	465000	530000	426000	590000	562500	600000	600000	640000	651000	560000	509500	-14	49	4.1
WESTGARTH	550000	485000	508500	485000	567500	545000	550000	582500	725000	645000	605000	575000 [^]	-6	10	1.0
WESTMEADOWS	385000	379000	400000	410000	455000	525000	511000	549000	587000	616000	551000	600000 [^]	-11	43	3.6
WHEELERS HILL	660500	535000	632500	753500	845000	826000	803000	811000	998000	865000	982000	1010000 [^]	14	49	4.0

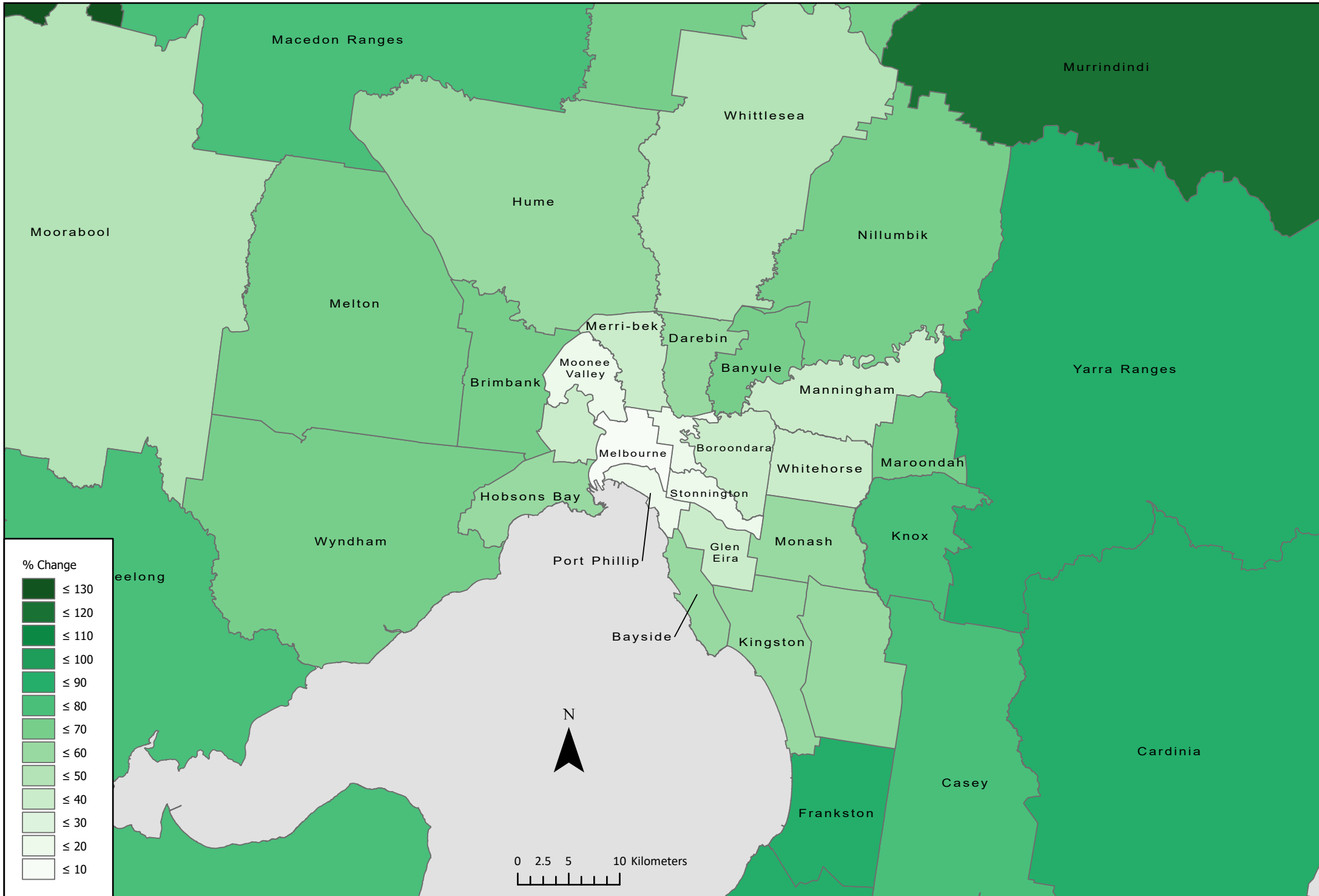
Median Unit/Apartment Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
WHITE HILLS	253500 ^	191500 ^	210000	295000	260000 ^	319500	260000	330000 ^	415500	416500	415000	NA	0	64	5.1
WHITTINGTON	211000	309500	218500	209000	225000	330500	299000	345000	375000	421000	397000	405000 ^	-6	88	6.5
WHITTLESEA	285000	280000 ^	281000	295000	337500	407500	330000 ^	412500	490000	492500	482500	485000 ^	-2	69	5.4
WILLIAMS LANDING	287500	350000 ^	375000	359000	389000	438500	432000	415000	475500	412500	417500	425000 ^	1	45	3.8
WILLIAMSTOWN	520000	568000	560000	620000	705000	665000	670000	720000	755000	740000	702500	482500	-5	35	3.1
WILLIAMSTOWN NORTH	535000	545000	489500	548000	531500	577000	740000	705000	763500	701500	780000	860000 ^	11	46	3.8
WINDSOR	518500	497000	505000	555500	600000	540500	504500	593000	587500	572500	530000	630000	-7	2	0.2
WODONGA	184000	198000	187500	205000	225000	233500	225000	212500	280000	330500	351000	347500 ^	6	91	6.7
WOLLERT	334000	339000	339000	387500	425000	412000	405000	429500	443500	442500	435000	474500 ^	-2	30	2.7
WONTHAGGI	237500	233000	215000	255000	260000	305000	320000	346500	422500	490000	425000	390000 ^	-13	79	6.0
WOODEND	437500 ^	337500	422000 ^	430000	529500	470000	522500	700000 ^	627500	615000	695000	730000 ^	13	59	4.7
WYNDHAM VALE	250000	255000	240000	209000	254500	372000	378000	410000	410000	430000	455000	419000 ^	6	82	6.2
YARRA JUNCTION	308500	345000	320000	374000	440000	470000	461500	467500 ^	550000	549000	610000	410000 ^	11	98	7.1
YARRAVILLE	480000	512000	550000	555000	550000	563000	650000	640000	680000	602000	610000	612500	1	27	2.4
YARRAWONGA	220000	213500	228000	232500	245000	248000	277500	296000	367500	420000	467500	762500 ^	11	113	7.8

Municipality - 1 Year Change in Unit Price (Metro)



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



Median Vacant House Block Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12 - 22 (%)
AINTREE	-	-	197500	228000	280000	313000	329500	365000	390000	420000	491000	441000 [^]	17	0	NA
ALEXANDRA	89000	85000	95000 [^]	88000 [^]	90000 [^]	89000 [^]	120000	140000	145000	250000	225000 [^]	NA	-10	154	9.7
ALFREDTON	170000	161000	180000	183500	152000	155000	170000	202500	250000	295000	290000	301000 [^]	-2	71	5.5
APOLLO BAY	190000	185000 [^]	190000	182500	185000	225000	244000	250000	335000	547500	410000 [^]	415000 [^]	-25	116	8.0
ARARAT	70000	85000	83500	50000	97500 [^]	99500	87000 [^]	79000	160000	165000	160000	149000 [^]	-3	129	8.6
ARMSTRONG CREEK	169000	167500	172000	175000	198000	247000	265000	269000	297500	362000	335000	353000 [^]	-7	98	7.1
AVENEL	86500	105000 [^]	80000 [^]	105000	95500	135000	159500	169000	186500	260000	288000	NA	11	234	12.8
BACCHUS MARSH	135000	150000	152000	148000	165000	214500	238000	278000	377000	325000	350000	321500 [^]	8	159	10.0
BAIRNSDALE	98000	95000	100000	112000	110000	118000	117500	125000	152000	165000	191500 [^]	179500 [^]	16	96	7.0
BALLAN	122500	115000	133000	135000	140000	185000	220000	239000	278000	292500	305000 [^]	290000 [^]	4	149	9.6
BALLARAT EAST	129500	108000	108500	106000	142500	147500	200000	200000 [^]	253500	310000	326000	380000 [^]	5	152	9.7
BARANDUDA	115000	116500	130000	125000	129000	136500	145000	140000	159000	200000	215000	225000 [^]	8	87	6.5
BAXTER	-	200000 [^]	253500 [^]	190000 [^]	190000 [*]	438000 [^]	438000 [*]	305000 [^]	394000 [^]	600000	490000 [^]	565000 [^]	-18	0	NA
BEACONSFIELD	188500	162500	184000	205000	263000	277500	311500 [^]	326500	397500	519000	460500 [^]	NA	-11	144	9.3
BEEAC	-	55000 [^]	61500 [^]	75000 [^]	75000 [^]	99000 [^]	99000 [*]	130000 [^]	110000 [^]	170000	154500 [^]	NA	-9	0	NA
BEECHWORTH	130000	115000	115500	123000	130000	145000	175000	235000	273500	392500	420000 [^]	NA	7	223	12.4
BENALLA	95000	88000	104000	100000	96500	113000	129000	137500	145000	178500	187500	180000 [^]	5	97	7.0
BENDIGO	156000 [^]	132500 [^]	392500 [^]	252500 [^]	203500 [^]	288000 [^]	193500 [^]	273000 [^]	225000 [^]	320000	175000 [^]	NA	-45	12	1.2
BERWICK	255000	255000	289000	331000	385000	455000	430000	424000	429500	550000	559000	560500 [^]	2	119	8.2
BEVERIDGE	156000	166000	182000	192000	255000	301500	286000	255000	280000	325000	316000	304000	-3	103	7.3
BITTERN	173000 [^]	285000 [^]	41000 [^]	315000 [^]	320000 [^]	560000	44000 [^]	385000 [^]	520000 [^]	595000	555000 [^]	NA	-7	221	12.4
BLAIRGOWRIE	352000	367500	375000	505000	530000	655000	577500	790500	1100000 [^]	1409000	932500 [^]	NA	-34	165	10.2
BONNIE BROOK	-	-	-	-	350500	344000	315000	312500	335000	351000	355000	375000 [^]	1	0	NA
BONSHAW	-	110500 [^]	126000	129000	123000	132000	155000	186000	243000	279000	265000	279000 [^]	-5	0	NA
BOTANIC RIDGE	261500	245500	230000	254500	338000	382000	355000	390000	481000	520000	458000	452000	-12	75	5.8
BROADFORD	112000	117500	130000	125000	140000	147500	195000	239000	250000	285000	250000	250000 [^]	-12	123	8.4
BROOKFIELD	139500	130000	142000	150000	162000	218000	237500	273500	251000	285000	320000	340000 [^]	12	129	8.7
BROWN HILL	135000	152500	162500	180000	190000	182500	186000	221000	310000	382500	380000 [^]	430000 [^]	-1	181	10.9
BUNDALONG	95000	87000	102500	124000	138500	242000	160000	185000 [^]	289000	370000	480000 [^]	470000 [^]	30	405	17.6
BUNINYONG	196000	195000	190000	192500	225000	232500	275000	296500	298500 [^]	435000	437500 [^]	375000 [^]	1	123	8.4
BURNSIDE	295000	282500	302500	307500	416000	487000	454500	451500	472500	534000	569000	466500 [^]	7	93	6.8
CAIRNLEA	324000	349000	339500	437500	480000 [^]	582000 [^]	642500 [^]	340000	330000	330000	397500 [^]	NA	20	23	2.1
CAMPBELLS CREEK	126500	115000	119000	130000	135000	154500	200500	162000	205000	270000	285000	NA	6	125	8.5
CAPE PATERSON	215000	238500 [^]	224000	220000	280000	250000	250000	280000	362500	660000	1200000 [^]	412500 [^]	82	458	18.8
CARDIGAN	170000 [^]	205000	210000	220000	220000	210000	277500	342000	515000	600000	599000 [^]	NA	0	252	13.4
CARRUM DOWNS	206000	209000	225000	235000	300500	371000	370000	277500	399000	472000	735000 [^]	NA	56	257	13.6
CASTLEMAINE	139000	130000	130000	152500	181000	190000	267500	240000	321000	312500	372000	NA	19	168	10.3
CHARLEMONT	50000 [^]	50000 [*]	145000	161000	176500	214000	228000	249000	276000	334000	317500	330000 [^]	-5	535	20.3

Median Vacant House Block Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12 - 22 (%)
CLIFTON SPRINGS	169000	165000	175000	177000	181500	210000	280000	285000	304000	520000 [^]	445000	505000 [^]	-14	163	10.2
CLUNES	76500 [^]	79000	61000	83500 [^]	81500	120000 [^]	96500	150000 [^]	172500	210000 [^]	197000	187500 [^]	-6	158	9.9
CLYDE	195000	186000	208000	221000	277000	325000	305000	305000	320000	385000	370000	348000	-4	90	6.6
CLYDE NORTH	204000	220000	230000	243000	300000	337500	315000	316000	366000	434000	420000	419000	-3	106	7.5
COBBLEBANK	136500	140000	140000	161000	187000	183000	252000	273000	273000	308500	250000	8992500 [^]	-19	83	6.2
COBRAM	86000	75000	78000	80500	81500	100500	104500	114500	155000	165000	200000	210000 [^]	21	133	8.8
COLAC	99000	99000	99000	97000	110000	150000	147500	155000	200000	305000	272500 [^]	265000 [^]	-11	175	10.7
COLDSTREAM	-	-	330000 [^]	330000	330000	330000	450000 [^]	450000	450000	470000	460000	460000 [^]	-2	0	NA
CORINELLA	165000 [^]	150000 [^]	149000	143000	145000	185000	200000	210000	280000	435000	645000	NA	48	291	14.6
CORIO	194000 [^]	126500 [^]	170000 [^]	152000 [^]	148000	174000	217500	268000	296000	322000	309000 [^]	330000 [^]	-4	59	4.8
CORONET BAY	104000 [^]	139000 [^]	133500 [^]	135000	149000	245000	269000	275000	320000	415000	387500 [^]	NA	-7	273	14.1
COWES WEST	133500	140000	140000	145000	163000	237500	240000	256000	341000	580000	469000	NA	-19	251	13.4
CRAIGIEBURN	195000	208000	230000	247500	303500	344000	279000	329000	385000	441000	260000	410000 [^]	-41	33	2.9
CRANBOURNE	178000	180000	214000	210500	325000	381000	346000	326500	307000	529500	428000	432000 [^]	-19	140	9.2
CRANBOURNE EAST	196000	202000	211000	232000	295000	345000	295000	299000	320000	355000	378500	445000 [^]	7	93	6.8
CRANBOURNE SOUTH	-	224000 [^]	224000	224000	224000	290000	325000	354500	322500	235500	270000 [^]	NA	15	0	NA
CRANBOURNE WEST	198500	208000	221000	235500	292000	294500	242500	188500	220500	170500	374000	NA	119	89	6.6
DALYSTON	129000	107500	89500	89000	109000	122000	139000	169000	250000	309000	280000 [^]	265000 [^]	-9	117	8.1
DARLEY	162000	152000	151500	182000	170000	270000	250000	240000	270000	345000	301000	355000 [^]	-13	86	6.4
DAYLESFORD	155000	180000	150000	162500	170000	241000	226500	340000	386500	490000	395000 [^]	300000 [^]	-19	155	9.8
DEANSIDE	-	-	-	-	351000	340500	235000	310000	335000	360000	367500	350000	2	0	NA
DELACOMBE	120000	130000	135000	130000	137500	150000	169000	182000	310000 [^]	380000	350000 [^]	260000 [^]	-8	192	11.3
DENNINGTON	120000	128500	123000 [^]	130000 [^]	125000	124000 [^]	130000	132000	140000	180000	140000 [^]	NA	-22	17	1.6
DIAMOND CREEK	314000	345000	375000	400000	430000	433000	425000	439000	487500	623500	564000	NA	-10	80	6.0
DIGGERS REST	178500	175000	181000	196500	220000	280000	284000	277500	299500	335000	319000	300000 [^]	-5	79	6.0
DINNER PLAIN	59000	60000 [^]	59500	63000 [^]	84000	90000	115000 [^]	130000	217000	297500	265000 [^]	NA	-11	349	16.2
DONNYBROOK	-	182000 [^]	182000 [*]	182000	255000	300000	277500	278500	297500	325000	293000	374000	-10	0	NA
DOREEN	180000	182000	199000	210000	245000	330000	312500	322500	360000	400000	424000	NA	6	136	8.9
DROUIN	130000	125000	125000	136500	165000	210000	205000	220000	275000	340000	335000	630000 [^]	-1	158	9.9
DRYSDALE	183500	175500	164500	157000	180000	230000	290000	250000	273000	350000	380000 [^]	NA	9	107	7.6
EAGLE POINT	120000	109000 [^]	223500	110000	108000	135000	135000	129000	169000	255000	312500	311500 [^]	23	160	10.0
EAGLEHAWK	105500	109500	115000	108000	100000	100000	115000 [^]	119500	160000	235000	286000 [^]	NA	22	171	10.5
EAST BAIRNSDALE	76000 [^]	73500 [^]	70000 [^]	82500 [^]	82500 [^]	71000 [^]	71000 [*]	74500	127500	137500	130000 [^]	105000 [^]	-5	71	5.5
ECHUCA	140000	139000	140000	144500	150500	154000	150500	156000	240000	260000	275000	NA	6	96	7.0
EPPING	193500	195000	220000	275000	245000	316000	240000	320000	323000	338000	420000 [^]	285000 [^]	24	117	8.1
EPSOM	116000	117500	125000	118000	116500	133000	135000	151000	186000	350000	262500 [^]	NA	-25	126	8.5
EYNSBURY	149000	143000	165000	180000	246500	287500	263500	273000	306000	362500	332500	309500 [^]	-8	123	8.4
FRASER RISE	223000	235000	257000	265000	298000	338500	302000	317500	345500	389000	380500	369500	-2	71	5.5

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12 - 22 (%)
FYANSFORD	-	227000	240000	275000	258500	320000	356000	390000	398000	565500	481000	413000 [^]	-15	0	NA
GISBORNE	224000	227000	245000	285000	298000	410000	394000	363500	403000	433500	470000	420000 [^]	8	110	7.7
GLENGARRY	112000 [^]	115000 [^]	115000 [*]	180000 [^]	145000 [^]	177000 [^]	242500 [^]	185000 [^]	199000	271500	289000	278500 [^]	6	158	9.9
GOLDEN BEACH	47000	40000	46000	47000	45000	50500	52000	53500	97500	150000	137500	110000 [^]	-8	193	11.3
GOLDEN SQUARE	148500	156500	178500	175000	173500	137500	161000	168000	190000	255000	265000 [^]	235000 [^]	4	78	6.0
GREENVALE	228000	248000	260000	292000	342000	415500	376000	385000	415500	445000	443000	366500 [^]	-1	94	6.9
HAMILTON	91000	87000	88000 [^]	98000	76500 [^]	91000	82000	98500	155000	170000	145500 [^]	240000 [^]	-14	60	4.8
HARKNESS	141000	145000	143500	150000	176000	194000	230000	240000	250000	310000	310000	235000 [^]	0	120	8.2
HEALESVILLE	211000 [^]	225500 [^]	190000	247500 [^]	310000	300000 [^]	332500	355000	445000	497500	470000 [^]	NA	-6	123	8.3
HIGHTON	220500	252500	250000	260000	260000	284000	300000	325000	324000	517500	400000	382000 [^]	-23	81	6.1
HOPETOUN	27000 [^]	18000 [^]	15000 [^]	5000 [^]	15500 [^]	16500 [^]	12000 [^]	17500 [^]	21000 [^]	38000	36000 [^]	NA	-5	33	2.9
HORSHAM	99500	108500	106000	102000	117000	112000	115000	124000	149000	204000	192000	259000 [^]	-6	93	6.8
HUNTLY	111000	108500	115000	113000	115000	117000	130000	130000	166000	235000	243000	200000 [^]	3	119	8.2
HUON CREEK	-	-	-	267500	265000	270000	293000	330000	330000	450000 [^]	445000	NA	-1	0	NA
INVERLOCH	185000	200000	200000	205000	259000	262500	290000	337000	422500	507000	610000	542500 [^]	20	230	12.7
IRYMPLE	130000 [^]	108000	115000	99500	115000	131500	138000	139000	160000	173000	175000	182500 [^]	1	35	3.0
JACKASS FLAT	118000	121000	128000	130000	133000	135000	138000	139500	164500	278500 [^]	275000	275000 [^]	-1	133	8.8
JUNCTION VILLAGE	-	-	205000 [^]	205000	205000	205000	457000	337000	388000	437000	420000	740000 [^]	-4	0	NA
KALKALLO	105500 [^]	176000	181000	202000	268000	325000	285500	286000	305000	333500	305000	330000	-9	189	11.2
KANGAROO FLAT	127000	130000	135500	140000	135000	139000	136000	170000	175000	300000	269500 [^]	202000 [^]	-10	112	7.8
KEYSBOROUGH	365000	377500	370000	553000	565000	560000	545500	645000	675000	847500	1020000 [^]	NA	20	179	10.8
KIALLA	121500	124000	126000	130000	128000	131500	136000	149000	175000	235000	285000	275000 [^]	21	135	8.9
KILMORE	115000	110000	105000	112500	129500	206500	230000	240000	270000	317500	300500	NA	-5	161	10.1
KOO WEE RUP	175000	173000	200000	225000	254000	299000	300000	320000	330000	400000	415000 [^]	480000 [^]	4	137	9.0
KOONDROOK	65000	57000 [^]	66500 [^]	71000 [^]	63500 [^]	58000	69000 [^]	79500	84500	96000	128500 [^]	NA	34	98	7.1
KORUMBURRA	115000	107000	110000	123000	129000	150000	180000	201500	215000	300000	232500	NA	-23	102	7.3
KYABRAM	99000	98000	110000 [^]	115000	115000 [^]	114000	124000	125000	150000	160000	195000	211500 [^]	22	97	7.0
KYNETON	177000	170000	178500	195000	211000	230000	311500 [^]	314000	329000	379000	390000 [^]	NA	3	120	8.2
LAKES ENTRANCE	94500	89000	79500	98000	101000	96500	96000	125000	185000	250000	220000	240000 [^]	-12	133	8.8
LANCEFIELD	115000	138000	144000	128000	135000	205000	220000	215000	248500	295000	297500 [^]	245000 [^]	1	159	10.0
LANG LANG	169500	150000	165000	160000	195000	266000	265000	275000	302000	421000	380000 [^]	430000 [^]	-10	124	8.4
LARA	202000	190000 [^]	195000	194000	225000	260500	267000	275500	302000	375000	365500	365000	-3	81	6.1
LARA LAKE	186000	194000	190000	186000	193500	252000	275000	269500	346500	407500 [^]	750000	777500 [^]	84	303	15.0
LAVERTON SOUTH	307500	395000 [^]	413000 [^]	439000	431000 [^]	525000 [^]	465000 [^]	505000	610000 [^]	600000	533000 [^]	NA	-11	73	5.7
LENEVA	130000	130000	112500	148000	142500	135000	147000	150000	178000	232000	225000	215000 [^]	-3	73	5.6
LEONGATHA	152000	142000	140500	152500	135000	165000	185000	207500	255000	262500	342500	NA	30	125	8.5
LEOPOLD	166000	165000	178000	179000	225000	241500	275000	269000	276500	330000	350000 [^]	NA	6	111	7.7
LILYDALE	225000	257500	290000	388000	352500	516000	490000	490000	542500	621500	642500	700000 [^]	3	186	11.1

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Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12 - 22 (%)
LOCH SPORT	44000	48000	53000	40000	42500	48500	60000	55000	100000	134000	122500	117500^	-8	178	10.8
LUCAS	130000	137000	129000	140000	145500	169500	190000	210000	265000	330000	311000	340000^	-6	139	9.1
LUCKNOW	77500^	77500*	90000^	81500^	113000^	112500	115000	115000	128000	165000	175000	157500^	6	126	8.5
MADDINGLEY	153000	150000	156000	153000	174500	209000	231000	239500	260000	307500	280000	320500^	-9	83	6.2
MAFFRA	110000^	112000	109000	111500	113000	109000	117000	125000	150000	155000	220000^	225000^	42	100	7.2
MAIDEN GULLY	159000	158000	159500	171000	165000	159500	182500	189500	285000	395000	355000	NA	-10	123	8.4
MALLACOOTA	92000^	150000^	180500^	70500	150000	150000	124500	150000	174000	261500	225000^	NA	-14	145	9.4
MAMBOURIN	-	-	-	-	365000^	295000	291500	292000	303500	342500	346000	333000^	1	0	NA
MANOR LAKES	155000	165000	182500	201000	250500	300000	307500	307500	329000	349000	391000	350000^	12	152	9.7
MANSFIELD	167000	165000	160000	180000	172500	171000	171000	185000	300000	370000	355000	NA	-4	113	7.8
MARONG	103000	112000	113000^	137500^	128000	134000	137000	146000	260000	271000	272000	347000^	0	164	10.2
MARYBOROUGH	82000	77000	76000	90000	85000	83000	99000	98000	101000	143000	155000	100000^	8	89	6.6
MCKENZIE HILL	125000	131500	129000	135000	132500	147000	158500	205000	203000	269000	265000^	249000^	-1	112	7.8
MELTON SOUTH	135000	143000	150000	160000	194500	233000	230000	229000	240000	317000	319500	325000	1	137	9.0
MERBEIN	59500^	70000^	42500^	57000^	77000^	81000	82500^	90000^	90000	118000^	130000	127500^	10	119	8.2
MERINDA PARK	230000	215000	231000^	231000	231000	231000	231000	231000	430000	445000	435000^	NA	-2	89	6.6
MERNDA	186000	190000	191000	217000	244000	304000	285000	328000	325000	376500	389000	390000	3	109	7.7
METUNG	74000	80500	65000	65000	126500	120000	115000	115000	180000	320000	265000	215000^	-17	258	13.6
MICKLEHAM	168000	180000	187000	202000	258000	295500	284500	291000	325000	364500	372000	375000	2	121	8.3
MILDURA	89000	89000	95500	96000	108000	131000	135000	135000	155000	179000	185000	180000	3	108	7.6
MOE	104000	98000	122000	129000	121500	124000	129000	147000	180000	198000	234000	245000^	18	125	8.4
MOOROPNA	105000	106000	100000	106000	105000	105000	110000	118000	145000	200000	230000	219500^	15	119	8.2
MORNINGTON	255000	345000	295000	434500	840000	820000	782500^	814000	590000	1220000	1287500	1550000^	6	405	17.6
MORWELL	115000	106000	110000	96000	107000	119000	121000	132000	165000	235000	233500^	135000^	-1	103	7.3
MOUNT DUNEED	199000	178000	187500	193500	219000	266000	277500	285000	300000	388000	310000	455000^	-20	56	4.5
NAGAMBIE	113500	112500	115000	120000	125000	125000	153000	182500	234500	265000	264000	250000^	0	133	8.8
NAR NAR GOON NORTH	-	-	-	-	-	-	-	-	303500	185000	215500	330000^	16	0	NA
NARRE WARREN NORTH	385000	387500	440000	500000	535000	555000^	637500^	720000	870000	957500	1100000^	920000^	15	186	11.1
NEERIM SOUTH	109000^	110000^	130000	116000^	127500	142000	185000	205000	235000	225000	250000^	NA	11	129	8.7
NEW GISBORNE	230000	374000^	240000^	235000^	287000	275000	342500	359000	396000	475000	450000	425000^	-5	96	6.9
NEWBOROUGH	116000^	115000^	87500^	103500^	107500^	122000	164000	169500	177000	230000	257000	248000^	12	122	8.3
NICHOLSON	-	-	126000^	125000^	125000^	128500	135000	135000	208000	242000	327500^	NA	35	0	NA
NORTH WONTHAGGI	135000	135000	129000	126500	130000	155000	165000	205000	250000	352500	285000	275000^	-19	111	7.8
NUMURKAH	90000	84000^	83000	85000^	112000^	97500	106500	110000	103500	159000^	166000	175000^	4	84	6.3
OCEAN GROVE	199500	214500	219500	225000	244000	320000	350000	369000	410000	540000	480000	504500^	-11	141	9.2
OFFICER	183500	185000	211000	232500	273500	330500	328000	337500	369500	433000	450500	421000	4	146	9.4
OFFICER SOUTH	-	-	-	258500	299000	330000	345000	350000	369500	517500	516000	NA	0	0	NA
PAKENHAM	173000	170000	187000	199000	232000	300000	288000	313000	338000	375500	377500	432500^	1	118	8.1

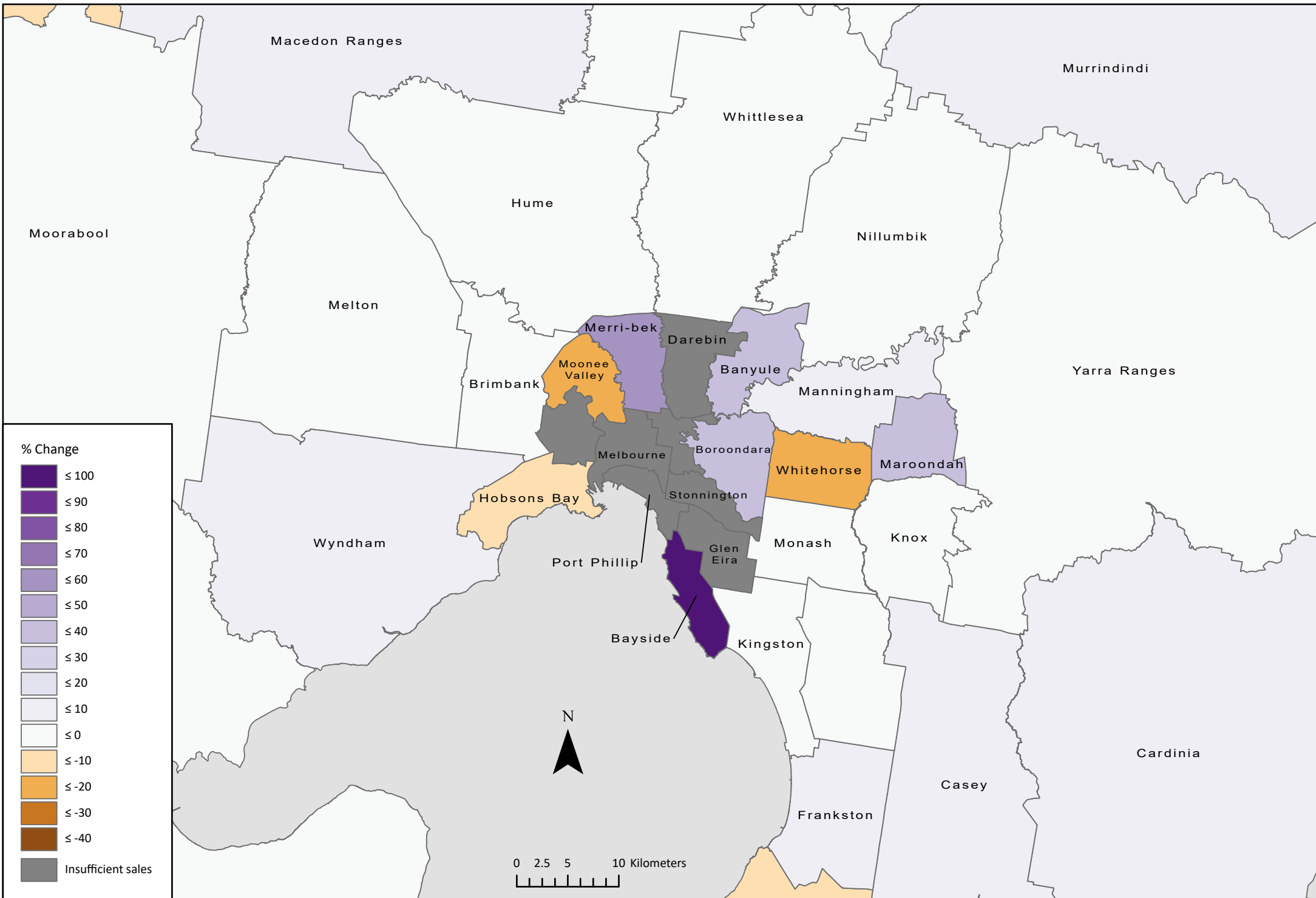
Median Vacant House Block Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change 21-22 (%)	12-22 (%)	Growth PA 12 - 22 (%)
PARADISE BEACH	39000 [^]	45000	47500	52500	50000	60000	52500	64000	95000	154500	121500 [^]	135000 [^]	-21	211	12.0
PAYNESVILLE	125500	150000	141500	115000	142500	155000	132500	140000	170000	225000	240000	205000 [^]	7	91	6.7
POINT COOK	244500	255000	280000	305000	330000	439500	410000	417000	510000	411000	675000	580000 [^]	64	176	10.7
POINT LONSDALE	285000	232000	265000	251500	320000	367500	397000	464000	515000	750000	752500	NA	0	164	10.2
PORTARLINGTON	194000	179500	192000	180000	200000	250000	360000	305500	420000	552500	585000 [^]	NA	6	202	11.7
PORTLAND	85000	91000	52000 [^]	82000 [^]	50000	76000	60000	67500	140000	180000	180000	NA	0	112	7.8
PORTLAND NORTH	81000 [^]	80000 [^]	80000 [^]	130000 [^]	70000 [^]	73000	95000	95000	192500	230000	225000 [^]	200000 [^]	-2	178	10.8
RED CLIFFS	60000	55000	68500	70000	75000	79000	82000	85000	115000	125000	130000	NA	4	117	8.0
RESERVOIR	357500 [^]	330000	373000	365500	580000 [^]	250000 [^]	630000 [^]	115000 [^]	387000 [^]	22500	32500	580000 [^]	46	-91	-21.3
ROCKBANK	-	265000 [^]	184500 [^]	208000	237000	248500	256500	253500	288500	286500	299000	255000 [^]	4	0	NA
ROMSEY	220000 [^]	179000	179000	186000	204000	257000	300000	338500	435000	447500	404000	370000 [^]	-10	84	6.3
ROWVILLE	355500 [^]	476500 [^]	486500 [^]	559000 [^]	424000 [^]	515000 [^]	692500 [^]	673000 [^]	689000	714000	693500	NA	-3	95	6.9
ROXBURGH PARK	210000	231000	239000	263000	265000	277500	332500	370000	430000	438000	417000 [^]	NA	-5	99	7.1
RYE	255000	232500	275000	282500	370000	450000	448000	420000	687500	789500	631500	940000 [^]	-20	148	9.5
SALE	115000	120000	125500	128000	137000	142000	135000	150000	185000	210000	243500	262000 [^]	16	112	7.8
SAN REMO	242500	255000	250000	249000	240000	270000	308000	300000	377500	470000	470000	718000 [^]	0	94	6.8
SANCTUARY LAKES	278500	265000	289000	335000	355000	435000	419000	460000	510000	625000	580000	840000 [^]	-7	108	7.6
SEBASTOPOL	105000	86500	105000	111000	115000	120000	138500	150000	142000	250000	240000	NA	-4	129	8.6
SEYMOUR	109000	105000 [^]	82000 [^]	112500 [^]	89500	140000	155000	170000	185000	194000	222500	NA	15	105	7.4
SHEPPARTON	107500	123000	127000	128000	124500	127500	129500	140000	181500	215000	240000	247500 [^]	12	123	8.4
SHEPPARTON NORTH	118000	117500	116000	115000	116000	165000	164000	191000	206000	368000	385000	385000 [^]	5	226	12.6
SMYTHES CREEK	-	-	-	138000 [^]	127500	130000	141000	175000	238000	282000	300000 [^]	NA	6	0	NA
SMYTHESDALE	71000	85500 [^]	83000	81000	93000	101500 [^]	102500 [^]	125000	237500 [^]	250000 [^]	175000	NA	-30	146	9.4
SOUTH MORANG	240000	260000	270000	280000	274000	350000	345000	380000	425000	490000	482500	584000 [^]	-2	101	7.2
ST LEONARDS	190000	166500	181500	179000	165000	205000	225000	230500	320000	450000	395000	310000 [^]	-12	108	7.6
STAWELL	35000 [^]	35000 [^]	56000 [^]	60000 [^]	52000 [^]	73500	90000 [^]	90000 [^]	62500 [^]	123000	89000 [^]	NA	-28	154	9.8
STRATFORD	78000 [^]	83500	81000	81000	85000	83000	84500	93000	123000	185000	195000	190000 [^]	5	150	9.6
STRATHFIELDSAYE	162000	172000	173500	173500	166500	168500	166000	179500	196500	335000	312500	329500 [^]	-7	93	6.8
STRATHTULLOH	153000	152500 [^]	161000	150000	230000	267000	267000	274000	286000	349000	259500	298500 [^]	-26	70	5.4
SUNBURY	210000	211000	215000	218000	235000	331000	299000	291000	314000	355000	357000	386000	1	70	5.4
SUNSHINE NORTH	247500	320000	280000	387500	385000	335500	665000	666000	580000	595000	502500	NA	-16	103	7.3
SWAN HILL	79000	85000	88000	102500	109000	138000	113000	126000	166000	175000	178500	285000 [^]	2	125	8.5
TALLYGAROPNA	-	-	-	-	134000 [^]	133000 [^]	129000 [^]	132500 [^]	230000 [^]	237500	260000 [^]	NA	9	0	NA
TANKERTON	360000 [^]	-	-	-	-	-	1000 [^]	1000 [*]	35000 [^]	25000	27000 [^]	50000 [^]	8	-93	-22.8
TARNEIT	186500	191000	210000	225000	275000	305000	305000	302000	333000	365000	360000	315000	-1	93	6.8
TATURA	98000	96500	95000	105000	112500	125000	152500	166000	185000	159500	255000	244000 [^]	60	160	10.0
THOMASTOWN	266000 [^]	269500 [^]	185000 [^]	297000 [^]	500000 [^]	536000 [^]	450000 [^]	520000 [^]	185000 [^]	381500	387000 [^]	NA	1	46	3.8
THORNHILL PARK	-	-	193000	199000	243000	275500	268000	242500	273000	280000	236000	357500 [^]	-16	0	NA

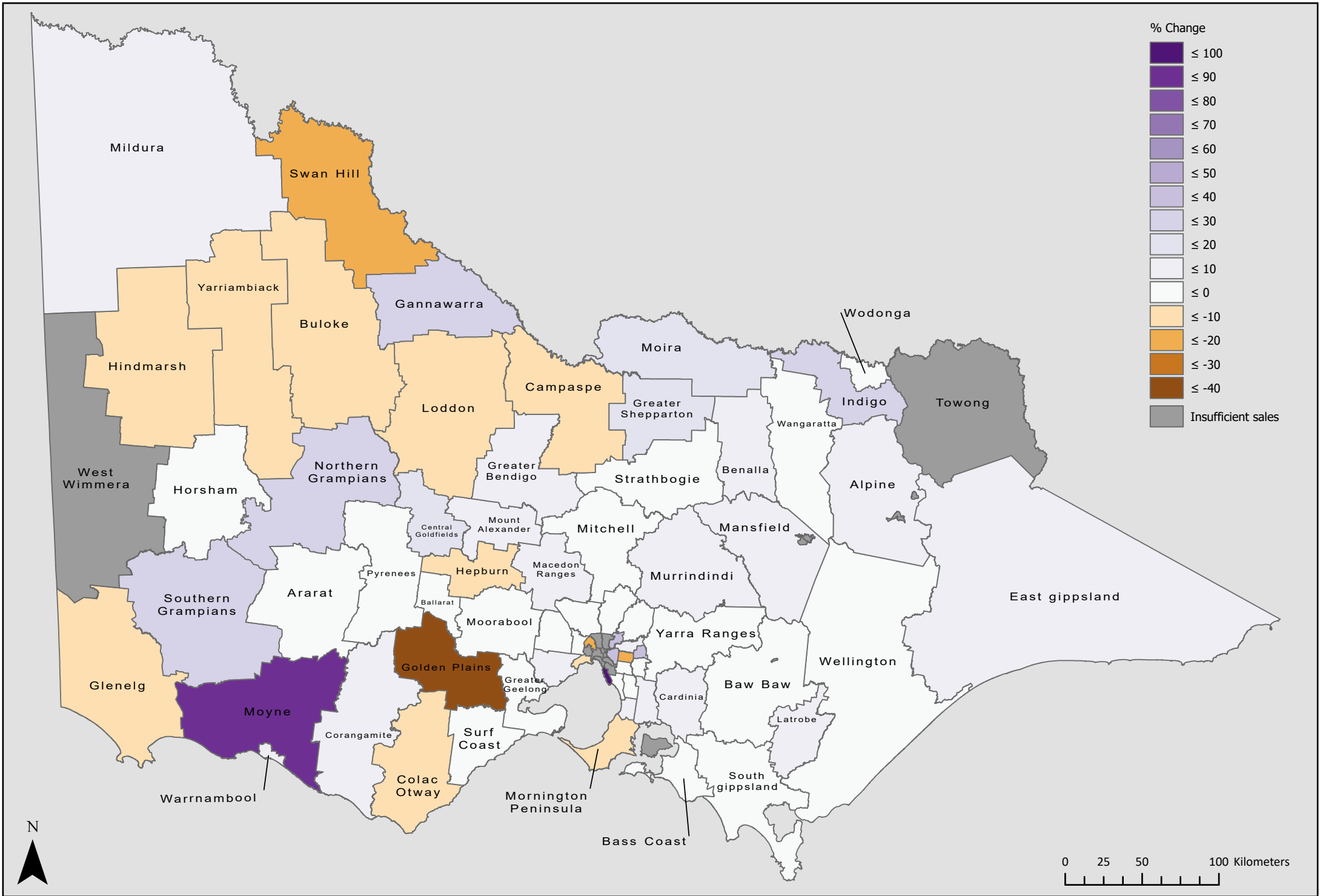
Median Vacant House Block Prices 2013 - 2024

Locality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Prelim 2024	Change		Growth
													21-22 (%)	12-22 (%)	PA 12 - 22 (%)
TORQUAY	240000	245000	250000	268000	295000	360000	420000	430000	510000	730000	716500	650000 [^]	-2	199	11.6
TRARALGON	145000	148500	152500	150000	143000	138000	150000	171000	210000	295000	299000	266000	1	106	7.5
TRENTHAM	140000	155500	167500	185000	210000	337500	348500	385000	485000	565000	525000	NA	-7	275	14.1
TRUGANINA	206000	212000	228500	254500	282000	327500	335000	322500	342500	383000	376500	364000	-2	83	6.2
VENUS BAY	92500	83000	83500	90000	81000	94000	105000	120000	271500	311500	250000	247500 [^]	-20	170	10.5
WAHGUNYAH	77000	65000 [^]	90000 [^]	78500 [^]	91500 [^]	110000 [^]	90500 [^]	145000	162500 [^]	185000	240000 [^]	NA	30	212	12.0
WALLAN	155000	150000	150500	155000	191500	250000	240000	245000	275000	328000	359000	287500 [^]	9	132	8.8
WALLAN EAST	139000	136000	148000	154000	160000	254000	250000	250000	255000	326000	340000	319500 [^]	4	145	9.4
WANDANA HEIGHTS	230000	194500 [^]	221500 [^]	262500 [^]	310000	265000	315000	349000	432500	616000	530000 [^]	NA	-14	130	8.7
WANGARATTA	125500	125000	131000	132000	151000	162000	145000	150000	178500	272500	285000	206000 [^]	5	127	8.5
WARRAGUL	148000	146000	143000	149000	170500	200000	214000	225000	275000	340000	340000	352000 [^]	0	130	8.7
WARRNAMBOOL	152000	145000	140000	150000	150000	150000	155000	165000	190000	250000	262500	270000	5	73	5.6
WEIR VIEWS	150000	142500	138000	139000	195000	215000	209000	240000	260000	350000	317000	276500 [^]	-9	111	7.8
WERRIBEE	162000	185500	191500	208000	252000	298000	299000	299000	320000	324000	357000	320500	10	121	8.2
WEST WODONGA	120500	113000	133000	130000	129000	136000	140000	140500	200000	245000	242500	312500 [^]	-1	102	7.3
WILLIAMS LANDING	299000	324000	346000	380000	365000	335000	347500	358000	263000	375000	590000 [^]	NA	57	97	7.0
WINCHELSEA	135000	130000 [^]	127500	158000	168000	178000	170000	271500	367000	360000	330000	337000 [^]	-8	145	9.4
WINTER VALLEY	125000	125000	122000	124000	130000	143000	159000	185000	240000	304000	294500	256000 [^]	-3	136	9.0
WODONGA	117000	111000	124000	135000	141000	146000	153000	155000	200000	240000	220000	245000 [^]	-8	88	6.5
WOLLERT	195000	197000	216500	233000	266000	329000	320000	305000	343000	377000	360000	400000	-5	85	6.3
WONTHAGGI	120500	140000	132000	135000	140000	145000	165000	199000	210000	310000	280000	274000 [^]	-10	133	8.8
WYNDHAM VALE	169000	165000	174000	197000	224000	290000	269000	275000	277000	292500	299000	295000 [^]	2	77	5.9
YARRAWONGA	96000	104500	110000	118500	130000	159000	155000	165000	180000	221000	249500	222500 [^]	13	159	10.0
YEA	130000 [^]	86500	120000	159000 [^]	149000	158500	227500 [^]	190000	253500	283000	285000 [^]	NA	1	119	8.2

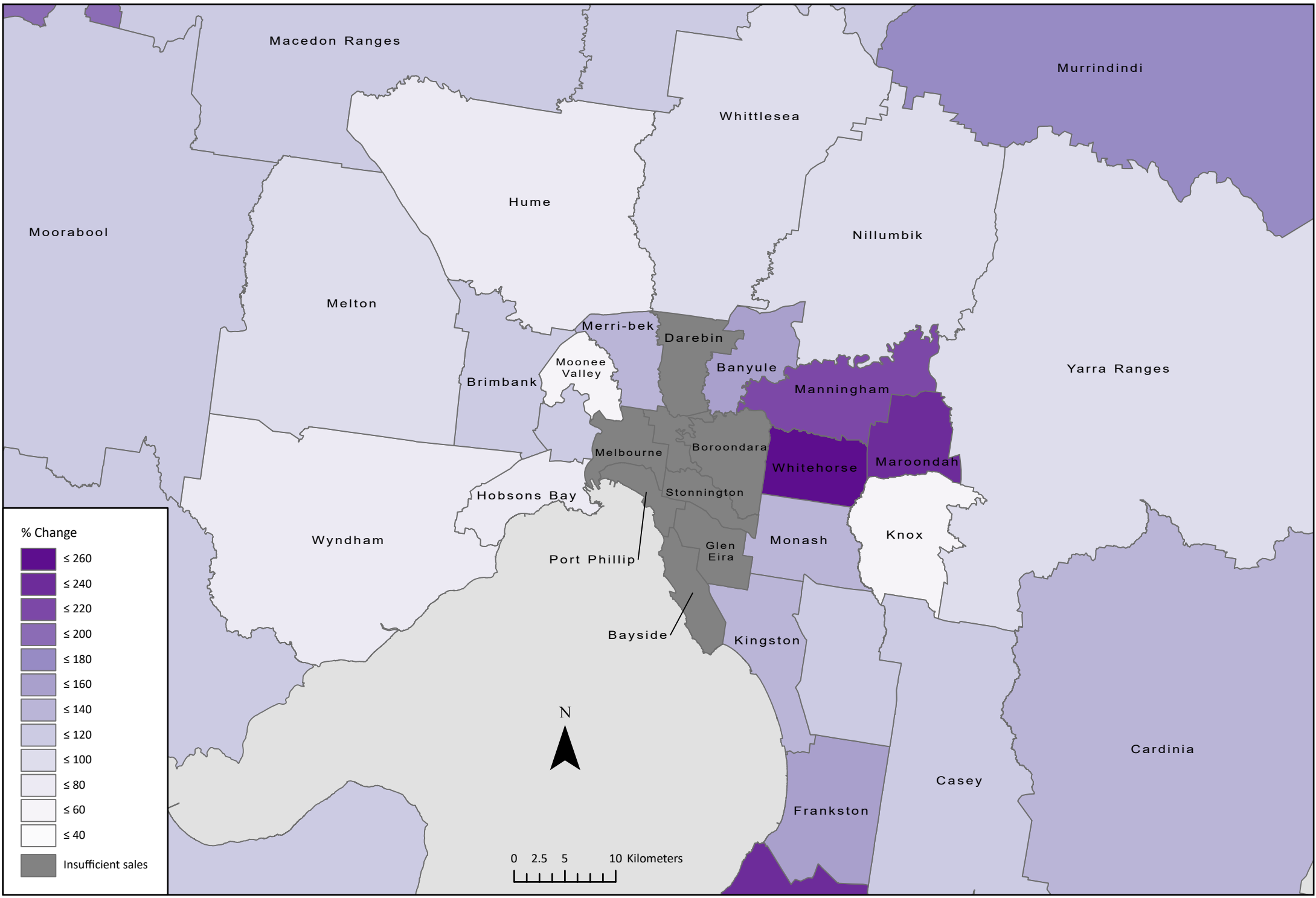
Municipality - 1 Year Change in Vacant Land Price (Metro)



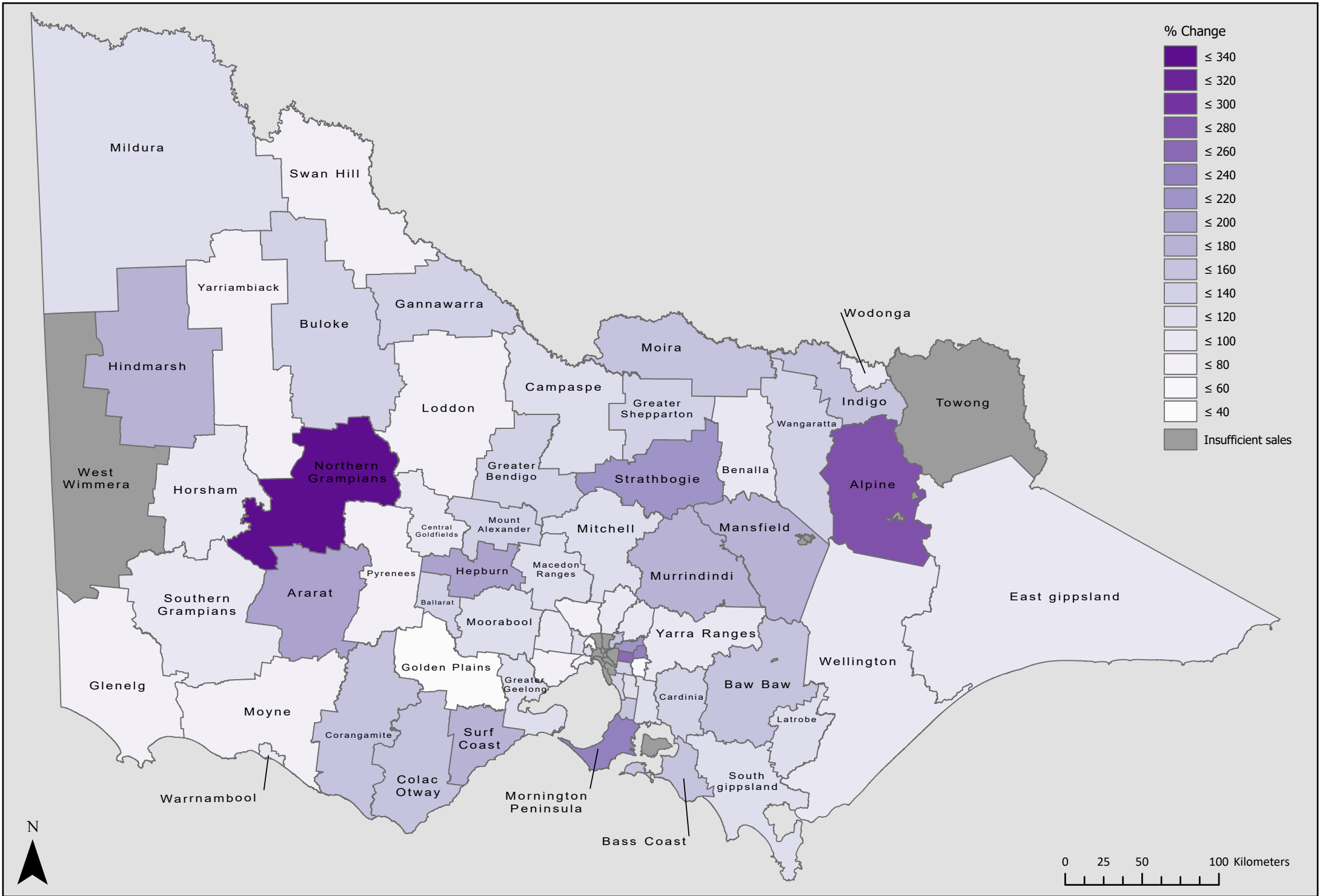
Municipality - 1 Year Change in Median Vacant Land Price (Non-Metro)



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

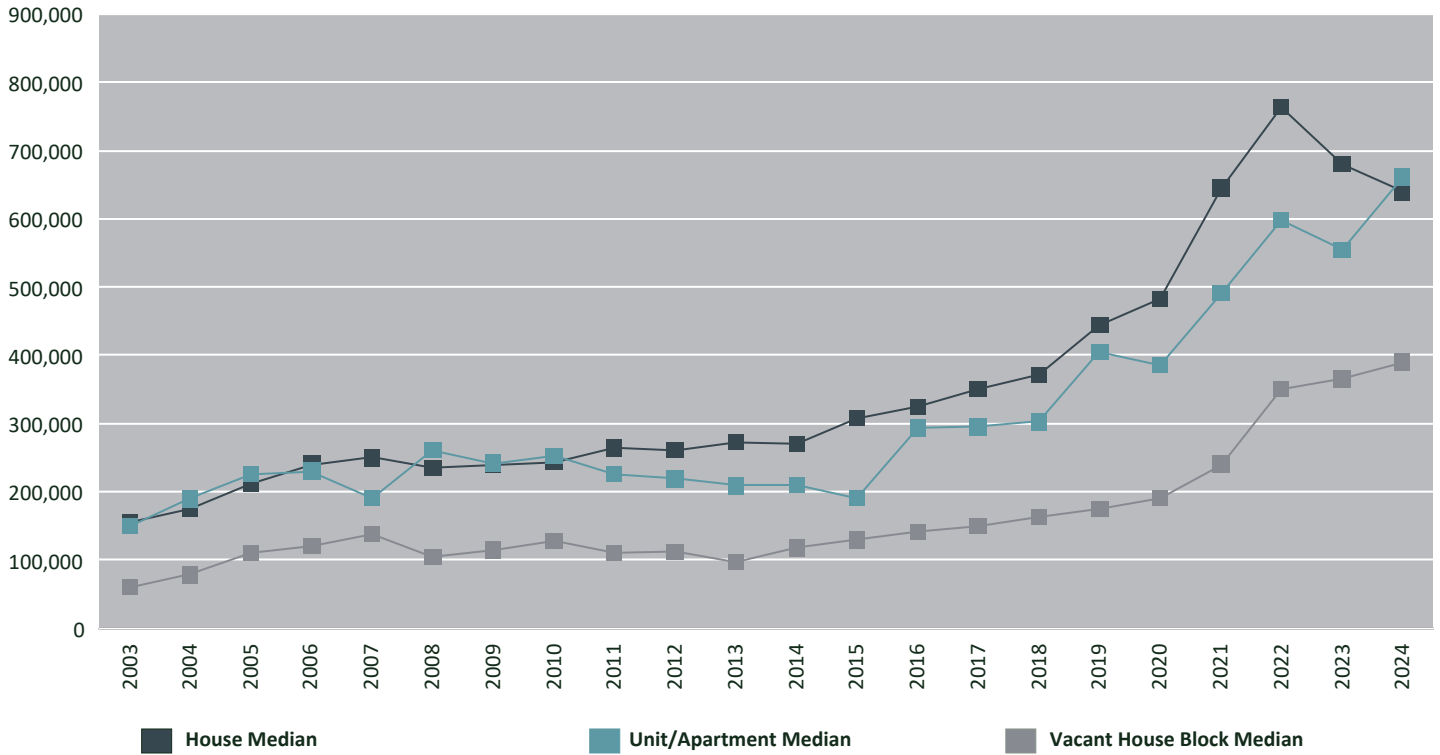


Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)



Alpine Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	280	154,500	181,870	88	149,750	150,885	111	60,000	72,391
2004	215	175,000	193,221	56	189,500	190,079	74	78,500	74,515
2005	232	212,500	234,846	61	225,000	218,625	70	110,000	106,686
2006	222	240,000	261,349	59	230,000	259,181	72	120,000	127,890
2007	240	250,000	284,654	57	190,000	242,856	68	138,000	160,531
2008	135	235,000	257,562	32	260,000	265,696	35	105,000	119,595
2009	166	240,000	260,268	44	242,000	242,142	49	115,000	149,989
2010	90	243,500	279,688	26	253,000	259,288	35	128,500	120,850
2011	144	263,500	282,726	39	225,000	225,384	57	110,000	120,217
2012	162	260,000	283,762	42	218,750	219,047	49	112,000	112,310
2013	171	272,500	293,760	31	209,000	219,043	62	96,200	103,464
2014	185	270,000	294,889	50	210,000	216,646	69	117,500	131,173
2015	208	307,000	315,481	49	190,000	239,234	74	129,250	127,792
2016	233	325,000	351,412	50	293,000	294,020	84	141,000	145,598
2017	247	350,000	374,240	56	295,000	293,146	109	150,000	163,962
2018	218	372,000	408,328	60	302,500	294,797	106	163,500	171,440
2019	214	443,750	458,745	43	405,000	386,244	69	175,000	193,728
2020	242	482,500	527,112	46	385,000	394,036	97	190,000	217,389
2021	250	645,500	705,464	65	490,000	498,458	74	240,000	253,005
2022	184	763,500	842,690	30	597,500	619,166	42	350,000	390,654
2023	129	680,000	793,418	27	555,000	548,148	19	365,000	398,421
2024	18	640,000	687,722	1	661,000^	661,000^	3	390,000 ^	380,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Alpine Shire

Analysis of property sales for 2023

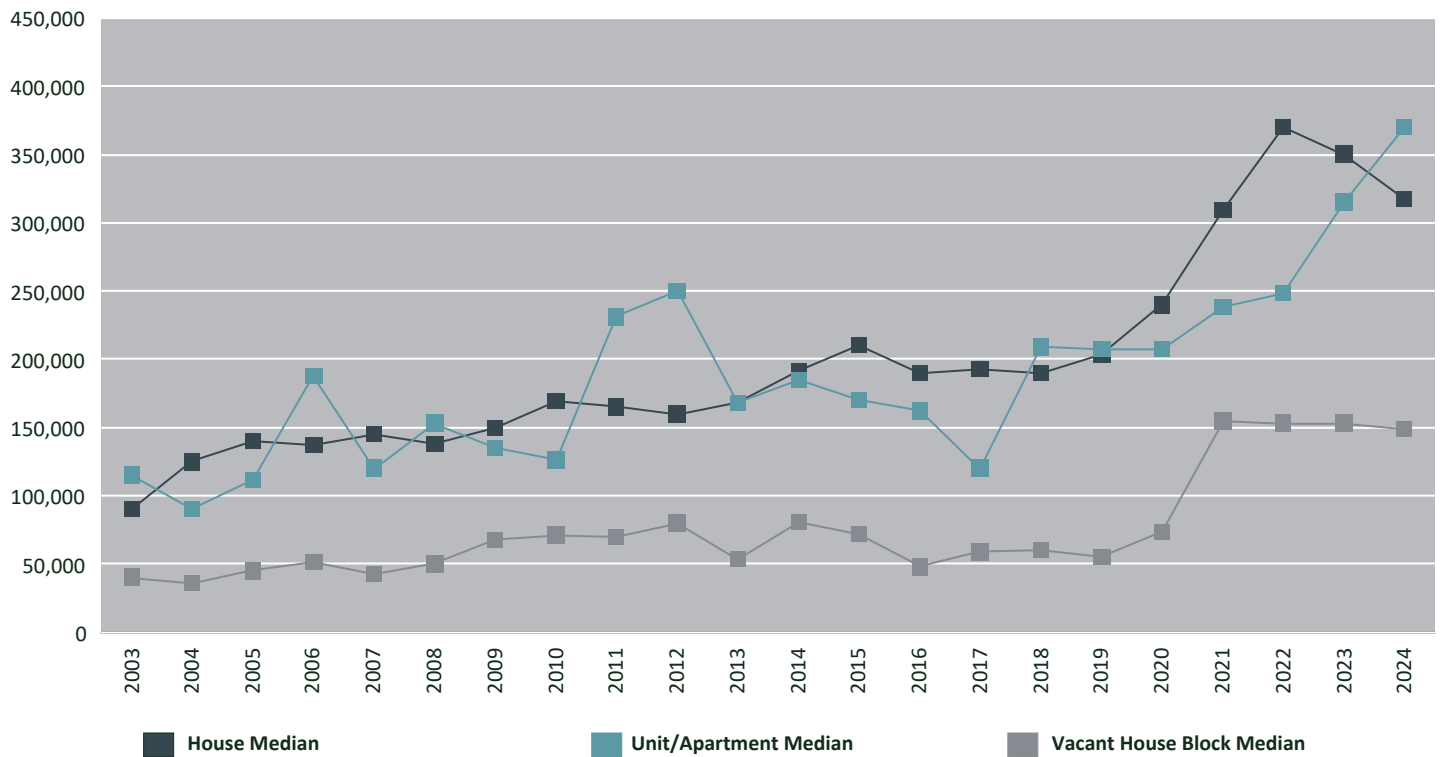
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bed and Breakfast	1	1100000	1100000	26.70	41200.00	ND	ND	41200.00	26.70
Dev Site	3	907000	638000	204.13	2856.00	ND	190.45<	29386.33	30.86
Hotel	1	1100000	1100000	118.09	9315.00	59.40<	156.25<	9315.00	118.09
Retail Sgls Occ Unsp	4	802750	655500	5758.62	114.00	145.67<	283.77<	284.75	2819.14
Serv Apt/Unit Unsp	1	1500000	1500000	118.48	12660.00	98.36<	150.00<	12660.00	118.48
Supermarket	1	1100000	1100000	2682.93	410.00	ND	ND	410.00	2682.93
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	915000	850000	2291.67	600.00	134.55<	118.88<	669.67	1366.35
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Domestic Livestock Graz	4	1695025	1565050	3.66	427250.00	119.42<	223.58<	523643.00	3.24
Livestock – Beef	1	500000	500000	1.26	397924.00	74.07<	38.17<	397924.00	1.26
Livestock – Dairy	1	1600000	1600000	2.69	593700.00	69.57<	ND	593700.00	2.69
Mixed Farm & Graz Unsp	2	2365500	2365500	6.32	377050.00	254.35<	474.24<	377050.00	6.27
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	610000	610000	NA	NA	90.04<	ND	NA	NA
Detached Home Unsp	17	1108970	930000	2031.60	886.00	105.98<	195.38<	1176.13	892.90
Detached Home (exist)	112	745522	650000	813.28	798.00	85.87<	132.38<	1074.63	693.54
Mis Imp Rural Land Unsp	3	1475666	590000	33.75	100000.00	ND	288.30<	171467.00	8.61
Res/Rural Lstyle	46	1205299	1152500	115.90	10009.00	97.26<	184.40<	25345.27	45.85
Short Term Hol Accom	4	927250	915000	1888.22	662.00	135.56<	233.12<	598.67	1658.69
Single Strata Unsp	18	586555	555000	NA	NA	93.28<	162.04<	NA	NA
Strata Unit/Flat Unsp	7	481000	535000	NA	NA	95.54<	119.42<	NA	NA
Vac Res A	18	370833	357500	402.96	608.00	102.14<	214.07<	703.00	506.65
Vac Res B	1	895000	895000	262.00	3416.00	225.16<	314.04<	3416.00	262.00
Vac Res Rural Lstyle	7	514642	545000	34.48	23100.00	101.40<	167.18<	53336.00	9.33
Villa Unit	1	265000	265000	NA	NA	ND	ND	NA	NA

Municipality totals

Commercial Total	11	Commercial Total Prices	\$10,732,000
Industrial Total	3	Industrial Total Prices	\$2,745,000
Primary Production Total	8	Primary Production Total Prices	\$13,611,100
Residential Total	235	Residential Total Prices	\$191,903,288
All Sales Total	257	All Sales Total	\$218,991,388

Ararat Rural City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	241	90,000	108,281	22	115,000	114,386	48	40,000	38,860
2004	191	125,000	125,960	17	90,000	90,968	41	36,000	33,554
2005	214	140,000	146,016	18	111,775	110,169	35	45,000	40,205
2006	153	137,000	148,871	8	187,500^	175,312^	32	51,250	51,806
2007	201	145,000	151,856	37	120,000	137,229	23	42,500	47,669
2008	137	138,000	149,113	19	153,000	155,381	23	50,000	52,804
2009	205	150,000	161,640	28	135,000	146,062	24	68,000	59,625
2010	187	169,000	179,064	27	126,000	139,827	24	71,250	68,375
2011	152	165,000	181,191	16	231,250	212,921	17	70,000	63,976
2012	139	160,000	172,991	11	250,000	225,454	19	80,000	68,002
2013	171	168,000	186,820	14	168,500	169,357	23	53,500	61,530
2014	156	191,500	200,452	9	185,000^	195,777^	18	80,250	74,833
2015	123	210,000	219,761	10	170,000	196,900	27	71,600	66,995
2016	166	190,000	203,307	11	162,000	182,172	19	48,000	52,503
2017	172	192,500	207,351	11	120,000	151,500	10	58,625	67,475
2018	209	190,000	210,758	22	208,840	203,440	25	60,000	70,024
2019	194	203,750	222,632	20	207,000	218,375	15	55,000	76,103
2020	192	240,000	250,774	22	207,500	225,779	42	73,500	72,778
2021	224	309,500	323,385	28	238,500	252,785	54	155,000	138,925
2022	201	370,000	369,935	20	248,500	252,674	45	153,000	150,785
2023	169	350,000	361,381	22	315,000	340,954	31	153,000	163,003
2024	18	317,709	335,578	1	370,000^	370,000^	1	149,000 ^	149,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

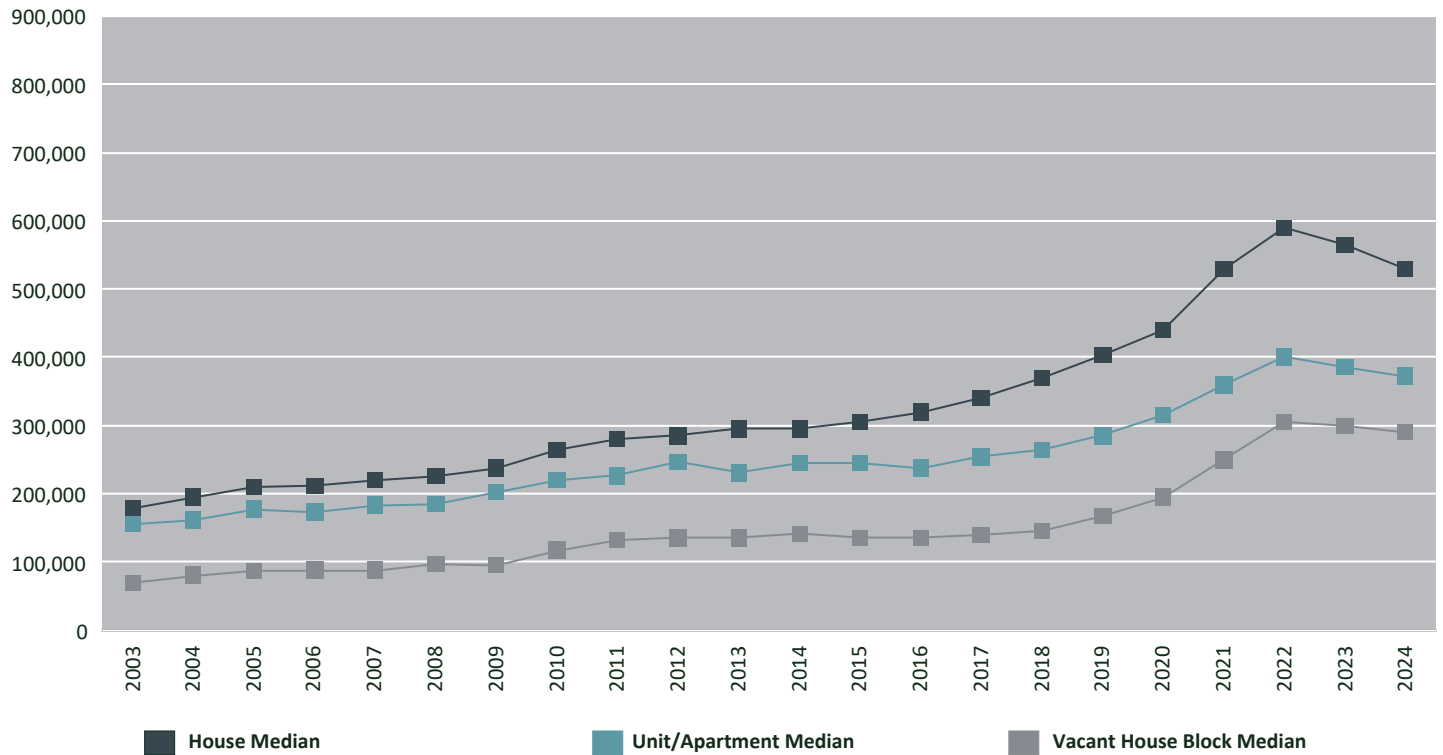
Ararat Rural City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	5	113620	100000	131.24	1571.00	41.07<	98.81<	12828.00	8.28
Retail Sgle Occ Unsp	7	1160473	588500	103.47	1010.00	134.86<	206.49<	1443.57	803.89
Serv Apt/Unit Unsp	1	1130000	1130000	20.16	56040.00	ND	ND	56040.00	20.16
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1380000	1380000	1305.58	1057.00	87.34<	ND	1057.00	1305.58
Place of Worship	1	379500	379500	46.64	8136.00	ND	191.67<	8136.00	46.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	260000	260000	201.21	7162.00	89.66<	157.58<	7162.00	36.30
Ind Dev Site	1	111375	111375	58.62	1900.00	50.63<	117.24<	1900.00	58.62
Warehouse Unspec	2	827500	827500	539.47	1900.00	413.75<	ND	1900.00	539.47
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	1156408	918974	1.18	698185.00	190.07<	132.97<	1017035.50	1.14
GenCrop >20ha Unspec	5	2210057	2157502	2.28	1343700.00	162.15<	222.42<	1392434.20	1.59
Livestock – Sheep	2	907458	907458	0.99	905924.00	97.50<	139.61<	905924.00	1.00
MixedFarm + infrast	8	3365738	2468730	1.53	1059427.00	224.43<	360.40<	1453856.38	2.32
MixedFarm no infrast	19	1311037	1140000	0.73	818184.00	218.60<	199.76<	953966.89	1.37
MixedFarm&GrazUnsp	1	285000	285000	1.08	262684.00	62.58<	98.28<	262684.00	1.08
Native Bshland	3	305000	285000	1.42	351338.00	89.06<	ND	318898.00	0.96
Poultry – Open Range	1	450000	450000	NA	NA	ND	ND	NA	NA
Softwood Plantation	1	1200000	1200000	0.83	1439900.00	ND	135.85<	1439900.00	0.83
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	169	361381	350000	444.44	900.00	94.59<	145.83<	989.66	363.63
Disability Housing	1	1320000	1320000	108.72	12141.00	ND	ND	12141.00	108.72
Garage/Outbuild Res	1	79500	79500	39.75	2000.00	ND	ND	2000.00	39.75
MisImpRuralLand Unsp	3	273333	240000	51.30	8090.00	ND	146.79<	17590.00	15.54
Res/Rural Lstyle	28	593016	552000	28.69	11778.50	85.91<	146.03<	38025.36	15.60
ResLandWithImprovemt	1	287500	287500	287.50	1000.00	359.38<	ND	1000.00	287.50
Single Strata Unsp	22	340954	315000	NA	NA	126.76<	161.13<	NA	NA
Vac Res A	24	150858	144000	250.00	676.00	94.12<	192.00<	761.94	198.97
Vac Res B	7	204642	165000	78.57	2100.00	153.49<	229.17<	2744.29	74.57
Vac Res Rural Lstyle	20	225688	188500	6.40	24048.00	100.53<	167.56<	41836.80	5.39
Municipality totals									
Commercial Total			13			Commercial Total Prices			\$9,821,415
Community Services Total			2			Community Services Total Prices			\$1,759,500
Industrial Total			5			Industrial Total Prices			\$2,286,375
Primary Production Total			44			Primary Production Total Prices			\$72,176,460
Residential Total			276			Residential Total Prices			\$97,252,824
All Sales Total			340			All Sales Total			\$183,296,574

Ballarat City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,189	178,000	195,437	415	155,000	167,577	881	70,000	75,800
2004	2,056	195,000	214,605	371	162,000	175,968	655	80,000	85,768
2005	1,960	210,000	230,893	331	177,500	186,090	584	87,000	96,922
2006	1,890	212,000	234,493	361	173,500	176,906	565	88,000	98,695
2007	1,981	220,000	244,673	428	183,250	188,933	705	88,000	96,555
2008	1,816	225,000	251,035	364	185,000	194,511	571	97,000	101,186
2009	2,201	238,000	261,822	578	202,500	201,398	848	95,000	105,748
2010	2,123	265,000	297,118	435	220,000	237,924	813	117,000	123,966
2011	2,071	280,000	309,973	424	226,750	236,634	706	132,000	140,671
2012	1,928	285,000	313,880	461	247,500	254,960	543	135,000	144,158
2013	2,086	295,000	325,847	400	230,500	234,253	673	135,000	148,962
2014	2,085	295,000	335,969	419	245,000	248,837	703	142,000	153,953
2015	2,122	305,000	334,881	407	245,000	248,420	666	135,500	152,776
2016	2,126	320,000	353,829	423	238,000	252,923	678	136,000	157,875
2017	2,451	340,000	375,240	504	253,975	261,858	940	139,700	156,350
2018	2,479	370,000	412,600	555	265,000	273,145	1,880	146,000	156,304
2019	2,145	403,000	447,196	417	285,000	297,294	1,505	167,000	176,429
2020	2,145	440,000	488,667	465	315,000	328,427	2,040	195,000	206,014
2021	2,498	530,000	588,711	489	359,000	368,478	2,127	250,000	259,251
2022	2,023	590,000	647,633	403	400,000	408,889	754	305,000	315,590
2023	1,915	565,000	615,555	376	385,000	395,165	322	299,000	317,142
2024	241	530,000	553,160	51	372,500	381,254	29	290,000	297,155

Statistics for 2024 are based on a small number of sales and are preliminary only.

Ballarat City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Bed and Breakfast	1	1350000	1350000	1303.09	1036.00	ND	ND	1036.00	1303.09
Bottle Shop/Licensed	1	600000	600000	663.72	904.00	ND	ND	904.00	663.72
Café	1	775000	775000	1366.84	567.00	ND	ND	567.00	1366.84
Dev Site	5	533600	350000	775.41	610.00	73.57<	51.85<	1068.80	499.25
Fuel Outlet/Garage	1	1500000	1500000	319.35	4697.00	26.12<	30.61<	4697.00	319.35
Health Clinic Unsp	6	1655833	1457500	1311.54	1361.00	85.74<	273.64<	1310.40	1281.29
Health Surgery	1	1900000	1900000	1551.02	1225.00	ND	ND	1225.00	1551.02
Mixed Use Unspec	7	1332214	820000	949.44	1190.50	49.53<	151.86<	1072.50	1317.09
National Co Rest	1	700000	700000	NA	NA	130.35<	ND	NA	NA
Nightclub/Cabaret	1	3050000	3050000	8198.92	372.00	610.00<	ND	372.00	8198.92
Office Premises Unsp	10	1086800	950000	2208.31	387.50	88.37<	99.55<	930.83	1073.41
Pub/Tavern/Club Unsp	2	938500	938500	3765.47	339.00	60.55<	120.32<	339.00	2768.44
Retail Mult Occ Unsp	7	1027142	790000	2579.45	330.50	58.52<	12.30<	779.67	1368.11
Retail Sgle Occ Unsp	19	1421473	620000	2050.46	218.00	79.42<	118.49<	9960.94	151.49
Shop & Dwelling	1	410000	410000	748.18	548.00	ND	ND	548.00	748.18
Supermarket	1	3875180	3875180	1291.30	3001.00	ND	ND	3001.00	1291.30
Vehicle Sales Centre	2	1700000	1700000	924.71	1993.00	153.33<	592.46<	1993.00	852.99
Community Services									
Day Care Centre	1	5050000	5050000	1725.91	2926.00	124.38<	ND	2926.00	1725.91
Industrial									
Factory Unsp	26	933551	829166	629.07	1461.00	121.94<	193.05<	2282.92	415.99
Ind Dev Site	9	955666	850000	365.12	2328.00	110.39<	232.88<	4905.22	194.83
Warehouse Unspec	30	738920	534050	1579.60	266.00	99.69<	139.08<	1293.46	580.76
Primary Production									
Kennel/Cattery	1	855000	855000	121.33	7047.00	ND	ND	7047.00	121.33
MixedFarm + infrast	3	1359875	1289000	3.12	412900.00	75.82<	196.79<	387000.00	3.51
MixedFarm no infrast	1	1465100	1465100	2.23	656300.00	77.11<	183.14<	656300.00	2.23
Residential									
Age Care/Nursing Uns	1	25000000	25000000	2008.03	12450.00	ND	ND	12450.00	2008.03
Cojoin Strata Unsp	2	507450	507450	NA	NA	123.77<	ND	NA	NA
Detached Home (New)	1	1175000	1175000	2368.95	496.00	255.74<	284.85<	496.00	2368.95
Detached Home Unsp	1882	613346	565000	732.90	614.00	95.76<	128.41<	679.92	902.82
Detached Home(Comm)	3	508000	359000	707.96	452.00	60.59<	119.67<	614.67	826.46
Detached Home(exist)	11	830090	1050000	564.72	2001.00	97.22<	214.29<	1572.27	527.96
Disability Housing	1	630000	630000	680.35	926.00	ND	ND	926.00	680.35
House & Flat/Studio	2	962500	962500	2817.70	558.00	100.26<	278.99<	558.00	1724.91
Individual Car Park	5	36200	36200	NA	NA	724.00<	ND	NA	NA
MisimpRuralLand Unsp	2	1100000	1100000	225.73	6161.00	73.09<	97.31<	6161.00	178.54
Res Land (WithBuild)	5	311100	265000	1857.53	217.00	92.98<	71.62<	217.00	1861.75
Res/Rural Lstyle	63	1220270	1000000	74.74	21340.00	76.86<	118.98<	33932.76	35.96
ResLandWithImprovemt	1	290000	290000	334.49	867.00	108.96<	ND	867.00	334.49
Retire Village Unit	1	36200	36200	NA	NA	12.48<	16.45<	NA	NA
Semi-detached Unspec	19	644213	550000	2012.30	244.00	107.12<	141.03<	296.18	2323.53
Single Strata Unsp	334	381226	380000	NA	NA	95.00<	121.31<	NA	NA
Strata Unit/Flat Uns	32	495893	511000	2413.79	232.00	123.13<	152.88<	232.00	2413.79
Townhouse	7	618964	707750	NA	NA	104.39<	212.86<	NA	NA
Vac Res A	307	302450	295000	556.25	480.00	96.72<	151.28<	526.92	574.30
Vac Res B	15	617833	585000	106.88	2339.00	98.82<	170.06<	2508.60	246.29
Vac Res Rural Lstyle	10	1058700	685000	20.21	35300.00	116.10<	207.58<	45744.80	23.14

Municipality totals

Commercial Total	67	Commercial Total Prices	\$86,431,680
Community Services Total	1	Community Services Total Prices	\$5,050,000
Industrial Total	65	Industrial Total Prices	\$55,040,933
Primary Production Total	5	Primary Production Total Prices	\$6,399,725
Residential Total	2,704	Residential Total Prices	\$1,548,335,351
All Sales Total	2,842	All Sales Total	\$1,701,257,689

Banyule City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,690	320,500	370,911	692	277,750	294,753	101	211,500	212,669
2004	1,537	335,000	388,596	592	275,000	291,746	75	230,000	234,682
2005	1,540	345,000	407,201	695	284,000	312,002	77	230,000	219,053
2006	1,520	368,500	428,209	722	297,000	322,086	68	241,750	253,922
2007	1,738	410,000	490,189	1,011	340,500	364,187	96	250,000	240,287
2008	1,344	445,000	539,262	673	370,000	395,964	42	282,000	272,921
2009	1,481	474,388	577,492	855	410,500	438,516	38	258,476	245,468
2010	1,349	585,000	689,212	726	470,000	495,490	37	350,000	348,142
2011	1,282	564,100	675,652	647	460,000	494,794	33	380,000	367,324
2012	1,228	540,000	647,133	681	447,000	471,197	30	382,500	367,966
2013	1,421	580,000	689,614	855	469,500	503,142	30	363,500	355,706
2014	1,541	627,000	758,588	1,028	488,000	523,167	39	357,000	395,398
2015	1,691	718,000	851,457	1,134	552,000	582,642	25	604,480	509,364
2016	1,460	790,250	939,152	1,110	570,000	595,062	18	454,250	545,222
2017	1,399	900,000	1,070,705	1,144	640,000	680,592	26	660,000	591,273
2018	1,277	880,000	1,038,328	869	632,000	659,654	19	625,000	615,699
2019	1,253	855,000	999,871	947	621,000	666,238	26	500,000	666,464
2020	1,055	891,000	1,080,654	811	675,000	708,531	19	708,000	681,684
2021	1,623	1,085,000	1,275,697	1,315	740,000	789,542	24	759,500	876,653
2022	1,303	1,080,000	1,269,955	953	720,000	768,162	11	604,000	701,090
2023	1,200	1,060,000	1,228,325	962	760,000	796,100	9	865,000 ^	689,313 ^
2024	84	977,500	1,062,212	90	675,000	718,096	1	760,000 ^	760,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

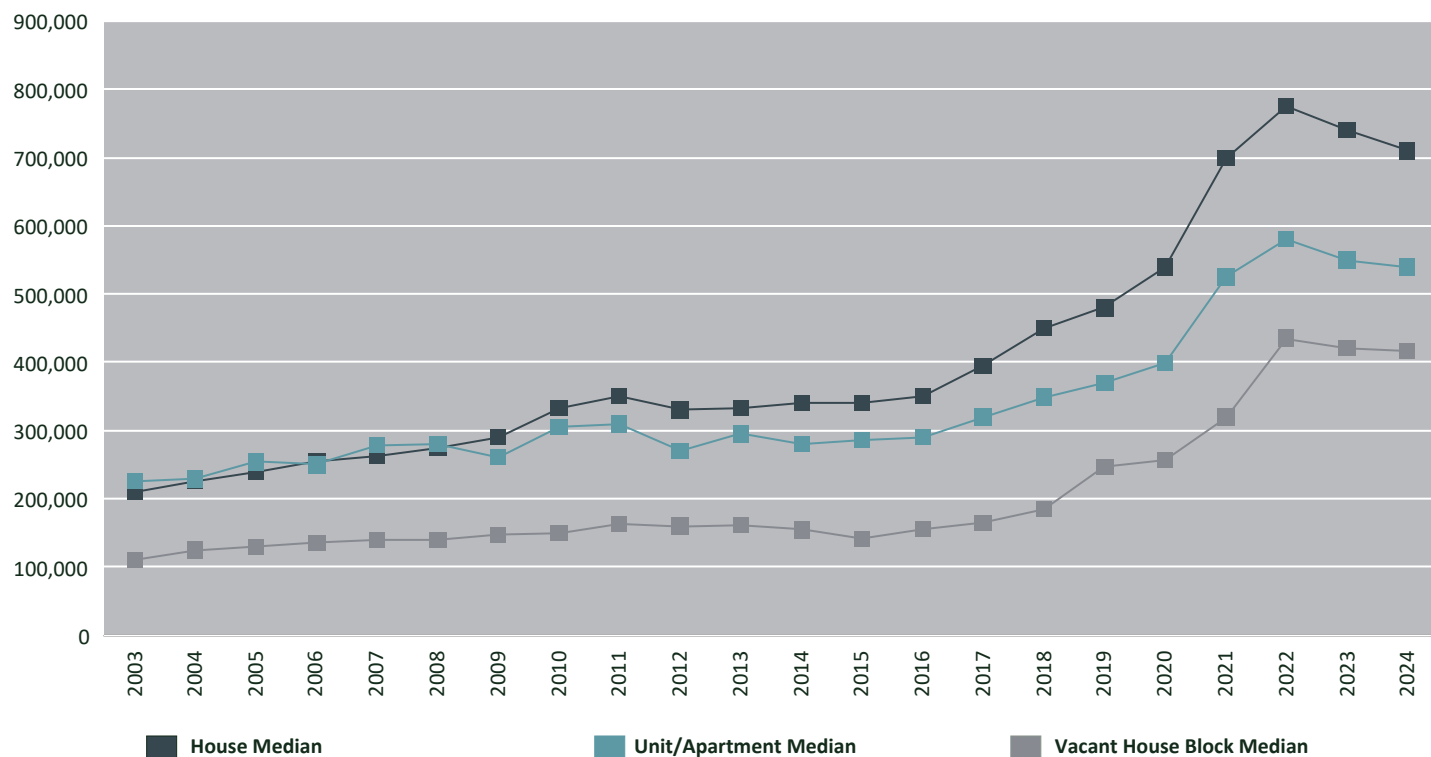
Banyule City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	5	929600	660000	6243.62	200.50	52.22<	117.86<	294.75	3570.82
Dev Site	1	1425000	1425000	2168.95	657.00	ND	ND	657.00	2168.95
Health Clinic Unsp	6	1514916	1175000	2659.76	579.00	130.56<	72.31<	664.80	2504.51
Medical/Surgery	1	2750000	2750000	2657.00	1035.00	ND	ND	1035.00	2657.00
Mixed Use Unspec	2	727500	727500	2683.81	366.50	6.55<	121.25<	366.50	1984.99
Office Premises Uns	3	768333	940000	3317.36	292.50	106.82<	5.66<	292.50	3316.24
Restaurant	1	2616000	2616000	6243.44	419.00	222.73<	ND	419.00	6243.44
Retail Mult Occ Unsp	4	721895	743790	3317.54	211.00	58.91<	ND	360.00	2005.26
Retail Sgle Occ Unsp	5	1086982	630000	1021.07	617.00	ND	45.08<	890.40	1220.78
Shop	6	2780833	1125000	5900.36	193.00	71.43<	118.42<	526.75	4964.40
Shop & Dwelling	2	642500	642500	1622.36	408.50	34.71<	86.53<	408.50	1572.83
Strata/Subdiv Office	5	364400	350000	259.70	1186.00	66.04<	101.45<	985.60	369.72
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	2610300	2610300	1356.70	1924.00	80.71<	ND	1924.00	1356.70
Day Care Centre	2	7110000	7110000	5994.85	1189.50	88.32<	ND	1189.50	5977.30
Religious Residence	1	880000	880000	NA	NA	ND	ND	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	6	801008	756900	4698.19	203.50	76.84<	100.89<	205.00	4073.54
Factory Unsp	9	1147196	1188000	3382.06	446.50	99.00<	146.67<	551.83	2256.05
Garage/Motor Vehicle	3	2948333	870000	2271.54	383.00	52.10<	ND	882.33	3341.52
Ind Dev Site	2	840000	840000	1440.82	1166.00	62.45<	ND	1166.00	1440.82
Office/Factory	5	1639200	2100000	2073.05	1013.00	85.71<	300.64<	1104.80	1483.71
Warehouse/Office	7	2642571	1700000	2009.85	1015.00	71.50<	40.45<	1411.14	1872.65
Wrecking Yard	1	1350000	1350000	1719.75	785.00	ND	ND	785.00	1719.75
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Utilities Vac Land	1	27900	27900	300.00	93.00	63.47<	ND	93.00	300.00
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	4	785500	793500	1242.33	592.00	ND	ND	544.75	1441.95
Cojoin Strata Unsp	11	918756	875000	NA	NA	93.83<	113.82<	NA	NA
Detached Home (New)	10	1862650	1943000	2886.67	600.00	130.80<	171.57<	606.33	3156.77
Detached Home Unsp	1148	1233678	1060000	1852.71	645.00	97.07<	118.17<	701.44	1754.11
Detached Home(exist)	4	1360000	1369000	3120.71	495.50	125.02<	58.01<	504.25	2697.07
Half Pair or Duplex	2	1645000	1645000	3046.76	663.00	ND	ND	663.00	3046.76
Individual Car Park	2	281750	281750	NA	NA	28175000.00<	4695.83<	NA	NA
Individual Flat	3	659333	532000	NA	NA	143.59<	ND	NA	NA
OYO Strata Flat	14	620178	507500	NA	NA	63.44<	64.55<	NA	NA
OYO Sub Dwelling	9	1033666	1045000	NA	NA	124.40<	110.06<	NA	NA
OYO Sub Unit	52	721317	693500	NA	NA	144.48<	96.32<	NA	NA
OYO Subdivided Flat	9	513000	487000	NA	NA	91.89<	101.83<	NA	NA
Res Co Sh Unit Unsp	1	382200	382200	NA	NA	60.67<	ND	NA	NA
Res Land (WithBuild)	4	1183625	1199750	1103.63	937.50	95.60<	148.67<	932.50	1269.30
Res/Rural Lstyle	15	3125000	2550000	334.44	5113.00	78.46<	141.67<	5099.80	612.77
Retire Village Unit	1	570000	570000	NA	NA	ND	100.35<	NA	NA
Semi-detached Unspec	37	855175	841500	1391.21	478.00	103.13<	112.05<	478.70	1776.22
Short Term Hol Accom	1	405000	405000	88.49	4577.00	ND	ND	4577.00	88.49
Single Strata Unsp	646	805246	773750	3872.83	173.00	104.35<	112.96<	173.00	3872.83
Strata Unit/Flat Uns	197	774435	711000	NA	NA	107.73<	109.81<	NA	NA
Townhouse	16	942225	882500	NA	NA	129.78<	139.97<	NA	NA
Vac Res A	8	657977	807499	1543.10	580.00	133.69<	123.38<	625.20	1157.81
Vac Res B	1	940000	940000	373.46	2517.00	ND	114.77<	2517.00	373.46
Vac Res Rural Lstyle	1	1200000	1200000	NA	NA	76.19<	64.03<	NA	NA
Villa Unit	5	1116000	992000	NA	NA	125.33<	119.37<	NA	NA
Municipality totals									
Commercial Total			41			Commercial Total Prices			\$52,402,990
Community Services Total			4			Community Services Total Prices			\$17,710,300
Industrial Total			33			Industrial Total Prices			\$53,699,817
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$27,900
Residential Total			2,201			Residential Total Prices			\$2,304,941,401
All Sales Total			2,280			All Sales Total			\$2,428,782,408

Bass Coast Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,276	210,000	233,669	181	225,000	262,478	561	110,000	112,691
2004	1,040	225,000	245,217	160	228,500	261,528	320	125,000	126,422
2005	996	240,000	266,855	204	253,750	284,222	287	130,000	131,987
2006	988	254,500	283,123	209	250,000	282,427	369	136,000	142,461
2007	1,347	263,000	294,778	262	278,250	317,387	469	140,000	139,000
2008	1,011	275,000	312,504	196	280,000	307,529	286	140,000	146,705
2009	1,139	290,000	323,466	277	259,950	298,262	392	147,900	153,474
2010	1,081	332,500	369,084	236	305,000	324,800	685	149,000	148,526
2011	803	350,000	383,377	151	310,000	393,258	352	162,950	185,070
2012	780	330,000	352,094	177	270,000	306,493	258	160,000	178,164
2013	975	332,500	368,200	154	295,000	312,718	283	161,000	175,132
2014	1,001	340,000	372,235	137	280,000	318,271	240	154,450	170,733
2015	1,168	340,000	366,889	167	286,000	315,065	303	141,000	167,473
2016	1,353	350,000	378,916	230	289,500	318,484	447	155,000	175,986
2017	1,440	395,000	419,028	287	320,000	355,671	950	164,900	189,270
2018	1,148	450,000	486,271	209	349,000	371,987	879	185,000	205,656
2019	958	480,000	512,286	168	370,000	391,824	464	246,500	259,441
2020	1,166	540,000	583,758	167	399,000	441,288	878	257,250	274,215
2021	1,365	699,000	776,154	256	525,000	572,852	751	320,000	351,127
2022	925	775,000	850,652	162	580,000	628,273	293	435,000	470,925
2023	809	740,000	795,826	106	550,000	608,770	158	420,000	478,005
2024	94	710,000	754,007	15	540,000	631,100	20	416,250	431,875

Statistics for 2024 are based on a small number of sales and are preliminary only.

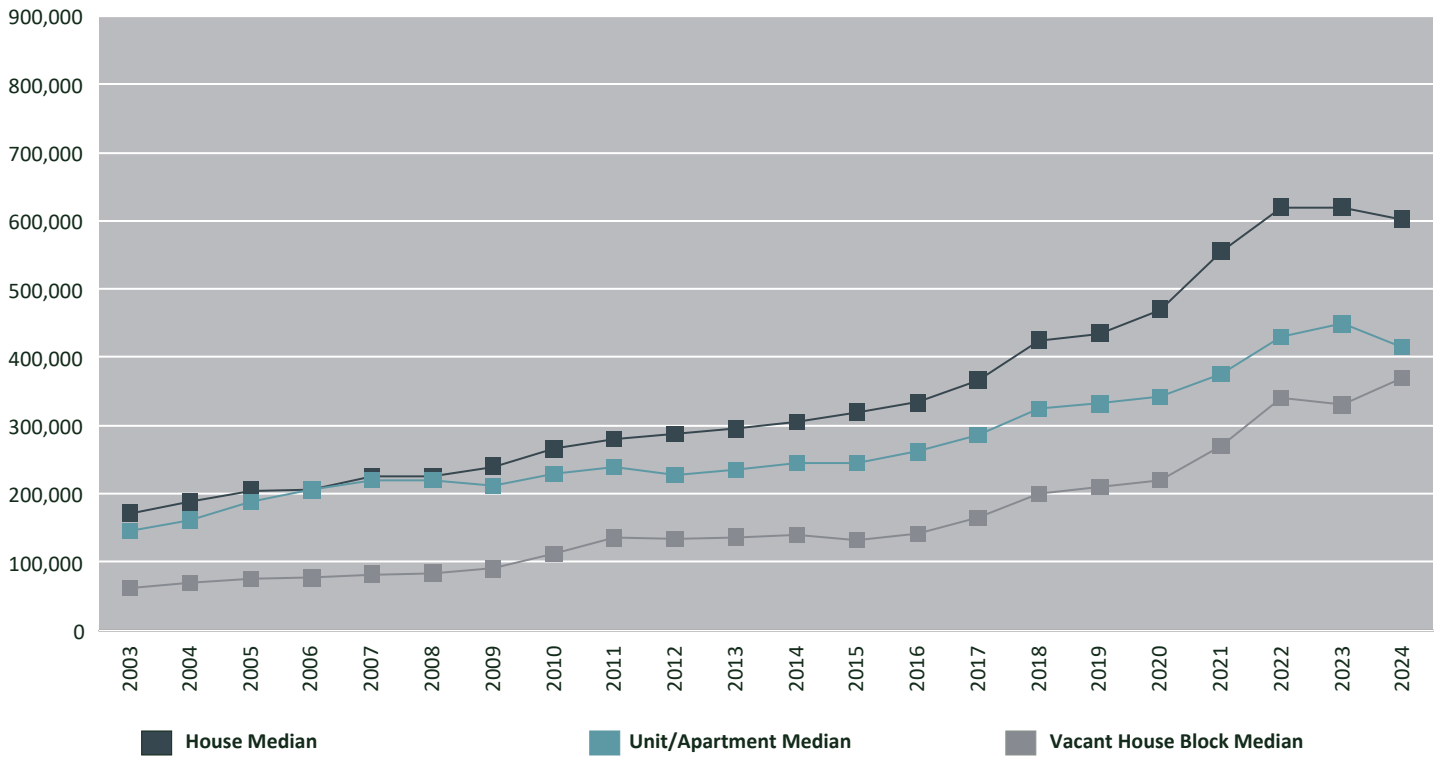
Bass Coast Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	327750	327750	1090.06	580.50	96.68<	168.94<	580.50	564.60
Health Clinic Unsp	1	1150000	1150000	1879.08	612.00	ND	36.68<	612.00	1879.08
Office Premises Uns	2	1887500	1887500	951.56	289.00	395.29<	460.37<	289.00	951.56
Pub/Tavern/Club Unsp	1	935000	935000	640.85	1459.00	103.31<	118.35<	1459.00	640.85
Retail Sgle Occ Unsp	6	1033333	755000	5907.07	440.00	137.90<	260.34<	774.00	1196.71
Serv Apt/Unit Unsp	6	1660500	254750	439.09	47498.50	106.81<	79.61<	46038.50	51.69
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	20	417487	356500	4079.17	60.00	69.31<	109.69<	299.41	1387.66
Ind Dev Site	3	365000	250000	180.25	1387.00	12.99<	45.45<	1611.67	226.47
OpenStorageUnspec	1	82500	82500	NA	NA	40.35<	ND	NA	NA
Warehouse Unspec	3	497833	423500	2781.46	151.00	112.93<	119.84<	168.00	2963.29
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1600000	1600000	3.97	403500.00	191.04<	184.97<	403500.00	3.97
GenCrop >20ha Unspec	1	975000	975000	4.51	216002.00	ND	ND	216002.00	4.51
Livestock – Beef	12	1958758	1850000	2.96	453863.00	84.05<	140.95<	478553.50	4.09
Livestock – Dairy	3	2222640	1572289	7.48	481593.00	31.45<	131.02<	615864.33	3.61
MixedFarm&GrazUnsp	5	2900000	3000000	6.47	402023.00	206.90<	340.91<	598711.00	4.84
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	1155000	1155000	NA	NA	ND	288.21<	NA	NA
Detached Home (New)	1	612500	612500	1861.70	329.00	16.33<	97.61<	329.00	1861.70
Detached Home Unsp	803	796178	740000	1038.65	621.00	95.42<	137.67<	693.36	1147.79
Detached Home(exist)	4	867500	820000	1027.94	690.00	106.15<	145.13<	1410.50	615.03
MisimpRuralLand Unsp	2	740000	740000	18.93	39100.00	ND	128.58<	39100.00	18.93
OYO Sub Dwelling	2	512500	512500	NA	NA	57.91<	ND	NA	NA
OYO Sub Unit	8	600750	617500	NA	NA	115.21<	135.71<	NA	NA
OYO Unit	1	470000	470000	NA	NA	93.07<	ND	NA	NA
Res Land (WithBuild)	3	1176666	1200000	616.02	1948.00	126.32<	200.00<	3163.33	371.97
Res/Rural Lstyle	47	1215990	1100000	79.63	13500.00	88.00<	134.97<	26969.66	45.09
Semi-detached Unspec	1	410000	410000	31538.46	13.00	67.77<	88.17<	13.00	31538.46
Single Strata Unit	2	462500	462500	NA	NA	81.57<	ND	NA	NA
Single Strata Unsp	81	585033	550000	NA	NA	94.42<	136.65<	NA	NA
Strata Unit/Flat Uns	9	728666	629000	NA	NA	101.70<	165.53<	NA	NA
Townhouse	2	1101500	1101500	NA	NA	142.13<	165.95<	NA	NA
Vac Res A	141	470538	408000	613.63	619.00	95.44<	162.24<	660.95	713.22
Vac Res B	16	555312	610000	283.11	2022.00	101.67<	211.07<	2304.44	240.98
Vac Res C	1	294000	294000	47.10	6242.00	ND	92.16<	6242.00	47.10
Vac Res Englobo Oth	1	590000	590000	2.93	201200.00	15.72<	25.11<	201200.00	2.93
Vac Res Rural Lstyle	4	668750	615000	59.19	9215.00	111.31<	135.16<	9209.50	72.62
Municipality totals									
Commercial Total			18			Commercial Total Prices			\$22,678,500
Industrial Total			27			Industrial Total Prices			\$11,020,748
Primary Production Total			22			Primary Production Total Prices			\$47,248,022
Residential Total			1,130			Residential Total Prices			\$849,304,974
All Sales Total			1,197			All Sales Total			\$930,252,244

Baw Baw Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	646	171,500	177,639	108	145,000	161,972	491	62,000	61,512
2004	563	187,500	199,531	85	162,000	179,011	548	70,000	71,126
2005	640	204,750	209,198	97	188,000	186,594	433	75,000	79,026
2006	568	206,000	216,677	96	205,000	223,677	295	76,500	90,769
2007	693	225,000	240,820	131	219,000	288,840	352	82,000	88,730
2008	664	225,000	230,452	104	220,000	227,317	471	84,000	88,770
2009	826	240,000	242,127	139	212,000	241,885	707	90,000	96,089
2010	759	265,468	277,616	146	229,577	252,701	888	112,250	117,911
2011	687	280,000	288,127	129	238,500	240,071	526	135,000	138,555
2012	662	287,500	299,861	90	227,500	228,313	402	133,250	136,445
2013	730	295,000	310,442	106	235,000	245,504	374	136,500	144,738
2014	752	305,000	314,509	149	245,000	253,631	391	139,500	136,273
2015	851	320,000	334,365	160	245,000	242,095	395	132,000	137,227
2016	937	334,000	344,071	157	261,500	266,857	413	142,000	148,892
2017	1,103	366,500	370,928	191	286,000	298,941	904	165,000	166,746
2018	989	425,000	436,448	152	324,975	333,832	780	200,000	200,918
2019	808	435,000	444,078	122	331,800	334,920	450	210,000	214,264
2020	877	470,000	490,674	144	342,750	342,122	1,016	220,000	237,416
2021	1,178	555,572	582,931	165	375,000	381,553	843	270,000	284,195
2022	982	620,000	653,466	116	430,000	416,534	225	340,000	348,189
2023	887	620,000	636,736	131	449,000	440,833	123	330,000	341,210
2024	86	602,500	652,820	17	415,000	419,588	12	370,000	416,500

Statistics for 2024 are based on a small number of sales and are preliminary only.

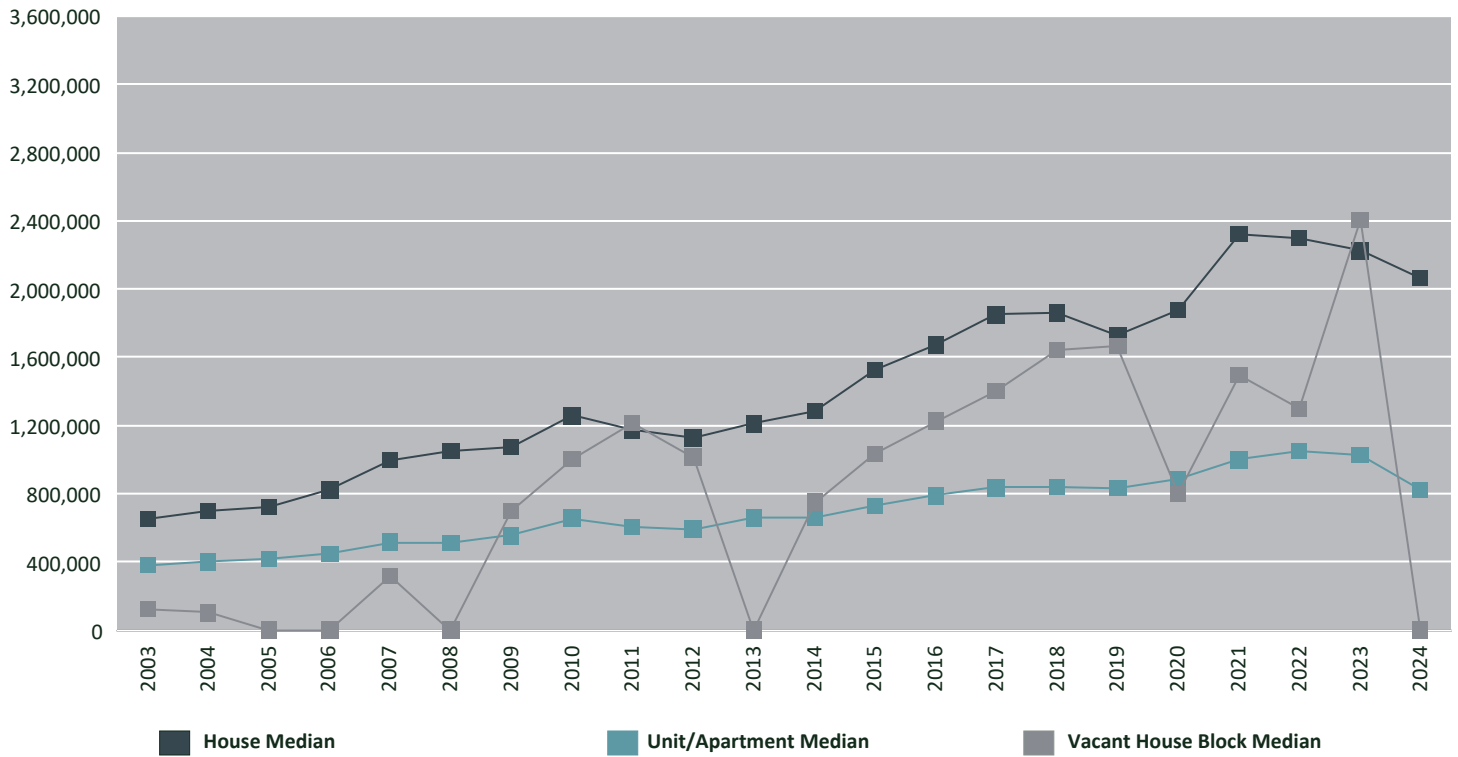
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Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	2	1645000	1645000	95.12	193960.00	ND	100.92<	193960.00	8.48
Bottle Shop/Licensed	1	590000	590000	1109.02	532.00	ND	ND	532.00	1109.02
Café	1	918500	918500	3292.11	279.00	ND	193.37<	279.00	3292.11
Dev Site	6	1432583	695750	474.74	1492.00	12.78<	186.03<	15144.17	94.60
Hotel/Motel Unsp	1	3953763	3953763	63.77	62000.00	ND	510.16<	62000.00	63.77
Licensed Restaurant	2	835000	835000	8106.80	103.00	ND	81.46<	103.00	8106.80
Mixed Use Unspec	3	571041	513125	595.55	1730.50	137.74<	ND	1730.50	292.73
National Co Ret Unsp	1	20350000	20350000	4697.60	4332.00	ND	ND	4332.00	4697.60
Office Premises Uns	5	417200	415000	362.28	904.00	52.58<	122.06<	712.25	570.73
Retail Mult Occ Unsp	1	1500000	1500000	679.35	2208.00	119.05<	396.83<	2208.00	679.35
Retail Sgls Occ Unsp	15	608280	515000	1758.34	279.00	73.57<	117.05<	333.40	1913.92
Retail Store/Showrm	1	2800000	2800000	2651.52	1056.00	ND	ND	1056.00	2651.52
Vehicle Sales Centre	1	5500000	5500000	1714.46	3208.00	ND	ND	3208.00	1714.46
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	167200	167200	108.36	1543.00	ND	119.43<	1543.00	108.36
Extractive Industry									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Soil	1	3500000	3500000	20.33	172191.00	ND	ND	172191.00	20.33
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	9	1464444	1250000	441.85	2829.00	141.04<	255.10<	4516.71	364.52
Ind Dev Site	2	290650	290650	865.38	312.00	78.87<	58.72<	312.00	865.38
Ind Land Building S0	1	410000	410000	289.75	1415.00	ND	83.76<	1415.00	289.75
Sawmill	1	715000	715000	8.99	79511.00	ND	232.90<	79511.00	8.99
Storage Depot	1	1750000	1750000	33.10	52870.00	ND	514.71<	52870.00	33.10
Warehouse Unspec	5	724000	700000	1407.02	609.50	166.67<	155.56<	862.50	846.38
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	290000	290000	1336.41	217.00	ND	ND	217.00	1336.41
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	2015000	1400000	6.22	699500.00	153.42<	146.41<	508393.67	3.96
GenCrop >20ha Unspec	1	1600000	1600000	3.71	431600.00	117.86<	ND	431600.00	3.71
Horse Unspecified	1	500000	500000	6.18	80900.00	13.67<	ND	80900.00	6.18
Livestock – Beef	26	1966165	1587500	2.83	335000.00	115.88<	154.88<	469611.38	4.19
Livestock – Dairy	9	2487257	1700000	3.13	545020.00	77.27<	113.33<	741710.38	2.93
MixedFarm + infrast	1	3100000	3100000	11.43	271300.00	195.58<	413.33<	271300.00	11.43
MixedFarm&GrazUnsp	15	1664333	1480000	5.67	261000.00	123.33<	120.33<	319096.53	5.22
Native Bshland	1	1500000	1500000	1.10	1359140.00	857.14<	5000.00<	1359140.00	1.10
Native Hardwood	2	1075000	1075000	1.06	778000.00	165.38<	ND	778000.00	1.38
Specialised Cropping	1	650000	650000	2.38	272700.00	65.00<	8.99<	272700.00	2.38
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	560000	560000	1108.91	505.00	ND	ND	505.00	1108.91
Cojoin Strata Unsp	2	475000	475000	1445.09	346.00	97.44<	124.18<	346.00	1445.09
Detached Home Unsp	879	633538	620000	819.27	711.00	100.00<	131.91<	796.07	796.74
Detached Home(exist)	7	1024285	1000000	250.00	4000.00	101.52<	142.86<	3557.86	287.89
OYO Sub Dwelling	1	650000	650000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	150000	150000	17.78	8437.00	28.04<	ND	8437.00	17.78
Res/Rural Lstyle	184	1141790	1090500	226.19	9196.00	94.83<	135.89<	29925.83	38.10
Semi-detached Unspec	1	735000	735000	1300.88	565.00	175.00<	210.00<	565.00	1300.88
Single Strata Unsp	95	442960	455000	1454.99	411.00	103.12<	131.88<	411.00	1454.99
Strata Unit/Flat Uns	33	426303	390000	NA	NA	105.41<	114.71<	NA	NA
Sub Div (EnGlobo)	1	3350000	3350000	63.34	52890.00	ND	79.20<	52890.00	63.34
Vac Res A	114	322533	330000	472.70	661.00	98.51<	150.00<	675.79	472.45
Vac Res B	9	577777	655000	329.91	2334.00	105.65<	155.95<	2422.56	238.50
Vac Res Englobo Oth	2	13857876	13857876	145.55	107741.00	1951.81<	ND	107741.00	128.62
Vac Res Rural Lstyle	20	656134	627500	65.87	6460.00	92.96<	139.44<	34374.85	19.09
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	1290000	1290000	1173.79	1099.00	ND	ND	1099.00	1173.79
Municipality totals									
Commercial Total			40			Commercial Total Prices			\$62,091,088
Community Services Total			1			Community Services Total Prices			\$167,200
Extractive Industry Total			1			Extractive Industry Total Prices			\$3,500,000
Industrial Total			19			Industrial Total Prices			\$20,256,300
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$290,000
Primary Production Total			60			Primary Production Total Prices			\$114,015,615
Residential Total			1,350			Residential Total Prices			\$919,490,911
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$1,290,000
All Sales Total			1,473			All Sales Total			\$1,121,101,114

Bayside City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,507	652,000	761,314	865	380,000	499,847	6	120,000 ^	145,666 ^
2004	1,290	699,000	830,479	795	400,000	501,694	3	103,125 ^	116,185 ^
2005	1,439	720,000	890,106	784	420,000	513,025	0	0*	0*
2006	1,501	820,000	1,019,432	902	450,000	570,642	0	0*	0*
2007	1,655	994,000	1,263,601	1,090	515,000	639,528	3	317,700 ^	745,900 ^
2008	1,171	1,050,000	1,292,204	798	510,000	652,502	0	0*	0*
2009	1,370	1,075,000	1,309,825	896	555,000	671,198	2	701,000 ^	701,000 ^
2010	1,252	1,257,250	1,489,569	910	655,000	787,655	2	1,005,000 ^	1,005,000 ^
2011	1,127	1,171,267	1,381,320	973	605,000	717,322	2	1,213,750 ^	1,213,750 ^
2012	1,097	1,125,000	1,363,237	1,094	593,500	697,439	2	1,013,500 ^	1,013,500 ^
2013	1,347	1,210,000	1,453,241	1,194	656,250	757,932	0	0*	0*
2014	1,561	1,285,000	1,546,902	1,477	661,600	761,966	3	749,750 ^	654,916 ^
2015	1,561	1,525,000	1,809,911	1,217	730,000	887,292	6	1,036,665 ^	1,120,535 ^
2016	1,418	1,670,000	1,998,822	1,143	790,000	939,080	11	1,225,000	1,565,716
2017	1,308	1,850,000	2,238,925	1,188	835,500	991,256	20	1,400,000	1,870,779
2018	1,152	1,857,500	2,278,277	853	840,000	1,011,716	12	1,642,500	1,793,708
2019	1,208	1,727,500	2,078,530	873	830,000	1,022,611	4	1,667,500 ^	1,601,250 ^
2020	1,076	1,875,000	2,284,062	762	884,500	1,065,183	16	800,000	2,308,937
2021	1,577	2,319,000	2,770,446	1,171	999,990	1,215,402	14	1,492,500	2,912,671
2022	1,140	2,300,000	2,728,221	1,008	1,050,000	1,256,819	11	1,300,000	3,339,363
2023	989	2,225,000	2,654,220	957	1,025,000	1,225,649	19	2,405,000	2,957,578
2024	46	2,065,000	2,285,391	106	822,500	937,041	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

Bayside City

Analysis of property sales for 2023

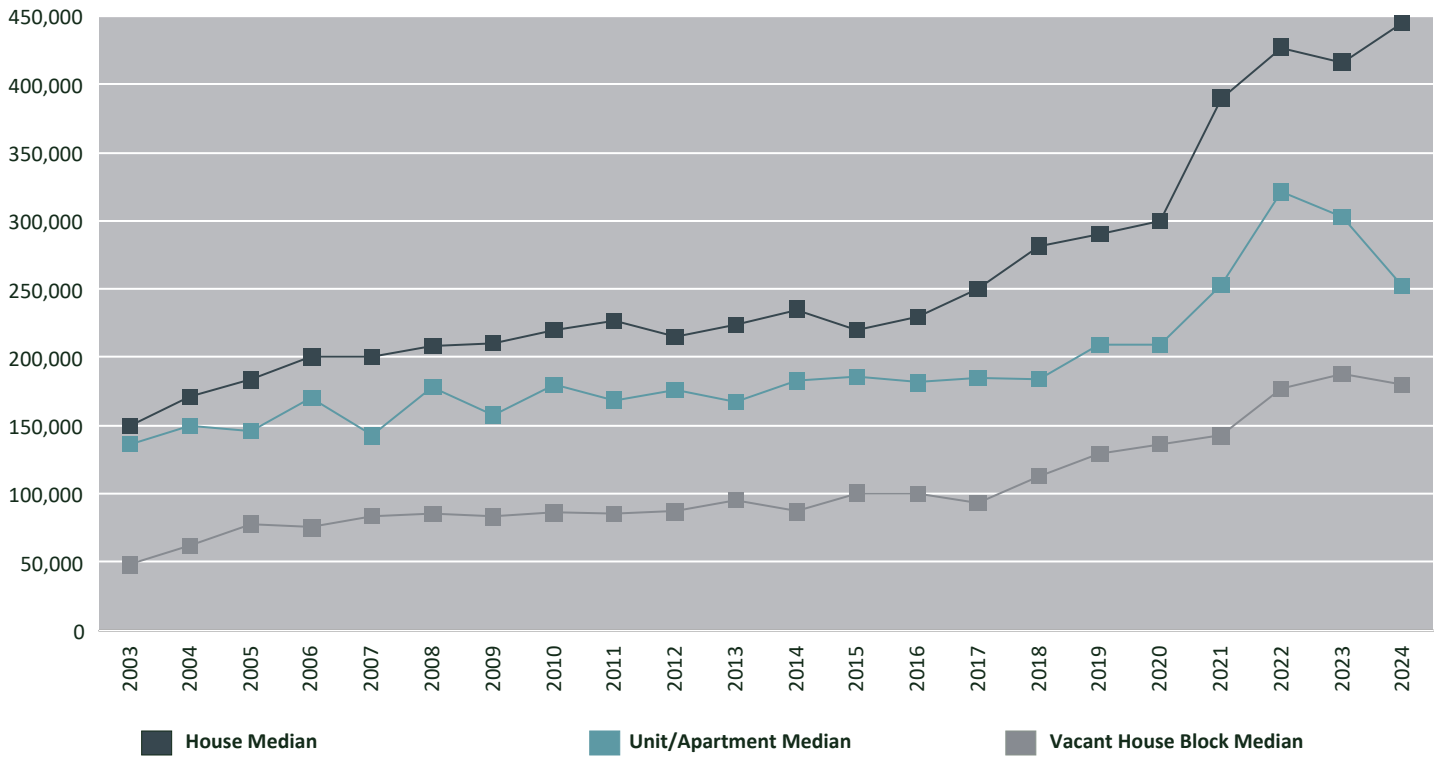
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	3	5716666	6100000	24400.00	250.00	ND	305.00<	253.67	22536.14
Café	1	620000	620000	2561.98	242.00	77.02<	54.05<	242.00	2561.98
Dental Clinic	1	1075000	1075000	2687.50	400.00	ND	ND	400.00	2687.50
Fuel Outlet/Garage	1	10000000	10000000	3344.48	2990.00	ND	333.33<	2990.00	3344.48
Ground Level Parking	2	1572500	1572500	2079.00	481.00	ND	ND	481.00	2079.00
Health Clinic Unsp	3	1721666	1610000	4369.92	246.00	75.23<	97.73<	246.00	4369.92
Indiv CarPark Unspe	1	65000	65000	7.41	8777.00	ND	ND	8777.00	7.41
Mixed Use Office	1	2300000	2300000	1689.93	1361.00	174.90<	ND	1361.00	1689.93
Mixed Use Unspec	3	3918000	984500	78.48	11494.00	54.77<	122.00<	11494.00	78.48
Office Premises Uns	13	691750	750000	412.50	1800.00	133.69<	175.81<	5182.20	123.85
Restaurant	1	1750000	1750000	9722.22	180.00	ND	ND	180.00	9722.22
Retail Mult Occ Unsp	1	825000	825000	71.78	11494.00	35.11<	125.00<	11494.00	71.78
Retail Sgle Occ Unsp	8	1245312	905000	7447.18	319.50	66.54<	95.67<	2325.63	535.47
Shop	16	1207468	1105000	6368.58	331.00	75.32<	135.58<	653.87	1765.04
Shop & Dwelling	2	1318750	1318750	7895.60	167.00	ND	ND	167.00	7896.71
Supermarket	1	17200000	17200000	3307.69	5200.00	ND	ND	5200.00	3307.69
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1600000	1600000	2263.08	707.00	21.00<	58.99<	707.00	2263.08
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	1275714	925000	3430.08	758.00	134.06<	148.65<	5211.57	244.78
Warehouse Store	4	152500	123000	14.14	9761.00	107.52<	87.70<	9761.00	10.24
Warehouse Unspec	14	850285	750000	3613.14	411.00	91.46<	125.10<	3691.14	271.19
Warehouse/Office	5	694300	680000	2783.17	309.00	64.76<	ND	1331.75	546.56
Warehouse/Showroom	1	715000	715000	6875.00	104.00	110.85<	148.96<	104.00	6875.00
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	750000	750000	3571.43	210.00	ND	ND	210.00	3571.43
Utilities Vac Land	1	39600	39600	2828.57	14.00	232.26<	ND	14.00	2828.57
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	56	2153601	2025000	NA	NA	122.36<	118.08<	NA	NA
Common Land Unit Dev	1	1600000	1600000	10389.61	154.00	164.95<	ND	154.00	10389.61
Detached Home Unsp	944	2682574	2250000	7139.22	614.50	97.83<	119.84<	603.97	4519.00
Detached Home(exist)	3	2188666	2205000	6108.31	397.00	71.71<	170.93<	389.33	5621.58
Half Pair or Duplex	1	2700000	2700000	5182.34	521.00	ND	ND	521.00	5182.34
Individual Car Park	2	760700	760700	NA	NA	76070.00<	15214.00<	NA	NA
Individual Flat	2	744000	744000	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	76	623750	542750	NA	NA	103.88<	ND	NA	NA
Res Land (WithBuild)	30	2436466	1983000	2934.31	692.50	113.64<	153.72<	728.40	3344.96
Res/Rural Lstyle	1	967000	967000	95.18	10160.00	106.29<	50.50<	10160.00	95.18
ResLandWithImprovemt	1	33000	33000	NA	NA	ND	ND	NA	NA
Retire Village Unit	15	737030	650000	NA	NA	106.56<	98.13<	NA	NA
Semi-detached Unspec	41	2034353	1950000	5446.69	341.00	100.00<	122.37<	366.11	5697.85
Single Strata Unsp	706	1211175	1027500	1938.28	412.00	97.86<	114.48<	366.00	3083.40
Storage Area Res	1	11500	11500	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	103	1333299	1110000	366.67	2250.00	74.50<	130.59<	2250.00	366.67
Townhouse	1	1465000	1465000	4334.32	338.00	80.12<	79.19<	338.00	4334.32
Vac Res A	19	2957578	2405000	3484.80	703.50	185.00<	300.63<	720.25	4086.25
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	2880000	2880000	NA	NA	ND	ND	NA	NA

Municipality totals

Commercial Total	58	Commercial Total Prices	\$111,961,250
Community Services Total	1	Community Services Total Prices	\$1,600,000
Industrial Total	31	Industrial Total Prices	\$25,630,500
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$789,600
Residential Total	2,003	Residential Total Prices	\$3,932,880,162
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$2,880,000
All Sales Total	2,096	All Sales Total	\$4,075,741,512

Benalla Rural City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	224	150,000	155,283	50	136,000	130,353	42	48,000	54,282
2004	208	171,000	179,537	29	150,000	158,810	33	62,000	57,281
2005	200	183,500	189,997	51	146,000	154,431	49	78,000	79,908
2006	181	200,000	211,091	35	170,000	154,557	32	75,250	79,609
2007	186	200,500	221,672	31	142,500	160,709	30	83,250	88,533
2008	159	208,000	210,971	27	178,000	168,500	22	85,250	89,836
2009	178	210,000	220,154	24	158,000	167,854	69	83,000	79,941
2010	137	220,000	230,193	31	180,000	186,661	37	86,000	85,702
2011	155	227,000	236,938	18	168,750	174,608	29	85,500	92,189
2012	131	215,000	238,492	37	176,000	176,855	21	87,000	91,476
2013	151	224,000	236,849	30	167,500	166,233	13	95,000	79,793
2014	165	235,000	251,148	30	182,500	180,161	34	87,000	89,554
2015	190	220,000	238,475	39	186,000	187,064	23	100,500	99,043
2016	220	230,000	247,343	26	181,500	179,307	33	100,000	103,606
2017	265	250,000	265,662	42	185,000	193,392	49	93,500	95,224
2018	236	281,750	292,200	60	184,000	189,604	44	112,750	115,388
2019	215	290,000	304,368	34	209,500	238,294	50	129,000	128,410
2020	225	300,000	318,133	36	209,500	217,326	62	136,000	150,766
2021	257	390,000	415,304	29	253,000	236,730	150	142,500	151,549
2022	222	427,000	459,084	32	321,000	308,828	39	177,100	199,041
2023	188	416,250	467,259	33	302,500	308,241	27	187,500	225,259
2024	22	445,000	439,840	5	252,000 [^]	317,600 [^]	1	180,000 [^]	180,000 [^]

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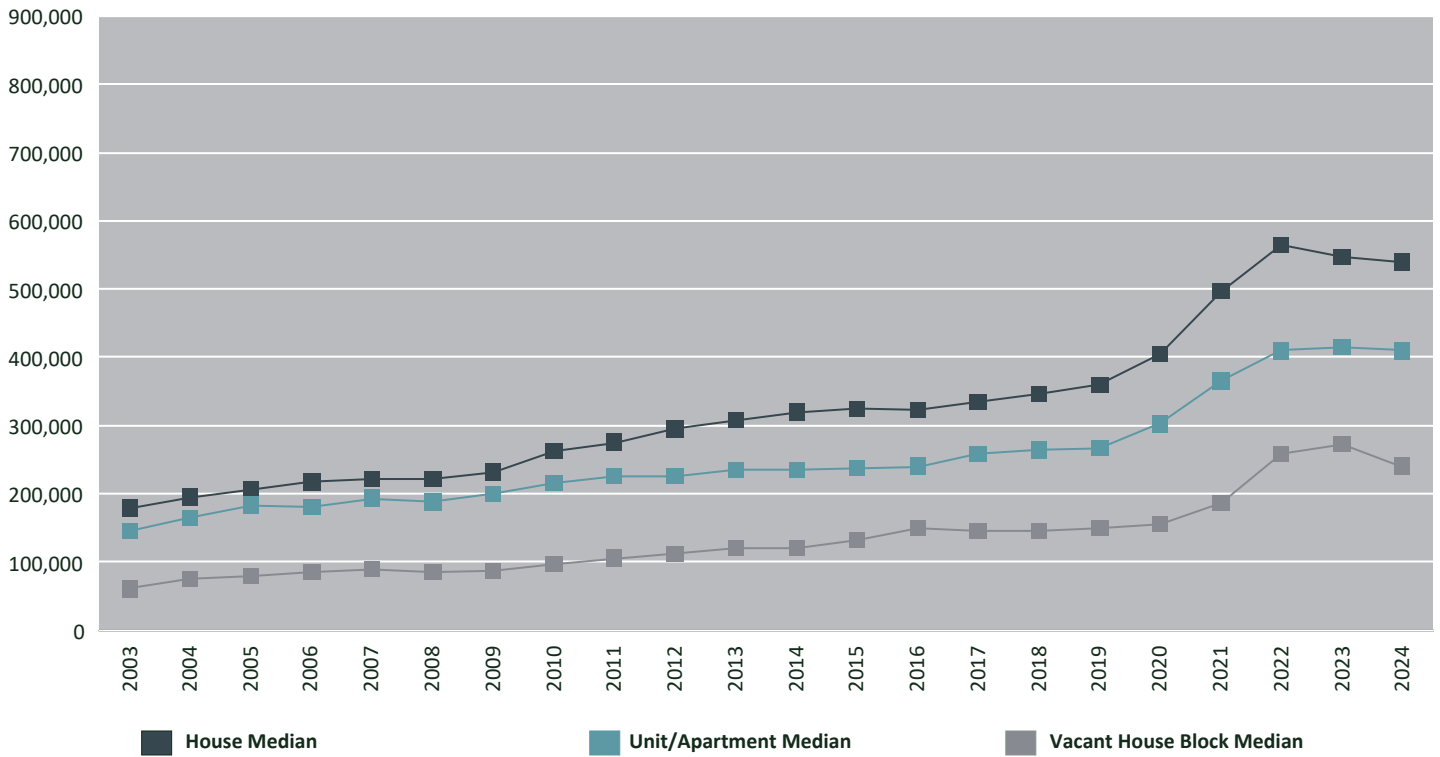
Benalla Rural City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Café	1	270000	270000	2410.71	112.00	ND	ND	112.00	2410.71
Dev Site	2	1980000	1980000	119.21	357729.50	ND	1480.37<	357729.50	5.53
National Co Ret Unsp	1	700000	700000	2904.56	241.00	102.94<	ND	241.00	2904.56
Pub/Tavern/Club Unsp	1	680000	680000	308.11	2207.00	ND	191.55<	2207.00	308.11
Retail Sgls Occ Unsp	3	448333	320000	818.41	391.00	77.86<	91.43<	558.67	802.51
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	660000	660000	437.38	1509.00	105.60<	226.03<	1509.00	437.38
Ind Dev Site	3	309000	220000	39.97	5504.00	8.90<	137.50<	12908.00	23.94
Warehouse Unspec	2	420000	420000	169.20	11836.50	100.48<	ND	11836.50	35.48
Warehouse/Office	1	850000	850000	236.11	3600.00	ND	ND	3600.00	236.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Domestic Livestock Graz	2	905000	905000	1.82	486583.00	116.03<	227.96<	486583.00	1.86
Gen Crop >20ha Unspec	1	2654463	2654463	1.47	1800000.00	416.39<	189.60<	1800000.00	1.47
Livestock – Beef	3	1744541	1000000	0.60	1653500.00	81.37<	185.19<	1502533.33	1.16
Livestock – Dairy	1	690000	690000	1.60	430000.00	ND	ND	430000.00	1.60
Livestock – Sheep	1	220000	220000	0.76	290000.00	ND	35.26<	290000.00	0.76
Mixed Farm & Graz Unsp	13	1130656	1075000	3.72	306391.00	124.64<	219.39<	406834.00	2.78
Native Bshland	1	500000	500000	0.89	559000.00	ND	161.29<	559000.00	0.89
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	14600000	14600000	600.77	24302.00	ND	ND	24302.00	600.77
Detached Home Unsp	29	479689	410000	564.12	630.00	78.85<	143.36<	733.82	659.51
Detached Home(exist)	159	464992	420000	732.81	771.00	98.82<	139.23<	827.23	562.11
Misimp Rural Land Unsp	1	250000	250000	1.56	160000.00	ND	ND	160000.00	1.56
Res/Rural Lstyle	42	676250	687500	19.69	20320.00	102.61<	128.50<	45191.31	14.96
Single Strata Unsp	28	309355	306250	NA	NA	93.23<	145.14<	NA	NA
Strata Unit/Flat Uns	5	302000	275000	NA	NA	127.91<	150.00<	NA	NA
Vac Res A	25	221080	187500	265.28	671.00	105.93<	136.86<	721.23	231.92
Vac Res B	2	277500	277500	107.58	2590.50	98.40<	355.77<	2590.50	107.12
Vac Res Rural Lstyle	20	395675	295000	21.78	12414.50	120.41<	173.53<	40115.05	9.86
Municipality totals									
Commercial Total			8			Commercial Total Prices			\$6,955,000
Industrial Total			7			Industrial Total Prices			\$3,277,000
Primary Production Total			22			Primary Production Total Prices			\$25,806,624
Residential Total			312			Residential Total Prices			\$155,264,748
All Sales Total			349			All Sales Total			\$191,303,372

Greater Bendigo City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,878	179,475	190,858	452	145,000	152,492	952	61,000	64,919
2004	1,775	195,000	207,797	263	165,000	171,592	610	74,950	79,354
2005	1,692	205,000	218,697	308	183,375	188,959	657	79,500	86,288
2006	1,649	217,000	229,628	299	180,000	187,515	592	85,000	96,620
2007	1,733	221,000	236,760	367	193,000	195,780	562	89,000	97,111
2008	1,549	222,000	237,073	259	187,500	195,871	423	85,000	91,838
2009	1,752	232,125	246,661	397	199,950	205,329	750	86,500	93,066
2010	1,645	262,000	280,788	331	216,000	222,315	723	97,000	106,729
2011	1,660	275,000	293,919	286	225,000	228,949	888	105,425	111,753
2012	1,654	295,000	312,724	361	226,000	221,759	851	112,000	118,827
2013	1,787	307,500	328,372	349	235,000	236,591	779	120,000	130,203
2014	1,701	320,000	341,366	331	235,000	238,266	751	120,000	132,375
2015	1,643	325,000	342,675	353	237,500	235,271	552	132,250	147,269
2016	1,785	322,500	353,611	339	240,000	250,245	481	150,000	154,528
2017	1,783	335,000	360,067	302	258,250	273,594	639	145,000	150,525
2018	1,963	346,800	378,824	357	263,500	272,018	766	145,000	154,940
2019	1,875	360,000	395,166	367	267,000	278,860	842	149,500	159,207
2020	1,885	405,000	432,921	319	302,500	317,566	1,475	155,000	165,377
2021	2,369	497,000	538,010	453	365,000	377,057	815	186,000	207,948
2022	1,857	565,000	606,734	369	410,000	418,949	459	258,000	274,933
2023	1,641	547,000	579,670	291	415,000	428,604	215	272,000	285,977
2024	220	540,000	560,958	41	410,000	428,327	17	240,000	283,352

Statistics for 2024 are based on a small number of sales and are preliminary only.

Greater Bendigo City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	3040000	3040000	2386.19	1274.00	ND	907.46<	1274.00	2386.19
Dev Site	10	1178060	840550	1578.37	906.00	146.95<	231.24<	2963.11	434.91
Diagnostic/X-ray	1	1810000	1810000	2129.41	850.00	ND	ND	850.00	2129.41
Fuel Outlet/Garage	3	3296313	3375000	1768.17	2036.00	71.18<	112.50<	5701.67	578.13
Health Clinic Unsp	1	820000	820000	NA	NA	107.89<	131.99<	NA	NA
Health Surgery	1	1	1	0.00	573.00	0.00<	0.00<	573.00	0.00
Hotel	1	858000	858000	282.70	3035.00	132.00<	104.63<	3035.00	282.70
Medical/Surgery	2	826250	826250	1472.86	708.50	ND	162.01<	708.50	1166.20
Mixed Use Shop	3	501666	400000	6451.61	62.00	14.65<	156.69<	67.33	7450.50
Mixed Use Unspec	3	43568792	4050000	20914.68	6020.00	456.85<	197.25<	18574.00	2345.69
Motel	2	2850000	2850000	652.99	4399.50	94.84<	109.09<	4399.50	647.80
Office Cvrt Dwelling	6	775833	800000	1544.40	518.00	116.79<	184.97<	574.80	1438.76
Office Premises Uns	6	820833	785000	3842.71	272.50	80.51<	177.96<	304.17	2698.63
Pub/Tavern/Club Unsp	2	3850000	3850000	2353.73	2974.00	131.62<	ND	2974.00	2353.73
Restaurant	1	1100000	1100000	2689.49	409.00	ND	ND	409.00	2689.49
Retail Mult Occ Unsp	1	1190000	1190000	NA	NA	46.67<	33.74<	NA	NA
Retail Sgle Occ Unsp	15	1096100	895000	678.48	1367.00	115.74<	102.87<	1226.60	963.35
Retail Store/Showrm	1	550000	550000	642.52	856.00	ND	81.48<	856.00	642.52
Shop	5	388000	400000	1413.90	188.50	58.82<	123.27<	320.50	1201.25
Shopping Centre Unsp	3	338666	260000	2457.63	236.00	13.00<	ND	681.33	497.06
SpecialPurpose tech	2	1325000	1325000	493.30	2686.00	ND	ND	2686.00	493.30
Tourist Park/Caravan	1	2541645	2541645	55.73	45605.00	39.28<	ND	45605.00	55.73
Vehicle Sales Centre	1	2370000	2370000	390.44	6070.00	148.13<	ND	6070.00	390.44
Veterinary Clinic	1	2750000	2750000	1375000.00	2.00	ND	883.39<	2.00	1375000.00
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Residence	1	750000	750000	680.58	1102.00	92.36<	ND	1102.00	680.58
Extractive Industry									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Extlnd Gravel/Stone	2	195000	195000	5.45	35800.00	ND	ND	35800.00	5.45
Quarry Gravel/Stone	1	550000	550000	1.72	320000.00	ND	ND	320000.00	1.72
Quarry Sand	1	750000	750000	NA	NA	ND	ND	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	748000	748000	NA	NA	ND	ND	NA	NA
Factory Unsp	11	1071454	645000	615.42	1576.00	69.58<	143.89<	2452.50	459.78
Garage/Motor Vehicle	3	751666	600000	1082.75	1293.00	44.28<	ND	1248.00	602.30
Ind Dev Site	12	695395	504625	353.37	1459.00	76.46<	163.84<	2409.17	288.65
Major Ind Complex	1	1200000	1200000	338.22	3548.00	ND	ND	3548.00	338.22
Office/Factory	1	661000	661000	NA	NA	77.76<	ND	NA	NA
OpenStorageUnspec	2	1600000	1600000	192.96	8430.00	ND	177.88<	8430.00	189.80
Warehouse Unspec	8	1323125	1180000	600.97	2070.00	187.45<	134.86<	3435.14	413.58
Warehouse/Office	1	620000	620000	1235.06	502.00	51.67<	ND	502.00	1235.06
Warehouse/Showroom	2	4300000	4300000	420.85	9724.00	ND	ND	9724.00	442.20
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Trans Lines	1	268000	268000	22.04	12160.00	ND	ND	12160.00	22.04
Post Offices	1	620000	620000	1218.07	509.00	ND	ND	509.00	1218.07
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	736375	712500	2.84	299021.50	127.23<	232.70<	521818.00	1.41
GenCrop >20ha Unspec	1	330000	330000	1.35	245052.00	48.35<	102.32<	245052.00	1.35
Livestock – Sheep	2	712500	712500	2.86	290819.50	196.55<	141.92<	290819.50	2.45
MixedFarm + infrast	3	1253333	1400000	2.26	724900.00	129.63<	183.01<	688766.67	1.82
MixedFarm&GrazUnsp	14	847857	875000	2.59	273950.00	133.92<	235.85<	337272.00	2.51
Native Bshland	2	387500	387500	3125.61	215020.00	87.37<	75.56<	215020.00	1.80

Greater Bendigo City

Analysis of property sales for 2023

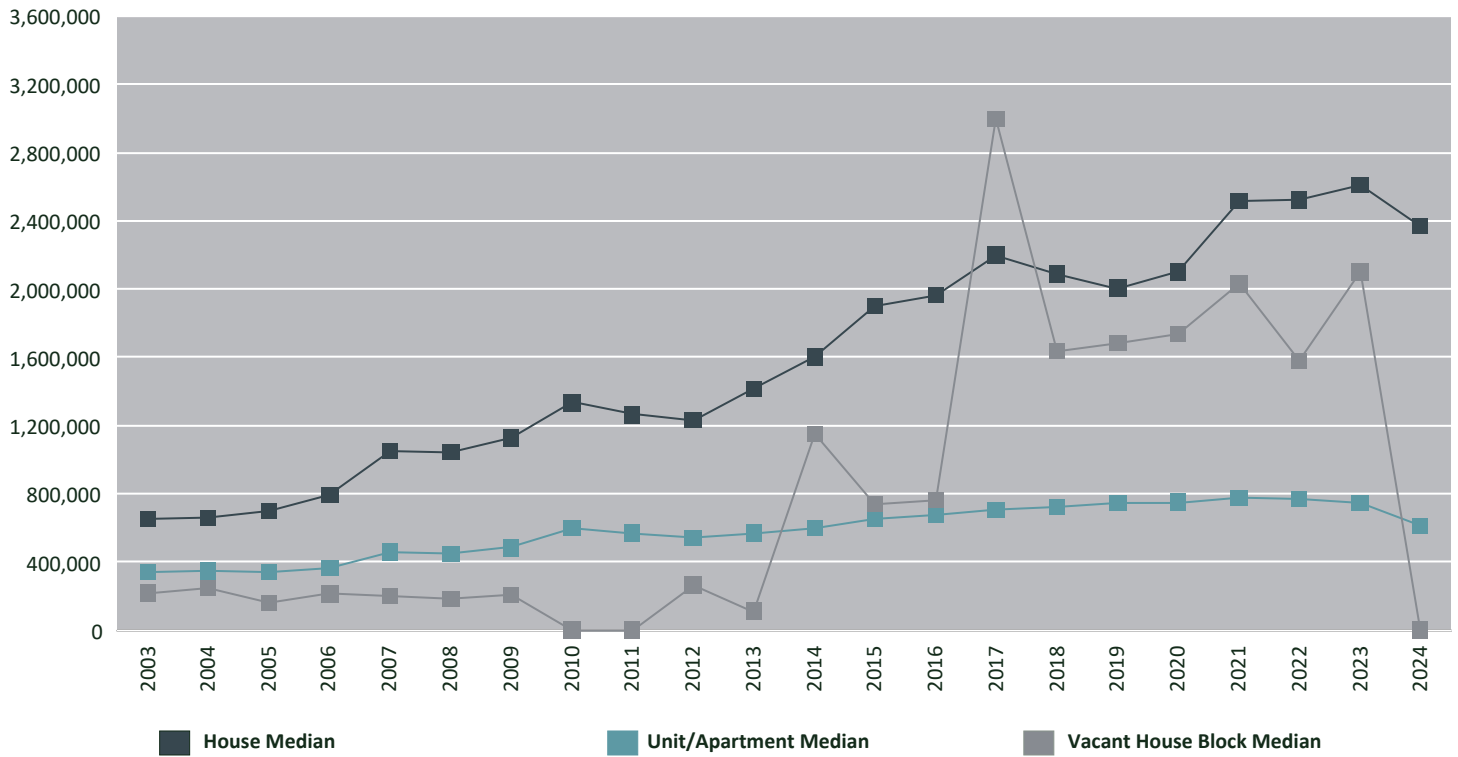
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (\$M)	Price-Indices (base is 100)		Mean Block size (\$M)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Residential									
Age Care/Nursing Uns	1	800000	800000	79.44	10070.00	ND	41.03<	10070.00	79.44
Aged Care Complex	1	22500000	22500000	1077.07	20890.00	ND	ND	20890.00	1077.07
Cojoin Strata Unsp	1	448500	448500	NA	NA	104.18<	163.69<	NA	NA
Conjoined StrataUnit	21	381976	370000	NA	NA	99.73<	137.04<	NA	NA
Detached Home (Ind)	1	630000	630000	622.53	1012.00	136.22<	186.67<	1012.00	622.53
Detached Home Unsp	295	554113	520000	982.88	524.00	97.20<	138.67<	686.11	809.18
Detached Home(Comm)	13	700967	500000	1315.79	532.00	71.43<	121.95<	1255.77	558.20
Detached Home(exist)	1334	585555	555000	852.60	692.00	97.37<	132.85<	832.17	704.17
Disability Housing	1	1100000	1100000	1527.78	720.00	ND	ND	720.00	1527.78
Garage/Outbuild Res	1	425000	425000	865.58	491.00	187.22<	ND	491.00	865.58
Garage/Outbuild Rur	5	504000	540000	6.47	92800.00	77.14<	3085.71<	84000.00	6.00
Granny Flat/Studio	1	425000	425000	687.70	618.00	72.65<	97.70<	618.00	687.70
Half Pair or Duplex	1	400000	400000	688.47	581.00	ND	116.11<	581.00	688.47
House & Flat/Studio	2	687500	687500	652.06	1064.00	122.77<	136.14<	1064.00	646.15
MisImpRuralLand Unsp	6	431553	422159	3.83	138118.50	93.81<	140.72<	136706.17	3.16
OYO Co Share Unit	3	290000	290000	NA	NA	ND	ND	NA	NA
OYO Sub Dwelling	1	420000	420000	NA	NA	107.69<	123.53<	NA	NA
OYO Sub Unit	137	402407	397500	NA	NA	102.17<	134.75<	NA	NA
Res Investment Flat	3	531666	550000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	3	223333	170000	174.22	574.00	26.23<	45.95<	2827.00	79.00
Res/Rural Lstyle	219	927866	800000	47.50	20000.00	95.24<	133.33<	36600.80	25.35
ResLandWithImprovemt	1	320000	320000	142.03	2253.00	88.77<	127.24<	2253.00	142.03
Retire Village Compl	1	14250000	14250000	186.76	76300.00	ND	ND	76300.00	186.76
Retire Village Unit	14	332071	345000	NA	NA	132.69<	114.52<	NA	NA
Semi-detached	2	487500	487500	1516.13	310.00	80.91<	141.30<	310.00	1516.13
Semi-detached Unspec	3	440000	410000	2598.78	182.00	109.33<	112.33<	182.00	2500.00
Single Strata Unsp	31	450233	445000	NA	NA	107.10<	148.36<	NA	NA
Strata Unit/Flat Uns	32	494762	488750	NA	NA	93.10<	142.29<	NA	NA
Terrace House	4	643625	524750	1855.47	256.00	75.50<	94.13<	345.00	1968.12
Townhouse	48	495843	475000	NA	NA	100.42<	129.96<	NA	NA
Vac Res A	200	279196	270000	508.33	600.00	104.75<	174.25<	659.52	427.32
Vac Res B	15	376400	330000	143.23	2304.00	92.11<	143.48<	2502.07	150.44
Vac Res Rural Lstyle	61	419277	410000	14.22	33233.00	96.47<	157.69<	47837.58	8.81

Municipality totals

Commercial Total	73	Commercial Total Prices		\$217,590,561
Community Services Total	1	Community Services Total Prices		\$750,000
Extractive Industry Total	4	Extractive Industry Total Prices		\$1,690,000
Industrial Total	42	Industrial Total Prices		\$47,999,750
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices		\$888,000
Primary Production Total	30	Primary Production Total Prices		\$24,051,000
Residential Total	2,462	Residential Total Prices		\$1,421,569,142
All Sales Total	2,614	All Sales Total		\$1,714,538,453

Boroondara City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,112	650,000	751,251	1,438	340,750	398,019	19	219,000	201,984
2004	1,914	660,000	776,165	1,381	345,000	392,187	10	245,000	260,150
2005	2,065	701,000	843,435	1,605	340,000	391,933	20	159,975	147,272
2006	2,073	793,000	949,197	1,635	363,000	431,760	24	212,886	228,774
2007	2,330	1,050,000	1,257,584	1,925	460,000	538,051	21	200,000	240,307
2008	1,715	1,042,500	1,248,806	1,402	449,000	502,409	2	184,750 ^	184,750 ^
2009	2,012	1,125,000	1,310,224	1,905	485,000	538,389	2	209,825 ^	209,825 ^
2010	1,955	1,335,000	1,529,905	1,709	600,000	680,567	0	0 *	0 *
2011	1,772	1,265,000	1,475,360	1,625	570,000	615,321	0	0 *	0 *
2012	1,821	1,230,000	1,442,905	1,455	545,000	635,334	1	265,000 ^	265,000 ^
2013	2,219	1,415,000	1,614,730	2,190	569,000	647,036	1	110,000 ^	110,000 ^
2014	2,383	1,600,000	1,795,041	2,428	600,000	680,820	5	1,150,000 ^	1,110,000 ^
2015	2,516	1,900,000	2,184,515	2,135	655,000	793,111	8	739,500 ^	768,000 ^
2016	2,033	1,963,000	2,247,284	1,924	675,000	842,502	8	763,000 ^	1,117,700 ^
2017	1,964	2,200,000	2,543,412	1,827	708,892	898,956	9	3,000,000 ^	2,815,333 ^
2018	1,615	2,090,000	2,428,809	1,553	720,000	868,827	24	1,635,500	1,412,338
2019	1,659	2,005,000	2,359,804	1,376	745,000	906,992	20	1,680,000	1,784,713
2020	1,407	2,100,000	2,387,288	1,222	749,500	941,809	18	1,737,500	1,717,000
2021	2,313	2,518,000	2,840,391	2,004	779,114	965,428	26	2,029,444	2,728,764
2022	1,885	2,520,000	2,891,494	1,637	770,000	954,087	12	1,580,000	1,395,690
2023	1,743	2,610,000	2,988,463	1,788	745,000	954,939	22	2,100,000	1,995,835
2024	44	2,367,000	2,490,601	179	612,500	749,233	0	0 *	0 *

Statistics for 2024 are based on a small number of sales and are preliminary only.

Boroondara City

Analysis of property sales for 2023

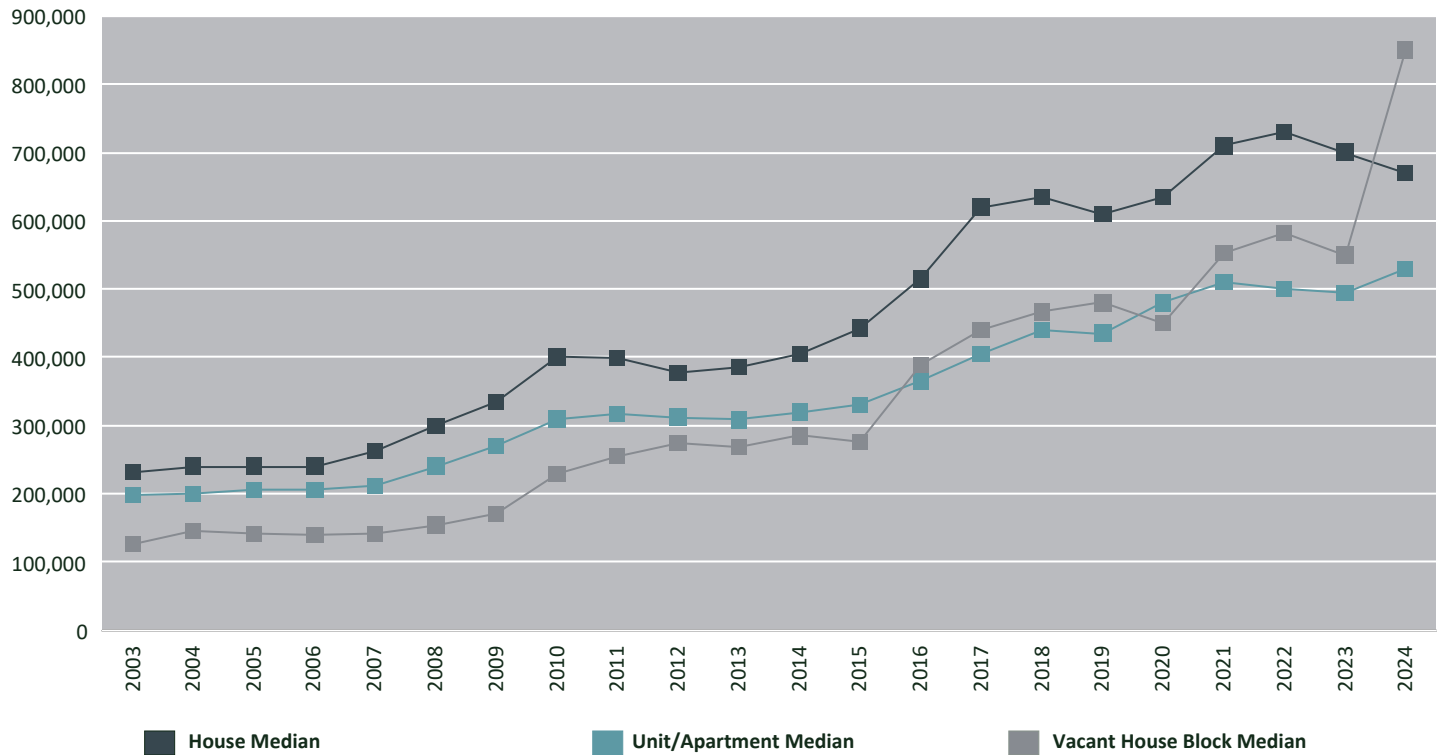
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Advertising Sign Uns	1	2580000	2580000	NA	NA	ND	ND	NA	NA
Dev Site	1	8139998	8139998	14131.94	576.00	ND	ND	576.00	14131.94
Fuel Outlet/Garage	1	6700000	6700000	843.72	7941.00	ND	14.93<	7941.00	843.72
Ground Level Parking	2	364500	364500	NA	NA	1350.00<	ND	NA	NA
Health Clinic Unsp	8	1661275	1720000	4935.67	600.00	82.89<	143.33<	615.67	2666.54
Health Surgery	1	4850000	4850000	NA	NA	ND	303.13<	NA	NA
Mixed Use Unspec	7	2699114	2180000	3959.74	406.50	253.49<	427.45<	406.50	3954.49
Multi-storey CarPark	2	48500	48500	34.92	1575.00	7.47<	ND	1575.00	34.92
Office Premises Uns	30	3455020	1119400	4742.47	433.00	119.09<	124.38<	1840.56	794.46
Restaurant	1	888000	888000	2374.33	374.00	ND	ND	374.00	2374.33
Retail Mult Occ Unsp	18	3426228	1275000	2512.93	464.00	65.99<	95.15<	470.54	2900.00
Retail Sgls Occ Unsp	49	2230350	1480000	8723.09	353.00	112.98<	97.11<	748.16	2915.83
Serv Apt/Unit Unsp	1	295000	295000	251.71	1172.00	ND	85.26<	1172.00	251.71
Shop	1	4175000	4175000	NA	NA	249.25<	ND	NA	NA
Shopping Centre Unsp	2	12690000	12690000	3021.43	4200.00	34.30<	ND	4200.00	3021.43
Veterinary Clinic	1	700000	700000	1521.74	460.00	35.00<	ND	460.00	1521.74
Community Services									
NonGov School Unsp	1	15200000	15200000	4139.43	3672.00	ND	ND	3672.00	4139.43
Religious Residence	1	1530000	1530000	5083.06	301.00	ND	ND	301.00	5083.06
Industrial									
Factory Unsp	1	3135000	3135000	2974.38	1054.00	103.26<	136.25<	1054.00	2974.38
OpenStorageUnspec	1	84999	84999	79.59	1068.00	ND	ND	1068.00	79.59
Warehouse Unspec	4	8175000	3475000	2465.34	1700.00	74.49<	99.29<	1787.25	4574.07
Infrastruc&Utilities									
Unsp-TranspStorUtil	2	15157	15157	261.33	58.00	ND	ND	58.00	261.33
Residential									
Age Care/Nursing Uns	1	14850000	14850000	2974.16	4993.00	ND	86.59<	4993.00	2974.16
Boarding House	1	1750000	1750000	2317.88	755.00	ND	ND	755.00	2317.88
Cojoin Strata Unsp	13	1880615	1905000	NA	NA	139.30<	ND	NA	NA
Detached Home Unsp	1595	3095040	2702000	2602.94	680.00	102.92<	125.09<	706.78	4403.68
Detached Home(exist)	1	9500000	9500000	7313.32	1299.00	452.38<	431.82<	1299.00	7313.32
Dorm Accom Unspec	1	118000	118000	NA	NA	ND	ND	NA	NA
Individual Car Park	7	33071	500	NA	NA	50000.00<	4.00<	NA	NA
OYO Subdivided Flat	1	325000	325000	NA	NA	ND	ND	NA	NA
Res Co Sh Unit HR	28	589985	567500	NA	NA	85.34<	103.18<	NA	NA
Res Co Sh Unit Unsp	7	745428	699000	NA	NA	83.12<	91.37<	NA	NA
Res Investment Flat	1	1680000	1680000	2679.43	627.00	ND	ND	627.00	2679.43
Res Land (WithBuild)	1	2020000	2020000	2988.17	676.00	ND	ND	676.00	2988.17
Res/Rural Lstyle	3	17863333	11700000	5560.98	6097.00	1200.00<	ND	6097.00	4321.80
ResLandWithImprovemt	1	150000	150000	2727.27	55.00	ND	ND	55.00	2727.27
Retire Village Unit	38	794243	791500	NA	NA	83.10<	127.66<	NA	NA
Semi-detached	1	2340000	2340000	6743.52	347.00	ND	ND	347.00	6743.52
Semi-detached Unspec	146	1783982	1707000	9695.29	361.00	100.41<	107.02<	404.38	4475.20
Single Strata Unsp	575	1347481	1270000	3840.00	375.00	108.55<	117.81<	375.00	3840.00
Storage Area Res	1	18000	18000	2.57	7014.00	ND	ND	7014.00	2.57
Strata Unit/Flat Uns	1123	757559	602000	790.43	1379.00	97.89<	91.21<	1379.00	790.43
Townhouse	2	1760000	1760000	NA	NA	138.04<	84.05<	NA	NA
Vac Res A	22	1995835	2100000	3698.22	676.00	132.91<	120.86<	663.86	2878.44
Sport/Hrtge/Cultural									
Gymnasium/Health	1	3716200	3716200	5331.71	697.00	ND	ND	697.00	5331.71

Municipality totals

Commercial Total	126	Commercial Total Prices		\$361,327,881
Community Services Total	2	Community Services Total Prices		\$16,730,000
Industrial Total	6	Industrial Total Prices		\$35,919,999
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices		\$30,314
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices		\$3,716,200
Residential Total	3,569	Residential Total Prices		\$7,032,959,969
All Sales Total	3,706	All Sales Total		\$7,450,684,363

Brimbank City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,783	231,000	248,354	652	198,000	197,108	1,195	126,000	130,176
2004	2,172	240,000	258,085	547	200,000	203,345	630	145,000	144,655
2005	2,491	240,000	261,317	498	206,500	212,993	696	141,000	149,024
2006	2,221	240,000	263,088	457	206,000	233,840	818	140,000	150,202
2007	2,998	262,000	287,035	787	212,000	237,733	1,307	142,000	155,536
2008	2,518	300,000	320,643	651	240,000	247,846	1,051	154,000	156,809
2009	2,859	335,200	354,137	711	270,000	276,962	1,120	171,000	183,048
2010	2,429	400,000	420,695	668	310,000	323,150	498	229,900	237,168
2011	1,855	399,208	417,353	471	317,000	337,557	200	255,000	264,216
2012	1,794	378,000	397,623	562	312,000	319,306	136	274,250	277,291
2013	2,135	385,000	405,457	638	308,500	309,817	208	268,500	268,579
2014	2,278	405,000	435,683	684	320,000	327,852	222	285,000	292,662
2015	2,699	442,500	472,094	814	330,250	340,128	158	276,250	285,385
2016	2,463	515,000	544,272	906	365,000	373,457	132	389,500	381,928
2017	2,335	620,000	650,323	764	405,000	413,662	91	440,000	417,834
2018	1,936	635,000	663,648	564	440,000	441,764	62	466,500	537,615
2019	1,782	610,000	642,099	526	435,000	440,297	197	480,000	526,877
2020	1,447	635,000	663,778	482	480,000	505,384	164	450,000	472,707
2021	2,316	710,000	761,918	816	510,000	521,030	161	553,000	545,331
2022	1,800	731,000	802,169	658	500,000	495,866	64	582,500	560,398
2023	1,614	700,000	755,960	664	495,000	508,573	63	550,000	545,277
2024	162	670,000	701,678	98	530,000	529,869	3	850,000 ^	843,333 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Brimbank City

Analysis of property sales for 2023

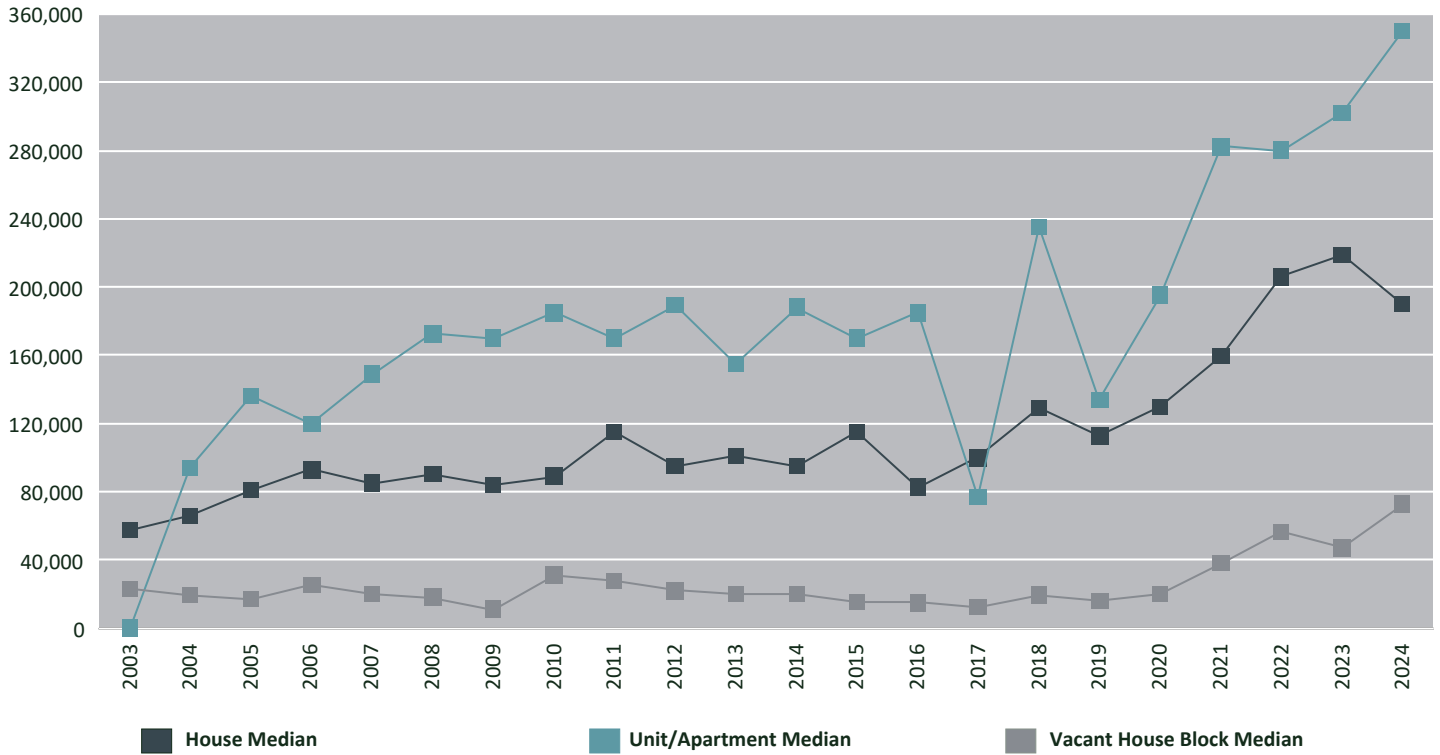
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Brothel	1	1100000	1100000	929.05	1184.00	ND	ND	1184.00	929.05
Café	2	987500	987500	4595.91	211.00	ND	ND	211.00	4680.09
Dev Site	2	6379169	6379169	2542.74	10680.00	981.41<	1959.20<	10680.00	597.30
Fuel Outlet/Garage	1	2625000	2625000	2333.33	1125.00	83.33<	87.50<	1125.00	2333.33
Health Clinic Unsp	2	860000	860000	1437.15	627.00	50.66<	63.62<	627.00	1371.61
Health Surgery	1	1281500	1281500	1266.30	1012.00	29.80<	ND	1012.00	1266.30
Medical/Surgery	1	1100000	1100000	2277.43	483.00	ND	ND	483.00	2277.43
Mixed Use Office	1	286000	286000	13.16	21735.00	ND	ND	21735.00	13.16
Mixed Use Unspec	1	1087680	1087680	3843.39	283.00	222.92<	253.54<	283.00	3843.39
Office Premises Unsp	9	2615888	600000	1620.08	1364.50	19.67<	148.42<	1891.00	370.44
Retail Mult Occ Unsp	4	970000	965000	4055.91	205.50	118.77<	253.90<	298.75	3246.86
Retail Sgls Occ Unsp	19	1159736	945000	9216.59	217.00	85.91<	104.13<	351.47	3467.78
Vehicle Sales Centre	1	13970000	13970000	997.86	14000.00	ND	ND	14000.00	997.86
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	2700000	2700000	3027.51	993.00	ND	ND	993.00	2719.03
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	48	2275547	1257544	1099.71	682.00	110.31<	163.32<	1906.30	1096.92
Food ProcessingUnsp	2	1575000	1575000	1136.57	1441.50	71.59<	181.29<	1441.50	1092.61
Ind Dev Site	29	11330601	1069750	1279.61	836.00	213.95<	213.95<	3319.93	755.12
Warehouse Store	1	52600000	52600000	NA	NA	4046.15<	ND	NA	NA
Warehouse Unspec	61	2634972	1400000	2481.47	1001.50	147.37<	198.58<	2586.07	1075.39
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Reserve for Drainage	1	1100000	1100000	1218.16	903.00	ND	ND	903.00	1218.16
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Unsp	1	3960000	3960000	1056.85	3747.00	85.21<	ND	3747.00	1056.85
Boarding House	1	820000	820000	1680.33	488.00	102.92<	ND	488.00	1680.33
Cojoin Strata Unsp	10	725800	692750	NA	NA	195.14<	141.74<	NA	NA
Detached Home Unsp	1600	757080	700250	1008.47	590.00	95.73<	110.28<	588.93	1289.05
Detached Home(exist)	1	735000	735000	1376.40	534.00	ND	143.98<	534.00	1376.40
Dorm Accom Unspec	3	359333	380000	NA	NA	ND	ND	NA	NA
Garage/Outbuild Res	1	1500000	1500000	51.72	29000.00	ND	ND	29000.00	51.72
Individual Car Park	2	387500	387500	NA	NA	38750000.00<	ND	NA	NA
OYO Strata Flat	2	171250	171250	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	2	255000	255000	NA	NA	63.91<	64.56<	NA	NA
Res Land (WithBuild)	77	784961	740500	1036.59	697.00	91.42<	101.09<	716.76	1107.13
Res/Rural Lstyle	1	507500	507500	8.72	58200.00	83.72<	ND	58200.00	8.72
Semi-detached Unspec	13	619799	618500	2790.48	210.00	88.67<	90.96<	210.27	2941.15
Single Strata Unit	4	359000	348000	NA	NA	96.13<	80.18<	NA	NA
Single Strata Unsp	509	501044	490000	1957.36	258.00	98.00<	103.16<	372.40	1581.63
Strata Unit/Flat Unsp	113	532792	550000	1039.12	409.00	100.00<	108.59<	409.00	1039.12
Townhouse	15	550421	560000	NA	NA	106.67<	108.53<	NA	NA
Vac Res A	63	545277	550000	1062.85	541.00	94.42<	122.22<	531.82	1048.84
Villa Unit	9	516944	510000	NA	NA	117.24<	85.43<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	3700000	3700000	650.84	5685.00	ND	ND	5685.00	650.84
Local Parks&Gardens	1	1320000	1320000	382.61	3450.00	ND	ND	3450.00	382.61

Municipality totals

Commercial Total	45	Commercial Total Prices		\$87,361,519
Community Services Total	2	Community Services Total Prices		\$5,400,000
Industrial Total	141	Industrial Total Prices		\$654,297,050
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices		\$1,100,000
Residential Total	2,427	Residential Total Prices		\$1,661,248,222
Sport/Hrtge/Cultural Total	2	Sport/Hrtge/Cultural Total Prices		\$5,020,000
All Sales Total	2,618	All Sales Total		\$2,414,426,791

Buloke Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	118	57,500	65,729	0	0*	0*	39	23,000	24,500
2004	118	66,000	72,455	6	94,250 [^]	80,666 [^]	54	19,000	21,942
2005	105	81,000	88,937	5	136,002 [^]	97,064 [^]	51	17,000	25,404
2006	97	93,000	104,075	5	120,000 [^]	115,600 [^]	29	25,500	32,051
2007	109	85,000	96,892	2	148,975 [^]	148,975 [^]	36	20,000	29,736
2008	83	90,000	100,463	4	172,500 [^]	161,250 [^]	21	18,000	33,690
2009	85	84,000	91,658	5	170,000 [^]	162,600 [^]	13	11,000	26,468
2010	99	89,000	109,858	3	185,000 [^]	158,666 [^]	24	31,250	52,645
2011	95	115,000	123,021	2	170,000 [^]	170,000 [^]	21	28,000	35,700
2012	85	95,000	106,124	3	189,000 [^]	146,777 [^]	23	22,000	51,706
2013	116	101,250	109,491	3	155,000 [^]	140,000 [^]	21	20,000	24,489
2014	90	95,000	112,017	5	188,000 [^]	169,266 [^]	17	20,000	21,360
2015	95	115,000	117,496	2	170,000 [^]	170,000 [^]	20	15,250	22,125
2016	86	82,750	107,200	2	185,000 [^]	185,000 [^]	12	15,000	18,062
2017	99	100,000	117,663	2	76,750 [^]	76,750 [^]	24	12,000	30,788
2018	123	129,002	138,634	3	235,000 [^]	261,666 [^]	18	19,500	23,147
2019	106	112,500	131,100	5	134,000 [^]	144,800 [^]	18	16,250	22,488
2020	131	130,000	144,598	6	195,000 [^]	190,500 [^]	29	20,000	22,172
2021	148	159,500	169,397	2	282,500 [^]	282,500 [^]	39	38,000	39,873
2022	110	206,000	226,736	5	280,000 [^]	287,000 [^]	36	56,500	56,638
2023	92	219,000	228,106	2	302,500 [^]	302,500 [^]	23	47,000	50,304
2024	19	190,000	209,157	2	350,000 [^]	350,000 [^]	2	72,500 [^]	72,500 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Buloke Shire

Analysis of property sales for 2023

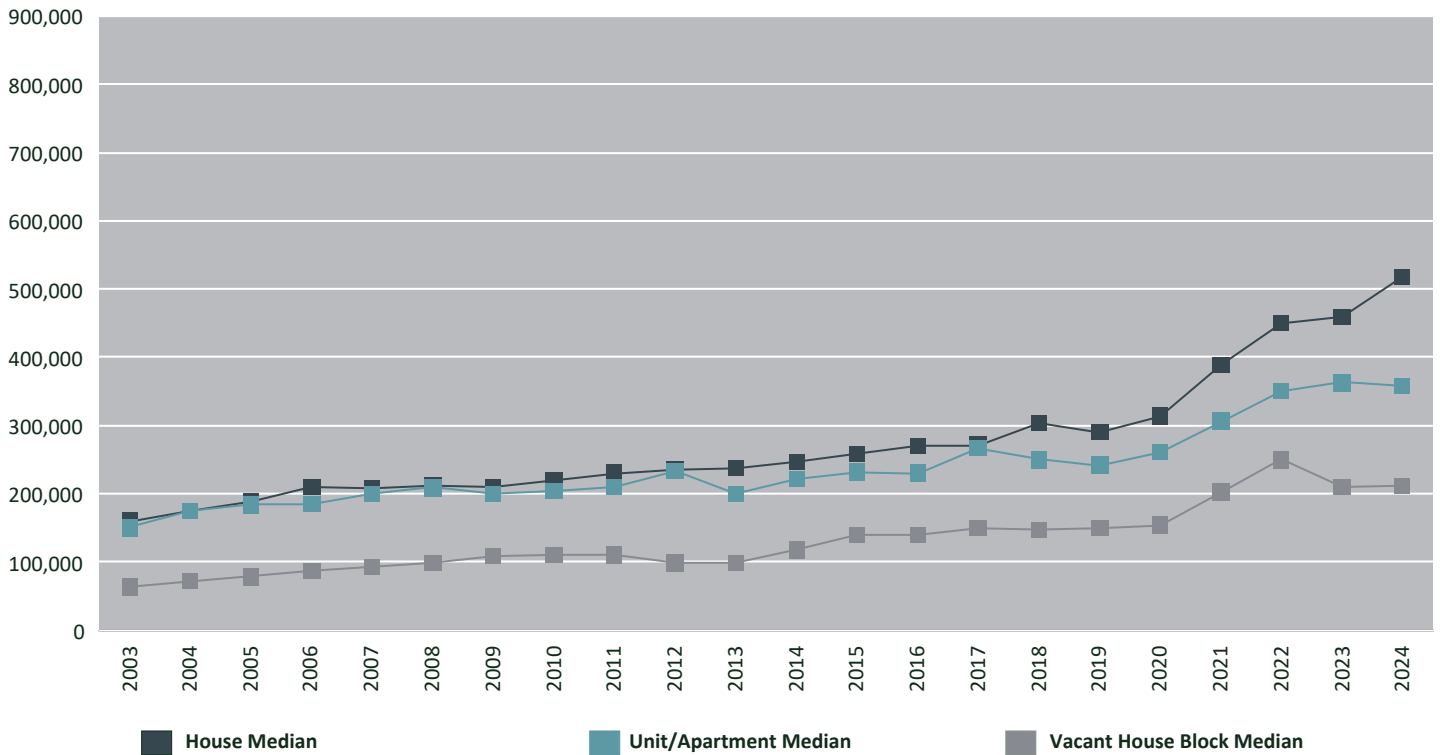
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	40000	40000	50.63	790.00	ND	ND	790.00	50.63
Mixed Use Unspec	3	169666	170000	167.46	1372.00	94.44<	ND	1372.00	134.84
Pub/Tavern/Club Unsp	1	379500	379500	93.82	4045.00	71.60<	ND	4045.00	93.82
Retail Sgls Occ Unsp	5	273149	280000	494.07	506.00	136.75<	329.41<	468.40	583.15
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	154000	154000	110.00	1400.00	ND	ND	1400.00	110.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	277500	277500	139.67	2200.50	258.14<	92.50<	2200.50	126.11
Ind Dev Site	1	105000	105000	8.40	12500.00	127.27<	ND	12500.00	8.40
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	61	1491557	1200000	0.54	1859000.00	97.81<	205.92<	1944259.20	0.77
Livestock – Sheep	1	1382100	1382100	1.26	1095000.00	ND	ND	1095000.00	1.26
MixedFarm&GrazUnsp	1	210000	210000	0.88	238539.00	30.00<	121.39<	238539.00	0.88
Native Bshland	1	825000	825000	0.92	895600.00	ND	ND	895600.00	0.92
Poultry egg	1	85000	85000	7.04	12077.00	ND	ND	12077.00	7.04
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	13	232807	240000	198.15	1014.00	155.84<	180.79<	1450.83	158.33
Detached Home(exist)	79	227332	218000	300.75	1064.00	97.98<	167.69<	1337.19	170.01
Garage/Outbuild Res	1	75000	75000	88.55	847.00	ND	ND	847.00	88.55
Res Land (WithBuild)	4	107500	97500	118.84	975.00	ND	ND	1867.00	57.58
Res/Rural Lstyle	10	298800	297500	46.12	7649.00	92.97<	172.46<	10619.40	28.14
ResLandWithImprovemt	2	72500	72500	75.91	948.00	241.67<	195.95<	948.00	76.48
Single Strata Unsp	2	302500	302500	NA	NA	103.42<	145.78<	NA	NA
Vac Res A	21	49952	47000	28.04	1001.50	85.45<	235.00<	1016.15	47.19
Vac Res B	2	54000	54000	22.87	2846.00	93.10<	207.69<	2846.00	18.97
Vac Res Rural Lstyle	7	68714	65000	5.07	13800.00	92.86<	209.68<	45570.43	1.51

Municipality totals

Commercial Total	10	Commercial Total Prices		\$2,294,249
Community Services Total	1	Community Services Total Prices		\$154,000
Industrial Total	3	Industrial Total Prices		\$660,000
Primary Production Total	65	Primary Production Total Prices		\$93,487,092
Residential Total	141	Residential Total Prices		\$26,866,788
All Sales Total	220	All Sales Total		\$123,462,129

Campaspe Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	599	160,000	169,840	104	150,500	158,435	217	63,000	62,433
2004	537	175,000	182,734	101	175,000	189,372	185	72,000	67,329
2005	565	187,500	199,306	128	183,750	208,521	170	78,250	79,510
2006	505	210,000	228,595	116	185,000	193,501	112	87,500	85,651
2007	515	208,000	225,370	120	200,000	215,620	80	92,500	91,025
2008	391	211,000	231,969	87	209,000	230,795	64	98,500	93,841
2009	416	210,000	226,034	70	200,000	219,885	79	109,000	106,537
2010	393	220,000	231,880	78	203,750	229,724	80	110,000	111,133
2011	362	230,000	243,946	71	210,000	210,294	76	109,750	105,518
2012	376	234,500	250,312	68	233,000	253,432	67	98,000	104,473
2013	416	237,250	258,516	93	200,000	218,844	55	99,000	105,150
2014	441	246,500	258,036	91	222,000	234,082	72	117,500	114,503
2015	421	258,000	272,844	101	232,000	258,830	82	140,000	137,776
2016	427	270,000	283,635	91	230,000	256,141	95	140,000	119,244
2017	503	271,000	287,823	81	266,000	289,910	101	149,000	133,356
2018	492	303,500	322,277	81	250,000	284,771	127	148,000	143,054
2019	424	290,000	316,062	93	242,000	274,008	116	148,875	143,051
2020	480	314,000	334,237	68	260,000	273,656	237	154,000	157,725
2021	609	389,000	414,274	96	306,000	331,342	106	203,000	202,885
2022	478	450,000	491,763	69	350,000	362,663	68	250,000	242,352
2023	432	460,000	491,558	83	363,000	375,873	37	210,000	209,416
2024	34	517,500	558,573	5	357,500 [^]	385,500 [^]	3	211,500 [^]	208,166 [^]

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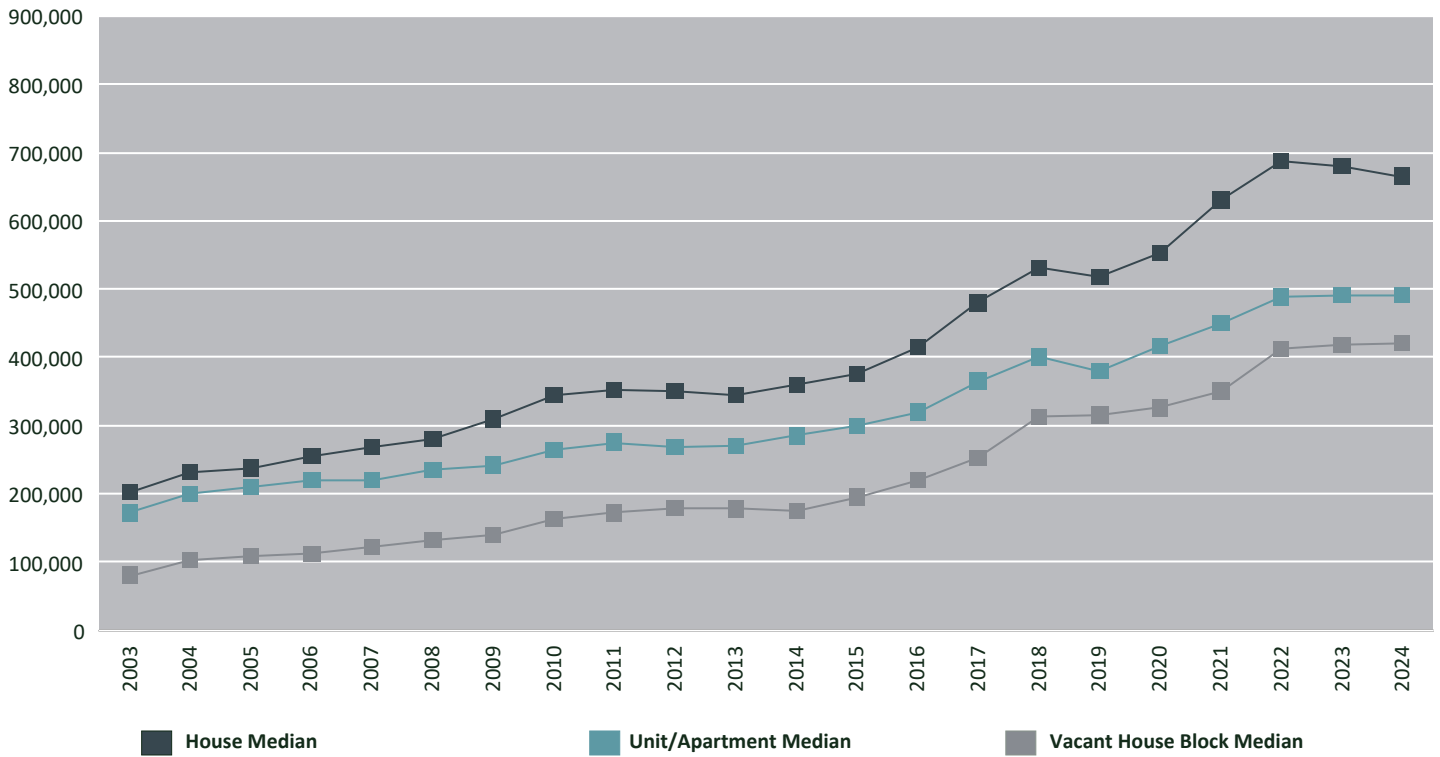
Campaspe Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)	
						2022	2018			
Commercial										
Dev Site	1	150000	150000	21.12	7103.00	30.64<	30.00<	7103.00	21.12	
Fuel Outlet/Garage	2	2162500	2162500	10833.33	240.00	84.80<	105.49<	240.00	10833.33	
Health Clinic Unsp	2	1010900	1010900	1407.85	811.50	180.52<	118.93<	811.50	1245.72	
Hotel	1	1800000	1800000	2950.82	610.00	211.76<	346.15<	610.00	2950.82	
Mixed Use Unspec	1	355000	355000	NA	NA	143.43<	136.54<	NA	NA	
Motel	2	1647500	1647500	1353.94	1217.50	137.29<	205.94<	1217.50	1353.18	
Office Premises Uns	2	294000	294000	1022.88	610.50	25.68<	10.81<	610.50	481.57	
Plant/Tree Nursery	1	172000	637500	4.33	202300.00	ND	ND	315.00	546.03	
Retail Mult Occ Unsp	1	855000	855000	6333.33	135.00	322.64<	328.85<	135.00	6333.33	
Retail Sgle Occ Unsp	19	559500	365000	1671.14	270.00	116.33<	164.04<	514.39	1072.52	
Shop & Dwelling	1	530000	530000	753.91	703.00	44.92<	828.13<	703.00	753.91	
Timber Yard/Supplies	1	100000	100000	71.43	1400.00	ND	ND	1400.00	71.43	
Veterinary Clinic	1	485000	485000	281.00	1726.00	ND	ND	1726.00	281.00	
Community Services										
Place of Worship	2	451420	451420	243.89	1909.00	ND	ND	1909.00	236.47	
Industrial										
Coolstore/Coldstore	1	2587500	2587500	202.15	12800.00	ND	ND	12800.00	202.15	
Factory Unit	2	266000	266000	762.26	265.00	ND	ND	265.00	762.26	
Factory Unsp	7	446000	375000	269.16	1888.50	83.33<	48.12<	2039.50	185.91	
Garage/Motor Vehicle	1	1795000	1795000	646.85	2775.00	ND	ND	2775.00	646.85	
Ind Dev Site	7	503885	192500	58.25	2301.50	79.55<	114.07<	15699.33	37.23	
Warehouse Unspec	6	833333	1040000	270.29	2522.00	258.39<	239.36<	4041.33	206.20	
Infrastruc&Utilities										
Closed Roads	1	14300	14300	NA	NA	ND	ND	NA	NA	
Post Offices	2	350000	350000	424.68	951.00	ND	ND	951.00	368.03	
ReservedRoads	1	555000	555000	55.50	10000.00	5550.00<	ND	10000.00	55.50	
Solar Elect Generat	1	1050000	1050000	11.67	90000.00	ND	ND	90000.00	11.67	
Utilities Vac Land	1	650000	650000	NA	NA	ND	ND	NA	NA	
National Parks, etc										
VacLnd FutureReserve	1	110000	110000	11.00	10000.00	400.00<	ND	10000.00	11.00	
Primary Production										
DomsticLivestockGraz	4	836565	413130	3.19	397900.00	86.97<	117.70<	502350.00	1.67	
GenCrop >20ha Unspec	46	1224995	1085000	1.50	646300.00	127.65<	254.99<	944786.63	1.30	
Horse Unspecified	1	680000	680000	2.72	250000.00	ND	110.57<	250000.00	2.72	
Livestock – Beef	5	624376	700000	1.05	248000.00	77.78<	388.89<	246646.20	2.53	
Livestock – Dairy	19	1635525	1392000	0.86	814000.00	107.08<	280.56<	1074873.26	1.52	
Livestock – Sheep	3	830250	675750	1.24	456567.00	844.69<	151.01<	483426.67	1.72	
MarketGardenVeg <20h	1	1350000	1350000	1.45	930700.00	ND	ND	930700.00	1.45	
MixedFarm&GrazUnsp	18	1758179	821719	1.11	1293000.00	124.03<	191.10<	1574538.89	1.12	
Native Bshland	1	1150000	1150000	3.35	343200.00	ND	409.98<	343200.00	3.35	
Plant/Tree Nursery	3	808333	637500	4.33	202300.00	ND	ND	288933.33	2.80	
Residential										
Detached Home (Ind)	2	532500	532500	565.46	946.00	ND	ND	946.00	562.90	
Detached Home (New)	8	688187	699000	1000.56	700.50	101.67<	ND	609.25	1129.57	
Detached Home Unsp	34	585720	492500	523.07	750.50	98.50<	151.54<	957.13	496.78	
Detached Home(Comm)	1	694000	694000	1211.17	573.00	ND	ND	573.00	1211.17	
Detached Home(exist)	389	479005	455000	509.09	770.00	103.17<	146.77<	929.66	516.15	
Garage/Outbuild Rur	2	98500	98500	145.57	803.00	ND	ND	803.00	122.67	
Half Pair or Duplex	1	420000	420000	NA	NA	ND	ND	NA	NA	
Individual Flat	4	340625	300000	2716.87	163.00	119.05<	75.00<	163.00	2446.32	
MislmpRuralLand Unsp	2	280000	280000	2.17	135500.00	94.92<	94.92<	135500.00	2.07	
OYO Sub Unit	17	364500	363000	NA	NA	110.00<	171.83<	NA	NA	
Res Land (WithBuild)	1	160000	160000	75.08	2131.00	84.21<	38.28<	2131.00	75.08	
Res/Rural Lstyle	134	781083	690000	38.17	17790.00	107.39<	155.06<	44444.55	17.49	
ResLandWithImprovemt	1	270000	270000	487.36	554.00	214.66<	271.36<	554.00	487.36	
Semi-detached Unspec	1	600000	600000	800.00	750.00	65.22<	123.71<	750.00	800.00	
Single Strata Unsp	54	382277	362500	1504.85	309.00	99.32<	133.03<	309.00	1504.85	
Strata Unit/Flat Uns	11	358000	332500	NA	NA	116.97<	145.83<	NA	NA	
Vac Res A	28	199728	198500	278.13	832.00	110.58<	130.59<	931.29	220.16	
Vac Res B	9	239555	250000	102.79	2189.00	98.04<	115.21<	2351.44	101.88	
Vac Res Rural Lstyle	28	312989	345000	11.72	9850.00	90.79<	215.63<	46540.11	6.73	
Municipality totals										
Commercial Total				35					Commercial Total Prices	\$25,307,300
Community Services Total				2					Community Services Total Prices	\$902,840
Industrial Total				24					Industrial Total Prices	\$16,563,700
Infrastruc&Utilities Total				6					Infrastruc&Utilities Total Prices	\$2,969,300
National Parks, etc Total				1					National Parks, etc Total Prices	\$110,000
Primary Production Total				101					Primary Production Total Prices	\$133,635,921
Residential Total				727					Residential Total Prices	\$369,036,387
All Sales Total				896					All Sales Total	\$548,525,448

Cardina Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,143	202,000	218,847	145	172,000	173,458	1,431	80,000	87,365
2004	1,059	231,000	244,431	117	200,000	211,889	808	103,000	112,374
2005	1,049	238,000	255,898	140	210,000	221,163	1,007	109,000	122,323
2006	1,036	255,000	272,553	160	220,000	232,268	924	112,000	124,894
2007	1,315	268,000	287,550	299	220,000	232,533	1,509	122,000	133,322
2008	1,337	280,000	294,617	265	235,000	252,238	1,389	132,000	136,498
2009	1,486	310,000	323,426	358	241,750	254,860	1,811	139,900	146,356
2010	1,436	345,000	367,286	276	265,000	263,708	1,867	163,000	169,348
2011	1,255	352,500	376,515	229	275,000	274,582	1,240	172,000	178,137
2012	1,303	350,000	372,515	236	268,000	271,217	746	179,000	185,056
2013	1,417	345,000	367,624	262	270,000	283,405	1,046	178,000	184,682
2014	1,617	360,000	384,786	299	285,000	297,010	1,545	175,000	180,004
2015	1,836	375,002	409,253	319	300,000	305,625	1,624	195,000	203,368
2016	1,862	415,050	445,757	327	320,000	319,515	2,201	219,000	217,312
2017	2,410	480,000	511,598	402	364,730	364,335	1,915	253,000	254,963
2018	1,855	531,650	565,368	234	400,000	411,162	903	313,000	308,744
2019	1,726	518,000	543,132	208	380,000	388,492	798	316,000	317,157
2020	1,698	553,000	583,572	204	416,500	423,595	1,299	326,000	326,500
2021	2,632	630,000	664,717	305	450,000	461,179	2,171	351,000	356,657
2022	1,921	687,000	740,668	235	488,000	496,312	516	412,550	428,548
2023	1,803	680,000	728,654	258	490,000	495,113	235	418,000	427,907
2024	173	665,000	693,134	33	490,000	518,969	24	421,000	394,770

Statistics for 2024 are based on a small number of sales and are preliminary only.

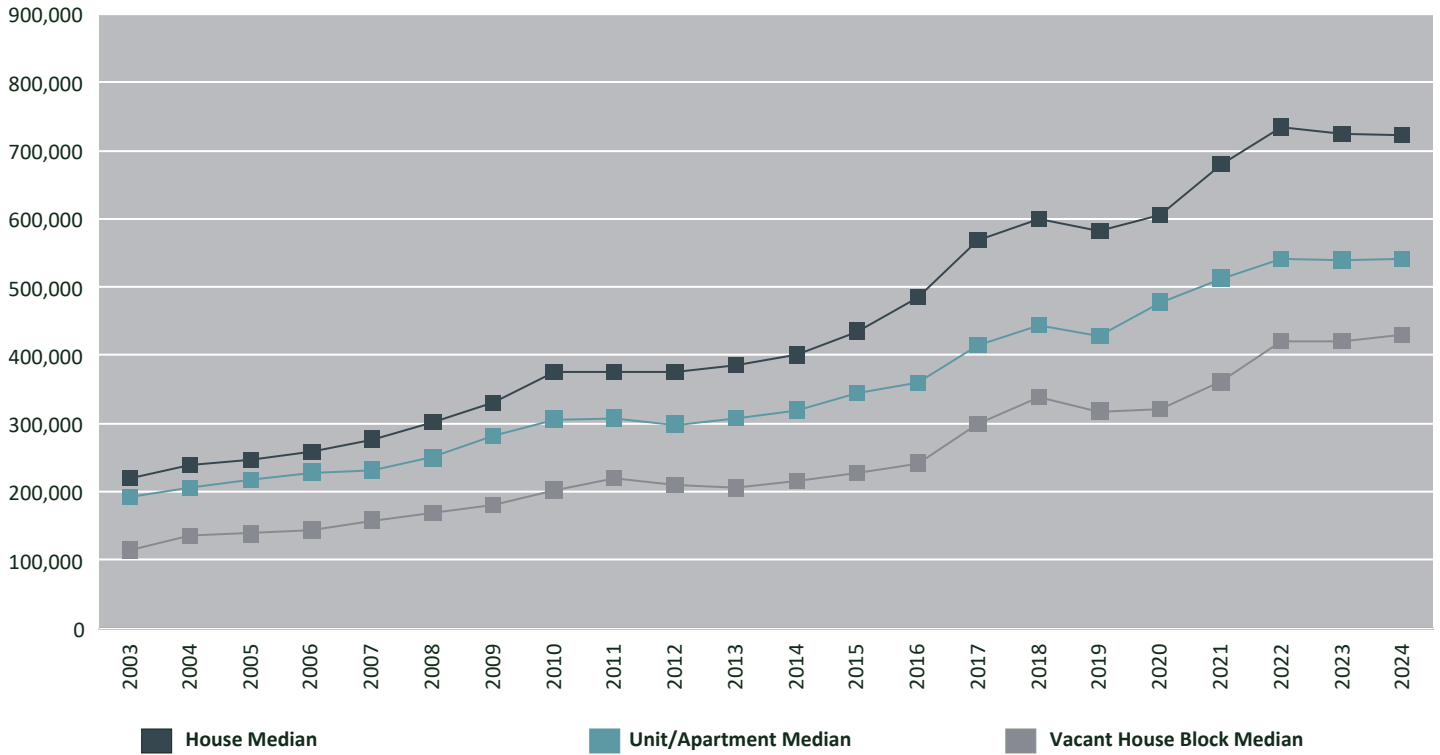
Cardina Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (\$M)	Price-Indices (base is 100)		Mean Block size (\$M)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	5	1456086	888030	713.74	956.50	128.14<	103.51<	1258.50	663.10
Fuel Outlet/Garage	1	45000	45000	25.91	1737.00	113.21<	1.39<	1737.00	25.91
Health Clinic Unsp	3	871666	1115000	1505.86	779.50	102.29<	ND	779.50	1468.89
Hotel	1	7100000	7100000	2258.27	3144.00	ND	679.43<	3144.00	2258.27
Licensed Restaurant	1	2700000	2700000	406.32	6645.00	ND	ND	6645.00	406.32
Mixed Use Unspec	7	630642	585200	2662.54	209.50	107.66<	95.15<	243.83	2603.90
National Co Rest	1	5600000	5600000	1971.83	2840.00	ND	ND	2840.00	1971.83
Office Premises Uns	7	885000	405000	212.07	1839.00	38.57<	88.18<	1891.71	467.83
Retail Mult Occ Unsp	3	714010	612150	2145.28	367.50	ND	4.31<	367.50	2081.47
Retail Sgle Occ Unsp	22	905123	662500	1099.11	723.50	79.48<	202.60<	5724.00	151.34
Shop	1	585000	585000	289.32	2022.00	147.54<	244.21<	2022.00	289.32
Shopping Centre Unsp	1	23100000	23100000	4052.63	5700.00	46.20<	ND	5700.00	4052.63
Veterinary Clinic	2	1605000	1605000	997.96	1604.00	ND	267.50<	1604.00	1000.62
Community Services									
Place of Worship	1	638000	638000	632.94	1008.00	ND	ND	1008.00	632.94
Religious Residence	1	750000	750000	996.02	753.00	ND	ND	753.00	996.02
Industrial									
Factory Unit	1	346500	346500	4682.43	74.00	104.21<	231.00<	74.00	4682.43
Factory Unsp	45	1102014	870000	1677.42	465.00	106.10<	228.95<	910.38	1266.33
Hard/Storage Yard	1	5885000	5885000	656.66	8962.00	ND	ND	8962.00	656.66
Ind Dev Site	19	2467711	2305083	758.50	3039.00	127.74<	209.55<	4372.26	564.40
Ind Land Building S0	1	1950000	1950000	195.00	10000.00	ND	73.86<	10000.00	195.00
OpenStorageUnspec	1	240000	240000	2891.57	83.00	ND	220.39<	83.00	2891.57
Warehouse Unspec	40	1216431	557500	1867.22	241.00	66.00<	168.24<	2141.45	632.92
Warehouse/Office	2	4425000	4425000	952.66	4661.50	ND	ND	4661.50	949.27
Warehouse/Showroom	1	8500000	8500000	1702.72	4992.00	303.57<	ND	4992.00	1702.72
Primary Production									
DomsticLivestockGraz	1	1596000	1596000	6.88	232016.00	72.55<	181.36<	232016.00	6.88
GenCrop >20ha Unspec	1	7372964	7372964	15.75	468158.00	216.85<	249.93<	468158.00	15.75
Horse Unspecified	1	1433000	1433000	279.12	5134.00	ND	89.56<	5134.00	279.12
Livestock – Beef	4	3161794	2418000	12.69	321868.50	39.41<	168.21<	336464.75	9.40
Livestock – Dairy	1	1975000	1975000	4.02	490996.00	141.07<	92.25<	490996.00	4.02
MixedFarm&GrazUnsp	16	2831687	2175000	6.00	363950.00	98.86<	145.00<	372976.25	7.59
Native Bshland	1	525000	525000	1.21	432600.00	90.52<	388.89<	432600.00	1.21
Residential									
Cojoin Strata Unsp	58	475601	475000	NA	NA	97.94<	123.04<	NA	NA
Detached Home Unsp	1706	734903	690000	1385.36	519.00	99.28<	123.21<	677.74	1088.33
Detached Home(exist)	5	1593091	1250000	297.50	4000.00	117.92<	271.74<	3420.80	465.71
MisImpRuralLand Unsp	4	738750	652500	28.43	18900.50	37.29<	125.48<	36950.25	19.99
Res Land (WithBuild)	22	880352	685000	822.17	932.50	78.29<	101.86<	1308.05	673.03
Res/Rural Lstyle	191	1372454	1300000	87.64	11627.00	96.30<	130.65<	74606.08	18.43
Retire Village Compl	2	8100000	8100000	NA	NA	ND	ND	NA	NA
Retire Village Unit	2	447500	447500	NA	NA	81.36<	89.50<	NA	NA
Semi-detached Unspec	92	565804	557500	3183.68	177.50	99.55<	123.89<	178.76	3195.37
Single Strata Unsp	182	497386	490000	NA	NA	102.08<	117.79<	NA	NA
Strata Unit/Flat Uns	15	537676	530000	NA	NA	96.36<	123.26<	NA	NA
Sub Div (EnGlobo)	1	19169022	19169022	233.77	82000.00	ND	ND	82000.00	233.77
Townhouse	1	670000	670000	NA	NA	ND	176.32<	NA	NA
Vac Res A	230	420494	417950	947.33	425.00	101.42<	128.34<	509.51	832.60
Vac Res B	5	768883	425000	299.64	2236.00	72.59<	106.25<	2358.40	326.02
Vac Res Englobo Oth	1	22500000	22500000	73.51	306100.00	330.31<	569.33<	306100.00	73.51
Vac Res Rural Lstyle	22	719898	742500	95.89	8880.00	81.15<	133.78<	25259.45	28.50
Sport/Hrtge/Cultural									
Local Parks&Gardens	1	602000	602000	142.92	4212.00	ND	109.45<	4212.00	142.92
Municipality totals									
Commercial Total			55			Commercial Total Prices			\$84,899,677
Community Services Total			2			Community Services Total Prices			\$1,388,000
Industrial Total			111			Industrial Total Prices			\$170,905,936
Primary Production Total			25			Primary Production Total Prices			\$70,856,139
Residential Total			2,539			Residential Total Prices			\$1,900,230,027
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$602,000
All Sales Total			2,733			All Sales Total			\$2,228,881,779

Casey City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	4,997	220,000	233,246	592	192,000	212,749	3,817	115,000	121,112
2004	4,181	239,000	254,008	478	206,000	225,431	2,184	136,000	142,294
2005	4,451	247,500	264,462	473	218,000	235,459	2,224	139,000	145,742
2006	3,947	258,000	276,765	527	228,200	246,826	2,441	144,500	157,787
2007	5,331	277,000	297,403	767	232,000	255,653	3,029	158,000	163,489
2008	4,321	302,000	320,453	674	250,000	267,677	2,100	169,000	173,641
2009	4,973	331,000	349,248	829	282,000	302,768	2,656	180,000	186,365
2010	4,345	375,000	400,519	582	306,000	327,881	2,257	203,000	212,547
2011	3,796	375,000	398,216	526	308,000	328,221	1,773	220,000	218,484
2012	3,638	375,000	398,660	511	298,500	322,238	1,844	210,000	217,076
2013	4,224	385,000	409,019	624	307,750	319,379	2,488	205,000	212,287
2014	4,891	400,000	421,716	657	320,000	353,589	2,814	216,000	219,981
2015	5,568	435,000	456,944	781	345,000	371,270	3,855	227,000	231,906
2016	5,401	485,000	507,651	865	360,000	408,224	4,939	242,000	247,775
2017	5,864	568,500	590,147	794	415,000	441,361	4,183	299,000	301,935
2018	4,517	600,000	629,259	584	443,250	466,761	2,677	338,000	336,506
2019	4,689	582,118	613,141	525	428,000	476,497	2,390	318,000	327,250
2020	4,450	605,500	635,164	570	477,750	504,811	4,511	321,000	323,754
2021	6,928	680,000	726,734	941	513,000	534,560	6,023	361,000	374,111
2022	5,154	735,000	796,019	681	541,500	561,967	2,032	420,000	472,645
2023	4,903	725,000	782,469	663	540,000	571,206	1,264	420,000	430,006
2024	629	722,000	757,509	86	541,000	559,503	90	430,500	436,529

Statistics for 2024 are based on a small number of sales and are preliminary only.

Casey City

Analysis of property sales for 2023

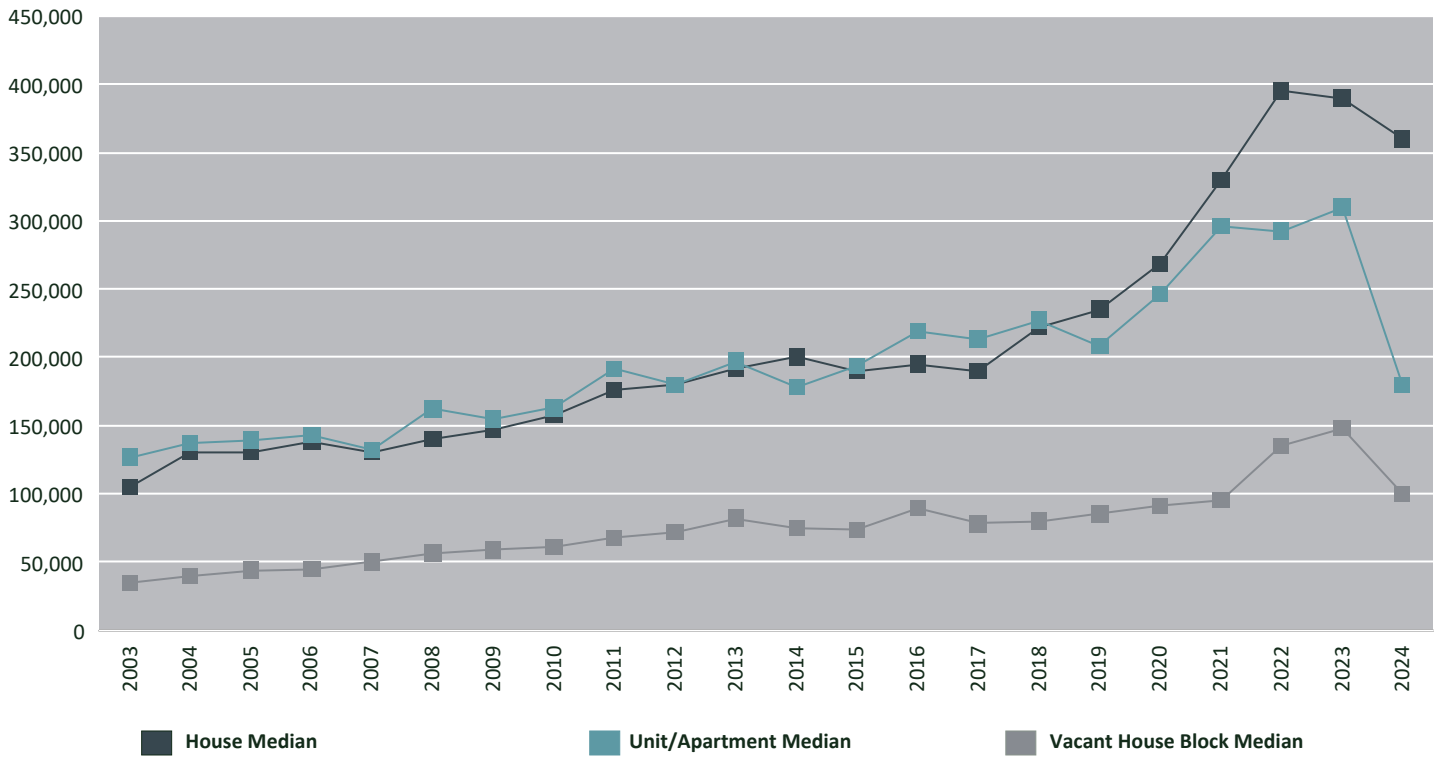
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	1	2255000	2255000	2277.78	990.00	223.27<	ND	990.00	2277.78
Dev Site	6	10286666	8965000	456.43	19585.00	300.74<	2140.54<	18660.50	476.14
Health Clinic Unsp	4	859250	853500	994.06	860.50	59.89<	91.38<	2471.50	347.66
Hotel/Motel Unsp	1	301000	301000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	6	810700	685000	1577.66	765.50	45.67<	130.48<	1075.17	754.02
Office & Dwelling	1	512500	512500	2199.57	233.00	ND	ND	233.00	2199.57
Office Premises Uns	13	1463764	875000	450.42	1795.00	107.36<	171.55<	2959.18	519.84
Pub/Tavern/Club Unsp	1	852500	852500	6222.63	137.00	ND	ND	137.00	6222.63
Restaurant	1	820000	820000	251.07	3266.00	49.85<	ND	3266.00	251.07
Retail Mult Occ Unsp	5	2181100	743000	261.51	239.00	121.31<	158.00<	3538.40	616.41
Retail Sgle Occ Unsp	29	1574793	983000	2843.24	185.00	117.02<	176.32<	257.37	3302.45
Serv Apt/Unit Unsp	1	335000	335000	NA	NA	104.69<	ND	NA	NA
Shop	1	565000	565000	140.34	4026.00	ND	ND	4026.00	140.34
Shop & Dwelling	2	1272500	1272500	4775.45	334.00	ND	ND	334.00	4775.45
Shopping Centre Unsp	2	21230000	21230000	774.08	17159.50	ND	ND	17159.50	1237.22
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	3030000	3030000	2229.58	1359.00	ND	ND	1359.00	2229.58
Day Care Centre	2	3975000	3975000	1871.48	2025.50	65.16<	ND	2025.50	1962.48
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	62	1220336	855000	2531.38	376.00	106.88<	175.74<	1067.70	1192.44
Ind Dev Site	17	2383558	1680690	2239.35	1362.00	137.50<	299.18<	3033.35	785.78
Warehouse Store	1	140000	140000	3111.11	45.00	65.80<	159.09<	45.00	3111.11
Warehouse Unspec	30	1795633	1120240	2645.47	530.50	138.30<	251.74<	1216.89	1535.20
Warehouse/Showroom	2	1775000	1775000	1198.34	1502.00	161.07<	205.20<	1502.00	1181.76
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Utilities Vac Land	1	27500000	27500000	45.25	607700.00	ND	ND	607700.00	45.25
National Parks, etc									
				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	1490500	1490500	526.31	2832.00	248.42<	126.16<	2832.00	526.31
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	1	5125000	5125000	25.00	205000.00	ND	ND	205000.00	25.00
Horse Unspecified	1	5500000	5500000	109.13	50400.00	415.09<	155.26<	50400.00	109.13
Kennel/Cattery	2	2450000	2450000	86.72	38770.00	ND	ND	38770.00	63.19
MarketGardenVeg <20h	2	1810000	1810000	29.92	70735.00	70.98<	172.38<	70735.00	25.59
MixedFarm&GrazUnsp	1	3400000	3400000	16.55	205500.00	120.89<	80.28<	205500.00	16.55
Poultry broiler	1	1980000	1980000	49.06	40356.00	ND	169.96<	40356.00	49.06
Poultry egg	1	4800000	4800000	21.08	227700.00	ND	ND	227700.00	21.08
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	24500000	24500000	4412.82	5552.00	907.41<	ND	5552.00	4412.82
Boarding House	1	850000	850000	2715.65	313.00	120.91<	ND	313.00	2715.65
Cojoin Strata Unsp	119	544757	530000	4055.00	146.50	97.70<	121.28<	146.50	4027.30
Detached Home Unsp	4736	786437	730000	1159.18	534.00	98.65<	119.67<	548.33	1435.57
Detached Home(exist)	9	1732277	1910000	500.00	4000.00	104.09<	161.86<	3999.78	433.09
Granny Flat/Studio	1	1700000	1700000	790.70	2150.00	ND	ND	2150.00	790.70
MisImpRuralLand Unsp	2	1400000	1400000	45.58	37804.50	48.95<	233.33<	37804.50	37.03
Res Investment Flat	1	885000	885000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	27	966888	980000	735.16	1061.00	80.00<	151.50<	1367.33	707.13
Res/Rural Lstyle	116	2041202	1800000	268.05	7182.00	98.90<	138.46<	13479.13	151.91
ResLandWithImprovemt	2	404000	404000	493.09	777.50	ND	ND	777.50	519.61
Retire Village Compl	4	1244312	1632000	27.08	3000.00	19.20<	285.41<	3000.00	27.08
Retire Village Unit	31	422419	410000	NA	NA	113.89<	134.43<	NA	NA
Semi-detached Unspec	158	609428	600000	1764.71	187.00	99.17<	126.32<	196.75	3104.52
Single Strata Unsp	441	574314	550000	NA	NA	100.00<	112.24<	NA	NA
Strata Unit/Flat Uns	63	631457	580000	NA	NA	101.75<	113.28<	NA	NA
Townhouse	8	856125	847000	NA	NA	ND	232.05<	NA	NA
Vac Res A	1253	421188	420000	1169.92	359.00	100.00<	130.84<	372.19	1126.34
Vac Res B	10	1341000	1162500	617.42	2049.50	101.09<	163.73<	2327.00	576.28
Vac Res C	1	2370000	2370000	118.50	20000.00	ND	ND	20000.00	118.50
Vac Res Englobo Oth	4	2960866	853211	931.92	4092.00	22.00<	7.76<	10161.25	291.39
Vac Res Rural Lstyle	11	2193454	1320000	96.72	11373.00	96.00<	164.86<	20127.64	108.98
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	2	1650000	1650000	1476.19	1050.00	ND	ND	1050.00	1476.19
Local Parks&Gardens	1	595000	595000	59.54	9994.00	ND	ND	9994.00	59.54

Municipality totals

Commercial Total	74	Commercial Total Prices	\$196,270,640
Community Services Total	3	Community Services Total Prices	\$10,980,000
Industrial Total	112	Industrial Total Prices	\$173,740,333
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$27,500,000
National Parks, etc Total	1	National Parks, etc Total Prices	\$1,490,500
Primary Production Total	9	Primary Production Total Prices	\$29,325,000
Residential Total	6,999	Residential Total Prices	\$5,093,178,548
Sport/Hrtge/Cultural Total	3	Sport/Hrtge/Cultural Total Prices	\$3,895,000
All Sales Total	7,202	All Sales Total	\$5,536,380,021

Central Goldfields Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	259	104,625	110,242	26	126,750	112,500	75	35,000	38,073
2004	218	130,000	138,890	25	137,000	140,932	63	39,500	41,741
2005	223	130,000	136,700	25	139,500	148,400	27	44,000	50,425
2006	192	138,500	154,289	19	143,000	144,705	48	44,750	46,611
2007	227	130,000	145,070	26	132,500	144,807	46	50,000	53,131
2008	189	140,000	151,371	27	162,000	182,500	30	56,500	52,148
2009	228	147,000	158,043	23	155,000	150,826	22	58,750	58,840
2010	205	157,500	171,526	20	163,000	189,750	52	61,200	66,301
2011	217	176,000	182,389	32	191,500	188,125	48	67,750	73,302
2012	196	180,000	186,810	26	180,000	185,500	37	72,000	67,440
2013	213	192,000	197,465	20	197,000	192,825	38	82,000	87,092
2014	194	200,000	202,190	23	178,000	166,608	53	75,000	70,883
2015	219	190,000	207,011	20	193,500	191,925	46	73,500	75,001
2016	215	195,000	208,267	22	219,000	219,431	40	89,600	107,842
2017	229	190,000	212,241	20	213,500	203,675	24	78,250	67,916
2018	233	222,000	229,781	34	227,250	240,371	37	80,000	92,296
2019	207	235,000	244,588	23	208,000	211,321	41	85,000	80,563
2020	203	269,000	281,977	24	246,250	226,000	67	91,000	83,733
2021	304	330,000	329,916	30	296,250	303,791	96	95,000	101,301
2022	222	395,000	411,170	16	292,500	278,093	57	135,000	124,087
2023	179	390,000	404,388	16	310,000	317,031	27	148,000	144,981
2024	23	360,000	372,413	1	180,000 [^]	180,000 [^]	3	100,000 [^]	147,666 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

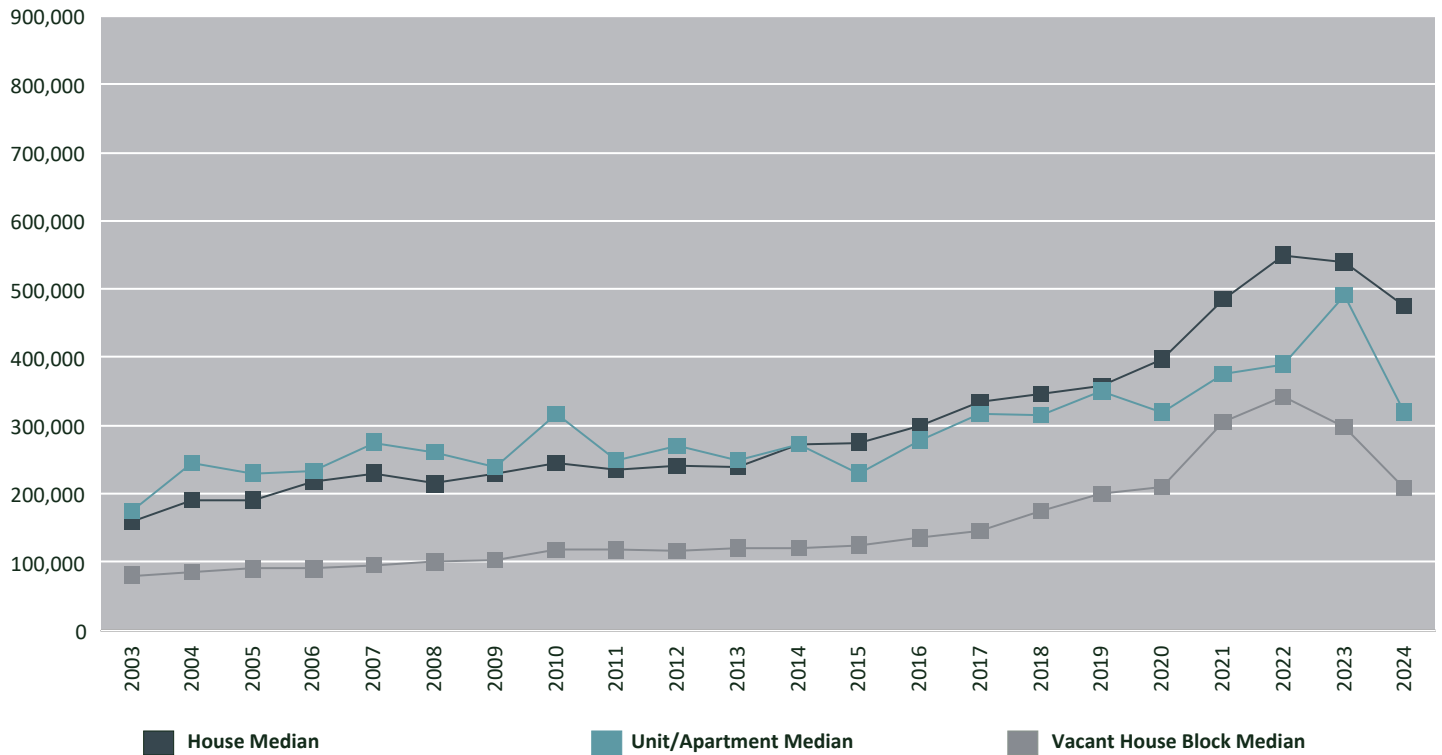
Central Goldfields Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Cinema Complex	1	550000	550000	590.76	931.00	ND	ND	931.00	590.76
Fuel Outlet/Garage	1	1131627	1131627	1749.04	647.00	220.81<	ND	647.00	1749.04
Ground Level Parking	1	230000	230000	231.39	994.00	ND	ND	994.00	231.39
Office Premises Unsp	1	300000	300000	980.39	306.00	105.26<	150.00<	306.00	980.39
Pub/Tavern/Club Unsp	1	560000	560000	340.84	1643.00	77.78<	ND	1643.00	340.84
Retail Sgls Occ Unsp	7	293000	235000	1154.30	279.00	88.93<	ND	378.67	803.70
Supermarket	1	15440000	15440000	1764.97	8748.00	ND	ND	8748.00	1764.97
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	435000	435000	NA	NA	ND	ND	NA	NA
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	638000	638000	10.46	61000.00	ND	ND	61000.00	10.46
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	3	186666	190000	22.75	11430.00	144.76<	ND	13515.33	13.81
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomesticLivestockGraz	12	831089	310710	0.98	319600.00	95.60<	129.46<	704429.83	1.18
GenCrop >20ha Unspec	2	1890356	1890356	1.25	2204900.00	ND	497.46<	2204900.00	0.86
Livestock – Beef	2	1290650	1290650	2.18	590850.00	ND	ND	590850.00	2.18
MixedFarm&GrazUnsp	2	875000	875000	4.57	208898.00	108.70<	307.02<	208898.00	4.57
Native Bshland	1	160000	160000	2.29	70000.00	46.38<	206.19<	70000.00	2.29
Non-Native Animals	1	135000	135000	1.69	79900.00	ND	ND	79900.00	1.69
Vineyard	1	760000	760000	3.55	214000.00	ND	ND	214000.00	3.55
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	173	405725	390000	615.63	824.00	98.73<	144.98<	976.46	415.49
Detached Home(exist)	5	354000	350000	175.00	2000.00	93.96<	ND	2233.20	158.52
MisimpRuralLand Unsp	6	183166	120000	6.14	27650.00	41.74<	117.07<	62960.17	2.91
Res Land (WithBuild)	2	75000	75000	54.51	3315.50	26.32<	78.17<	3315.50	22.62
Res/Rural Lstyle	60	539394	542500	12.15	21596.50	114.21<	147.82<	42737.07	12.62
ResLandWithImprovemt	1	59500	59500	33.06	1800.00	ND	ND	1800.00	33.06
Semi-detached Unspec	1	425000	425000	1210.83	351.00	146.55<	ND	351.00	1210.83
Single Strata Unsp	15	314900	300000	NA	NA	94.49<	131.15<	NA	NA
Strata Unit/Flat Unsp	1	349000	349000	NA	NA	183.68<	121.60<	NA	NA
Vac Res A	26	139980	145000	286.17	688.00	107.41<	155.50<	795.54	175.96
Vac Res B	1	275000	275000	120.09	2290.00	314.29<	392.86<	2290.00	120.09
Vac Res Englobo Oth	1	210000	210000	11.32	18551.00	ND	25.45<	18551.00	11.32
Vac Res Rural Lstyle	35	181857	150000	20.54	24100.00	71.60<	142.86<	48781.37	3.73
Municipality totals									
Commercial Total			13			Commercial Total Prices			\$20,262,627
Community Services Total			1			Community Services Total Prices			\$435,000
Extractive Industry Total			1			Extractive Industry Total Prices			\$638,000
Industrial Total			3			Industrial Total Prices			\$560,000
Primary Production Total			21			Primary Production Total Prices			\$19,140,085
Residential Total			327			Residential Total Prices			\$121,619,683
All Sales Total			366			All Sales Total			\$162,655,395

Colac Otway Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	385	160,000	197,782	59	175,000	214,288	113	80,000	103,200
2004	381	190,000	230,686	62	245,000	284,128	77	85,000	99,954
2005	336	191,250	239,159	69	230,000	254,613	58	90,000	100,405
2006	276	217,500	265,028	82	232,750	258,420	124	90,000	113,787
2007	388	230,000	283,948	85	275,000	283,944	158	95,000	132,647
2008	301	215,000	263,020	62	260,000	318,144	79	100,000	127,943
2009	315	230,000	282,783	64	239,000	276,093	100	102,500	120,404
2010	286	245,000	326,489	57	317,000	338,706	104	118,250	140,686
2011	279	235,000	304,522	63	249,000	278,669	112	117,250	165,870
2012	288	241,250	294,684	46	270,000	288,706	86	116,000	139,094
2013	331	240,000	298,239	53	249,000	294,805	86	121,000	142,785
2014	319	272,000	328,694	47	272,000	279,815	81	120,000	132,000
2015	334	275,000	315,047	41	230,000	327,341	116	125,000	147,487
2016	363	300,000	363,513	47	279,000	315,790	83	135,000	162,461
2017	379	335,000	386,942	63	317,000	340,346	146	145,000	164,969
2018	374	346,250	410,740	61	315,000	344,040	177	175,000	196,983
2019	340	358,000	424,743	50	351,000	376,059	136	200,000	218,230
2020	350	397,750	466,734	52	320,000	340,750	172	210,000	228,537
2021	387	485,000	606,351	58	375,000	442,885	161	305,000	316,393
2022	321	550,000	680,969	35	390,000	463,282	88	342,500	390,045
2023	266	540,000	623,311	39	490,000	538,320	44	297,500	399,818
2024	30	475,000	572,583	1	320,000^	320,000^	4	207,500 ^	228,750 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

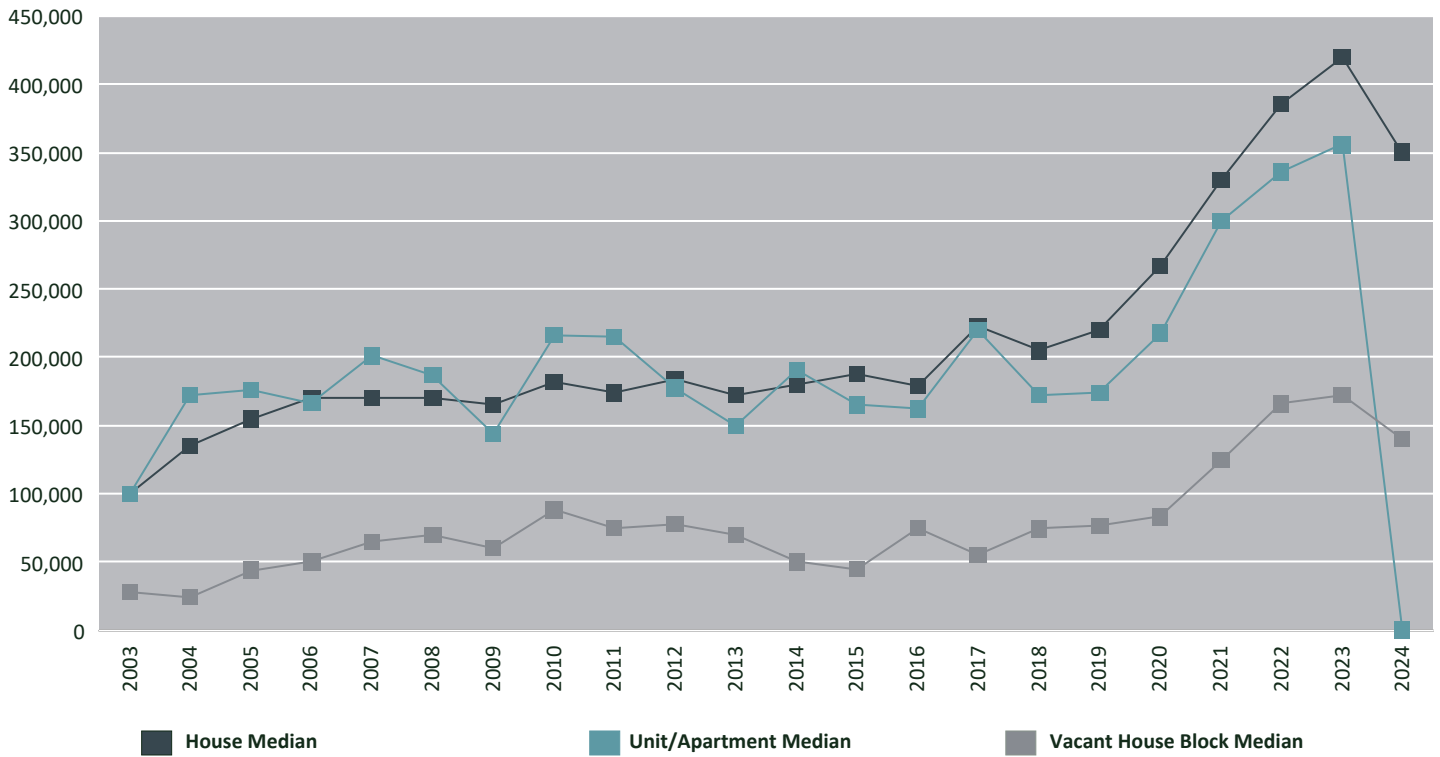
Colac Otway Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area	
						2022	2018			
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)	
Café	1	251000	251000	126.38	1986.00	ND	ND	1986.00	126.38	
Dev Site	3	2020000	650000	830.14	783.00	256.92<	361.11<	1005.33	2009.28	
Mixed Use Unspec	1	910000	910000	NA	NA	70.82<	139.68<	NA	NA	
Office Premises Unsp	1	1001000	1001000	1229.73	814.00	165.45<	45.96<	814.00	1229.73	
Restaurant	1	550000	550000	338.05	1627.00	ND	ND	1627.00	338.05	
Retail Sgls Occ Unsp	9	731333	625000	1171.78	904.50	138.89<	210.44<	1163.25	527.83	
Tourist Park/Caravan	1	1100000	1100000	74.16	14833.00	ND	ND	14833.00	74.16	
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)	
Quarry Sand	1	3357200	3357200	10.98	305890.00	ND	ND	305890.00	10.98	
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)	
Factory Unsp	2	525000	525000	337.90	1559.00	152.17<	263.82<	1559.00	336.75	
Ind Dev Site	2	227500	227500	144.36	1576.00	87.08<	180.73<	1576.00	144.35	
Warehouse	1	610000	610000	508.33	1200.00	ND	ND	1200.00	508.33	
Warehouse Unspec	7	1010928	676500	194.84	1745.00	94.62<	ND	3331.86	303.41	
Warehouse/Office	1	750000	750000	283.45	2646.00	ND	ND	2646.00	283.45	
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)	
ReservedRoads	1	4350000	4350000	1995.41	2180.00	ND	ND	2180.00	1995.41	
Suburban&Rural Road	3	911333	642000	18.72	34300.00	ND	225.26<	32213.33	28.29	
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)	
DomesticLivestockGraz	4	3403548	4180027	5.53	1372500.00	431.31<	684.69<	1273972.25	2.67	
GenCrop >20ha Unspec	5	1867430	1752150	2.39	733700.00	151.05<	232.07<	915048.20	2.04	
Livestock – Beef	21	1363757	860000	1.73	424500.00	101.47<	130.30<	598977.14	2.28	
Livestock – Dairy	12	1227586	1315000	3.14	531700.00	126.44<	250.48<	621119.17	1.98	
Livestock – Sheep	1	4530000	4530000	1.85	2443000.00	733.60<	183.78<	2443000.00	1.85	
MixedFarm + infrast	4	1494127	1364505	5.45	302650.00	82.70<	178.37<	293425.00	5.09	
MixedFarm no infrast	5	910200	690000	2.65	260700.00	112.07<	172.50<	286060.00	3.18	
MixedFarm&GrazUnsp	2	1012550	1012550	3.66	277584.50	101.76<	253.14<	277584.50	3.65	
Native Bshland	3	971666	330000	1.53	215770.00	22.00<	56.32<	425482.67	2.28	
Softwood Plantation	1	637000	637000	0.94	680900.00	ND	ND	680900.00	0.94	
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)	
Detached Home Unsp	261	624141	540000	977.39	752.00	98.18<	135.85<	941.37	655.35	
Detached Home(exist)	5	580000	650000	1254.88	769.00	112.07<	146.07<	1375.80	421.57	
MisimpRuralLand Unsp	2	1075000	1075000	105.55	10782.00	215.00<	467.39<	10782.00	99.70	
Res Co Sh Unit Unsp	1	283000	283000	NA	NA	ND	ND	NA	NA	
Res Investment Flat	2	565000	565000	107.74	4641.00	ND	ND	4641.00	107.74	
Res Land (WithBuild)	1	332000	332000	166.00	2000.00	ND	ND	2000.00	166.00	
Res/Rural Lstyle	55	862145	875000	46.00	20000.00	106.38<	148.31<	31751.07	27.15	
ResLandWithImprovemt	1	420000	420000	2.37	177500.00	69.42<	ND	177500.00	2.37	
Short Term Hol Accom	22	934590	885500	1423.50	629.00	92.72<	138.36<	2930.14	346.18	
Single Strata Unsp	32	539937	485000	NA	NA	125.97<	156.45<	NA	NA	
Strata Unit/Flat Unsp	4	575875	526500	NA	NA	55.42<	126.11<	NA	NA	
Vac Res A	37	406297	305000	350.44	799.00	88.41<	145.24<	873.79	471.44	
Vac Res B	7	365571	290000	98.08	2396.00	90.63<	161.11<	2653.43	137.77	
Vac Res Rural Lstyle	22	333161	340000	32.52	12300.00	93.15<	136.00<	31477.76	10.53	
Municipality totals										
Commercial Total			17	Commercial Total Prices				\$16,454,000		
Extractive Industry Total			1	Extractive Industry Total Prices				\$3,357,200		
Industrial Total			13	Industrial Total Prices				\$9,941,500		
Infrastruc&Utilities Total			4	Infrastruc&Utilities Total Prices				\$7,083,999		
Primary Production Total			58	Primary Production Total Prices				\$86,955,897		
Residential Total			452	Residential Total Prices				\$282,597,965		
All Sales Total			545	All Sales Total				\$406,390,561		

Corangamite Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	217	100,000	112,522	19	100,000	116,378	76	28,000	38,919
2004	205	135,000	142,514	20	172,500	249,725	45	24,000	37,247
2005	214	155,000	177,592	18	176,250	162,638	53	44,000	54,959
2006	166	170,000	185,592	12	166,500	182,708	42	50,000	56,363
2007	163	170,000	189,878	25	201,000	239,679	35	65,000	85,334
2008	169	170,000	179,601	6	187,000 [^]	188,833 [^]	24	70,000	76,205
2009	186	165,500	177,181	16	143,750	168,781	25	60,000	69,920
2010	164	181,750	192,593	11	216,000	211,545	35	88,000	93,191
2011	151	173,800	195,677	11	215,000	232,500	39	75,000	76,669
2012	125	183,500	194,324	14	177,500	208,750	21	77,500	85,714
2013	161	172,000	202,555	9	150,000 [^]	205,944 [^]	33	70,000	64,190
2014	144	180,000	198,117	16	191,000	224,031	27	50,000	73,129
2015	170	187,500	203,864	15	165,000	189,600	18	44,250	70,836
2016	193	179,000	195,883	19	162,000	211,210	23	75,000	76,869
2017	192	222,500	233,325	19	220,000	211,131	33	55,500	70,954
2018	211	205,000	232,323	13	172,000	192,992	44	74,250	79,517
2019	177	220,000	237,347	10	174,000	201,850	41	76,800	78,128
2020	217	266,540	285,923	16	217,500	242,531	70	83,000	91,359
2021	253	330,000	380,921	20	300,000	363,875	46	124,250	128,478
2022	214	385,500	416,939	8	335,500 [^]	349,000 [^]	32	166,000	201,651
2023	158	420,000	446,385	4	356,000 [^]	476,750 [^]	20	172,500	187,805
2024	22	350,000	392,113	0	0 [*]	0 [*]	1	140,000 [^]	140,000 [^]

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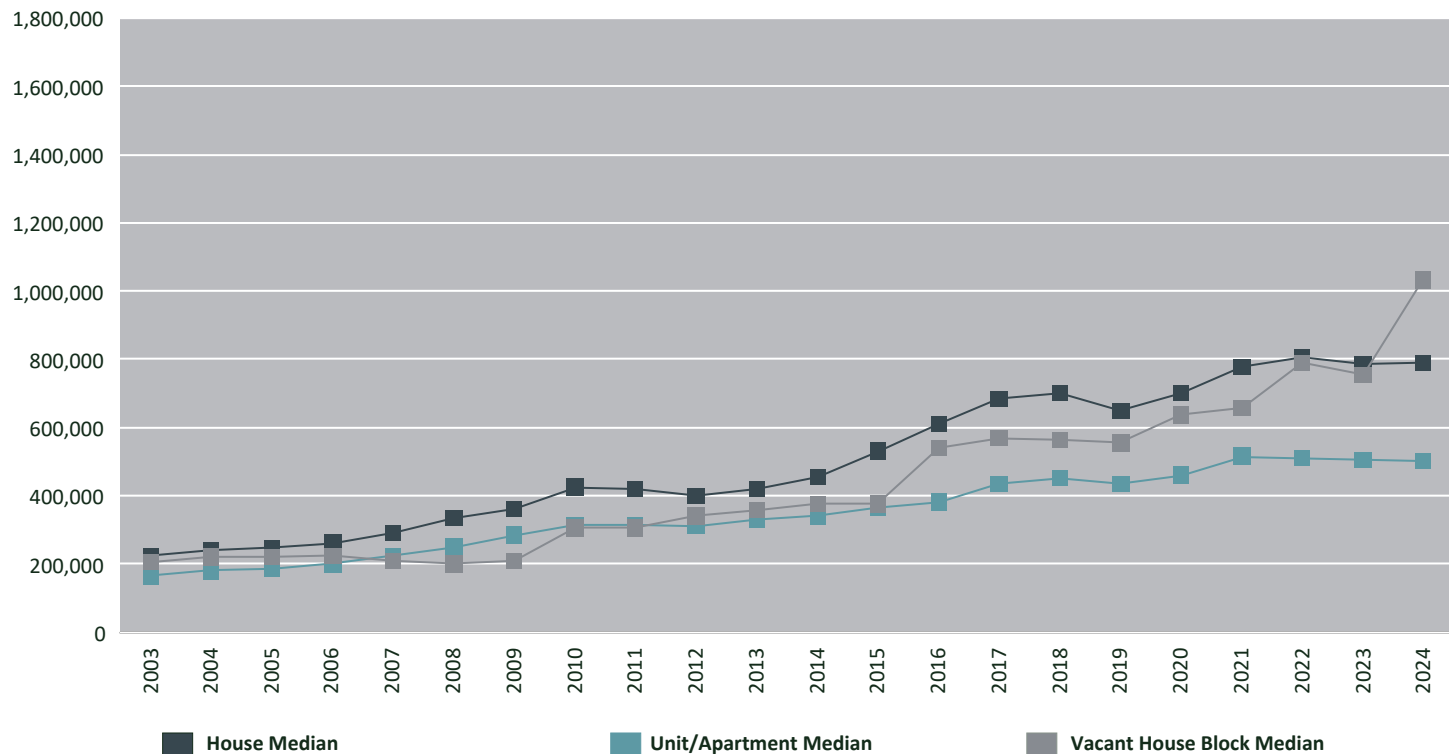
Corangamite Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	3	454896	220000	135.80	1620.00	51.76<	348.38<	2629.67	172.99
Fuel Outlet/Garage	2	782069	782069	663.93	1872.00	70.12<	ND	1872.00	417.77
Nat Co Bulky Goods	1	225000	225000	265.96	846.00	ND	ND	846.00	265.96
Pub/Tavern/Club Unsp	1	1300000	1300000	534.10	2434.00	136.84<	ND	2434.00	534.10
Retail Mult Occ Unsp	1	302500	302500	NA	NA	56.41<	ND	NA	NA
Retail Sgle Occ Unsp	9	329444	260000	306.11	817.00	52.00<	94.55<	891.88	348.28
Supermarket	1	80000	80000	158.10	506.00	ND	ND	506.00	158.10
Community Services									
Vac Religious Site	1	5000	5000	1.49	3352.00	ND	ND	3352.00	1.49
Industrial									
Factory Unsp	5	428700	270000	172.19	1568.00	77.14<	1.57<	4935.60	86.86
Ind Dev Site	1	1200000	1200000	9.15	131209.00	141.18<	905.66<	131209.00	9.15
OpenStorageUnspec	1	300000	300000	2.79	107700.00	ND	ND	107700.00	2.79
Storage Depot	2	266000	266000	100.09	4899.50	120.91<	ND	4899.50	54.29
Warehouse Unspec	1	325000	325000	314.01	1035.00	ND	123.11<	1035.00	314.01
Workshop	1	140000	140000	152.01	921.00	ND	ND	921.00	152.01
Primary Production									
DomsticLivestockGraz	10	811539	589090	1.23	340651.00	65.00<	107.13<	727507.50	1.12
GenCrop >20ha Unspec	11	1670048	1519689	2.54	708064.00	72.37<	80.96<	1466780.09	1.14
Livestock – Beef	8	1536148	1255980	1.82	576600.00	98.95<	232.59<	553140.38	2.78
Livestock – Dairy	35	1638854	1205000	2.22	662100.00	76.78<	124.17<	711443.63	2.30
MixedFarm + infrast	29	1694381	1089000	2.86	594000.00	109.45<	165.63<	904537.62	1.87
MixedFarm no infrast	3	755602	700000	2.59	400000.00	60.26<	93.98<	416666.67	1.81
MixedFarm&GrazUnsp	3	537567	612702	1.75	349226.00	90.97<	63.29<	321908.67	1.67
Native Bshland	1	1781618	1781618	2.14	831082.00	ND	ND	831082.00	2.14
Residential									
Age Care/Nursing Uns	1	1485000	1485000	84.38	17600.00	ND	ND	17600.00	84.38
Detached Home Unsp	153	444705	420000	505.94	1010.00	109.09<	158.03<	1101.06	403.89
Detached Home(exist)	5	497800	530000	158.42	2020.00	109.28<	194.50<	2175.00	228.87
MisimpRuralLand Unsp	5	401400	480000	12.10	20000.00	120.00<	369.23<	27552.80	14.57
Res Land (WithBuild)	2	208000	208000	205.60	1011.50	130.00<	ND	1011.50	205.64
Res/Rural Lstyle	56	603484	580000	39.79	17693.00	100.00<	153.64<	32237.35	18.58
ResLandWithImprovemt	3	135000	150000	158.10	1012.00	81.08<	178.57<	9527.67	14.17
Short Term Hol Accom	1	2400000	2400000	91.78	26150.00	ND	ND	26150.00	91.78
Single Strata Unsp	2	597500	597500	NA	NA	181.06<	284.52<	NA	NA
Strata Unit/Flat Uns	2	356000	356000	NA	NA	ND	140.30<	NA	NA
Vac Res A	15	171073	156000	119.47	989.00	78.00<	185.71<	918.29	188.32
Vac Res B	5	238000	310000	85.57	2045.00	187.88<	442.86<	2514.00	94.67
Vac Res Englobo Oth	1	220000	220000	15.70	14016.00	ND	38.94<	14016.00	15.70
Vac Res Rural Lstyle	11	250936	272000	16.71	6069.00	97.14<	143.16<	19659.73	12.76
Municipality totals									
Commercial Total			18			Commercial Total Prices			\$7,801,329
Community Services Total			1			Community Services Total Prices			\$5,000
Industrial Total			11			Industrial Total Prices			\$4,640,500
Primary Production Total			100			Primary Production Total Prices			\$150,933,212
Residential Total			262			Residential Total Prices			\$119,680,454
All Sales Total			392			All Sales Total			\$283,060,495

Greater Dandenong City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,751	225,000	235,820	1,134	165,000	179,461	224	205,000	187,511
2004	1,621	240,000	256,841	928	180,000	191,260	230	219,000	206,374
2005	1,753	248,000	259,613	1,020	185,500	201,006	220	221,500	202,299
2006	1,598	261,500	279,682	971	200,000	217,279	203	225,000	211,714
2007	1,909	290,000	313,732	1,360	225,000	249,079	174	210,000	211,638
2008	1,364	335,000	355,479	1,020	250,000	262,446	46	199,500	225,438
2009	1,731	361,000	383,871	1,327	285,000	292,288	353	210,000	232,501
2010	1,452	425,000	456,863	976	315,000	325,672	308	305,000	286,152
2011	1,304	420,000	445,863	745	312,500	312,041	286	305,000	303,260
2012	1,187	400,000	427,756	815	310,000	312,460	209	340,000	317,112
2013	1,488	420,000	440,351	975	330,000	330,746	311	357,500	354,507
2014	1,791	456,000	484,027	1,180	340,000	350,830	392	377,500	383,197
2015	1,762	530,775	562,883	1,234	365,000	385,102	228	375,000	362,758
2016	1,698	610,000	642,669	1,207	382,000	389,068	152	541,042	520,477
2017	1,586	685,000	717,642	1,284	434,250	432,670	154	569,000	576,585
2018	1,101	700,000	737,109	929	450,000	454,190	76	565,000	607,432
2019	1,168	650,000	693,988	761	435,000	442,165	81	554,400	610,051
2020	997	700,000	735,275	709	460,000	464,145	90	636,587	663,315
2021	1,659	779,000	821,339	1,336	515,000	511,044	81	656,425	657,870
2022	1,241	805,000	867,645	1,080	510,000	502,705	29	790,000	829,143
2023	1,089	785,000	850,824	1,019	505,000	502,290	18	755,000	796,942
2024	97	790,000	807,555	108	501,000	486,203	2	1,034,000 ^	1,034,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Greater Dandenong City

Analysis of property sales for 2023

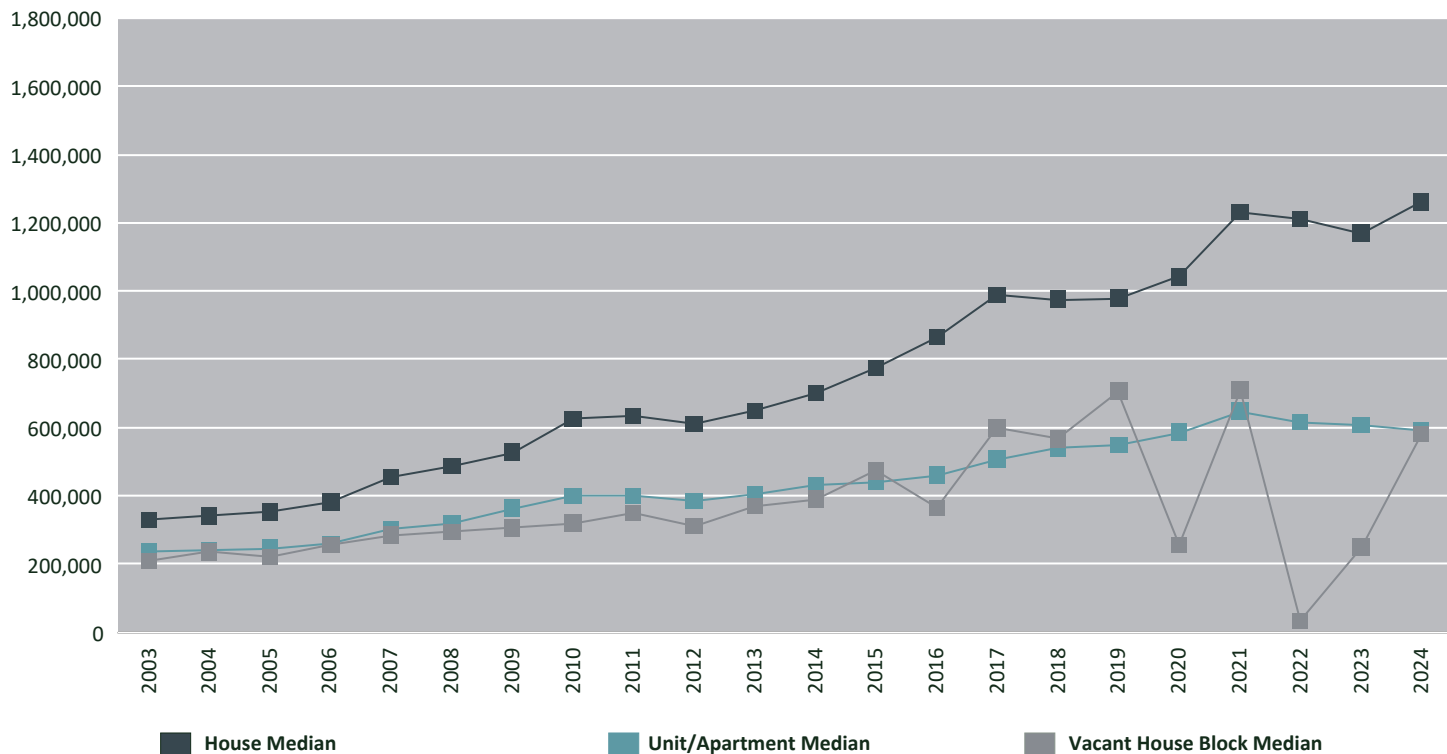
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dental Clinic	1	850000	850000	1134.85	749.00	ND	ND	749.00	1134.85
Dev Site	3	3317500	2915000	11291.54	488.50	91.59<	197.76<	488.50	5542.48
Ground Level Parking	1	1212750	1212750	987.58	1228.00	ND	1212.75<	1228.00	987.58
Kiosk	1	184000	184000	NA	NA	153.33<	ND	NA	NA
Licensed Ret Prem	1	680000	680000	1847.83	368.00	ND	115.25<	368.00	1847.83
LowRise Office Build	1	2915000	2915000	984.46	2961.00	437.69<	ND	2961.00	984.46
Medical/Surgery	1	745000	745000	1344.77	554.00	80.98<	108.76<	554.00	1344.77
Mixed Use Unspec	7	14412507	4030000	714.29	13300.00	104.00<	476.92<	13855.00	348.59
Office Cvt Dwelling	1	760000	760000	1090.39	697.00	62.04<	ND	697.00	1090.39
Office Premises Unsp	23	953093	425000	13.75	22397.00	74.44<	75.24<	17663.44	38.26
Retail Mult Occ Unsp	1	1560000	1560000	3229.81	483.00	184.62<	108.34<	483.00	3229.81
Retail Sgle Occ Unsp	15	1403838	1175000	2468.94	717.50	209.82<	218.06<	6942.80	197.94
Retail Store/Showrm	8	2803125	2327500	3661.25	1169.00	160.52<	74.47<	1634.20	2283.07
Shop	20	635549	483500	2644.23	208.00	71.21<	43.95<	1199.63	540.12
Shop & Dwelling	1	932000	932000	1104.27	844.00	ND	109.38<	844.00	1104.27
Vehicle Sales Centre	1	8888889	8888889	1374.29	6468.00	772.95<	841.63<	6468.00	1374.29
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	1710000	1710000	2008.26	866.00	ND	36.77<	866.00	1974.60
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	49	993065	682215	2091.36	374.50	102.07<	136.31<	552.65	1607.66
Factory Unit	4	965750	1042500	3111.92	344.00	197.63<	208.50<	332.50	2904.51
Factory Unsp	25	2213856	1029600	3285.96	376.00	67.85<	171.60<	1867.23	1014.67
Garage/Motor Vehicle	1	801000	801000	3591.93	223.00	ND	ND	223.00	3591.93
Ind Dev Site	5	3091341	4399923	1235.00	3631.00	242.64<	350.99<	11808.20	261.80
Office/Factory	71	3674650	1800000	1801.63	1313.50	124.57<	150.00<	4111.61	1040.60
Storage Depot	1	3300000	3300000	305.56	10800.00	80.29<	36.95<	10800.00	305.56
Warehouse	1	3355000	3355000	783.33	4283.00	ND	ND	4283.00	783.33
Warehouse Unspec	20	3420133	1666500	4569.28	431.50	181.14<	274.55<	3153.00	1569.56
Warehouse/Office	6	12020833	12000000	1044.71	11312.00	124.51<	279.07<	13413.83	896.15
Wrecking Yard	2	980000	980000	1475.92	664.00	ND	119.38<	664.00	1475.90
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Horse Unspecified	1	7920000	7920000	34.15	231913.00	ND	ND	231913.00	34.15
Livestock – Beef	1	3000000	3000000	20.98	143000.00	ND	ND	143000.00	20.98
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	897000	839000	1863.79	602.00	96.44<	143.30<	600.67	1493.34
Cojoin Strata Unsp	92	568768	537500	NA	NA	92.67<	145.75<	NA	NA
Detached Home (Ind)	1	676500	676500	1047.21	646.00	ND	107.38<	646.00	1047.21
Detached Home Unsp	1034	859518	790000	3712.75	557.00	97.53<	114.99<	558.71	1528.53
Detached Home(exist)	1	1125000	1125000	1659.29	678.00	ND	158.67<	678.00	1659.29
Individual Car Park	8	4750	3000	NA	NA	300.00<	ND	NA	NA
Res Investment Flat	1	1055000	1055000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	39	1040451	980000	957.56	919.00	97.03<	104.26<	914.54	1137.68
Res/Rural Lstyle	3	2694666	3350000	218.24	20849.00	152.27<	74.16<	16520.67	163.11
ResLandWithImprovemt	1	555000	555000	3100.56	179.00	ND	ND	179.00	3100.56
Retire Village Unit	11	382181	365000	NA	NA	123.73<	105.04<	NA	NA
Semi-detached Unspec	54	679284	703000	3833.93	175.50	104.93<	108.99<	294.27	2330.19
Single Strata Unsp	503	577564	565000	NA	NA	98.43<	100.00<	NA	NA
Strata Unit/Flat Uns	412	397411	348500	NA	NA	97.62<	76.59<	NA	NA
Vac Res A	18	796942	755000	2246.70	454.00	95.57<	118.90<	513.53	1631.73

Municipality totals

Commercial Total	86	Commercial Total Prices	\$207,682,419
Community Services Total	2	Community Services Total Prices	\$3,420,000
Industrial Total	185	Industrial Total Prices	\$534,170,153
Primary Production Total	2	Primary Production Total Prices	\$10,920,000
Residential Total	2,181	Residential Total Prices	\$1,505,349,570
All Sales Total	2,456	All Sales Total	\$2,261,542,142

Darebin City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,794	330,000	349,280	1,077	235,000	249,715	262	208,500	201,087
2004	1,611	340,000	359,186	944	240,175	253,368	178	235,000	224,103
2005	1,698	352,000	377,512	1,004	246,000	262,482	157	221,350	220,600
2006	1,659	382,000	407,326	1,057	259,000	272,206	136	257,000	240,676
2007	1,853	455,000	488,824	1,475	301,000	321,232	113	285,000	278,625
2008	1,380	485,126	517,729	1,047	317,000	343,107	49	296,000	284,399
2009	1,546	526,500	560,869	1,481	363,000	380,551	32	304,975	271,506
2010	1,439	625,888	661,912	1,158	400,000	414,092	14	320,000	606,571
2011	1,353	635,000	667,315	1,128	400,000	420,379	27	350,000	398,526
2012	1,256	611,000	647,946	1,168	385,425	408,743	15	310,000	410,133
2013	1,475	650,000	693,307	1,514	405,000	419,672	31	370,000	368,950
2014	1,729	700,000	759,767	1,667	430,000	461,811	45	390,000	405,125
2015	1,665	775,000	837,839	1,904	440,000	464,099	34	472,500	478,387
2016	1,512	863,500	954,592	1,860	460,250	492,731	22	365,500	400,638
2017	1,437	990,000	1,086,874	1,796	506,800	530,852	16	597,650	697,741
2018	1,290	975,000	1,082,911	1,403	539,000	555,851	17	566,000	602,950
2019	1,268	979,000	1,064,305	1,266	548,500	576,079	14	706,250	682,821
2020	1,116	1,041,750	1,126,800	1,275	585,000	606,023	5	255,000 ^	323,000 ^
2021	1,669	1,230,000	1,331,186	2,049	647,500	682,649	29	710,000	804,852
2022	1,335	1,210,000	1,354,187	1,469	615,890	633,394	14	33,000	251,212
2023	1,272	1,170,000	1,274,699	1,560	606,000	630,850	19	250,000	394,501
2024	73	1,260,000	1,252,424	160	592,500	619,003	1	580,000 ^	580,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

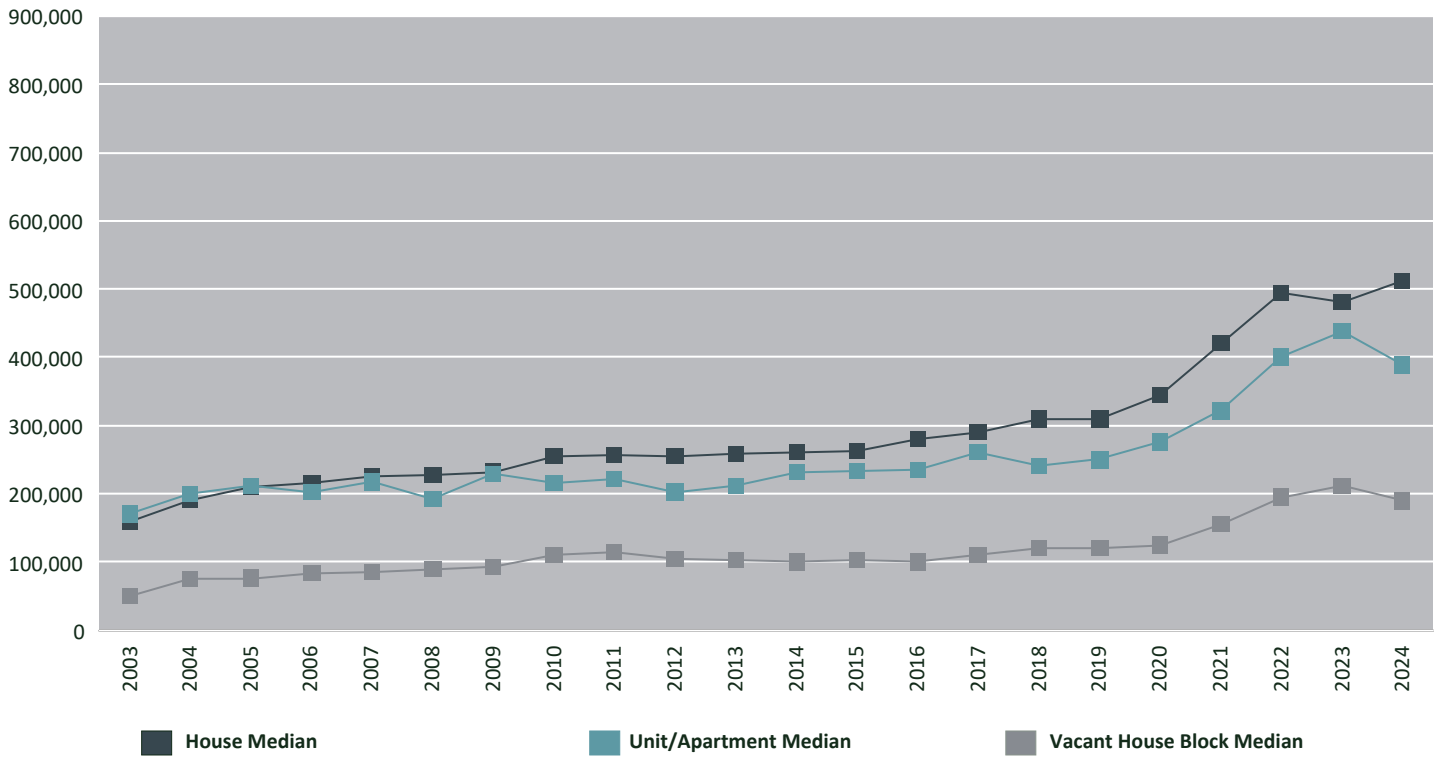
Darebin City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	346500	346500	2279.61	152.00	6.33<	5.54<	152.00	2279.61
LowRise Office Build	2	730000	730000	234.26	4034.00	53.48<	33.18<	4034.00	234.26
Medical/Surgery	2	8145214	8145214	10671.34	609.00	342.24<	1267.84<	609.00	13374.74
Mixed Use Office	3	782333	990000	2124.46	466.00	336.73<	132.81<	487.00	1606.43
Mixed Use Shop	1	880000	880000	40.88	21527.00	79.14<	ND	21527.00	40.88
Mixed Use Unspec	4	1592500	1605000	4060.99	482.00	59.05<	293.15<	482.00	4097.51
National Co Rest	1	5650000	5650000	5305.16	1065.00	ND	ND	1065.00	5305.16
Office & Dwelling	2	670000	670000	3408.07	223.00	ND	ND	223.00	3408.07
Office Premises Unsp	4	1085500	811000	1365.70	309.00	61.23<	182.25<	328.00	1973.58
Retail Mult Occ Unsp	1	2860000	2860000	NA	NA	204.29<	305.88<	NA	NA
Retail Sgle Occ Unsp	7	658571	695000	3829.23	181.50	99.64<	181.72<	228.00	2958.70
Retail Store/Showrm	1	3610000	3610000	5013.89	720.00	111.08<	214.24<	720.00	5013.89
Shop	20	1168623	1045000	4013.45	223.00	115.47<	190.00<	306.58	3941.20
Shop & Dwelling	10	845000	825000	3076.92	234.00	87.53<	110.81<	240.33	3777.16
Timber Yard/Supplies	1	2250000	2250000	1777.25	1266.00	ND	ND	1266.00	1777.25
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Residence	2	1316000	1316000	2908.94	604.00	ND	ND	604.00	2908.94
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	13	1383000	1200000	2059.37	539.00	71.96<	141.18<	635.36	2229.07
Factory Unsp	9	691188	645700	3843.01	158.50	82.59<	59.79<	235.83	2749.12
Ind Dev Site	3	1140869	1381500	1541.51	1313.00	36.84<	49.74<	1313.00	1541.51
Warehouse	3	793833	825000	121.18	5719.00	17.59<	ND	9282.33	85.52
Warehouse Unspec	14	1164906	816750	3719.36	204.00	113.79<	123.24<	691.00	1800.43
Warehouse/Office	4	1417000	786500	3718.71	208.50	ND	77.11<	426.50	3322.39
Workshop	1	1045000	1045000	1730.13	604.00	ND	ND	604.00	1730.13
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	27000	27000	16.42	1644.00	30.80<	166.75<	1644.00	16.42
Post Offices	1	1001000	1001000	4677.57	214.00	ND	ND	214.00	4677.57
Reserve for Drainage	1	362000	362000	NA	NA	12.03<	ND	NA	NA
Sewerage/StormUnsp	1	1350000	1350000	34615.38	39.00	ND	14421.54<	39.00	34615.38
Tramway/Light Rail	1	800000	800000	885.94	903.00	ND	ND	903.00	885.94
Utilities Vac Land	2	24880	24880	1015.68	35.50	118.25<	ND	35.50	700.85
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	1117500	1117500	2527.12	459.50	76.80<	143.45<	459.50	2431.99
Cojoin Strata Unsp	30	1075344	1009000	NA	NA	142.61<	153.46<	NA	NA
Conjoined StrataUnit	263	610486	600000	NA	NA	99.67<	107.14<	NA	NA
Detached Home (New)	10	2313500	2390000	3968.90	542.50	113.81<	103.46<	540.60	4279.50
Detached Home Unsp	203	1211368	1100000	3789.97	310.00	100.00<	110.11<	364.59	3385.47
Detached Home(exist)	952	1293882	1180000	1869.47	533.50	94.40<	110.28<	542.87	3383.83
Disability Housing	1	1485000	1485000	3221.26	461.00	ND	ND	461.00	3221.26
Half Pair or Duplex	52	1239917	1213000	2784.13	338.00	108.30<	119.30<	363.37	3445.86
House & Flat/Studio	1	1070000	1070000	5350.00	200.00	ND	ND	200.00	5350.00
Individual Car Park	2	432500	432500	NA	NA	43250000.00<	ND	NA	NA
OYO Strata Flat	453	459059	429000	NA	NA	94.29<	93.98<	NA	NA
OYO Sub Dwelling	21	773761	690000	NA	NA	89.61<	102.60<	NA	NA
OYO Sub Unit	13	716384	695000	NA	NA	90.26<	111.07<	NA	NA
OYO Subdivided Flat	27	532814	501500	NA	NA	97.38<	105.03<	NA	NA
OYO Unit	5	736000	740000	NA	NA	116.54<	ND	NA	NA
Res Investment Flat	5	943000	285000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	1150000	1150000	2825.55	407.00	585.98<	ND	407.00	2825.55
ResLandWithImprovemt	1	31362	31362	712.77	44.00	ND	ND	44.00	712.77
Retire Village Compl	1	735000	735000	425.10	1729.00	ND	ND	1729.00	425.10
Retire Village Unit	6	567166	575000	NA	NA	88.46<	111.65<	NA	NA
Row House	2	976650	976650	4904.82	197.50	76.90<	128.00<	197.50	4945.06
Semi-detached	7	1058285	1310000	2054.79	292.00	117.75<	124.76<	280.43	3773.82
Semi-detached Unspec	31	974068	855000	6248.46	197.50	117.53<	126.32<	312.50	3212.53
Single Strata Unit	7	630928	602000	NA	NA	95.44<	103.53<	NA	NA
Single Strata Unsp	92	675645	692500	4726.07	173.00	92.33<	101.84<	173.00	3497.11
Strata Dwelling	12	714541	704500	NA	NA	90.90<	121.47<	NA	NA
Strata Unit/Flat Unsp	219	608570	585000	175.12	1913.00	95.90<	99.27<	1913.00	175.12
Terrace House	16	1115687	1187500	6740.33	181.00	113.10<	106.98<	181.60	6241.19
Townhouse	405	792159	730000	NA	NA	100.00<	108.96<	NA	NA
Vac Res A	19	394501	250000	2062.41	246.50	757.58<	98.04<	317.50	1250.31
Municipality totals									
Commercial Total			60			Commercial Total Prices			\$84,178,403
Community Services Total			2			Community Services Total Prices			\$2,632,000
Industrial Total			47			Industrial Total Prices			\$53,025,503
Infrastruc&Utilities Total			7			Infrastruc&Utilities Total Prices			\$3,589,760
Residential Total			2,859			Residential Total Prices			\$2,619,540,457
All Sales Total			2,975			All Sales Total			\$2,762,966,123

East Gippsland Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,058	160,000	175,555	246	170,000	220,415	709	50,000	60,741
2004	747	190,000	211,086	154	199,500	291,595	332	75,000	75,122
2005	719	210,000	231,382	134	212,000	257,310	294	76,000	79,244
2006	701	216,000	236,892	141	202,500	248,424	294	83,500	88,449
2007	842	225,000	252,336	125	217,000	288,168	251	85,000	94,946
2008	619	227,000	259,900	156	192,750	213,426	259	89,500	96,237
2009	813	232,000	255,005	161	229,000	259,272	302	93,000	98,901
2010	768	255,000	282,880	148	216,000	230,268	346	110,000	110,891
2011	610	257,000	277,482	134	221,500	266,493	275	114,000	117,313
2012	592	255,000	279,263	120	202,750	223,385	288	105,000	111,572
2013	696	259,000	285,290	130	211,250	229,313	258	102,625	115,224
2014	680	260,000	291,576	128	231,500	254,773	268	100,000	115,689
2015	743	262,000	291,765	111	233,000	241,608	267	102,000	115,335
2016	764	280,000	308,236	111	235,000	270,498	246	100,000	107,229
2017	884	289,500	318,853	119	260,000	272,502	299	110,000	120,915
2018	923	310,000	331,136	146	240,500	270,609	367	120,000	139,223
2019	845	310,000	343,053	129	250,000	276,278	329	120,000	133,249
2020	1,015	345,000	377,104	85	275,500	289,547	567	125,000	142,229
2021	1,235	420,000	451,945	115	322,000	350,395	742	155,000	177,123
2022	835	495,000	532,606	65	400,000	448,090	272	195,000	218,865
2023	715	481,000	527,171	35	438,000	500,875	188	212,000	247,579
2024	78	512,500	502,102	8	388,525 [^]	440,756 [^]	23	189,500	182,988

Statistics for 2024 are based on a small number of sales and are preliminary only.

East Gippsland Shire

Analysis of property sales for 2023

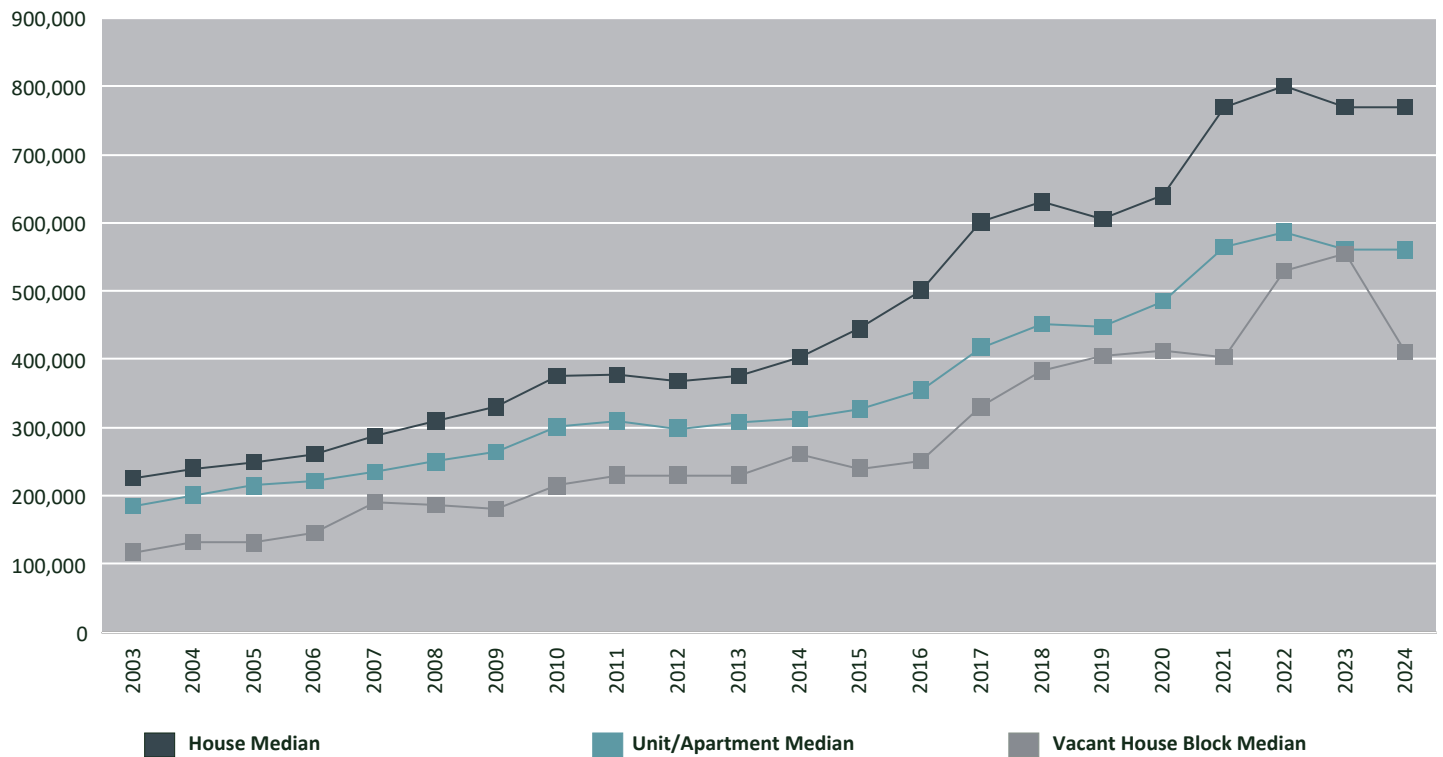
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	565000	565000	1712.12	330.00	ND	185.25<	330.00	1712.12
Dev Site	10	878500	215000	498.28	1164.00	317.34<	126.47<	1380.78	224.51
Fuel Outlet/Garage	3	1306485	869456	457.37	1901.00	91.52<	ND	3665.00	356.48
Health Clinic Unsp	2	297500	297500	336.12	1001.50	ND	ND	1001.50	297.05
Holiday Units	5	147200	135000	1006.35	160.00	77.14<	212.60<	160.00	1012.50
Hotel/Motel Unsp	2	155744	155744	60.96	2321.00	40.77<	155.74<	2321.00	60.96
Licensed Ret Prem	1	2500000	2500000	373.13	6700.00	ND	ND	6700.00	373.13
Mixed Use Unspec	5	4131541	225000	243.25	2526.00	32.14<	46.88<	5725.50	894.03
Motel	2	2300000	2300000	1306.05	2297.00	131.43<	191.27<	2297.00	1306.05
National Co Rest	1	3800000	3800000	768.30	4946.00	ND	ND	4946.00	768.30
Office Premises Uns	4	760000	588500	2931.10	275.50	106.90<	167.43<	275.50	3381.13
Retail Mult Occ Unsp	3	365000	250000	1159.30	322.50	63.29<	45.87<	322.50	1310.08
Retail Sgle Occ Unsp	21	490738	390000	232.90	614.00	73.58<	133.33<	727.33	674.71
Serv Apt/Unit Unsp	3	311500	229500	67.95	7027.00	49.35<	106.74<	7027.00	67.95
Shop & Dwelling	1	205000	205000	117.48	1745.00	ND	ND	1745.00	117.48
Tourist Park/Caravan	3	980000	600000	628.27	955.00	25.10<	33.71<	2959.00	331.19
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	1800000	1800000	1923.08	936.00	ND	ND	936.00	1923.08
NonGov Primary	1	380000	380000	13.59	27970.00	ND	ND	27970.00	13.59
Public,Ed,Health Imp	1	682000	682000	176.73	3859.00	ND	ND	3859.00	176.73
School Camps	1	3755000	3755000	53.64	70000.00	ND	ND	70000.00	53.64
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	10	529650	409000	535.82	766.50	74.36<	127.77<	1753.10	302.12
Ind Dev Site	4	293500	272000	261.70	1523.00	75.56<	192.57<	1523.00	245.90
Warehouse Store	3	3000000	3225000	720.79	5931.00	ND	350.54<	7437.67	403.35
Warehouse Unspec	2	391500	391500	576.91	843.00	128.57<	93.21<	843.00	464.41
Warehouse/Showroom	1	225000	225000	2008.93	112.00	ND	ND	112.00	2008.93
Workshop	1	425000	425000	124.52	3413.00	ND	137.99<	3413.00	124.52
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Airstrip	1	2000000	2000000	2.63	760056.00	ND	ND	760056.00	2.63
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Mixed Other	1	400000	400000	2.39	167600.00	ND	ND	167600.00	2.39
DomsticLivestockGraz	37	1312058	785000	0.96	565590.00	120.77<	221.13<	1076944.22	1.22
Hardwood Plantation	1	700000	700000	0.71	982600.00	ND	ND	982600.00	0.71
Livestock – Beef	4	747870	647900	2.54	331040.50	150.44<	299.76<	366241.50	2.04
Livestock – Dairy	2	2425000	2425000	10.87	302415.50	171.68<	232.61<	302415.50	8.02
Livestock – Sheep	3	1503066	850000	0.65	1304000.00	117.72<	283.33<	2260796.33	0.66
MarketGardenVeg <20h	2	299750	299750	1.75	174083.50	48.35<	29.98<	174083.50	1.72
MixedFarm no infrast	2	511800	511800	0.39	1236500.00	ND	343.49<	1236500.00	0.41
MixedFarm&GrazUnsp	7	771785	670000	2.08	441700.00	81.21<	256.70<	528785.71	1.46
Native Bshland	2	205000	205000	1.17	349935.50	56.01<	102.50<	349935.50	0.59
Native Hardwood	3	390000	360000	0.54	653100.00	96.00<	158.24<	785700.00	0.50
Non-Native Animals	1	820000	820000	0.64	1285000.00	ND	ND	1285000.00	0.64
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cabin/Accommodation	1	245000	245000	361.89	677.00	ND	168.97<	677.00	361.89
Cojoin Strata Unsp	3	575105	560000	NA	NA	124.44<	186.67<	NA	NA
Conjoined StrataUnit	1	179000	179000	NA	NA	107.83<	ND	NA	NA
Detached Home (Ind)	3	451000	455000	468.11	972.00	116.67<	151.67<	1291.00	349.34
Detached Home (New)	3	855833	840000	885.66	1067.00	120.00<	195.92<	998.00	857.55
Detached Home Unsp	648	537211	493500	490.96	774.00	97.72<	142.22<	943.76	568.88
Detached Home(Comm)	2	344000	344000	915.67	370.00	99.14<	120.70<	370.00	929.73
Detached Home(exist)	6	731333	692500	857.31	1901.50	148.92<	139.90<	1929.00	379.13
Half Pair or Duplex	1	466000	466000	911.94	511.00	103.56<	ND	511.00	911.94
Individual Flat	1	740000	740000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	4	685000	612500	48.56	17757.50	141.62<	322.37<	50735.75	13.50
OYO Strata Flat	1	1325000	1325000	NA	NA	140.21<	ND	NA	NA
OYO Sub Dwelling	1	695000	695000	NA	NA	ND	138.31<	NA	NA
Res/Rural Lstyle	143	751094	750000	27.86	16509.00	95.54<	142.86<	28239.82	26.60
ResLandWithImprovemt	10	364250	228750	295.03	763.50	88.83<	149.51<	958.10	380.18
Retire Village Unit	6	348666	340000	NA	NA	93.54<	121.00<	NA	NA
Semi-detached Unspec	57	375314	349900	1675.00	200.00	94.82<	135.10<	223.00	1614.54
Shack/Hut/Donga	1	585000	585000	292.50	2000.00	117.23<	ND	2000.00	292.50
Single Strata Unsp	15	405820	440000	NA	NA	119.73<	162.06<	NA	NA
Strata Unit/Flat Uns	8	678375	601000	NA	NA	141.41<	240.40<	NA	NA
Vac Res A	159	248412	195000	216.84	784.00	100.00<	159.18<	822.81	310.61
Vac Res B	29	243012	242000	149.76	2337.00	135.38<	157.29<	2565.38	94.73
Vac Res Rural Lstyle	58	325622	307250	139.53	8600.00	99.11<	192.03<	27083.61	12.13

Municipality totals

Commercial Total	67	Commercial Total Prices		\$64,989,653
Community Services Total	4	Community Services Total Prices		\$6,617,000
Industrial Total	21	Industrial Total Prices		\$16,903,500
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices		\$2,000,000
Primary Production Total	65	Primary Production Total Prices		\$71,422,430
Residential Total	1,161	Residential Total Prices		\$577,289,252
All Sales Total	1,319	All Sales Total		\$739,221,835

Frankston City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	3,173	225,000	247,523	971	185,000	201,457	983	117,000	132,230
2004	2,690	240,000	267,886	792	201,000	222,708	455	132,000	154,460
2005	2,629	249,000	271,588	969	215,000	225,793	382	131,000	148,490
2006	2,619	260,002	289,070	923	221,000	231,666	487	145,000	160,392
2007	3,174	288,000	326,453	1,210	235,000	247,708	352	190,000	198,795
2008	2,286	310,000	349,801	931	250,000	262,956	285	187,000	206,085
2009	2,687	330,000	359,009	1,196	265,000	270,519	775	181,000	192,741
2010	2,466	375,000	412,728	1,030	300,740	313,498	610	215,000	223,516
2011	2,106	377,500	416,140	779	310,000	320,694	279	230,000	243,219
2012	2,029	368,000	397,500	808	298,500	309,449	228	230,000	242,255
2013	2,238	375,750	417,202	975	307,000	320,943	204	230,000	240,463
2014	2,363	402,500	445,025	964	312,750	333,898	145	261,000	262,246
2015	2,598	445,000	490,879	1,132	327,500	355,856	196	239,975	257,766
2016	2,486	501,000	551,402	1,208	355,000	372,614	219	251,000	279,316
2017	2,548	601,000	654,154	1,070	417,176	431,300	85	330,000	358,602
2018	2,119	630,000	681,483	806	452,000	470,963	68	382,500	463,197
2019	1,999	605,000	648,771	753	448,000	472,767	85	405,000	418,398
2020	1,830	640,000	693,223	844	485,000	510,405	58	413,000	449,931
2021	2,566	770,000	855,367	1,269	565,000	585,737	78	402,535	496,605
2022	1,952	800,000	883,735	1,017	587,000	587,655	57	530,000	529,511
2023	1,749	770,000	862,361	964	560,000	572,380	27	555,000	720,555
2024	191	770,000	830,849	112	560,000	563,720	1	411,000 ^	411,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

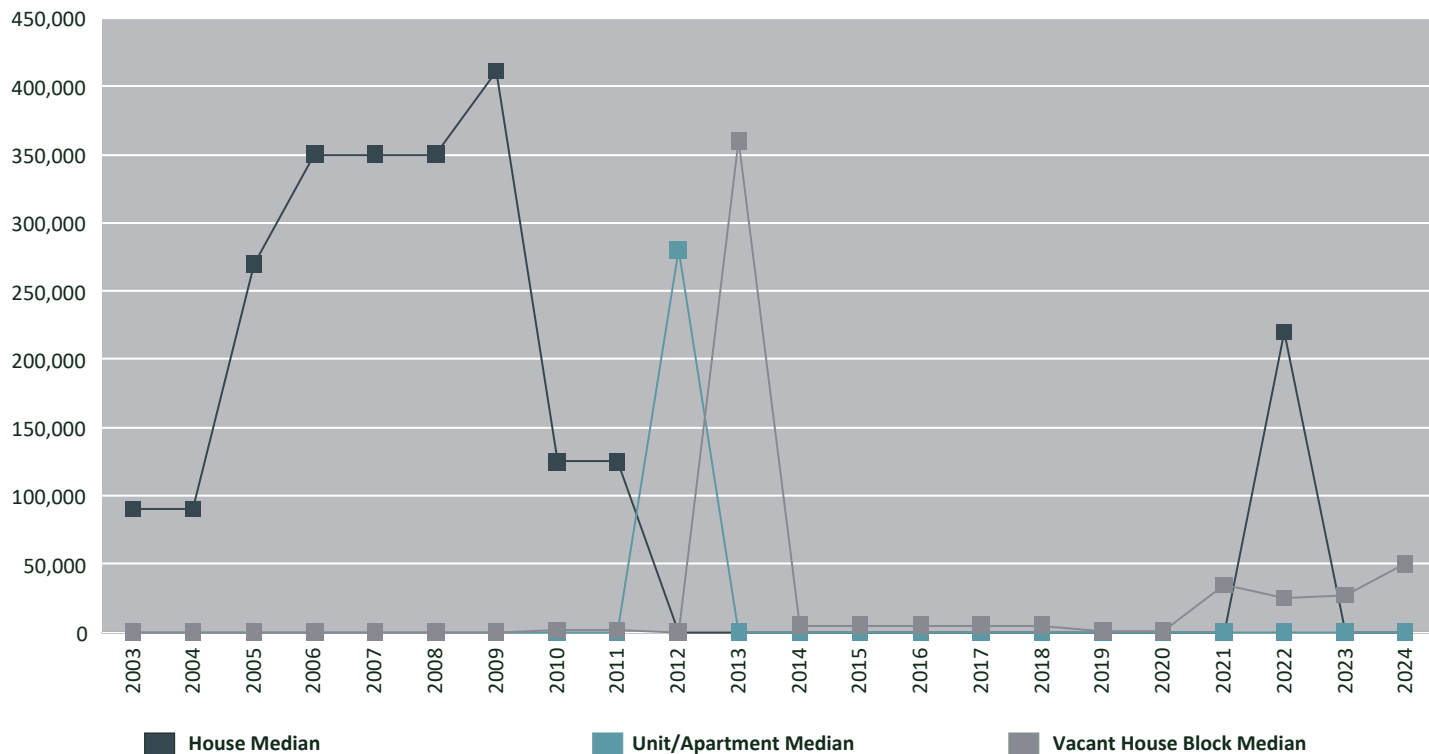
Frankston City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	1980000	1980000	327.33	6049.00	110.00<	ND	6049.00	327.33
Dev Site	1	600000	600000	NA	NA	36.36<	106.84<	NA	NA
Fuel Outlet/Garage	1	1900000	1900000	770.48	2466.00	24.33<	50.00<	2466.00	770.48
Health Clinic Unsp	4	1061500	865000	1040.16	745.00	26.13<	65.96<	833.00	1274.31
Mixed Use Unspec	4	1502500	1475000	3677.23	431.50	320.65<	143.44<	663.50	2264.51
Office Premises Unsp	8	2250368	871472	1758.79	796.00	309.86<	195.73<	839.80	1443.80
Retail Mult Occ Unsp	1	650000	650000	3494.62	186.00	49.06<	44.77<	186.00	3494.62
Retail Sgls Occ Unsp	21	1146404	687000	4195.61	192.00	94.11<	68.70<	366.39	2223.58
Serv Apt/Unit Unsp	1	160000	160000	83.99	1905.00	80.40<	ND	1905.00	83.99
Shopping Centre Unsp	1	845000	845000	6259.26	135.00	9.94<	ND	135.00	6259.26
Vehicle Sales Centre	2	1310000	1310000	1840.48	903.50	ND	ND	903.50	1449.92
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	94	1328118	961125	2078.49	688.00	128.30<	213.11<	1468.40	988.98
Ind Dev Site	2	3272500	3272500	1668.39	2583.50	207.73<	482.74<	2583.50	1266.69
Ind Land Building S0	1	590000	590000	NA	NA	15.53<	124.19<	NA	NA
Warehouse Unspec	13	1534569	1320000	1217.00	1253.50	187.84<	342.86<	1658.83	875.08
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	1300000	1550000	2738.52	566.00	ND	271.93<	594.00	2188.55
Cojoin Strata Unsp	83	700524	636000	NA	NA	97.85<	116.70<	NA	NA
Detached Home Unsp	1738	862092	770000	838.61	632.00	96.25<	120.31<	711.56	1209.62
Detached Home(exist)	1	1601000	1601000	1831.81	874.00	179.89<	156.42<	874.00	1831.81
Res Land (WithBuild)	19	1031910	912800	811.62	1067.00	84.52<	110.64<	1558.00	662.33
Res/Rural Lstyle	48	2142651	1818000	170.83	10010.00	93.23<	133.19<	15886.13	134.88
Semi-detached Unspec	10	835100	815000	5020.92	239.00	125.26<	138.72<	236.89	3541.74
Single Strata Unsp	740	578735	560563	2751.07	252.00	96.65<	116.18<	252.00	2500.00
Strata Unit/Flat Unsp	139	460230	387500	NA	NA	74.02<	85.07<	NA	NA
Townhouse	2	697500	697500	NA	NA	93.99<	139.50<	NA	NA
Vac Res A	26	565576	555000	1195.22	502.00	111.00<	135.37<	565.04	1034.62
Vac Res B	1	4750000	4750000	1312.15	3620.00	487.18<	657.89<	3620.00	1312.15
Vac Res Rural Lstyle	1	2750000	2750000	543.48	5060.00	210.73<	295.70<	5060.00	543.48
Municipality totals									
Commercial Total			45			Commercial Total Prices			\$61,088,445
Industrial Total			110			Industrial Total Prices			\$151,927,550
Residential Total			2,811			Residential Total Prices			\$2,208,602,906
All Sales Total			2,966			All Sales Total			\$2,421,618,901

French Island

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	4	90,500 [^]	130,250 [^]	0	0*	0*	0	0*	0*
2004	0	90,500*	130,250*	0	0*	0*	0	0*	0*
2005	1	270,000 [^]	270,000 [^]	0	0*	0*	0	0*	0*
2006	1	350,000 [^]	350,000 [^]	0	0*	0*	0	0*	0*
2007	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2008	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2009	1	411,000 [^]	411,000 [^]	0	0*	0*	0	0*	0*
2010	1	125,000 [^]	125,000 [^]	0	0*	0*	2	1,550 [^]	1,550 [^]
2011	0	125,000*	125,000*	0	0*	0*	0	1,550*	1,550*
2012	0	0*	0*	1	280,000 [^]	280,000 [^]	0	0*	0*
2013	0	0*	0*	0	0*	0*	1	360,000 [^]	360,000 [^]
2014	0	0*	0*	0	0*	0*	1	5,000 [^]	5,000 [^]
2015	0	0*	0*	0	0*	0*	0	5,000*	5,000*
2016	0	0*	0*	0	0*	0*	0	5,000*	5,000*
2017	0	0*	0*	0	0*	0*	0	5,000*	5,000*
2018	0	0*	0*	0	0*	0*	0	5,000*	5,000*
2019	0	0*	0*	0	0*	0*	1	1,000 [^]	1,000 [^]
2020	0	0*	0*	0	0*	0*	0	1,000*	1,000*
2021	0	0*	0*	0	0*	0*	7	35,000 [^]	32,571 [^]
2022	1	220,000 [^]	220,000 [^]	0	0*	0*	11	24,900	30,836
2023	0	0*	0*	0	0*	0*	2	26,975 [^]	26,975 [^]
2024	0	0*	0*	0	0*	0*	5	50,000 [^]	43,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

French Island

Analysis of property sales for 2023

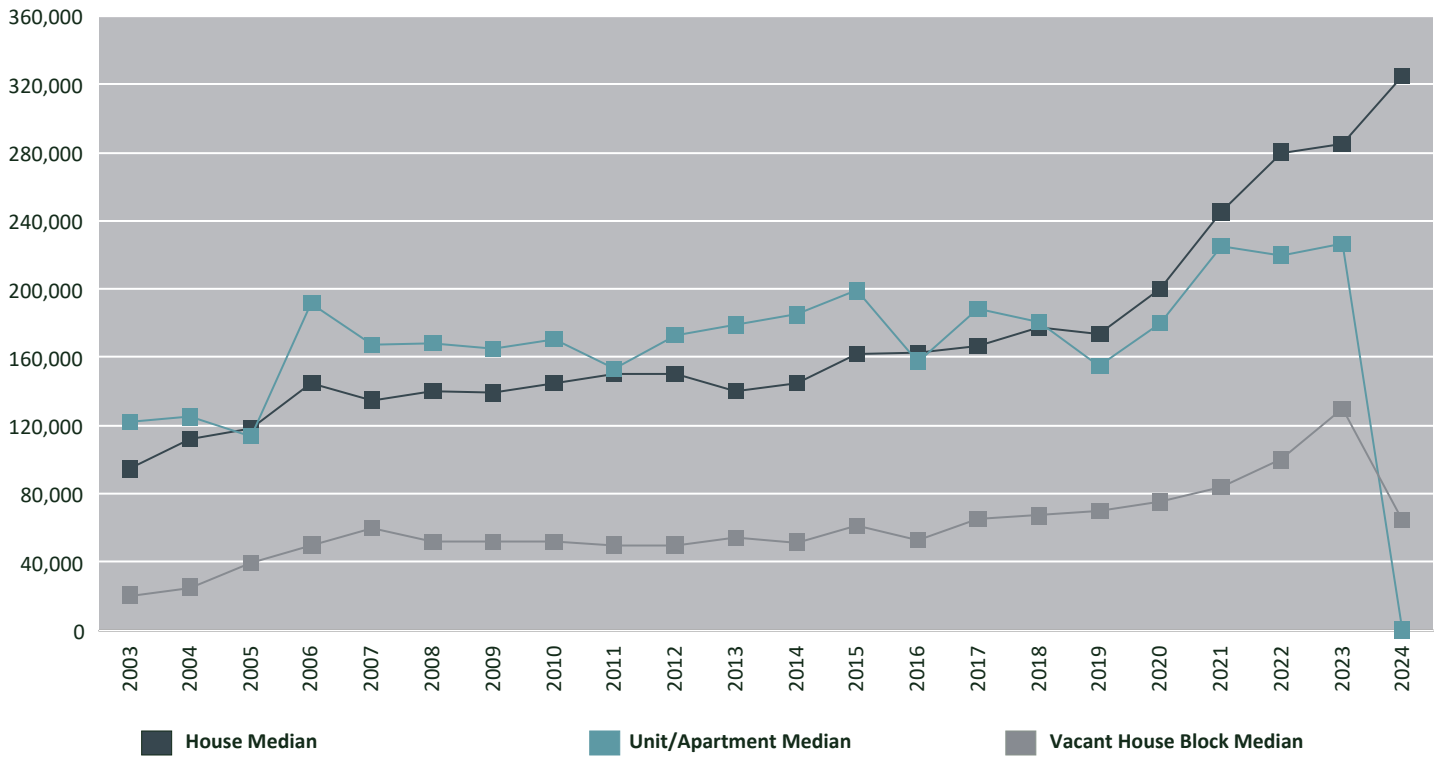
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Native Bshland	2	70000	70000	131.09	534.00	ND	ND	534.00	131.09
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Res/Rural Lstyle	1	450000	450000	29.49	15260.00	84.91<	72.58<	15260.00	29.49
Vac Res A	2	26975	26975	50.73	532.00	108.33<	ND	532.00	50.70
Vac Res Rural Lstyle	1	542000	542000	7.01	77294.00	85.02<	ND	77294.00	7.01

Municipality totals

Primary Production Total	2	Primary Production Total Prices		\$140,000
Residential Total	4	Residential Total Prices		\$1,045,950
All Sales Total	6	All Sales Total		\$1,185,950

Gannawarra Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	192	94,500	105,617	11	122,000	118,954	58	20,375	29,469
2004	201	112,000	121,252	13	125,000	143,269	57	25,000	26,694
2005	185	118,000	125,411	10	113,500	116,150	46	39,500	41,807
2006	143	145,000	154,175	14	191,500	159,357	36	50,000	51,610
2007	152	135,000	146,220	12	167,500	151,958	43	60,000	72,662
2008	93	140,000	145,100	9	168,000 [^]	143,333 [^]	31	52,000	67,521
2009	120	139,000	145,218	11	165,000	150,772	26	52,000	60,038
2010	108	145,001	166,889	8	170,500 [^]	169,687 [^]	48	52,000	48,967
2011	89	150,000	155,016	7	153,500 [^]	134,928 [^]	27	50,000	60,059
2012	123	150,000	158,471	9	173,000 [^]	174,666 [^]	25	50,000	63,434
2013	133	140,000	159,281	10	178,750	183,100	28	54,500	64,848
2014	145	145,000	164,250	9	185,000 [^]	190,666 [^]	30	51,500	53,156
2015	139	162,000	172,956	5	199,000 [^]	198,200 [^]	18	61,376	63,716
2016	145	162,500	179,160	6	157,500 [^]	154,000 [^]	22	52,500	63,613
2017	172	166,500	192,745	14	188,500	184,035	31	65,000	66,863
2018	194	177,800	193,415	8	180,500 [^]	185,125 [^]	40	67,250	86,275
2019	160	173,500	198,858	9	155,000 [^]	178,166 [^]	34	70,000	86,686
2020	174	200,000	218,440	15	180,000	193,433	59	75,000	77,794
2021	229	245,000	251,000	15	225,000	226,733	53	84,000	87,660
2022	173	280,000	308,188	19	220,000	208,684	30	100,000	109,679
2023	167	285,000	299,761	12	226,500	228,666	17	130,000	141,035
2024	17	325,000	327,588	0	0 [*]	0 [*]	2	64,500 [^]	64,500 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Gannawarra Shire

Analysis of property sales for 2023

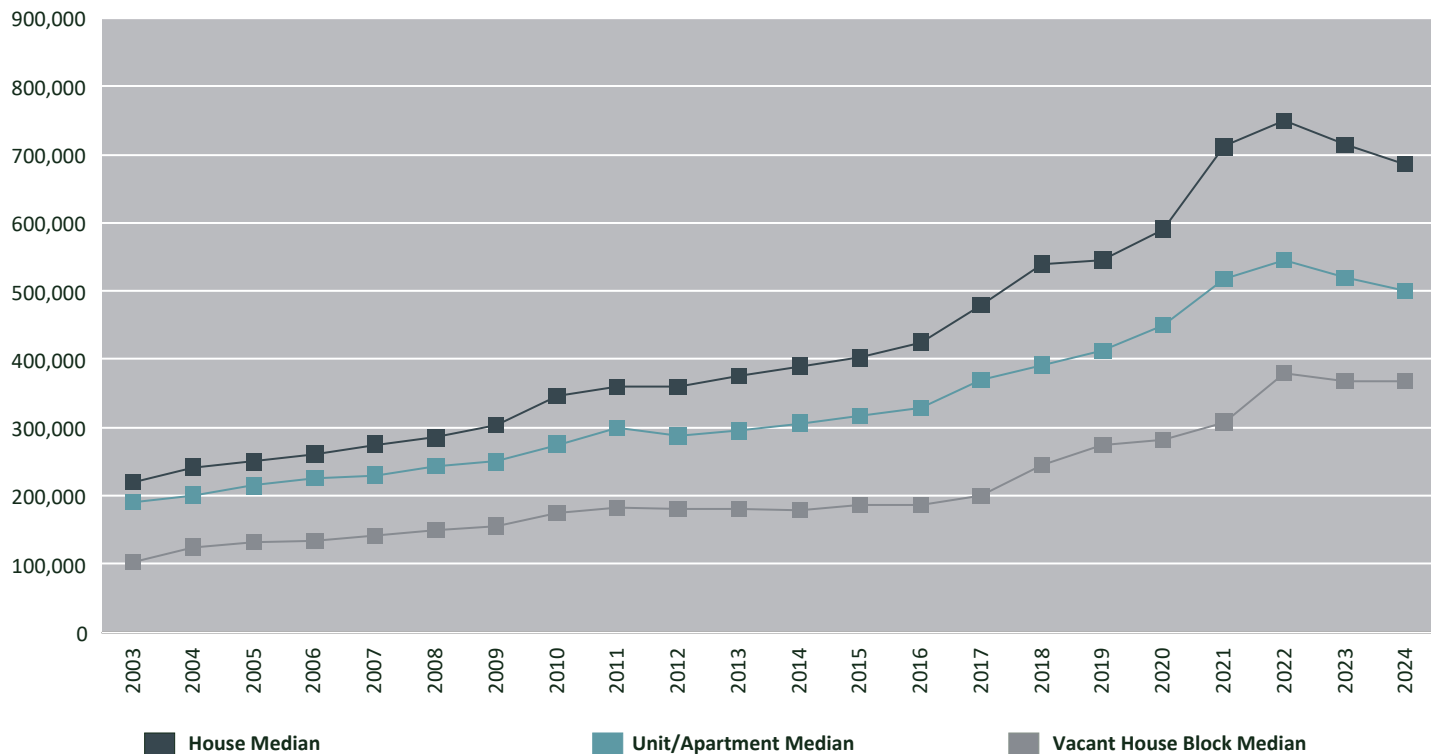
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dental Clinic	1	450000	450000	667.66	674.00	ND	ND	674.00	667.66
Hotel	1	1000000	1000000	841.04	1189.00	ND	408.16<	1189.00	841.04
Mixed Use Unspec	1	280000	280000	365.54	766.00	104.67<	ND	766.00	365.54
Office Premises Unsp	1	420000	420000	28.89	14540.00	420.00<	ND	14540.00	28.89
Retail Mult Occ Unsp	2	230000	230000	816.67	275.00	ND	ND	275.00	836.36
Retail Sgle Occ Unsp	8	119562	128750	19.01	1131.50	51.50<	160.94<	948.13	126.10
Supermarket	1	16250000	16250000	2043.00	7954.00	ND	ND	7954.00	2043.00
Tourist Park/Caravan	1	800000	800000	12.87	62179.00	81.22<	177.78<	62179.00	12.87
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	212000	163000	126.58	1225.50	64.43<	107.59<	1936.83	109.46
Ind Dev Site	2	118431	118431	41.40	2862.00	89.84<	74.02<	2862.00	41.38
OpenStorageUnspec	1	148500	148500	28.34	5240.00	ND	ND	5240.00	28.34
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	1	550000	550000	0.79	692500.00	ND	ND	692500.00	0.79
DomsticLivestockGraz	6	1061666	775000	1.40	913900.50	158.16<	271.93<	992100.17	1.07
GenCrop >20ha Unspec	22	1289959	842500	0.16	2079250.00	120.36<	292.68<	2164398.05	0.60
Livestock – Beef	5	1150520	925000	0.95	522500.00	164.44<	289.06<	808881.60	1.42
Livestock – Dairy	2	1025000	1025000	1.16	863500.00	118.50<	184.19<	863500.00	1.19
MixedFarm&GrazUnsp	4	2166250	1682500	2.43	924400.00	260.85<	606.31<	1410658.25	1.54
Native Bshland	2	46000	46000	45.54	1010.00	1.00<	ND	1010.00	45.54
Native Hardwood	1	450000	450000	0.29	1540616.00	ND	ND	1540616.00	0.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	150000	150000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	14	292428	290000	444.29	709.00	103.57<	137.44<	851.69	356.21
Detached Home(Comm)	2	340000	340000	371.25	900.00	93.15<	186.30<	900.00	377.78
Detached Home(exist)	152	300659	287500	346.67	900.00	102.68<	143.75<	1046.93	287.41
Half Pair or Duplex	3	201333	188000	500.00	532.00	89.52<	208.89<	532.00	500.00
Individual Flat	3	223333	195000	802.01	399.00	105.41<	165.25<	399.00	802.01
OYO Sub Dwelling	5	285000	295000	NA	NA	111.32<	137.21<	NA	NA
Res Land (WithBuild)	1	612000	612000	604.74	1012.00	382.50<	680.00<	1012.00	604.74
Res/Rural Lstyle	19	472052	365000	10.67	30000.00	69.52<	109.77<	44297.89	10.66
ResLandWithImprovemt	1	65000	65000	113.44	573.00	ND	ND	573.00	113.44
Shack/Hut/Donga	2	33500	33500	22.25	1500.00	ND	ND	1500.00	22.33
Single Strata Unsp	2	213000	213000	NA	NA	83.53<	118.99<	NA	NA
Strata Unit/Flat Unsp	2	202500	202500	NA	NA	72.97<	119.12<	NA	NA
Vac Res A	12	138166	122500	141.29	1005.00	122.50<	168.97<	946.00	142.51
Vac Res B	4	129275	106000	55.17	2670.00	83.14<	133.33<	2900.00	44.58
Vac Res C	1	222500	222500	0.11	1950000.00	ND	252.27<	1950000.00	0.11
Vac Res Englobo Oth	1	440000	440000	107.06	4110.00	ND	ND	4110.00	107.06
Vac Res Rural Lstyle	5	237990	165000	5.09	41250.00	117.86<	134.69<	51170.60	4.65

Municipality totals

Commercial Total	16	Commercial Total Prices	\$20,616,500
Industrial Total	9	Industrial Total Prices	\$1,657,363
Primary Production Total	43	Primary Production Total Prices	\$52,308,719
Residential Total	230	Residential Total Prices	\$67,894,800
All Sales Total	298	All Sales Total	\$142,477,382

Greater Geelong City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	4,672	220,000	240,787	899	190,000	211,839	1,587	102,500	110,168
2004	4,130	242,000	265,211	986	201,000	231,699	1,018	125,000	129,343
2005	3,992	250,000	278,032	938	215,000	238,846	948	132,000	139,016
2006	3,995	261,250	296,556	956	225,000	267,686	966	134,250	147,388
2007	4,747	275,000	315,471	1,228	230,000	273,089	1,019	142,000	151,953
2008	3,853	285,000	318,316	1,059	242,500	279,246	884	149,000	155,858
2009	4,323	303,000	336,867	1,439	250,002	274,230	1,402	156,000	165,390
2010	4,049	346,000	388,676	1,329	275,000	319,491	1,576	174,500	189,287
2011	3,716	360,000	404,620	1,118	300,000	355,617	1,607	182,000	197,378
2012	3,554	360,000	402,932	1,095	287,000	326,316	1,399	180,000	195,635
2013	3,801	375,000	417,092	1,092	295,000	334,491	1,489	181,000	196,234
2014	4,070	390,000	440,245	1,094	306,000	348,265	1,785	179,000	193,118
2015	4,405	402,000	456,306	1,089	316,500	366,236	2,025	186,000	198,169
2016	4,751	425,000	481,868	1,228	329,000	384,780	2,440	187,000	202,037
2017	4,949	479,000	537,804	1,450	370,000	431,595	4,173	200,000	214,962
2018	4,560	540,000	601,324	1,116	392,000	442,357	3,416	245,000	256,927
2019	4,182	546,000	607,487	939	412,000	466,651	1,666	274,500	295,438
2020	4,445	591,000	680,331	983	450,000	510,145	3,379	282,000	307,768
2021	5,645	712,000	812,515	1,281	518,000	587,784	5,184	308,000	329,786
2022	4,372	750,000	890,258	923	545,000	615,008	1,149	379,000	414,825
2023	4,151	715,000	820,657	838	520,000	592,583	575	368,000	404,765
2024	509	685,000	747,395	126	500,000	529,390	49	367,900	392,457

Statistics for 2024 are based on a small number of sales and are preliminary only.

Greater Geelong City

Analysis of property sales for 2023

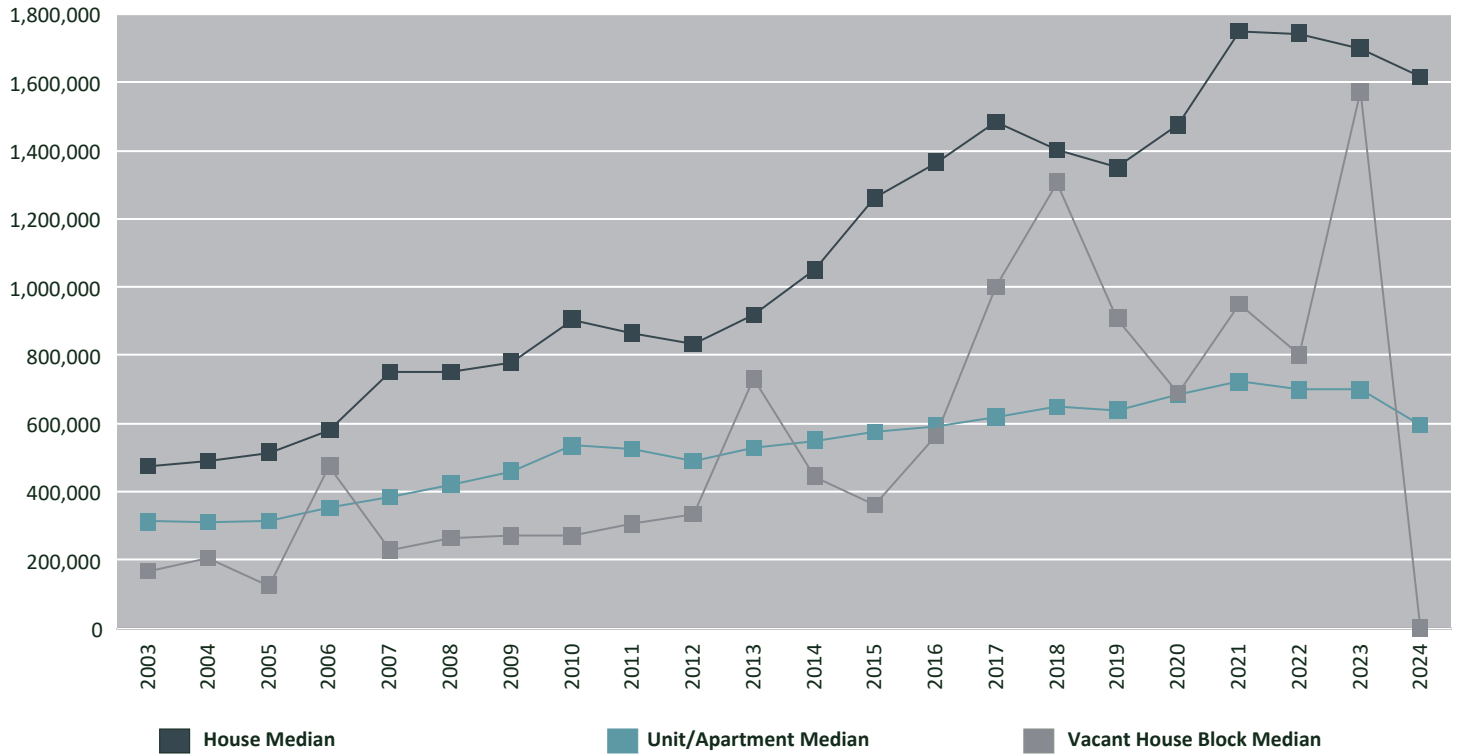
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	930000	930000	NA	NA	ND	287.93<	NA	NA
Car Wash	1	1210000	1210000	1196.83	1011.00	ND	55.63<	1011.00	1196.83
Dev Site	10	4615647	1694000	919.49	5872.50	245.51<	266.98<	11944.10	386.44
Fuel Outlet/Garage	2	2612500	2612500	907.14	2882.50	300.66<	102.35<	2882.50	906.33
Ground Level Parking	1	5800000	5800000	371.60	15608.00	10.06<	ND	15608.00	371.60
Health Clinic Unsp	2	1380000	1380000	4509.90	306.50	151.91<	199.13<	306.50	4502.45
Health Surgery	7	1133000	1020000	2897.68	518.00	58.29<	ND	585.43	1935.33
Hotel/Motel Unsp	2	2575000	2575000	8.03	267900.00	122.62<	ND	267900.00	8.03
Licensed Ret Prem	1	985000	985000	3240.13	304.00	ND	ND	304.00	3240.13
Mixed Use Shop	1	390500	390500	5206.67	75.00	ND	ND	75.00	5206.67
Mixed Use Unspec	4	2534500	809000	1774.36	1798.50	134.87<	82.34<	6136.00	413.05
National Co Rest	1	3100000	3100000	1138.45	2723.00	ND	124.00<	2723.00	1138.45
National Co Ret Unsp	3	12841666	6380000	1146.66	5564.00	ND	ND	8900.33	1442.83
Office Premises Uns	18	1600416	1112500	2547.17	530.00	113.64<	124.09<	2264.60	763.27
Pub/Tavern/Club Unsp	1	1370000	1370000	4963.77	276.00	91.33<	21.51<	276.00	4963.77
Retail Mult Occ Unsp	3	1313415	1320247	3619.67	554.00	110.02<	ND	554.00	1660.87
Retail Sgle Occ Unsp	47	1444312	1078000	5275.95	406.50	107.26<	137.63<	1144.00	1302.08
Retail Store/Showrm	1	1260000	1260000	2937.06	429.00	ND	ND	429.00	2937.06
Serv Apt/Unit Unsp	5	438500	495000	129.36	7278.00	96.12<	ND	7278.00	63.03
Shopping Centre Unsp	5	1305000	1500000	5916.67	223.50	89.29<	ND	223.50	5022.37
Vehicle Sales Centre	1	2277000	2277000	2272.46	1002.00	ND	ND	1002.00	2272.46
Veterinary Clinic	3	1266666	1050000	2567.76	701.00	ND	43.35<	777.67	1628.80
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	7675000	7675000	2425.18	3213.50	269.30<	ND	3213.50	2388.36
Private Hospital	1	41000000	41000000	2742.66	14949.00	130.16<	ND	14949.00	2742.66
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	51	1417343	915000	1355.56	675.00	108.90<	198.05<	1889.31	785.22
Ind Dev Site	10	835031	667500	827.54	1068.50	69.82<	60.68<	1661.70	502.52
OpenStorageUnspec	1	232750	232750	NA	NA	8.78<	48.49<	NA	NA
Warehouse	4	486000	510000	4478.57	140.00	100.99<	ND	121.33	4214.29
Warehouse Unspec	59	944186	770000	3081.53	368.00	128.33<	183.88<	1312.89	710.70
Warehouse/Showroom	1	645000	645000	7962.96	81.00	ND	121.81<	81.00	7962.96
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	19000	19000	NA	NA	ND	11.20<	NA	NA
TelecomTowers Unspec	1	550000	550000	943.40	583.00	ND	ND	583.00	943.40
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	4352500	4352500	6.24	727500.00	ND	87.49<	727500.00	5.98
Livestock – Sheep	1	2100000	2100000	31.04	67652.00	13.10<	35.15<	67652.00	31.04
MixedFarm&GrazUnsp	11	4813106	3000000	7.25	331211.00	65.93<	138.06<	489065.00	9.84
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	3	16433333	15800000	1724.14	14500.00	195.06<	ND	156769.33	104.82
Boarding House	8	522250	386000	1267.15	538.50	82.13<	52.88<	540.75	1503.93
Cojoin Strata Unsp	14	750750	693750	2572.92	288.00	136.03<	134.84<	288.00	2572.92
Detached Home (New)	1	897000	897000	2265.15	396.00	134.89<	153.99<	396.00	2265.15
Detached Home Unsp	4113	820177	715000	1322.53	586.00	95.33<	120.78<	598.05	1371.40
Detached Home(exist)	10	994800	738000	806.93	1396.50	65.87<	93.27<	1529.50	650.41
Granny Flat/Studio	1	770000	770000	1093.75	704.00	ND	61.11<	704.00	1093.75
Half Pair or Duplex	3	1357166	1364000	4361.18	214.00	181.87<	160.47<	214.00	4547.90
MisImpRuralLand Unsp	1	675000	675000	33.02	20442.00	ND	ND	20442.00	33.02
Res Co Sh Unit HR	1	475000	475000	NA	NA	ND	ND	NA	NA
Res Investment Flat	1	1720000	1720000	1555.15	1106.00	ND	ND	1106.00	1555.15
Res Land (WithBuild)	24	970291	655000	1849.11	338.00	71.98<	207.44<	454.95	2231.21
Res/Rural Lstyle	121	1970865	1545000	75.12	19501.00	88.03<	118.85<	27368.17	72.01
ResLandWithImprovemt	1	1010000	1010000	516.62	1955.00	187.73<	194.23<	1955.00	516.62
Retire Village Unit	4	373750	370000	NA	NA	112.98<	121.31<	NA	NA
Semi-detached Unspec	25	814684	625000	2813.95	215.00	102.12<	125.00<	223.74	3551.71
Short Term Hol Accom	1	925000	925000	1412.21	655.00	72.55<	62.82<	655.00	1412.21
Single Strata Unsp	678	555261	510000	897.93	774.00	95.77<	114.03<	774.00	897.93
Strata Unit/Flat Uns	137	746587	625000	NA	NA	104.17<	132.73<	NA	NA
Sub Div (EnGlobo)	1	1650000	1650000	33.02	49973.00	ND	ND	49973.00	33.02
Townhouse	2	755000	755000	NA	NA	124.79<	158.95<	NA	NA
Vac Res A	565	396327	366000	962.50	400.00	96.57<	130.02<	438.38	907.19
Vac Res B	10	881500	777500	354.18	2491.00	43.80<	97.19<	2552.80	345.31
Vac Res Englobo Oth	3	9196666	3700000	215.25	17189.00	32.03<	ND	45705.33	201.22
Vac Res Rural Lstyle	16	2678226	1265000	335.74	19650.00	115.00<	160.13<	21730.69	123.25
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	519727	519727	13.19	39400.00	ND	ND	39400.00	13.19

Municipality totals

Commercial Total	120	Commercial Total Prices		\$246,355,926
Community Services Total	3	Community Services Total Prices		\$56,350,000
Industrial Total	126	Industrial Total Prices		\$139,163,581
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices		\$569,000
Primary Production Total	14	Primary Production Total Prices		\$63,749,167
Residential Total	5,744	Residential Total Prices		\$4,526,583,982
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices		\$519,727
All Sales Total	6,010	All Sales Total		\$5,033,291,383

Glen Eira City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,440	475,000	548,556	1,577	312,500	334,046	28	165,500	186,796
2004	1,315	490,000	545,662	1,261	311,500	337,341	9	205,000 ^	186,111 ^
2005	1,464	515,000	586,240	1,546	315,000	340,172	1	125,000 ^	125,000 ^
2006	1,522	580,500	655,491	1,559	353,500	372,743	1	476,000 ^	476,000 ^
2007	1,597	750,000	846,666	1,925	385,000	427,882	5	230,000 ^	262,500 ^
2008	1,180	750,000	843,076	1,407	421,000	442,142	4	262,500 ^	340,500 ^
2009	1,383	780,000	863,765	1,645	460,000	489,266	11	270,000	247,545
2010	1,358	905,000	1,010,067	1,518	535,000	565,142	3	270,000 ^	456,666 ^
2011	1,162	866,000	979,650	1,436	525,000	553,072	4	305,000 ^	308,750 ^
2012	1,136	832,500	943,238	1,478	490,001	521,449	4	335,000 ^	481,250 ^
2013	1,391	920,000	1,052,213	1,771	528,000	560,499	7	730,000 ^	755,714 ^
2014	1,564	1,050,000	1,143,938	2,394	550,000	601,004	8	445,000 ^	638,375 ^
2015	1,616	1,260,000	1,358,163	2,541	575,000	627,049	10	360,000	640,391
2016	1,497	1,365,000	1,494,904	2,227	592,800	658,061	6	565,000 ^	731,283 ^
2017	1,460	1,485,000	1,645,832	2,634	620,000	696,352	5	1,000,000 ^	1,040,000 ^
2018	1,223	1,403,000	1,558,649	1,760	649,500	719,543	12	1,306,450	1,339,831
2019	1,283	1,350,000	1,488,965	1,508	640,000	723,644	16	908,500	1,111,837
2020	959	1,475,000	1,649,886	1,545	685,000	786,465	5	690,000 ^	719,925 ^
2021	1,488	1,750,000	1,891,541	2,388	722,500	853,472	11	950,000	1,360,807
2022	1,180	1,743,500	1,930,275	1,879	699,000	843,245	7	800,000 ^	721,665 ^
2023	1,078	1,700,000	1,864,730	1,999	699,000	846,426	6	1,572,000 ^	1,646,000 ^
2024	50	1,617,500	1,723,239	189	595,000	680,952	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

Glen Eira City

Analysis of property sales for 2023

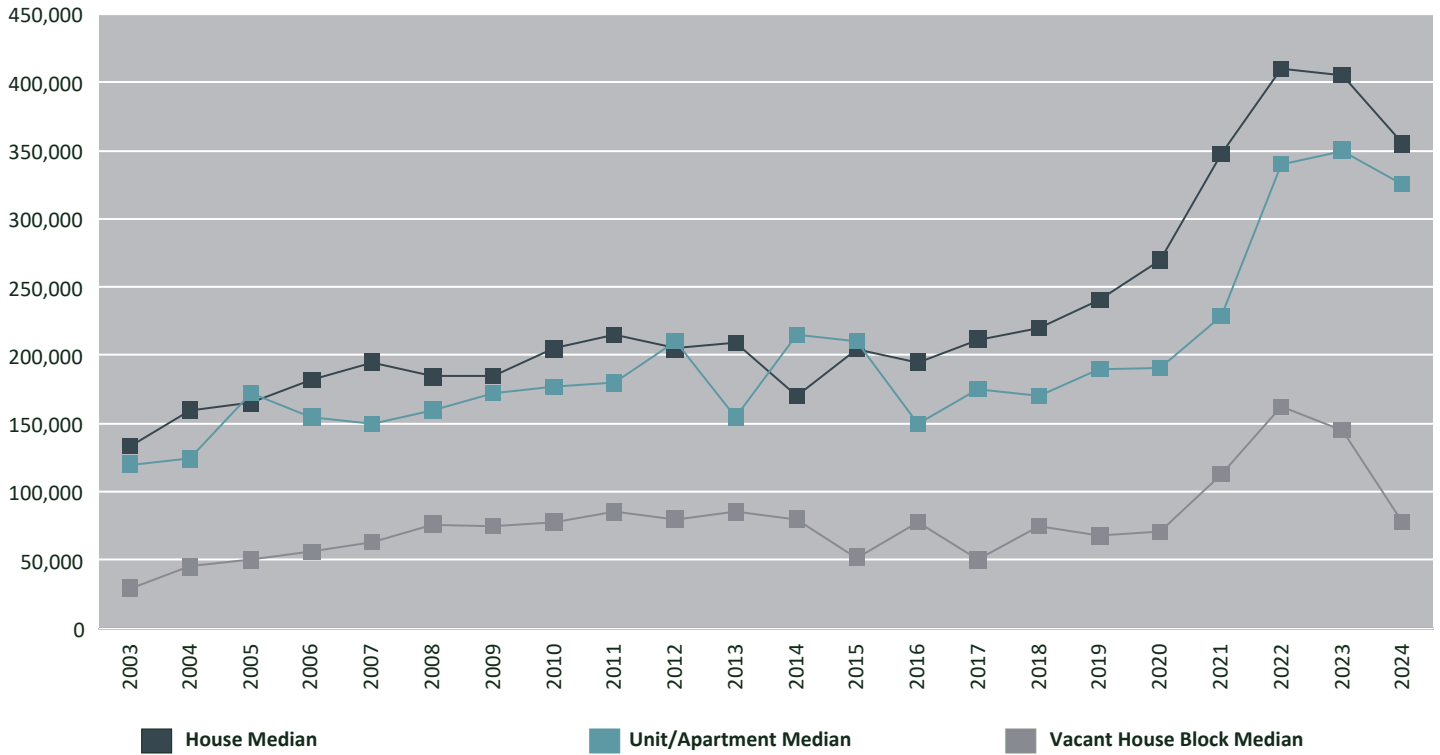
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Health Clinic Unsp	3	1898333	2295000	4572.56	503.00	65.57<	ND	539.67	3517.60
Licensed Ret Prem	1	1350000	1350000	4687.50	288.00	ND	ND	288.00	4687.50
LowRise Office Build	3	2966666	3200000	2054.79	1022.00	739.87<	141.97<	891.67	3327.10
Mixed Use Unspec	3	1402120	1500000	4661.04	173.00	16.22<	116.73<	173.00	4661.04
Office Premises Uns	7	849414	830000	4458.96	268.00	71.72<	465.64<	335.86	2529.09
Pub/Tavern/Club Unsp	3	1528333	1805000	3724.70	247.00	104.03<	ND	943.00	1620.71
Retail Mult Occ Unsp	22	1577676	810000	6022.50	200.00	62.07<	65.81<	250.00	5221.41
Retail Sgls Occ Unsp	39	1313402	855000	4457.36	258.00	81.04<	114.00<	551.32	2466.85
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2000000	2000000	3095.98	646.00	51.43<	95.67<	646.00	3095.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	1600000	1600000	3652.97	438.00	71.51<	149.46<	438.00	3652.97
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Utilities Vac Land	1	1386000	1386000	908.26	1526.00	ND	ND	1526.00	908.26
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	410000	410000	NA	NA	ND	10.25<	NA	NA
Boarding House	2	1900000	1900000	2089.20	931.50	178.40<	ND	931.50	2039.72
Cojoin Strata Unsp	267	1551570	1562500	NA	NA	104.17<	120.89<	NA	NA
Detached Home Unsp	1053	1874300	1700000	2488.73	594.00	97.14<	113.71<	582.83	3237.99
Granny Flat/Studio	1	3700000	3700000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	2	1931000	1931000	5454.51	367.00	ND	ND	367.00	5261.58
Individual Car Park	7	220643	250000	NA	NA	25000000.00<	ND	NA	NA
Individual Flat	1	2800000	2800000	NA	NA	220.47<	474.58<	NA	NA
Res Investment Flat	1	2700000	2700000	NA	NA	ND	ND	NA	NA
Retire Village Unit	4	364450	307500	NA	NA	70.29<	48.58<	NA	NA
Semi-detached Unspec	23	1420826	1400000	6074.50	297.00	96.55<	108.11<	397.64	3102.48
Single Strata Unsp	564	1042475	997500	NA	NA	103.31<	114.99<	NA	NA
Strata Dwelling	1	395000	395000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	1156	583891	545000	524.41	1659.00	97.32<	91.60<	1759.40	595.66
Townhouse	6	1708314	1467500	7405.03	358.00	135.88<	ND	358.00	7405.03
Vac Res A	6	1646000	1572000	2232.37	534.00	196.50<	227.83<	589.00	2794.57
Vac Res Engloba Oth	1	2880000	2880000	NA	NA	ND	ND	NA	NA

Municipality totals

Commercial Total	81			Commercial Total Prices	\$116,613,848
Community Services Total	1			Community Services Total Prices	\$2,000,000
Industrial Total	1			Industrial Total Prices	\$1,600,000
Infrastruc&Utilities Total	1			Infrastruc&Utilities Total Prices	\$1,386,000
Residential Total	3,096			Residential Total Prices	\$3,727,196,312
All Sales Total	3,180			All Sales Total	\$3,848,796,160

Glenelg Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	383	133,000	141,394	32	120,000	115,015	172	29,240	36,933
2004	346	160,000	170,591	33	124,000	181,318	133	45,000	47,811
2005	344	165,000	172,057	32	172,500	217,672	136	50,000	53,192
2006	378	182,250	192,559	33	155,000	199,889	106	56,000	60,058
2007	358	195,000	208,443	43	150,000	172,795	97	63,000	73,126
2008	307	184,500	199,144	28	160,000	161,069	65	76,000	77,392
2009	292	185,000	199,705	22	172,500	163,352	64	74,500	77,203
2010	264	205,001	227,587	30	176,750	192,358	60	78,000	84,242
2011	239	215,000	225,625	16	179,500	176,593	33	85,000	106,076
2012	209	205,000	216,636	27	210,500	212,266	41	80,000	72,973
2013	221	209,000	208,365	15	155,000	173,633	50	85,000	89,850
2014	233	170,000	188,457	22	215,000	218,068	23	80,000	78,065
2015	232	204,500	221,800	24	210,000	183,668	24	51,625	60,781
2016	241	195,000	206,131	13	150,000	165,000	24	77,500	91,812
2017	358	211,501	238,699	24	175,000	204,145	32	50,000	58,593
2018	417	220,000	247,029	39	170,000	194,705	72	74,500	90,524
2019	349	240,500	259,579	58	189,828	229,257	71	67,500	83,095
2020	362	270,000	288,321	30	191,000	250,799	149	71,000	90,802
2021	396	347,500	356,374	45	229,000	263,366	122	112,750	143,173
2022	289	410,000	431,821	33	340,000	338,075	66	162,500	187,015
2023	239	405,000	437,209	19	350,000	382,131	42	145,000	155,000
2024	26	355,000	374,557	2	325,000 [^]	325,000 [^]	4	77,500 [^]	101,250 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

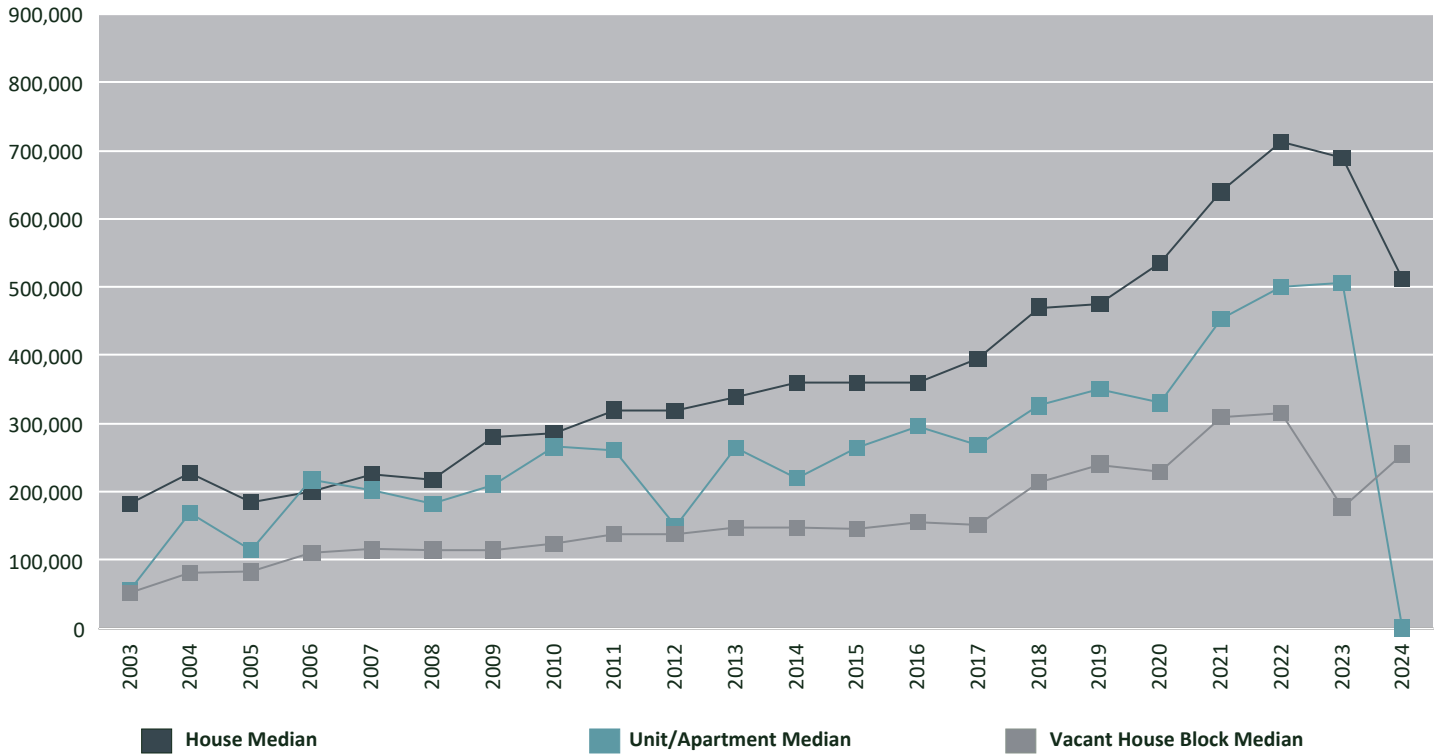
Glenelg Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bed and Breakfast	1	2550000	2550000	447.37	5700.00	ND	ND	5700.00	447.37
Dev Site	3	360000	265000	1005.92	676.00	92.17<	67.95<	970.33	371.01
Fuel Outlet/Garage	1	4250000	4250000	1640.93	2590.00	ND	93.92<	2590.00	1640.93
Hotel/Motel Unsp	2	325000	325000	131.96	2292.00	25.05<	101.69<	2292.00	141.80
Mixed Use Unspec	2	1175000	1175000	2034.02	1003.00	119.71<	451.92<	1003.00	1171.49
Office Premises Uns	1	500000	500000	1084.60	461.00	155.58<	97.09<	461.00	1084.60
Retail Mult Occ Unsp	2	1050000	1050000	116.92	10657.00	110.53<	ND	10657.00	98.53
Retail Sgls Occ Unsp	7	255500	265000	964.79	710.00	132.50<	265.66<	752.43	339.57
Serv Apt/Unit Unsp	1	212500	212500	39.82	5337.00	78.70<	ND	5337.00	39.82
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	182500	182500	49.31	3763.50	109.28<	ND	3763.50	48.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	415125	415000	194.19	2160.00	130.09<	90.22<	5723.00	72.54
Ind Dev Site	6	171333	187000	160.51	2215.00	103.89<	124.67<	2902.50	64.43
Warehouse Unspec	2	1012500	1012500	110.83	30041.50	213.16<	472.03<	30041.50	33.70
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	550000	550000	2.47	222900.00	ND	ND	222900.00	2.47
DomsticLivestockGraz	5	874219	1120000	2.80	399678.00	113.13<	180.25<	373763.20	2.34
GenCrop >20ha Unspec	5	1571755	1661056	2.40	691528.00	ND	169.10<	1272587.20	1.24
Livestock – Beef	19	1618068	1253832	2.17	603800.00	120.84<	151.54<	1046297.24	1.48
Livestock – Dairy	5	2006114	1530000	2.46	300000.00	90.44<	238.01<	790315.20	2.54
Livestock – Sheep	10	1252027	1331000	3.91	283526.00	112.80<	297.59<	768699.30	1.63
MixedFarm + infrast	5	1312458	1000000	0.76	659600.00	117.65<	173.58<	840960.00	1.56
MixedFarm no infrast	12	863364	682871	1.21	594100.00	140.36<	192.40<	667618.83	1.29
MixedFarm&GrazUnsp	2	855000	855000	1.96	433977.00	95.00<	246.44<	433977.00	1.97
Native Bshland	2	314111	314111	0.29	1607929.00	523.52<	ND	1607929.00	0.29
Native Hardwood	1	551484	551484	0.80	687000.00	501.35<	469.35<	687000.00	0.80
Softwood Plantation	6	789963	819172	1.04	900000.00	48.49<	237.44<	895483.33	0.88
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	4	555000	445000	516.18	864.00	101.14<	171.15<	16809.25	33.02
Detached Home Unsp	230	440943	406500	453.99	815.00	98.19<	150.56<	976.02	445.88
Detached Home(Comm)	2	393050	393050	1254.93	603.00	60.01<	145.57<	603.00	651.83
Detached Home(exist)	9	341777	255000	250.14	1759.00	110.87<	146.97<	1841.56	185.59
MisimpRuralLand Unsp	1	190000	190000	7.31	26000.00	73.08<	82.61<	26000.00	7.31
Res Land (WithBuild)	2	144500	144500	47.99	3035.00	ND	ND	3035.00	47.61
Res/Rural Lstyle	57	572418	580000	19.51	20267.00	98.31<	145.00<	32391.32	17.68
ResLandWithImprovemt	3	127500	135000	76.66	1011.00	67.50<	108.00<	1340.33	95.13
Short Term Hol Accom	4	509500	545000	614.75	1200.50	123.65<	119.78<	1279.25	398.28
Single Strata Unsp	18	393972	359000	NA	NA	102.57<	188.95<	NA	NA
Strata Unit/Flat Uns	1	169000	169000	NA	NA	79.34<	58.48<	NA	NA
Vac Res A	39	154615	140000	92.57	807.00	81.16<	203.64<	904.27	160.72
Vac Res B	2	210000	210000	103.79	2023.50	163.11<	262.50<	2023.50	103.78
Vac Res C	1	60000	60000	4.78	12563.00	ND	ND	12563.00	4.78
Vac Res Englobo Oth	1	600000	600000	46.33	12950.00	ND	ND	12950.00	46.33
Vac Res Rural Lstyle	15	177538	109500	14.85	20200.00	73.00<	76.84<	44865.54	4.10
Municipality totals									
Commercial Total			20			Commercial Total Prices			\$15,481,000
Community Services Total			2			Community Services Total Prices			\$365,000
Industrial Total			12			Industrial Total Prices			\$4,713,500
Primary Production Total			73			Primary Production Total Prices			\$90,626,175
Residential Total			389			Residential Total Prices			\$160,060,001
All Sales Total			496			All Sales Total			\$271,245,676

Golden Plains Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	90	182,500	183,857	14	56,000	119,138	99	52,500	53,099
2004	102	227,500	213,730	5	169,000 [^]	147,819 [^]	66	81,500	83,967
2005	69	185,000	208,027	12	113,750	140,916	47	82,500	86,154
2006	85	200,000	213,752	6	217,000 [^]	217,833 [^]	63	110,000	102,958
2007	87	225,000	217,442	17	203,000	203,588	84	115,380	106,648
2008	75	217,555	228,180	6	182,000 [^]	165,333 [^]	65	115,000	103,505
2009	75	280,000	257,086	16	210,500	188,968	135	115,000	93,164
2010	70	285,000	270,507	20	265,500	269,125	120	123,750	114,931
2011	83	320,000	311,427	11	260,000	225,963	111	137,500	131,269
2012	92	318,750	305,411	19	150,000	208,468	115	138,000	133,678
2013	97	339,000	327,652	10	265,000	220,912	99	147,500	140,005
2014	113	360,000	346,753	15	220,000	209,633	112	147,500	149,807
2015	123	360,000	349,844	18	264,000	276,694	97	145,000	135,728
2016	135	360,000	344,550	10	295,250	298,350	107	155,000	156,138
2017	133	395,000	397,554	11	268,000	234,181	99	151,000	151,656
2018	126	470,049	448,163	9	326,000 [^]	262,800 [^]	97	214,000	203,445
2019	117	475,000	465,576	4	350,000 [^]	344,750 [^]	56	240,000	218,776
2020	141	535,000	530,439	11	330,000	316,500	103	229,000	209,755
2021	139	640,000	659,592	6	453,750 [^]	489,583 [^]	88	309,750	336,217
2022	144	712,500	714,287	4	500,000 [^]	469,000 [^]	30	315,000	332,633
2023	119	689,000	686,309	5	506,000 [^]	621,400 [^]	26	177,500	232,019
2024	4	512,500 [^]	464,100 [^]	0	0 [*]	0 [*]	2	255,500 [^]	255,500 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Golden Plains Shire

Analysis of property sales for 2023

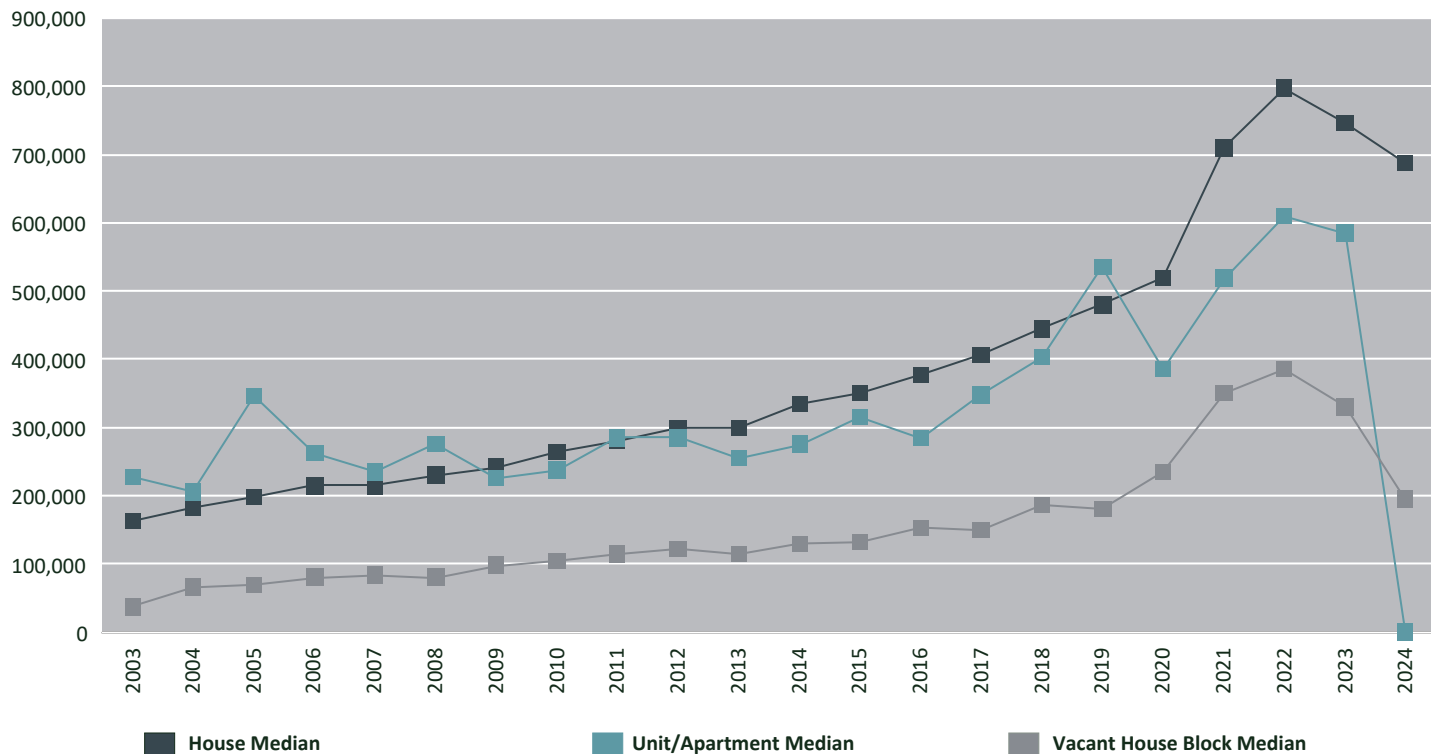
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Garage/Motor Vehicle	1	1450000	1450000	304.81	4757.00	ND	ND	4757.00	304.81
Warehouse	2	567500	567500	1182.93	410.00	ND	ND	410.00	1182.93
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
ReservedRoads	1	1160000	1160000	80.56	14400.00	ND	ND	14400.00	80.56
Utilities Vac Land	2	393950	393950	1143.72	340.00	ND	ND	340.00	1158.68
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	1645500	909000	1.29	322900.00	93.71<	181.80<	435237.40	4.35
GenCrop >20ha Unspec	3	1511200	1033951	4.22	245256.00	23.47<	19.15<	333309.00	4.53
Livestock – Dairy	1	4200000	4200000	3.82	1100000.00	135.48<	ND	1100000.00	3.82
Livestock – Sheep	2	680000	680000	2.79	247634.00	146.39<	272.00<	247634.00	2.75
MixedFarm + infrast	5	3122000	2200000	2.71	428100.00	73.59<	171.88<	1200784.60	2.60
MixedFarm no infrast	11	1581901	900000	1.10	517240.00	83.65<	236.84<	605751.91	2.61
MixedFarm&GrazUnsp	6	1094616	862500	2.29	442518.50	157.97<	128.25<	1008156.17	1.09
NatBshland +Agreem	1	570000	570000	4.65	122700.00	ND	ND	122700.00	4.65
Plant/Tree Nursery	2	245000	245000	2.72	99636.50	12.25<	114.22<	99636.50	2.46
Poultry – Open Range	1	9940463	9940463	1.68	5914000.00	ND	ND	5914000.00	1.68
Vineyard	1	2500000	2500000	6.60	378865.00	ND	ND	378865.00	6.60
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	112	683980	685500	973.51	906.00	95.87<	125.90<	1204.21	563.41
Detached Home(Comm)	1	530000	530000	530.00	1000.00	ND	203.85<	1000.00	530.00
Detached Home(exist)	7	723571	830000	80.95	2100.00	119.42<	178.49<	2246.71	322.06
MisImpRuralLand Unsp	9	518666	438000	9.73	40600.00	131.73<	230.53<	956250.56	0.54
Res/Rural Lstyle	223	948313	905000	74.01	12430.00	99.45<	143.65<	22750.38	41.68
ResLandWithImprovemt	3	193333	200000	87.50	2000.00	100.00<	91.43<	5290.67	36.54
Single Strata Unsp	5	621400	506000	NA	NA	101.20<	140.17<	NA	NA
Vac Res A	24	231145	172500	419.35	706.00	50.74<	77.70<	773.82	261.25
Vac Res B	2	242500	242500	118.28	2044.50	104.53<	105.90<	2044.50	118.61
Vac Res Rural Lstyle	80	453361	430000	71.04	6154.00	81.90<	136.51<	17740.49	25.56

Municipality totals

Industrial Total	3	Industrial Total Prices		\$2,585,000
Infrastruc&Utilities Total	3	Infrastruc&Utilities Total Prices		\$1,947,900
Primary Production Total	39	Primary Production Total Prices		\$73,045,683
Residential Total	466	Residential Total Prices		\$344,331,198
All Sales Total	511	All Sales Total		\$421,909,781

Hepburn Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	290	163,234	177,327	23	228,000	274,495	81	37,500	46,794
2004	246	182,500	211,202	14	205,000	226,907	76	66,500	67,261
2005	223	198,000	225,221	20	346,500	334,337	55	70,000	78,548
2006	230	215,000	237,777	22	262,500	294,191	51	80,000	86,296
2007	291	215,000	237,323	44	234,500	260,733	67	84,000	79,776
2008	233	230,000	242,758	23	276,665	273,870	44	80,000	78,623
2009	279	242,000	266,159	40	225,000	252,769	66	97,500	98,765
2010	249	265,000	305,641	47	238,000	273,600	81	105,000	107,587
2011	244	280,000	305,653	23	285,000	291,956	79	115,000	118,311
2012	197	300,000	320,589	25	285,000	279,874	66	122,500	120,346
2013	269	300,000	326,470	19	255,000	265,157	67	114,000	115,688
2014	259	335,000	365,423	25	275,000	266,460	65	130,000	130,779
2015	255	350,400	374,127	30	315,000	346,356	69	132,000	121,568
2016	283	377,000	416,663	26	284,500	288,503	72	153,500	155,435
2017	290	406,250	448,366	26	347,500	335,442	78	150,000	165,606
2018	286	445,000	500,946	24	402,500	401,406	90	186,250	214,308
2019	253	480,000	517,474	22	535,500	594,227	74	180,000	202,820
2020	287	520,000	589,784	24	385,000	421,420	127	235,000	262,608
2021	314	710,000	739,633	22	518,500	535,338	166	350,000	345,099
2022	254	797,500	867,014	22	610,000	615,410	63	385,000	373,851
2023	206	746,250	819,088	22	585,000	636,659	51	330,000	346,186
2024	18	687,500	816,027	0	0*	0*	3	195,000 ^	225,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Hepburn Shire

Analysis of property sales for 2023

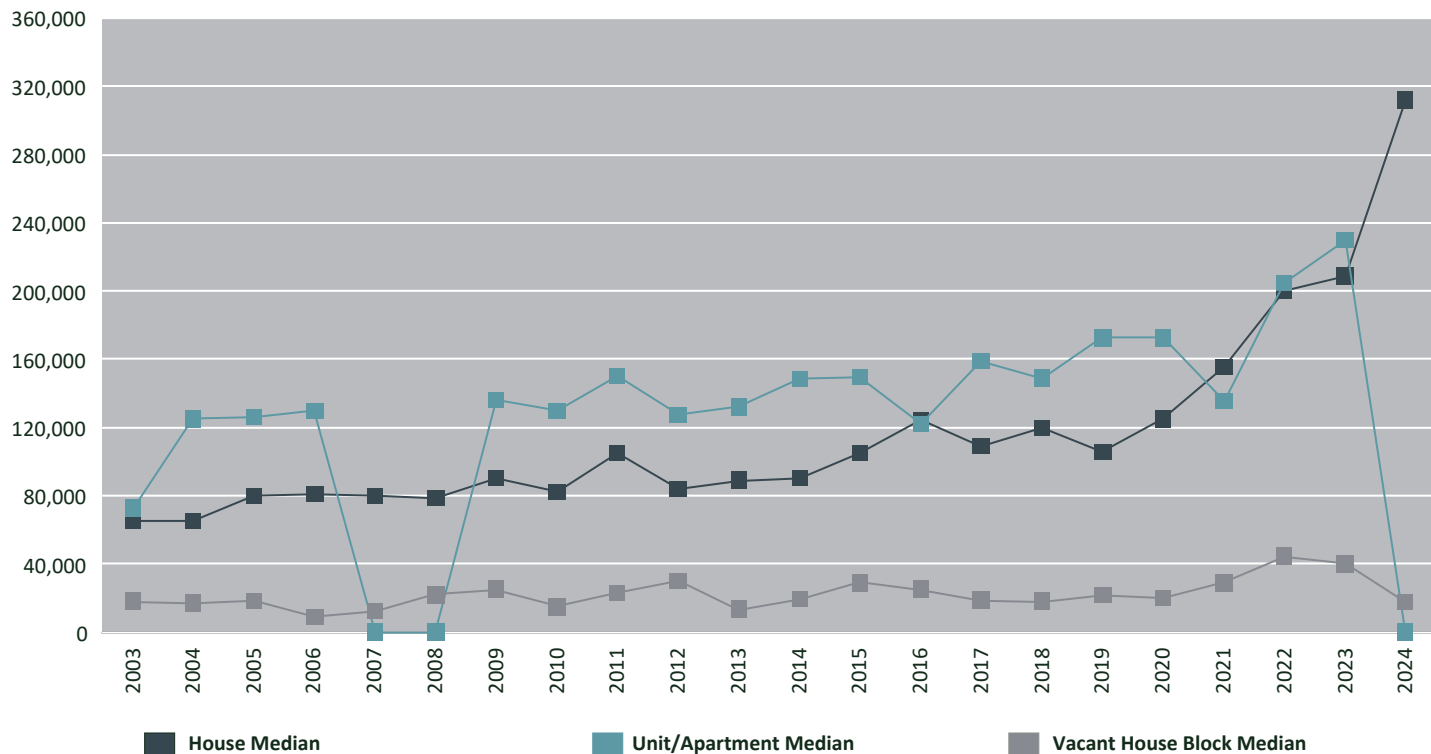
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	1045000	1045000	172.67	6052.00	147.97<	230.43<	6052.00	172.67
Retail Sgls Occ Unsp	6	1068333	1045000	1337.93	725.00	190.00<	209.00<	983.00	1131.23
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	400000	400000	1843.32	217.00	ND	111.11<	217.00	1843.32
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	375000	375000	3750.00	100.00	ND	ND	100.00	3750.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	1374859	1000000	3.31	318974.00	363.64<	153.85<	318974.00	2.81
MixedFarm&GrazUnsp	16	1664497	1210000	7.91	355570.00	82.03<	186.15<	500836.81	3.32
Native Bshland	2	1008595	1008595	4.92	838773.00	ND	611.27<	838773.00	1.20
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	203	813218	740000	664.66	973.50	92.50<	142.31<	1105.88	725.07
Detached Home(exist)	3	1216333	945000	237.38	3981.00	161.54<	145.38<	3630.67	335.02
Res/Rural Lstyle	96	961636	842500	40.30	21090.00	84.33<	134.80<	45519.88	21.16
Single Strata Unsp	18	653555	575000	NA	NA	92.00<	149.35<	NA	NA
Strata Unit/Flat Uns	4	560625	591250	NA	NA	100.54<	150.16<	NA	NA
Vac Res A	40	344862	345000	444.72	826.50	89.61<	172.50<	993.94	341.02
Vac Res B	11	351000	310000	123.46	2430.00	80.00<	93.94<	2592.73	135.38
Vac Res Rural Lstyle	27	376647	315000	21.84	19460.00	68.85<	126.00<	41907.93	8.99

Municipality totals

Commercial Total	7	Commercial Total Prices		\$7,455,000
Industrial Total	1	Industrial Total Prices		\$400,000
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices		\$375,000
Primary Production Total	21	Primary Production Total Prices		\$32,773,722
Residential Total	402	Residential Total Prices		\$302,880,854
All Sales Total	432	All Sales Total		\$343,884,576

Hindmarsh Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	126	65,500	72,998	6	72,500 [^]	75,000 [^]	29	18,000	19,168
2004	125	65,000	75,711	5	125,000 [^]	133,950 [^]	40	17,128	18,752
2005	147	80,000	98,579	5	126,000 [^]	128,800 [^]	38	18,500	18,557
2006	118	81,000	93,145	7	130,000 [^]	145,892 [^]	25	9,000	17,468
2007	110	80,000	96,821	0	0 [*]	0 [*]	23	12,000	17,108
2008	101	78,500	102,865	0	0 [*]	0 [*]	23	22,000	21,160
2009	107	90,000	113,370	5	136,000 [^]	130,600 [^]	17	25,000	25,535
2010	87	82,500	97,162	3	130,000 [^]	132,500 [^]	21	15,000	18,932
2011	65	105,000	111,876	3	150,000 [^]	161,166 [^]	20	22,875	44,822
2012	93	84,000	97,741	4	127,500 [^]	138,750 [^]	21	30,000	38,662
2013	127	89,000	103,788	5	132,000 [^]	140,100 [^]	20	13,275	26,362
2014	101	90,000	111,766	2	148,500 [^]	148,500 [^]	16	19,250	31,040
2015	119	105,000	116,649	2	149,500 [^]	149,500 [^]	11	29,000	22,818
2016	90	124,250	133,579	2	122,000 [^]	122,000 [^]	7	25,000 [^]	23,546 [^]
2017	86	108,750	134,417	2	159,000 [^]	159,000 [^]	10	18,750	22,420
2018	118	120,000	138,141	4	149,000 [^]	147,625 [^]	23	18,000	24,239
2019	97	106,000	129,074	4	172,500 [^]	177,500 [^]	23	21,500	22,032
2020	118	125,000	144,576	5	172,500 [^]	185,900 [^]	20	20,000	32,500
2021	140	155,500	172,023	2	135,250 [^]	135,250 [^]	29	29,000	32,500
2022	124	200,000	232,818	4	205,000 [^]	207,500 [^]	14	44,475	54,746
2023	100	209,000	232,009	3	230,000 [^]	476,667 [^]	14	40,000	47,274
2024	9	312,000 [^]	356,222 [^]	0	0 [*]	0 [*]	3	17,500 [^]	23,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Hindmarsh Shire

Analysis of property sales for 2023

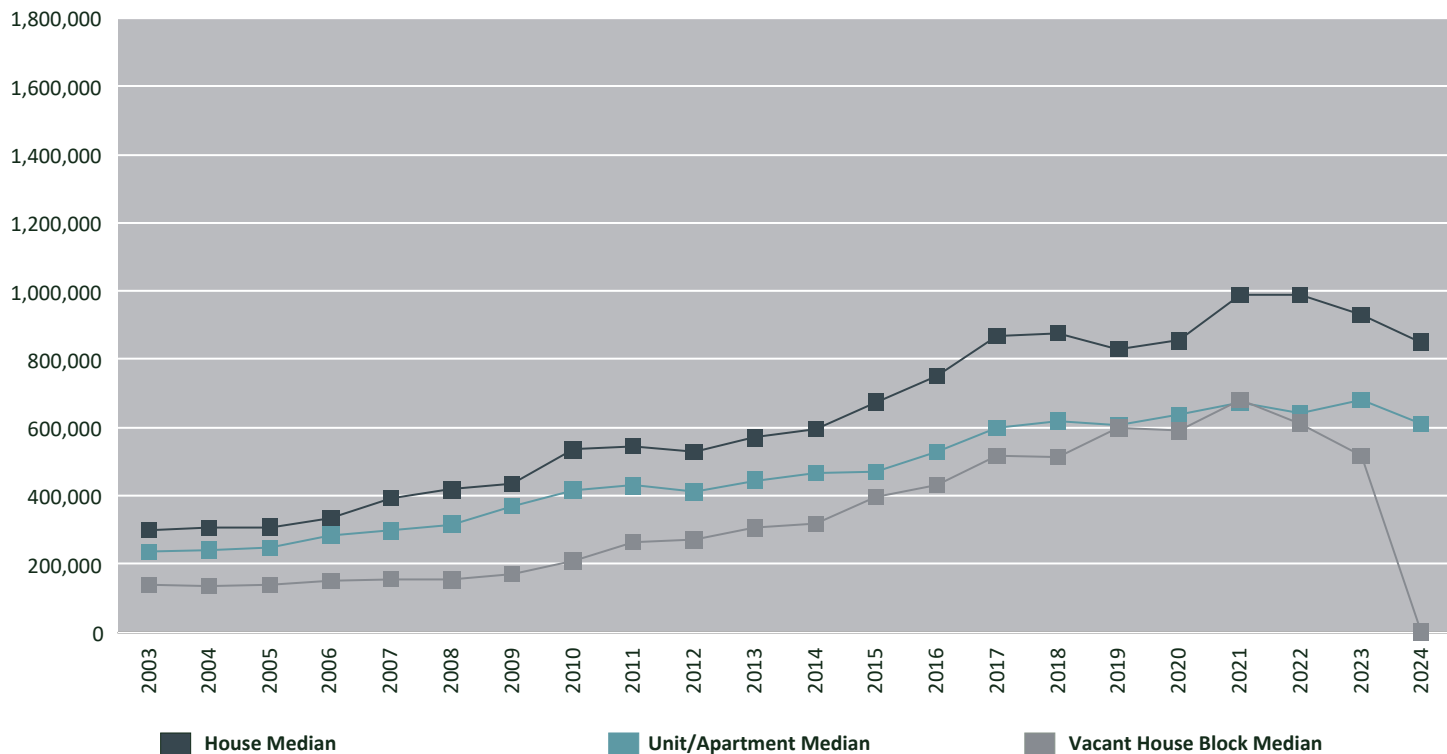
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	2	30332	30332	31.90	951.00	73.53<	ND	951.00	31.90
Fuel Outlet/Garage	1	990173	990173	549.79	1801.00	ND	ND	1801.00	549.79
Hotel/Motel Unsp	2	167500	167500	124.39	1367.00	48.55<	ND	1367.00	122.53
Mixed Use Unspec	2	245000	245000	2000.00	115.00	111.36<	192.91<	115.00	2000.00
Retail Mult Occ Unsp	1	210000	210000	265.49	791.00	147.37<	210.00<	791.00	265.49
Retail Sgls Occ Unsp	5	92000	70000	181.82	275.00	55.78<	71.79<	549.20	167.52
Community Services									
Place of Worship	1	85000	85000	61.20	1389.00	ND	ND	1389.00	61.20
Extractive Industry									
Quarry Sand	1	850030	850030	0.32	2698000.00	ND	ND	2698000.00	0.32
Industrial									
Factory Unsp	1	250000	250000	28.68	8716.00	113.64<	256.41<	8716.00	28.68
Ind Dev Site	1	38500	38500	0.48	80000.00	64.17<	233.33<	80000.00	0.48
Warehouse Unspec	1	30000	30000	21.99	1364.00	20.00<	66.67<	1364.00	21.99
Primary Production									
Domestic Livestock Graz	2	2720000	2720000	5.09	1481189.50	1614.24<	2720.00<	1481189.50	1.84
Gen Crop >20ha Unspec	13	1648526	1168254	0.81	1077891.00	85.53<	145.96<	1811319.15	0.91
Mixed Farm & Graz Unsp	12	2317790	1975891	1.10	2043550.00	118.22<	217.04<	2121700.00	1.09
Native Hardwood	2	123750	123750	0.11	873450.00	67.62<	ND	873450.00	0.14
Residential									
Detached Home Unsp	100	232009	209000	256.92	1012.00	104.50<	167.20<	1081.05	214.96
Mis Imp Rural Land Unsp	2	68000	68000	3.75	49326.00	170.00<	104.62<	49326.00	1.38
Res Land (With Build)	1	195000	195000	48.75	4000.00	ND	ND	4000.00	48.75
Res/Rural Lstyle	7	321000	214000	5.60	75900.00	76.43<	125.88<	81982.83	4.16
Res Land With Improvmt	1	150000	150000	74.93	2002.00	194.81<	250.00<	2002.00	74.93
Single Strata Unsp	3	476667	230000	NA	NA	112.20<	133.33<	NA	NA
Vac Res A	11	48348	39000	108.80	1011.00	86.71<	195.00<	984.73	49.10
Vac Res B	3	43333	55000	26.68	2249.00	241.76<	333.33<	2701.33	16.04
Vac Res Rural Lstyle	8	186325	97500	19.81	24088.50	156.00<	187.50<	29595.88	6.30
Sport/Hrtge/Cultural									
National Museum	1	32500	32500	0.97	33560.00	ND	ND	33560.00	0.97

Municipality totals

Commercial Total	13	Commercial Total Prices		\$2,545,838
Community Services Total	1	Community Services Total Prices		\$85,000
Extractive Industry Total	1	Extractive Industry Total Prices		\$850,030
Industrial Total	3	Industrial Total Prices		\$318,500
Primary Production Total	29	Primary Production Total Prices		\$54,931,831
Residential Total	136	Residential Total Prices		\$29,511,388
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices		\$32,500
All Sales Total	184	All Sales Total		\$88,275,087

Hobsons Bay City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,630	300,000	351,661	461	235,500	254,972	99	140,000	132,582
2004	1,368	307,750	356,743	388	242,000	274,857	42	135,000	139,786
2005	1,447	308,000	381,595	486	249,000	282,322	21	140,000	178,100
2006	1,453	335,000	406,743	501	285,000	317,239	49	150,000	162,658
2007	1,720	393,225	483,701	736	297,000	329,088	76	155,000	168,925
2008	1,288	417,750	496,247	479	316,000	358,575	35	153,000	138,378
2009	1,420	435,000	516,572	651	368,000	396,509	25	170,000	194,981
2010	1,357	535,000	605,079	576	417,250	447,345	26	207,500	215,534
2011	1,138	545,000	634,239	504	430,000	447,661	25	265,000	269,254
2012	1,087	529,000	612,749	433	410,000	435,097	24	270,000	285,391
2013	1,327	570,000	640,573	574	445,000	467,369	37	305,000	330,064
2014	1,415	595,000	661,712	668	467,000	496,978	20	319,250	422,297
2015	1,467	675,000	749,968	776	470,000	512,033	24	396,000	431,722
2016	1,297	751,000	831,025	772	530,000	562,216	32	431,840	474,387
2017	1,252	867,500	973,398	729	599,999	628,850	86	517,700	532,261
2018	1,045	875,000	990,535	561	620,000	647,750	43	513,000	488,663
2019	1,167	830,000	930,287	583	608,000	646,747	18	597,750	738,751
2020	1,001	855,000	946,417	530	637,250	654,744	41	590,000	635,586
2021	1,611	990,000	1,116,121	877	672,600	738,327	35	679,800	870,334
2022	1,053	990,000	1,136,673	598	643,000	691,190	26	612,000	664,899
2023	929	930,000	1,084,705	614	680,000	725,463	21	516,000	576,037
2024	88	850,000	916,820	67	610,000	614,522	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

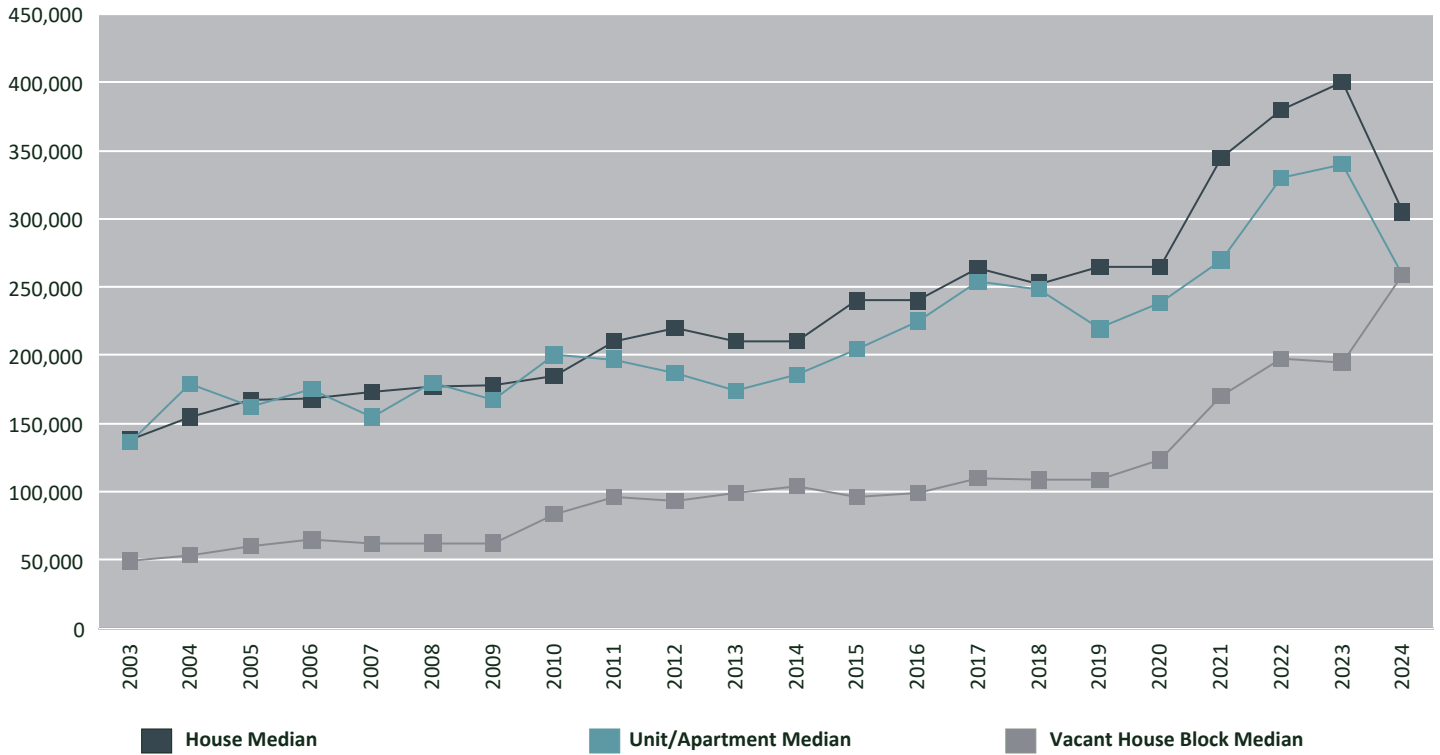
Hobsons Bay City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Café	1	610000	610000	5083.33	120.00	ND	ND	120.00	5083.33
Dev Site	1	300000	300000	1239.67	242.00	25.54<	ND	242.00	1239.67
Health Surgery	1	1200000	1200000	6486.49	185.00	ND	ND	185.00	6486.49
Mixed Use Unspec	2	894900	894900	3452.03	277.00	61.19<	74.19<	277.00	3230.69
National Co Ret Unsp	1	2962000	2962000	2109.69	1404.00	ND	ND	1404.00	2109.69
Office Premises Uns	6	1420999	961000	274.32	1254.00	145.61<	180.88<	1062.67	1353.83
Retail Mult Occ Unsp	2	1625500	1625500	6515.89	254.50	208.40<	46.81<	254.50	6387.03
Retail Sgls Occ Unsp	11	824982	705500	3676.61	228.00	60.51<	136.01<	6344.38	156.18
Serv Apt/Unit Unsp	1	445000	445000	NA	NA	118.67<	108.01<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Residence	1	828000	828000	1377.70	601.00	ND	ND	601.00	1377.70
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	1500000	1500000	2293.58	654.00	ND	789.47<	654.00	2293.58
Factory Unsp	29	1788092	1400000	3005.09	1183.50	156.49<	238.91<	2593.89	850.54
Ind Dev Site	12	539088	110000	214.48	746.00	99.51<	154.39<	915.27	575.49
Ind Land Building \$0	1	6545000	6545000	1402.70	4666.00	138.37<	ND	4666.00	1402.70
Warehouse Unspec	37	2030886	665500	3844.42	197.00	100.83<	129.94<	3225.50	581.44
Warehouse/Office	1	1640000	1640000	930.23	1763.00	ND	ND	1763.00	930.23
Warehouse/Showroom	1	2310000	2310000	5384.62	429.00	ND	ND	429.00	5384.62
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
DesignatedBus/Taxi	1	480000	480000	2962.96	162.00	ND	ND	162.00	2962.96
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	35	1157971	1150000	7011.22	312.00	148.39<	176.67<	312.00	7011.22
Detached Home Unsp	894	1081709	925000	2260.49	508.50	94.39<	107.06<	479.20	2253.64
Detached Home(Comm)	1	2900000	2900000	7591.62	382.00	ND	138.10<	382.00	7591.62
Detached Home(exist)	1	890000	890000	1901.71	468.00	ND	107.23<	468.00	1901.71
Half Pair or Duplex	2	865000	865000	NA	NA	ND	82.78<	NA	NA
OYO Sub Dwelling	22	774181	740000	NA	NA	105.11<	111.11<	NA	NA
OYO Sub Unit	156	707115	685000	NA	NA	107.03<	106.20<	NA	NA
Res Land (WithBuild)	80	1063127	950000	1785.11	599.50	93.14<	96.20<	565.41	1890.44
Res/Rural Lstyle	1	739900	739900	157.39	4701.00	ND	137.02<	4701.00	157.39
Retire Village Unit	31	521361	530000	NA	NA	101.92<	110.42<	NA	NA
Row House	2	1262500	1262500	5057.44	252.00	ND	142.25<	252.00	5009.92
Semi-detached Unspec	32	1163375	1090000	4362.75	306.00	99.09<	145.46<	334.37	3533.84
Single Strata Unsp	270	719758	667500	1855.77	520.00	96.96<	107.66<	520.00	1855.77
Strata Unit/Flat Uns	93	659875	620000	3626.94	193.00	113.76<	96.78<	193.00	3626.94
Townhouse	5	793700	802500	NA	NA	ND	120.42<	NA	NA
Vac Res A	21	576037	516000	1088.36	464.00	84.31<	87.46<	377.84	1543.74
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	635000	635000	144.32	4400.00	ND	ND	4400.00	144.32
Municipality totals									
Commercial Total			26			Commercial Total Prices			\$28,158,608
Community Services Total			1			Community Services Total Prices			\$828,000
Industrial Total			82			Industrial Total Prices			\$145,461,540
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$480,000
Residential Total			1,646			Residential Total Prices			\$1,553,912,884
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$635,000
All Sales Total			1,757			All Sales Total			\$1,729,476,032

Horsham Rural City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	436	137,750	146,037	73	135,900	140,298	187	49,000	54,912
2004	437	155,000	165,181	66	178,975	183,717	163	53,000	56,255
2005	350	167,250	183,101	56	162,500	166,101	133	59,900	63,346
2006	318	167,850	187,928	51	175,000	187,214	139	64,600	70,445
2007	407	173,000	189,362	57	155,000	166,386	73	62,000	72,329
2008	381	177,500	198,518	55	180,000	181,819	53	62,500	58,764
2009	411	178,000	190,557	60	167,250	190,395	74	62,400	61,311
2010	342	185,000	203,692	50	200,000	211,795	73	83,500	81,132
2011	293	210,000	226,312	55	197,000	213,256	87	96,260	104,444
2012	341	220,000	231,852	63	187,000	196,003	91	93,400	97,052
2013	376	210,500	222,873	70	174,250	185,868	87	98,900	112,346
2014	347	210,000	229,596	72	185,550	196,333	94	104,000	101,627
2015	331	239,950	252,806	68	204,500	224,362	55	96,000	107,663
2016	305	240,000	258,634	45	225,250	236,393	80	99,000	101,482
2017	312	263,750	275,492	48	254,000	254,750	75	110,000	117,320
2018	327	252,500	269,324	52	248,500	241,893	52	108,500	113,182
2019	318	265,000	281,734	54	219,500	233,499	67	109,000	120,355
2020	390	265,000	284,705	50	238,500	251,678	124	123,100	119,532
2021	450	345,000	366,939	69	270,000	284,585	109	170,000	166,814
2022	349	380,000	411,563	49	330,000	322,434	46	197,500	189,782
2023	311	400,000	428,324	33	340,000	340,590	39	195,000	217,756
2024	22	305,250	361,388	5	259,000 [^]	311,800 [^]	5	259,000 [^]	213,600 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Horsham Rural City

Analysis of property sales for 2023

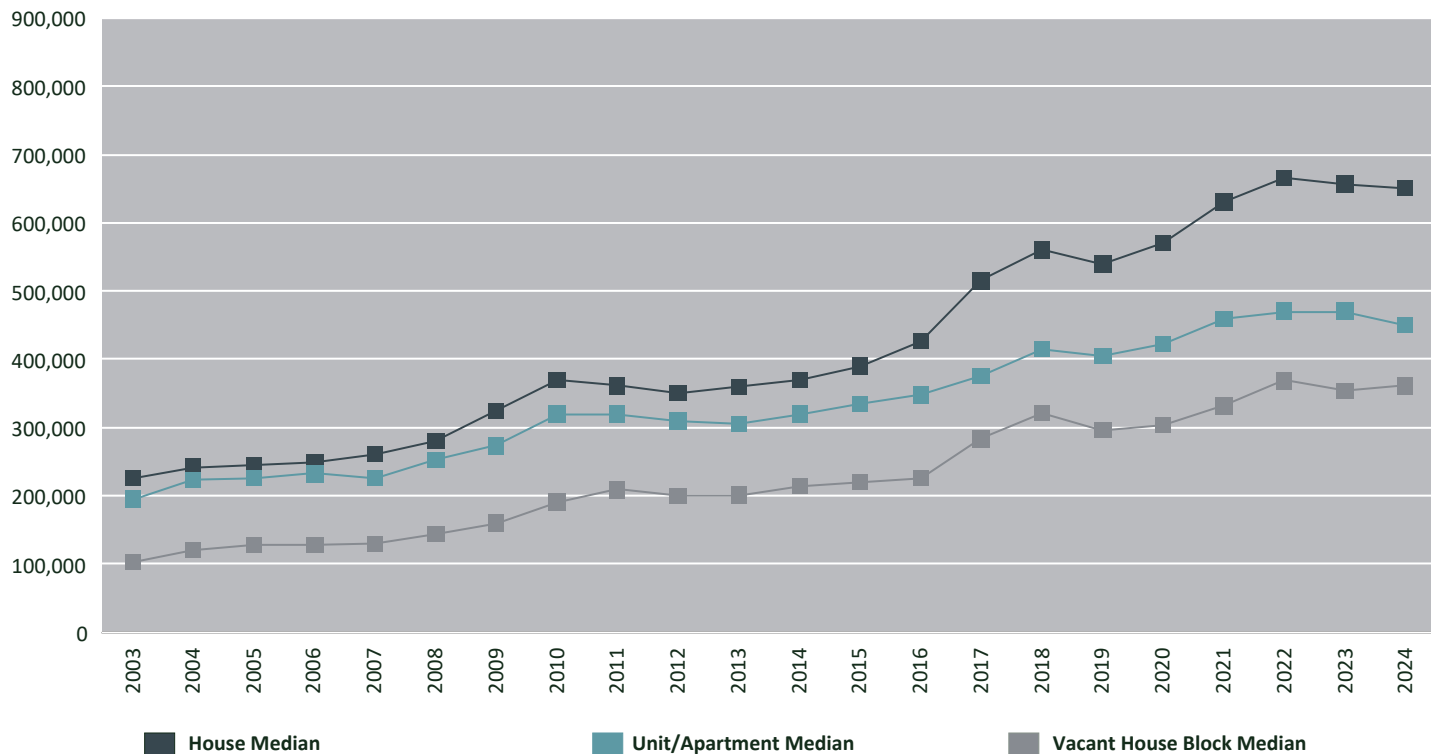
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	1	605000	605000	285.11	2122.00	186.44<	ND	2122.00	285.11
Hotel/Motel Unsp	2	1440000	1440000	259.31	5254.50	144.00<	ND	5254.50	274.05
Mixed Use Unspec	2	8116250	8116250	475.59	594.00	ND	1082.17<	594.00	475.59
Office Premises Uns	1	907500	907500	196.60	4616.00	135.73<	ND	4616.00	196.60
Retail Sgle Occ Unsp	6	877475	903000	1754.84	645.50	173.65<	361.20<	839.33	1045.44
Industrial									
Ind Dev Site	3	367000	265000	132.63	1998.00	56.68<	182.76<	68194.00	5.38
Warehouse Unspec	7	616666	430000	657.47	2175.00	53.75<	166.99<	2678.00	230.27
Primary Production									
DomsticLivestockGraz	1	220000	220000	1.85	118700.00	73.33<	676.92<	118700.00	1.85
GenCrop >20ha Unspec	3	800740	799000	2.33	342766.00	65.44<	98.79<	342766.00	2.34
MixedFarm no infrast	3	1749798	1938210	1.42	1364100.00	134.70<	325.75<	1362333.33	1.28
MixedFarm&GrazUnsp	17	1274277	952909	0.87	890000.00	56.49<	211.76<	1259482.47	1.01
Native Bshland	2	2140000	2140000	1.85	945300.00	ND	1172.60<	945300.00	2.26
Residential									
Detached Home Unsp	309	429008	400000	458.84	741.00	105.54<	150.94<	806.35	532.32
MisimpRuralLand Unsp	2	380000	380000	22.71	17235.00	91.02<	143.40<	17235.00	22.05
Res Land (WithBuild)	1	465000	465000	9.65	48200.00	104.49<	184.52<	48200.00	9.65
Res/Rural Lstyle	40	672437	745000	15.30	20115.00	117.32<	186.25<	37673.68	17.85
ResLandWithImprovemt	4	154000	125000	179.62	690.50	ND	625.00<	1180.50	130.45
Semi-detached Unspec	2	322500	322500	1014.22	320.00	ND	138.71<	320.00	1007.81
Single Strata Unsp	32	343890	342500	1269.91	226.00	104.90<	142.71<	226.00	1269.91
Strata Unit/Flat Uns	1	235000	235000	NA	NA	62.67<	112.71<	NA	NA
Vac Res A	33	216136	192000	270.08	722.00	97.22<	154.84<	706.03	317.34
Vac Res B	6	226666	245000	72.41	2932.50	116.67<	220.72<	2817.33	80.45
Vac Res Rural Lstyle	12	626983	310000	214.48	10449.00	140.91<	210.17<	23285.83	26.93

Municipality totals

Commercial Total	12	Commercial Total Prices	\$25,889,850
Industrial Total	10	Industrial Total Prices	\$5,417,666
Primary Production Total	26	Primary Production Total Prices	\$33,814,326
Residential Total	442	Residential Total Prices	\$189,203,071
All Sales Total	490	All Sales Total	\$254,324,913

Hume City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,757	225,000	238,987	491	195,000	199,925	2,424	102,000	109,963
2004	2,447	242,000	254,983	432	223,000	238,234	1,452	120,000	124,266
2005	2,506	245,000	259,365	390	225,750	256,927	1,327	128,250	135,985
2006	2,232	249,000	269,444	411	232,500	245,686	1,391	128,000	139,862
2007	2,862	260,000	284,088	573	226,000	243,985	1,612	130,500	138,670
2008	2,873	280,000	299,653	571	252,500	263,613	1,381	143,000	150,563
2009	3,024	325,000	340,153	651	273,500	277,951	1,668	160,000	166,637
2010	2,483	370,000	389,071	455	320,000	346,956	1,483	191,000	200,511
2011	2,308	361,250	383,799	495	320,000	314,924	1,306	209,000	211,149
2012	2,114	350,000	372,220	493	310,000	303,231	1,310	199,700	200,755
2013	2,386	360,000	383,071	566	305,000	299,649	1,561	201,000	202,350
2014	2,716	369,900	391,174	694	320,000	319,518	1,931	213,500	216,354
2015	3,335	390,000	413,749	785	335,000	340,144	3,184	219,900	217,578
2016	3,456	426,000	447,949	790	347,500	353,960	4,114	225,000	225,850
2017	3,757	515,000	530,610	789	375,000	389,254	4,236	283,000	283,912
2018	3,051	560,000	577,227	537	415,000	427,227	2,082	321,000	329,957
2019	3,034	540,000	555,790	492	405,000	416,134	1,850	295,500	302,323
2020	2,937	570,000	588,503	523	422,500	438,550	3,500	304,000	310,383
2021	4,447	630,000	664,170	839	460,000	480,057	4,106	332,000	346,206
2022	3,759	666,000	717,016	766	470,000	481,808	1,131	369,000	390,827
2023	3,495	657,000	692,299	705	470,000	481,374	758	354,000	353,235
2024	361	650,000	671,800	83	450,000	467,784	59	361,000	369,169

Statistics for 2024 are based on a small number of sales and are preliminary only.

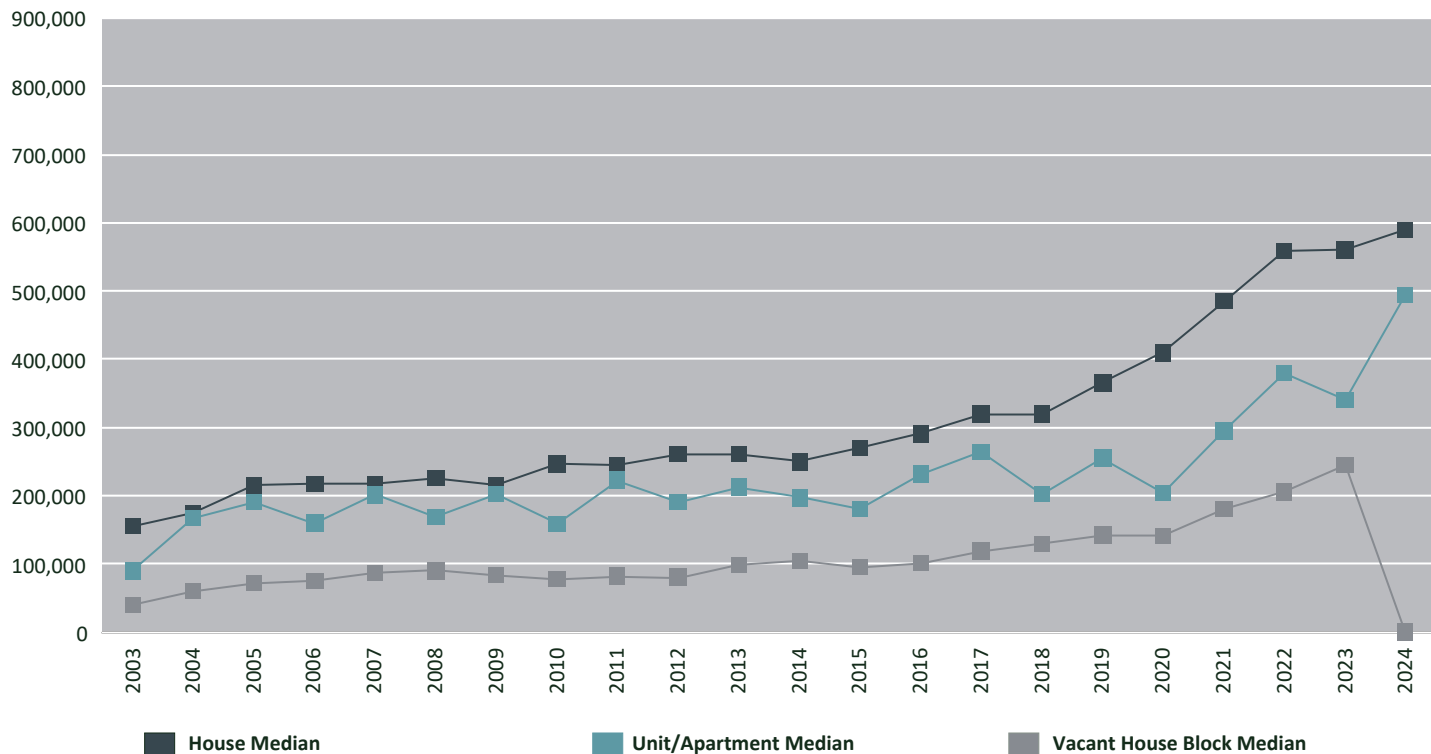
Hume City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	1570000	1570000	1409.34	1114.00	ND	ND	1114.00	1409.34
Dev Site	7	5556571	1700000	639.42	7821.00	42.43<	47.75<	12091.00	520.30
Mixed Use Unspec	10	2736630	780500	2907.49	227.00	180.88<	123.40<	1120.22	2649.45
Multi-Lvl Offic Unsp	1	286000	286000	NA	NA	ND	ND	NA	NA
National Co Rest	1	20000000	20000000	NA	NA	ND	ND	NA	NA
Office Premises Uns	7	4812214	462500	792.56	3822.50	117.61<	125.00<	13793.50	34.18
Playhouse/Theatre	1	1290000	1290000	NA	NA	ND	ND	NA	NA
Pub/Tavern/Club Unsp	3	1122250	995000	114.29	8706.00	ND	40.20<	8706.00	128.91
Retail Mult Occ Unsp	5	1000400	860000	175.97	8706.00	153.57<	127.41<	6122.20	163.41
Retail Sgle Occ Unsp	26	1476250	939500	2919.89	271.50	120.45<	105.56<	1059.35	1667.84
Shop	1	1050000	1050000	295.69	3551.00	190.91<	318.18<	3551.00	295.69
Shopping Centre Unsp	11	39989045	486000	8.42	56803.00	196.36<	1.56<	43115.88	396.91
SpecialPurpose tech	2	2020000	2020000	1553.85	1300.00	ND	ND	1300.00	1553.85
Tourist Park/Caravan	1	9750000	9750000	301.02	32390.00	166.67<	ND	32390.00	301.02
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	800000	800000	870.51	919.00	ND	ND	919.00	870.51
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	4500000	4500000	595.71	7554.00	ND	ND	7554.00	595.71
Factory Unit	1	1056000	1056000	3718.31	284.00	ND	195.12<	284.00	3718.31
Factory Unsp	111	1947009	1120000	2215.66	677.00	145.44<	186.67<	2834.43	743.71
Food ProcessingUnsp	1	34861915	34861915	1093.19	31890.00	ND	5500.75<	31890.00	1093.19
Ind Dev Site	17	2506221	1250000	964.88	1295.50	93.67<	150.74<	6224.13	404.52
Warehouse Unspec	64	3458060	1310000	1375.66	945.00	114.91<	106.94<	4481.04	783.59
Warehouse/Showroom	1	5800000	5800000	1068.73	5427.00	ND	ND	5427.00	1068.73
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	4	24195000	19210000	44.47	1082850.00	399.58<	1164.24<	1045725.00	23.14
Vineyard	1	3000000	3000000	85.18	35220.00	ND	ND	35220.00	85.18
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	885000	885000	1420.55	623.00	ND	ND	623.00	1420.55
Cojoin Strata Unsp	66	481887	464000	1419.35	310.00	96.17<	105.45<	310.00	1419.35
Detached Home (New)	1	577000	577000	2193.92	263.00	85.48<	131.14<	263.00	2193.92
Detached Home Unsp	3423	694601	660000	1429.99	489.50	98.84<	114.80<	504.71	1378.72
Detached Home(exist)	3	1631666	1665000	416.25	4000.00	183.98<	119.35<	4000.00	407.92
Res Investment Flat	1	1150000	1150000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	44	3691764	1763500	178.98	10440.00	80.80<	102.23<	37735.20	97.83
ResLandWithImprovemt	1	650000	650000	49.77	13061.00	15.12<	ND	13061.00	49.77
Retire Village Unit	3	418333	415000	NA	NA	106.41<	120.29<	NA	NA
Semi-detached Unspec	68	536672	505000	2385.79	222.00	87.07<	113.53<	233.13	2332.21
Single Strata Unsp	574	476986	467000	3875.00	160.00	99.05<	110.60<	160.00	3875.00
Strata Unit/Flat Uns	60	514901	500000	NA	NA	110.62<	121.95<	NA	NA
Townhouse	1	475000	475000	NA	NA	ND	98.70<	NA	NA
Vac Res A	754	351469	353000	1008.57	350.00	95.69<	116.12<	377.11	909.22
Vac Res B	4	686250	555000	265.28	2124.50	68.94<	103.74<	2452.75	279.79
Vac Res Englobo Oth	7	15453782	13750000	312.39	79166.50	110.00<	69.17<	79904.83	224.67
Vac Res Rural Lstyle	12	2227125	1575250	347.48	10501.00	106.44<	157.13<	21750.50	102.39
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	1200000	1200000	5504.59	218.00	ND	ND	218.00	5504.59
Municipality totals									
Commercial Total			77	Commercial Total Prices			\$594,247,550		
Community Services Total			1	Community Services Total Prices			\$800,000		
Industrial Total			196	Industrial Total Prices			\$526,257,622		
Primary Production Total			5	Primary Production Total Prices			\$99,780,000		
Residential Total			5,023	Residential Total Prices			\$3,325,584,022		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,200,000		
All Sales Total			5,303	All Sales Total			\$4,547,869,194		

Indigo Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	206	155,000	161,135	11	90,000	99,318	104	40,000	45,981
2004	170	174,000	186,106	14	167,500	158,535	71	60,000	69,592
2005	170	215,000	218,584	15	190,000	181,266	74	72,000	74,515
2006	157	218,000	233,610	21	159,950	158,185	51	75,000	80,681
2007	160	217,250	235,215	12	201,250	193,333	53	87,500	103,528
2008	109	225,000	236,774	16	169,500	195,875	44	90,000	90,957
2009	127	215,000	227,732	22	202,500	207,281	60	83,000	93,799
2010	156	246,250	262,855	12	159,000	154,625	56	77,375	89,470
2011	142	245,000	264,660	14	222,500	231,785	46	81,975	99,137
2012	147	260,000	268,186	15	190,000	205,200	44	80,000	92,318
2013	173	260,000	268,517	18	212,500	220,555	65	99,000	103,831
2014	167	250,000	259,512	14	197,500	195,428	44	105,000	105,314
2015	171	270,000	287,184	19	180,000	190,789	78	94,500	108,639
2016	166	291,000	310,246	15	232,000	243,033	52	101,000	111,053
2017	166	320,000	337,640	14	265,000	241,142	87	119,000	121,218
2018	193	320,000	351,557	26	202,150	224,353	82	130,000	144,301
2019	179	365,000	377,798	20	255,500	271,275	63	142,500	162,937
2020	171	410,000	442,985	16	204,500	220,312	140	141,500	156,189
2021	215	485,000	510,243	13	295,000	352,230	54	180,000	196,156
2022	196	559,000	592,455	15	380,000	430,000	42	205,000	238,023
2023	148	560,000	594,375	14	340,000	359,285	14	245,000	281,714
2024	6	589,500 [^]	667,333 [^]	2	495,000 [^]	495,000 [^]	0	0 [*]	0 [*]

Statistics for 2024 are based on a small number of sales and are preliminary only.

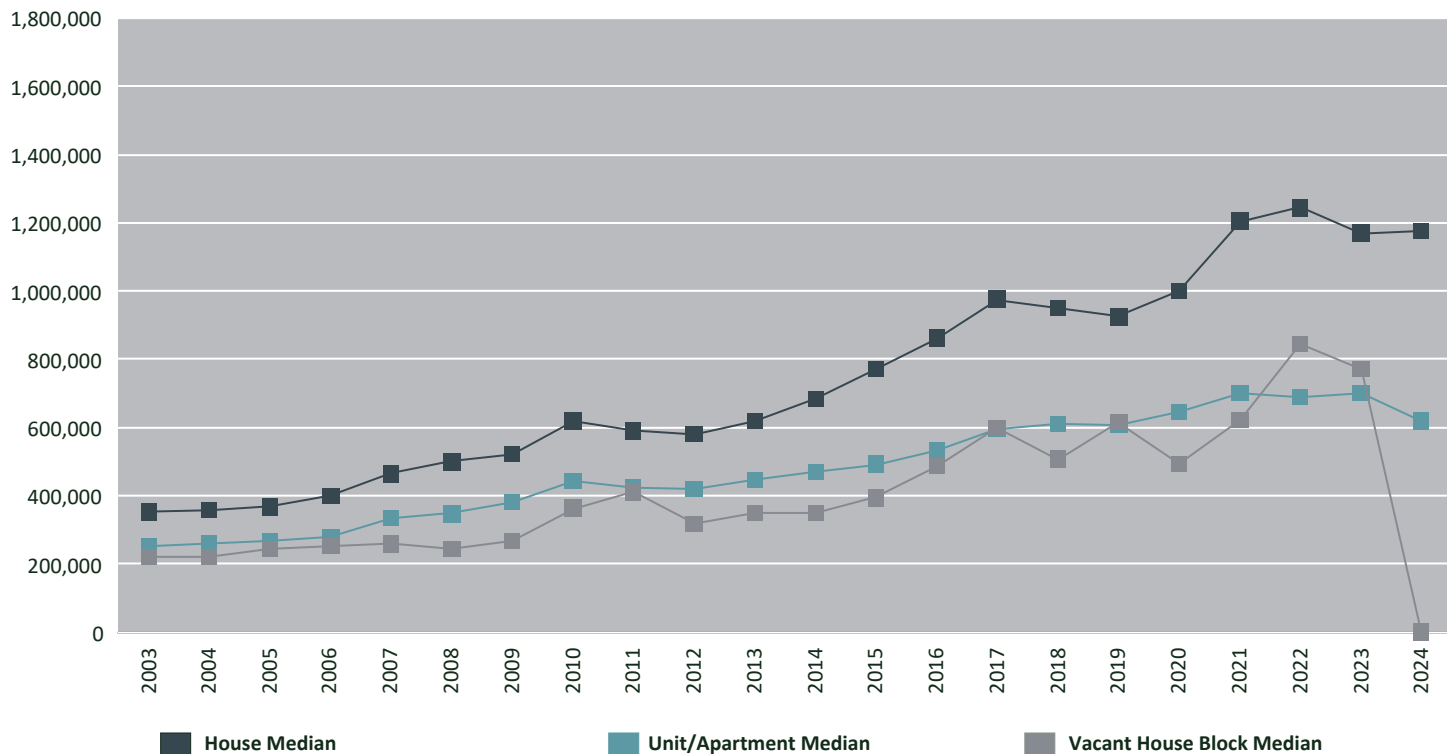
Indigo Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Mixed Use Unspec	1	450000	450000	225.00	2000.00	34.88<	ND	2000.00	225.00
Motel	2	800000	800000	232.55	3729.00	ND	ND	3729.00	214.53
Office Premises Unsp	2	1080000	1080000	1269.84	126.00	308.57<	ND	126.00	1269.84
Pub/Tavern/Club Unsp	1	1120000	1120000	1224.04	915.00	ND	ND	915.00	1224.04
Retail Mult Occ Unsp	3	358333	315000	1000.00	300.00	ND	ND	410.00	873.98
Retail Sgls Occ Unsp	4	532500	567500	4550.00	100.00	85.66<	119.47<	93.00	4874.55
				(\$/SM)	(SM)			(SM)	(\$/SM)
Industrial									
Factory Unsp	1	350000	350000	97.60	3586.00	96.89<	ND	3586.00	97.60
Ind Dev Site	2	272000	272000	140.38	1830.00	ND	148.07<	1830.00	148.63
				(\$/SM)	(SM)			(SM)	(\$/SM)
Infrastruc&Utilities									
Post Offices	1	469000	469000	889.94	527.00	ND	ND	527.00	889.94
Water Storage Tanks	1	13200	13200	132.00	100.00	ND	ND	100.00	132.00
				(\$/SM)	(SM)			(SM)	(\$/SM)
Primary Production									
DomsticLivestockGraz	18	1313396	1270000	2.36	491150.00	119.25<	178.87<	499258.50	2.63
GenCrop >20ha Unspec	3	1737333	1692000	1.66	1020515.00	631.47<	104.61<	878505.00	1.98
Livestock – Beef	11	1190314	1000000	2.50	400000.00	73.37<	136.99<	428672.73	2.78
Livestock – Sheep	1	770000	770000	1.38	556600.00	ND	178.03<	556600.00	1.38
MixedFarm&GrazUnsp	5	1383400	1000000	1.26	653232.00	123.46<	135.59<	659566.40	2.10
Native Bshland	1	35000	35000	17.50	2000.00	9.72<	ND	2000.00	17.50
Vineyard	1	1280000	1280000	2.70	473300.00	99.72<	43.39<	473300.00	2.70
				(\$/SM)	(SM)			(SM)	(\$/SM)
Residential									
Detached Home Unsp	29	628241	610000	885.68	971.00	100.76<	141.86<	1154.26	540.00
Detached Home(exist)	119	586121	550000	964.87	911.00	99.73<	136.82<	1105.36	530.25
Individual Car Park	1	15000	15000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	1	100000	100000	3.33	30000.00	11.98<	ND	30000.00	3.33
Res Co Sh Unit Unsp	1	395000	395000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	61	928278	885000	29.42	30000.00	95.42<	134.81<	39487.47	23.82
ResLandWithImprovemt	2	390000	390000	4.27	91244.00	81.68<	ND	91244.00	4.27
Single Strata Unsp	13	356538	340000	270.55	1922.00	89.47<	161.90<	1922.00	270.55
Vac Res A	12	287000	245000	277.78	828.00	128.95<	175.00<	948.36	307.13
Vac Res B	2	250000	250000	123.67	2038.00	73.53<	144.93<	2038.00	122.67
Vac Res Rural Lstyle	14	443871	487500	11.75	54140.00	101.04<	216.67<	70590.64	6.29
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$8,535,000		
Industrial Total			3	Industrial Total Prices			\$894,000		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$482,200		
Primary Production Total			40	Primary Production Total Prices			\$50,948,597		
Residential Total			255	Residential Total Prices			\$160,675,699		
All Sales Total			313	All Sales Total			\$221,535,496		

Kingston City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,167	352,000	386,350	1,480	252,500	278,813	227	220,000	218,627
2004	1,785	357,000	387,856	1,227	258,000	294,202	133	220,000	223,955
2005	2,026	367,500	410,339	1,424	267,500	289,919	75	244,000	240,252
2006	1,849	400,000	448,061	1,498	280,000	311,905	113	252,500	252,287
2007	2,369	465,000	511,362	2,097	333,000	364,625	293	258,000	235,307
2008	1,614	500,000	537,513	1,377	348,000	371,995	97	243,500	255,147
2009	1,858	520,000	559,421	1,762	380,000	400,057	77	267,800	286,558
2010	1,781	620,000	654,193	1,522	443,375	477,039	60	362,500	380,712
2011	1,567	590,000	630,300	1,361	422,150	452,966	49	410,000	366,909
2012	1,455	580,000	614,618	1,431	420,000	437,319	113	319,003	332,351
2013	1,714	619,000	660,719	1,543	447,000	471,995	101	350,000	351,954
2014	1,863	685,000	737,771	1,916	470,000	495,082	61	350,000	426,008
2015	1,937	770,000	834,413	2,079	491,710	534,448	32	395,000	399,109
2016	1,853	862,000	937,508	1,916	532,000	566,789	44	486,000	552,222
2017	1,734	975,000	1,069,071	1,973	595,000	635,424	35	600,000	706,200
2018	1,419	950,000	1,052,815	1,487	610,000	645,598	12	506,750	582,291
2019	1,534	925,250	1,007,315	1,473	605,730	642,682	37	615,000	723,770
2020	1,237	999,500	1,079,991	1,416	645,000	678,685	33	495,000	526,400
2021	1,892	1,205,000	1,286,044	2,212	700,000	747,560	46	622,500	731,588
2022	1,491	1,245,000	1,333,952	1,568	688,277	729,270	20	845,000	1,024,330
2023	1,399	1,170,000	1,269,615	1,493	700,000	740,085	18	770,000	940,819
2024	87	1,175,000	1,246,248	144	619,875	639,414	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

Kingston City

Analysis of property sales for 2023

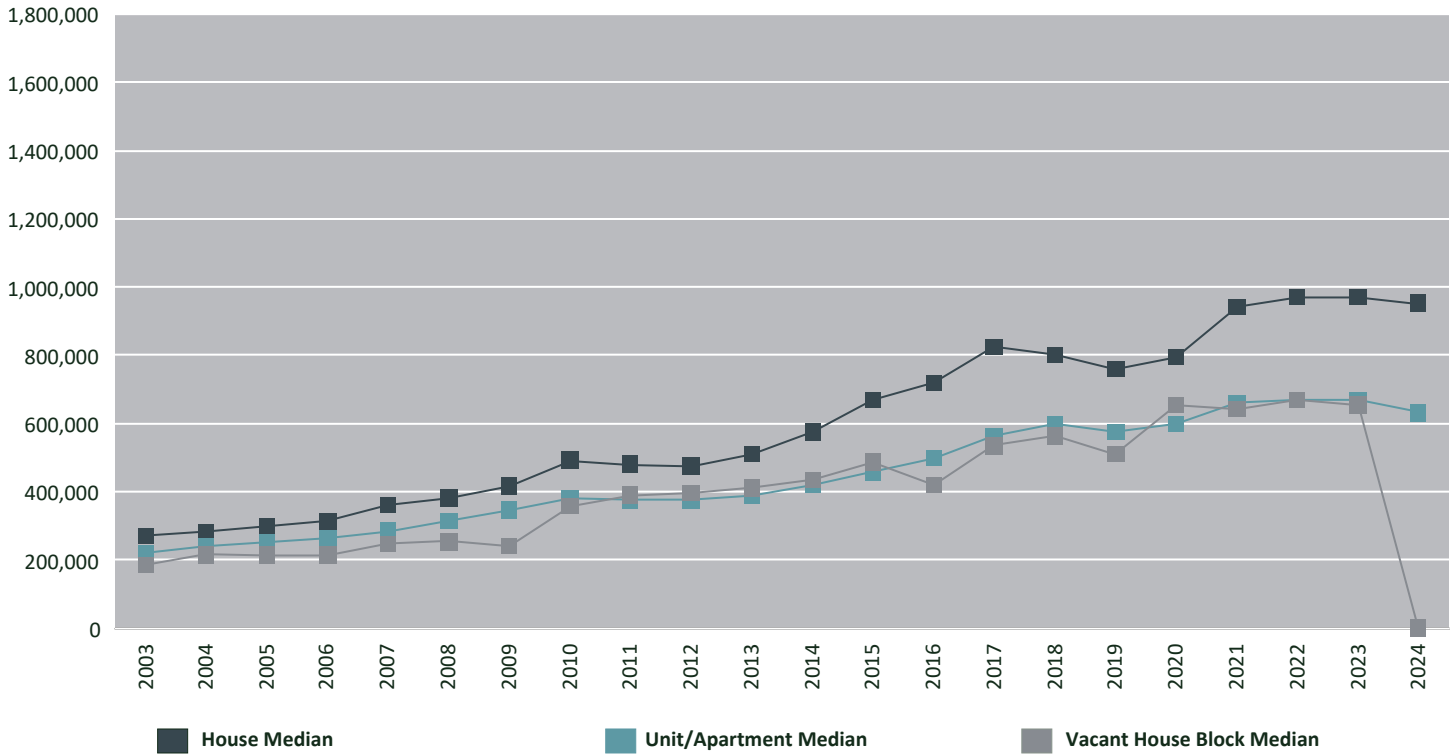
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	1365000	1365000	2275.00	600.00	104.20<	65.00<	600.00	2275.00
Dev Site	1	38500	38500	726.42	53.00	0.94<	2.92<	53.00	726.42
Ground Level Parking	1	110000	110000	4400.00	25.00	ND	ND	25.00	4400.00
Health Clinic Unsp	3	1309833	1130000	2062.04	548.00	110.78<	164.12<	457.67	2861.98
LowRise Office Build	3	414000	320000	3815.71	135.00	13.29<	ND	135.00	3451.85
Mixed Use Office	3	541000	473000	41.84	11304.00	132.31<	ND	7599.33	71.19
Mixed Use Unspec	2	1175000	1175000	NA	NA	73.44<	160.41<	NA	NA
Multi-Lvl Offic Unsp	3	830500	1001000	373.99	4108.00	109.64<	ND	4108.00	181.41
Office Premises Uns	9	796611	480000	439.56	1092.00	63.94<	103.08<	968.86	955.40
Pub/Tavern/Club Unsp	1	1859000	1859000	3595.74	517.00	161.65<	ND	517.00	3595.74
Retail Mult Occ Unsp	10	1058100	887500	3760.33	242.00	88.66<	99.16<	422.60	2503.79
Retail Sgls Occ Unsp	25	2826424	840000	3056.23	409.00	111.26<	95.89<	1794.38	1775.55
Veterinary Clinic	1	1100000	1100000	2056.07	535.00	95.86<	ND	535.00	2056.07
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	2300000	2300000	1689.93	1361.00	ND	ND	1361.00	1689.93
Place of Worship	1	916667	916667	0.46	1982869.00	ND	ND	1982869.00	0.46
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	10	658260	625000	3846.01	164.00	98.43<	130.62<	174.88	3876.06
Factory Unsp	103	1828017	800000	2260.93	343.00	96.39<	117.65<	1597.05	1313.22
Ind Dev Site	2	1450000	1450000	683.40	2380.50	131.82<	50.70<	2380.50	609.12
OpenStorageUnspec	2	3002500	3002500	3779.29	4175.00	600.50<	ND	4175.00	719.16
Warehouse Unspec	73	1849662	995000	2161.50	613.00	93.65<	101.02<	1921.55	959.54
Warehouse/Office	8	805082	756330	4764.51	160.50	101.52<	ND	175.38	4590.64
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Plant/Tree Nursery	1	2800000	2800000	127.50	21960.00	48.95<	ND	21960.00	127.50
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	19	1410000	1315000	NA	NA	113.66<	263.00<	NA	NA
Detached Home Unsp	1285	1280276	1177000	2012.20	574.00	94.16<	117.70<	562.81	2282.17
Detached Home(exist)	1	1080000	1080000	4976.96	217.00	ND	ND	217.00	4976.96
Half Pair or Duplex	3	1071666	460000	6133.33	375.00	36.80<	ND	375.00	6133.33
Res Co Sh Unit Unsp	1	376000	376000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	33	1319500	1275000	1555.81	735.00	91.07<	107.14<	781.75	1721.04
Res/Rural Lstyle	5	2523560	1345000	216.94	6200.00	77.95<	43.74<	20912.80	120.67
Retire Village Unit	25	576660	670000	NA	NA	117.96<	124.07<	NA	NA
Row House	12	801691	820000	5584.75	141.00	95.63<	108.75<	137.00	5851.76
Semi-detached	4	1222750	1200500	3722.85	352.00	84.25<	96.04<	320.25	3818.11
Semi-detached Unspec	95	1186164	1125000	4244.60	278.00	108.70<	113.98<	255.46	4752.90
Single Strata Unit	9	526388	475000	NA	NA	81.90<	107.34<	NA	NA
Single Strata Unsp	1302	730690	695000	3086.42	324.00	99.53<	106.92<	1008.78	994.38
Strata Dwelling	1	720600	720600	NA	NA	ND	79.62<	NA	NA
Strata Unit/Flat Uns	130	773292	722500	5818.82	149.50	115.16<	115.14<	149.50	5561.87
Townhouse	5	1113000	980000	8197.42	233.00	119.51<	ND	233.00	8197.42
Vac Res A	18	940819	770000	2712.03	325.00	91.12<	155.56<	383.39	2453.96

Municipality totals

Commercial Total	63	Commercial Total Prices	\$104,519,600
Community Services Total	2	Community Services Total Prices	\$3,216,667
Industrial Total	198	Industrial Total Prices	\$345,239,414
Primary Production Total	1	Primary Production Total Prices	\$2,800,000
Residential Total	2,948	Residential Total Prices	\$2,954,235,166
All Sales Total	3,212	All Sales Total	\$3,410,010,847

Knox City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,560	272,000	294,496	740	220,000	226,990	313	185,000	185,895
2004	2,240	282,750	307,599	582	240,000	240,594	156	215,500	204,968
2005	2,309	300,000	316,633	766	252,750	261,950	216	214,950	207,349
2006	2,148	312,500	338,346	813	262,000	269,575	145	215,000	213,563
2007	2,362	360,000	383,552	1,048	285,000	290,914	133	249,000	238,087
2008	1,975	382,000	405,606	787	315,000	325,203	40	254,600	233,623
2009	2,083	417,500	443,233	953	347,500	349,964	39	241,000	236,331
2010	1,929	491,500	516,506	749	381,000	384,927	58	357,500	318,123
2011	1,825	480,000	503,047	681	375,000	384,560	51	390,000	372,225
2012	1,687	476,000	500,263	790	375,000	382,154	97	397,000	367,469
2013	2,021	510,000	535,036	977	390,000	396,779	127	410,000	398,546
2014	2,161	574,000	599,958	978	420,000	424,586	139	435,000	414,256
2015	2,369	670,000	702,367	1,176	457,250	468,324	236	487,500	492,102
2016	2,025	720,000	750,600	1,008	497,000	510,065	64	419,750	415,793
2017	2,085	825,000	866,521	1,116	565,000	556,877	40	535,000	521,543
2018	1,645	802,000	849,441	793	599,000	595,576	48	562,500	597,091
2019	1,627	760,000	826,011	812	576,050	572,459	44	509,444	546,420
2020	1,362	795,000	837,153	732	600,000	598,666	46	652,500	607,408
2021	2,157	942,500	996,062	1,116	660,250	666,937	92	642,500	667,964
2022	1,594	970,000	1,028,053	775	670,000	666,577	37	670,000	673,018
2023	1,511	970,000	1,050,118	842	670,000	680,219	35	655,000	670,185
2024	102	951,500	1,003,061	78	632,500	628,890	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

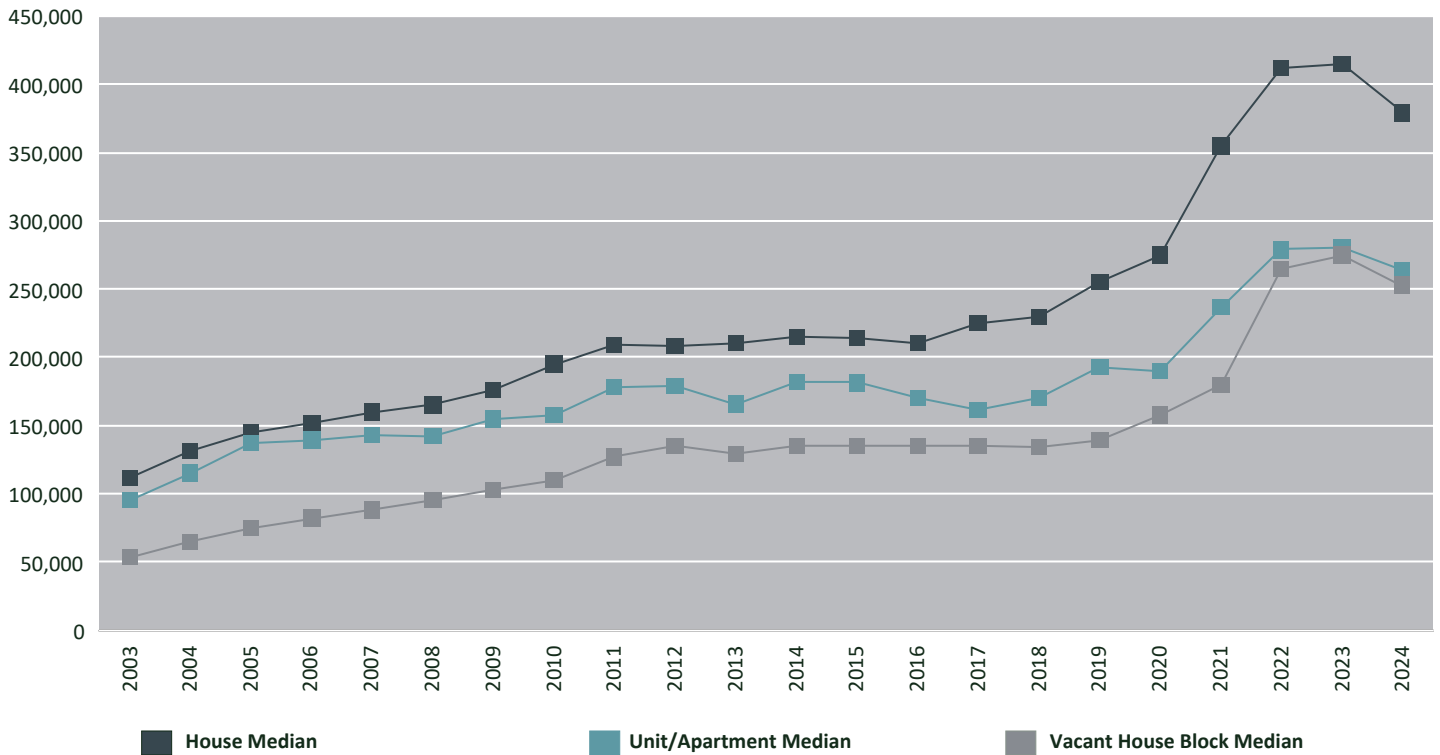
Knox City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	7	1806428	1375000	1163.37	1010.00	ND	55.00<	1162.00	1554.59
Mixed Use Unspec	1	600000	600000	4000.00	150.00	102.92<	ND	150.00	4000.00
Office Premises Uns	14	674241	415689	2059.21	674.50	143.34<	87.27<	4137.50	191.56
Retail Mult Occ Unsp	5	1314000	980000	963.87	837.50	ND	121.36<	901.75	1266.98
Retail Sgle Occ Unsp	23	765807	605000	4108.64	217.00	68.36<	107.60<	3361.22	251.57
Serv Apt/Unit Unsp	1	115000	115000	9.24	12442.00	42.59<	48.94<	12442.00	9.24
Vehicle Rental Centr	1	1287000	1287000	1076.09	1196.00	ND	ND	1196.00	1076.09
Vehicle Sales Centre	2	4190000	4190000	1405.58	3105.50	ND	263.79<	3105.50	1349.22
Veterinary Clinic	1	770000	770000	5032.68	153.00	ND	ND	153.00	5032.68
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	1210000	1210000	1664.37	727.00	ND	ND	727.00	1664.37
Day Care Centre	3	2880000	2460000	1680.33	1464.00	70.29<	ND	1308.00	2201.83
Private Hospital	1	35000000	35000000	9336.32	37488.00	ND	ND	37488.00	9336.32
Religious Residence	1	790000	790000	NA	NA	41.80<	ND	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	877750	877750	3672.97	238.00	181.92<	ND	238.00	3688.03
Factory Unsp	91	1878753	810000	3121.62	370.00	106.58<	130.90<	2323.82	1010.59
Ind Dev Site	1	979000	979000	434.15	2255.00	83.14<	72.52<	2255.00	434.15
Warehouse Unspec	18	6862933	1908250	2798.55	810.50	117.07<	191.78<	10569.00	902.73
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	102	682975	651500	6236.36	187.50	100.46<	108.58<	187.50	6253.33
Detached Home Unsp	1472	1056926	980000	1178.08	730.00	100.00<	122.50<	782.43	1358.83
Detached Home(exist)	2	1051500	1051500	1126.75	1809.00	ND	ND	1809.00	581.26
Half Pair or Duplex	3	608333	635000	3073.59	231.00	111.80<	ND	231.00	3073.59
Individual Car Park	8	23062	21000	NA	NA	2100.00<	ND	NA	NA
Res Land (WithBuild)	79	1054253	950000	947.48	983.00	94.81<	105.46<	1051.03	980.56
Res/Rural Lstyle	7	2343000	1505000	511.51	11730.00	63.64<	79.74<	23129.86	101.30
ResLandWithImprovemt	1	905000	905000	625.86	1446.00	ND	ND	1446.00	625.86
Retire Village Unit	22	548659	572500	NA	NA	119.27<	117.44<	NA	NA
Semi-detached Unspec	34	794266	798330	5139.36	154.50	102.35<	118.36<	355.20	2252.29
Single Strata Unsp	515	713095	690000	2023.81	336.00	98.57<	111.74<	355.60	2013.27
Strata Unit/Flat Uns	200	605612	525000	1952.48	484.00	99.06<	93.71<	484.00	1952.48
Townhouse	3	881333	880000	NA	NA	104.40<	117.33<	NA	NA
Vac Res A	34	637647	652500	1563.62	448.00	97.39<	100.00<	512.18	1244.98
Vac Res B	1	1776500	1776500	638.34	2783.00	ND	ND	2783.00	638.34
Vac Res Rural Lstyle	6	3549166	1805000	333.46	5038.00	82.50<	139.27<	5467.00	649.20
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	1780000	1780000	1231.83	1445.00	ND	ND	1445.00	1231.83
Municipality totals									
Commercial Total			55			Commercial Total Prices			\$57,419,962
Community Services Total			6			Community Services Total Prices			\$360,640,000
Industrial Total			112			Industrial Total Prices			\$297,233,893
Residential Total			2,489			Residential Total Prices			\$2,305,002,126
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$1,780,000
All Sales Total			2,663			All Sales Total			\$3,022,075,981

Latrobe City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,715	111,500	126,517	247	95,000	110,378	694	53,000	52,562
2004	1,451	131,000	147,286	234	115,000	126,431	563	65,000	62,952
2005	1,451	145,000	158,101	233	137,000	163,915	481	75,000	74,442
2006	1,424	152,000	170,362	219	139,500	163,470	494	82,000	81,643
2007	1,712	160,000	181,911	259	143,000	162,481	524	88,000	91,149
2008	1,327	165,000	185,430	210	142,250	156,371	353	95,000	96,806
2009	1,582	176,250	197,513	275	155,000	181,753	517	102,950	100,799
2010	1,295	195,000	220,788	230	157,500	194,403	386	110,000	110,266
2011	1,127	209,000	229,854	175	178,000	196,003	237	127,000	127,745
2012	1,122	208,000	225,149	174	179,000	209,401	197	135,000	134,774
2013	1,152	210,000	231,125	176	165,750	188,962	271	129,500	131,187
2014	1,123	215,000	234,557	172	182,250	197,720	258	135,000	133,780
2015	1,210	214,000	233,503	208	181,500	189,561	211	135,350	139,348
2016	1,231	210,000	234,406	163	170,000	196,647	172	135,000	137,907
2017	1,380	225,000	245,026	164	161,500	174,194	159	135,000	136,709
2018	1,631	230,000	257,691	233	170,000	189,297	298	134,250	134,582
2019	1,398	254,750	272,576	171	192,500	211,515	324	139,000	141,010
2020	1,548	275,000	299,513	235	190,000	210,164	645	158,000	160,147
2021	1,864	355,000	373,107	254	236,500	248,907	648	180,000	189,388
2022	1,364	412,000	438,175	181	279,000	281,042	208	265,000	271,535
2023	1,253	415,000	448,419	176	280,000	296,946	131	275,000	275,723
2024	148	379,500	411,462	11	264,000	257,090	22	252,500	243,545

Statistics for 2024 are based on a small number of sales and are preliminary only.

Latrobe City

Analysis of property sales for 2023

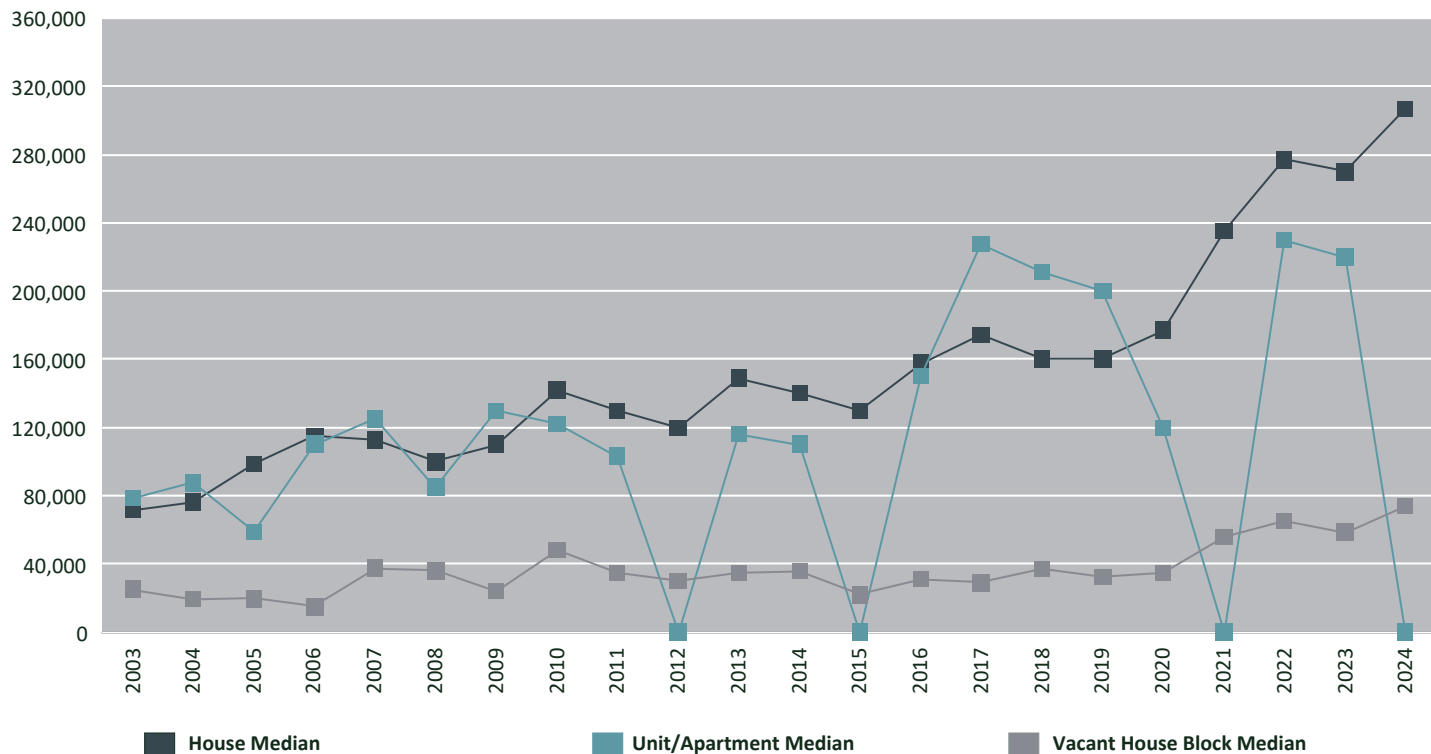
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	1800000	1800000	895.08	2011.00	135.85<	ND	2011.00	895.08
Dev Site	3	788333	265000	343.88	727.00	30.55<	132.37<	1074.33	733.79
Fuel Outlet/Garage	3	1417652	1240000	402.77	2515.00	50.87<	ND	2081.33	681.13
Health Clinic Unsp	2	3115000	3115000	6860.47	172.00	422.66<	93.40<	172.00	6860.47
Medical/Surgery	1	490000	490000	884.48	554.00	ND	113.29<	554.00	884.48
Mixed Use Office	1	1065000	1065000	5120.19	208.00	ND	250.59<	208.00	5120.19
Mixed Use Unspec	3	404666	390000	750.00	520.00	10.04<	130.00<	713.67	567.02
Motel	1	2750000	2750000	892.86	3080.00	308.99<	371.62<	3080.00	892.86
Multi-Lvl Offic Unsp	1	1144000	1144000	629.96	1816.00	170.87<	ND	1816.00	629.96
National Co Ret Unsp	1	7150000	7150000	1522.25	4697.00	ND	ND	4697.00	1522.25
Office Premises Unsp	9	1016333	462000	1229.52	690.00	91.03<	115.50<	925.67	1488.48
Pub/Tavern/Club Unsp	1	130000	130000	NA	NA	ND	ND	NA	NA
Restaurant	1	650000	650000	NA	NA	ND	ND	NA	NA
Retail Mult Occ Unsp	2	500000	500000	920.41	550.00	108.70<	210.53<	550.00	909.09
Retail Sgle Occ Unsp	28	616839	475000	2229.73	296.00	79.17<	163.79<	470.33	1305.73
Tavern	1	1400000	1400000	1126.31	1243.00	142.86<	ND	1243.00	1126.31
Vehicle Sales Centre	1	635000	635000	719.14	883.00	10.46<	36.08<	883.00	719.14
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	1309000	1309000	364.22	3594.00	ND	ND	3594.00	364.22
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	705868	600000	317.86	1400.00	116.05<	171.43<	2241.18	324.32
Ind Dev Site	17	546199	453024	592.04	2162.00	155.51<	220.99<	33107.12	16.50
Warehouse Unspec	7	1062000	605000	485.94	1245.00	140.70<	159.95<	2260.14	469.88
Warehouse/Office	1	250000	250000	2083.33	120.00	ND	12.35<	120.00	2083.33
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	2175000	2175000	2577.01	844.00	ND	ND	844.00	2577.01
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	616819	623639	4.80	196062.50	10.46<	82.93<	190529.00	3.24
Livestock – Beef	3	2158800	1260000	2.96	425500.00	210.00<	88.88<	717526.33	3.01
Livestock – Dairy	2	2877900	2877900	52.89	242717.00	195.11<	489.86<	242717.00	11.86
MixedFarm + infrast	8	1492500	1275000	2.25	405200.00	79.44<	90.72<	481225.00	3.10
MixedFarm no infrast	7	702000	550000	1.48	284100.00	59.62<	156.58<	489985.57	1.43
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Unsp	1	18720000	18720000	524.22	35710.00	ND	ND	35710.00	524.22
Boarding House	1	645000	645000	1139.58	566.00	118.35<	32.25<	566.00	1139.58
Cojoin Strata Unsp	4	247500	255000	NA	NA	100.79<	67.82<	NA	NA
Detached Home Unsp	1250	448072	414500	720.59	695.50	101.10<	150.73<	782.32	570.14
Detached Home(Comm)	1	665000	665000	826.09	805.00	ND	211.11<	805.00	826.09
Detached Home(exist)	2	665500	665500	214.36	3119.00	99.33<	147.89<	3119.00	213.37
Granny Flat/Studio	1	450000	450000	388.94	1157.00	ND	ND	1157.00	388.94
MisimpRuralLand Unsp	2	437500	437500	18.33	25950.00	66.04<	175.00<	25950.00	16.86
Res Investment Flat	2	295000	295000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	260000	260000	353.26	736.00	ND	111.11<	736.00	353.26
Res/Rural Lstyle	123	847646	822000	39.55	20200.00	104.05<	143.58<	23876.93	35.50
Semi-detached Unspec	1	449000	449000	1767.72	254.00	73.01<	164.77<	254.00	1767.72
Single Strata Unsp	125	312166	292500	NA	NA	100.86<	139.29<	NA	NA
Strata Unit/Flat Unsp	44	257993	250000	NA	NA	100.00<	151.52<	NA	NA
Vac Res A	126	273549	275000	333.98	733.50	103.77<	176.28<	754.72	363.38
Vac Res B	4	273125	331250	146.88	2438.50	114.22<	194.85<	2661.75	102.61
Vac Res C	1	560000	560000	139.79	4006.00	176.38<	238.30<	4006.00	139.79
Vac Res Englobo Oth	1	10100000	10100000	55.40	182317.00	414.36<	1020.20<	182317.00	55.40
Vac Res Rural Lstyle	18	469127	421000	25.52	20989.50	118.93<	195.81<	31159.06	15.06
Villa Unit	1	310000	310000	NA	NA	ND	ND	NA	NA
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	2300000	2300000	516.85	4450.00	707.69<	ND	4450.00	516.85
Local Parks&Gardens	2	285000	285000	26.35	11954.00	ND	ND	11954.00	26.35

Municipality totals

Commercial Total	60	Commercial Total Prices	\$58,694,458
Community Services Total	1	Community Services Total Prices	\$1,309,000
Industrial Total	44	Industrial Total Prices	\$30,380,894
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$2,175,000
Primary Production Total	24	Primary Production Total Prices	\$31,553,478
Residential Total	1,709	Residential Total Prices	\$794,672,252
Sport/Hrtge/Cultural Total	3	Sport/Hrtge/Cultural Total Prices	\$2,870,000
All Sales Total	1,842	All Sales Total	\$921,655,082

Loddon Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	98	71,500	79,992	3	78,500 [^]	85,500 [^]	39	25,000	34,780
2004	86	76,500	89,683	1	87,500 [^]	87,500 [^]	52	19,000	25,804
2005	85	99,000	103,422	2	59,000 [^]	59,000 [^]	54	19,650	65,359
2006	72	115,000	130,322	3	110,000 [^]	103,333 [^]	37	15,000	29,705
2007	78	112,500	116,410	1	125,000 [^]	125,000 [^]	24	37,475	50,508
2008	77	100,000	111,464	3	85,000 [^]	81,333 [^]	39	36,000	45,153
2009	46	110,000	110,733	3	130,000 [^]	133,333 [^]	26	23,750	33,763
2010	60	142,000	155,275	4	122,000 [^]	127,250 [^]	32	48,000	54,046
2011	90	130,000	133,788	2	103,000 [^]	103,000 [^]	16	35,000	38,387
2012	67	120,000	142,325	0	0 [*]	0 [*]	29	30,000	35,569
2013	71	149,000	153,679	1	116,000 [^]	116,000 [^]	30	35,000	69,641
2014	71	140,000	142,633	1	110,000 [^]	110,000 [^]	28	35,375	46,203
2015	51	130,000	155,088	0	0 [*]	0 [*]	25	22,000	32,716
2016	80	157,500	166,444	1	150,000 [^]	150,000 [^]	18	30,800	49,997
2017	78	174,500	194,778	2	227,500 [^]	227,500 [^]	24	29,000	32,208
2018	83	160,000	165,597	2	211,250 [^]	211,250 [^]	30	37,250	59,040
2019	85	160,000	169,476	1	200,000 [^]	200,000 [^]	25	32,500	47,721
2020	93	177,000	188,919	1	120,000 [^]	120,000 [^]	38	35,000	59,929
2021	115	235,000	244,330	0	0 [*]	0 [*]	37	55,935	77,755
2022	73	277,000	292,036	2	230,000 [^]	230,000 [^]	27	65,000	122,861
2023	75	270,000	285,224	3	220,000 [^]	198,333 [^]	14	58,500	65,678
2024	12	306,750	323,291	0	0 [*]	0 [*]	1	74,000 [^]	74,000 [^]

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Loddon Shire

Analysis of property sales for 2023

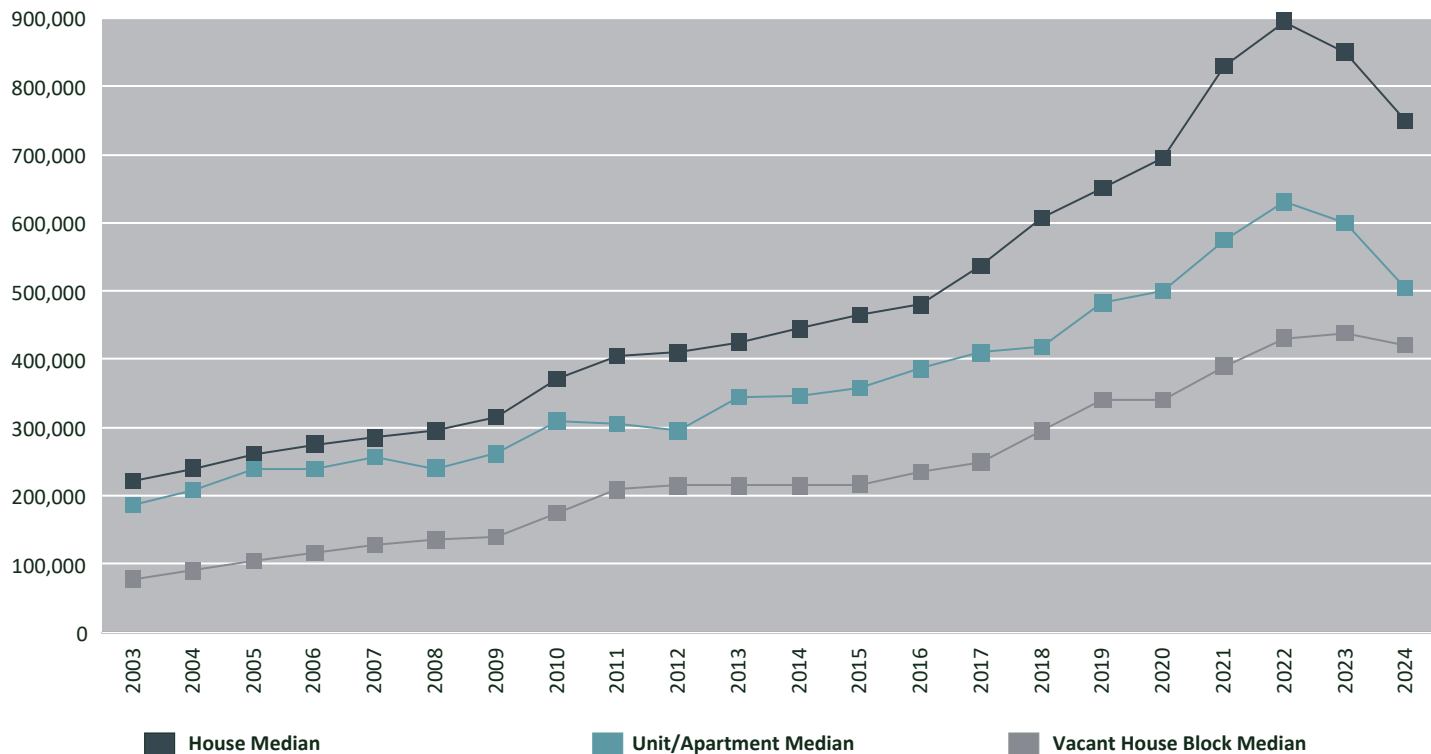
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Mixed Use Unspec	1	250000	250000	833.33	300.00	166.67<	ND	300.00	833.33
Retail Sgls Occ Unsp	2	211000	211000	352.92	606.00	ND	175.83<	606.00	348.18
Supermarket	1	360000	360000	117.69	3059.00	ND	ND	3059.00	117.69
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	135000	135000	70.61	1912.00	ND	ND	1912.00	70.61
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	11	1021436	560000	1.16	276100.00	106.67<	292.81<	350045.09	2.92
GenCrop >20ha Unspec	31	1338778	869472	0.97	710897.50	83.54<	212.07<	939873.67	1.40
Livestock – Beef	2	1520750	1520750	1.19	1363600.00	ND	ND	1363600.00	1.12
Livestock – Dairy	2	1209350	1209350	1.08	1422250.00	ND	241.87<	1422250.00	0.85
Livestock – Sheep	2	1878000	1878000	5.49	465335.50	341.45<	553.00<	465335.50	4.04
MixedFarm&GrazUnsp	16	1238259	857800	1.21	1305000.00	200.17<	339.72<	1645050.19	0.75
Native Bshland	2	109500	109500	5.68	18519.50	24.36<	81.11<	18519.50	5.91
Native Hardwood	1	430000	430000	0.77	560000.00	93.48<	505.88<	560000.00	0.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	12	345416	346250	300.62	1130.50	89.94<	234.75<	1372.92	251.59
Detached Home(exist)	63	273759	265000	291.90	1062.00	110.42<	147.22<	1366.49	200.34
Garage/Outbuild Rur	1	330000	330000	4.12	80051.00	145.70<	ND	80051.00	4.12
Res/Rural Lstyle	40	485364	452500	5.67	30000.00	97.31<	174.04<	55357.87	8.26
ResLandWithImprovemt	1	80000	80000	83.25	961.00	ND	76.19<	961.00	83.25
Single Strata Unsp	3	198333	220000	NA	NA	95.65<	ND	NA	NA
Vac Res A	10	67550	52500	45.06	1032.00	89.13<	175.00<	1159.56	45.56
Vac Res B	4	61000	66000	21.19	2558.00	55.00<	132.00<	2731.50	22.33
Vac Res Rural Lstyle	26	149060	150000	3.31	18895.00	93.75<	193.55<	45894.54	3.25

Municipality totals

Commercial Total	4	Commercial Total Prices		\$1,032,000
Industrial Total	1	Industrial Total Prices		\$135,000
Primary Production Total	67	Primary Production Total Prices		\$82,415,276
Residential Total	160	Residential Total Prices		\$46,606,476
All Sales Total	232	All Sales Total		\$130,188,752

Macedon Ranges Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	559	221,000	230,897	58	186,000	205,650	381	78,000	88,038
2004	515	240,000	251,615	52	207,500	216,160	207	90,000	100,298
2005	511	260,200	288,039	82	238,500	238,863	173	105,000	113,677
2006	509	275,000	299,161	69	239,000	221,712	189	116,000	126,556
2007	617	285,000	316,880	90	257,250	251,409	290	127,500	134,874
2008	507	295,000	321,159	72	240,000	241,005	276	135,000	144,092
2009	642	315,000	335,293	132	261,500	260,366	340	140,000	138,400
2010	530	372,000	402,642	89	310,000	313,208	342	175,000	164,778
2011	501	405,000	445,650	90	305,000	319,921	238	209,000	197,902
2012	445	410,000	441,787	87	295,000	309,850	221	215,000	206,511
2013	529	425,000	462,272	97	345,000	363,735	221	215,000	212,589
2014	540	445,000	470,485	100	346,500	359,369	206	215,000	205,960
2015	609	465,000	503,654	111	358,000	369,783	231	216,500	218,857
2016	552	480,000	523,654	120	386,500	390,991	315	235,000	235,764
2017	649	537,000	568,232	140	410,000	413,487	484	249,750	255,235
2018	573	608,000	665,384	98	418,500	432,827	189	295,000	310,243
2019	476	651,000	693,364	93	482,000	467,046	182	340,500	357,753
2020	544	695,000	747,367	80	500,000	511,781	423	341,000	337,180
2021	660	830,000	898,709	136	575,000	605,448	615	390,000	387,657
2022	501	895,000	985,616	71	630,000	623,204	237	431,000	461,842
2023	493	850,000	923,503	76	599,950	614,801	102	438,000	449,633
2024	50	750,000	834,320	8	503,750^	521,250^	12	420,000	436,583

Statistics for 2024 are based on a small number of sales and are preliminary only.

Macedon Ranges Shire

Analysis of property sales for 2023

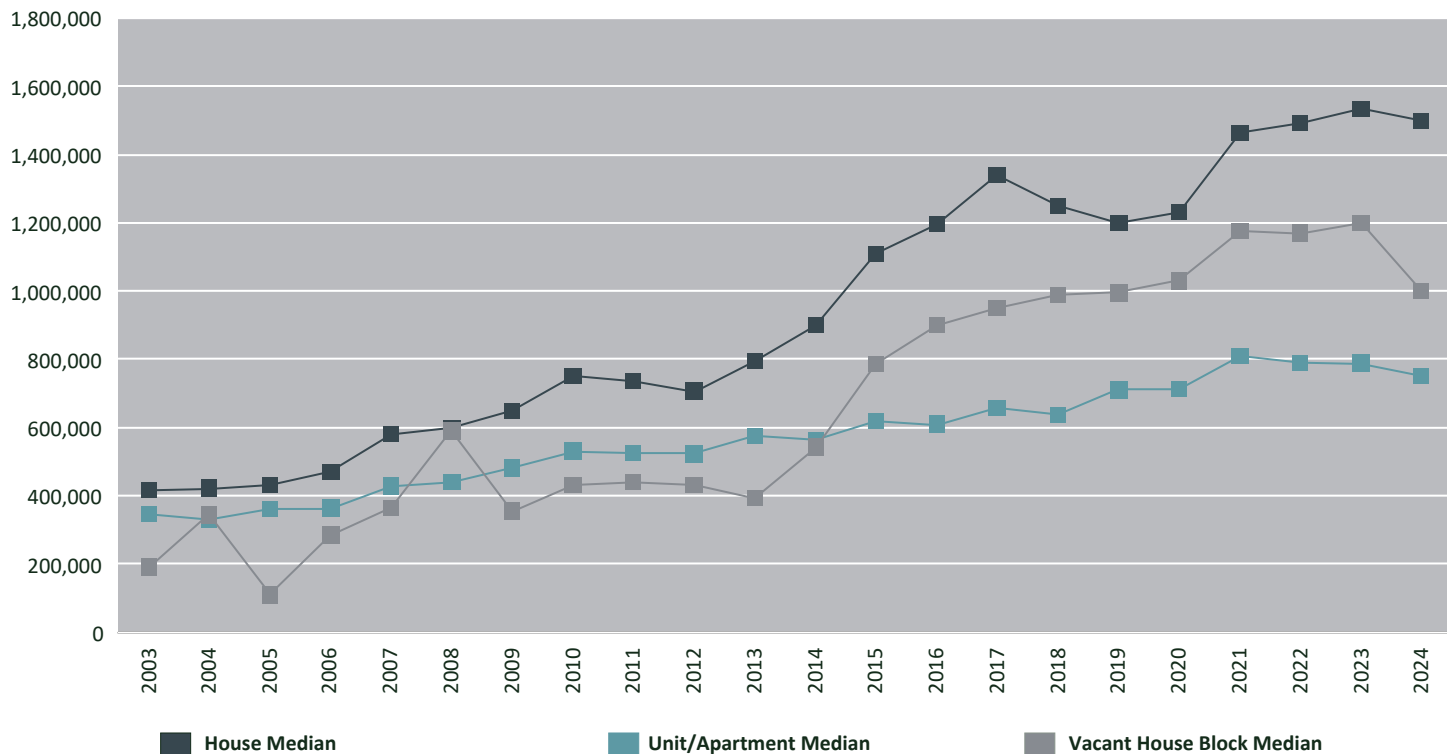
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	836000	836000	1199.43	697.00	21.95<	87.63<	697.00	1199.43
Health Clinic Unspec	1	2200000	2200000	2857.14	770.00	176.00<	ND	770.00	2857.14
Mixed Use Unspec	1	300000	300000	2970.30	101.00	23.81<	ND	101.00	2970.30
Office Premises Uns	2	2350000	2350000	1894.15	359.00	135.10<	ND	359.00	1894.15
Retail Mult Occ Unsp	2	945000	945000	NA	NA	63.42<	121.15<	NA	NA
Retail Sgls Occ Unsp	4	836477	762500	1693.75	624.50	104.45<	113.81<	512.75	1631.36
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	1343100	1343100	580.73	2273.00	154.82<	395.03<	2273.00	580.73
Ind Dev Site	4	1078687	1277375	642.01	2215.00	112.86<	438.21<	1802.25	598.52
Processing Plant	1	2310000	2310000	111.06	20800.00	ND	ND	20800.00	111.06
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Secondary Roads	1	880000	880000	1617.65	544.00	ND	ND	544.00	1617.65
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	1741250	1722500	13.40	97000.00	141.92<	187.23<	141200.00	9.36
GenCrop >20ha Unspec	2	2800000	2800000	3.90	727041.50	366.01<	39.41<	727041.50	3.85
Horse Unspecified	1	4000000	4000000	3.60	1110000.00	888.89<	ND	1110000.00	3.60
MixedFarm + infrast	2	1632500	1632500	4.35	360000.00	45.35<	107.93<	360000.00	4.53
MixedFarm no infrast	6	2405060	1595000	5.46	520000.00	130.20<	165.28<	776105.33	3.10
MixedFarm&GrazUnsp	21	1870898	2100000	5.95	420000.00	109.95<	146.34<	457287.14	4.09
Native Animals	1	2850000	2850000	3.20	891100.00	ND	ND	891100.00	3.20
Vineyard	1	3000000	3000000	16.76	179000.00	288.46<	ND	179000.00	16.76
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	700000	700000	NA	NA	94.59<	ND	NA	NA
Detached Home Unsp	479	916815	840000	1350.66	981.00	94.38<	120.52<	1168.00	787.79
Detached Home(exist)	12	1186083	1170000	115968.78	522.50	117.00<	ND	1250.75	948.30
House & Flat/Studio	1	1200000	1200000	947.87	1266.00	ND	ND	1266.00	947.87
MisImpRuralLand Unsp	2	1030000	1030000	23339.42	78901.50	294.29<	177.43<	78901.50	13.05
OYO Sub Unit	1	600000	600000	NA	NA	82.99<	ND	NA	NA
Res Land (WithBuild)	8	1153750	932500	394.53	2781.00	54.53<	118.79<	4929.50	234.05
Res/Rural Lstyle	200	1470878	1335500	63.13	20000.00	92.10<	134.90<	34448.46	42.89
ResLandWithImprovemt	1	545000	545000	686.40	794.00	ND	143.42<	794.00	686.40
Semi-detached Unspec	1	700000	700000	3846.15	182.00	120.17<	122.81<	182.00	3846.15
Sep House&Curtilage	2	2042500	2042500	2485000.00	1.00	260.92<	ND	1.00	2485000.00
Single Strata Unsp	47	568200	530000	1659.23	336.00	87.24<	111.58<	336.00	1659.23
Strata Unit/Flat Uns	25	692280	630000	1268.13	455.00	101.20<	114.55<	455.00	1268.13
Townhouse	1	717500	717500	NA	NA	88.04<	ND	NA	NA
Vac Res A	96	446120	438000	679.35	736.00	101.45<	129.78<	796.52	563.52
Vac Res B	6	505833	480000	146.80	2486.50	104.35<	117.07<	2719.50	186.00
Vac Res Rural Lstyle	24	688041	685000	32.47	22019.50	96.80<	155.68<	48169.25	14.28
Villa Unit	1	695000	695000	NA	NA	ND	ND	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Equestrian Centre	2	516250	516250	111.66	4577.00	ND	ND	4577.00	112.79

Municipality totals

Commercial Total	11	Commercial Total Prices		\$13,271,910
Industrial Total	7	Industrial Total Prices		\$9,310,950
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices		\$880,000
Primary Production Total	38	Primary Production Total Prices		\$79,399,225
Residential Total	908	Residential Total Prices		\$874,483,539
Sport/Hrtge/Cultural Total	2	Sport/Hrtge/Cultural Total Prices		\$1,032,500
All Sales Total	967	All Sales Total		\$978,378,124

Manningham City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,307	415,000	458,437	602	345,000	351,836	22	191,500	183,404
2004	1,267	421,000	459,806	491	330,000	340,927	31	343,800	306,551
2005	1,253	432,000	473,446	510	360,000	366,247	7	110,000 ^	121,666 ^
2006	1,333	470,000	517,617	583	362,500	388,575	12	285,000	308,725
2007	1,485	580,000	599,072	724	429,000	445,104	28	365,000	366,148
2008	1,082	600,000	639,531	561	440,000	474,974	16	590,000	570,909
2009	1,299	650,000	690,728	752	480,750	495,791	22	355,000	347,852
2010	1,176	750,000	803,833	598	530,250	553,993	54	432,500	516,011
2011	1,023	735,000	795,608	494	526,000	544,340	27	440,000	496,370
2012	1,005	706,000	756,127	641	523,250	548,213	24	432,500	446,905
2013	1,340	795,000	849,634	781	575,000	585,120	56	391,250	425,738
2014	1,501	900,000	984,243	1,212	564,000	579,689	38	542,500	579,181
2015	1,809	1,110,000	1,182,293	1,282	617,750	656,648	188	785,000	804,401
2016	1,409	1,195,000	1,252,824	1,070	608,132	666,270	55	900,000	967,430
2017	1,350	1,340,000	1,398,823	1,256	658,000	734,485	53	950,000	926,680
2018	1,067	1,250,000	1,312,123	791	638,200	696,355	48	990,000	979,470
2019	1,217	1,200,000	1,246,148	902	710,500	746,672	53	995,000	953,498
2020	942	1,230,000	1,291,309	748	711,000	739,635	53	1,030,000	1,073,277
2021	1,570	1,463,500	1,521,736	1,173	810,000	843,513	54	1,175,000	1,211,193
2022	1,168	1,491,500	1,566,447	970	790,000	835,232	21	1,170,000	1,220,761
2023	1,163	1,534,000	1,598,567	937	788,000	857,338	19	1,200,000	1,134,236
2024	65	1,500,000	1,536,959	91	750,000	793,428	2	1,000,000 ^	1,000,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Manningham City

Analysis of property sales for 2023

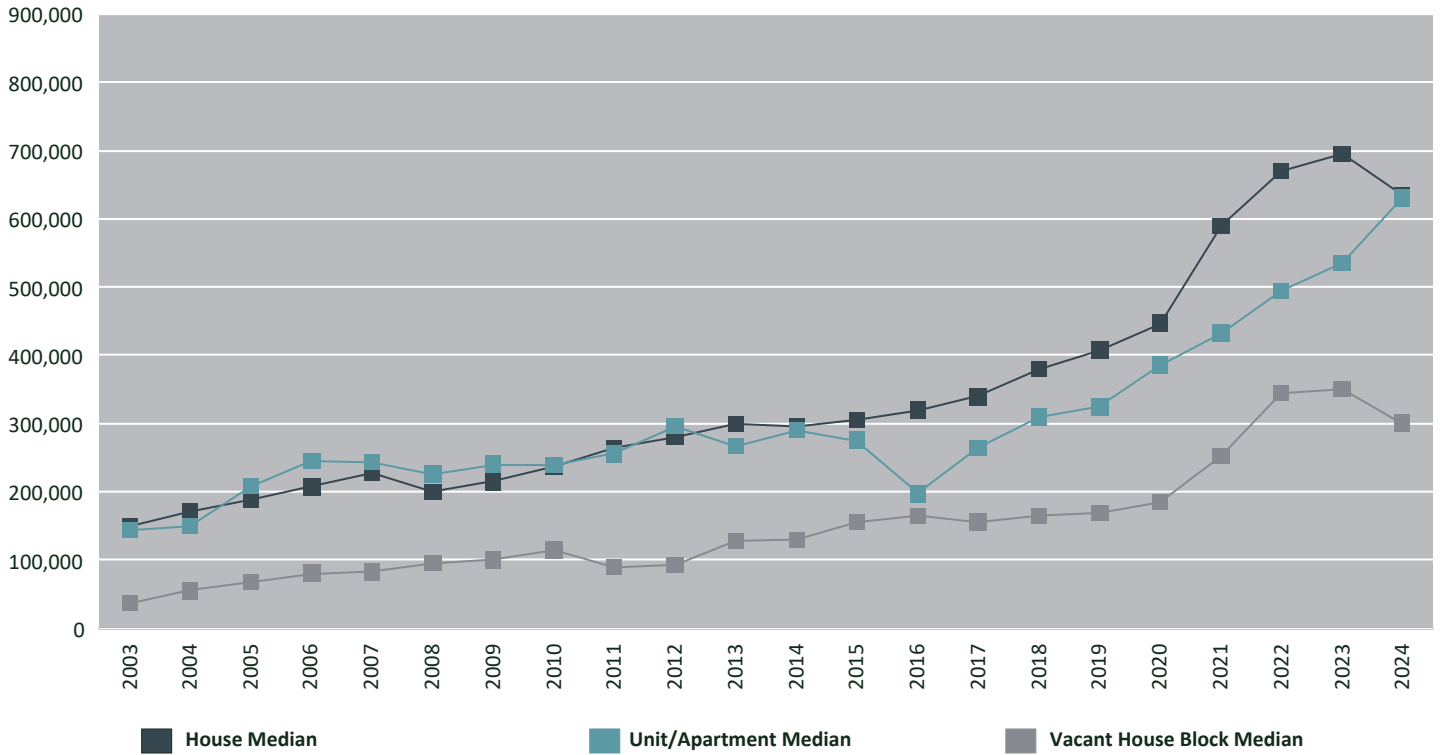
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bed and Breakfast	1	2805000	2805000	38.18	73468.00	ND	ND	73468.00	38.18
Health Clinic Unsp	4	12392500	1635000	1878.61	692.00	65.40<	145.33<	2583.33	6157.42
Health Surgery	2	1708000	1708000	2148.62	792.50	ND	46.97<	792.50	2155.21
LowRise Office Build	1	970000	970000	NA	NA	ND	ND	NA	NA
Multi-Lvl Office Unsp	1	450000	450000	594.45	757.00	ND	ND	757.00	594.45
Office Premises Uns	2	945000	945000	465.91	2200.00	108.00<	130.34<	2200.00	465.91
Retail Mult Occ Unsp	4	945000	662500	5885.16	221.50	24.09<	ND	254.75	3709.52
Retail Sgls Occ Unsp	12	2561363	960000	5027.32	183.00	81.36<	106.90<	747.22	3529.27
Supermarket	1	1750000	1750000	3707.63	472.00	ND	ND	472.00	3707.63
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	7200000	7200000	1577.22	4565.00	ND	ND	4565.00	1577.22
Cojoin Strata Unsp	23	1387859	1468000	4411.76	272.00	112.49<	201.10<	272.00	4411.76
Detached Home Unsp	1107	1599640	1530000	1791.21	710.50	102.82<	124.39<	786.41	2037.45
Detached Home(exist)	4	1453750	1390000	5473.60	257.00	ND	ND	493.00	2948.78
Individual Flat	2	1535500	1535500	NA	NA	ND	153.55<	NA	NA
Res Land (WithBuild)	30	1666376	1645500	2189.78	822.00	92.18<	130.08<	1006.83	1679.58
Res/Rural Lstyle	122	2649962	2407500	343.50	4163.00	104.67<	120.38<	9040.18	292.61
Retire Village Compl	1	580000	580000	NA	NA	ND	ND	NA	NA
Retire Village Unit	15	476600	325000	NA	NA	52.42<	56.03<	NA	NA
Semi-detached Unspec	52	1586875	1682500	5495.77	355.00	106.83<	155.95<	368.64	4389.79
Single Strata Unsp	573	925515	880000	NA	NA	100.00<	109.86<	NA	NA
Strata Unit/Flat Uns	318	704204	579500	NA	NA	102.57<	98.81<	NA	NA
Townhouse	8	1249875	1239000	NA	NA	117.44<	122.44<	NA	NA
Vac Res A	16	1078156	1170250	1741.53	748.50	101.50<	114.00<	839.94	1283.61
Vac Res B	3	1433333	1500000	540.93	2773.00	75.00<	106.37<	2641.00	542.72
Vac Res Rural Lstyle	10	2011525	2120127	551.35	4018.00	118.44<	201.92<	5502.00	365.60

Municipality totals

Commercial Total	28	Commercial Total Prices	\$95,367,359
Residential Total	2,285	Residential Total Prices	\$3,088,264,379
All Sales Total	2,313	All Sales Total	\$3,183,631,738

Mansfield Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	178	149,500	153,417	40	143,500	138,843	202	36,000	41,882
2004	153	170,000	178,139	36	150,000	154,259	110	55,000	52,756
2005	136	189,000	203,502	26	207,500	184,250	86	68,000	68,834
2006	113	207,000	220,908	31	245,000	221,632	62	80,000	76,993
2007	141	227,500	231,302	26	243,000	219,528	58	82,500	82,590
2008	83	200,000	217,800	38	226,250	210,473	46	94,250	88,085
2009	123	215,000	226,755	37	240,000	218,783	49	100,000	100,641
2010	165	238,000	248,467	30	238,500	252,460	65	115,000	111,344
2011	131	264,500	270,055	29	256,000	238,293	92	89,500	104,813
2012	147	280,000	275,276	25	295,750	274,450	48	92,500	113,281
2013	120	300,000	321,750	16	266,500	249,343	38	127,500	117,932
2014	130	295,500	303,662	31	289,500	268,431	43	130,000	119,732
2015	135	305,000	313,480	27	275,000	273,346	70	154,950	149,095
2016	145	320,000	331,226	26	197,500	244,634	70	164,975	149,001
2017	174	339,750	353,401	19	265,000	280,578	81	156,000	152,501
2018	151	380,000	391,384	28	310,000	317,926	106	165,000	162,474
2019	128	407,500	426,959	22	324,000	310,793	100	169,475	167,780
2020	176	446,500	465,311	30	386,000	405,360	120	185,000	200,300
2021	236	589,500	626,268	18	433,000	469,222	104	252,500	260,868
2022	145	670,000	712,562	19	495,000	479,184	55	345,000	324,900
2023	129	695,000	748,414	17	535,000	541,588	25	350,000	337,440
2024	17	635,000	694,205	1	630,000^	630,000^	2	300,500 ^	300,500 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Mansfield Shire

Analysis of property sales for 2023

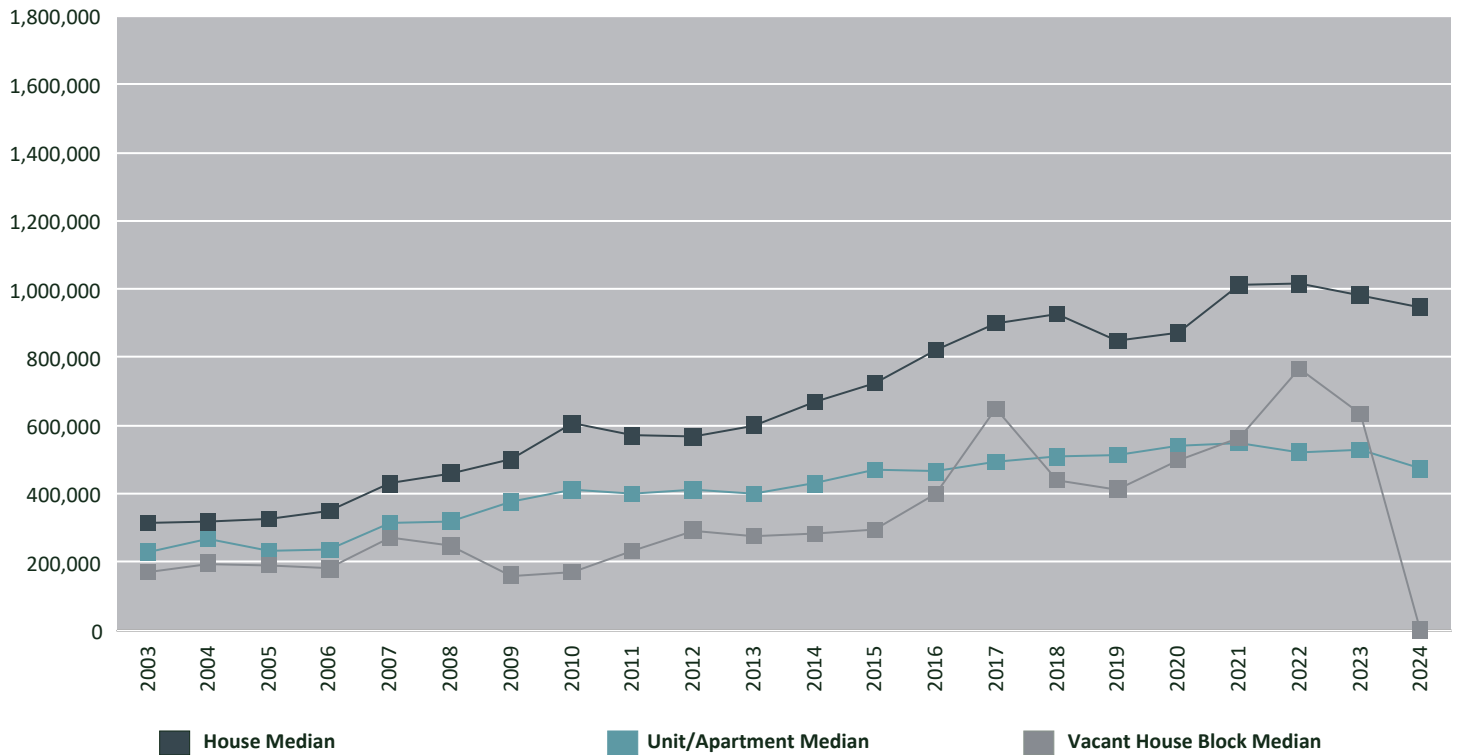
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	1850000	1850000	3.68	502100.00	129.37<	740.00<	502100.00	3.68
Fuel Outlet/Garage	1	752148	752148	992.28	758.00	ND	ND	758.00	992.28
Live Ent-Major Multi	1	4800000	4800000	NA	NA	ND	ND	NA	NA
Office Premises Unsp	1	193750	193750	226.61	855.00	ND	ND	855.00	226.61
Retail Sgls Occ Unsp	3	636666	715000	5358.02	146.00	140.75<	138.83<	146.00	5342.47
Shop	1	363000	363000	313.47	1158.00	30.25<	125.17<	1158.00	313.47
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Workshop	1	1300000	1300000	562.77	2310.00	ND	ND	2310.00	562.77
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomesticLivestockGraz	1	680000	680000	7.48	90890.00	65.88<	195.68<	90890.00	7.48
GenCrop >20ha Unspec	1	3590000	3590000	11.07	324272.00	ND	588.52<	324272.00	11.07
Livestock – Beef	2	2300000	2300000	10.76	213750.00	305.85<	257.99<	213750.00	10.76
Livestock – Sheep	2	1550000	1550000	2.40	882208.00	42.15<	ND	882208.00	1.76
MixedFarm&GrazUnsp	17	2024882	1613000	10.95	400100.00	104.06<	206.79<	419976.47	4.82
Native Hardwood	1	3660000	3660000	5.85	625848.00	522.86<	228.75<	625848.00	5.85
Orchard Plantations	1	750000	750000	6.82	110000.00	ND	ND	110000.00	6.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	16	806750	597500	686.57	670.00	88.19<	133.52<	1038.62	755.67
Detached Home(Comm)	3	911977	810000	1144.16	1533.00	ND	ND	1257.67	725.13
Detached Home(exist)	111	745112	715000	916.59	932.00	107.52<	160.13<	1182.82	625.55
MisimpRuralLand Unsp	1	2635000	2635000	17.37	151710.00	329.38<	775.00<	151710.00	17.37
Res Land (WithBuild)	1	425000	425000	9.84	43200.00	ND	ND	43200.00	9.84
Res/Rural Lstyle	64	1191312	1047500	30.96	55365.00	101.21<	155.19<	60529.94	19.34
ResLandWithImprovemt	2	850000	850000	3.08	81150.00	267.72<	395.35<	81150.00	3.08
Semi-detached	1	400000	400000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	1	530000	530000	3173.65	167.00	ND	ND	167.00	3173.65
Single Strata Unsp	13	495923	512000	NA	NA	93.09<	132.64<	NA	NA
Strata Unit/Flat Unsp	4	690000	635000	NA	NA	127.00<	164.72<	NA	NA
Vac Res A	19	330447	350000	261.42	887.00	111.11<	199.43<	962.88	340.35
Vac Res B	6	359583	387500	163.19	2378.50	88.57<	164.89<	2386.33	150.68
Vac Res Rural Lstyle	19	952210	550000	14.50	40000.00	112.94<	146.67<	55223.47	17.24

Municipality totals

Commercial Total	8	Commercial Total Prices	\$9,868,898
Industrial Total	1	Industrial Total Prices	\$1,300,000
Primary Production Total	25	Primary Production Total Prices	\$50,803,000
Residential Total	261	Residential Total Prices	\$216,020,434
All Sales Total	295	All Sales Total	\$277,992,332

Maribyrnong City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,259	315,000	326,141	652	230,000	244,715	167	169,000	191,487
2004	1,081	317,000	332,513	623	268,500	276,422	87	195,000	215,882
2005	1,181	327,000	350,548	661	232,750	254,409	222	190,000	201,860
2006	1,206	350,500	375,857	705	237,000	267,728	109	180,000	199,473
2007	1,570	430,000	451,956	1,149	315,000	323,193	90	272,500	265,286
2008	1,073	460,000	487,018	827	320,000	328,548	48	246,250	274,777
2009	1,184	500,000	529,186	1,359	375,000	386,912	157	160,000	207,136
2010	1,034	605,000	623,936	1,180	410,000	428,651	27	169,000	220,375
2011	970	570,200	606,041	878	400,000	419,132	14	232,250	257,850
2012	927	566,300	595,651	1,023	410,000	418,520	38	292,600	335,421
2013	1,105	601,000	631,911	1,073	400,000	412,550	90	275,786	278,587
2014	1,139	670,000	700,668	1,197	430,000	432,325	78	282,311	282,402
2015	1,041	725,000	761,229	1,514	469,170	468,399	42	295,898	300,939
2016	1,001	822,000	870,845	1,322	465,000	476,817	35	400,000	497,130
2017	1,020	900,000	955,571	1,768	495,000	506,927	23	650,000	654,595
2018	745	926,000	980,376	1,265	507,500	515,413	42	439,500	479,404
2019	855	848,000	907,381	1,028	512,500	530,616	101	413,500	445,128
2020	910	870,500	983,890	1,109	540,000	548,707	58	496,500	480,707
2021	1,196	1,010,500	1,087,142	1,346	550,000	576,515	25	565,000	610,840
2022	821	1,015,000	1,101,585	1,160	522,460	544,481	6	766,589 ^	891,696 ^
2023	712	982,500	1,055,191	1,120	530,000	539,814	15	635,000	547,700
2024	74	947,450	986,295	119	473,000	511,624	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

Maribyrnong City

Analysis of property sales for 2023

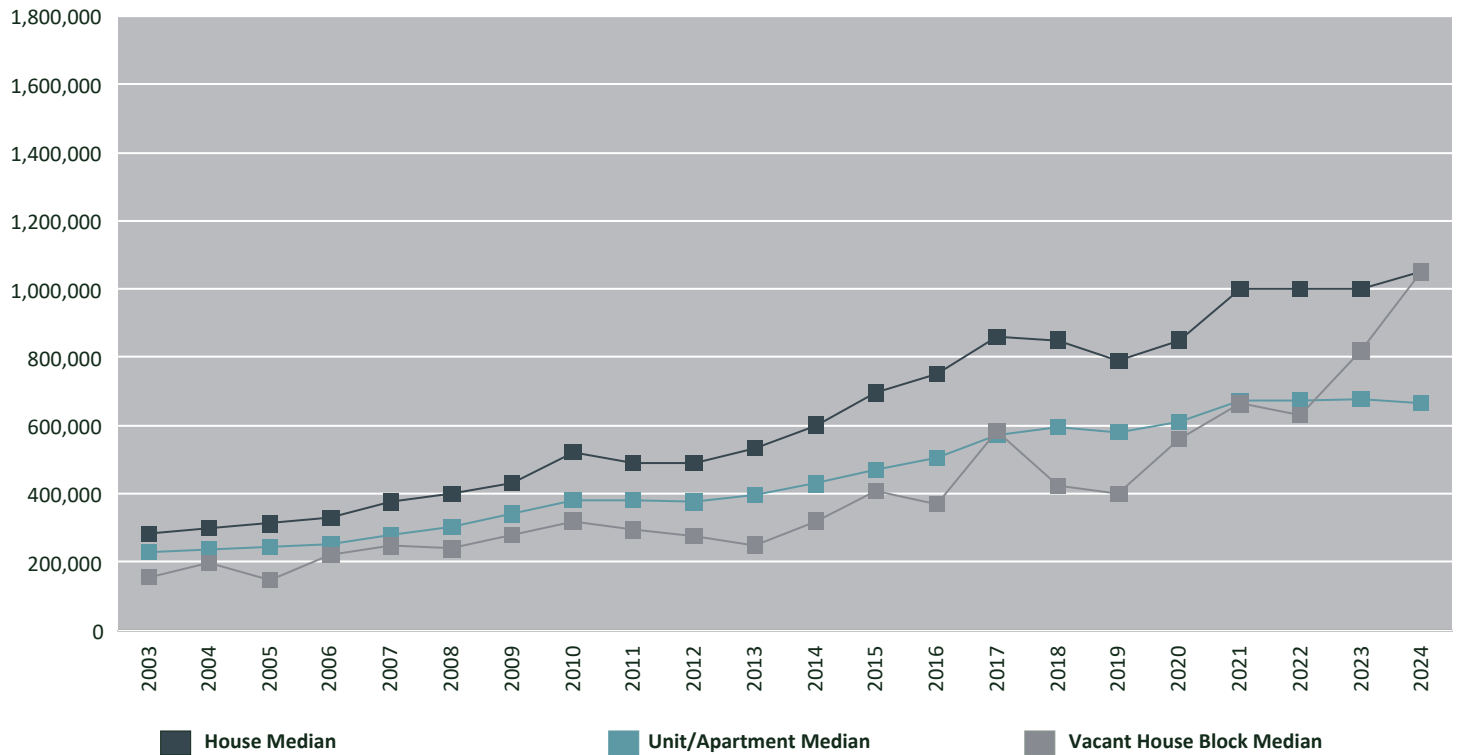
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	2	1149500	1149500	4436.18	368.00	40.57<	19.72<	368.00	3123.64
Health Clinic Unsp	3	592500	402500	3619.33	1138.50	ND	ND	1138.50	693.68
Indiv CarPark Unspe	3	60000	60000	NA	NA	ND	ND	NA	NA
Office Premises Uns	11	876268	742500	51.30	14285.00	102.06<	144.17<	12954.63	48.50
Retail Mult Occ Unsp	6	939166	967500	4732.14	235.00	87.95<	79.96<	371.00	2531.45
Retail Sgle Occ Unsp	14	1065678	802500	7205.24	229.00	90.22<	108.45<	3875.54	282.23
Vehicle Sales Centre	1	650000	650000	1323.83	491.00	ND	8.44<	491.00	1323.83
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	23	3620963	1133000	1641.27	914.00	106.89<	65.19<	5232.28	740.94
Ind Dev Site	1	13537920	13537920	1353.79	10000.00	421.46<	814.92<	10000.00	1353.79
Ind Land Building S0	1	3900000	3900000	1263.77	3086.00	ND	ND	3086.00	1263.77
Warehouse Unspec	19	706873	665500	72.68	7516.50	107.94<	86.18<	10096.75	69.55
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	17	990470	1025000	NA	NA	140.41<	145.39<	NA	NA
Detached Home Unsp	594	1090927	1017500	3637.72	334.00	96.90<	115.23<	366.02	3004.40
Detached Home(exist)	1	750000	750000	3926.70	191.00	ND	ND	191.00	3926.70
Individual Car Park	2	172500	172500	NA	NA	17250000.00<	ND	NA	NA
Individual Flat	4	315000	120000	NA	NA	ND	ND	NA	NA
OYO Co Share Unit	1	270000	270000	NA	NA	ND	ND	NA	NA
OYO Sub Unit	30	491833	507500	NA	NA	101.50<	96.67<	NA	NA
Res Land (WithBuild)	47	976585	840000	1529.61	608.00	76.36<	75.30<	650.42	1528.22
Res/Rural Lstyle	1	570000	570000	62.55	9112.00	ND	119.68<	9112.00	62.55
Semi-detached Unspec	117	876371	825000	5519.23	156.00	89.67<	103.71<	159.27	5560.53
Single Strata Unit	1	195500	195500	NA	NA	ND	ND	NA	NA
Single Strata Unsp	164	665022	650500	4137.33	1165.00	95.94<	112.84<	1165.00	613.73
Strata Dwelling	1	325000	325000	NA	NA	ND	68.64<	NA	NA
Strata Unit/Flat Uns	786	481462	465000	265.55	2218.00	100.00<	89.17<	2230.52	269.88
Townhouse	120	705956	649000	NA	NA	99.85<	97.96<	NA	NA
Vac Res A	15	547700	635000	1533.82	414.00	82.83<	127.90<	397.92	1486.85
Vac Res Rural Lstyle	1	780000	780000	170.31	4580.00	ND	136.90<	4580.00	170.31
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	1000000	1000000	1402.52	713.00	ND	ND	713.00	1402.52

Municipality totals

Commercial Total	40	Commercial Total Prices	\$35,099,950
Industrial Total	44	Industrial Total Prices	\$114,150,676
Residential Total	1,902	Residential Total Prices	\$1,412,958,368
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$1,000,000
All Sales Total	1,987	All Sales Total	\$1,563,208,994

Maroondah City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,605	282,050	301,246	1,052	228,000	230,657	86	154,500	146,200
2004	1,443	300,000	321,985	897	235,000	243,128	81	198,000	200,951
2005	1,574	313,000	331,422	947	245,000	254,996	28	146,428	172,409
2006	1,370	330,000	352,190	940	252,050	261,594	67	220,000	222,332
2007	1,614	375,250	402,219	1,171	280,000	294,532	62	246,250	244,758
2008	1,335	400,000	427,430	945	303,000	322,893	80	239,000	258,870
2009	1,558	431,000	456,693	1,137	339,950	356,084	141	279,000	266,289
2010	1,400	520,000	539,165	916	381,000	402,095	100	320,000	300,286
2011	1,244	490,000	517,445	820	380,444	399,059	126	293,250	298,652
2012	1,274	490,000	517,217	913	375,000	394,805	117	275,000	284,438
2013	1,460	532,000	552,881	1,042	396,000	406,987	189	250,000	274,471
2014	1,526	600,500	624,010	1,161	430,000	445,199	117	320,000	338,215
2015	1,633	695,000	725,398	1,270	470,000	491,651	75	409,000	424,871
2016	1,446	750,000	791,574	1,172	506,500	537,658	38	369,500	436,839
2017	1,343	860,000	916,621	1,273	573,000	604,667	50	582,500	593,904
2018	1,220	850,000	899,798	837	595,000	606,144	48	422,500	476,638
2019	1,216	789,000	820,672	996	580,000	603,615	61	400,000	467,333
2020	1,004	850,000	886,616	805	610,000	625,746	67	560,000	581,497
2021	1,527	1,000,000	1,058,201	1,339	673,000	693,088	78	664,000	688,075
2022	1,224	1,000,000	1,081,567	994	671,250	695,219	37	630,475	653,395
2023	1,130	1,000,000	1,066,492	995	676,000	707,974	29	820,000	835,807
2024	87	1,050,000	1,048,664	108	665,000	669,567	1	1,050,000 ^	1,050,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

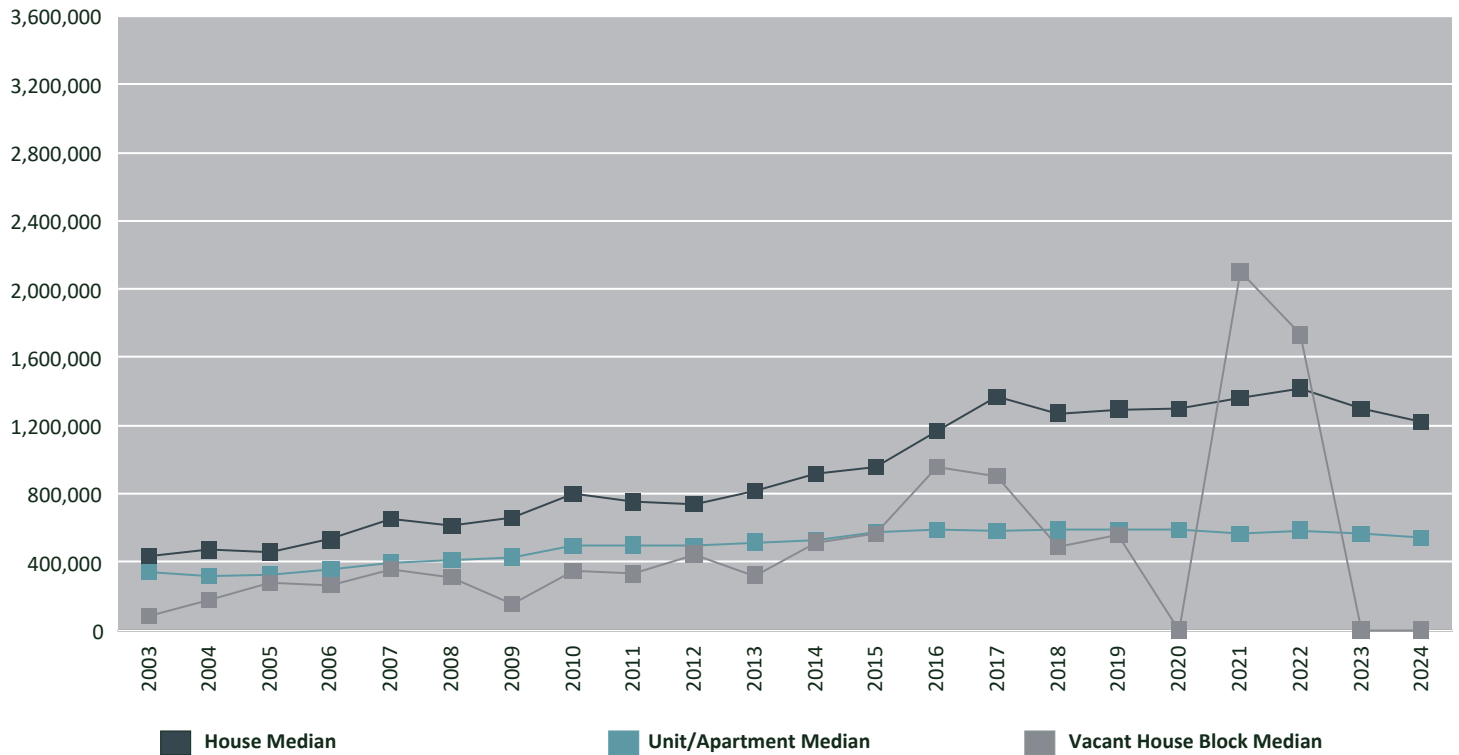
Maroondah City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Fuel Outlet/Garage	2	5540000	5540000	1533.93	3459.50	ND	ND	3459.50	1601.39
Health Clinic Unsp	4	1158750	1165000	1606.88	730.00	101.53<	48.54<	762.50	1519.67
Health Surgery	1	2750000	2750000	1570.53	1751.00	ND	118.03<	1751.00	1570.53
LowRise Office Build	1	610000	610000	500.00	1220.00	ND	ND	1220.00	500.00
Mixed Use Unspec	3	1420833	797500	2071.05	2389.00	106.33<	ND	2389.00	725.20
Office Premises Uns	10	936675	626375	772.46	690.00	112.76<	169.29<	937.78	588.48
Pub/Tavern/Club Unsp	1	450000	450000	2647.06	170.00	28.13<	23.20<	170.00	2647.06
Retail Mult Occ Unsp	1	347500	347500	1316.29	264.00	28.94<	21.06<	264.00	1316.29
Retail Sgle Occ Unsp	13	2517769	800000	8143.32	307.00	135.62<	93.90<	1102.67	2306.63
Vehicle Sales Centre	1	7000000	7000000	2684.05	2608.00	1166.67<	ND	2608.00	2684.05
				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Services									
Child Centre Unsp	1	7700000	7700000	2932.22	2626.00	ND	592.31<	2626.00	2932.22
Private Hospital	1	30000000	30000000	4334.01	6922.00	ND	ND	6922.00	4334.01
Religious Residence	1	1900000	1900000	356.01	5337.00	ND	ND	5337.00	356.01
				(\$/SM)	(SM)			(SM)	(\$/SM)
Industrial									
Factory Unsp	56	1190735	745250	1711.28	523.00	76.05<	168.99<	1583.30	864.85
Warehouse Unspec	20	943210	599750	3103.38	481.50	66.49<	76.79<	1579.10	597.31
				(\$/SM)	(SM)			(SM)	(\$/SM)
Residential									
Age Care/Nursing Uns	1	8300000	8300000	666.29	12457.00	ND	269.48<	12457.00	666.29
Cojoin Strata Unsp	1	1450000	1450000	NA	NA	138.23<	ND	NA	NA
Detached Home Unsp	1120	1067713	1000000	1284.99	786.00	100.00<	117.65<	783.17	1370.95
Detached Home(exist)	2	973500	973500	1128.15	875.00	ND	ND	875.00	1112.57
Individual Flat	7	872842	750000	NA	NA	86.71<	104.90<	NA	NA
Res Land (WithBuild)	53	1272588	1112000	1065.41	1009.00	85.54<	116.32<	1208.76	1092.51
Res/Rural Lstyle	3	2556666	3000000	340.32	4437.00	158.56<	155.44<	10999.00	232.45
Retire Village Unit	46	571433	537000	NA	NA	97.64<	95.04<	NA	NA
Row House	1	620000	620000	750.61	826.00	ND	ND	826.00	750.61
Semi-detached Unspec	7	961571	945000	4816.51	218.00	104.45<	135.97<	246.57	3899.77
Single Strata Unsp	711	728305	692000	2075.47	377.50	98.86<	110.19<	377.50	2066.23
Special Accom Res	1	8908000	8908000	1601.01	5564.00	261.23<	ND	5564.00	1601.01
Strata Unit/Flat Uns	236	670439	576000	5402.68	149.00	106.67<	108.58<	149.00	5402.68
Townhouse	1	650000	650000	NA	NA	ND	ND	NA	NA
Vac Res A	27	821978	820000	1006.67	859.00	142.36<	149.09<	782.71	1073.38
Vac Res B	2	1022500	1022500	509.47	2008.00	114.89<	119.87<	2008.00	509.21
Municipality totals									
Commercial Total			37	Commercial Total Prices			\$73,232,750		
Community Services Total			3	Community Services Total Prices			\$39,600,000		
Industrial Total			76	Industrial Total Prices			\$85,545,383		
Residential Total			2,219	Residential Total Prices			\$2,032,244,988		
All Sales Total			2,335	All Sales Total			\$2,230,623,121		

Melbourne City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	508	435,000	573,695	3,859	340,000	391,128	1	84,000 ^	84,000 ^
2004	422	470,000	656,109	3,323	319,000	371,945	6	176,187 ^	185,812 ^
2005	477	460,000	646,406	3,721	321,875	390,734	4	280,000 ^	286,500 ^
2006	469	532,000	762,290	4,189	353,000	440,810	14	260,000	264,121
2007	572	650,000	931,237	6,092	391,000	516,261	5	354,000 ^	294,800 ^
2008	340	615,000	875,459	5,091	409,000	480,188	1	307,500 ^	307,500 ^
2009	383	660,000	904,350	5,798	430,000	498,111	2	150,760 ^	150,760 ^
2010	324	802,500	1,053,402	7,680	495,000	570,174	7	347,000 ^	676,785 ^
2011	380	750,000	1,051,846	6,417	500,000	568,191	5	330,000 ^	524,800 ^
2012	345	740,000	1,013,078	5,642	497,000	555,054	6	445,250 ^	585,333 ^
2013	423	815,000	1,111,837	7,713	515,500	590,389	9	320,000 ^	367,944 ^
2014	382	915,000	1,273,009	11,256	526,751	583,985	1	515,000 ^	515,000 ^
2015	400	958,000	1,302,544	10,374	575,000	652,524	2	565,500 ^	565,500 ^
2016	377	1,169,000	1,654,392	7,624	590,000	708,568	4	956,500 ^	846,750 ^
2017	335	1,370,000	1,884,841	7,328	583,375	698,144	7	900,000 ^	963,571 ^
2018	304	1,272,000	1,837,681	5,479	586,400	691,492	6	488,750 ^	784,879 ^
2019	273	1,295,000	1,661,676	4,567	588,000	738,044	1	560,000 ^	560,000 ^
2020	223	1,300,000	1,890,895	3,092	590,800	733,071	0	0 *	0 *
2021	391	1,360,000	1,787,504	3,987	565,000	727,452	3	2,100,000 ^	2,355,000 ^
2022	356	1,420,000	1,832,138	4,604	585,000	708,201	1	1,732,500 ^	1,732,500 ^
2023	291	1,300,000	1,816,999	5,114	565,000	677,067	0	0 *	0 *
2024	22	1,222,500	1,548,386	637	542,000	601,199	0	0 *	0 *

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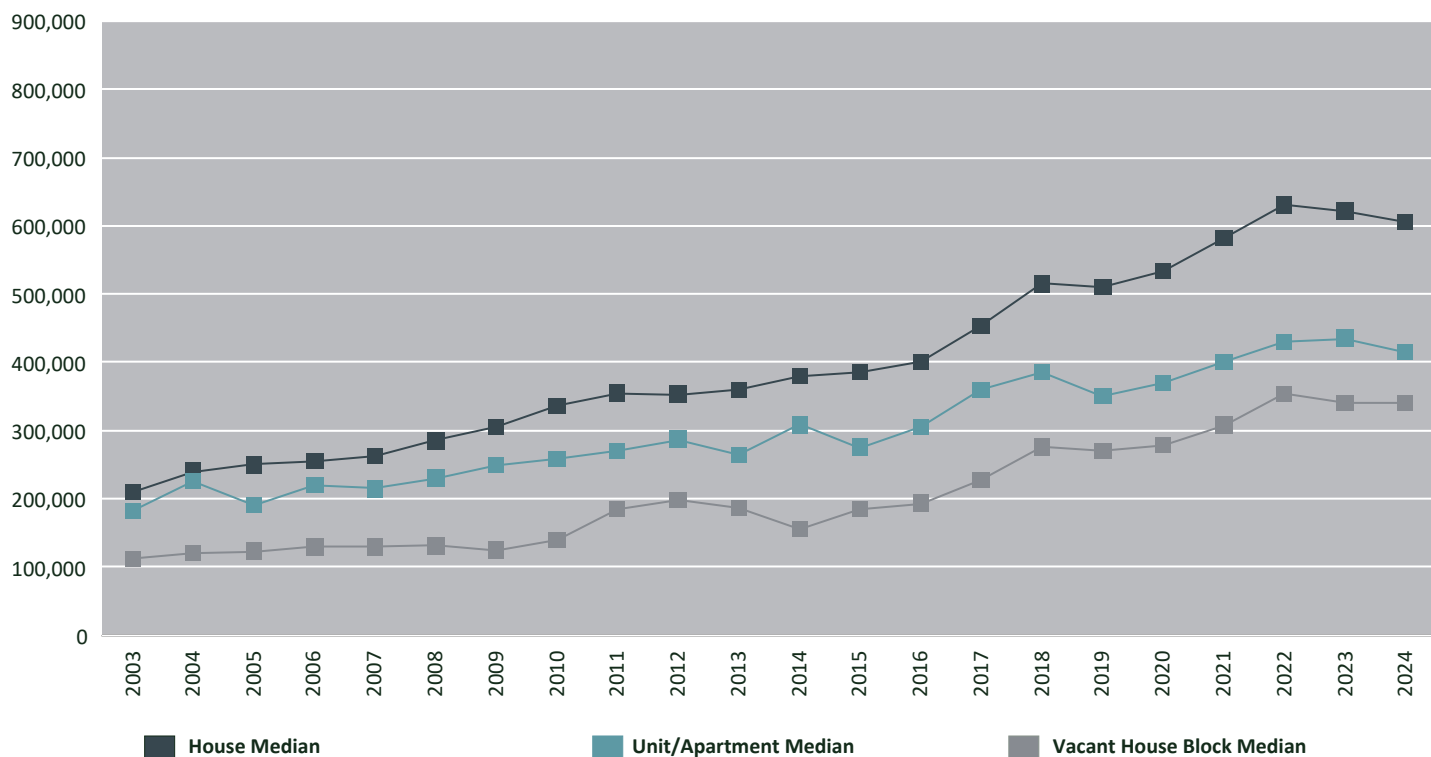
Melbourne City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	1329000	1329000	4221.25	1063.50	85.38<	ND	1063.50	1249.65
CarPark – UnderCover	1	35000	35000	NA	NA	70.00<	ND	NA	NA
Dev Site	7	25020205	18150000	21564.22	1723.50	268.89<	51.09<	2290.17	12738.22
Ground Level Parking	5	1689000	1580000	33.96	65740.00	3160.00<	1519.23<	52997.50	39.51
Health Clinic Unsp	3	4590833	1072500	NA	NA	79.01<	64.70<	NA	NA
Health Surgery	1	1393150	1393150	NA	NA	ND	26.54<	NA	NA
Hotel/Motel Unsp	5	75774824	15125000	14385.45	1017.00	28.80<	73.78<	1017.00	14385.45
Indiv CarPark Unspe	29	47066	36000	11.86	2023.00	96.00<	109.92<	3976.30	8.57
LowRise Office Build	1	75000000	75000000	216763.01	346.00	446.43<	896.88<	346.00	216763.01
Mixed Use Unspec	26	2396512	537500	11.04	1246.00	14.90<	46.94<	2243.89	631.62
Multi-Lvl Offic Unsp	1	11850000	11850000	NA	NA	52.25<	16.46<	NA	NA
Multi-storey CarPark	2	71250	71250	15.74	2414.00	0.87<	ND	2414.00	15.74
Office Premises Uns	156	2113494	457027	325.73	921.00	83.10<	80.79<	2331.49	779.30
Pub/Tavern/Club Unsp	5	4024040	4000000	18441.09	227.50	181.82<	213.33<	227.50	18263.74
Restaurant	2	2435000	2435000	2565.26	1304.00	ND	ND	1304.00	1867.33
Retail Mult Occ Unsp	11	4987914	4254011	NA	NA	220.99<	87.58<	NA	NA
Retail Sgle Occ Unsp	37	4217779	1780000	11427.01	449.50	136.92<	119.26<	2836.54	1562.82
Serv Apt/Unit Unsp	87	500709	290000	438.60	912.00	95.55<	100.17<	1116.15	1042.60
Strata/Subdiv Office	3	2893000	2816000	6111.11	540.00	ND	ND	540.00	6111.11
Supermarket	1	14415000	14415000	9037.62	1595.00	ND	125.08<	1595.00	9037.62
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	8305000	8305000	18875.00	440.00	ND	ND	440.00	18875.00
Gov School (Unsp)	1	315000	315000	61.43	5128.00	ND	ND	5128.00	61.43
Halls&Service Rooms	1	716000	716000	NA	NA	ND	ND	NA	NA
Welfare Centre	1	2310000	2310000	4883.72	473.00	ND	ND	473.00	4883.72
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	5	26764600	2050000	5800.46	431.00	46.88<	82.00<	12915.80	2072.24
Warehouse Unspec	5	8475604	8508022	9395.02	1405.00	513.92<	514.39<	2722.00	4107.27
Warehouse/Office	14	3026607	855000	7490.80	163.00	61.69<	4.92<	891.00	4152.13
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	3	1125000	1050000	NA	NA	58.58<	61.05<	NA	NA
Detached Home Unsp	269	1845724	1300000	12990.80	163.00	91.58<	98.41<	203.12	9117.52
Individual Car Park	184	95561	30375	NA	NA	123.98<	74.09<	NA	NA
Individual Flat	3	890000	695000	12307.69	130.00	146.32<	73.35<	130.00	12307.69
Res Investment Flat	3	4700000	4800000	8894.88	371.00	ND	ND	341.33	13769.53
ResLandWithImprovemt	21	94764	15000	291.85	1350.00	138.31<	130.43<	4069.20	21.98
Retire Village Unit	1	650000	650000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	20	1378950	1327500	8827.63	155.00	86.48<	135.74<	267.13	5126.35
Single Strata Unit	38	486737	482500	NA	NA	101.79<	107.22<	NA	NA
Single Strata Unsp	3549	638872	540000	956.18	251.00	93.91<	96.86<	251.00	956.18
Storage Area Res	19	12968	8500	2.34	8557.00	84.58<	53.13<	6888.67	2.83
Strata Unit/Flat Uns	1455	742793	600000	NA	NA	100.00<	98.21<	NA	NA
Terrace House	2	2333966	2333966	13629.27	157.50	ND	118.48<	157.50	14818.83
Townhouse	64	1091845	951000	NA	NA	90.31<	94.39<	NA	NA
Villa Unit	1	7900000	7900000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			385			Commercial Total Prices			\$1,363,261,967
Community Services Total			4			Community Services Total Prices			\$11,646,000
Industrial Total			24			Industrial Total Prices			\$218,573,522
Residential Total			5,632			Residential Total Prices			\$4,013,757,567
All Sales Total			6,045			All Sales Total			\$5,607,239,056

Melton City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,574	210,000	220,313	191	183,000	185,002	3,025	112,000	111,514
2004	1,481	240,000	243,832	255	225,000	201,051	2,061	120,000	122,587
2005	1,611	250,000	250,869	174	190,000	198,717	1,833	123,000	124,973
2006	1,408	255,000	255,966	165	220,000	221,030	1,889	129,000	131,335
2007	2,183	263,000	270,421	311	215,000	224,431	2,841	129,000	130,060
2008	2,165	285,000	293,233	364	230,000	231,203	2,165	131,000	136,485
2009	2,404	305,000	315,048	441	249,000	259,440	2,380	125,000	145,984
2010	2,174	336,750	353,620	377	259,000	288,300	2,462	140,250	163,293
2011	1,773	355,000	368,331	276	270,000	280,258	1,353	185,000	201,743
2012	1,683	353,000	369,029	304	286,500	290,663	1,033	198,000	200,727
2013	1,813	360,000	378,482	393	265,000	273,276	1,410	186,000	194,831
2014	1,938	380,000	393,502	396	308,500	316,556	1,596	155,000	186,308
2015	2,268	385,000	410,564	379	275,000	298,562	2,132	185,000	196,417
2016	2,445	401,000	433,630	383	305,000	351,901	3,844	193,000	200,998
2017	2,834	453,000	490,820	533	360,000	370,393	5,352	228,000	234,161
2018	2,442	515,000	546,461	293	385,000	401,863	3,865	275,200	278,572
2019	2,199	510,000	531,968	261	350,000	370,302	2,359	270,000	272,812
2020	2,271	533,000	559,971	212	369,500	397,551	5,231	277,500	279,571
2021	3,599	582,500	615,544	332	401,500	414,822	9,197	308,000	304,658
2022	3,298	630,000	667,595	272	430,000	438,131	2,651	354,000	363,781
2023	3,473	622,000	649,962	261	435,000	454,188	1,126	340,000	352,085
2024	414	605,499	623,735	33	415,000	429,166	107	340,200	502,161

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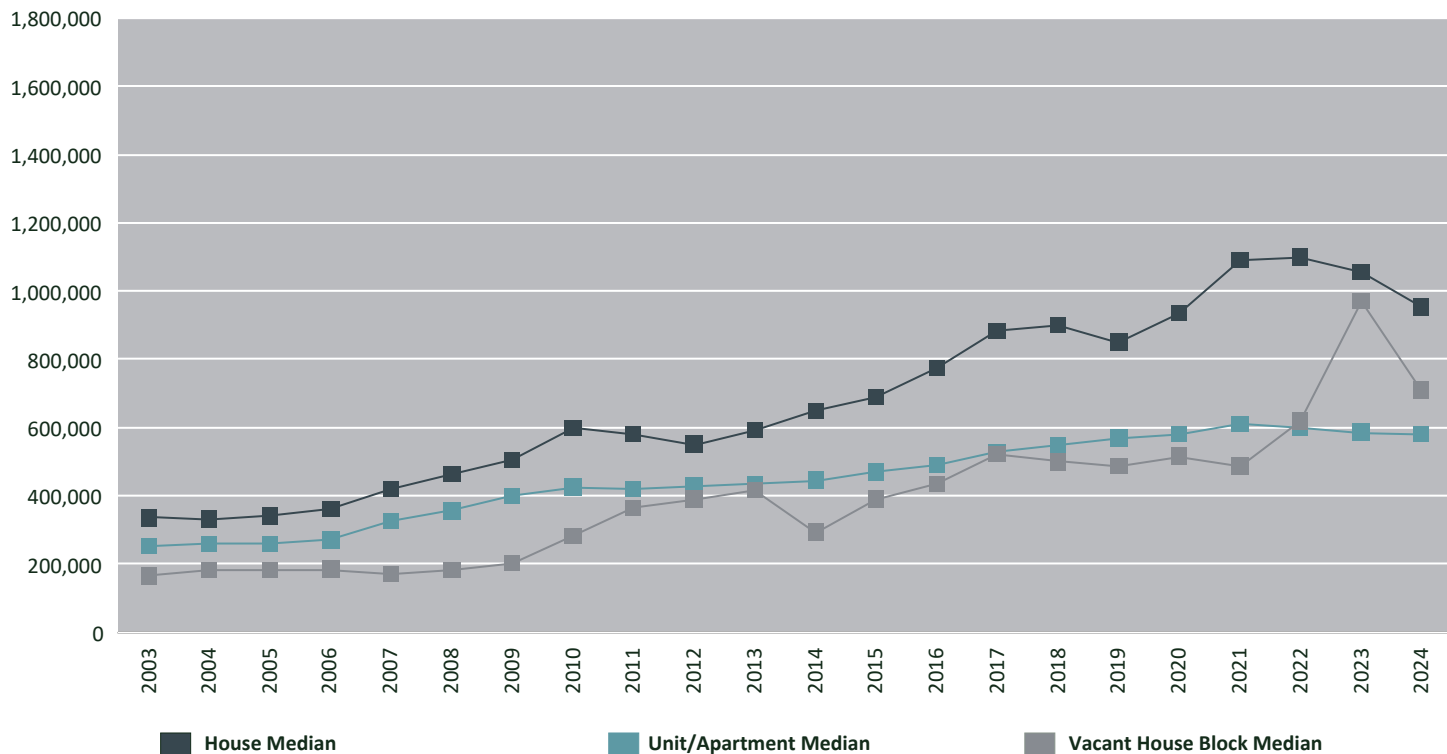
Melton City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	15	6275660	963160	770.00	820.00	31.27<	314.76<	14551.36	429.68
LowRise Office Build	1	610000	610000	NA	NA	ND	10.87<	NA	NA
Mixed Use Unspec	1	741000	741000	102.38	7238.00	90.43<	175.43<	7238.00	102.38
Office Premises Unsp	2	1205000	1205000	356.80	4392.00	ND	143.45<	4392.00	274.36
Retail Mult Occ Unsp	1	3025000	3025000	2339.52	1293.00	ND	241.52<	1293.00	2339.52
Retail Sgle Occ Unsp	16	2627593	922500	125.93	7238.00	128.13<	136.67<	7204.08	399.99
Shopping Centre Unsp	1	46500000	46500000	NA	NA	ND	ND	NA	NA
Strata/Subdiv Office	1	926000	926000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	4216000	4216000	1052.95	4004.00	ND	140.70<	4004.00	1052.95
Gov School (Unsp)	1	15290000	15290000	260.86	58613.00	ND	ND	58613.00	260.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	17	1045647	831500	3420.29	345.00	72.30<	146.26<	743.00	1407.33
Ind Dev Site	32	3282078	1007358	635.66	826.00	124.75<	241.02<	4587.80	652.67
Ind Land Building S0	1	265000	265000	212.00	1250.00	10.59<	18.47<	1250.00	212.00
Warehouse	4	464500	456500	2439.02	164.00	112.93<	158.51<	6609.00	66.22
Warehouse Store	1	385000	385000	NA	NA	116.67<	182.03<	NA	NA
Warehouse Unspec	32	4085642	1085000	1816.25	416.00	138.73<	197.27<	3938.77	1210.49
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	2	1087500	1087500	68990.38	32.00	ND	ND	32.00	33984.38
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	77500000	77500000	181.33	427387.00	ND	582.85<	427387.00	181.33
MixedFarm + infrast	1	4500000	4500000	4.99	901000.00	34.62<	34.62<	901000.00	4.99
MixedFarm no infrast	1	5030000	5030000	9.43	533200.00	21.39<	20.60<	533200.00	9.43
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	528500	528500	NA	NA	97.51<	ND	NA	NA
Detached Home Unsp	3450	649739	622950	1517.86	420.00	98.88<	116.44<	462.30	1408.53
Detached Home(exist)	4	803150	825000	261.72	3677.50	86.84<	116.36<	2950.75	272.19
MisimpRuralLand Unsp	3	944000	1000000	13.17	83500.00	8.85<	ND	85166.67	11.08
Res Land (WithBuild)	3	848333	585000	673.41	1550.00	69.64<	87.77<	1550.00	714.52
Res/Rural Lstyle	30	1885100	1640000	156.06	8913.50	118.41<	119.27<	32918.70	57.27
ResLandWithImprovemt	1	175000	175000	691.70	253.00	ND	ND	253.00	691.70
Semi-detached Unspec	19	658222	580000	3102.06	181.50	112.33<	126.09<	219.11	2945.80
Single Strata Unsp	232	452550	432500	4272.65	117.00	101.76<	118.49<	117.00	4272.65
Special Accomm Res	2	1400000	1400000	1873.68	755.00	ND	ND	755.00	1854.30
Strata Unit/Flat Uns	27	462759	450000	344.83	1073.00	101.12<	111.11<	1073.00	344.83
Sub Div (EnGlobo)	2	817500	817500	9.22	102391.50	2.50<	12.58<	102391.50	7.98
Vac Res A	1125	351673	340000	1157.14	350.00	96.05<	122.52<	366.44	962.54
Vac Res B	1	815000	815000	404.47	2015.00	81.50<	95.88<	2015.00	404.47
Vac Res Englobo Oth	5	16387000	12100000	152.47	44600.00	67.35<	168.54<	100230.00	163.49
Vac Res Rural Lstyle	8	4969375	1182500	5.33	49278.50	63.07<	93.66<	66328.75	74.92
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	7750000	7750000	1291.67	6000.00	ND	ND	6000.00	1291.67
Municipality totals									
Commercial Total			38			Commercial Total Prices			\$190,388,400
Community Services Total			2			Community Services Total Prices			\$19,506,000
Industrial Total			87			Industrial Total Prices			\$256,051,060
Infrastruc&Utilities Total			2			Infrastruc&Utilities Total Prices			\$2,175,000
Primary Production Total			3			Primary Production Total Prices			\$87,030,000
Residential Total			4,914			Residential Total Prices			\$2,960,541,222
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$7,750,000
All Sales Total			5,047			All Sales Total			\$3,523,441,682

Merri-Bek

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,060	336,000	345,003	1,153	252,000	267,289	138	164,500	172,302
2004	1,696	331,750	351,961	990	260,000	276,376	71	182,000	198,882
2005	1,895	340,000	354,289	1,123	260,000	273,428	43	181,500	170,396
2006	1,911	361,000	377,841	1,130	270,000	292,142	56	183,500	192,785
2007	2,167	420,000	449,281	1,902	325,000	338,259	77	170,000	170,564
2008	1,614	462,750	490,052	1,515	356,000	363,288	68	182,500	195,490
2009	1,873	506,000	536,213	2,014	399,000	403,385	54	202,500	248,646
2010	1,686	600,000	626,588	1,563	425,000	448,455	27	283,000	368,814
2011	1,516	580,000	609,892	1,609	420,000	441,644	45	365,500	402,425
2012	1,585	550,000	578,760	1,640	429,000	430,870	70	390,000	360,958
2013	1,790	591,250	624,921	2,094	435,375	443,895	105	415,000	379,119
2014	2,001	650,000	678,480	2,457	445,000	466,036	116	292,500	370,544
2015	1,983	687,500	733,682	2,788	469,000	484,325	63	390,000	397,961
2016	1,743	775,000	828,570	2,881	489,000	509,758	28	436,250	367,888
2017	1,698	883,000	951,674	2,685	530,000	547,055	31	520,000	510,990
2018	1,540	900,000	963,377	1,990	547,250	559,328	29	500,000	592,474
2019	1,453	850,000	915,749	2,048	569,500	583,346	12	485,000	514,305
2020	1,280	935,500	1,002,242	1,865	580,000	596,359	32	515,000	583,096
2021	1,932	1,090,000	1,150,269	2,705	610,000	639,113	28	487,500	915,281
2022	1,618	1,100,000	1,184,533	2,196	600,000	617,638	13	620,000	573,167
2023	1,482	1,056,500	1,124,817	2,193	585,000	610,350	11	970,000	763,363
2024	110	952,500	1,058,827	250	579,000	596,898	1	710,000 ^	710,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

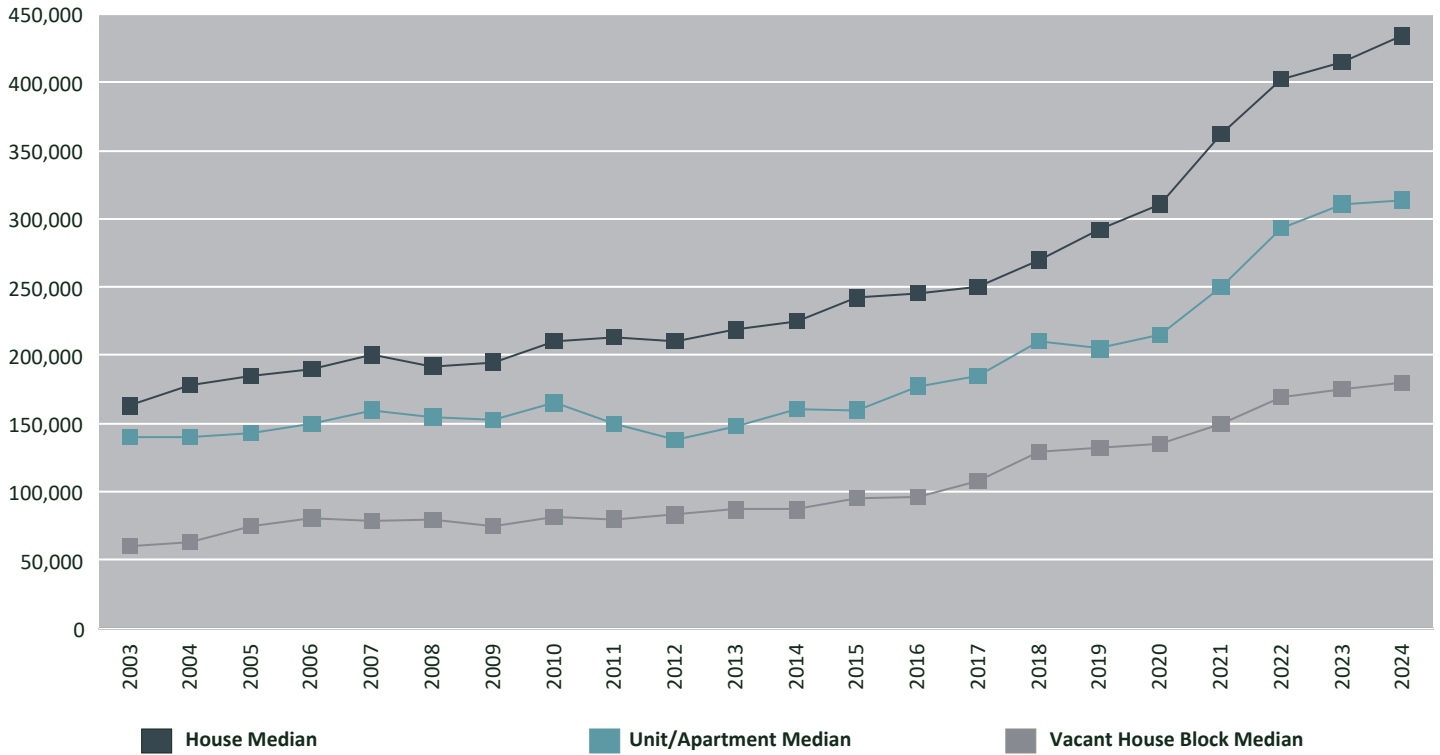
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Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Advertising Sign Unsp	1	1065000	1065000	42600.00	25.00	ND	ND	25.00	42600.00
Café	1	1120000	1120000	4869.57	230.00	113.13<	ND	230.00	4869.57
Car Wash	1	1650000	1650000	NA	NA	ND	ND	NA	NA
Health Clinic Unsp	1	880000	880000	626.78	1404.00	70.40<	90.26<	1404.00	626.78
Indiv CarPark Unspe	3	13333	10000	NA	NA	ND	ND	NA	NA
Live Ent-Major Multi	1	1550000	1550000	1722.22	900.00	ND	ND	900.00	1722.22
Mixed Use Office	3	522666	530000	488.48	1085.00	212.00<	ND	896.00	583.33
Mixed Use Studio	1	1730000	1730000	5103.24	339.00	ND	ND	339.00	5103.24
Mixed Use Unspec	6	1353083	945000	3363.23	223.00	73.11<	168.75<	496.20	2969.97
Office Premises Unsp	9	1140579	935000	3686.33	508.50	101.77<	105.35<	919.75	1268.04
Pub/Tavern/Club Unsp	2	1437500	1437500	10211.92	147.50	20.91<	186.20<	147.50	9745.76
Restaurant	2	1982500	1982500	6888.07	274.00	168.72<	87.70<	274.00	7235.40
Retail Mult Occ Unsp	15	2332161	1270000	6818.18	242.00	117.81<	238.05<	646.85	3585.14
Retail Sgls Occ Unsp	47	1005397	689700	3028.75	223.00	106.11<	135.24<	935.50	1010.74
Retail Store/Showrm	1	3800000	3800000	2613.48	1454.00	401.41<	117.65<	1454.00	2613.48
Shop	1	827500	827500	869.22	952.00	88.03<	ND	952.00	869.22
Vehicle Sales Centre	1	2890000	2890000	3318.03	871.00	ND	ND	871.00	3318.03
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	2282500	2282500	6980.12	327.00	ND	ND	327.00	6980.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	118000	118000	52.42	2251.00	98.94<	ND	2251.00	52.42
Factory Unsp	22	1577904	1397500	4553.49	468.50	116.46<	127.63<	545.65	2743.42
Ind Dev Site	2	394905	394905	583.16	728.00	53.91<	59.38<	728.00	542.45
Ind Land Building S0	1	1320000	1320000	4852.94	272.00	ND	ND	272.00	4852.94
OpenStorageUnspec	1	6350000	6350000	869.39	7304.00	ND	ND	7304.00	869.39
Warehouse Store	9	3284952	128500	55.13	2213.00	122.38<	125.37<	2968.29	1402.95
Warehouse Unspec	11	1370710	1125000	2106.74	534.00	115.98<	86.54<	734.22	2072.57
Warehouse/Office	3	1547833	2000000	1259.45	1588.00	178.57<	176.21<	4524.33	342.11
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	27	1164870	1180000	NA	NA	196.67<	ND	NA	NA
Detached Home Unsp	1434	1130154	1065000	2717.67	464.00	96.82<	112.94<	458.81	2475.28
Individual Car Park	3	17000	20000	NA	NA	2000000.00<	80.00<	NA	NA
OYO Sub Dwelling	17	380441	320000	NA	NA	100.00<	78.58<	NA	NA
OYO Sub Unit	601	490192	445000	NA	NA	94.68<	91.75<	NA	NA
OYO Unit	4	445750	460000	NA	NA	85.19<	ND	NA	NA
Res Investment Flat	3	934666	921500	1058.53	894.50	ND	ND	894.50	1052.26
Res Land (WithBuild)	76	1087171	1067500	1459.99	613.00	110.62<	123.05<	596.10	1862.46
ResLandWithImprovemt	1	120000	120000	54.15	2216.00	ND	104.33<	2216.00	54.15
Retire Village Unit	25	711736	608000	NA	NA	101.84<	304.00<	NA	NA
Semi-detached	1	1300000	1300000	5603.45	232.00	79.75<	ND	232.00	5603.45
Semi-detached Unspec	47	958257	900000	5166.91	161.00	103.69<	116.88<	196.43	4968.45
Single Strata Unit	1	870000	870000	NA	NA	103.33<	165.71<	NA	NA
Single Strata Unsp	610	633158	611500	1744.21	474.50	94.08<	100.66<	508.50	1314.65
Strata Unit/Flat Unsp	289	660046	623000	NA	NA	97.50<	102.64<	NA	NA
Townhouse	398	694913	671000	351.20	2164.00	97.96<	99.63<	2164.00	351.20
Vac Res A	11	763363	970000	4915.25	235.00	156.45<	188.35<	339.50	2466.86
Vac Res Rural Lstyle	1	465000	465000	15.95	29147.00	ND	ND	29147.00	15.95
Villa Unit	218	592509	580000	NA	NA	96.67<	101.31<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	2	1857500	1857500	3841.15	768.00	ND	ND	768.00	3841.15
Local Parks&Gardens	1	916000	916000	78.63	11650.00	ND	ND	11650.00	78.63
Municipality totals									
Commercial Total			96			Commercial Total Prices			\$124,580,334
Community Services Total			1			Community Services Total Prices			\$2,282,500
Industrial Total			50			Industrial Total Prices			\$92,577,601
Residential Total			3,767			Residential Total Prices			\$3,097,136,156
Sport/Hrtge/Cultural Total			3			Sport/Hrtge/Cultural Total Prices			\$4,631,000
All Sales Total			3,917			All Sales Total			\$3,321,207,591

Mildura Rural City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	965	163,000	167,936	189	140,000	136,463	390	60,000	67,971
2004	995	178,000	186,297	216	140,000	142,194	354	63,000	66,696
2005	1,006	185,000	200,844	206	143,000	148,259	365	75,000	77,552
2006	869	190,000	202,941	193	150,000	152,378	329	81,000	86,279
2007	891	200,000	213,699	220	160,000	159,740	257	78,500	83,549
2008	792	192,000	205,995	200	155,000	163,694	167	79,530	81,310
2009	910	195,000	205,726	185	152,500	158,831	366	74,900	83,763
2010	766	210,000	217,254	129	165,000	177,433	188	81,500	96,732
2011	709	213,000	222,792	99	150,000	159,454	288	80,000	87,133
2012	730	210,000	217,645	157	137,757	154,178	198	83,000	88,055
2013	869	218,600	230,942	214	148,000	156,258	209	87,000	92,132
2014	930	225,000	239,515	208	160,625	174,326	181	87,000	92,448
2015	968	242,025	253,534	194	160,000	186,616	213	95,000	104,274
2016	992	245,000	256,520	176	177,500	188,055	230	96,000	111,394
2017	923	250,000	270,363	193	185,000	190,817	240	108,000	121,127
2018	938	270,000	283,951	150	210,250	219,088	244	129,000	129,781
2019	895	292,000	307,548	144	205,000	210,875	254	132,000	134,772
2020	935	311,000	327,536	140	215,000	230,177	423	135,000	137,981
2021	1,113	362,000	385,408	227	250,000	272,128	395	150,000	150,252
2022	1,003	402,000	421,407	175	292,750	315,100	205	169,000	184,873
2023	893	415,000	444,349	143	311,000	337,006	148	175,000	181,320
2024	109	434,000	456,415	22	314,000	311,772	24	180,000	185,312

Statistics for 2024 are based on a small number of sales and are preliminary only.

Mildura Rural City

Analysis of property sales for 2023

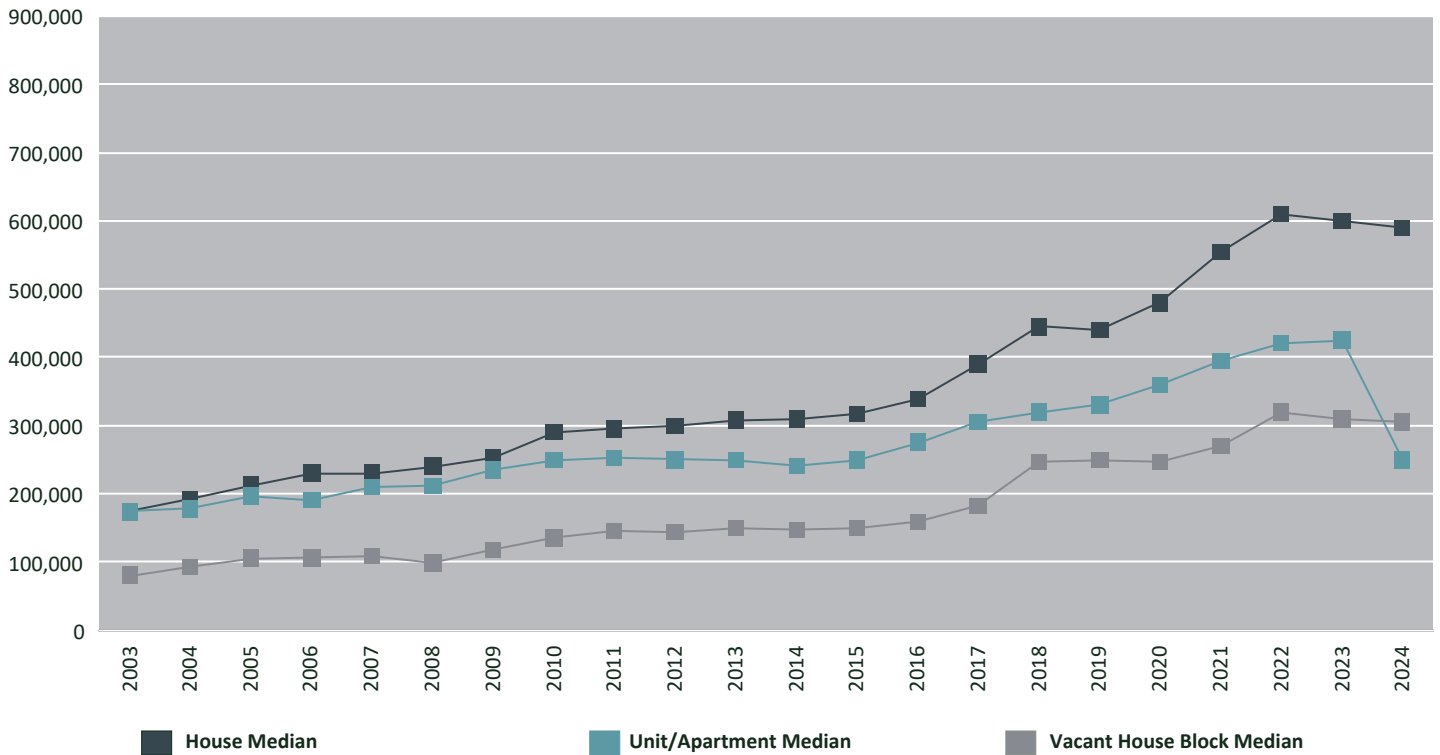
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	305000	305000	458.65	665.00	72.62<	ND	665.00	458.65
Dev Site	4	207500	190000	520.58	386.50	15.70<	63.33<	7170.75	28.94
Fuel Outlet/Garage	1	561000	561000	490.38	1144.00	ND	561.00<	1144.00	490.38
Guest/BackPack Unsp	2	1850000	1850000	1177.65	5636.50	ND	ND	5636.50	328.22
Health Clinic Unsp	1	2180000	2180000	1084.58	2010.00	279.49<	ND	2010.00	1084.58
Health Surgery	1	440000	440000	813.31	541.00	111.39<	89.80<	541.00	813.31
Mixed Use Unspec	4	594079	573159	1668.27	487.50	92.45<	45.85<	487.50	717.95
Office Premises Unsp	6	799833	795000	1557.89	475.00	187.06<	104.61<	427.80	1846.19
Pub/Tavern/Club Unsp	3	1422166	837375	459.84	607.00	54.29<	296.42<	1669.00	852.11
Retail Sgls Occ Unsp	16	553262	510000	1890.76	476.00	158.14<	218.65<	1149.00	500.58
Serv Apt/Unit Unsp	2	1320000	1320000	807.07	1839.50	147.28<	ND	1839.50	717.59
Shop	1	110000	110000	547.26	201.00	110.00<	44.00<	201.00	547.26
Shop & Dwelling	1	430000	430000	489.19	879.00	ND	ND	879.00	489.19
Tourist Park/Caravan	1	600000	600000	41.10	14600.00	120.00<	ND	14600.00	41.10
Vehicle Sales Centre	1	760000	760000	523.78	1451.00	ND	ND	1451.00	523.78
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Public,Ed,Health Imp	1	660000	660000	679.01	972.00	ND	ND	972.00	679.01
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Liquid Depot	1	264000	264000	132.00	2000.00	ND	ND	2000.00	132.00
Factory Unsp	11	695660	730000	528.06	920.50	159.21<	270.37<	1324.80	502.13
Food ProcessingUnsp	1	1600000	1600000	445.93	3588.00	ND	ND	3588.00	445.93
Ind Dev Site	8	160440	165000	10.87	11006.00	51.01<	37.50<	40876.50	3.93
Ind Land Building S0	1	545000	545000	222.45	2450.00	ND	ND	2450.00	222.45
Warehouse Unspec	13	2044600	565000	700.94	801.00	67.66<	132.94<	6447.92	336.30
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Port Dock/Berth	2	102500	102500	513.57	199.50	129.75<	69.49<	199.50	513.78
Railway Line in use	1	590000	590000	31.01	19028.00	ND	ND	19028.00	31.01
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	467053	467053	2.77	1682606.50	359.27<	35.63<	1682606.50	0.28
GenCrop >20ha Unsp	19	1169241	1000000	0.13	3070000.00	136.26<	104.60<	5586329.37	0.21
Livestock – Beef	1	2750000	2750000	4.04	681510.00	ND	512.72<	681510.00	4.04
Livestock – Sheep	4	934085	925000	0.19	6626139.50	ND	103.43<	6838069.75	0.14
MixedFarm&GrazUnsp	4	8187500	1160000	0.18	2633000.00	218.87<	100.87<	2597947.50	3.15
Orchard Plantations	6	568077	437500	5.64	95965.00	125.00<	101.74<	698350.67	0.81
Vineyard	23	899415	625000	14.29	76960.00	156.25<	160.26<	214302.13	4.20
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1725000	1725000	1679.65	1027.00	ND	ND	1027.00	1679.65
Cojoin Strata Unsp	2	557500	557500	NA	NA	ND	ND	NA	NA
Detached Home Unsp	818	443679	413000	706.52	690.00	103.25<	133.85<	797.81	554.27
Detached Home(exist)	71	454377	425000	123.52	2024.00	99.24<	121.42<	2084.03	218.03
Garage/Outbuild Res	1	375000	375000	NA	NA	96.15<	ND	NA	NA
Garage/Outbuild Rur	1	205000	205000	0.92	222000.00	ND	55.78<	222000.00	0.92
MisimpRuralLand Unsp	1	255000	255000	6.80	37500.00	67.55<	154.55<	37500.00	6.80
Res Land (WithBuild)	4	427750	337500	338.14	769.50	65.47<	204.55<	787.25	543.35
Res/Rural Lstyle	93	733833	650000	14.51	8617.00	120.37<	157.81<	19994.15	36.70
ResLandWithImprovemt	2	143500	143500	116.41	1225.00	43.48<	39.18<	1225.00	117.14
Semi-detached	1	505000	505000	NA	NA	ND	134.67<	NA	NA
Semi-detached Unspec	3	369666	349000	1164.80	336.00	88.13<	61.58<	336.00	1130.95
Short Term Hol Accom	1	365000	365000	NA	NA	92.41<	22.81<	NA	NA
Single Strata Unsp	101	304658	290000	NA	NA	101.75<	141.46<	NA	NA
Strata Unit/Flat Unsp	40	407660	391000	NA	NA	104.69<	173.78<	NA	NA
Vac Res A	143	179555	175000	426.73	689.50	103.55<	132.58<	706.99	253.35
Vac Res B	5	231800	320000	150.27	2196.00	134.03<	155.91<	2304.80	100.57
Vac Res Englobo Oth	2	1051875	1051875	57.11	17550.00	96.95<	104.15<	17550.00	59.94
Vac Res Rural Lstyle	14	293830	275000	20.96	15450.00	103.77<	157.14<	35404.29	8.30

Municipality totals

Commercial Total	45	Commercial Total Prices	\$32,850,019
Community Services Total	1	Community Services Total Prices	\$660,000
Industrial Total	35	Industrial Total Prices	\$37,924,594
Infrastruc&Utilities Total	3	Infrastruc&Utilities Total Prices	\$795,000
Primary Production Total	59	Primary Production Total Prices	\$86,481,072
Residential Total	1,304	Residential Total Prices	\$551,218,710
All Sales Total	1,447	All Sales Total	\$709,929,395

Mitchell Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	434	175,000	179,460	66	174,000	165,484	454	80,000	84,794
2004	435	192,000	196,136	53	178,000	158,771	292	93,250	97,805
2005	400	212,500	213,474	47	197,000	200,648	166	105,501	105,774
2006	393	230,000	233,138	53	190,000	183,991	182	105,625	111,471
2007	503	230,000	236,962	55	210,000	199,450	216	109,000	110,938
2008	390	240,000	238,560	62	211,500	205,842	263	98,000	103,857
2009	449	252,000	252,793	74	234,500	206,189	663	118,000	117,855
2010	434	289,250	293,489	82	249,000	231,544	718	135,000	137,719
2011	422	295,000	297,729	70	252,500	245,703	467	145,000	145,374
2012	397	300,000	303,484	67	250,000	235,434	392	144,000	144,125
2013	435	308,000	311,318	66	248,500	237,924	331	149,000	149,136
2014	484	310,000	313,228	75	241,002	243,121	326	147,000	149,716
2015	528	317,500	324,232	74	249,500	254,083	445	150,000	154,586
2016	585	338,200	348,477	97	275,000	265,015	725	159,000	165,549
2017	725	390,000	398,645	115	305,000	280,508	1,053	183,000	198,253
2018	681	445,000	455,661	74	320,000	315,630	708	247,000	241,197
2019	557	440,000	461,570	71	330,000	324,633	382	249,000	254,929
2020	589	480,000	482,697	68	360,000	386,200	933	247,500	252,988
2021	859	555,000	576,596	125	395,000	399,562	2,430	270,000	275,950
2022	699	610,000	627,295	69	420,000	422,659	672	320,000	324,139
2023	748	600,000	603,726	93	425,000	415,341	259	310,000	330,817
2024	76	590,500	586,134	17	250,000	323,676	28	304,500	316,857

Statistics for 2024 are based on a small number of sales and are preliminary only.

Mitchell Shire

Analysis of property sales for 2023

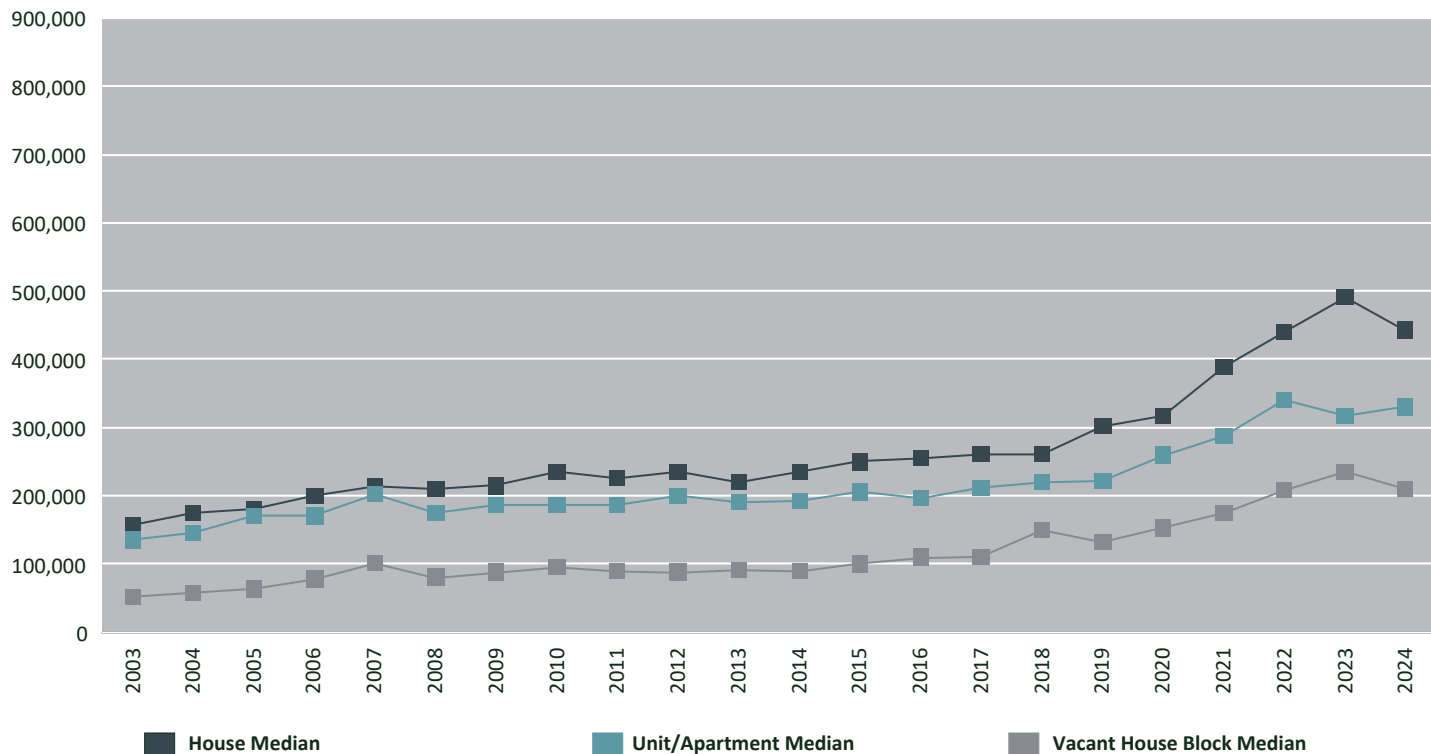
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	9	1359611	588500	597.31	11510.00	156.59<	74.59<	86056.89	15.80
Health Surgery	1	1200000	1200000	1320.13	909.00	ND	ND	909.00	1320.13
Retail Sgls Occ Unsp	7	897109	375000	1421.05	380.00	72.12<	59.06<	325.00	1143.59
Serv Apt/Unit Unsp	1	341000	341000	168.40	2025.00	ND	ND	2025.00	168.40
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Soil	1	485000	485000	10.79	44961.00	ND	ND	44961.00	10.79
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1650000	1650000	137.50	12000.00	55.00<	ND	12000.00	137.50
Factory Unit	1	480000	480000	1889.76	254.00	93.84<	ND	254.00	1889.76
Factory Unsp	6	716666	762500	443.68	1777.00	150.77<	177.33<	1496.33	478.95
Ind Dev Site	9	787034	737000	505.75	1305.00	86.45<	185.37<	1472.11	534.63
Warehouse Unspec	1	699600	699600	172.87	4047.00	ND	112.16<	4047.00	172.87
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Reserve for Drainage	1	295000	295000	558.71	528.00	ND	ND	528.00	558.71
Sewerage/StormUnsp	1	690000	690000	170.50	4047.00	ND	ND	4047.00	170.50
WindFarmElectricity	1	650000	650000	2.03	320000.00	ND	ND	320000.00	2.03
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	1157690	915000	3.34	205188.00	96.32<	100.27<	364831.45	3.25
Horse Unspecified	2	3625000	3625000	6.84	574054.00	ND	ND	574054.00	6.31
Kennel/Cattery	1	400000	400000	80.24	4985.00	ND	ND	4985.00	80.24
Livestock – Beef	1	2900000	2900000	3.26	890000.00	580.00<	ND	890000.00	3.26
Livestock – Sheep	1	460350	460350	1.07	428800.00	81.94<	143.86<	428800.00	1.07
MixedFarm + infrast	17	1413471	1303120	7.29	303000.00	101.81<	140.12<	356509.82	3.96
MixedFarm no infrast	10	1282410	712500	0.66	604124.00	64.45<	123.91<	1266115.80	1.01
MixedFarm&GrazUnsp	4	1167500	1130000	2.48	449728.00	92.62<	221.57<	540889.00	2.16
Plant/Tree Nursery	1	5000000	5000000	4.07	1229800.00	ND	ND	1229800.00	4.07
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	660000	660000	621.47	1062.00	ND	ND	1062.00	621.47
Cojoin Strata Unsp	2	552500	552500	1468.14	361.00	137.91<	230.21<	361.00	1468.14
Detached Home (New)	3	753333	775000	842.39	920.00	135.96<	157.36<	841.33	895.40
Detached Home Unsp	744	603343	600000	860.39	587.50	98.36<	125.52<	687.74	877.38
Res/Rural Lstyle	128	1197875	1010000	120.87	10590.00	87.07<	120.02<	33246.44	35.89
Retire Village Compl	1	5686317	5686317	568.63	10000.00	ND	ND	10000.00	568.63
Semi-detached	1	440000	440000	NA	NA	104.76<	ND	NA	NA
Single Strata Unit	3	383000	384000	NA	NA	87.27<	ND	NA	NA
Single Strata Unsp	79	404433	420000	NA	NA	100.90<	116.67<	NA	NA
Strata Unit/Flat Uns	9	491388	465000	NA	NA	110.06<	125.68<	NA	NA
Vac Res A	252	326129	310000	1220.36	409.00	96.88<	125.51<	493.97	649.89
Vac Res B	7	499571	377000	504.30	2677.00	92.52<	104.72<	2701.71	184.91
Vac Res Englobo Oth	1	19500000	19500000	46.33	420888.00	276.99<	327.87<	420888.00	46.33
Vac Res Rural Lstyle	27	929260	550000	242.78	20595.00	142.86<	125.00<	55122.48	16.86
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
National Museum	1	795000	795000	530.00	1500.00	ND	ND	1500.00	530.00

Municipality totals

Commercial Total	18	Commercial Total Prices		\$20,057,268
Extractive Industry Total	1	Extractive Industry Total Prices		\$485,000
Industrial Total	18	Industrial Total Prices		\$14,212,908
Infrastruc&Utilities Total	3	Infrastruc&Utilities Total Prices		\$1,635,000
Primary Production Total	49	Primary Production Total Prices		\$71,425,750
Residential Total	1,258	Residential Total Prices		\$780,160,194
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices		\$795,000
All Sales Total	1,348	All Sales Total		\$888,771,120

Moira Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	464	156,750	170,019	94	135,000	141,679	382	52,000	53,290
2004	403	175,000	196,825	124	145,000	144,497	302	57,500	59,465
2005	419	180,000	201,015	92	170,500	180,618	275	63,002	67,804
2006	400	200,000	227,356	103	170,000	180,138	191	78,000	82,794
2007	389	214,000	258,319	110	202,500	207,898	218	101,000	119,353
2008	295	210,000	241,074	68	175,000	207,473	171	80,000	93,173
2009	324	215,000	239,590	108	186,250	224,273	173	87,975	90,594
2010	311	235,000	262,926	72	186,750	208,741	156	95,000	100,735
2011	304	226,000	259,242	73	187,000	236,132	132	89,000	99,202
2012	326	235,000	253,255	67	200,000	205,676	112	87,832	98,569
2013	363	220,000	245,458	80	190,000	198,668	123	90,880	105,571
2014	360	235,000	259,464	86	192,250	226,711	144	88,500	95,857
2015	433	250,000	266,881	70	205,000	223,121	131	100,000	112,451
2016	471	255,000	295,284	80	196,000	208,221	132	109,121	127,937
2017	512	260,000	291,618	110	211,250	228,726	104	111,000	121,313
2018	499	260,000	315,283	105	220,000	235,642	174	149,500	164,273
2019	410	301,500	330,945	81	222,000	234,673	196	131,500	146,554
2020	462	317,500	383,185	92	259,500	277,903	276	152,500	177,948
2021	606	389,500	446,299	76	287,500	364,139	673	175,000	198,832
2022	484	440,000	532,131	67	340,000	356,365	126	208,000	249,694
2023	346	490,000	558,185	76	316,500	401,615	89	235,000	247,431
2024	44	442,500	571,511	13	330,000	542,538	12	210,000	236,291

Statistics for 2024 are based on a small number of sales and are preliminary only.

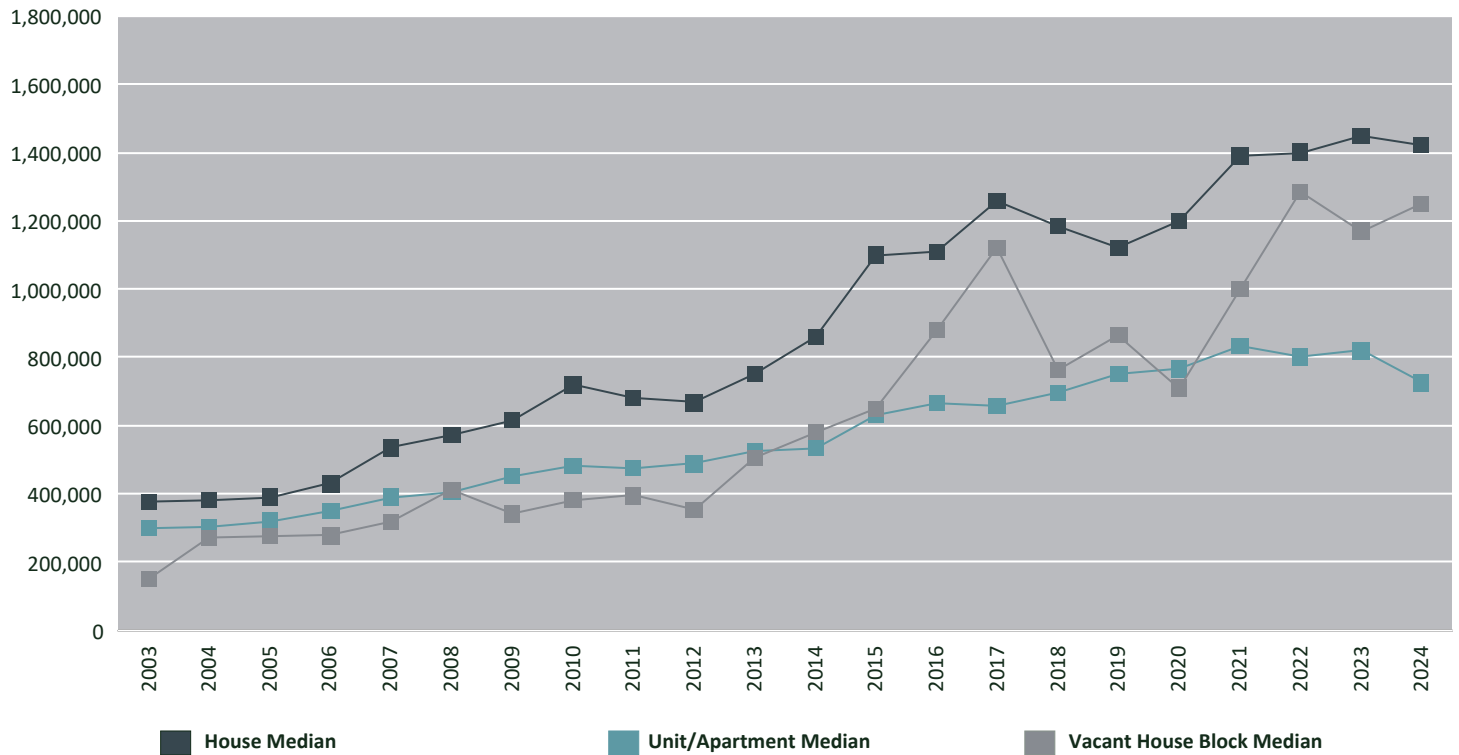
Moira Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	901000	901000	1239.34	727.00	277.23<	ND	727.00	1239.34
Com Land (Struct 0)	1	225000	225000	239.11	941.00	166.67<	ND	941.00	239.11
Dental Clinic	1	375000	375000	2106.74	178.00	ND	ND	178.00	2106.74
Dev Site	6	2640166	1065000	317.67	4501.50	417.65<	304.29<	8392.83	314.57
Fuel Outlet/Garage	1	600000	600000	344.63	1741.00	ND	17.91<	1741.00	344.63
Health Clinic Unsp	1	2260750	2260750	3780.52	598.00	ND	ND	598.00	3780.52
Hotel	1	620000	620000	367.95	1685.00	90.18<	137.78<	1685.00	367.95
Motel	2	1380000	1380000	711.01	1982.00	394.29<	ND	1982.00	696.27
National Co Ret Unsp	1	2100000	2100000	2134.15	984.00	ND	ND	984.00	2134.15
Office Premises Uns	1	530000	530000	1274.04	416.00	43.57<	87.60<	416.00	1274.04
Retail Sgls Occ Unsp	10	462200	386000	1581.03	506.00	111.88<	176.46<	794.33	575.60
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Gov School (Unsp)	1	605000	605000	313.80	1928.00	ND	ND	1928.00	313.80
Halls&Service Rooms	1	82500	82500	112.40	734.00	ND	ND	734.00	112.40
Rural&Comm Camps	1	275000	275000	57.29	4800.00	ND	ND	4800.00	57.29
Extractive Industry									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	526462	526462	1.03	511800.00	ND	ND	511800.00	1.03
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	475000	475000	20.65	23000.00	ND	ND	23000.00	20.65
Factory Unit	1	330000	330000	33.55	9836.00	ND	ND	9836.00	33.55
Factory Unsp	3	565000	620000	319.59	1940.00	206.67<	240.78<	1746.67	323.47
Garage/Motor Vehicle	3	756666	720000	261.85	3819.00	ND	ND	2918.33	259.28
Ind Dev Site	2	975500	975500	115.77	71233.50	305.80<	363.31<	71233.50	13.69
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	3	354666	330000	377.14	875.00	82.50<	7333.33<	1371.33	258.63
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomesticLivestockGraz	22	1052817	708115	1.15	363395.50	119.65<	141.62<	521102.00	2.02
GenCrop >20ha Unspec	18	1114415	967500	0.74	566695.50	227.65<	166.87<	891257.89	1.25
Livestock – Beef	14	945154	681012	1.68	428650.00	114.94<	122.48<	671935.71	1.41
Livestock – Dairy	12	1076527	1018500	1.67	610300.00	119.61<	181.88<	768086.50	1.40
Livestock – Sheep	5	1415905	1550000	0.62	1295000.00	125.51<	193.75<	1032324.00	1.37
MixedFarm + infrast	2	802500	802500	2.40	312750.00	23.60<	ND	312750.00	2.57
MixedFarm&GrazUnsp	11	816450	885680	2.42	445250.00	156.76<	162.96<	666506.50	1.20
Native Bshland	2	465000	465000	2.66	214754.50	93.00<	584.91<	214754.50	2.17
Orchard Plantations	7	1079294	608000	2.53	188000.00	71.64<	90.75<	234392.14	4.60
Specialised Cropping	4	897500	845000	1.76	452150.00	113.79<	151.27<	543550.00	1.65
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	1	650000	650000	120.15	5410.00	ND	ND	5410.00	120.15
Detached Home (New)	1	575000	575000	1606.15	358.00	ND	ND	358.00	1606.15
Detached Home Unsp	42	584887	562500	759.26	810.00	113.64<	165.44<	936.63	604.53
Detached Home(Comm)	2	312500	312500	356.25	900.00	ND	ND	900.00	347.22
Detached Home(exist)	302	553119	480000	665.83	796.00	111.63<	154.84<	866.99	641.53
MismpRuralLand Unsp	3	784333	300000	1.30	172200.00	ND	407.33<	130833.33	5.99
OYO Subdivided Flat	1	210000	210000	NA	NA	ND	ND	NA	NA
Res Investment Flat	1	185000	185000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	2	180000	180000	205.14	805.50	ND	69.77<	805.50	223.46
Res/Rural Lstyle	84	596826	545000	63.81	10500.00	83.85<	127.84<	32509.06	18.50
ResLandWithImprovemt	6	337500	275000	77.53	3859.50	203.70<	ND	9118.83	37.01
Semi-detached Unspec	1	950000	950000	NA	NA	ND	240.81<	NA	NA
Single Strata Unsp	55	339687	290000	NA	NA	85.29<	112.84<	NA	NA
Storage Area Res	1	156000	156000	7.26	21500.00	ND	ND	21500.00	7.26
Strata Unit/Flat Uns	15	663000	570000	NA	NA	139.02<	219.23<	NA	NA
Sub Div (EnGlobo)	1	1450000	1450000	7.62	190300.00	ND	ND	190300.00	7.62
Townhouse	4	375000	345000	NA	NA	109.52<	ND	NA	NA
Vac Res A	85	244634	235000	326.80	765.00	112.98<	156.67<	797.60	318.76
Vac Res B	4	306875	347500	173.12	2006.50	173.75<	175.28<	2028.25	151.30
Vac Res Englobo Oth	1	5500000	5500000	144.74	38000.00	239.13<	ND	38000.00	144.74
Vac Res Rural Lstyle	22	811611	283750	17.24	14306.00	99.56<	149.34<	34541.59	23.50
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Local CulturalCentre	1	225000	225000	22.50	10000.00	ND	ND	10000.00	22.50
Local Parks&Gardens	1	49500	49500	323.53	153.00	ND	ND	153.00	323.53
Municipality totals									
Commercial Total			26			Commercial Total Prices			\$30,834,750
Community Services Total			3			Community Services Total Prices			\$962,500
Extractive Industry Total			1			Extractive Industry Total Prices			\$526,462
Industrial Total			10			Industrial Total Prices			\$6,721,000
Infrastruc&Utilities Total			3			Infrastruc&Utilities Total Prices			\$1,064,000
Primary Production Total			97			Primary Production Total Prices			\$99,112,488
Residential Total			634			Residential Total Prices			\$326,784,376
Sport/Hrtge/Cultural Total			2			Sport/Hrtge/Cultural Total Prices			\$274,500
All Sales Total			776			All Sales Total			\$466,280,076

Monash City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,233	375,700	399,686	1,095	299,500	321,554	25	150,000	179,386
2004	1,951	380,250	413,472	940	301,500	326,434	59	272,500	274,917
2005	2,159	390,000	421,212	1,058	320,000	350,537	85	275,000	262,000
2006	2,228	430,000	462,096	1,030	350,000	374,438	68	277,500	281,282
2007	2,418	535,300	568,220	1,385	390,000	420,873	53	318,000	368,901
2008	1,680	571,350	602,232	966	405,000	424,180	20	412,500	386,892
2009	2,055	615,000	649,885	1,399	450,000	467,342	19	340,000	379,607
2010	1,855	718,000	764,948	1,258	481,100	490,111	25	380,000	422,022
2011	1,682	679,882	728,106	1,213	475,000	485,888	39	395,000	470,772
2012	1,717	668,000	717,957	1,092	488,250	506,572	40	354,000	490,119
2013	2,111	750,000	806,812	1,521	525,000	537,191	36	505,000	544,865
2014	2,327	860,000	965,641	1,777	532,000	572,810	33	580,000	655,632
2015	2,632	1,100,000	1,197,905	2,050	630,400	640,901	21	650,000	713,821
2016	2,035	1,110,000	1,201,867	1,439	665,000	684,931	19	880,000	844,870
2017	2,091	1,256,888	1,343,125	1,724	658,000	707,018	22	1,121,500	1,101,203
2018	1,672	1,185,012	1,287,075	1,476	697,449	730,888	25	763,000	1,046,400
2019	1,727	1,122,600	1,220,223	1,269	750,000	779,727	22	865,250	1,020,045
2020	1,346	1,200,000	1,280,854	1,188	765,000	786,115	31	710,000	978,243
2021	2,197	1,388,800	1,470,829	1,764	833,500	855,686	33	1,000,000	1,074,627
2022	1,848	1,400,000	1,496,197	1,435	800,000	821,222	13	1,285,000	1,348,353
2023	1,816	1,450,000	1,582,158	1,345	820,000	845,921	13	1,170,000	1,260,252
2024	92	1,421,500	1,484,051	121	726,000	751,996	1	1,250,000 ^	1,250,000 ^

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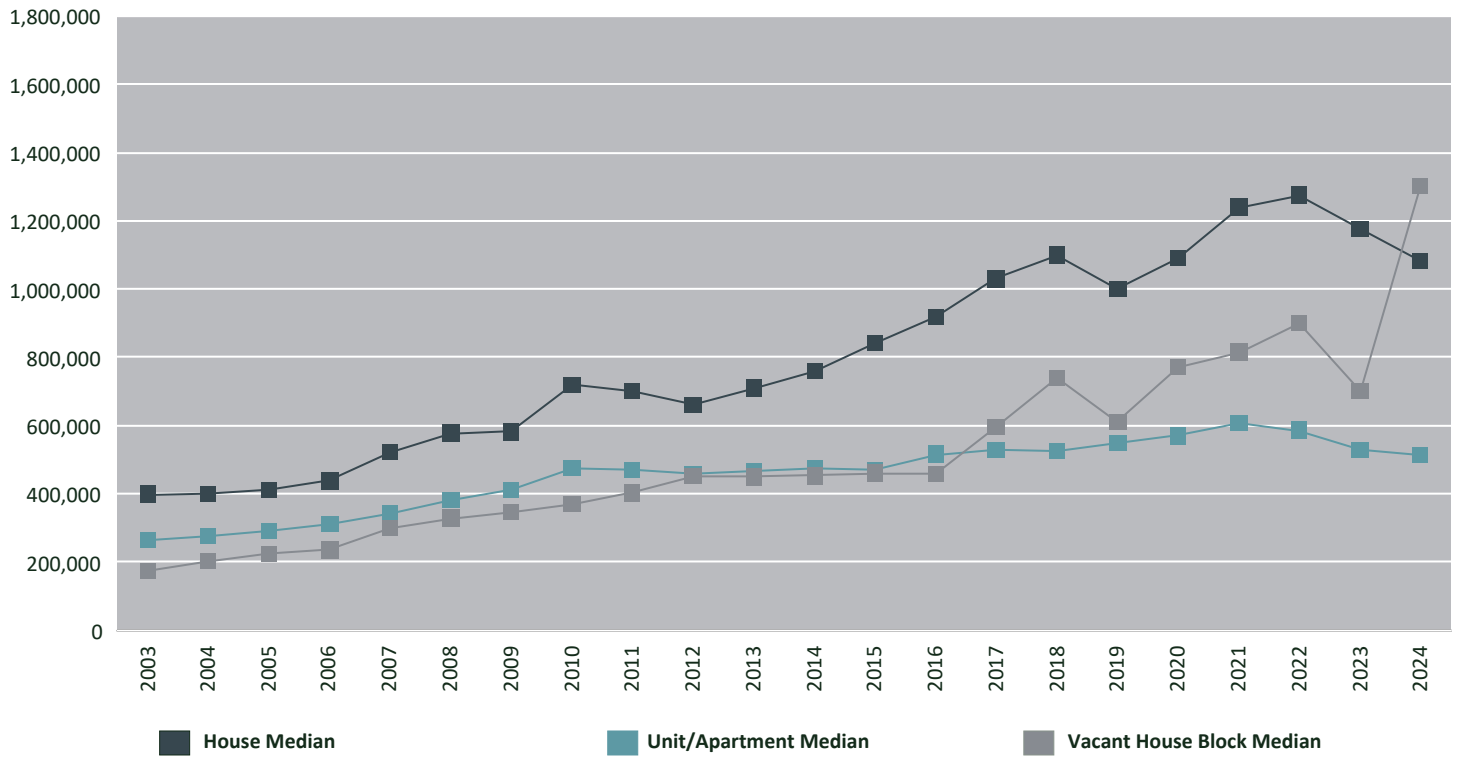
Monash City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	2	16835000	16835000	2267.68	11575.50	ND	209.65<	11575.50	1454.36
Fuel Outlet/Garage	1	2687886	2687886	1128.42	2382.00	ND	19.37<	2382.00	1128.42
Health Clinic Unsp	7	1882428	1665000	2755.15	726.50	106.73<	123.33<	689.33	2315.52
LowRise Office Build	3	585000	305000	1126.96	13414.00	ND	ND	13414.00	54.05
Mixed Use Office	2	790500	790500	1763.69	523.50	163.00<	29.51<	523.50	1510.03
Mixed Use Unspec	10	1341726	854934	3438.32	261.00	71.24<	135.27<	277.38	3556.67
Multi-Lvl Offic Unsp	12	411450	324500	58.17	5329.00	ND	ND	12782.64	29.79
Office Premises Uns	24	801440	667000	4052.75	193.50	74.07<	89.50<	602.79	1517.54
Pub/Tavern/Club Unsp	2	2891000	2891000	6062.81	611.00	ND	338.13<	611.00	4731.59
Retail Mult Occ Unsp	1	1950000	1950000	NA	NA	21.43<	325.00<	NA	NA
Retail Sgle Occ Unsp	25	2068721	1465000	5600.12	214.00	155.85<	143.63<	874.38	2368.74
Shop & Dwelling	1	968000	968000	NA	NA	ND	ND	NA	NA
Vehicle Sales Centre	1	34500000	34500000	1636.93	21076.00	109.52<	ND	21076.00	1636.93
Veterinary Clinic	2	523655	523655	545.16	1457.50	53.65<	ND	1457.50	359.28
Community Services									
Day Care Centre	1	4000000	4000000	3005.26	1331.00	ND	49.50<	1331.00	3005.26
Private Hospital	1	63000000	63000000	1548.98	40672.00	ND	ND	40672.00	1548.98
Industrial									
Factory Unsp	21	2640671	1920000	1626.02	738.00	110.98<	174.55<	1281.38	2060.80
Food ProcessingUnsp	2	3714300	3714300	820.05	4809.00	ND	ND	4809.00	772.36
Warehouse Unspec	46	11223084	1347500	1636.88	1920.00	89.85<	119.51<	11211.88	1106.54
Residential									
Boarding House	5	1271200	1211000	1698.46	713.00	109.59<	125.30<	564.67	2090.32
Cojoin Strata Unsp	42	1046227	892500	2149.71	521.00	123.44<	107.85<	521.00	2149.71
Detached Home Unsp	1796	1587333	1450503	2573.55	673.00	103.61<	120.88<	649.13	2463.35
Detached Home(exist)	1	1600000	1600000	6060.61	264.00	ND	132.78<	264.00	6060.61
Dorm Accom Unspec	1	140000	140000	NA	NA	ND	ND	NA	NA
Individual Car Park	7	359142	50000	NA	NA	1000.00<	625.00<	NA	NA
Res Co Sh Unit Unsp	1	670000	670000	NA	NA	105.93<	ND	NA	NA
Res Investment Flat	3	303333	315000	24.50	11530.00	ND	ND	11530.00	24.50
Res Land (WithBuild)	81	1884215	1720000	1572.28	849.00	104.66<	128.84<	931.38	2036.05
Res/Rural Lstyle	1	225000	225000	19.51	11533.00	23.68<	60.00<	11533.00	19.51
Retire Village Unit	27	575629	630000	NA	NA	130.57<	103.70<	NA	NA
Semi-detached Unspec	19	1092078	930000	6404.89	184.00	102.31<	95.99<	245.77	4543.66
Single Strata Unsp	838	913286	900000	4497.54	203.00	107.02<	111.80<	215.00	4148.84
Strata Unit/Flat Uns	428	710995	597500	26.45	11530.00	92.64<	90.53<	7356.27	60.70
Townhouse	6	1176833	1165000	NA	NA	98.73<	91.34<	NA	NA
Vac Res A	13	1260252	1170000	1623.74	621.50	91.05<	166.55<	570.00	2270.95
Sport/Hrtge/Cultural									
IndoorSportCent Unsp	1	4700000	4700000	157.83	29779.00	ND	63.95<	29779.00	157.83
Municipality totals									
Commercial Total			93			Commercial Total Prices			\$186,425,477
Community Services Total			2			Community Services Total Prices			\$67,000,000
Industrial Total			69			Industrial Total Prices			\$579,144,584
Residential Total			3,269			Residential Total Prices			\$4,189,204,075
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$4,700,000
All Sales Total			3,434			All Sales Total			\$5,026,474,136

Moonee Valley City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,413	398,000	439,103	828	265,000	282,629	40	173,750	202,936
2004	1,259	400,000	455,810	712	275,000	290,563	48	200,500	213,781
2005	1,395	413,000	460,057	795	290,000	303,077	35	225,000	227,962
2006	1,393	437,500	483,606	858	310,050	321,005	59	235,000	244,050
2007	1,585	522,000	588,301	1,145	340,000	361,015	68	299,500	318,326
2008	1,147	577,500	636,454	1,037	380,000	385,495	44	327,500	305,295
2009	1,356	581,650	643,186	1,119	411,000	433,890	56	345,000	346,631
2010	1,344	720,000	803,002	1,210	475,000	486,424	78	370,000	381,348
2011	1,178	700,000	783,768	892	470,000	484,774	56	402,500	447,468
2012	1,172	660,750	742,388	872	459,500	465,983	62	450,000	474,387
2013	1,501	710,000	776,325	1,174	465,000	476,752	118	449,000	454,142
2014	1,600	760,000	841,421	1,315	475,000	495,945	83	453,400	481,489
2015	1,701	840,000	948,436	1,642	470,000	502,980	44	460,000	507,557
2016	1,581	919,000	1,047,681	1,449	515,000	540,167	50	457,500	478,428
2017	1,518	1,030,550	1,172,467	1,468	530,000	571,753	23	595,000	642,717
2018	1,213	1,100,000	1,255,680	1,137	525,000	581,440	20	740,000	874,249
2019	1,188	1,000,000	1,151,184	1,173	548,500	626,385	25	610,000	649,407
2020	1,135	1,090,000	1,213,035	959	570,000	607,514	38	770,000	813,863
2021	1,836	1,240,000	1,404,645	1,640	608,000	650,307	29	815,000	873,703
2022	1,409	1,275,000	1,439,369	1,144	585,000	633,538	18	900,000	1,062,577
2023	1,243	1,175,000	1,340,774	1,224	530,000	593,318	17	700,000	1,187,464
2024	82	1,082,500	1,217,980	134	514,000	555,361	1	1,300,000 ^	1,300,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Moonee Valley City

Analysis of property sales for 2023

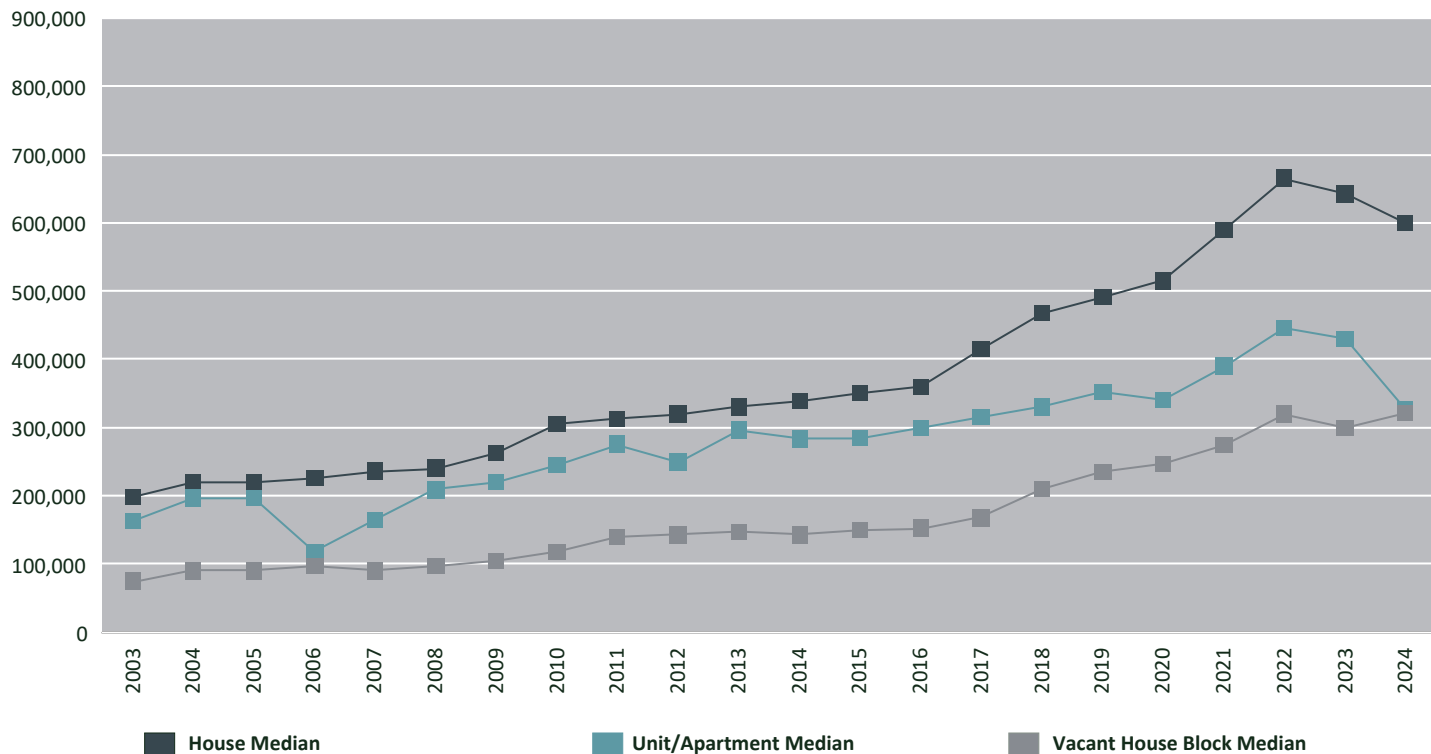
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	3	1650000	990000	2640.00	375.00	20.18<	47.94<	616.00	2678.57
Fuel Outlet/Garage	1	4150000	4150000	3410.02	1217.00	592.86<	73.98<	1217.00	3410.02
Health Clinic Unsp	6	1747583	1415000	3240.42	574.00	65.81<	116.10<	756.20	2684.48
Hotel/Motel Unsp	2	2220000	2220000	4457.76	876.00	ND	ND	876.00	4457.76
Indiv CarPark Unspe	1	14300	14300	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	2	2222500	2222500	6572.33	159.00	146.22<	101.02<	159.00	6572.33
National Co Rest	1	7000000	7000000	3139.01	2230.00	ND	ND	2230.00	3139.01
Office Premises Uns	10	680500	572500	4560.26	307.00	63.61<	100.09<	637.29	1190.32
Retail Mult Occ Unsp	7	1585142	1150000	3763.44	186.00	77.35<	106.92<	198.00	5197.98
Retail Sgle Occ Unsp	38	1703105	1378000	4512.06	268.50	109.37<	148.57<	537.67	2843.65
Serv Apt/Unit Unsp	3	3750000	405000	139.75	2898.00	144.64<	112.81<	2898.00	139.75
Shopping Centre Unsp	1	51000000	51000000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Police Facility	1	207000	207000	395.04	524.00	ND	ND	524.00	395.04
Religious Residence	1	1061000	1061000	1607.58	660.00	ND	ND	660.00	1607.58
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	9	2049111	1980000	1761.90	693.00	190.38<	360.00<	683.11	2999.67
OpenStorageUnspec	1	3300000	3300000	1345.29	2453.00	ND	ND	2453.00	1345.29
Warehouse Unspec	2	752250	752250	4723.22	163.00	113.98<	23.47<	163.00	4615.03
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	4	5162500	5018128	1661.35	2749.50	ND	46.14<	3129.25	1649.76
Cojoin Strata Unsp	22	1461000	1372500	6039.60	505.00	93.05<	159.59<	505.00	6039.60
Detached Home Unsp	1227	1343519	1175000	2801.84	517.50	91.80<	106.82<	479.16	2834.70
Granny Flat/Studio	1	900000	900000	2694.61	334.00	41.28<	ND	334.00	2694.61
Half Pair or Duplex	2	1225000	1225000	3442.78	372.50	76.56<	ND	372.50	3288.59
House & Flat/Studio	1	2608000	2608000	4346.67	600.00	141.36<	ND	600.00	4346.67
Individual Car Park	6	196000	25000	NA	NA	2500000.00<	500.00<	NA	NA
Individual Flat	2	616000	616000	NA	NA	82.96<	114.50<	NA	NA
Res/Rural Lstyle	2	1247500	1247500	271.06	4850.50	ND	110.40<	4850.50	257.19
Retire Village Unit	1	475000	475000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	13	1002000	980000	7214.64	170.50	108.89<	116.53<	226.10	4582.49
Single Strata Unsp	905	583717	530000	3313.25	166.00	92.98<	92.17<	206.00	3802.59
Strata Unit/Flat Uns	288	551170	499000	NA	NA	76.65<	90.72<	NA	NA
Townhouse	7	870571	820000	3961.35	207.00	82.00<	99.45<	221.00	4214.18
Vac Res A	17	1187464	700000	1740.91	409.00	77.78<	90.91<	495.64	2704.55
Villa Unit	1	510000	510000	NA	NA	50.50<	ND	NA	NA

Municipality totals

Commercial Total			75			Commercial Total Prices			\$170,228,800
Community Services Total			2			Community Services Total Prices			\$1,268,000
Industrial Total			12			Industrial Total Prices			\$23,246,500
Residential Total			2,499			Residential Total Prices			\$2,439,444,566
All Sales Total			2,588			All Sales Total			\$2,634,187,866

Moorabool Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	362	198,500	206,489	38	163,000	162,105	212	74,150	72,758
2004	304	219,000	222,069	43	197,000	187,802	214	90,000	90,359
2005	281	219,000	220,176	28	196,750	189,053	163	90,000	90,559
2006	281	225,000	236,923	72	118,500	156,638	134	96,700	112,460
2007	421	236,000	257,274	69	165,000	170,164	146	90,000	95,968
2008	338	240,000	248,818	65	209,000	212,069	205	97,000	101,159
2009	350	262,750	274,872	94	220,000	214,386	380	105,000	109,240
2010	411	305,000	309,158	65	245,000	241,575	522	118,000	121,750
2011	352	313,500	325,313	79	275,000	248,623	340	140,000	145,165
2012	309	320,000	331,559	76	249,500	247,304	212	142,900	147,702
2013	337	330,000	332,271	46	296,500	284,546	185	146,900	149,444
2014	395	339,000	348,438	49	283,000	287,153	278	142,750	141,344
2015	410	350,000	368,543	48	284,000	282,541	284	149,500	153,416
2016	428	360,000	376,659	73	299,000	287,383	371	152,000	162,904
2017	550	415,000	431,288	94	315,000	307,572	752	168,000	176,119
2018	474	467,500	484,212	77	330,000	329,908	431	210,000	216,732
2019	437	490,000	507,025	62	352,500	366,588	286	235,000	238,910
2020	432	515,000	530,278	73	340,000	347,319	478	247,000	260,463
2021	606	590,000	617,305	106	390,000	394,670	439	273,700	294,657
2022	457	665,000	703,267	80	446,250	441,560	115	320,000	326,202
2023	439	642,000	677,765	78	430,000	410,929	67	300,000	312,995
2024	47	600,000	650,617	7	326,000^	340,714^	7	320,430 ^	317,514 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

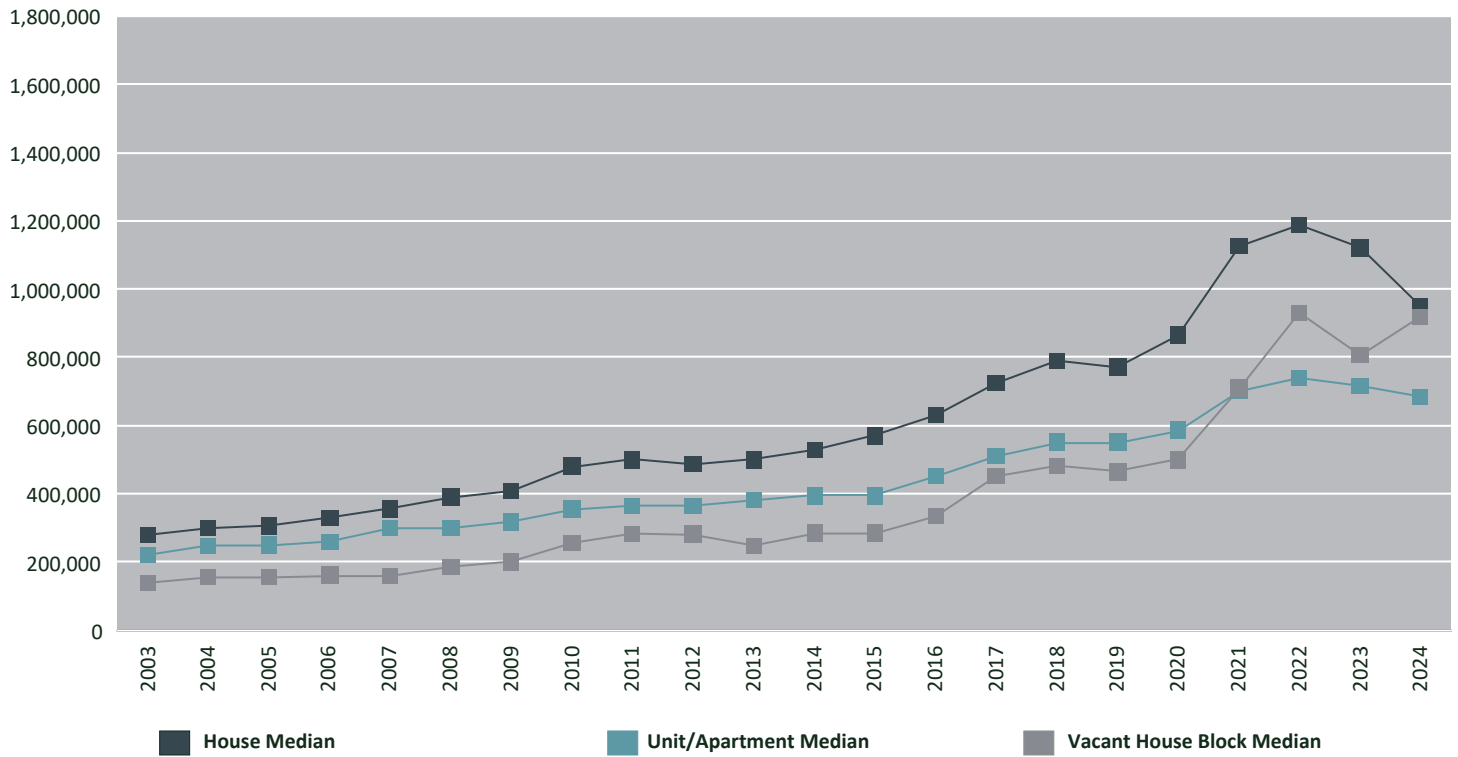
Moorabool Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Fuel Outlet/Garage	2	682500	682500	2619.05	273.00	ND	ND	273.00	2619.05
Health Clinic Unsp	1	650000	650000	1175.41	553.00	ND	ND	553.00	1175.41
Retail Sgls Occ Unsp	2	649000	649000	3380.49	205.00	129.15<	ND	205.00	3380.49
Shop	3	1223333	730000	7125.91	605.50	84.88<	ND	605.50	2584.64
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	286000	286000	71.50	4000.00	ND	ND	4000.00	71.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	795666	902000	1089.37	828.00	116.39<	180.04<	1848.33	430.48
Factory Unit	1	533500	533500	NA	NA	161.67<	ND	NA	NA
Factory Unsp	5	943000	748000	238.75	2534.00	85.49<	202.99<	4373.33	244.51
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
BusMaintenanceDepot	1	19250	19250	836.96	23.00	ND	ND	23.00	836.96
Post Offices	1	680000	680000	2266.67	300.00	ND	ND	300.00	2266.67
ReservedRoads	1	865000	865000	115.83	7468.00	ND	ND	7468.00	115.83
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	969850	1030000	1.99	263500.00	121.18<	245.50<	449616.60	2.16
GenCrop >20ha Unspec	1	800000	800000	2.50	320000.00	32.06<	16.74<	320000.00	2.50
Livestock – Beef	1	375000	375000	1.55	241857.00	30.61<	64.94<	241857.00	1.55
MarketGardenVeg <20h	2	625000	625000	50.26	12470.00	ND	66.55<	12470.00	50.12
MixedFarm + infrast	2	795000	795000	2.82	301250.00	33.69<	52.94<	301250.00	2.64
MixedFarm no infrast	2	4125207	4125207	2.35	1590050.00	275.01<	565.83<	1590050.00	2.59
MixedFarm&GrazUnsp	7	1250757	1315000	4.01	243200.00	105.20<	136.98<	257657.14	4.85
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	3361000	3361000	58.00	57947.00	ND	ND	57947.00	58.00
Cojoin Strata Unsp	2	502500	502500	NA	NA	75.39<	193.27<	NA	NA
Detached Home (Ind)	2	837500	837500	636.30	1339.00	220.39<	ND	1339.00	625.47
Detached Home Unsp	425	676926	640000	865.46	739.50	96.97<	124.27<	861.78	785.65
Detached Home(exist)	12	728875	689000	195.27	3934.00	88.33<	125.30<	3094.33	235.55
MisimpRuralLand Unsp	1	750000	750000	17.90	41900.00	175.85<	220.59<	41900.00	17.90
Res Land (WithBuild)	2	304000	304000	126.85	2492.50	132.17<	ND	2492.50	121.97
Res/Rural Lstyle	94	1052541	925000	61.16	18605.00	94.87<	119.74<	36999.35	28.45
ResLandWithImprovemt	1	905000	905000	955.65	947.00	ND	260.43<	947.00	955.65
Retire Village Unit	7	109857	106000	NA	NA	96.36<	100.95<	NA	NA
Semi-detached Unspec	2	549250	549250	3000.00	194.00	111.18<	127.58<	194.00	3000.00
Single Strata Unsp	57	428360	430000	NA	NA	97.18<	126.47<	NA	NA
Strata Unit/Flat Uns	9	477444	477000	NA	NA	106.00<	125.53<	NA	NA
Townhouse	3	521666	527500	NA	NA	101.93<	ND	NA	NA
Vac Res A	66	311828	300000	626.12	559.00	93.75<	121.46<	631.34	491.01
Vac Res B	1	390000	390000	191.83	2033.00	68.78<	133.33<	2033.00	191.83
Vac Res Rural Lstyle	28	495000	450000	9.18	34000.00	90.00<	117.65<	55038.29	8.99
Municipality totals									
Commercial Total			8			Commercial Total Prices			\$6,983,000
Community Services Total			1			Community Services Total Prices			\$286,000
Industrial Total			9			Industrial Total Prices			\$7,635,500
Infrastruc&Utilities Total			3			Infrastruc&Utilities Total Prices			\$1,564,250
Primary Production Total			20			Primary Production Total Prices			\$25,869,968
Residential Total			713			Residential Total Prices			\$470,660,077
All Sales Total			754			All Sales Total			\$512,998,795

Mornington Peninsula Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	4,593	280,000	341,633	803	222,000	258,246	1,228	140,000	156,578
2004	3,823	300,000	373,644	624	247,250	300,582	637	155,500	174,998
2005	3,834	305,000	390,285	720	249,999	286,784	568	155,000	175,884
2006	4,103	330,000	415,720	722	260,000	317,524	751	160,000	187,824
2007	5,214	356,000	446,708	1,041	300,000	348,421	769	159,000	191,934
2008	3,416	390,000	495,963	805	300,000	342,514	341	185,000	222,401
2009	4,131	409,000	489,930	1,077	317,000	348,338	525	200,000	233,246
2010	3,938	480,000	584,970	1,089	355,000	405,181	463	255,000	299,363
2011	3,185	500,000	628,535	811	365,000	427,728	353	282,500	351,143
2012	3,286	485,000	566,997	840	364,000	409,280	318	281,250	303,110
2013	3,596	500,000	599,885	950	380,000	421,648	479	247,000	276,929
2014	4,054	530,000	626,700	1,060	395,000	426,951	427	285,000	343,343
2015	4,405	570,000	689,864	1,161	395,000	438,190	409	285,000	350,173
2016	4,194	629,250	776,392	1,162	450,000	509,160	410	335,000	400,449
2017	4,016	725,000	883,562	1,129	509,800	586,344	411	452,000	537,209
2018	3,263	790,000	975,653	825	550,000	612,646	280	482,500	576,945
2019	3,282	772,000	945,597	737	550,000	604,098	254	465,000	538,082
2020	3,374	866,000	1,096,690	797	585,000	654,498	397	500,000	649,567
2021	4,204	1,125,000	1,406,154	1,209	700,000	797,692	348	710,000	837,388
2022	2,952	1,188,500	1,465,766	822	740,500	856,644	136	931,250	1,053,582
2023	2,673	1,120,000	1,372,671	804	715,000	829,502	121	805,000	1,026,620
2024	248	950,000	1,174,510	74	684,000	722,898	10	920,000	1,056,150

Statistics for 2024 are based on a small number of sales and are preliminary only.

Mornington Peninsula Shire

Analysis of property sales for 2023

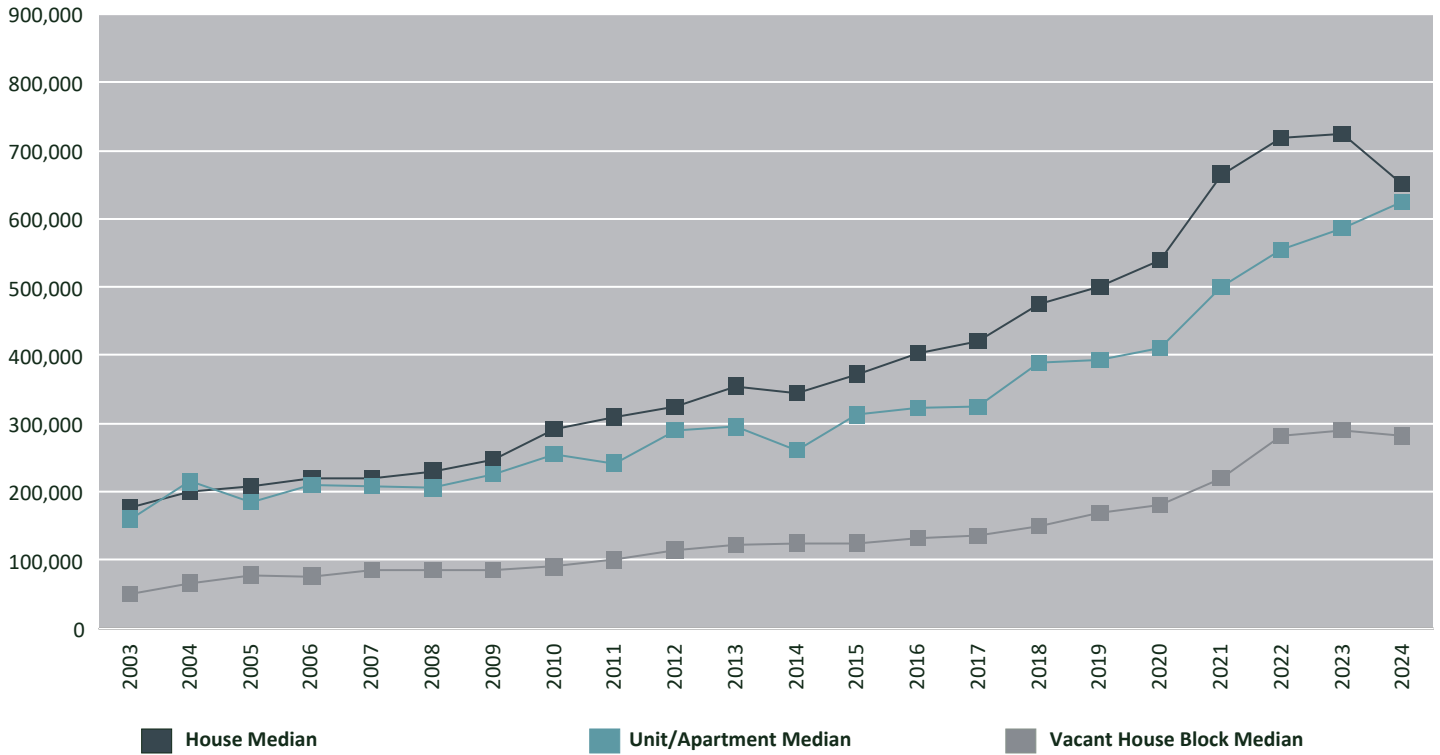
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	1450000	1450000	3085.11	470.00	37.28<	ND	470.00	3085.11
Car Wash	1	620000	620000	575.14	1078.00	26.67<	ND	1078.00	575.14
Dev Site	1	2531556	2531556	1748.31	1448.00	174.59<	443.16<	1448.00	1748.31
Health Clinic Unsp	3	1121666	1475000	2089.66	725.00	106.12<	124.47<	660.67	1697.78
Health Surgery	1	3400000	3400000	2025.01	1679.00	99.71<	542.26<	1679.00	2025.01
Hotel/Motel Unsp	3	6726991	5639621	2618.21	2154.00	197.88<	ND	1763.67	3814.21
Licensed Restaurant	1	617500	617500	6938.20	89.00	ND	ND	89.00	6938.20
Mixed Use Unspec	3	3166666	350000	4153.79	84.50	66.67<	68.53<	84.50	4142.01
National Co Rest	1	2350000	2350000	1307.01	1798.00	ND	ND	1798.00	1307.01
Office Premises Uns	15	672129	522626	3659.27	156.50	59.46<	59.05<	244.92	2884.29
Plant/Tree Nursery	1	400000	400000	682.59	586.00	18.69<	ND	586.00	682.59
Restaurant	1	1450000	1450000	3468.90	418.00	108.34<	ND	418.00	3468.90
Retail Mult Occ Unsp	3	1245998	1210000	5803.38	207.00	59.46<	70.34<	207.00	6106.27
Retail Sgle Occ Unsp	27	1005518	710000	5405.41	111.00	45.26<	101.43<	233.91	4141.54
Shop	1	900000	900000	NA	NA	102.27<	ND	NA	NA
Vehicle Sales Centre	2	3237500	3237500	1451.06	2130.00	376.45<	42.60<	2130.00	1519.95
Veterinary Clinic	1	3281000	3281000	3543.20	926.00	ND	ND	926.00	3543.20
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Residence	1	1142500	1142500	3380.18	338.00	ND	ND	338.00	3380.18
Rural&Comm Camps	1	3700000	3700000	3700000.00	1.00	ND	ND	1.00	3700000.00
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	63	1056550	755000	1934.80	370.00	89.35<	143.81<	957.19	1142.22
Ind Dev Site	6	2251750	1680250	434.27	2116.00	98.84<	229.70<	15513.33	145.15
Warehouse Store	5	442400	330000	4220.98	70.00	95.24<	ND	72.25	3847.75
Warehouse Unspec	35	1059292	850000	3189.06	235.50	92.27<	202.38<	384.04	2666.45
Warehouse/Office	7	923000	851000	4537.37	182.50	106.38<	168.51<	315.50	3015.85
Warehouse/Showroom	5	564700	542000	2349.14	232.00	84.69<	113.51<	258.60	2183.68
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Main Highways	1	1295000	1295000	79.50	16290.00	ND	ND	16290.00	79.50
Phone Exchange	1	1020000	1020000	743.98	1371.00	ND	ND	1371.00	743.98
Port Dock/Berth	1	650000	650000	4850.75	134.00	208.00<	ND	134.00	4850.75
Post Offices	1	1810000	1810000	3514.56	515.00	ND	ND	515.00	3514.56
Suburban&Rural Road	5	2411000	1060000	3075.31	1595.00	ND	230.43<	1822.50	1550.07
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestock&Graz	2	6237500	6237500	60.35	108466.50	95.96<	311.88<	108466.50	57.51
GenCrop >20ha Unspec	1	8000000	8000000	27.97	286007.00	109.59<	1341.72<	286007.00	27.97
Livestock – Beef	5	8656000	7400000	104.36	107800.00	117.46<	129.82<	248269.00	34.87
MixedFarm&GrazUnsp	1	3850000	3850000	19.08	201800.00	22.00<	62.35<	201800.00	19.08
Native Bshland	2	8250000	8250000	51.36	178307.50	ND	ND	178307.50	46.27
Orchard Plantations	1	7710000	7710000	187.73	41070.00	138.30<	241.88<	41070.00	187.73
Poultry broiler	2	1564583	1564583	6.52	240395.00	55.88<	52.55<	240395.00	6.51
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	112	1057593	857500	2693.37	362.00	102.08<	122.50<	362.00	2693.37
Conjoined StrataUnit	4	898749	922500	NA	NA	136.16<	ND	NA	NA
Detached Home (New)	1	1907000	1907000	2441.74	781.00	42.14<	228.38<	781.00	2441.74
Detached Home Unsp	2626	1370903	1110000	1020.81	769.00	93.20<	128.32<	928.47	1481.70
Detached Home(exist)	15	1963466	1750000	1779.51	1152.00	72.92<	152.17<	2196.47	893.92
Granny Flat/Studio	1	795000	795000	1019.23	780.00	44.17<	ND	780.00	1019.23
House & Flat/Studio	2	996500	996500	1078.10	920.00	89.77<	ND	920.00	1083.15
Individual Berth	13	247423	230000	4507.40	49.00	92.00<	133.72<	51.00	4436.27
Individual Car Park	1	6000	6000	NA	NA	600.00<	ND	NA	NA
Individual Flat	1	1020000	1020000	1262.38	808.00	174.36<	275.68<	808.00	1262.38
MisImpRuralLand Unsp	3	2239000	2360000	38.44	68795.00	121.03<	162.76<	68795.00	38.39
OYO Subdivided Flat	23	1295804	1300000	NA	NA	162.50<	276.60<	NA	NA
OYO Unit	1	670000	670000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	54	1286915	1045000	1865.75	946.00	92.48<	130.22<	1443.49	981.07
Res/Rural Lstyle	180	2816511	2372000	215.24	12521.00	96.82<	136.91<	26746.80	105.35
ResLandWithImprovemt	9	2053888	2000000	3109.99	791.00	112.04<	178.41<	858.11	2393.50
Retire Village Compl	1	15740000	15740000	331.09	47540.00	47.34<	ND	47540.00	331.09
Retire Village Unit	26	481153	456750	NA	NA	106.22<	121.80<	NA	NA
Semi-detached Unspec	29	1234671	1200000	3781.82	275.00	126.32<	124.69<	273.93	4592.41
Sep House&Curtilage	1	15000000	15000000	15000000.00	1.00	ND	ND	1.00	15000000.00
Short Term Hol Accom	1	7000000	7000000	368.23	19010.00	ND	ND	19010.00	368.23
Single Strata Unsp	521	771460	687500	4075.17	322.00	94.18<	118.53<	397.50	3522.01
Strata Unit/Flat Uns	109	854079	700000	NA	NA	84.85<	116.38<	NA	NA
Townhouse	6	953333	980000	NA	NA	111.62<	159.67<	NA	NA
Vac Res A	108	970371	750000	1019.09	801.50	80.86<	153.06<	837.42	1150.48
Vac Res B	13	1493923	1320000	567.85	2115.00	130.92<	148.31<	2222.54	672.17
Vac Res Rural Lstyle	10	1500000	1602500	130.70	15920.00	112.46<	200.31<	21408.40	70.07
Villa Unit	2	572500	572500	NA	NA	ND	ND	NA	NA
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
WaterSport–Outdoor	1	1700000	1700000	19540.23	87.00	ND	ND	87.00	19540.23

Municipality totals

Commercial Total	66	Commercial Total Prices	\$97,489,966
Community Services Total	2	Community Services Total Prices	\$4,842,500
Industrial Total	121	Industrial Total Prices	\$128,644,948
Infrastruc&Utilities Total	9	Infrastruc&Utilities Total Prices	\$16,830,000
Primary Production Total	14	Primary Production Total Prices	\$94,944,166
Residential Total	3,873	Residential Total Prices	\$5,119,736,849
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$1,700,000
All Sales Total	4,086	All Sales Total	\$5,464,188,429

Mount Alexander Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	303	176,000	187,634	39	160,000	159,259	85	50,000	60,998
2004	236	200,000	211,796	23	215,000	207,478	57	66,500	65,336
2005	279	208,000	220,513	19	185,000	213,763	51	78,000	78,620
2006	236	220,000	237,254	27	210,000	211,676	44	76,251	75,625
2007	315	219,000	234,795	32	207,750	224,271	59	85,000	83,690
2008	231	230,000	243,756	33	205,000	200,530	41	85,000	86,159
2009	273	246,000	260,217	32	225,000	225,351	69	85,000	85,616
2010	287	292,000	313,416	35	255,000	241,800	90	90,000	98,292
2011	238	310,000	332,518	17	242,000	237,029	81	100,000	107,233
2012	230	325,000	348,331	25	290,000	269,310	59	115,000	112,217
2013	286	355,000	366,079	26	295,000	284,855	79	122,500	118,829
2014	270	345,000	378,267	17	260,000	267,852	78	125,000	127,279
2015	260	372,500	387,205	30	312,500	326,166	87	125,000	124,152
2016	302	403,475	427,890	24	322,500	307,875	80	131,500	135,662
2017	326	420,750	435,875	25	325,000	334,040	112	135,515	143,390
2018	275	475,000	497,856	33	389,000	395,972	173	150,000	156,683
2019	288	500,000	511,293	22	392,500	406,711	110	169,250	180,863
2020	304	539,500	569,423	24	410,500	456,039	161	180,000	193,492
2021	333	665,000	694,772	31	500,000	490,129	174	220,000	228,435
2022	244	719,000	764,612	20	554,500	582,641	76	282,500	279,796
2023	223	725,000	760,925	18	586,000	599,833	49	290,000	298,354
2024	7	650,000 [^]	678,000 [^]	4	625,000 [^]	638,750 [^]	4	281,250 [^]	299,125 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Mount Alexander Shire

Analysis of property sales for 2023

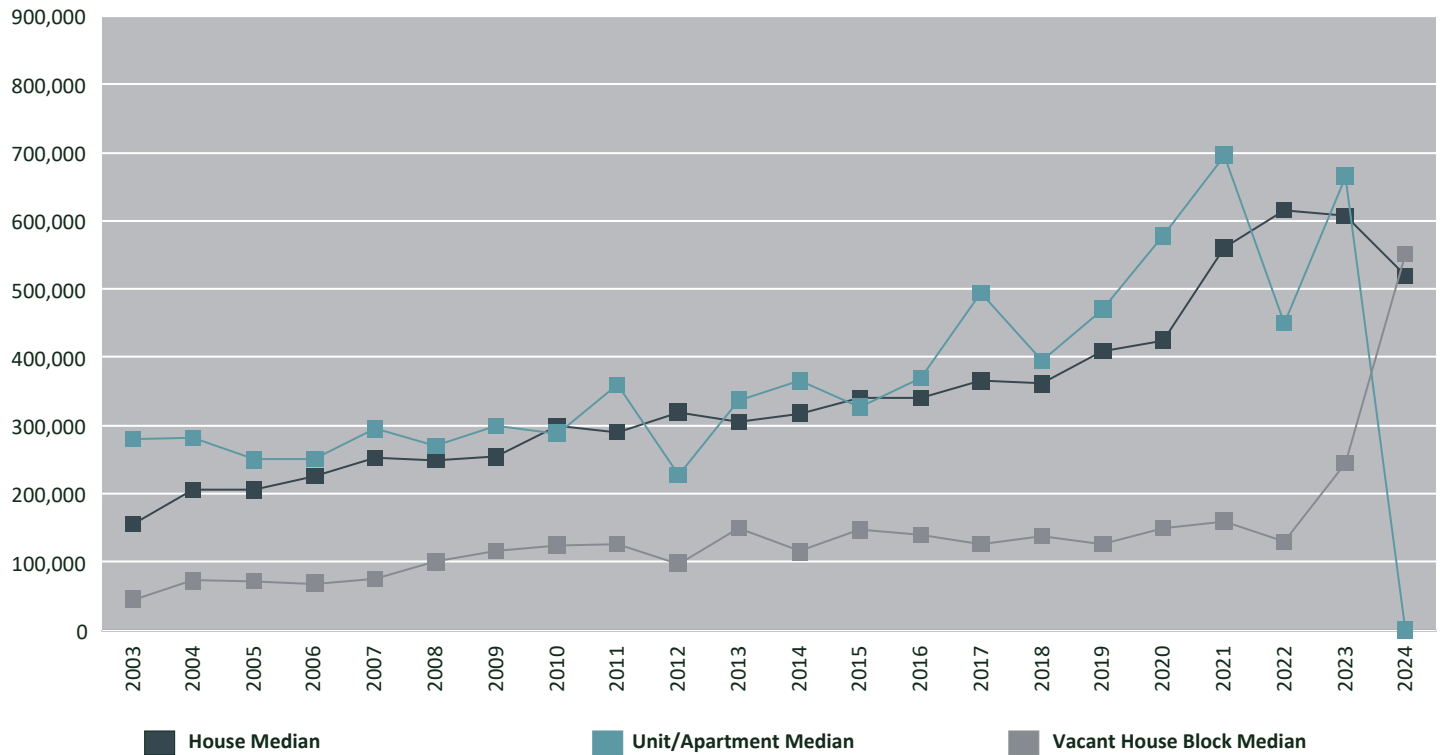
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	725000	725000	176.82	6532.00	125.54<	ND	6532.00	176.82
Fuel Outlet/Garage	3	405575	491727	307.33	1600.00	ND	ND	1409.67	287.71
Office Premises Unsp	1	1860000	1860000	1343.93	1384.00	ND	ND	1384.00	1343.93
Pub/Tavern/Club Unsp	1	1400000	1400000	1245.55	1124.00	ND	ND	1124.00	1245.55
Retail Sgle Occ Unsp	3	630000	350000	3903.23	310.00	53.85<	94.69<	418.67	1504.78
Tourist Park/Caravan	1	1111000	1111000	41.77	26600.00	ND	ND	26600.00	41.77
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Concrete Batch Plant	1	495000	495000	150.50	3289.00	ND	ND	3289.00	150.50
Factory Unsp	2	1187500	1187500	741.50	2251.00	ND	ND	2251.00	527.54
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Sewerage/StormPump	1	345000	345000	34.17	10098.00	ND	ND	10098.00	34.17
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	11	1015064	1050000	1.71	409600.00	80.77<	174.31<	727511.64	1.40
GenCrop >20ha Unspec	2	1287500	1287500	2.19	985000.00	ND	693.27<	985000.00	1.31
Livestock – Beef	3	1693333	1950000	3.61	651500.00	121.88<	266.21<	621620.00	2.72
Livestock – Sheep	3	1607666	1300000	2.09	621448.00	ND	382.35<	730798.67	2.20
MixedFarm&GrazUnsp	7	1067571	955000	4.40	244155.00	127.33<	176.85<	1336244.43	0.80
Native Bshland	2	41250	41250	13.02	3229.00	20.63<	13.98<	3229.00	12.77
Native Hardwood	1	550000	550000	1.22	451300.00	ND	ND	451300.00	1.22
Orchard Plantations	1	14787334	14787334	NA	NA	1848.42<	3696.83<	NA	NA
Vineyard	2	2737500	2737500	31.00	50000.00	ND	2190.00<	50000.00	31.00
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	1000000	1000000	NA	NA	ND	147.57<	NA	NA
Detached Home Unsp	209	757504	720000	615.16	925.50	100.70<	133.83<	1124.31	676.16
Detached Home(Comm)	2	610000	610000	1140.62	533.50	ND	ND	533.50	1143.39
Detached Home(exist)	13	829846	860000	805.34	1310.00	118.62<	178.70<	1630.77	508.87
Garage/Outbuild Res	1	375000	375000	336.93	1113.00	ND	170.45<	1113.00	336.93
Garage/Outbuild Rur	3	407666	355000	9.95	18900.00	ND	ND	29014.00	14.05
Res Co Sh Unit HR	1	625000	625000	NA	NA	124.38<	136.17<	NA	NA
Res/Rural Lstyle	87	818982	770000	43.03	20000.00	87.01<	125.20<	40635.85	20.26
ResLandWithImprovemt	2	176500	176500	60.16	3091.50	21.27<	47.70<	3091.50	57.09
Semi-detached Unspec	1	580000	580000	2320.00	250.00	ND	106.36<	250.00	2320.00
Single Strata Unsp	15	562200	532500	NA	NA	96.99<	131.81<	NA	NA
Strata Unit/Flat Uns	1	739000	739000	NA	NA	111.97<	118.91<	NA	NA
Vac Res A	41	312878	290000	378.38	747.50	103.57<	161.11<	809.81	387.13
Vac Res B	8	223918	224000	55.36	2821.50	77.91<	121.08<	2675.13	83.70
Vac Res Rural Lstyle	22	314386	360000	17.83	18528.50	141.18<	133.33<	27122.09	11.59

Municipality totals

Commercial Total	11	Commercial Total Prices	\$8,927,727
Industrial Total	3	Industrial Total Prices	\$2,870,000
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$345,000
Primary Production Total	32	Primary Production Total Prices	\$52,011,544
Residential Total	407	Residential Total Prices	\$276,441,806
All Sales Total	454	All Sales Total	\$340,596,077

Moyné Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	193	155,000	192,364	13	280,000	273,192	67	45,000	61,706
2004	148	205,500	228,377	14	282,500	456,650	62	72,500	77,398
2005	145	205,000	249,373	22	250,000	290,757	48	71,250	77,690
2006	153	225,000	252,932	25	251,000	349,952	70	68,250	75,043
2007	178	252,500	282,007	27	295,000	356,784	53	75,000	82,794
2008	139	249,000	278,070	15	270,000	386,400	44	99,950	101,822
2009	186	254,000	292,974	23	300,000	320,709	62	116,500	115,099
2010	163	300,000	349,742	12	288,500	288,625	75	125,000	117,373
2011	129	290,000	334,017	11	360,000	383,863	60	125,500	139,723
2012	142	320,000	360,887	7	227,000 [^]	263,714 [^]	62	97,500	103,517
2013	162	305,000	372,219	16	337,500	492,500	46	150,000	131,750
2014	205	318,000	343,885	23	365,000	372,532	42	115,475	137,901
2015	181	340,000	404,237	20	327,500	449,750	52	146,500	142,715
2016	206	340,000	417,718	23	370,000	491,000	51	140,000	167,111
2017	183	365,000	433,813	20	495,000	545,137	60	125,500	144,064
2018	190	361,000	454,915	23	395,000	503,065	70	137,500	160,785
2019	201	409,000	498,209	19	470,000	556,947	58	125,500	166,698
2020	199	425,000	489,579	13	577,500	731,576	99	149,000	186,852
2021	199	560,000	764,740	19	696,000	771,763	69	160,000	249,222
2022	150	615,000	739,209	14	450,000	1,173,500	35	130,000	174,191
2023	116	607,500	727,198	7	665,000 [^]	611,000 [^]	28	244,500	285,821
2024	5	520,000 [^]	541,700 [^]	0	0 [*]	0 [*]	1	551,000 [^]	551,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Moyn Shire

Analysis of property sales for 2023

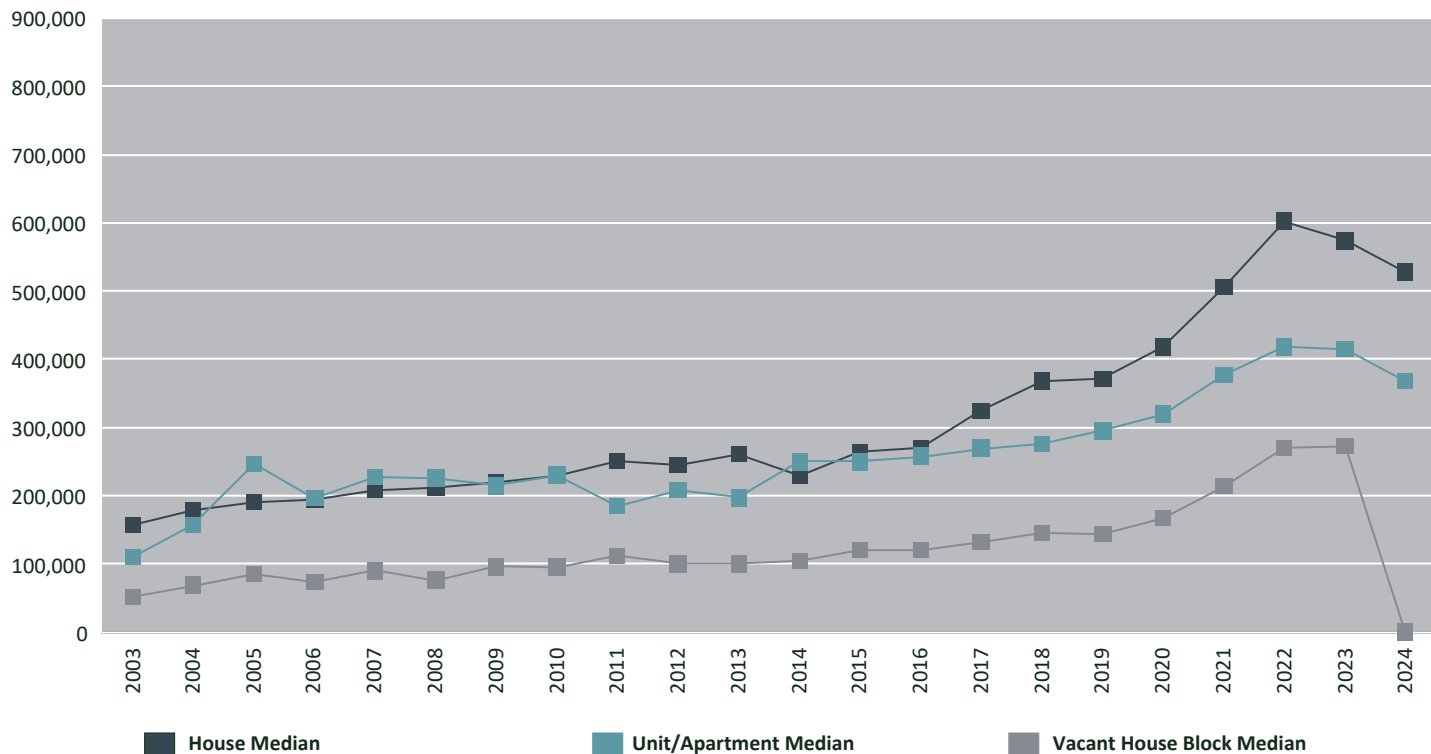
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Retail Mult Occ Unsp	2	365000	365000	428.86	1173.50	ND	ND	1173.50	311.04
Retail Sgls Occ Unsp	5	3348320	270000	1359.45	434.00	72.48<	228.33<	220822.20	15.16
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	240000	240000	62.57	3836.00	ND	ND	3836.00	62.57
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	1089000	1089000	10.91	99800.00	ND	ND	99800.00	10.91
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	2	432500	432500	254.40	1630.50	540.63<	ND	1630.50	265.26
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	285000	285000	509.84	559.00	ND	ND	559.00	509.84
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	2207148	1252634	12.83	328450.00	136.31<	261.65<	421967.75	5.23
GenCrop >20ha Unspec	1	1470000	1470000	3.40	432826.00	27.47<	121.44<	432826.00	3.40
Livestock – Beef	8	1231194	1177456	3.41	400450.00	116.02<	150.82<	442059.50	2.79
Livestock – Dairy	17	1959337	1959073	1.74	586500.00	104.48<	208.78<	650178.71	3.01
Livestock – Sheep	1	3373168	3373168	2.54	1325500.00	526.84<	65.20<	1325500.00	2.54
MixedFarm&GrazUnsp	50	1481715	1265124	3.51	472200.00	103.22<	182.55<	658226.64	2.25
Softwood Plantation	1	195000	195000	0.05	4157000.00	ND	ND	4157000.00	0.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	110	738954	612500	501.00	998.00	100.41<	139.36<	1079.44	682.73
Detached Home(exist)	6	511666	605000	328.44	1896.50	93.08<	180.60<	2301.00	222.37
MisimpRuralLand Unsp	1	275000	275000	33.98	8094.00	43.48<	129.41<	8094.00	33.98
Res/Rural Lstyle	66	782752	687500	56.57	16900.00	88.71<	149.46<	29134.26	26.87
Single Strata Unsp	7	611000	665000	2924.53	265.00	147.78<	130.26<	265.00	2924.53
Vac Res A	21	314570	265000	468.75	800.00	203.85<	177.85<	938.14	335.31
Vac Res B	7	199571	200000	85.80	3485.00	146.63<	262.30<	2943.43	67.80
Vac Res Rural Lstyle	19	402975	370000	14.56	26100.00	172.09<	259.65<	43671.63	9.23
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	1500000	1500000	957.24	1567.00	ND	ND	1567.00	957.24

Municipality totals

Commercial Total	7	Commercial Total Prices		\$17,471,600
Community Services Total	1	Community Services Total Prices		\$240,000
Extractive Industry Total	1	Extractive Industry Total Prices		\$1,089,000
Industrial Total	2	Industrial Total Prices		\$865,000
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices		\$285,000
Primary Production Total	90	Primary Production Total Prices		\$148,768,011
Residential Total	237	Residential Total Prices		\$156,228,249
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices		\$1,500,000
All Sales Total	340	All Sales Total		\$326,446,860

Murrindindi Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	259	157,350	160,588	18	111,000	124,016	71	52,000	57,685
2004	199	179,000	184,089	10	157,500	166,150	52	68,250	71,062
2005	231	190,000	197,438	8	247,500^	218,750^	46	84,500	93,432
2006	210	195,000	208,551	12	196,500	201,375	52	73,625	87,466
2007	216	207,500	213,609	16	227,500	205,706	47	90,000	93,063
2008	166	211,500	222,628	16	226,250	214,232	45	76,000	85,241
2009	189	220,000	218,425	23	215,000	220,847	116	96,000	97,598
2010	152	230,000	240,186	15	230,000	232,266	110	95,750	102,726
2011	132	250,750	251,774	21	185,000	193,095	82	112,000	121,226
2012	133	245,000	260,815	14	207,500	209,964	104	100,000	105,188
2013	149	260,000	272,847	12	197,500	205,750	48	100,000	104,793
2014	178	230,000	233,798	16	250,000	241,218	51	105,000	117,130
2015	163	265,000	279,511	17	250,000	238,911	70	120,000	115,324
2016	208	270,000	288,471	14	257,500	265,607	75	120,000	128,713
2017	219	325,000	341,632	14	269,000	271,750	80	132,500	142,452
2018	200	368,500	374,381	16	276,250	282,093	67	145,000	140,545
2019	160	371,500	388,297	14	295,000	325,000	50	143,500	156,069
2020	182	417,500	426,651	11	320,000	349,954	96	166,500	184,767
2021	233	506,000	527,480	13	378,000	405,653	110	214,050	225,730
2022	142	602,500	615,483	10	417,500	415,000	51	270,000	266,705
2023	158	573,750	599,445	11	415,000	451,363	28	272,500	258,035
2024	18	528,500	533,472	2	367,500^	367,500^	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

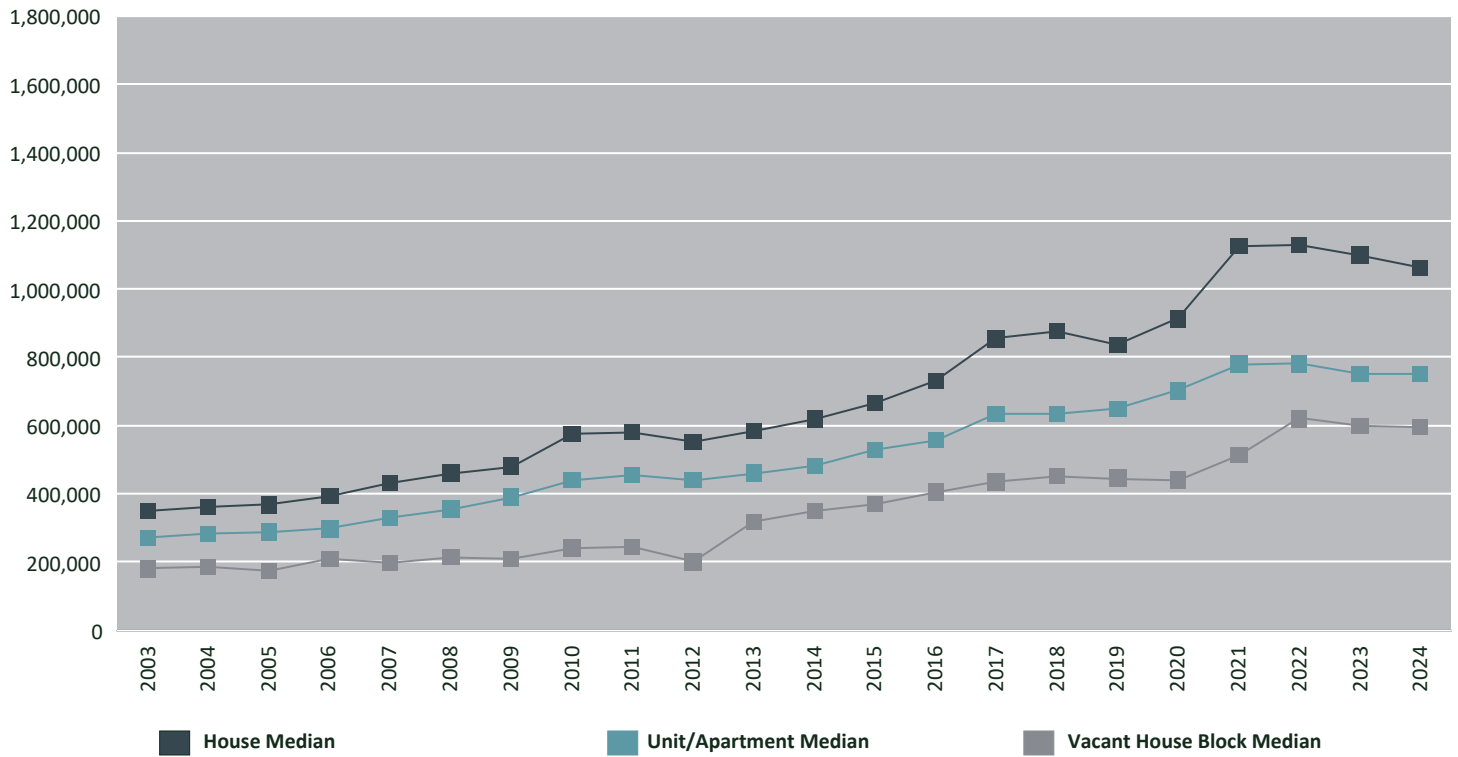
Murrindindi Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dental Clinic	1	550000	550000	453.05	1214.00	ND	ND	1214.00	453.05
Fuel Outlet/Garage	1	1200000	1200000	599.40	2002.00	45.71<	282.35<	2002.00	599.40
Hotel/Motel Unsp	1	5500000	5500000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	1	607200	607200	506.00	1200.00	242.88<	159.79<	1200.00	506.00
Retail Sgle Occ Unsp	3	233333	240000	379.15	633.00	70.07<	118.11<	14574.33	16.01
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	400000	400000	449.94	889.00	58.39<	113.80<	889.00	449.94
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Water Storage Tanks	1	220000	220000	250.86	877.00	ND	ND	877.00	250.86
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	10250000	10250000	NA	NA	ND	ND	NA	NA
DomsticLivestockGraz	3	885000	850000	3.24	408477.00	85.00<	150.71<	405716.33	2.18
Horse Unspecified	1	1350000	1350000	5.34	253000.00	56.25<	204.55<	253000.00	5.34
Livestock – Beef	3	2698333	2045000	61.79	93054.00	130.96<	221.08<	274796.33	9.82
MixedFarm&GrazUnsp	28	1713498	1260000	3.63	344950.00	77.54<	153.94<	535088.29	3.20
NatBshland +Agreem	1	520000	520000	0.36	1452800.00	ND	ND	1452800.00	0.36
Native Hardwood	6	579583	417500	1.05	385600.00	40.24<	84.77<	388501.17	1.49
Non-Native Animals	1	450000	450000	3.18	141502.00	ND	ND	141502.00	3.18
Vineyard	1	1000000	1000000	9.97	100291.00	ND	370.37<	100291.00	9.97
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	19	566078	525000	435.19	1030.50	86.07<	134.27<	1216.56	467.19
Detached Home(exist)	139	604006	575000	419.00	1000.00	95.83<	135.66<	1368.11	441.49
MisImpRuralLand Unsp	6	927500	707500	23.29	33990.00	121.98<	148.95<	47233.33	19.64
Res Land (WithBuild)	1	400000	400000	125.31	3192.00	ND	ND	3192.00	125.31
Res/Rural Lstyle	101	1032596	970000	36.27	19300.00	101.04<	142.65<	35070.59	29.44
ResLandWithImprovemt	3	522333	390000	95.85	2869.00	100.00<	92.86<	28386.33	18.40
Single Strata Unsp	7	461428	380000	967.26	336.00	92.68<	116.92<	336.00	967.26
Strata Unit/Flat Uns	4	433750	445000	NA	NA	91.75<	148.33<	NA	NA
Vac Res A	20	245150	257750	149.61	1036.00	96.00<	177.76<	1144.60	202.75
Vac Res B	8	290250	293500	118.76	2471.50	99.49<	133.41<	2609.88	111.21
Vac Res Englobo Oth	3	930333	350000	50.99	6668.00	20.86<	25.22<	17080.33	54.47
Vac Res Rural Lstyle	23	437934	425000	15.96	16600.00	126.87<	188.89<	35482.17	12.34
Municipality totals									
Commercial Total			7			Commercial Total Prices			\$8,557,200
Industrial Total			1			Industrial Total Prices			\$400,000
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$220,000
Primary Production Total			45			Primary Production Total Prices			\$75,775,450
Residential Total			334			Residential Total Prices			\$231,590,130
All Sales Total			388			All Sales Total			\$316,542,780

Nillumbik Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	770	349,150	367,191	174	272,250	293,112	195	180,000	186,916
2004	751	360,000	382,827	111	284,000	294,022	118	185,000	215,937
2005	733	367,500	404,903	158	288,750	307,895	123	175,000	194,284
2006	748	391,550	419,725	154	297,500	323,245	106	210,000	218,554
2007	809	432,000	462,727	210	330,000	347,407	80	198,000	208,031
2008	621	460,000	488,885	178	355,000	366,891	50	212,500	230,331
2009	620	480,000	510,127	206	390,000	404,598	69	210,000	245,153
2010	684	575,000	605,899	164	440,000	471,113	54	241,750	283,454
2011	589	580,000	608,111	141	455,955	476,114	56	243,500	298,982
2012	578	552,000	583,024	119	440,000	489,206	87	200,000	239,653
2013	642	582,950	610,971	136	460,000	468,766	63	319,500	301,887
2014	698	620,000	637,746	179	482,000	490,169	95	350,000	330,599
2015	733	665,000	697,216	176	530,000	526,054	67	370,000	344,946
2016	641	731,000	751,518	179	555,000	561,195	76	406,000	413,327
2017	585	855,000	885,486	154	634,000	654,290	126	434,000	446,509
2018	464	876,800	940,167	191	635,000	659,156	62	450,000	469,475
2019	594	836,125	882,566	185	650,000	654,073	71	445,000	494,295
2020	472	913,500	968,779	128	702,500	719,207	120	441,000	465,625
2021	703	1,125,000	1,165,217	207	780,000	814,777	116	513,750	560,651
2022	583	1,130,000	1,179,291	144	781,000	786,564	30	620,750	615,733
2023	514	1,100,000	1,154,811	163	750,000	766,060	25	600,000	644,980
2024	34	1,062,500	1,057,572	21	751,157	838,114	1	595,000 ^	595,000 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

Nillumbik Shire

Analysis of property sales for 2023

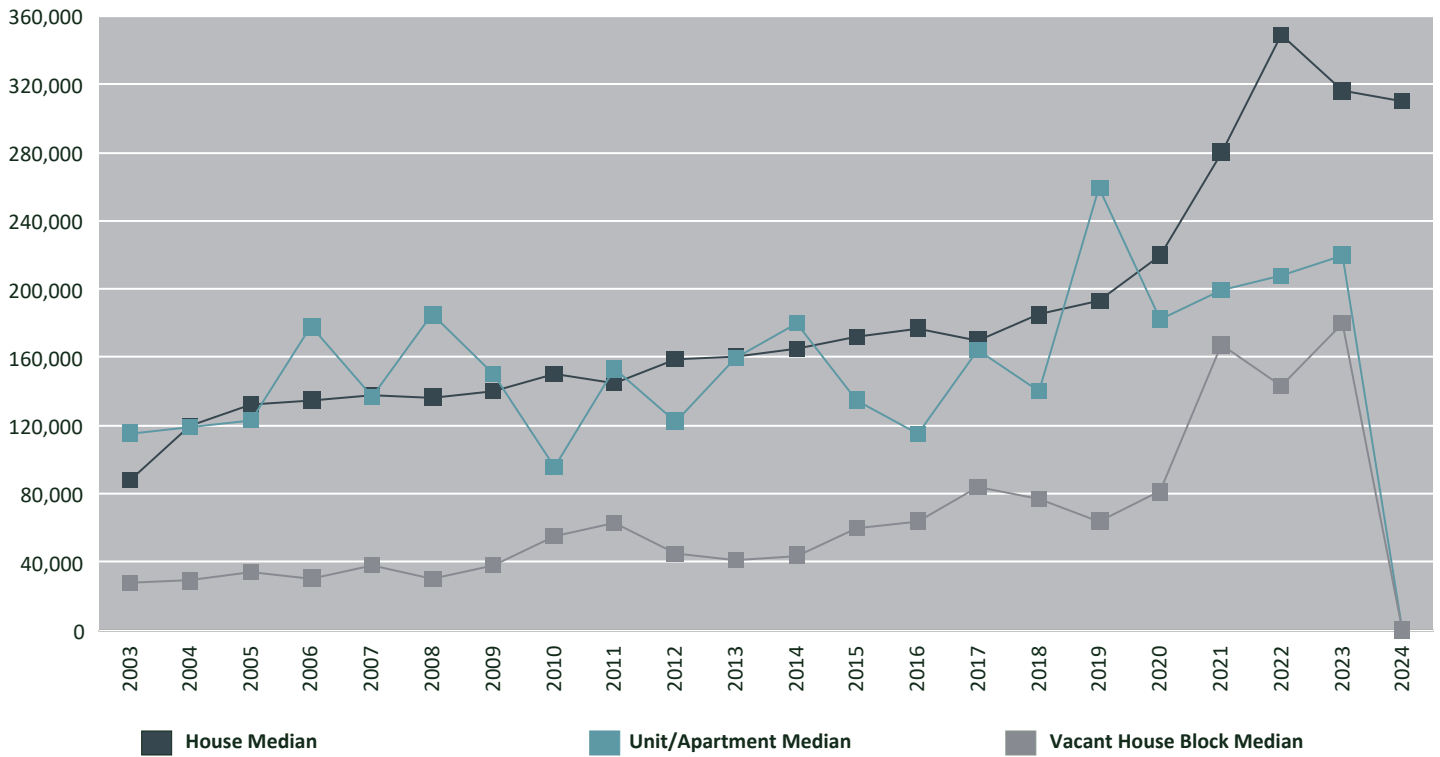
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	1	1195000	1195000	NA	NA	ND	ND	NA	NA
Motel	1	3100000	3100000	970.27	3195.00	ND	ND	3195.00	970.27
Office Premises Unsp	2	363922	363922	4254.93	70.00	ND	98.36<	70.00	4254.93
Pub/Tavern/Club Unsp	2	1762500	1762500	1286.13	1730.00	ND	ND	1730.00	1286.13
Reception/Function	1	3600000	3600000	NA	NA	94.74<	ND	NA	NA
Retail Sgls Occ Unsp	9	890722	800000	4950.37	257.50	100.00<	114.29<	703.75	1316.43
Shop	1	650000	650000	7831.33	83.00	ND	ND	83.00	7831.33
Timber Yard/Supplies	1	1400000	1400000	695.48	2013.00	ND	ND	2013.00	695.48
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	880000	880000	581.63	1513.00	ND	ND	1513.00	581.63
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	8	760268	840000	4583.33	192.00	93.24<	116.94<	197.43	4014.76
Warehouse Unspec	1	1360000	1360000	2459.31	553.00	ND	ND	553.00	2459.31
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	3	1213333	1150000	5.91	279200.00	37.70<	52.27<	306953.00	3.95
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	948506	948506	NA	NA	135.50<	139.49<	NA	NA
Detached Home Unsp	39	1136039	1061000	2116.08	827.00	101.05<	121.12<	8606.89	133.63
Detached Home(exist)	475	1156352	1100000	1641.88	874.00	96.83<	119.83<	1078.98	1075.63
Individual Car Park	1	1	1	NA	NA	100.00<	ND	NA	NA
Res Land (WithBuild)	2	885000	885000	862.66	1388.00	105.36<	93.16<	1388.00	637.61
Res/Rural Lstyle	149	1799349	1670000	110.60	10850.00	95.36<	117.19<	29100.00	61.60
Retire Village Unit	1	565000	565000	NA	NA	114.14<	182.26<	NA	NA
Single Strata Unit	2	775000	775000	NA	NA	81.36<	129.17<	NA	NA
Single Strata Unsp	96	751922	750000	NA	NA	99.11<	103.23<	NA	NA
Strata Unit/Flat Unsp	54	781239	745000	NA	NA	90.85<	110.37<	NA	NA
Townhouse	5	887000	930000	NA	NA	101.36<	133.33<	NA	NA
Vac Res A	22	598840	580250	639.01	892.00	93.36<	131.88<	860.10	704.49
Vac Res B	3	983333	770000	253.54	3037.00	175.00<	137.50<	2995.00	328.32
Vac Res Rural Lstyle	8	847812	710000	63.34	11494.00	114.06<	84.93<	29761.25	28.49
Villa Unit	3	683111	730000	NA	NA	ND	ND	NA	NA

Municipality totals

Commercial Total	18	Commercial Total Prices	\$22,214,345
Community Services Total	1	Community Services Total Prices	\$880,000
Industrial Total	9	Industrial Total Prices	\$7,442,150
Primary Production Total	3	Primary Production Total Prices	\$3,640,000
Residential Total	862	Residential Total Prices	\$1,011,221,026
All Sales Total	893	All Sales Total	\$1,045,397,521

Northern Grampians Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	271	88,000	104,991	16	115,500	140,593	59	28,000	35,544
2004	279	120,000	134,911	11	119,000	182,159	55	29,000	35,981
2005	271	132,000	144,001	7	123,000 [^]	118,142 [^]	36	34,000	37,658
2006	188	135,000	149,942	17	178,000	200,117	23	30,500	41,598
2007	234	137,500	146,991	16	137,000	158,281	30	38,000	67,700
2008	210	136,500	144,156	9	185,000 [^]	216,888 [^]	23	30,000	40,815
2009	217	140,000	156,197	19	150,000	155,500	33	38,000	52,681
2010	179	150,000	167,276	16	95,500	129,156	29	55,000	64,468
2011	173	145,000	155,362	9	153,000 [^]	158,722 [^]	19	63,000	76,605
2012	164	159,000	176,028	12	122,500	142,958	13	45,000	43,500
2013	184	160,000	168,725	14	159,500	166,392	22	41,000	47,045
2014	179	165,000	176,272	9	180,000 [^]	181,970 [^]	20	43,750	55,089
2015	167	172,000	180,174	11	135,000	162,318	21	60,000	76,142
2016	174	177,000	195,703	3	115,000 [^]	144,333 [^]	20	64,000	68,535
2017	188	170,000	188,867	10	164,250	179,300	24	84,000	97,604
2018	206	185,000	199,727	9	140,000 [^]	145,888 [^]	25	77,000	79,010
2019	224	193,000	213,005	16	259,500	241,843	25	64,000	71,260
2020	212	220,000	237,189	24	182,500	220,373	40	81,250	85,512
2021	214	280,000	288,575	17	199,500	247,323	42	167,000	143,678
2022	198	349,000	363,455	10	208,000	215,150	25	143,000	179,780
2023	168	316,000	347,997	14	220,000	257,142	15	180,000	173,800
2024	13	310,000	347,923	0	0 [*]	0 [*]	0	0 [*]	0 [*]

Statistics for 2024 are based on a small number of sales and are preliminary only.

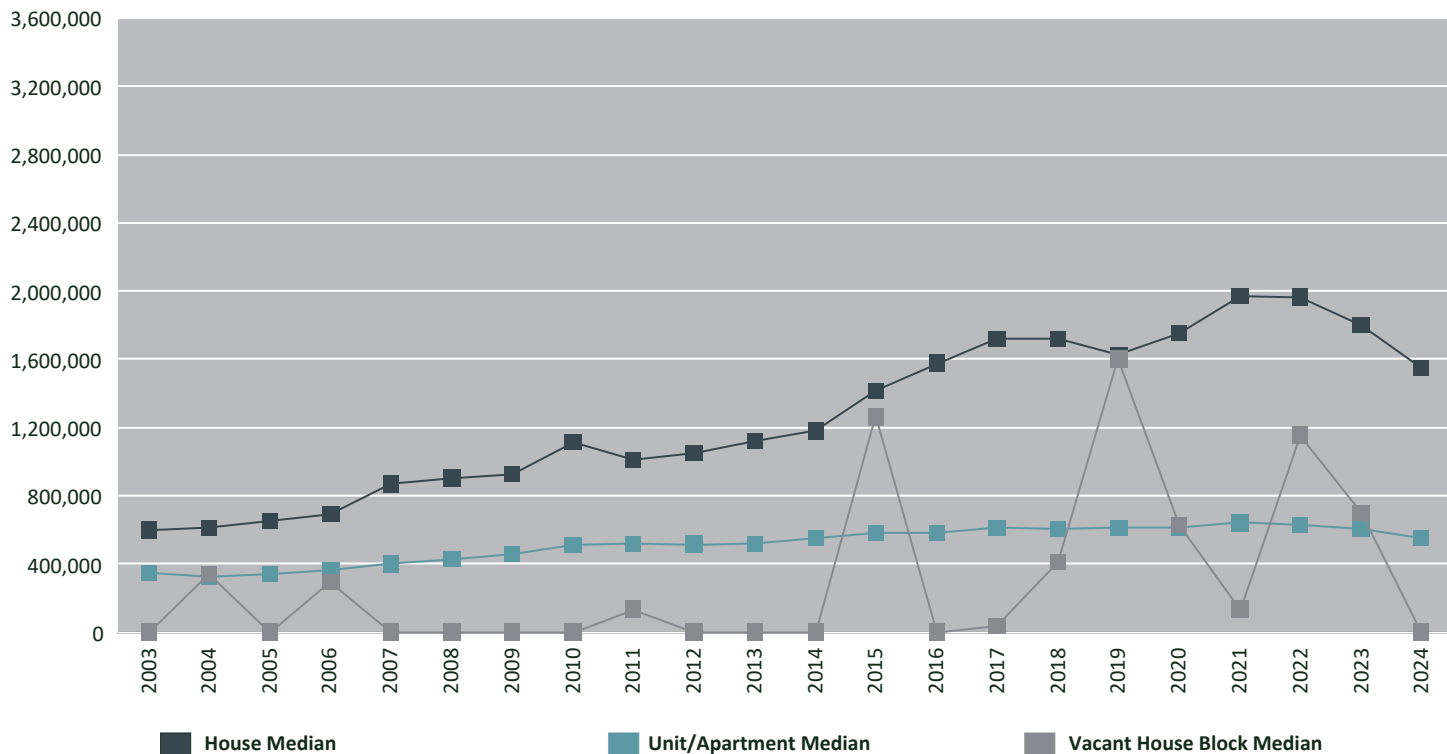
Northern Grampians Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	3	390833	302500	50.58	5981.00	130.11<	69.23<	10517.67	37.16
Fuel Outlet/Garage	1	6025000	6025000	529.44	11380.00	ND	ND	11380.00	529.44
Holiday Units	1	1275000	1275000	462.46	2757.00	ND	ND	2757.00	462.46
Hotel/Motel Unsp	4	1906250	1662500	154.10	43179.00	199.10<	187.32<	69464.50	27.44
Mixed Use Unspec	1	891000	891000	35.46	25128.00	ND	ND	25128.00	35.46
Office Premises Uns	1	370000	370000	2569.44	144.00	75.51<	300.32<	144.00	2569.44
Pub/Tavern/Club Unsp	1	1550000	1550000	766.57	2022.00	ND	376.21<	2022.00	766.57
Retail Sgls Occ Unsp	5	224400	190000	469.14	405.00	66.96<	223.53<	1175.40	190.91
Serv Apt/Unit Unsp	2	1195000	1195000	104.45	12663.50	ND	244.88<	12663.50	94.37
Community Services									
Place of Worship	1	220000	220000	192.64	1142.00	183.33<	229.17<	1142.00	192.64
Industrial									
Factory Unsp	3	554166	257499	45.10	4545.00	67.32<	70.55<	13701.67	40.45
Ind Dev Site	1	90000	90000	3.93	22900.00	90.91<	48.48<	22900.00	3.93
Warehouse Unspec	1	850000	850000	259.94	3270.00	231.29<	430.38<	3270.00	259.94
Infrastruc&Utilities									
Post Offices	1	370000	370000	286.38	1292.00	ND	ND	1292.00	286.38
Primary Production									
GenCrop >20ha Unspec	11	1681580	1200000	0.93	1285639.00	225.69<	201.00<	2010180.27	0.84
Livestock – Sheep	2	735000	735000	1.32	748112.00	ND	420.00<	748112.00	0.98
MixedFarm&GrazUnsp	24	1234622	769838	1.91	931725.00	90.57<	166.85<	1187272.25	1.04
Native Bshland	2	1286920	1286920	24.08	1312011.00	ND	830.27<	1312011.00	0.98
Residential									
Detached Home Unsp	166	347388	316000	393.40	902.50	90.54<	143.64<	1027.43	338.41
Detached Home(exist)	2	398500	398500	112.04	3023.50	ND	181.14<	3023.50	131.80
MisImpRuralLand Unsp	2	342500	342500	201.14	19400.00	141.24<	230.64<	19400.00	17.65
Res Land (WithBuild)	2	96250	96250	99.83	1098.00	103.72<	ND	1098.00	87.66
Res/Rural Lstyle	25	511526	525000	11.00	40000.00	116.67<	146.65<	67561.80	7.57
ResLandWithImprovemt	3	239000	265000	87.49	2023.00	343.04<	304.60<	1774.33	134.70
Short Term Hol Accom	2	520000	520000	2964.29	140.00	68.42<	119.54<	140.00	2964.29
Single Strata Unsp	13	257692	220000	0.08	11300000.00	100.69<	96.17<	11300000.00	0.08
Strata Unit/Flat Uns	1	250000	250000	NA	NA	142.05<	172.41<	NA	NA
Vac Res A	14	165500	162500	311.22	788.50	113.64<	200.00<	799.71	206.95
Vac Res B	1	290000	290000	141.19	2054.00	193.33<	ND	2054.00	141.19
Vac Res Rural Lstyle	24	195331	142500	6.57	37352.00	84.32<	167.65<	51308.00	3.81
Municipality totals									
Commercial Total			19			Commercial Total Prices			\$22,420,500
Community Services Total			1			Community Services Total Prices			\$220,000
Industrial Total			5			Industrial Total Prices			\$2,602,499
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$370,000
Primary Production Total			39			Primary Production Total Prices			\$52,172,168
Residential Total			255			Residential Total Prices			\$84,781,159
All Sales Total			320			All Sales Total			\$162,566,326

Port Phillip City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	956	600,500	715,837	2,867	349,000	431,971	0	0*	0*
2004	882	612,500	735,322	2,295	327,500	413,105	2	341,250 ^	341,250 ^
2005	942	650,000	756,347	2,642	340,000	413,329	0	0*	0*
2006	991	691,002	839,959	3,018	364,000	482,355	1	295,000 ^	295,000 ^
2007	1,015	867,500	1,089,436	3,848	400,000	510,437	0	0*	0*
2008	687	905,000	1,112,304	2,557	427,000	516,624	0	0*	0*
2009	737	927,500	1,092,553	2,918	455,000	550,259	0	0*	0*
2010	827	1,110,000	1,262,392	3,615	512,500	592,662	0	0*	0*
2011	737	1,010,000	1,237,744	2,871	518,500	595,840	1	132,500 ^	132,500 ^
2012	755	1,050,000	1,192,419	2,395	515,000	590,185	0	0*	0*
2013	838	1,120,000	1,307,330	2,871	518,000	606,589	0	0*	0*
2014	913	1,180,000	1,420,530	2,894	550,000	649,876	0	0*	0*
2015	833	1,415,000	1,651,295	3,517	580,000	683,820	1	1,265,000 ^	1,265,000 ^
2016	710	1,575,000	1,794,133	2,622	580,000	706,378	0	0*	0*
2017	765	1,720,000	1,942,966	2,753	615,000	822,677	4	36,300 ^	45,237 ^
2018	621	1,720,000	1,995,434	2,335	607,729	775,550	2	411,300 ^	411,300 ^
2019	649	1,625,000	1,986,244	2,051	615,000	807,297	1	1,600,000 ^	1,600,000 ^
2020	628	1,750,000	2,146,069	1,975	616,000	766,246	3	630,000 ^	643,333 ^
2021	938	1,970,000	2,344,438	2,856	641,750	805,518	1	133,100 ^	133,100 ^
2022	773	1,965,000	2,347,455	2,540	630,000	776,726	4	1,155,000 ^	1,187,812 ^
2023	625	1,800,000	2,112,753	2,353	606,000	739,550	7	700,000 ^	926,560 ^
2024	43	1,550,000	1,743,430	295	548,888	611,640	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

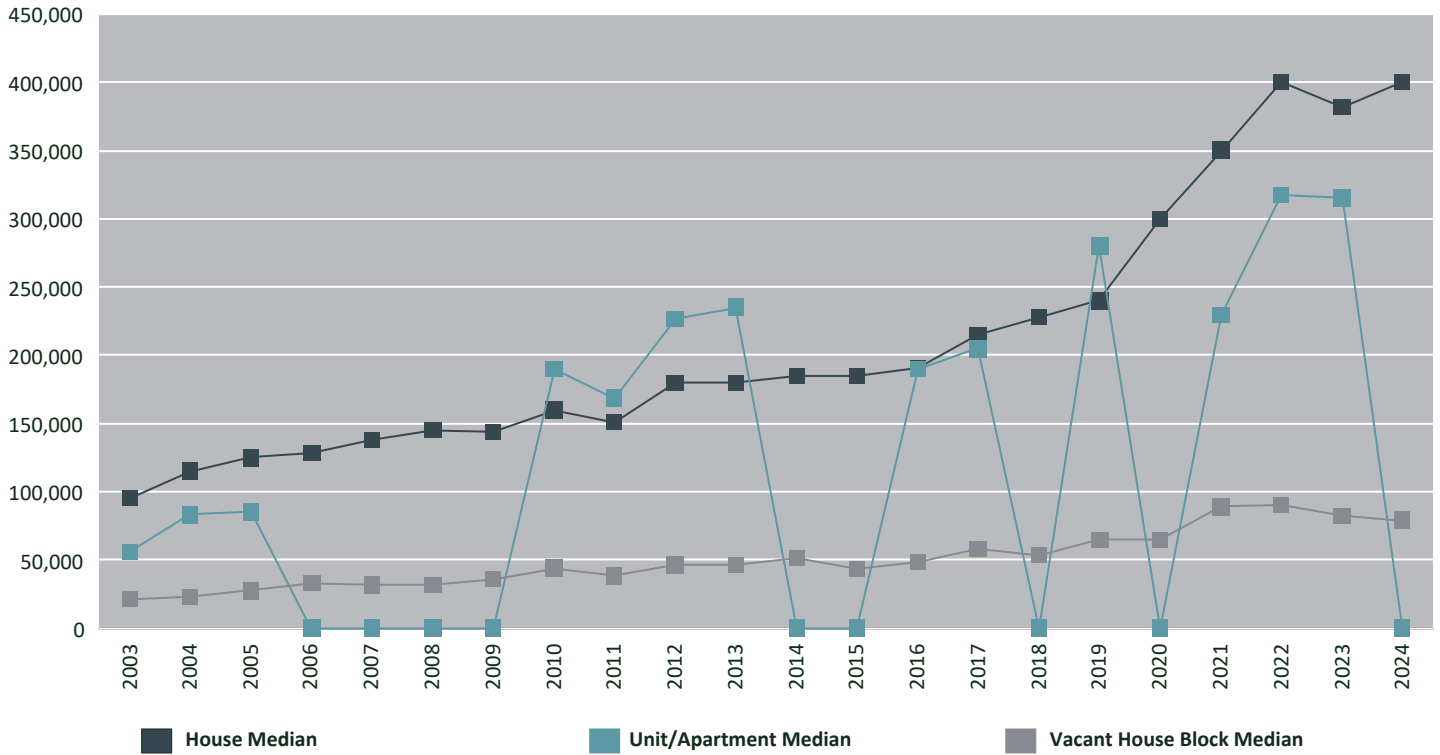
Port Phillip City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bank	1	4000000	4000000	14652.01	273.00	13.56<	ND	273.00	14652.01
Café	5	1550500	720000	6022.26	358.50	29.90<	35.12<	482.50	3643.78
CarPark – UnderCover	14	3080771	23000	12.64	3482.00	67.65<	153.33<	3384.60	2518.13
Com Land (Struct 0)	1	2120000	2120000	12771.08	166.00	ND	ND	166.00	12771.08
Dental Clinic	1	1670000	1670000	11678.32	143.00	ND	ND	143.00	11678.32
Dev Site	1	1292500	1292500	4142.63	312.00	ND	6.34<	312.00	4142.63
Display Yard	1	5400000	5400000	7758.62	696.00	ND	ND	696.00	7758.62
Ground Level Parking	5	603000	400000	2177.30	269.00	ND	96.28<	471.75	1589.83
Indiv CarPark Unspe	1	5000	5000	NA	NA	ND	ND	NA	NA
Medical/Surgery	1	2900000	2900000	3851.26	753.00	175.76<	ND	753.00	3851.26
Mixed Use Unspec	3	1701166	1810000	619.98	2516.50	58.86<	121.48<	2516.50	654.38
Multi-storey CarPark	2	8750000	8750000	NA	NA	397.73<	ND	NA	NA
Nightclub/Cabaret	1	3030000	3030000	13060.34	232.00	ND	26.01<	232.00	13060.34
Office & Dwelling	3	2011666	1825000	10965.85	223.00	102.53<	84.20<	223.00	9439.46
Office Premises Uns	26	1916403	1682500	9427.39	274.50	77.89<	78.68<	508.57	4690.24
Pub/Tavern/Club Unsp	3	1695000	1735000	10515.15	165.00	55.79<	91.56<	165.00	10515.15
Res Hotel	1	78500000	78500000	11256.09	6974.00	ND	ND	6974.00	11256.09
Restaurant	1	2050000	2050000	363.86	5634.00	86.86<	132.99<	5634.00	363.86
Retail Mult Occ Unsp	5	6981300	7388000	6499.22	1920.00	77.36<	167.91<	1920.00	6499.22
Retail Sgls Occ Unsp	13	2767292	1450000	6206.90	145.00	66.97<	82.05<	838.60	1887.03
Retail Store/Showrm	1	6500000	6500000	15662.65	415.00	125.00<	152.74<	415.00	15662.65
Serviced Apartments	6	430000	422500	93.51	3636.00	87.11<	103.05<	3636.00	93.51
Serviced Office	2	187500	187500	80.27	2336.00	ND	130.94<	2336.00	80.27
Shop	14	1386791	837500	7038.83	206.00	57.72<	168.16<	795.85	1625.27
Shop & Dwelling	6	1375666	1427500	8140.24	164.50	91.51<	70.67<	158.50	8679.28
Strata/Subdiv Office	64	367487	214750	18.29	4375.00	100.05<	117.67<	4810.22	82.01
Supermarket	1	63000000	63000000	26448.36	2382.00	ND	ND	2382.00	26448.36
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	4700000	4700000	3612.61	1301.00	ND	ND	1301.00	3612.61
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	13476333	7550000	1734.09	16905.00	43.83<	36.48<	16905.00	1112.95
Warehouse Store	4	864125	493250	8894.35	56.00	9.85<	ND	88.50	9764.12
Warehouse Unspec	1	9350000	9350000	NA	NA	ND	75.25<	NA	NA
Warehouse/Office	13	1304500	1300000	156.13	2594.00	64.28<	46.55<	2632.45	408.62
Warehouse/Showroom	1	2282500	2282500	5513.29	414.00	ND	48.26<	414.00	5513.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	2050000	2050000	NA	NA	95.13<	152.42<	NA	NA
Detached Home (New)	4	3558750	3505000	10169.64	404.50	101.22<	139.20<	410.25	8674.59
Detached Home Unsp	230	2259167	1837000	9411.67	280.50	82.47<	92.78<	332.42	6899.88
Detached Home(Comm)	1	1495000	1495000	15255.10	98.00	ND	ND	98.00	15255.10
Detached Home(exist)	3	2353666	2450000	9315.59	263.00	43.08<	112.68<	284.33	8277.84
Garage/Outbuild Res	1	391000	391000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	4	1710000	1355000	10714.29	140.00	50.19<	60.18<	140.00	10714.29
Individual Car Park	36	191305	45000	NA	NA	225.00<	125.00<	NA	NA
OYO Co Share Flat	1	615000	615000	NA	NA	57.21<	ND	NA	NA
OYO Strata Flat	384	597920	574500	301.04	2216.00	100.09<	98.21<	2216.00	301.22
OYO Stratum Flat	20	613375	602500	1063.83	846.00	122.65<	94.88<	846.00	1063.83
OYO Sub Dwelling	2	902500	902500	NA	NA	85.55<	62.13<	NA	NA
OYO Sub Unit	123	1231465	1075000	NA	NA	88.48<	90.26<	NA	NA
OYO Subdivided Flat	1265	702661	591000	NA	NA	98.50<	98.50<	NA	NA
Res Co Sh Unit Unsp	2	444250	444250	NA	NA	ND	60.86<	NA	NA
Res Investment Flat	1	2725000	2725000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	2	649500	649500	84.86	7654.00	28.12<	ND	7654.00	84.86
Semi-detached Unspec	349	1874752	1711500	11531.79	173.00	94.82<	104.68<	198.43	9599.00
Single Strata Unit	12	975250	912500	NA	NA	82.73<	107.35<	NA	NA
Single Strata Unsp	39	712402	564999	NA	NA	87.87<	82.66<	NA	NA
Storage Area Res	4	143750	27500	17.89	10863.50	177.42<	4.47<	10863.50	23.93
Strata Unit/Flat Uns	498	808336	617500	318.42	1377.50	89.88<	98.80<	1524.75	423.02
Terrace House	38	3257315	2785000	11848.96	192.00	101.00<	98.06<	220.51	14825.10
Townhouse	1	445000	445000	NA	NA	ND	ND	NA	NA
Vac Res A	7	926560	700000	5354.33	254.00	60.61<	111.11<	256.60	4881.24
Municipality totals									
Commercial Total			183			Commercial Total Prices			\$432,940,385
Community Services Total			1			Community Services Total Prices			\$4,700,000
Industrial Total			22			Industrial Total Prices			\$72,476,500
Residential Total			3,029			Residential Total Prices			\$3,077,766,922
All Sales Total			3,235			All Sales Total			\$3,587,883,807

Pyrenees Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	58	95,000	107,406	3	56,000 [^]	57,833 [^]	36	21,250	30,418
2004	78	115,000	113,186	1	83,000 [^]	83,000 [^]	37	23,000	25,243
2005	63	125,000	136,330	1	85,000 [^]	85,000 [^]	29	27,500	32,362
2006	50	128,500	134,954	0	0 [*]	0 [*]	27	32,500	42,355
2007	59	137,875	145,807	0	0 [*]	0 [*]	26	31,500	38,953
2008	55	145,000	156,306	0	0 [*]	0 [*]	17	32,000	39,358
2009	59	144,000	145,466	0	0 [*]	0 [*]	19	36,000	46,920
2010	71	160,000	161,530	1	190,000 [^]	190,000 [^]	29	44,000	64,448
2011	66	151,000	173,568	2	168,675 [^]	168,675 [^]	20	38,250	47,372
2012	50	179,750	179,112	2	226,500 [^]	226,500 [^]	27	46,000	40,608
2013	72	180,000	173,609	1	235,000 [^]	235,000 [^]	18	46,500	39,973
2014	57	185,000	194,484	0	0 [*]	0 [*]	30	51,050	51,553
2015	55	185,000	191,492	0	0 [*]	0 [*]	18	43,500	44,822
2016	69	190,500	208,188	3	190,000 [^]	176,666 [^]	35	48,500	58,750
2017	83	215,000	213,142	1	205,000 [^]	205,000 [^]	20	58,000	56,375
2018	76	227,450	232,256	0	0 [*]	0 [*]	30	53,500	54,810
2019	74	240,000	248,363	1	280,000 [^]	280,000 [^]	23	65,000	79,847
2020	67	300,000	296,111	0	0 [*]	0 [*]	36	65,000	85,152
2021	78	350,000	363,948	2	230,000 [^]	230,000 [^]	63	89,000	93,712
2022	69	399,999	407,094	1	317,500 [^]	317,500 [^]	30	90,000	122,366
2023	63	382,000	394,071	1	315,000 [^]	315,000 [^]	12	82,750	91,083
2024	9	400,000 [^]	378,888 [^]	0	0 [*]	0 [*]	3	79,000 [^]	73,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Pyrenees Shire

Analysis of property sales for 2023

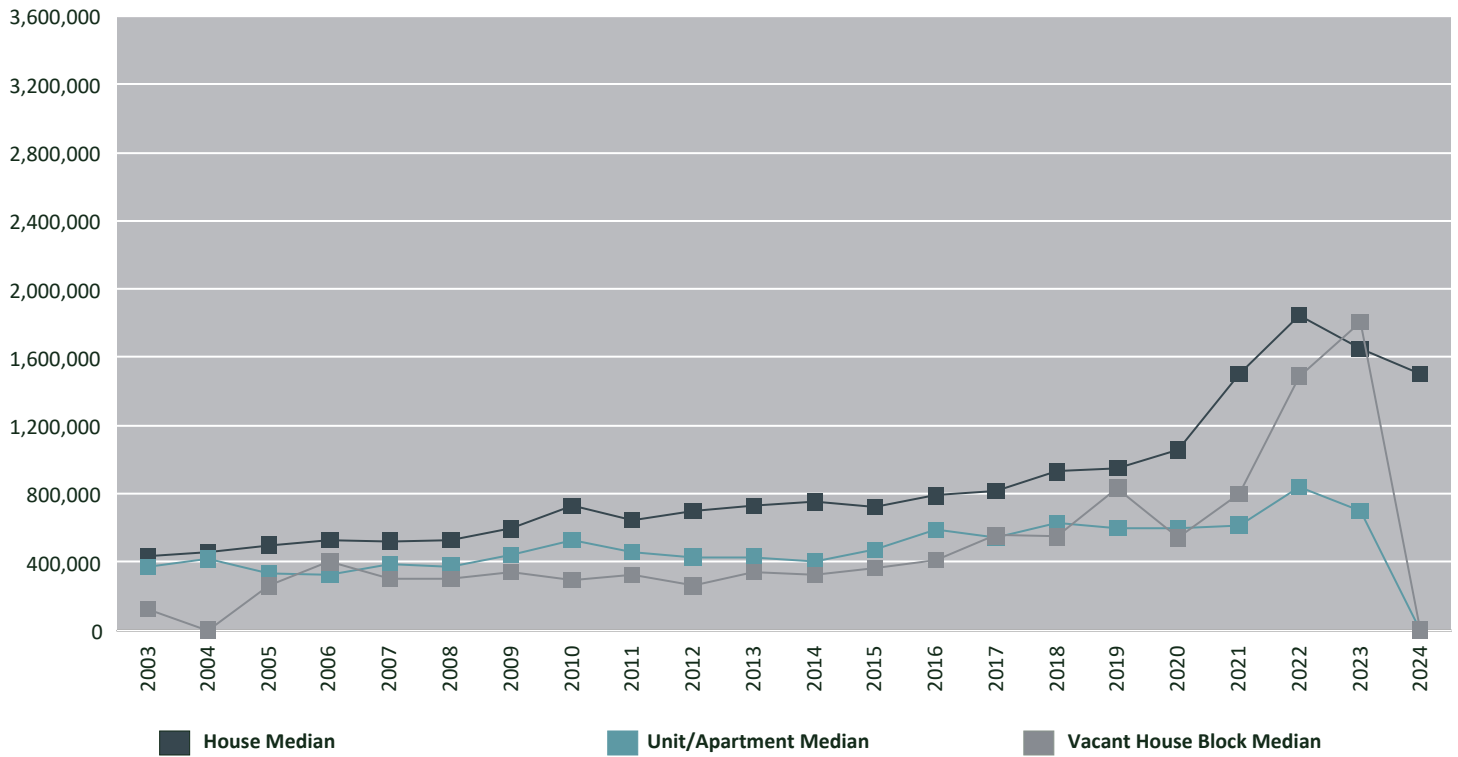
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Mixed Use Unspec	1	300000	300000	333.33	900.00	51.72<	90.91<	900.00	333.33
Pub/Tavern/Club Unsp	1	600000	600000	153.18	3917.00	ND	ND	3917.00	153.18
Retail Sgls Occ Unsp	2	367500	367500	NA	NA	89.09<	ND	NA	NA
Serv Apt/Unit Unsp	1	765000	765000	367.79	2080.00	ND	ND	2080.00	367.79
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	340000	340000	103.60	3282.00	ND	ND	3282.00	103.60
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	297000	297000	135.88	2180.00	135.00<	ND	2180.00	136.24
Ind Dev Site	6	132083	88750	74.46	2241.50	94.92<	119.93<	3243.00	40.73
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	13	780632	665000	2.07	321819.00	85.26<	831.25<	469965.23	1.66
GenCrop >20ha Unspec	10	1914987	1031337	1.69	410105.50	41.25<	129.08<	909038.10	2.11
Hardwood Plantation	1	206000	206000	0.04	4743030.00	ND	ND	4743030.00	0.04
Livestock – Beef	2	404000	404000	0.96	419121.00	79.67<	207.18<	419121.00	0.96
Livestock – Sheep	11	2695796	1394820	0.32	1013553.00	101.81<	398.52<	1438483.82	1.87
MixedFarm&GrazUnsp	22	794763	373464	1.44	367165.00	64.39<	116.01<	611035.73	1.30
Native Bshland	1	185000	185000	1.96	94360.00	ND	355.77<	94360.00	1.96
Softwood Plantation	1	1405000	1405000	1.02	1378600.00	ND	147.89<	1378600.00	1.02
Vineyard	1	1350000	1350000	2.86	472000.00	201.19<	ND	472000.00	2.86
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	61	397844	382000	543.44	1036.00	95.50<	123.72<	1421.08	279.96
Detached Home(exist)	2	279000	279000	86.62	2774.00	66.15<	111.60<	2774.00	100.58
MisImpRuralLand Unsp	6	259166	235000	3.40	80100.00	72.31<	224.88<	94385.00	2.75
Res/Rural Lstyle	48	516054	475000	19.58	21950.00	86.76<	125.83<	39540.56	13.05
ResLandWithImprovemt	1	110000	110000	288.71	381.00	ND	588.24<	381.00	288.71
Single Strata Unsp	1	315000	315000	NA	NA	99.21<	ND	NA	NA
Vac Res A	10	92300	82750	91.67	910.00	68.96<	127.31<	978.10	94.37
Vac Res B	2	85000	85000	42.34	2010.50	104.94<	121.43<	2010.50	42.28
Vac Res Rural Lstyle	32	262078	240000	4.18	45350.00	112.41<	268.16<	69541.66	3.77

Municipality totals

Commercial Total	5	Commercial Total Prices		\$2,400,000
Community Services Total	1	Community Services Total Prices		\$340,000
Industrial Total	8	Industrial Total Prices		\$1,386,500
Primary Production Total	62	Primary Production Total Prices		\$80,390,636
Residential Total	163	Residential Total Prices		\$61,056,635
All Sales Total	239	All Sales Total		\$145,573,771

Borough of Queenscliffe

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	97	435,000	474,329	26	370,000	381,192	2	120,000 ^	120,000 ^
2004	70	456,000	495,271	20	415,000	567,550	0	0*	0*
2005	88	500,000	673,956	13	330,000	406,300	4	258,750 ^	235,625 ^
2006	101	530,000	644,465	34	327,500	408,046	7	400,000 ^	345,714 ^
2007	158	522,944	601,844	47	389,396	447,886	10	299,000	325,768
2008	82	525,000	616,829	20	375,000	381,675	4	302,500 ^	278,750 ^
2009	89	595,000	637,210	23	440,000	488,326	1	340,000 ^	340,000 ^
2010	87	732,000	826,607	21	530,000	587,047	5	295,000 ^	286,800 ^
2011	65	645,000	841,756	23	455,000	519,913	4	325,000 ^	313,750 ^
2012	84	700,000	787,023	11	430,000	426,568	3	259,000 ^	306,333 ^
2013	76	732,500	798,717	20	430,000	428,300	3	340,000 ^	371,666 ^
2014	94	750,000	917,565	20	401,000	437,895	8	326,500 ^	304,125 ^
2015	104	721,001	836,776	25	475,000	613,340	4	361,500 ^	435,750 ^
2016	90	790,000	902,422	25	590,000	582,960	5	410,000 ^	406,800 ^
2017	94	817,500	953,482	25	545,000	529,440	9	555,308 ^	701,145 ^
2018	71	930,000	1,088,622	20	627,500	734,775	6	547,500 ^	650,833 ^
2019	74	950,000	1,073,337	16	597,750	690,531	2	835,000 ^	835,000 ^
2020	86	1,055,000	1,296,416	20	600,000	602,100	9	540,000 ^	593,277 ^
2021	93	1,500,000	1,733,221	21	616,000	856,571	5	800,000 ^	801,200 ^
2022	54	1,847,500	2,088,384	16	840,000	845,812	3	1,490,000 ^	1,419,166 ^
2023	51	1,650,000	1,922,710	9	700,000^	759,444^	2	1,806,000 ^	1,806,000 ^
2024	4	1,500,000^	2,493,750^	0	0*	0*	0	0*	0*

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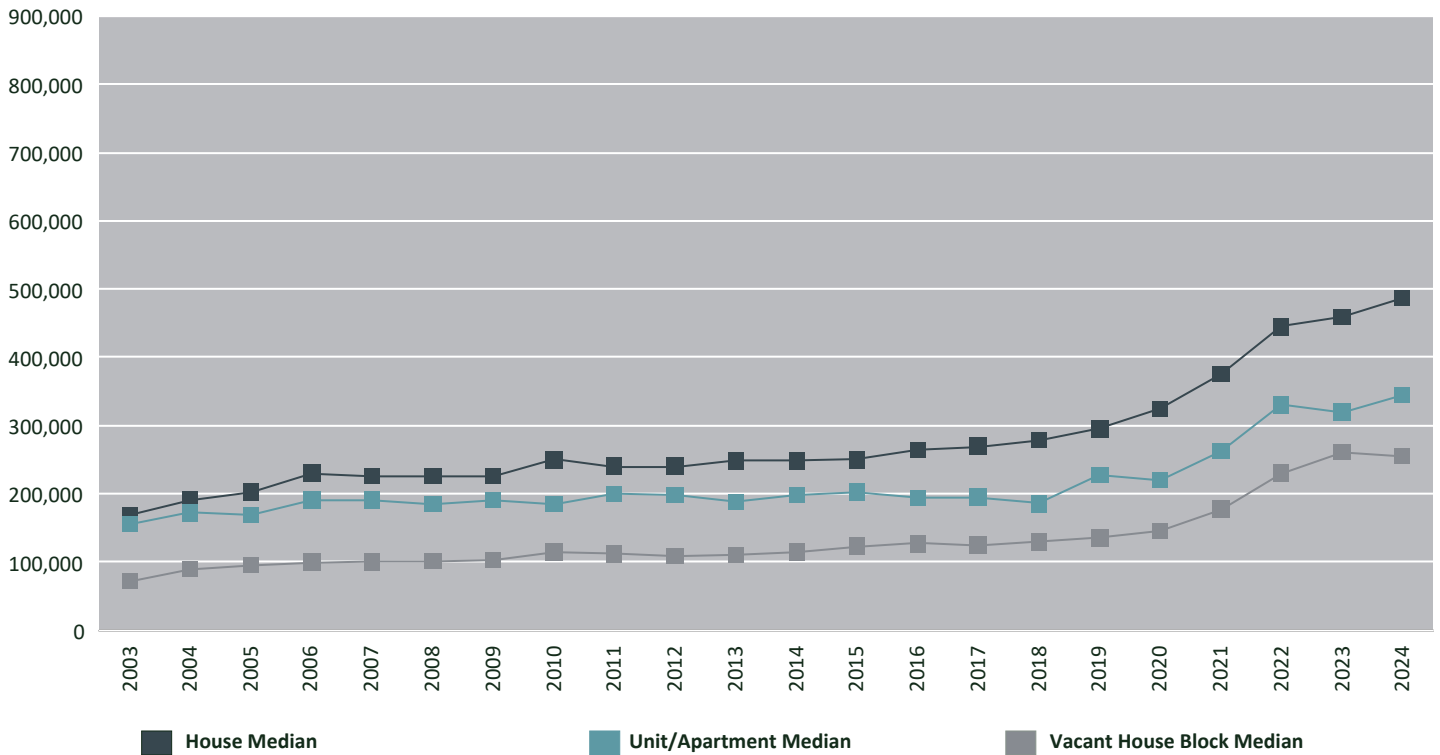
Borough of Queenscliffe

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Guest/BackPack Unsp	1	2275000	2275000	5893.78	386.00	108.33<	ND	386.00	5893.78
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	51	1922710	1650000	2227.34	651.00	89.31<	150.00<	656.88	2952.94
Res/Rural Lstyle	1	4250000	4250000	47.34	89770.00	ND	ND	89770.00	47.34
Single Strata Unsp	8	707500	665000	NA	NA	79.17<	131.68<	NA	NA
Strata Unit/Flat Uns	1	1175000	1175000	NA	NA	143.29<	138.24<	NA	NA
Vac Res A	2	1806000	1806000	4405.14	533.00	121.21<	334.44<	533.00	3388.37
Municipality totals									
Commercial Total			1			Commercial Total Prices			\$2,275,000
Residential Total			63			Residential Total Prices			\$112,755,242
All Sales Total			64			All Sales Total			\$115,030,242

Greater Shepparton City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	908	169,000	180,756	166	155,000	158,058	351	72,000	77,189
2004	919	191,000	207,973	188	172,000	174,846	366	89,000	92,051
2005	869	203,000	219,310	162	169,500	174,774	341	95,000	95,888
2006	852	230,000	242,457	154	191,000	201,948	378	99,500	100,373
2007	848	226,000	242,779	150	191,000	204,459	304	99,877	103,437
2008	703	225,002	244,387	127	185,000	209,807	228	101,000	102,394
2009	843	225,500	238,485	154	190,000	196,412	407	102,500	102,116
2010	673	250,000	263,744	123	185,000	206,816	335	115,000	113,812
2011	660	240,000	258,511	104	199,500	200,818	266	111,500	113,782
2012	639	240,000	253,385	95	198,500	214,925	257	109,000	116,257
2013	668	248,000	267,073	108	188,500	211,868	230	110,000	115,158
2014	705	248,000	267,783	116	198,375	195,340	321	115,000	123,694
2015	901	250,000	269,562	107	203,000	211,702	268	123,000	124,425
2016	816	265,000	279,886	107	194,000	236,350	286	127,000	132,546
2017	939	269,000	286,171	135	195,000	217,485	363	125,000	123,965
2018	947	278,000	300,265	136	185,500	224,266	438	129,000	129,887
2019	829	295,000	317,858	139	228,000	261,876	344	135,000	138,948
2020	979	325,000	339,135	112	220,000	243,685	633	146,000	151,691
2021	1,168	375,500	401,062	171	263,000	288,160	746	177,500	181,758
2022	959	445,000	482,156	156	330,000	350,397	288	230,000	240,224
2023	790	459,000	483,838	91	320,000	339,446	147	260,000	264,559
2024	114	486,500	506,735	13	345,000	373,576	16	254,975	256,684

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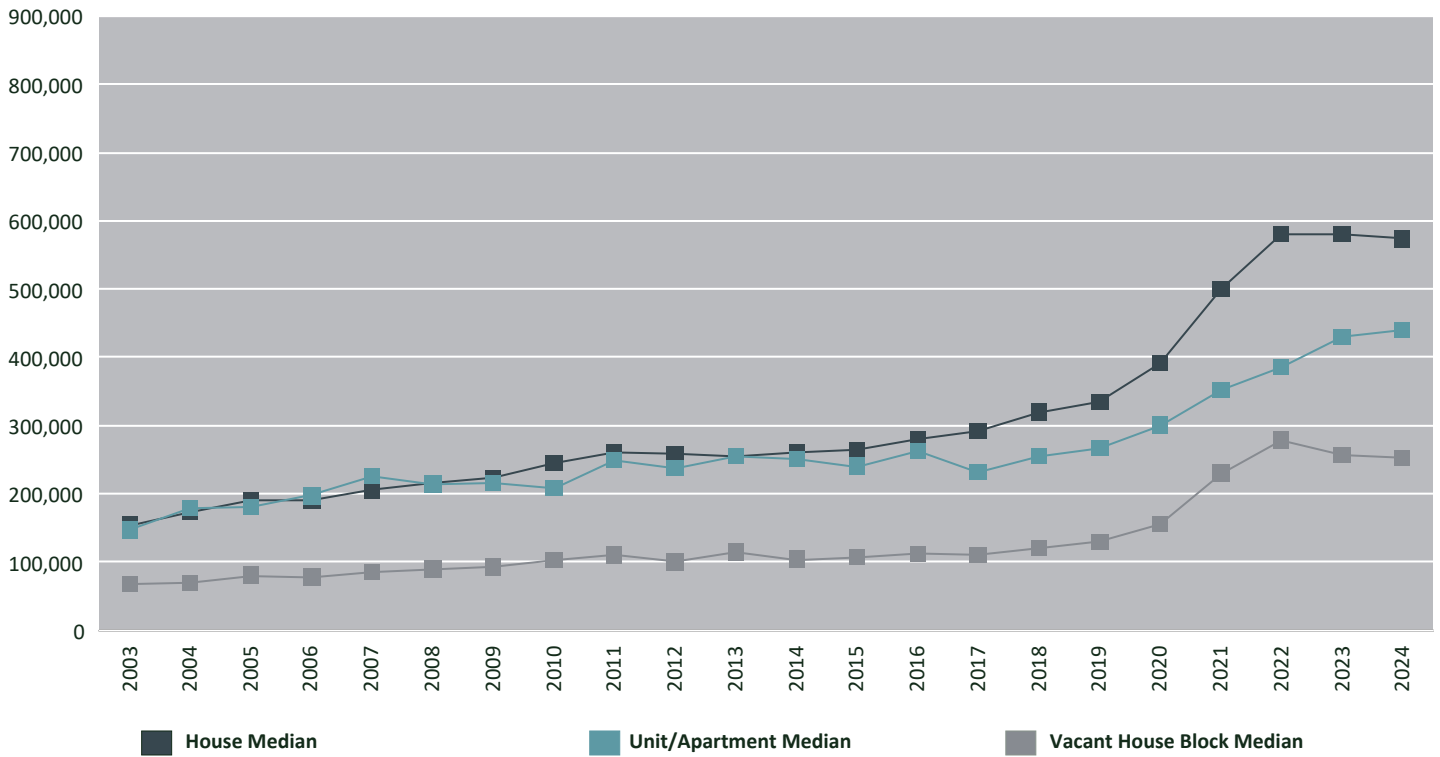
Greater Shepparton City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Backpackers/Hostel	1	1200000	1200000	252.63	4750.00	ND	ND	4750.00	252.63
Bank	1	410000	410000	405.54	1011.00	20.12<	ND	1011.00	405.54
Café	1	13000000	13000000	NA	NA	2888.89<	ND	NA	NA
Com Land (Struct 0)	1	450000	450000	554.87	811.00	118.42<	180.00<	811.00	554.87
Crematorium/Funeral	1	950000	950000	1211.73	784.00	ND	ND	784.00	1211.73
Dev Site	6	619737	591250	495.74	2027.50	118.84<	159.80<	2375.33	260.91
Fuel Outlet/Garage	3	1666999	1842499	1020.59	1866.50	184.25<	331.98<	1866.50	846.10
Health Surgery	1	594000	594000	587.54	1011.00	ND	ND	1011.00	587.54
Hotel	1	678000	678000	223.39	3035.00	143.95<	ND	3035.00	223.39
LowRise Office Build	1	3550000	3550000	3858.70	920.00	ND	ND	920.00	3858.70
Mixed Use Unspec	1	400000	400000	125.27	3193.00	8.27<	18.78<	3193.00	125.27
Office Curt Dwelling	3	548333	545000	790.96	885.00	ND	ND	847.00	647.38
Office Premises Unsp	5	786300	580000	3841.94	298.00	80.00<	110.48<	5436.50	159.80
Pub/Tavern/Club Unsp	1	485000	485000	793.78	611.00	ND	ND	611.00	793.78
Retail Mult Occ Unsp	1	1860000	1860000	102.10	18218.00	ND	715.38<	18218.00	102.10
Retail Sgls Occ Unsp	12	708208	349250	1229.62	195.00	84.47<	121.06<	252.38	1747.65
Shop & Dwelling	1	290000	290000	2660.55	109.00	78.38<	ND	109.00	2660.55
Tourist Park/Caravan	2	692500	692500	187524.28	10400.50	ND	ND	10400.50	66.58
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Fire Station	2	2032500	2032500	2002.78	1225.50	ND	ND	1225.50	1658.51
Place of Worship	1	176000	176000	17.60	10000.00	24.81<	44.00<	10000.00	17.60
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	1325000	1325000	37.88	34979.00	ND	ND	34979.00	37.88
Factory Unsp	17	596505	550000	122.70	978.00	110.79<	128.65<	1491.77	402.21
Food ProcessingUnsp	4	18309886	5986871	79551.83	768.00	ND	ND	110898.67	209.04
Ind Dev Site	6	499550	340000	55.54	2337.00	54.42<	46.82<	4065.40	138.06
OpenStorageUnspec	3	760833	594000	30.10	15400.00	ND	29.70<	15400.00	30.10
Warehouse Unspec	13	2115307	980000	736.65	2172.00	69.50<	168.49<	5667.27	426.29
Wrecking Yard	1	2550000	2550000	112.83	22600.00	ND	ND	22600.00	112.83
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	1	690000	690000	759.08	909.00	ND	ND	909.00	759.08
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	645000	645000	1.43	449500.00	ND	ND	449500.00	1.43
Crop – Fodder Crops	9	878888	650000	1.43	427120.00	83.87<	117.65<	407268.89	2.16
DomsticLivestockGraz	5	1074000	385000	1.77	210350.00	74.04<	98.09<	276842.50	4.61
GenCrop >20ha Unspec	6	1046140	1060567	1.32	1289273.00	135.97<	176.76<	1196252.80	0.97
Horse Unspecified	1	1375000	1375000	6.35	216600.00	152.78<	159.74<	216600.00	6.35
Livestock – Beef	1	1225000	1225000	2.11	581000.00	130.32<	314.10<	581000.00	2.11
Livestock – Dairy	7	751428	630000	1.27	493300.00	78.02<	116.67<	425550.14	1.77
Livestock – Sheep	2	420000	420000	0.60	690750.00	93.33<	81.92<	690750.00	0.61
MixedFarm no infrast	1	1326390	1326390	1.41	941900.00	ND	ND	941900.00	1.41
MixedFarm&GrazUnsp	22	1359695	839750	1.47	366150.00	159.49<	152.68<	443593.64	3.07
Native Bshland	2	128000	128000	2.33	164132.50	3.53<	60.95<	164132.50	0.78
Orchard Plantations	10	1026892	518750	2.61	181369.00	33.74<	74.56<	223014.70	4.60
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	378800	378800	NA	NA	90.73<	ND	NA	NA
Detached Home (Ind)	5	284300	325000	507.02	641.00	89.04<	ND	754.60	376.76
Detached Home (New)	1	860000	860000	1176.47	731.00	ND	163.50<	731.00	1176.47
Detached Home Unsp	58	497406	460000	640.85	710.00	95.34<	149.35<	827.17	609.71
Detached Home(Comm)	5	484000	510000	854.70	702.00	97.61<	172.30<	572.00	846.15
Detached Home(exist)	729	482458	456000	602.98	738.00	103.05<	139.88<	830.01	581.15
Individual Flat	2	160000	160000	NA	NA	40.00<	ND	NA	NA
MisImpRuralLand Unsp	1	228000	228000	12.67	18000.00	30.40<	138.18<	18000.00	12.67
Res Land (WithBuild)	3	340166	440000	641.40	686.00	187.23<	118.92<	716.67	474.65
Res/Rural Lstyle	94	808679	742000	53.75	10000.00	106.00<	149.90<	34104.23	23.71
ResLandWithImprovemt	3	760000	700000	618.34	1690.00	405.80<	494.70<	37816.67	20.10
Semi-detached Unspec	2	405000	405000	1885.52	297.00	69.53<	140.87<	297.00	1885.52
Short Term Hol Accom	1	1260000	1260000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	61	364062	330000	NA	NA	100.00<	150.00<	NA	NA
Strata Unit/Flat Unsp	28	286178	248000	NA	NA	77.50<	110.84<	NA	NA
Townhouse	1	290000	290000	NA	NA	73.89<	109.43<	NA	NA
Vac Res A	129	260288	260000	332.30	812.50	114.04<	181.82<	824.14	321.70
Vac Res B	18	295166	299000	151.76	2156.00	104.91<	159.04<	2280.00	129.46
Vac Res Englobo Oth	1	1642081	1642081	94.37	17400.00	ND	430.99<	17400.00	94.37
Vac Res Rural Lstyle	15	620906	495000	12.10	40900.00	126.92<	252.23<	56721.80	10.95
Municipality totals									
Commercial Total			43			Commercial Total Prices			\$48,046,422
Community Services Total			3			Community Services Total Prices			\$4,241,000
Industrial Total			45			Industrial Total Prices			\$120,033,944
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$690,000
Primary Production Total			67			Primary Production Total Prices			\$70,666,460
Residential Total			1,158			Residential Total Prices			\$547,933,396
All Sales Total			1,317			All Sales Total			\$791,611,222

South Gippsland Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	593	154,000	165,140	56	146,565	159,555	316	67,250	66,666
2004	448	173,333	185,958	33	179,000	167,573	167	69,000	73,135
2005	376	190,000	209,094	37	180,000	187,187	144	79,990	92,441
2006	370	191,000	210,182	42	197,500	210,039	132	78,000	84,756
2007	520	205,000	216,583	53	225,000	207,876	210	85,000	94,672
2008	406	215,500	224,471	48	214,500	206,510	224	89,687	97,141
2009	504	223,500	232,796	67	216,000	215,015	202	92,000	99,656
2010	486	245,000	259,843	57	208,000	208,147	282	102,500	109,932
2011	417	260,000	273,105	59	249,000	255,459	180	109,500	115,178
2012	371	259,000	266,229	42	237,500	275,227	119	100,000	110,942
2013	407	255,000	275,575	27	255,000	257,214	105	115,000	129,665
2014	395	260,000	277,406	42	251,250	238,800	93	103,500	111,952
2015	454	265,000	284,584	51	240,000	235,524	115	106,000	110,611
2016	499	280,000	292,910	39	263,000	255,820	134	112,500	130,913
2017	527	292,000	313,297	58	231,500	238,112	221	110,000	122,045
2018	568	320,000	336,623	73	255,000	265,465	297	120,000	127,747
2019	463	335,000	356,923	49	267,000	262,187	174	130,500	151,724
2020	546	391,000	416,755	42	300,500	312,800	296	155,000	168,194
2021	609	500,000	530,066	50	352,500	381,664	253	230,000	235,917
2022	411	580,000	607,066	37	385,000	406,824	93	279,000	285,482
2023	328	580,000	603,531	37	430,000	426,662	54	256,250	260,402
2024	34	573,750	583,823	11	440,000	447,227	6	252,500 ^	255,833 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

South Gippsland Shire

Analysis of property sales for 2023

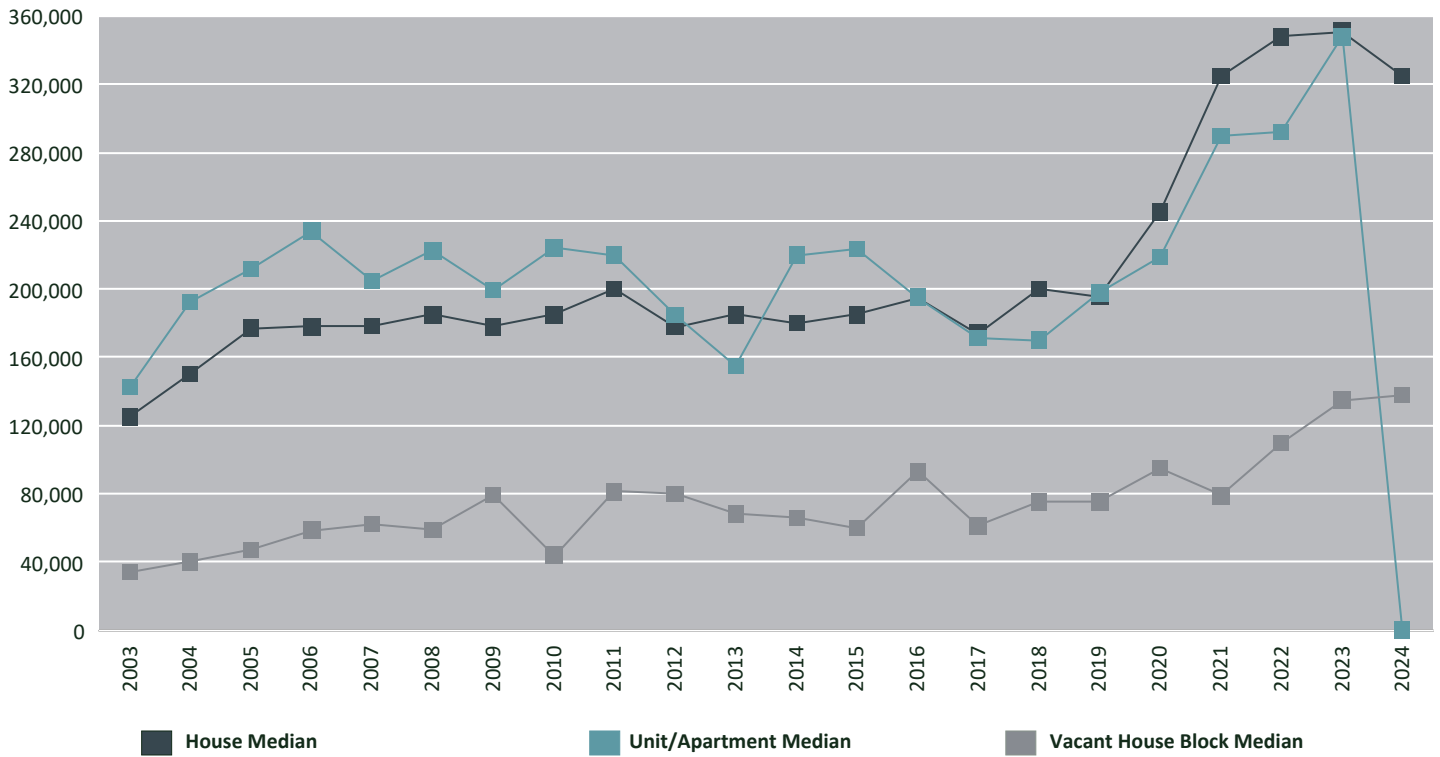
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Fuel Outlet/Garage	1	1787500	1787500	1095.95	1631.00	244.86<	ND	1631.00	1095.95
Retail Mult Occ Unsp	1	73000	73000	1622.22	45.00	8.23<	ND	45.00	1622.22
Retail Sgle Occ Unsp	10	467500	350000	1025.64	351.00	89.74<	94.85<	350.11	1155.19
Shop & Dwelling	1	250000	250000	1000.00	250.00	52.63<	35.97<	250.00	1000.00
Timber Yard/Supplies	1	290000	290000	185.66	1562.00	ND	ND	1562.00	185.66
				(\$/SM)	(SM)			(SM)	(\$/SM)
Industrial									
Factory Unit	1	350000	350000	184.89	1893.00	53.85<	ND	1893.00	184.89
Factory Unsp	6	1050133	1075000	467.98	2958.00	153.57<	192.31<	3854.17	272.47
				(\$/SM)	(SM)			(SM)	(\$/SM)
Infrastruc&Utilities									
Railway/TramClosed	1	898900	898900	1108.38	811.00	ND	ND	811.00	1108.38
Suburban&Rural Road	1	2620000	2620000	2381.82	1100.00	ND	ND	1100.00	2381.82
				(\$/SM)	(SM)			(SM)	(\$/SM)
Primary Production									
DomsticLivestockGraz	20	1201085	661875	3.51	209000.00	101.83<	115.11<	313572.75	3.83
GenCrop >20ha Unspec	1	100000	100000	11.03	9069.00	ND	11.46<	9069.00	11.03
Livestock – Beef	7	1864133	1825000	1.53	438100.00	137.26<	255.96<	515628.71	3.62
Livestock – Dairy	3	2330600	1900000	2.42	785407.00	107.77<	151.39<	746299.33	3.12
MixedFarm + infrast	37	1781225	1500000	3.21	404400.00	105.26<	144.30<	623770.14	2.86
MixedFarm no infrast	1	3145450	3145450	4.32	727400.00	225.16<	400.69<	727400.00	4.32
Poultry – Open Range	1	1483050	1483050	3.71	400100.00	ND	ND	400100.00	3.71
				(\$/SM)	(SM)			(SM)	(\$/SM)
Residential									
Cojoin Strata Unsp	1	365000	365000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	318	603335	575500	404.04	792.00	99.22<	146.44<	926.44	646.75
Detached Home(exist)	10	609750	665000	241.13	2778.00	112.71<	190.00<	2636.40	231.28
MisimpRuralLand Unsp	3	136666	180000	19.13	9409.00	ND	663.23<	12092.33	11.30
OYO Sub Unit	2	446500	446500	NA	NA	91.59<	161.19<	NA	NA
Res/Rural Lstyle	115	912673	875000	43.03	13200.00	90.67<	134.62<	33514.50	27.23
Single Strata Unsp	31	421887	430000	NA	NA	114.67<	148.28<	NA	NA
Strata Unit/Flat Uns	3	483333	430000	NA	NA	ND	121.99<	NA	NA
Vac Res A	47	250250	250000	220.80	725.00	90.91<	166.67<	787.10	320.47
Vac Res B	7	328571	370000	201.92	2080.00	103.50<	153.37<	2197.29	149.54
Vac Res Rural Lstyle	21	436647	430000	37.89	12140.00	102.38<	162.26<	17155.33	25.45

Municipality totals

Commercial Total	14	Commercial Total Prices	\$7,075,500
Industrial Total	7	Industrial Total Prices	\$6,650,800
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$3,518,900
Primary Production Total	70	Primary Production Total Prices	\$114,696,298
Residential Total	558	Residential Total Prices	\$342,343,599
All Sales Total	651	All Sales Total	\$474,285,097

Southern Grampians Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	269	125,000	136,906	18	142,500	139,238	95	34,000	37,845
2004	263	150,000	160,409	20	192,500	190,025	66	40,000	43,906
2005	253	177,000	188,661	28	211,750	182,394	54	47,315	53,425
2006	242	178,000	201,448	10	233,950	213,790	40	58,500	55,530
2007	232	178,500	190,024	26	204,750	192,500	44	62,000	64,679
2008	176	185,000	201,780	28	222,500	217,066	24	59,000	61,729
2009	207	178,000	196,203	24	199,345	218,212	31	79,506	85,097
2010	164	185,000	206,210	11	224,000	217,363	20	43,750	58,020
2011	177	200,000	210,166	17	220,000	227,852	30	81,250	80,295
2012	176	177,500	190,366	16	184,500	187,469	21	80,000	72,754
2013	176	185,000	193,437	16	155,000	156,937	19	68,000	66,763
2014	183	180,000	199,885	9	220,000 [^]	255,027 [^]	19	66,000	69,418
2015	200	185,000	204,879	12	223,500	232,333	19	60,000	62,263
2016	209	195,000	221,947	14	195,000	193,714	14	93,000	91,267
2017	227	174,000	198,033	16	171,500	169,197	17	61,000	73,823
2018	301	200,000	220,724	13	170,000	153,345	32	75,000	85,159
2019	242	195,500	222,870	32	197,500	214,718	28	75,000	63,233
2020	308	245,000	262,714	19	219,000	213,763	60	95,000	100,503
2021	355	325,000	354,736	23	290,000	294,869	35	79,000	117,854
2022	253	348,000	389,283	15	292,000	283,933	33	109,900	137,293
2023	224	351,000	380,695	7	348,000 [^]	448,857 [^]	12	135,000	149,205
2024	24	325,000	325,787	0	0 [*]	0 [*]	6	137,500 [^]	163,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

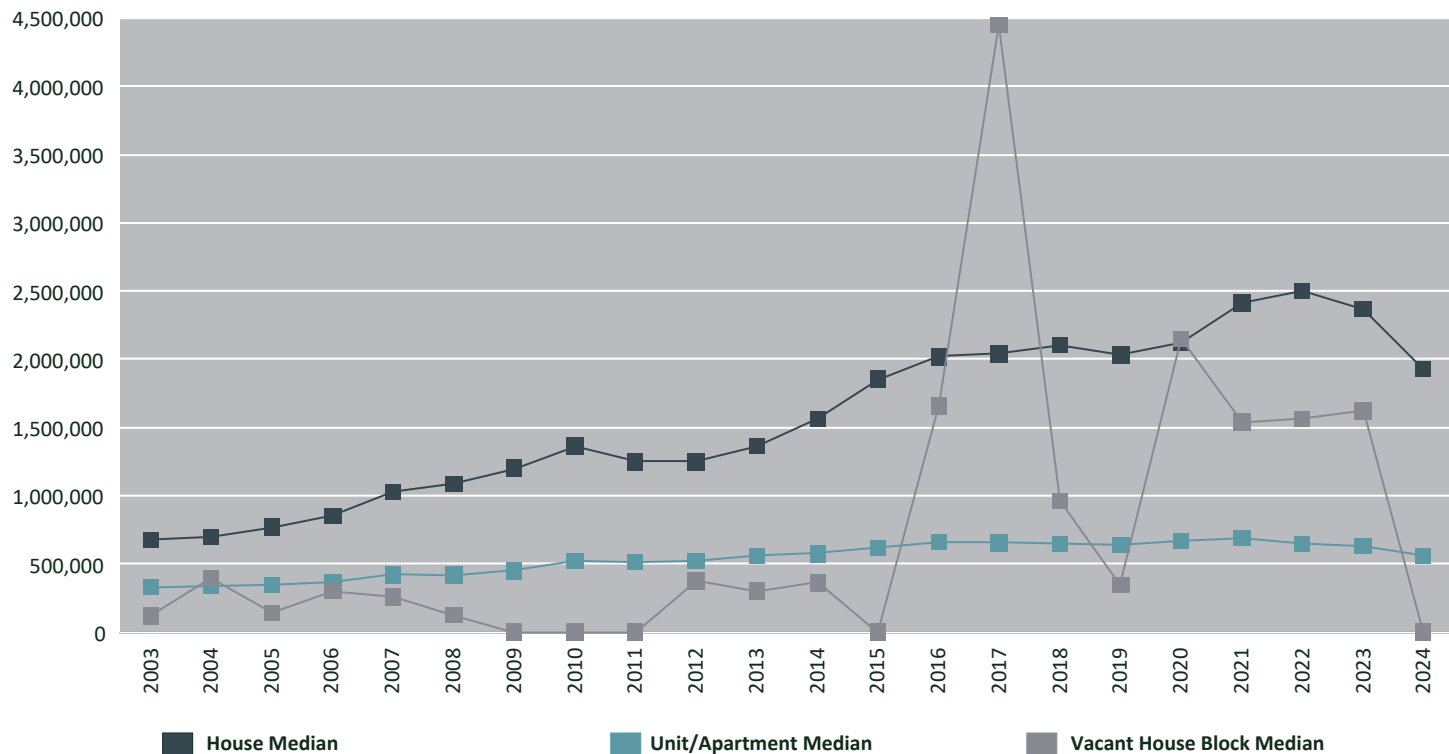
Southern Grampians Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bank	2	660000	660000	2137.15	260.50	ND	ND	260.50	2533.59
Dev Site	1	472500	472500	NA	NA	429.55<	238.64<	NA	NA
Health Clinic Unsp	1	200000	200000	312.01	641.00	ND	ND	641.00	312.01
Hotel	2	513500	513500	241.20	2877.00	7.58<	135.13<	2877.00	178.48
Motel	1	2750000	2750000	709.13	3878.00	323.53<	ND	3878.00	709.13
Retail Mult Occ Unsp	2	2937500	2937500	16642.34	274.00	ND	1305.56<	274.00	16642.34
Retail Sgls Occ Unsp	4	304750	257500	135.51	583.00	34.33<	81.49<	583.00	135.51
Shop	6	484166	334000	505.05	495.00	180.54<	294.27<	435.40	810.75
Vehicle Sales Centre	2	579249	579249	639.89	901.50	ND	ND	901.50	642.54
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	530000	530000	237.88	2228.00	ND	ND	2228.00	237.88
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	350000	350000	248.93	1406.00	15.91<	466.67<	1406.00	248.93
Ind Dev Site	1	349000	349000	44.74	7800.00	166.39<	211.52<	7800.00	44.74
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	3057837	1373976	1.39	469398.00	91.58<	135.61<	660542.00	4.63
GenCrop >20ha Unspec	8	2555036	2374219	0.71	1869626.50	63.06<	266.61<	2115111.50	1.21
Hardwood Plantation	1	6341550	6341550	1.50	4224370.00	333.77<	1430.16<	4224370.00	1.50
Livestock – Beef	5	1272167	966000	1.35	537590.00	143.96<	223.38<	619388.00	2.05
Livestock – Sheep	8	1523480	1327762	2.10	879700.00	57.92<	214.49<	1127512.50	1.35
MixedFarm + infrast	10	3180333	2096478	1.75	1008022.00	153.03<	251.08<	1506184.40	2.11
MixedFarm no infrast	6	3766684	2560425	2.03	1769500.00	329.70<	422.43<	2488436.67	1.51
MixedFarm&GrazUnsp	14	1736388	1038098	0.81	942400.00	92.37<	506.39<	1209472.93	1.44
Native Bshland	1	380000	380000	1.79	212311.00	60.80<	108.57<	212311.00	1.79
Native Hardwood	1	680000	680000	1.55	440000.00	ND	ND	440000.00	1.55
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	250000	250000	NA	NA	ND	133.33<	NA	NA
Detached Home Unsp	221	379958	350000	499.10	821.50	100.29<	142.86<	994.41	380.94
Detached Home(exist)	2	327500	327500	115.55	2855.00	142.70<	125.96<	2855.00	114.71
MisimpRuralLand Unsp	2	331179	331179	17.89	65854.50	121.53<	179.02<	65854.50	5.03
Res/Rural Lstyle	50	650779	577500	19.75	10000.00	86.52<	111.06<	28980.92	22.46
ResLandWithImprovemt	1	156550	156550	272.26	575.00	48.92<	447.29<	575.00	272.26
Semi-detached Unspec	1	650000	650000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	4	561000	482500	NA	NA	146.21<	209.78<	NA	NA
Strata Unit/Flat Unsp	2	324000	324000	NA	NA	138.17<	164.05<	NA	NA
Vac Res A	10	158647	145235	184.71	704.50	102.82<	152.88<	820.33	177.98
Vac Res B	2	102000	102000	49.23	2063.50	102.10<	191.24<	2063.50	49.43
Vac Res Rural Lstyle	20	976073	277500	12.06	10279.50	129.07<	205.56<	30858.20	31.63
Municipality totals									
Commercial Total			21			Commercial Total Prices			\$16,926,999
Community Services Total			1			Community Services Total Prices			\$530,000
Industrial Total			2			Industrial Total Prices			\$699,000
Primary Production Total			68			Primary Production Total Prices			\$167,913,112
Residential Total			316			Residential Total Prices			\$143,087,647
All Sales Total			408			All Sales Total			\$329,156,758

Stonnington City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,293	681,000	942,577	1,841	330,000	427,554	2	118,425 ^	118,425 ^
2004	1,122	700,000	1,002,384	1,558	335,000	437,872	3	396,000 ^	308,666 ^
2005	1,192	771,250	1,073,844	1,749	350,000	464,804	6	145,000 ^	183,900 ^
2006	1,213	852,500	1,216,185	1,965	366,000	485,963	7	300,000 ^	235,857 ^
2007	1,329	1,031,000	1,504,692	2,462	421,000	574,397	5	256,300 ^	344,260 ^
2008	952	1,090,000	1,558,530	1,767	420,000	522,958	4	124,250 ^	182,775 ^
2009	1,074	1,200,000	1,605,437	2,418	450,000	559,494	0	0*	0*
2010	1,067	1,365,000	1,772,848	2,753	520,833	629,396	0	0*	0*
2011	989	1,250,500	1,688,578	2,011	516,000	643,164	0	0*	0*
2012	961	1,250,000	1,674,039	2,329	520,000	638,169	1	372,000 ^	372,000 ^
2013	1,137	1,360,000	1,841,734	2,700	560,000	677,681	1	302,500 ^	302,500 ^
2014	1,207	1,566,000	2,088,073	2,785	578,000	710,865	2	362,000 ^	362,000 ^
2015	1,192	1,852,500	2,469,779	3,077	623,250	799,545	0	0*	0*
2016	1,111	2,020,000	2,806,633	2,523	660,000	886,714	1	1,660,000 ^	1,660,000 ^
2017	1,060	2,039,000	2,846,609	2,456	655,000	902,839	1	4,450,000 ^	4,450,000 ^
2018	897	2,100,000	2,917,979	1,941	650,000	913,294	3	960,000 ^	1,610,666 ^
2019	825	2,030,000	2,722,599	1,693	640,000	914,904	1	350,453 ^	350,453 ^
2020	791	2,125,000	2,930,750	1,544	670,000	924,118	8	2,150,000 ^	3,013,833 ^
2021	1,232	2,410,000	3,487,942	2,452	690,000	984,694	13	1,540,000	2,926,709
2022	926	2,500,000	3,562,581	2,056	650,500	969,651	4	1,567,997 ^	1,708,998 ^
2023	811	2,365,000	3,416,090	2,093	630,000	889,934	10	1,620,000	1,791,450
2024	49	1,925,000	2,401,816	202	563,500	614,725	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

Stonnington City

Analysis of property sales for 2023

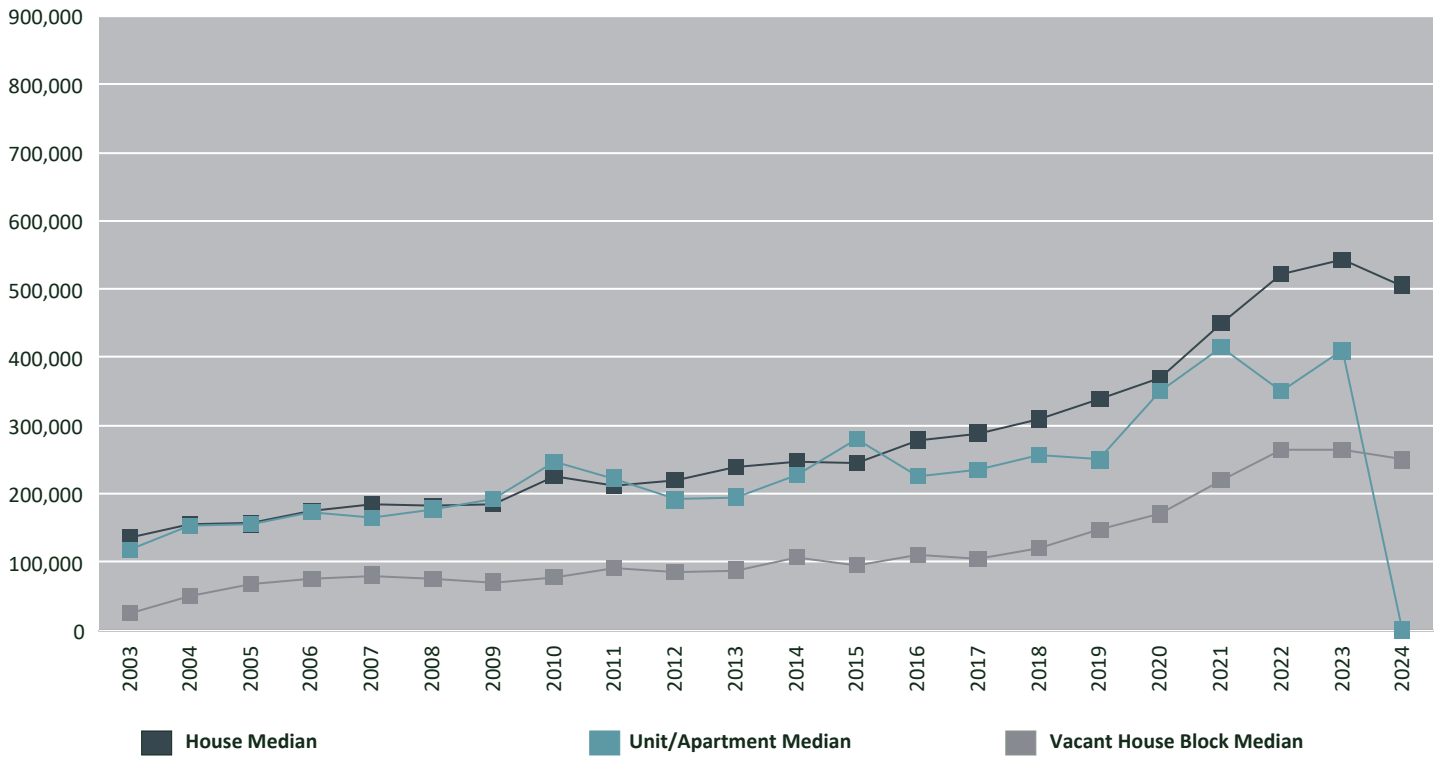
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	40000	40000	10.69	3743.00	0.82<	1.45<	3743.00	10.69
Health Clinic Unsp	4	2433750	1582500	6504.07	246.00	65.73<	71.57<	266.33	5738.42
Indiv CarPark Unspe	5	38500	40500	10.71	5604.00	112.50<	73.64<	5604.00	8.06
Mixed Use Unspec	4	1412500	1740000	4121.40	1165.50	87.88<	121.25<	1165.50	746.46
Multi-storey CarPark	3	435600	49500	13.22	3743.00	ND	ND	3743.00	13.22
Office Premises Uns	28	1545142	960000	2336.50	663.00	124.68<	111.30<	1549.56	745.05
Pub/Tavern/Club Unsp	1	2100000	2100000	NA	NA	ND	ND	NA	NA
Retail Mult Occ Unsp	2	3892500	3892500	6232.14	280.00	129.75<	407.59<	280.00	6232.14
Retail Sgle Occ Unsp	57	2473220	1920000	17028.99	207.00	116.36<	124.68<	532.84	4088.28
Serv Apt/Unit Unsp	3	535833	490000	549.74	1146.00	187.88<	63.14<	1146.00	549.74
Vehicle Sales Centre	1	2328814	2328814	9390.38	248.00	15525.43<	ND	248.00	9390.38
Veterinary Clinic	1	2350000	2350000	3846.15	611.00	ND	ND	611.00	3846.15
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	20500000	20500000	4712.64	4350.00	ND	205.00<	4350.00	4712.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	1312500	1312500	3746.50	355.00	44.87<	26.96<	355.00	3697.18
Warehouse Unspec	1	2150000	2150000	7543.86	285.00	73.88<	63.94<	285.00	7543.86
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	1	60000	60000	10.71	5604.00	117.65<	54.55<	5604.00	10.71
TelecomTowers Unspec	1	3800000	3800000	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	20000000	20000000	5574.14	3588.00	186.48<	ND	3588.00	5574.14
Cojoin Strata Unsp	27	2188111	1700000	NA	NA	113.14<	111.18<	NA	NA
Detached Home Unsp	728	3585255	2500000	6777.65	450.50	94.34<	110.62<	498.71	7300.12
Detached Home(exist)	2	1595000	1595000	10517.74	152.50	ND	ND	152.50	10459.02
Individual Car Park	12	102745	40000	NA	NA	4000.00<	129.03<	NA	NA
Res/Rural Lstyle	1	801000	801000	146.70	5460.00	ND	ND	5460.00	146.70
Retire Village Compl	1	340000	340000	NA	NA	ND	ND	NA	NA
Retire Village Unit	1	385000	385000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	81	1940654	1676000	8050.03	279.00	106.58<	113.24<	315.00	5979.34
Single Strata Unsp	208	1457519	1257500	NA	NA	99.02<	124.50<	NA	NA
Strata Unit/Flat Uns	1857	807756	593000	1643.12	953.50	98.02<	92.66<	3176.88	237.30
Vac Res A	9	1968500	1790000	10141.34	283.00	114.16<	83.26<	351.86	6564.15
Vac Res B	1	198000	198000	75.95	2607.00	ND	ND	2607.00	75.95

Municipality totals

Commercial Total	110	Commercial Total Prices	\$217,333,210
Community Services Total	1	Community Services Total Prices	\$20,500,000
Industrial Total	3	Industrial Total Prices	\$4,775,000
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$3,860,000
Residential Total	2,929	Residential Total Prices	\$4,673,370,139
All Sales Total	3,045	All Sales Total	\$4,919,838,349

Strathbogie Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	135	135,000	137,306	14	118,000	118,142	66	25,000	29,433
2004	135	155,000	172,762	10	152,750	137,450	72	50,350	49,444
2005	138	156,500	170,719	11	155,000	155,636	29	68,000	85,293
2006	152	175,000	188,396	14	172,500	205,508	51	75,000	69,881
2007	138	185,000	198,837	22	165,000	187,847	38	80,000	79,804
2008	111	182,000	210,140	15	177,500	180,966	21	75,000	73,404
2009	154	185,000	209,111	22	192,500	192,272	44	70,250	71,170
2010	142	226,000	246,670	22	247,000	233,409	41	77,000	84,896
2011	118	212,500	227,008	12	222,500	243,000	42	90,500	101,033
2012	145	220,000	231,527	28	191,500	200,464	52	84,500	99,423
2013	158	238,750	258,202	17	195,000	206,558	37	88,000	93,292
2014	138	246,000	258,561	22	227,500	234,000	53	106,000	100,166
2015	131	245,000	292,293	19	280,000	274,526	49	95,000	96,469
2016	140	279,000	303,907	24	225,000	202,083	67	111,000	107,417
2017	170	288,750	301,611	21	235,000	221,761	67	105,000	114,862
2018	156	310,000	320,878	28	257,000	260,696	94	120,000	125,356
2019	156	339,000	366,700	25	250,000	297,860	65	147,500	153,738
2020	107	370,000	404,420	19	350,000	325,500	104	170,000	186,326
2021	192	450,000	481,786	9	415,000 [^]	416,000 [^]	124	220,000	228,747
2022	150	522,000	569,603	15	350,000	383,733	73	265,000	239,500
2023	124	543,000	554,660	13	410,000	468,653	41	265,000	255,365
2024	13	505,000	467,153	0	0 [*]	0 [*]	3	250,000 [^]	248,333 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Strathbogie Shire

Analysis of property sales for 2023

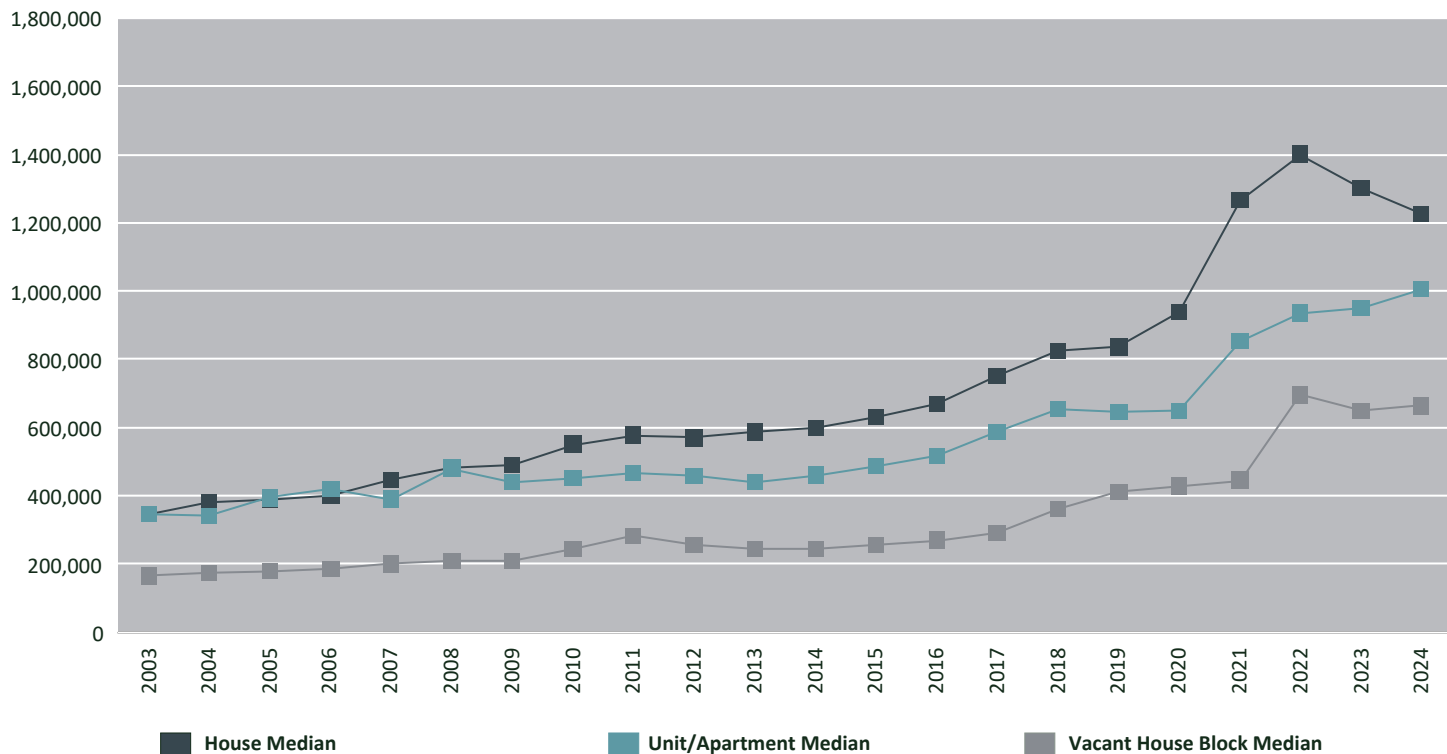
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Café	1	500000	500000	1666.67	300.00	ND	ND	300.00	1666.67
Dev Site	1	1300000	1300000	NA	NA	ND	ND	NA	NA
Display Yard	1	250000	250000	255.62	978.00	ND	ND	978.00	255.62
Fuel Outlet/Garage	1	2724916	2724916	2012.49	1354.00	ND	ND	1354.00	2012.49
Ground Level Parking	1	100000	100000	52.38	1909.00	ND	ND	1909.00	52.38
Health Clinic Unsp	1	450000	450000	557.62	807.00	ND	ND	807.00	557.62
Hotel/Motel Unsp	1	700000	700000	175.00	4000.00	ND	ND	4000.00	175.00
Motel	1	2650000	2650000	552.08	4800.00	ND	ND	4800.00	552.08
Pub/Tavern/Club Unsp	2	1275000	1275000	904.19	2618.00	156.25<	ND	2618.00	487.01
Retail Sgle Occ Unsp	4	531500	450500	831.33	754.50	139.37<	166.85<	957.25	555.24
Veterinary Clinic	1	3100000	3100000	84.24	36800.00	ND	ND	36800.00	84.24
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	415000	415000	1037.50	400.00	65.87<	ND	400.00	1037.50
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airstrip	1	2200000	2200000	1.54	1430000.00	ND	ND	1430000.00	1.54
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	10	3959700	895000	2.46	373824.00	142.52<	179.03<	1799746.70	2.20
GenCrop >20ha Unspec	5	489280	564270	1.80	415800.00	82.08<	217.70<	436140.40	1.12
Horse Unspecified	1	1610000	1610000	2.60	620000.00	61.33<	126.27<	620000.00	2.60
Livestock – Beef	3	1543333	964460	2.84	961800.00	192.89<	72.99<	1105566.67	1.40
MixedFarm + infrast	1	830000	830000	2.52	330000.00	ND	ND	330000.00	2.52
MixedFarm no infrast	1	285000	285000	1.06	268935.00	12.13<	ND	268935.00	1.06
MixedFarm&GrazUnsp	38	1309657	977500	1.38	597500.00	90.58<	177.33<	877503.16	1.49
Orchard Plantations	1	900000	900000	5.08	177000.00	133.33<	90.00<	177000.00	5.08
Vineyard	1	3039000	3039000	9.67	314400.00	181.43<	453.58<	314400.00	9.67
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	6	613750	662500	965.22	772.00	90.75<	126.19<	702.17	874.08
Detached Home Unsp	107	537797	525000	450.96	1003.00	111.35<	145.83<	1189.17	452.11
Detached Home(exist)	11	686454	700000	663.32	995.00	107.28<	128.21<	1304.64	526.17
Garage/Outbuild Rur	2	195000	195000	3.65	54400.00	ND	ND	54400.00	3.58
MislmpRuralLand Unsp	1	610000	610000	2.18	280000.00	151.55<	262.37<	280000.00	2.18
OYO Unit	1	385000	385000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	38	709868	673760	28.33	25468.00	123.63<	148.70<	95545.34	7.43
ResLandWithImprovemt	2	272500	272500	6.99	110000.00	ND	ND	110000.00	2.48
Single Strata Unsp	8	385312	400000	NA	NA	114.29<	121.21<	NA	NA
Strata Unit/Flat Uns	4	656250	612500	NA	NA	180.15<	164.65<	NA	NA
Vac Res A	30	252400	260000	311.38	835.00	98.48<	144.44<	799.36	315.20
Vac Res B	11	263454	288000	123.32	2311.00	106.67<	173.23<	2448.64	107.59
Vac Res Rural Lstyle	12	356833	290000	2.81	80850.00	107.41<	120.83<	104761.25	3.41

Municipality totals

Commercial Total	15	Commercial Total Prices	\$16,450,916
Industrial Total	1	Industrial Total Prices	\$415,000
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$2,200,000
Primary Production Total	61	Primary Production Total Prices	\$103,104,400
Residential Total	233	Residential Total Prices	\$118,142,395
All Sales Total	311	All Sales Total	\$240,312,711

Surf Coast Shire

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	565	345,000	388,751	116	345,000	432,825	234	165,000	167,483
2004	555	380,000	421,019	156	340,500	403,053	244	175,000	184,866
2005	568	387,500	452,077	174	395,000	480,563	244	179,000	185,972
2006	534	400,000	463,710	175	420,000	473,636	244	185,000	196,769
2007	710	447,750	495,685	194	390,000	445,390	351	200,000	213,126
2008	482	481,000	538,948	169	480,000	522,185	250	210,000	225,825
2009	588	489,000	549,008	184	440,000	487,220	307	210,000	217,878
2010	629	550,000	627,603	168	450,000	489,382	358	243,000	260,510
2011	521	577,500	638,511	145	467,000	508,159	155	284,000	317,099
2012	471	570,000	641,705	110	457,500	506,473	138	255,000	285,640
2013	604	586,000	640,112	159	440,000	473,107	213	245,000	268,994
2014	618	599,499	666,301	147	460,000	487,167	292	245,000	271,152
2015	724	630,000	716,615	142	485,000	529,077	356	255,000	274,648
2016	687	670,000	723,422	131	516,500	556,698	480	269,000	313,414
2017	733	750,000	820,730	157	587,500	604,673	662	291,000	310,113
2018	538	825,000	905,328	155	654,000	686,914	378	360,000	378,074
2019	536	835,000	923,085	119	645,000	681,214	255	412,500	426,682
2020	650	938,000	1,097,573	149	650,000	738,265	420	429,000	453,919
2021	657	1,265,000	1,441,907	138	853,000	965,891	237	445,000	523,071
2022	489	1,400,000	1,561,437	103	936,000	1,026,228	66	695,000	709,598
2023	454	1,300,000	1,474,952	81	950,000	1,041,771	52	648,750	708,192
2024	50	1,227,500	1,477,920	14	1,005,000	1,042,878	6	663,750 ^	656,166 ^

Statistics for 2024 are based on a small number of sales and are preliminary only.

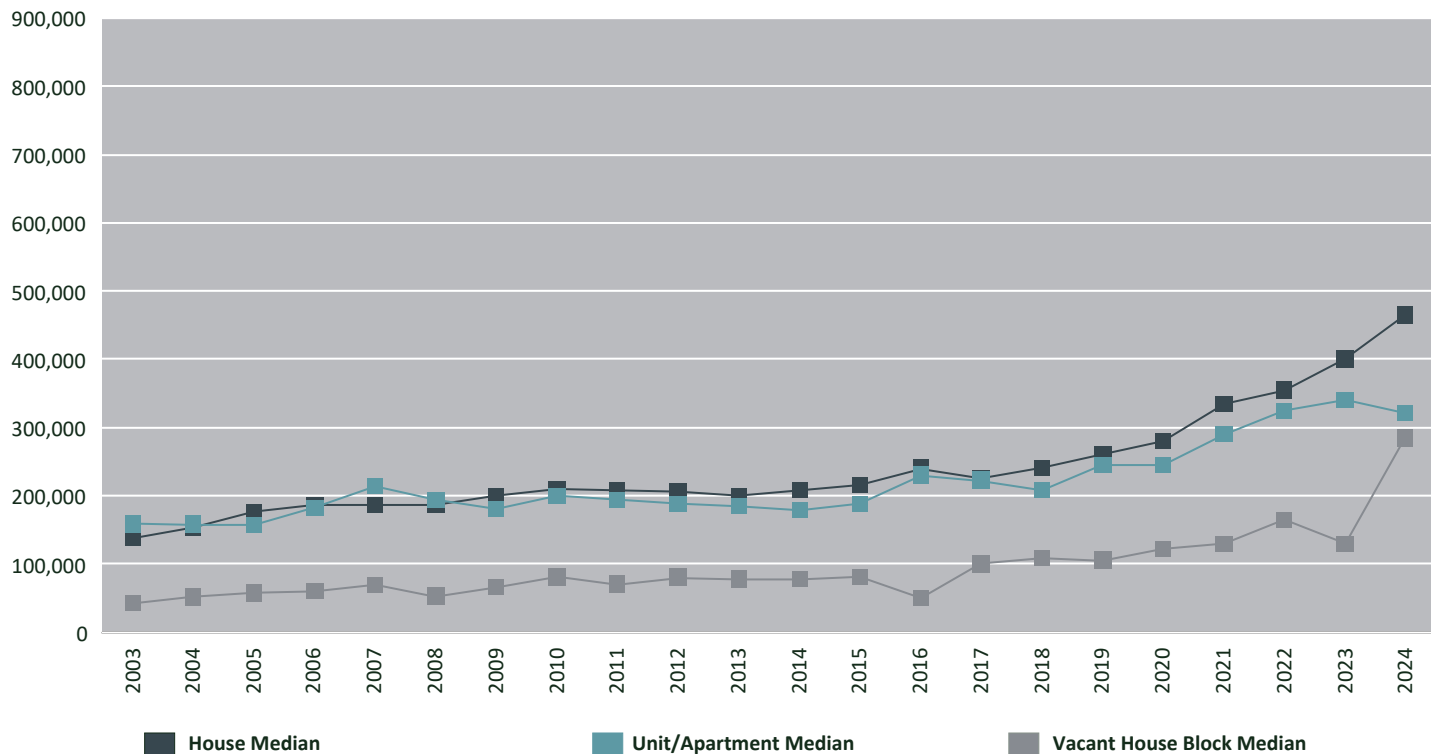
Surf Coast Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	165000	165000	7.68	21480.00	2.84<	26.06<	21480.00	7.68
Health Clinic Unsp	1	1400000	1400000	689.66	2030.00	ND	ND	2030.00	689.66
Retail Mult Occ Unsp	1	49800000	49800000	3548.02	14036.00	6036.36<	ND	14036.00	3548.02
Retail Sgls Occ Unsp	10	1021500	762500	4115.53	291.00	117.31<	69.29<	518.40	1970.49
Serv Apt/Unit Unsp	3	435000	439000	145.41	3019.00	115.83<	219.50<	3019.00	145.41
Shop	2	1425000	1425000	2269.11	628.00	ND	ND	628.00	2269.11
Tourist Park/Caravan	1	4000000	4000000	290.47	13771.00	333.33<	ND	13771.00	290.47
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	1910000	1910000	473.12	4037.00	ND	ND	4037.00	473.12
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	896586	918172	1151.15	999.00	41.22<	106.76<	5716.00	160.37
Ind Dev Site	1	1277760	1277760	1150.10	1111.00	111.11<	132.42<	1111.00	1150.10
Warehouse	1	1050000	1050000	2100.00	500.00	ND	ND	500.00	2100.00
Warehouse Unspec	14	1043010	920896	5156.25	176.00	91.56<	179.30<	280.18	3892.88
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	4001175	4001175	35.76	111888.00	200.06<	168.47<	111888.00	35.76
GenCrop >20ha Unspec	2	5792819	5792819	12.16	622011.00	193.09<	438.85<	622011.00	9.31
Livestock – Beef	1	4610000	4610000	27.41	168200.00	255.11<	153.67<	168200.00	27.41
Livestock – Sheep	1	2560500	2560500	3.29	779362.00	ND	115.86<	779362.00	3.29
MixedFarm + infrast	4	2650000	2625000	5.87	411229.50	105.00<	117.71<	383318.00	6.91
MixedFarm no infrast	1	1800000	1800000	3.02	596989.00	108.08<	122.03<	596989.00	3.02
MixedFarm&GrazUnsp	4	2593750	2287500	8.01	240059.50	57.19<	71.48<	373099.25	6.95
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	444	1475493	1300000	2272.00	625.00	92.86<	138.30<	743.15	1981.28
Detached Home(Comm)	1	520000	520000	977.44	532.00	130.00<	ND	532.00	977.44
Detached Home(exist)	9	1466666	1255000	1063.32	2069.00	47.54<	134.44<	2136.00	686.64
MisImpRuralLand Unsp	2	1234000	1234000	32.07	36393.00	141.03<	698.68<	36393.00	33.91
Res/Rural Lstyle	49	2035346	1900000	76.71	20401.00	82.61<	152.00<	34650.73	58.90
Semi-detached Unspec	1	1309220	1309220	1210.00	1082.00	ND	134.97<	1082.00	1210.00
Short Term Hol Accom	1	1030000	1030000	NA	NA	119.77<	196.19<	NA	NA
Single Strata Unsp	71	1048288	950000	NA	NA	101.82<	148.44<	NA	NA
Strata Unit/Flat Uns	10	995500	972500	NA	NA	104.88<	143.65<	NA	NA
Vac Res A	47	718468	680000	2073.21	616.50	102.26<	158.14<	701.27	1099.32
Vac Res B	5	611600	453000	197.70	2175.00	30.71<	137.27<	2231.00	274.14
Vac Res Rural Lstyle	12	809916	757500	14.38	29580.00	126.78<	129.49<	24319.42	33.30
Municipality totals									
Commercial Total			19			Commercial Total Prices			\$69,735,000
Community Services Total			1			Community Services Total Prices			\$1,910,000
Industrial Total			20			Industrial Total Prices			\$20,516,251
Primary Production Total			14			Primary Production Total Prices			\$45,532,314
Residential Total			652			Residential Total Prices			\$904,306,934
All Sales Total			706			All Sales Total			\$1,042,000,499

Swan Hill Rural City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	338	138,250	144,846	58	158,500	175,091	70	41,590	47,846
2004	295	153,000	156,696	37	158,000	181,648	75	51,000	52,515
2005	291	177,000	186,892	54	157,000	164,307	72	57,000	61,343
2006	281	187,000	199,814	51	183,000	179,605	74	60,000	72,876
2007	277	187,000	202,126	62	214,000	198,237	61	70,000	69,599
2008	208	186,000	203,157	38	194,500	207,995	62	52,750	52,256
2009	255	200,000	208,230	48	180,000	187,602	117	65,000	67,749
2010	217	210,000	223,105	45	200,000	208,534	59	80,500	79,897
2011	197	208,000	212,116	42	194,000	198,976	55	70,400	82,117
2012	224	205,000	219,558	38	189,000	180,223	46	79,985	80,897
2013	273	200,000	211,755	45	184,000	186,774	53	78,100	77,052
2014	246	208,500	215,933	52	178,750	193,298	58	76,750	77,805
2015	260	216,000	236,764	58	188,000	203,064	57	81,500	79,946
2016	270	240,000	242,331	33	230,000	218,151	38	50,000	73,351
2017	318	225,000	238,442	38	222,500	212,092	49	100,000	90,996
2018	294	240,500	266,424	46	208,000	216,239	49	108,000	111,946
2019	268	260,000	274,102	43	245,000	254,220	54	105,500	106,726
2020	249	280,000	300,494	27	245,000	254,759	89	122,000	116,268
2021	312	335,000	352,282	33	290,000	292,969	100	130,000	138,253
2022	265	355,000	381,469	40	325,000	362,762	38	164,750	196,455
2023	241	400,000	421,189	29	340,000	374,291	35	130,000	137,569
2024	30	464,500	465,900	4	321,000 [^]	359,750 [^]	1	285,000 [^]	285,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

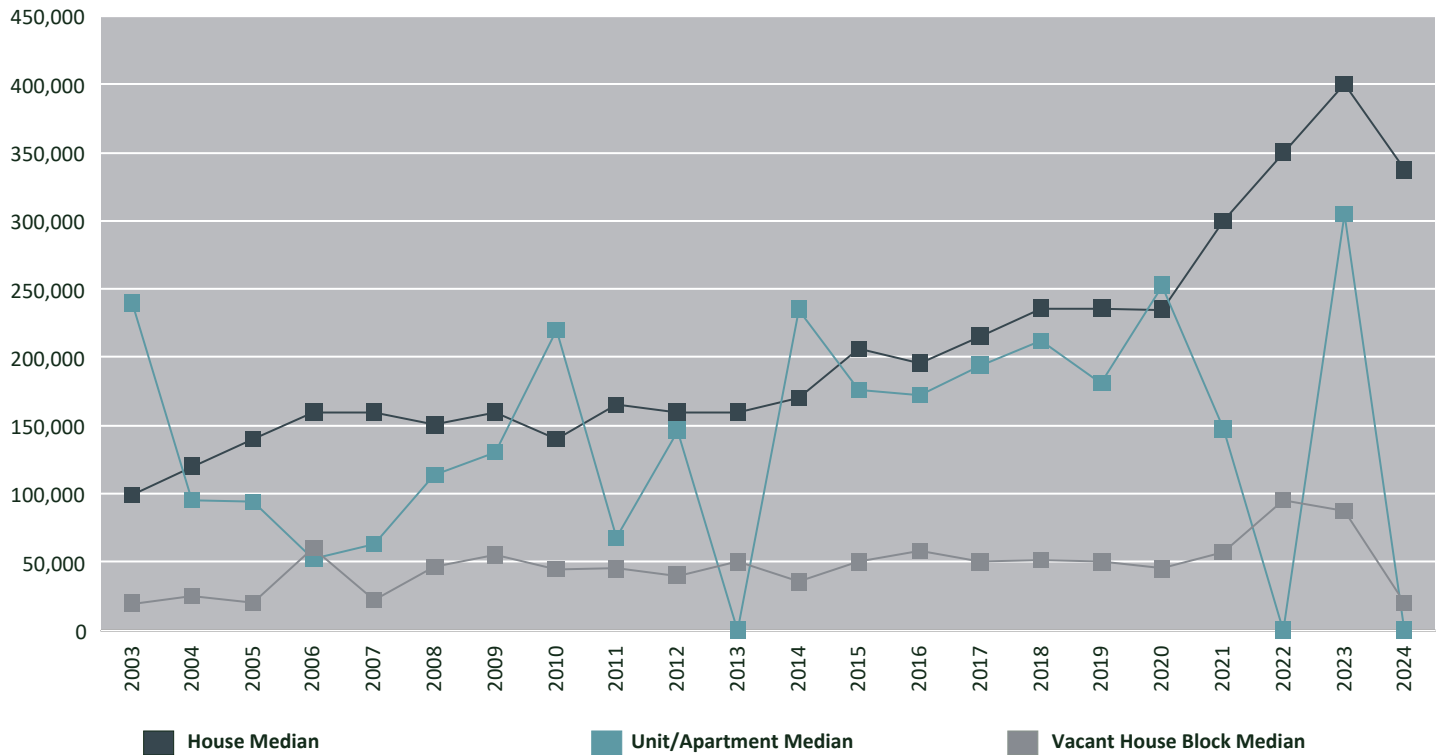
Swan Hill Rural City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Car Wash	1	250000	250000	543.48	460.00	ND	ND	460.00	543.48
Com Land (Struct 0)	1	355000	355000	698.82	508.00	ND	ND	508.00	698.82
Fuel Outlet/Garage	1	1679758	1679758	523.29	3210.00	ND	ND	3210.00	523.29
Ground Level Parking	1	300000	300000	NA	NA	ND	ND	NA	NA
Hotel/Motel Unsp	2	925000	925000	221.35	3700.00	185.00<	218.93<	3700.00	250.00
Office Premises Unsp	2	255750	255750	1575.00	220.00	ND	188.05<	220.00	1575.00
Retail Mult Occ Unsp	3	409866	329600	952.60	346.00	143.30<	193.88<	406.67	1007.87
Retail Sgls Occ Unsp	13	583846	433000	661.76	680.00	144.33<	127.35<	755.91	784.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	3305000	3305000	2582.03	1280.00	ND	600.91<	1280.00	2582.03
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Struct)	1	10725	10725	0.48	22200.00	ND	10.73<	22200.00	0.48
Factory Unsp	4	280750	299000	139.32	2067.50	23.00<	119.60<	2082.50	134.81
Ind Dev Site	2	626000	626000	119.08	6457.50	32.95<	ND	6457.50	96.94
Warehouse Unspec	5	654000	835000	102.25	1467.00	169.89<	151.82<	1850.00	353.51
Workshop	1	700000	700000	213.94	3272.00	ND	ND	3272.00	213.94
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	455000	455000	21.49	21693.00	16.40<	163.08<	21693.00	20.97
GenCrop >20ha Unspec	25	1099861	816350	0.68	2040800.00	95.48<	114.39<	2402787.40	0.46
Livestock – Sheep	1	192000	192000	1.93	99500.00	ND	30.72<	99500.00	1.93
MarketGardenVeg <20h	7	1189392	976239	3.59	222700.00	122.03<	278.93<	261019.57	4.56
MixedFarm&GrazUnsp	6	772891	643600	2.11	428950.00	143.56<	207.61<	888351.67	0.87
Native Bshland	1	306750	306750	7.38	41593.00	165.59<	227.22<	41593.00	7.38
Orchard Plantations	5	369510	265000	2.37	91000.00	49.65<	8.60<	154440.00	2.39
Vineyard	6	438483	498000	1.61	116500.00	70.02<	53.86<	148114.17	2.96
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	239	422099	401000	571.43	770.00	112.96<	143.21<	912.92	463.90
Detached Home(exist)	1	305000	305000	710.96	429.00	190.63<	81.33<	429.00	710.96
Res/Rural Lstyle	49	704295	678000	79.50	11573.00	125.56<	153.22<	42822.02	16.45
ResLandWithImprovemt	1	512000	512000	260.96	1962.00	ND	335.19<	1962.00	260.96
Semi-detached Unspec	1	320000	320000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	27	378424	340000	NA	NA	104.78<	146.55<	NA	NA
Strata Unit/Flat Unsp	2	318500	318500	NA	NA	98.00<	117.96<	NA	NA
Vac Res A	30	125131	127500	34.13	879.00	81.08<	105.81<	808.35	142.46
Vac Res B	5	212200	299000	137.34	2177.00	107.17<	181.21<	2126.20	99.80
Vac Res Rural Lstyle	8	562250	300000	14.47	49350.00	65.57<	300.00<	51965.50	10.82
Municipality totals									
Commercial Total			24			Commercial Total Prices			\$13,765,858
Community Services Total			1			Community Services Total Prices			\$3,305,000
Industrial Total			13			Industrial Total Prices			\$6,355,725
Primary Production Total			53			Primary Production Total Prices			\$46,346,826
Residential Total			363			Residential Total Prices			\$156,696,668
All Sales Total			454			All Sales Total			\$226,470,077

Towong Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	96	99,000	114,534	5	240,000 [^]	207,845 [^]	52	19,500	28,958
2004	72	120,000	137,645	5	95,000 [^]	81,600 [^]	57	25,000	47,997
2005	91	140,000	154,090	4	94,500 [^]	138,500 [^]	15	20,000	37,093
2006	77	160,000	176,714	4	52,000 [^]	62,250 [^]	27	60,000	64,896
2007	70	160,000	169,920	4	63,000 [^]	68,000 [^]	36	22,250	35,746
2008	56	150,357	173,164	2	113,500 [^]	113,500 [^]	20	46,602	61,820
2009	57	160,000	177,421	3	130,000 [^]	150,000 [^]	12	54,800	59,458
2010	59	140,000	168,188	3	220,000 [^]	236,666 [^]	22	44,494	72,613
2011	67	165,200	202,361	5	68,000 [^]	127,000 [^]	20	45,000	56,400
2012	73	160,002	180,856	4	146,250 [^]	147,375 [^]	25	40,000	48,193
2013	77	160,000	183,740	0	0 [*]	0 [*]	15	50,000	72,183
2014	66	170,000	177,844	1	235,000 [^]	235,000 [^]	18	35,375	55,088
2015	72	206,250	217,194	4	176,000 [^]	182,150 [^]	9	50,000 [^]	53,500 [^]
2016	77	196,000	206,743	4	172,500 [^]	170,750 [^]	18	58,000	67,244
2017	64	215,500	228,531	3	194,000 [^]	168,333 [^]	9	50,000 [^]	61,000 [^]
2018	77	236,000	243,356	3	212,000 [^]	170,000 [^]	15	51,000	56,100
2019	64	236,000	231,328	4	181,000 [^]	166,000 [^]	16	50,000	68,875
2020	95	235,000	277,905	6	252,500 [^]	235,666 [^]	17	45,000	66,029
2021	92	300,000	323,805	8	147,500 [^]	197,000 [^]	20	57,250	73,058
2022	87	350,000	381,512	0	0 [*]	0 [*]	15	95,000	90,633
2023	61	400,000	406,040	7	305,000 [^]	259,285 [^]	5	87,500 [^]	119,500 [^]
2024	7	337,500 [^]	353,857 [^]	0	0 [*]	0 [*]	1	20,000 [^]	20,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

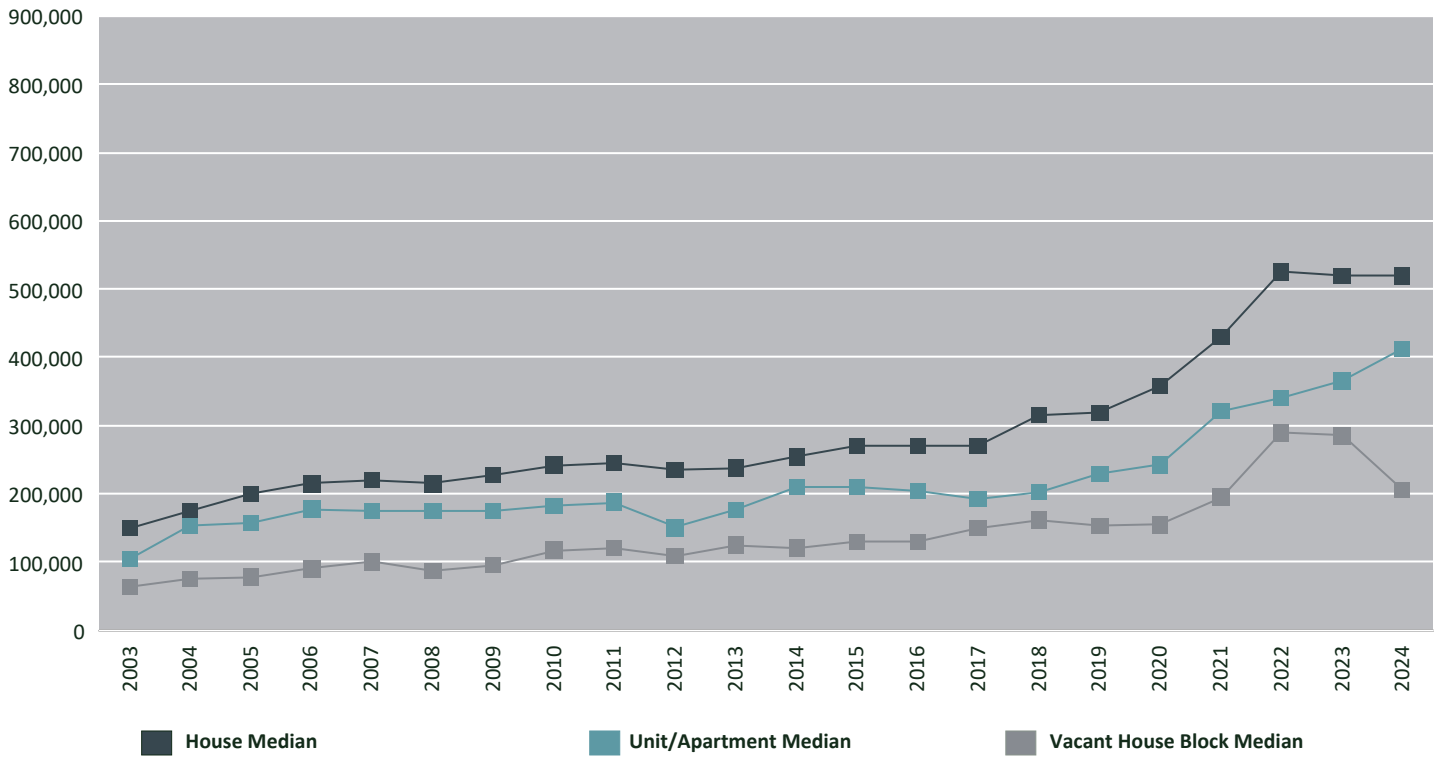
Towong Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	1	9500	9500	148.44	64.00	ND	9.50<	64.00	148.44
Hotel	1	520000	520000	69.55	7477.00	100.00<	ND	7477.00	69.55
Mixed Use Unspec	1	297000	297000	564.64	526.00	ND	247.50<	526.00	564.64
Motel	1	1200000	1200000	300.00	4000.00	ND	333.33<	4000.00	300.00
Retail Mult Occ Unsp	1	705000	705000	35.96	19603.00	29.38<	ND	19603.00	35.96
Retail Sgle Occ Unsp	1	145000	145000	725.00	200.00	36.83<	90.63<	200.00	725.00
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	198000	198000	92.11	2052.50	ND	ND	2052.50	96.47
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	3	229333	188000	32.47	4004.00	ND	ND	13850.67	16.56
Sawmill	2	250000	250000	13.15	19550.00	ND	ND	19550.00	12.79
Warehouse Unspec	1	450000	450000	250.00	1800.00	300.00<	ND	1800.00	250.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	19	1198421	1200000	1.80	611870.00	184.62<	240.10<	662135.26	1.81
Livestock – Beef	5	1248999	1041667	5.01	416100.00	69.91<	99.21<	504364.40	2.48
Livestock – Dairy	1	700000	700000	0.54	1290000.00	ND	311.11<	1290000.00	0.54
MixedFarm&GrazUnsp	4	1540000	1530000	2.92	547150.00	196.15<	425.00<	535250.00	2.88
Native Bshland	1	500000	500000	5.87	85200.00	ND	ND	85200.00	5.87
Softwood Plantation	3	940000	820000	0.32	1990500.00	48.24<	158.97<	1522871.00	0.62
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	8	333250	335000	206.26	1256.00	97.10<	146.45<	1366.75	243.83
Detached Home(exist)	53	417028	416000	575.00	800.00	117.18<	177.02<	1058.25	394.08
MislmpRuralLand Unsp	1	387000	387000	6.64	58300.00	330.77<	232.18<	58300.00	6.64
Res/Rural Lstyle	24	687666	620000	31.50	22150.00	113.76<	154.04<	39038.46	17.62
ResLandWithImprovemt	3	445000	470000	9.00	28321.00	202.15<	268.57<	26873.67	16.56
Single Strata Unsp	2	325000	325000	NA	NA	ND	120.59<	NA	NA
Strata Unit/Flat Uns	4	189000	146000	NA	NA	ND	132.73<	NA	NA
Townhouse	1	409000	409000	NA	NA	ND	160.39<	NA	NA
Vac Res A	4	111875	83750	178.64	817.50	93.06<	194.77<	915.25	122.23
Vac Res B	1	150000	150000	45.45	3300.00	93.75<	230.77<	3300.00	45.45
Vac Res Rural Lstyle	7	336428	265000	20.23	13100.00	172.64<	155.88<	33933.00	9.91
Municipality totals									
Commercial Total			6			Commercial Total Prices			\$2,876,500
Community Services Total			2			Community Services Total Prices			\$396,000
Industrial Total			6			Industrial Total Prices			\$1,638,000
Primary Production Total			33			Primary Production Total Prices			\$39,194,999
Residential Total			108			Residential Total Prices			\$47,762,000
All Sales Total			155			All Sales Total			\$91,867,499

Wangaratta Rural City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	433	149,000	158,820	49	105,000	122,663	119	64,000	71,321
2004	405	174,000	186,462	64	153,750	162,250	151	75,000	69,936
2005	386	200,000	212,431	70	157,750	172,460	89	78,000	81,098
2006	342	215,000	224,896	80	177,500	184,681	116	90,000	97,598
2007	401	220,000	237,219	77	174,950	177,639	95	100,000	102,760
2008	319	215,000	227,389	44	174,950	203,270	58	86,500	96,545
2009	363	228,000	237,660	77	175,000	179,171	119	95,000	101,604
2010	321	242,000	258,327	70	182,250	192,990	125	117,000	118,804
2011	287	245,000	251,667	56	187,237	202,511	98	120,000	128,263
2012	336	235,013	245,751	47	150,667	161,087	118	109,000	112,855
2013	392	238,000	254,614	58	176,500	193,251	130	125,000	121,300
2014	397	254,000	270,185	67	210,030	214,398	109	121,001	130,988
2015	412	270,000	282,939	60	210,000	206,524	108	130,000	133,983
2016	433	270,000	287,286	61	204,000	212,240	85	130,000	135,185
2017	403	270,000	285,167	51	192,000	222,212	105	150,000	153,039
2018	423	315,000	331,102	60	202,500	221,258	110	162,000	166,730
2019	424	319,000	336,463	55	229,500	246,947	128	153,750	160,168
2020	425	358,000	374,500	51	242,050	241,619	223	154,500	181,039
2021	507	430,000	464,419	70	320,500	357,847	183	195,000	219,638
2022	385	525,000	551,481	67	340,000	346,758	60	289,000	287,465
2023	355	520,000	562,379	43	365,000	406,302	37	285,000	316,165
2024	27	519,000	516,047	4	412,500 [^]	475,000 [^]	2	206,000 [^]	206,000 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

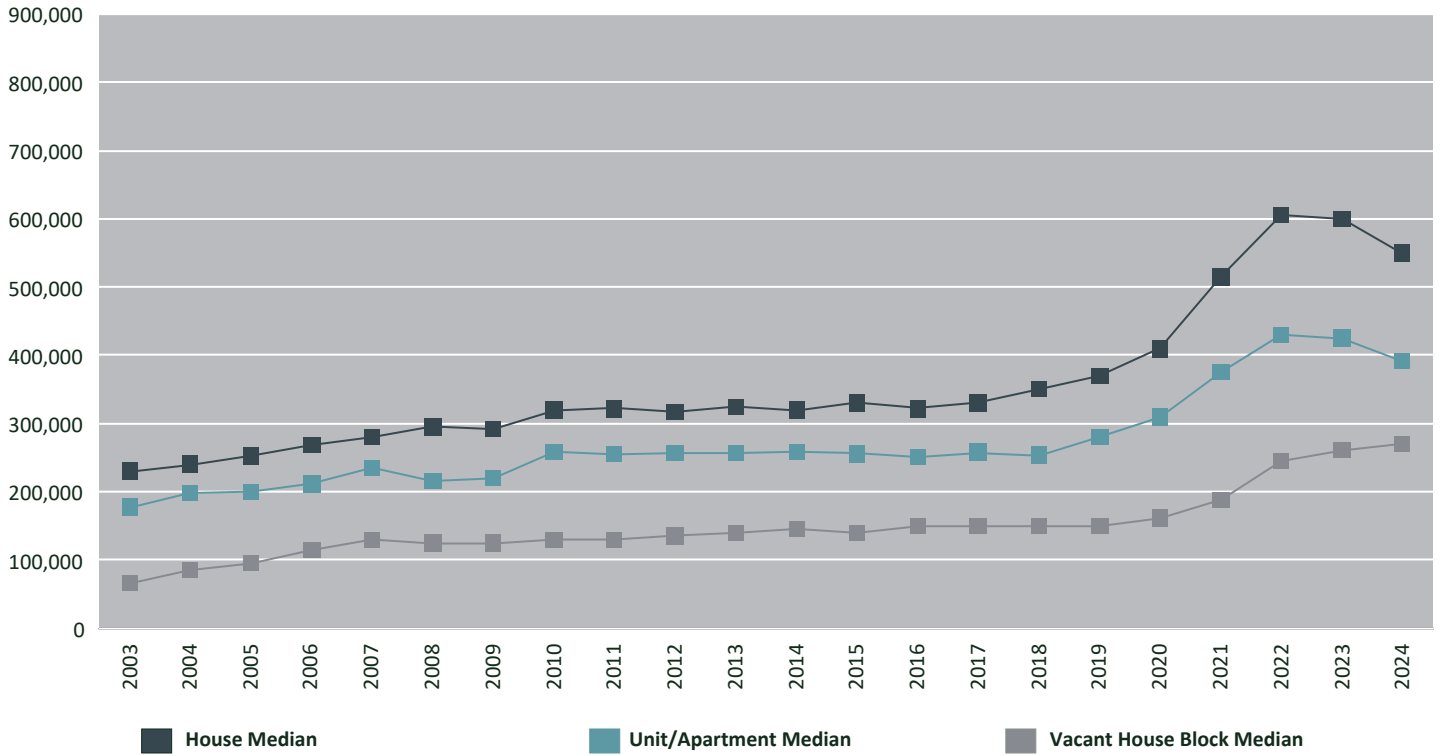
Wangaratta Rural City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	550000	550000	1100.00	500.00	ND	ND	500.00	1100.00
Dental Clinic	1	415000	415000	1155.99	359.00	ND	ND	359.00	1155.99
Fuel Outlet/Garage	1	315000	315000	222.30	1417.00	ND	80.77<	1417.00	222.30
Health Clinic Unsp	1	511500	511500	1097.64	466.00	93.00<	111.44<	466.00	1097.64
Hotel/Motel Unsp	2	2643700	2643700	731.04	3934.00	110.15<	ND	3934.00	672.01
LowRise Office Build	1	170000	170000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	1	490000	490000	729.17	672.00	ND	ND	672.00	729.17
Multi-Lvl Offic Unsp	1	615000	615000	3892.41	158.00	ND	ND	158.00	3892.41
Office Premises Uns	3	1166300	1150000	5380.57	979.50	127.78<	256.12<	979.50	1199.03
Pub/Tavern/Club Unsp	1	1650000	1650000	2796.61	590.00	166.67<	412.50<	590.00	2796.61
Retail Mult Occ Unsp	1	665500	665500	14788.89	45.00	64.14<	ND	45.00	14788.89
Retail Sgls Occ Unsp	7	411014	386100	1674.80	246.00	88.76<	96.53<	402.43	1021.33
Tourist Park/Caravan	1	640000	640000	80.00	8000.00	ND	ND	8000.00	80.00
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	28600	28600	3.06	9357.00	ND	ND	9357.00	3.06
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	1310714	830000	259.25	5268.00	175.11<	186.52<	5134.33	274.62
Ind Dev Site	6	620752	600000	174.79	3694.50	109.09<	368.89<	4121.33	150.62
OpenStorageUnspec	1	841500	841500	168.70	4988.00	ND	84.15<	4988.00	168.70
Warehouse Unspec	4	3783750	1990000	326.15	36800.00	180.91<	565.34<	36800.00	171.20
Warehouse/Factory	1	625000	625000	450.29	1388.00	ND	86.81<	1388.00	450.29
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	1047620	1004250	3.31	298316.50	106.27<	177.74<	362249.21	2.89
GenCrop >20ha Unspec	2	527500	527500	1.94	271901.50	48.77<	54.20<	271901.50	1.94
Horse Unspecified	1	752322	752322	1.73	434800.00	ND	100.31<	434800.00	1.73
Livestock – Beef	19	1959191	1450000	2.57	428500.00	91.00<	241.87<	809471.84	2.42
Livestock – Sheep	2	540000	540000	0.63	846566.50	56.84<	80.00<	846566.50	0.64
MixedFarm + infrast	1	1200000	1200000	5.86	204700.00	ND	ND	204700.00	5.86
MixedFarm&GrazUnsp	19	1905435	1650000	1.74	720000.00	110.00<	214.29<	869394.79	2.19
Vineyard	3	3626666	2645000	6.79	389700.00	173.44<	731.67<	1115862.67	3.25
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	650000	650000	NA	NA	ND	141.61<	NA	NA
Detached Home (New)	5	709000	715000	1009.89	708.00	113.49<	157.14<	721.20	983.08
Detached Home Unsp	317	540653	490000	474.29	700.00	96.08<	142.03<	884.75	612.44
Detached Home(exist)	32	758671	730000	980.10	628.50	100.34<	143.84<	769.63	985.77
Garage/Outbuild Res	1	462000	462000	674.45	685.00	ND	168.00<	685.00	674.45
Res/Rural Lstyle	69	865649	845000	23.75	20000.00	104.32<	139.67<	39380.72	21.98
ResLandWithImprovemt	1	1150000	1150000	752.13	1529.00	ND	498.92<	1529.00	752.13
Retire Village Unit	2	132000	132000	NA	NA	58.67<	116.56<	NA	NA
Semi-detached Unspec	1	435000	435000	NA	NA	47.80<	91.10<	NA	NA
Single Strata Unit	1	540000	540000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	36	411291	365000	NA	NA	107.35<	145.42<	NA	NA
Strata Unit/Flat Uns	3	403500	400000	NA	NA	98.16<	163.10<	NA	NA
Vac Res A	32	315206	280000	437.65	762.00	101.45<	184.21<	849.70	381.37
Vac Res B	5	322300	330000	136.92	2045.00	88.00<	185.92<	2346.40	137.36
Vac Res Rural Lstyle	26	516576	467500	29.65	10541.00	129.50<	217.44<	26253.88	19.68
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	1219000	1219000	274.74	4437.00	ND	ND	4437.00	274.74
Municipality totals									
Commercial Total			22			Commercial Total Prices			\$17,685,400
Community Services Total			1			Community Services Total Prices			\$28,600
Industrial Total			19			Industrial Total Prices			\$29,501,015
Primary Production Total			61			Primary Production Total Prices			\$103,061,921
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$1,219,000
Residential Total			532			Residential Total Prices			\$303,586,604
All Sales Total			636			All Sales Total			\$455,082,540

Warrnambool City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	533	229,990	236,677	180	177,450	187,441	271	65,000	68,838
2004	462	240,000	255,488	163	198,000	205,648	199	85,000	87,855
2005	603	252,000	271,703	166	200,000	220,557	191	95,000	97,137
2006	575	268,000	286,451	139	211,000	219,774	168	114,000	110,786
2007	559	280,000	301,858	176	235,000	280,147	186	130,000	132,898
2008	471	295,000	319,669	130	215,500	226,355	110	125,000	128,537
2009	576	292,000	310,730	166	220,000	224,664	254	125,000	132,140
2010	492	320,000	347,894	149	259,000	262,691	224	130,000	141,116
2011	430	322,000	340,596	128	255,000	276,091	186	130,000	134,869
2012	458	316,500	334,409	120	256,250	260,336	135	135,000	142,443
2013	448	325,000	341,442	125	257,000	294,410	143	139,900	143,767
2014	467	320,000	347,416	127	259,000	280,489	171	145,000	146,284
2015	561	330,000	349,805	138	255,750	265,896	152	140,000	142,623
2016	549	322,000	349,209	117	250,500	265,746	133	150,000	153,678
2017	594	330,000	354,386	154	257,500	276,352	147	150,000	159,375
2018	618	350,000	370,157	138	253,500	275,516	143	149,000	164,304
2019	542	370,000	399,050	172	279,500	305,158	233	150,000	194,665
2020	585	410,000	448,208	133	310,000	332,261	494	161,750	174,443
2021	654	515,000	562,053	139	375,000	396,741	427	188,000	201,696
2022	595	605,000	636,257	103	430,000	502,563	118	245,000	276,872
2023	494	600,000	649,212	101	425,000	475,779	92	260,000	317,306
2024	61	550,000	588,744	12	391,000	369,708	11	270,000	306,636

Statistics for 2024 are based on a small number of sales and are preliminary only.

Warrnambool City

Analysis of property sales for 2023

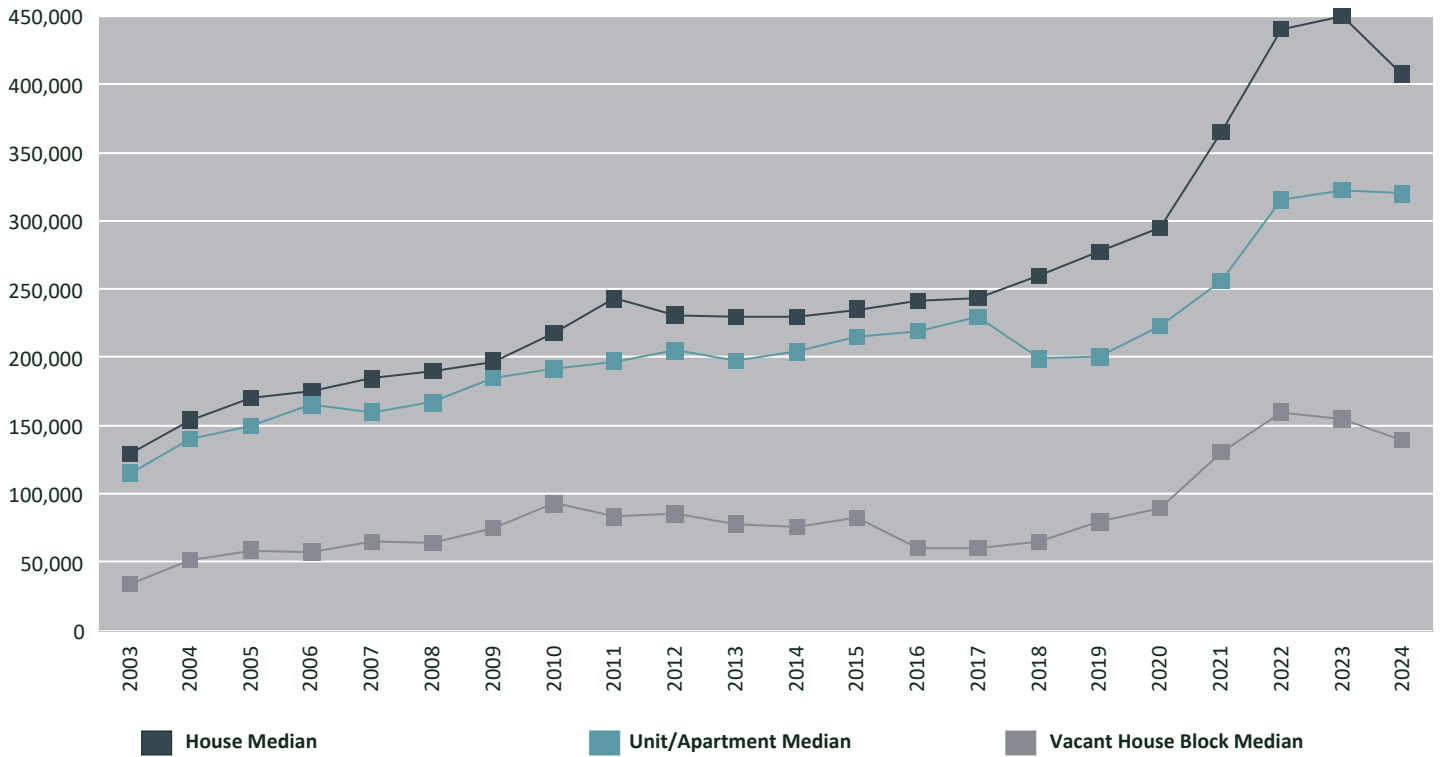
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	2	1166000	1166000	472.91	2637.50	ND	248.09<	2637.50	442.09
Ground Level Parking	1	700000	700000	965.52	725.00	ND	ND	725.00	965.52
Health Clinic Unsp	1	2300000	2300000	197.31	11657.00	ND	365.08<	11657.00	197.31
Health Surgery	1	869000	869000	2380.82	365.00	ND	579.33<	365.00	2380.82
Hotel/Motel Unsp	1	2600000	2600000	1237.51	2101.00	103.28<	123.81<	2101.00	1237.51
Mixed Use Unspec	2	737620	737620	619.99	1888.00	113.48<	177.74<	1888.00	390.69
Office Premises Unsp	4	2271875	1675000	6775.97	537.50	172.15<	285.11<	537.50	3097.67
Pub/Tavern/Club Unsp	3	3675000	3600000	6000.00	800.00	67.92<	1090.91<	794.33	4626.52
Retail Sgls Occ Unsp	11	528000	484000	3725.49	255.00	50.43<	122.53<	293.18	1800.93
Shopping Centre Unsp	1	63200000	63200000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	5	832725	750000	163.52	1957.00	87.45<	230.77<	1823.80	456.59
Ind Dev Site	7	1275550	944332	358.92	3890.00	150.97<	445.44<	5317.14	239.89
Warehouse Unspec	3	663333	680000	570.98	1373.50	106.04<	208.91<	1373.50	553.33
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Domestic Livestock Graz	2	6250000	6250000	24.84	258000.00	732.81<	565.57<	258000.00	24.22
Livestock – Beef	1	1300000	1300000	8.34	155800.00	86.67<	ND	155800.00	8.34
Mixed Farm & Graz Unsp	2	1875000	1875000	5.02	349616.50	128.21<	72.12<	349616.50	5.36
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	490	648348	600000	1009.69	671.00	99.63<	146.34<	726.54	896.82
Detached Home (exist)	3	818333	900000	568.18	1012.00	124.57<	ND	1917.00	426.88
Mis Imp Rural Land Unsp	1	900000	900000	124.12	7251.00	ND	ND	7251.00	124.12
Res Investment Flat	2	875000	875000	12500.00	100.00	ND	ND	100.00	12500.00
Res/Rural Lstyle	12	1304958	1085000	58.28	17148.50	111.86<	158.39<	30082.67	43.38
Semi-detached Unspec	1	565000	565000	3343.20	169.00	100.89<	148.68<	169.00	3343.20
Single Strata Unsp	83	458908	425000	57.14	6213.00	97.48<	140.50<	6213.00	57.14
Strata Unit/Flat Unsp	16	513400	406250	NA	NA	105.52<	123.11<	NA	NA
Vac Res A	87	297232	260000	393.34	661.00	107.49<	161.49<	646.33	461.27
Vac Res B	5	666600	645000	309.80	2082.00	109.79<	163.29<	2289.60	291.14
Vac Res Rural Lstyle	2	1150500	1150500	63.66	84000.00	151.38<	547.86<	84000.00	13.70

Municipality totals

Commercial Total	27	Commercial Total Prices	\$99,396,741
Industrial Total	15	Industrial Total Prices	\$15,082,475
Primary Production Total	5	Primary Production Total Prices	\$17,550,000
Residential Total	702	Residential Total Prices	\$416,817,501
All Sales Total	749	All Sales Total	\$548,846,717

Wellington Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	895	129,000	136,446	123	115,000	120,408	489	34,000	39,813
2004	797	154,000	163,734	121	140,000	144,708	324	51,500	54,189
2005	806	170,000	181,590	96	150,000	152,131	323	58,500	63,585
2006	712	175,000	190,816	106	165,000	162,712	318	57,500	72,444
2007	834	184,500	198,925	136	160,000	173,476	358	65,000	70,017
2008	690	190,000	214,557	112	167,000	173,203	215	64,000	71,515
2009	743	197,000	211,370	142	184,750	181,303	242	75,000	84,847
2010	617	218,000	234,528	126	191,250	190,547	310	92,875	92,727
2011	449	243,000	252,608	94	197,000	204,374	177	83,000	88,378
2012	496	231,000	241,719	73	205,000	210,144	137	85,000	89,419
2013	644	230,000	243,311	102	197,250	205,217	174	78,000	82,051
2014	614	230,000	245,063	87	204,000	209,518	242	75,750	79,204
2015	704	235,000	250,460	106	215,000	223,273	217	82,500	88,223
2016	732	241,350	263,278	88	218,750	218,736	236	60,000	75,437
2017	715	243,500	258,334	55	230,000	246,236	302	60,000	72,762
2018	824	260,000	278,426	79	199,000	208,646	338	64,750	78,283
2019	752	277,250	291,194	86	200,000	210,817	338	79,250	92,882
2020	881	295,000	311,100	94	222,750	231,555	476	89,500	99,123
2021	1,100	365,000	381,836	140	256,225	268,667	694	130,000	132,110
2022	751	440,000	451,217	109	315,000	336,959	257	160,000	172,945
2023	612	450,000	466,090	74	322,500	312,599	142	155,000	170,700
2024	70	407,500	432,700	15	320,000	317,933	24	139,000	155,881

Statistics for 2024 are based on a small number of sales and are preliminary only.

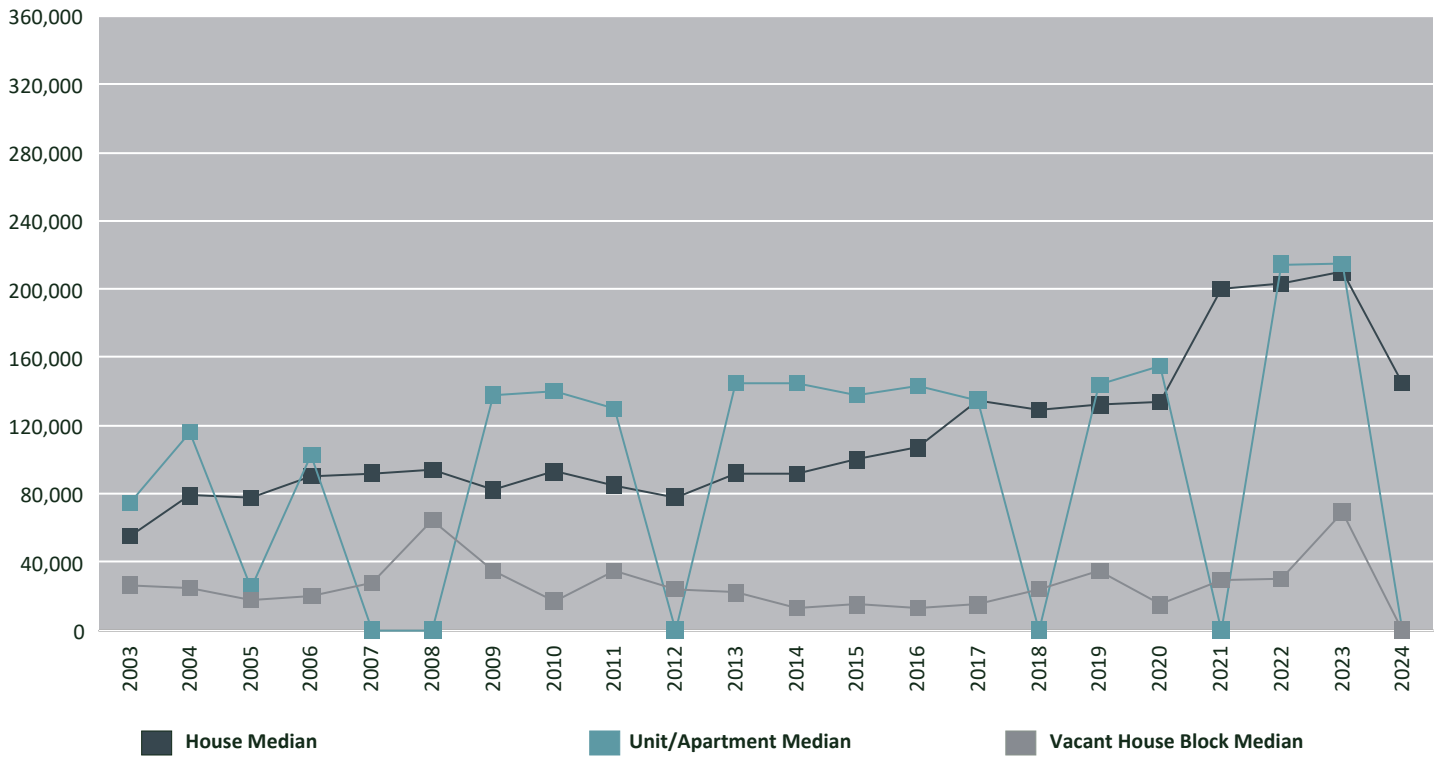
Wellington Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area (\$/SM)	Median Block size (SM)	Price-Indices (base is 100)		Mean Block size (SM)	Mean Price per Unit Area (\$/SM)
						2022	2018		
Commercial									
Dev Site	7	503856	450000	608.58	723.00	115.24<	146.34<	1783.43	282.52
Fuel Outlet/Garage	1	650000	650000	353.45	1839.00	ND	138.30<	1839.00	353.45
Mixed Use Unspec	3	3031587	604762	1028.51	588.00	84.36<	108.72<	3678.67	824.10
Multi Use FuelOutlet	1	219999	219999	591.40	372.00	7.33<	ND	372.00	591.40
Office Premises Unsp	4	665250	415500	830.14	429.50	92.33<	139.66<	591.00	1125.63
Pub/Tavern/Club Unsp	2	885000	885000	599.06	1555.50	147.50<	145.08<	1555.50	568.95
Retail Mult Occ Unsp	1	310000	310000	578.36	536.00	63.27<	140.27<	536.00	578.36
Retail Sgls Occ Unsp	6	373359	415000	1215.03	282.00	118.57<	128.68<	366.67	1018.25
Supermarket	2	1075000	1075000	2167.34	496.00	ND	ND	496.00	2167.34
Tourist Park/Caravan	1	2175000	2175000	7.51	289500.00	263.64<	ND	289500.00	7.51
Veterinary Clinic	1	374000	374000	665.48	562.00	ND	ND	562.00	665.48
Community Services									
Halls&Service Rooms	1	110000	110000	1.57	70140.00	36.07<	ND	70140.00	1.57
Place of Worship	1	115000	115000	53.19	2162.00	ND	30.63<	2162.00	53.19
Public,Ed,Health Imp	1	270000	270000	289.39	933.00	ND	ND	933.00	289.39
Vac Edu & Res Site	1	115000	115000	0.27	421900.00	ND	ND	421900.00	0.27
Industrial									
Concrete Batch Plant	1	280000	280000	97.63	2868.00	ND	ND	2868.00	97.63
Factory Unsp	3	435833	460000	250.68	1835.00	221.69<	164.29<	4606.00	94.62
Ind Dev Site	4	393525	388300	140.78	4096.50	80.06<	221.89<	5423.25	72.56
Warehouse Unspec	10	616300	467500	315.92	1745.50	127.21<	155.83<	3547.00	173.75
Infrastruc&Utilities									
ReservedRoads	1	1200000	1200000	4.69	255900.00	ND	ND	255900.00	4.69
Primary Production									
DomsticLivestockGraz	18	1143107	475877	2.01	389401.50	78.01<	95.18<	634387.61	1.80
GenCrop >20ha Unspec	2	4599999	4599999	8.02	632917.00	ND	1642.86<	632917.00	7.27
Livestock – Beef	12	907109	635000	1.91	251647.00	112.25<	130.93<	310258.42	2.92
Livestock – Dairy	11	2339700	1680000	4.33	326800.00	305.45<	219.61<	452395.20	3.87
Livestock – Sheep	1	300000	300000	3.10	96668.00	77.92<	ND	96668.00	3.10
MixedFarm + infrast	52	1262067	1042000	2.44	498250.00	97.79<	200.38<	789621.75	1.60
MixedFarm no infrast	5	684115	725000	3.62	302400.00	193.33<	426.47<	291121.20	2.35
MixedFarm&GrazUnsp	10	662909	550000	1.48	327700.00	78.01<	156.33<	446488.40	1.48
Native Bshland	1	180000	180000	0.70	255676.00	33.64<	78.60<	255676.00	0.70
Softwood Plantation	3	943333	900000	1.43	630200.00	240.00<	262.01<	2204950.00	0.43
Residential									
Aged Care Complex	1	18720000	18720000	943.07	19850.00	ND	ND	19850.00	943.07
Detached Home Unsp	604	464731	450000	659.39	785.50	102.27<	152.54<	891.08	520.33
Detached Home(exist)	8	568743	465000	143.66	2644.50	58.49<	112.05<	2567.50	221.52
Individual Flat	3	208500	158000	135.04	1170.00	ND	166.32<	1170.00	135.04
MisImpRuralLand Unsp	8	256875	268500	18.48	14355.00	103.27<	149.17<	73814.00	3.48
Res Land (WithBuild)	1	252500	252500	235.32	1073.00	ND	ND	1073.00	235.32
Res/Rural Lstyle	139	726573	700000	22.73	13200.00	100.00<	148.94<	31686.92	22.93
ResLandWithImprovemt	7	150285	150000	168.92	888.00	56.60<	178.57<	2167.43	69.34
Single Strata Unsp	59	339624	340000	1039.60	303.00	104.29<	146.24<	303.00	1039.60
Strata Dwelling	1	125000	125000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Unsp	12	186875	185000	45.83	3709.00	87.26<	143.97<	3709.00	45.83
Townhouse	2	363500	363500	NA	NA	67.31<	ND	NA	NA
Vac Res A	127	172200	156000	333.27	744.50	97.50<	179.31<	778.75	218.28
Vac Res B	15	158000	147500	85.99	2355.00	65.56<	134.09<	2543.93	62.11
Vac Res Englobo Oth	3	2192333	752000	19.89	37817.00	ND	245.27<	48670.00	45.04
Vac Res Rural Lstyle	37	314054	280000	8.85	10169.00	98.94<	169.70<	41161.30	7.63
Municipality totals									
Commercial Total			29	Commercial Total Prices			\$25,171,912		
Community Services Total			4	Community Services Total Prices			\$610,000		
Industrial Total			18	Industrial Total Prices			\$9,324,600		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$1,200,000		
Primary Production Total			115	Primary Production Total Prices			\$145,385,112		
Residential Total			1,027	Residential Total Prices			\$474,514,998		
All Sales Total			1,194	All Sales Total			\$656,206,622		

West Wimmera Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	43	55,000	74,235	2	74,750 [^]	74,750 [^]	30	26,500	28,885
2004	37	79,000	83,775	2	116,030 [^]	116,030 [^]	33	24,500	26,545
2005	48	77,500	96,760	1	25,000 [^]	25,000 [^]	18	17,750	27,666
2006	44	90,000	109,590	1	102,500 [^]	102,500 [^]	12	20,000	25,916
2007	48	92,000	109,500	0	0 [*]	0 [*]	9	28,000 [^]	35,000 [^]
2008	24	94,000	114,756	0	0 [*]	0 [*]	10	64,500	60,897
2009	46	82,000	102,695	2	138,100 [^]	138,100 [^]	13	35,000	41,048
2010	39	93,000	104,882	3	140,000 [^]	152,333 [^]	12	17,250	39,750
2011	35	85,000	97,557	2	130,000 [^]	130,000 [^]	9	35,000 [^]	65,033 [^]
2012	45	78,000	97,644	0	0 [*]	0 [*]	5	24,000 [^]	38,140 [^]
2013	47	92,000	110,255	4	145,000 [^]	143,500 [^]	11	22,000	39,886
2014	50	91,500	106,173	2	144,625 [^]	144,625 [^]	7	13,000 [^]	21,928 [^]
2015	46	100,000	118,423	3	138,000 [^]	140,333 [^]	11	15,000	14,954
2016	51	107,000	119,328	3	143,000 [^]	141,000 [^]	7	13,000 [^]	38,678 [^]
2017	45	135,000	133,906	1	135,000 [^]	135,000 [^]	7	15,000 [^]	13,142 [^]
2018	50	129,000	140,547	0	0 [*]	0 [*]	6	24,000 [^]	25,416 [^]
2019	49	132,000	139,588	1	144,000 [^]	144,000 [^]	7	35,000 [^]	29,785 [^]
2020	59	134,000	139,658	1	155,000 [^]	155,000 [^]	11	15,000	19,336
2021	67	200,000	190,702	0	0 [*]	0 [*]	11	29,205	42,618
2022	56	203,500	207,491	2	214,500 [^]	214,500 [^]	10	30,000	47,450
2023	42	210,000	216,428	1	215,000 [^]	215,000 [^]	4	69,500 [^]	66,000 [^]
2024	5	145,000 [^]	163,600 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]

Statistics for 2024 are based on a small number of sales and are preliminary only.

West Wimmera Shire

Analysis of property sales for 2023

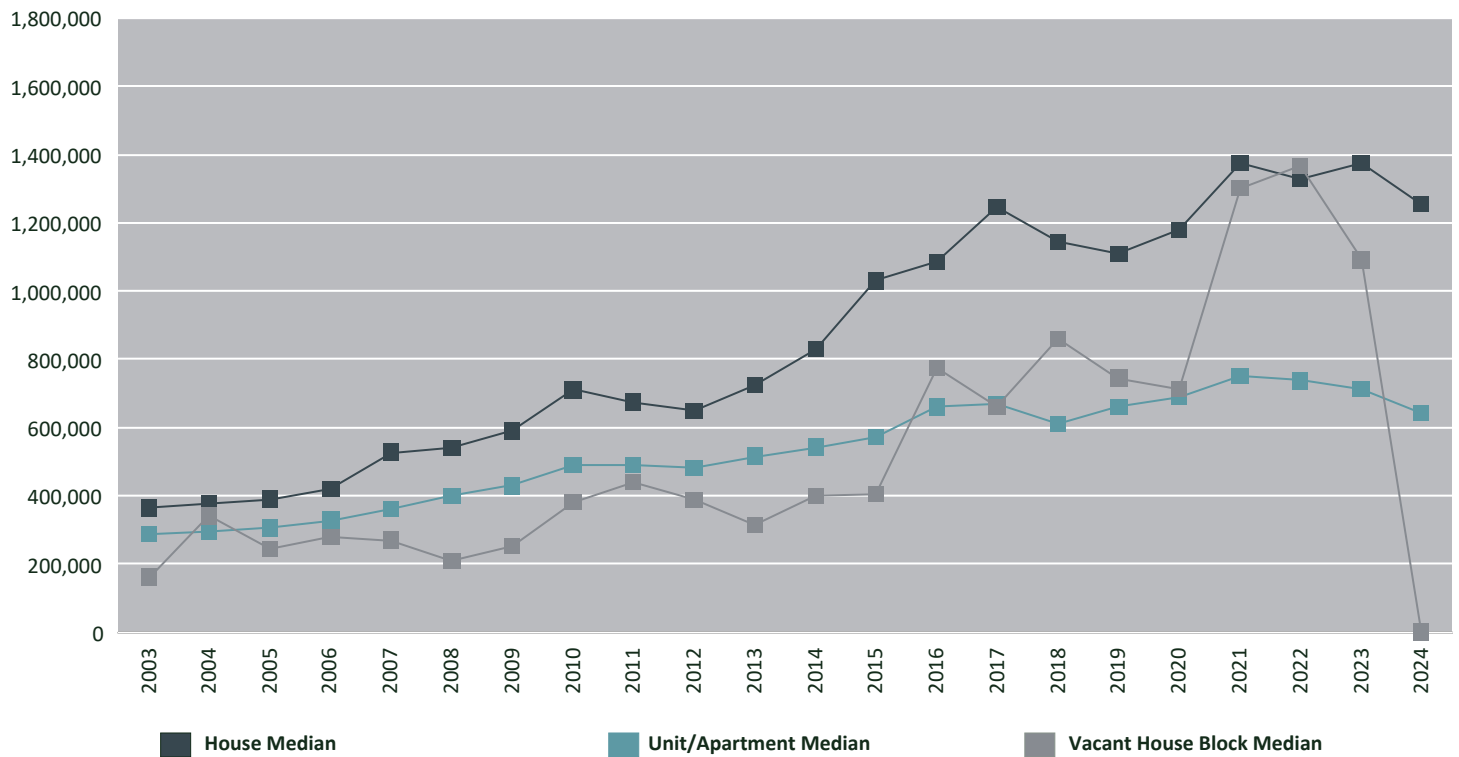
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Retail Sgls Occ Unsp	1	105000	105000	52.50	2000.00	105.00<	157.89<	2000.00	52.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	4	92750	79750	2.57	2448560.50	90.11<	ND	2440129.50	0.04
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
BusMaintenanceDepot	1	150000	150000	74.26	2020.00	ND	ND	2020.00	74.26
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	2065300	2065300	16.31	255536.50	1516.24<	679.21<	255536.50	8.08
GenCrop >20ha Unspec	12	3821104	2544167	3.24	922092.00	110.06<	219.96<	1223247.50	3.12
Livestock – Sheep	6	3416042	2948117	1.60	1306950.00	51.92<	218.38<	1734866.67	1.97
MixedFarm&GrazUnsp	16	2603687	2533000	1.80	1636850.00	209.54<	305.18<	3605462.50	0.72
Native Bshland	1	90000	90000	0.44	202300.00	ND	40.86<	202300.00	0.44
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	42	216428	210000	274.65	1010.50	103.19<	156.72<	1266.76	170.85
MisimpRuralLand Unsp	3	101666	105000	1.31	80000.00	91.30<	ND	78966.67	1.29
Res Land (WithBuild)	1	1240000	1240000	450.91	2750.00	ND	ND	2750.00	450.91
Res/Rural Lstyle	8	365625	402500	7.01	59550.00	121.97<	243.94<	65068.38	5.62
ResLandWithImprovemt	2	70000	70000	20.73	27341.00	184.21<	200.00<	27341.00	2.56
Strata Unit/Flat Uns	1	215000	215000	NA	NA	100.23<	138.71<	NA	NA
Vac Res A	2	62500	62500	124.69	802.00	183.82<	315.66<	802.00	124.69
Vac Res B	2	69500	69500	29.40	2365.50	267.31<	594.02<	2365.50	29.38
Vac Res Rural Lstyle	6	94083	80000	2.95	28300.00	143.56<	242.42<	35283.17	2.67

Municipality totals

Commercial Total	1			Commercial Total Prices	\$105,000
Industrial Total	4			Industrial Total Prices	\$371,000
Infrastruc&Utilities Total	1			Infrastruc&Utilities Total Prices	\$150,000
Primary Production Total	37			Primary Production Total Prices	\$112,229,108
Residential Total	67			Residential Total Prices	\$14,743,500
All Sales Total	110			All Sales Total	\$127,598,608

Whitehorse City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,166	363,250	393,322	1,094	286,500	306,947	7	160,000 ^	188,571 ^
2004	1,874	375,000	408,575	929	295,000	315,253	33	340,000	299,962
2005	1,939	390,000	434,400	1,075	305,000	318,809	25	244,000	257,976
2006	2,030	419,000	466,487	1,098	327,400	348,357	31	280,000	308,611
2007	2,184	526,250	585,664	1,548	360,000	379,386	44	269,000	276,863
2008	1,570	540,000	597,663	877	401,000	422,950	21	210,000	279,678
2009	2,031	590,000	651,016	1,365	430,000	437,863	46	252,500	300,846
2010	1,761	710,828	774,532	1,166	490,000	517,741	25	380,000	443,700
2011	1,681	675,000	752,876	1,154	489,000	503,309	30	439,000	675,373
2012	1,592	650,000	715,686	1,246	482,000	496,879	26	387,500	484,675
2013	2,044	725,000	793,226	1,620	515,000	525,250	23	315,000	447,734
2014	2,200	830,000	914,091	1,942	542,000	576,328	26	399,000	475,837
2015	2,354	1,030,000	1,146,246	2,425	572,500	609,786	28	404,000	501,380
2016	1,909	1,087,200	1,178,051	1,829	660,000	678,604	26	775,000	805,943
2017	1,887	1,246,000	1,339,374	1,975	670,000	721,114	9	661,000 ^	829,111 ^
2018	1,544	1,145,000	1,256,927	1,466	610,000	658,446	17	860,000	827,796
2019	1,609	1,110,000	1,197,967	1,593	662,500	693,975	27	745,000	754,943
2020	1,306	1,180,000	1,266,987	1,221	690,000	719,142	26	712,500	806,082
2021	2,060	1,375,000	1,468,617	2,022	750,000	790,188	29	1,300,000	1,338,052
2022	1,636	1,330,000	1,454,125	1,631	738,000	792,542	14	1,366,500	1,208,956
2023	1,578	1,376,000	1,484,469	1,697	711,061	765,668	18	1,092,500	1,264,222
2024	72	1,255,000	1,361,129	174	641,500	672,667	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

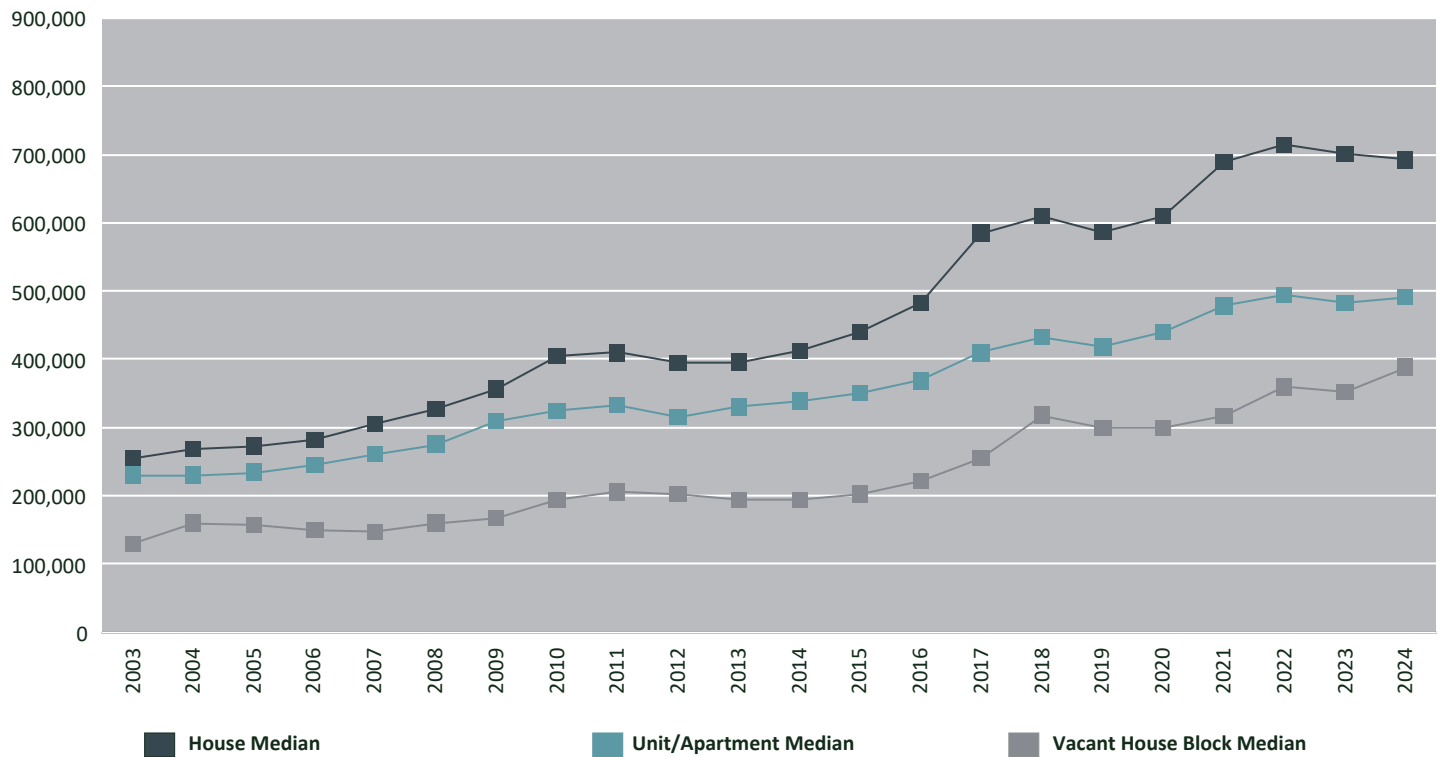
Whitehorse City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	2000000	2000000	7751.94	258.00	ND	ND	258.00	7751.94
Café	3	946666	810000	3145.30	448.50	169.28<	ND	448.50	2575.25
Dental Clinic	1	1228000	1228000	1684.50	729.00	ND	76.99<	729.00	1684.50
Dev Site	3	3881666	2035000	4357.60	467.00	39.36<	31.21<	441.67	8788.68
Ground Level Parking	1	7700000	7700000	7669.32	1004.00	ND	5363.98<	1004.00	7669.32
Health Clinic Unsp	4	1351000	1380000	2381.03	637.50	87.62<	72.63<	2622.25	515.21
Medical/Surgery	1	2450000	2450000	2637.24	929.00	140.00<	201.30<	929.00	2637.24
Mixed Use Unspec	7	1025952	980000	4331.95	201.00	80.39<	77.47<	1624.83	589.97
Nat Co Bulky Goods	1	31250000	31250000	1806.36	17300.00	ND	ND	17300.00	1806.36
Office Premises Uns	11	5819308	2598000	9716.98	530.00	293.56<	173.20<	1007.44	6384.40
Pub/Tavern/Club Unsp	1	2350000	2350000	268.05	8767.00	ND	ND	8767.00	268.05
Retail Mult Occ Unsp	4	17627500	1195000	2604.17	480.00	43.26<	27.40<	13608.00	1711.98
Retail Sgle Occ Unsp	7	1371841	1038000	2960.25	682.00	84.01<	115.01<	912.14	1503.98
Retail Store/Showrm	2	4205000	4205000	11657.73	344.50	50.85<	ND	344.50	12206.10
Serviced Apartments	1	319000	319000	NA	NA	76.87<	ND	NA	NA
Shop	13	841018	803236	2209.30	172.00	109.88<	117.78<	295.82	2842.42
Strata/Subdiv Office	4	868237	711500	NA	NA	55.80<	69.08<	NA	NA
Vehicle Sales Centre	2	11953500	11953500	4854.45	2651.00	503.31<	426.15<	2651.00	4509.05
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	6900000	6900000	4964.03	1390.00	243.22<	ND	1390.00	4964.03
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	710000	710000	5419.85	131.00	49.65<	151.87<	131.00	5419.85
Factory Unsp	18	2612539	1725000	2177.95	795.50	167.90<	171.64<	1594.00	1736.23
Garage/Motor Vehicle	1	12780000	12780000	11420.91	1119.00	734.48<	556.59<	1119.00	11420.91
Ind Dev Site	1	3663000	3663000	2713.33	1350.00	ND	ND	1350.00	2713.33
Office/Factory	1	2800000	2800000	222.52	12583.00	128.56<	353.76<	12583.00	222.52
OpenStorageUnspec	1	3800000	3800000	NA	NA	ND	2008.46<	NA	NA
Warehouse	3	2149166	1005000	875.00	5385.50	112.79<	ND	5385.50	529.66
Warehouse Store	4	262687	249000	43.60	4731.00	207.50<	173.46<	5587.33	47.77
Warehouse Unspec	21	1762292	1375000	3115.68	925.00	112.66<	154.80<	1104.13	1833.33
Warehouse/Office	7	1483446	1423400	5037.68	676.50	143.33<	221.78<	5617.00	283.47
Warehouse/Showroom	1	2880000	2880000	3972.41	725.00	102.67<	ND	725.00	3972.41
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Electric Substation	1	29700	29700	990.00	30.00	ND	ND	30.00	990.00
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	3	7441258	8897776	4848.92	1835.00	ND	ND	2489.00	2989.66
Boarding House	2	1550000	1550000	2413.68	642.50	99.73<	90.91<	642.50	2412.45
Cojoin Strata Unsp	4	1191250	1305000	NA	NA	220.25<	98.64<	NA	NA
Conjoined StrataUnit	5	605000	600000	NA	NA	91.25<	101.52<	NA	NA
Detached Home Unsp	1554	1488222	1380000	3474.44	626.00	103.15<	116.95<	645.25	2322.54
Detached Home(exist)	3	999333	1020000	1559.63	654.00	ND	116.57<	553.33	1806.02
Dorm Accom Unspec	1	250000	250000	NA	NA	ND	ND	NA	NA
Granny Flat/Studio	1	1251000	1251000	1405.62	890.00	ND	ND	890.00	1405.62
Half Pair or Duplex	10	1333850	1267500	3156.25	491.50	119.58<	136.22<	608.88	2314.93
Individual Car Park	2	2750	2750	NA	NA	275000.00<	11.00<	NA	NA
OYO Cluster Unit	5	771100	760000	NA	NA	89.94<	82.95<	NA	NA
OYO Strata Flat	25	443855	406000	NA	NA	100.00<	91.75<	NA	NA
OYO Sub Dwelling	66	1117748	1070000	NA	NA	109.46<	117.45<	NA	NA
OYO Sub Unit	6	1131583	1143000	NA	NA	136.89<	134.08<	NA	NA
OYO Subdivided Flat	399	516609	500000	290.16	2062.50	105.26<	106.27<	2533.75	214.29
OYO Unit	176	1079375	1084000	895.38	939.00	105.24<	118.47<	939.00	894.57
Res Land (WithBuild)	33	1876550	1650000	1900.11	921.00	100.61<	100.92<	980.18	1914.49
Res/Rural Lstyle	1	3495000	3495000	647.70	5396.00	107.37<	87.16<	5396.00	647.70
Retire Village Compl	1	465000	465000	NA	NA	ND	ND	NA	NA
Retire Village Unit	27	551879	550000	NA	NA	116.40<	95.24<	NA	NA
Semi-detached Unspec	11	1223454	1211000	3246.65	373.00	132.06<	127.55<	401.40	3224.22
Single Strata Unsp	637	883709	845000	1829.65	634.00	101.14<	106.29<	731.33	1340.02
Strata Unit/Flat Uns	338	634026	599750	558.80	1301.00	97.52<	99.17<	1372.00	558.60
Townhouse	7	902214	810000	NA	NA	95.29<	163.64<	NA	NA
Vac Res A	18	1264222	1092500	1801.35	671.50	79.95<	153.33<	760.00	1755.73
Vac Res Rural Lstyle	1	14850000	14850000	2001.08	7421.00	ND	ND	7421.00	2001.08
Villa Unit	2	750000	750000	NA	NA	78.95<	164.84<	NA	NA
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Tennis Club	1	2471000	2471000	1413.62	1748.00	ND	ND	1748.00	1413.62
Municipality totals									
Commercial Total			67	Commercial Total Prices			\$265,216,128		
Community Services Total			1	Community Services Total Prices			\$6,900,000		
Industrial Total			59	Industrial Total Prices			\$128,549,231		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$29,700		
Residential Total			3,338	Residential Total Prices			\$3,772,254,811		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$2,471,000		
All Sales Total			3,467	All Sales Total			\$4,175,420,870		

Whittlesea City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,962	254,500	271,124	347	230,000	228,244	1,365	130,000	137,639
2004	1,733	268,000	281,000	308	230,000	227,462	942	160,000	160,125
2005	1,860	273,000	291,162	317	234,000	234,943	1,218	157,250	158,242
2006	1,828	282,492	302,164	352	245,000	254,504	1,504	150,000	151,725
2007	2,237	305,000	320,749	565	261,000	278,981	2,563	148,000	152,292
2008	2,282	326,725	335,524	456	275,000	278,273	2,433	160,000	166,226
2009	2,805	357,000	366,015	630	309,000	320,679	3,974	167,000	174,274
2010	2,438	405,000	419,154	587	325,000	332,763	3,838	194,500	202,114
2011	2,175	410,000	423,443	614	332,750	345,810	2,339	205,000	211,729
2012	2,118	395,000	414,828	557	315,000	324,527	1,765	201,500	205,788
2013	2,533	396,000	418,933	620	330,000	341,649	1,997	194,000	203,250
2014	2,660	412,500	437,754	773	339,500	342,401	2,545	194,000	213,177
2015	3,168	440,000	467,984	794	349,900	353,380	2,446	203,000	211,770
2016	3,115	483,000	507,492	863	369,000	375,274	2,988	221,000	229,700
2017	3,380	585,000	598,200	777	410,000	411,531	3,312	255,250	267,903
2018	2,783	610,000	629,448	583	432,500	434,152	1,732	318,000	322,497
2019	2,700	586,500	606,640	422	417,500	428,180	1,224	300,000	310,981
2020	2,652	610,000	627,480	450	440,000	447,566	2,609	300,000	304,023
2021	3,860	690,000	718,920	778	478,250	486,173	3,884	317,000	320,197
2022	3,232	715,000	760,233	586	495,000	522,851	1,010	359,000	363,374
2023	3,304	701,000	734,445	611	483,000	489,633	644	352,500	359,054
2024	345	692,500	703,692	83	490,000	508,563	57	388,000	373,671

Statistics for 2024 are based on a small number of sales and are preliminary only.

Whittlesea City

Analysis of property sales for 2023

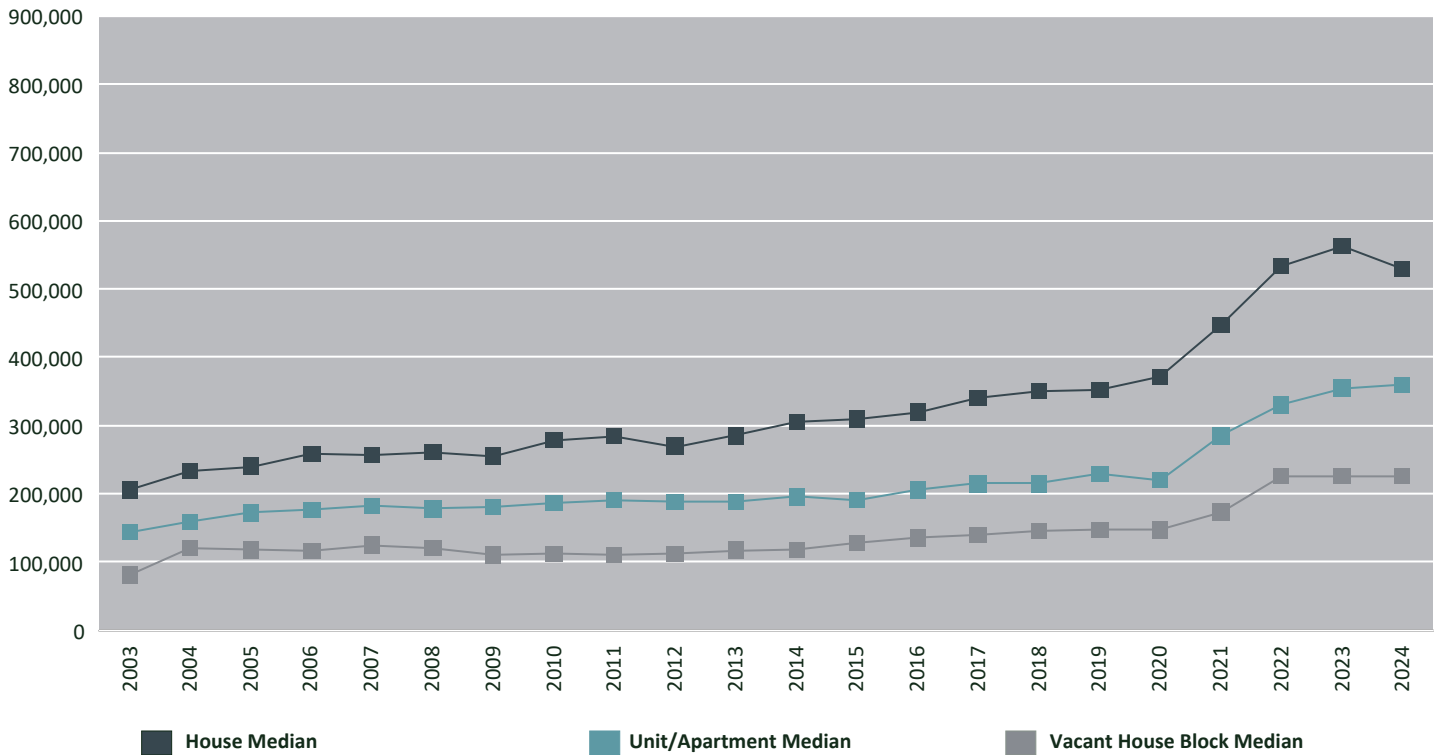
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
CarPark – OpenAir	1	639540	639540	NA	NA	ND	ND	NA	NA
Dev Site	3	4938633	6070900	290.56	20894.00	338.59<	394.21<	15464.67	319.35
Fuel Outlet/Garage	1	6756000	6756000	2137.30	3161.00	ND	163.19<	3161.00	2137.30
Health Clinic Unsp	1	101000000	101000000	NA	NA	12546.58<	11896.35<	NA	NA
Licensed Restaurant	1	3300000	3300000	1503.42	2195.00	ND	ND	2195.00	1503.42
LowRise Office Build	1	1452000	1452000	6540.54	222.00	150.00<	ND	222.00	6540.54
Medical/Surgery	2	1694118	1694118	1735.75	898.00	ND	477.22<	898.00	1886.55
Mixed Use Unspec	1	955000	955000	9009.43	106.00	100.74<	179.93<	106.00	9009.43
Office Premises Uns	2	862500	862500	995.95	7737.00	50.74<	125.00<	7737.00	111.48
Reception/Function	1	6000000	6000000	1398.93	4289.00	ND	ND	4289.00	1398.93
Restaurant	1	685415	685415	12.85	53359.00	ND	54.66<	53359.00	12.85
Retail Mult Occ Unsp	5	1457240	1400000	9545.77	88.50	11.31<	200.00<	88.50	9548.02
Retail Sgle Occ Unsp	8	2498750	1167500	1444.24	4937.50	97.29<	145.35<	5821.83	245.34
Shop	8	988625	850000	6374.83	194.00	128.79<	94.44<	166.63	5933.23
Shop & Dwelling	1	462500	462500	683.16	677.00	55.72<	41.48<	677.00	683.16
Strata/Subdiv Office	7	448357	440000	73.81	6259.00	120.55<	109.59<	13277.80	29.74
Vehicle Sales Centre	1	672000	672000	2232.56	301.00	ND	3.80<	301.00	2232.56
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	3818990	3818990	2216.48	1723.00	88.40<	ND	1723.00	2216.48
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	13	2580500	1200000	2663.56	439.00	154.52<	268.01<	1142.75	2293.19
Ind Dev Site	11	3207360	2259895	1205.26	2738.00	46.41<	122.65<	11046.45	290.35
Warehouse	7	521142	508000	3858.27	127.00	69.54<	29.79<	131.00	3978.19
Warehouse Store	2	419750	419750	3407.41	135.00	ND	162.38<	135.00	3407.41
Warehouse Unspec	12	4801749	702500	2798.34	3373.50	92.43<	121.12<	7592.50	1174.77
Warehouse/Factory	55	1661678	925000	1623.02	661.00	94.87<	103.93<	1565.61	1206.76
Warehouse/Office	30	977348	676594	3000.00	200.00	112.77<	84.84<	2405.93	417.03
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	101666666	10000000	108.59	920905.00	2777.78<	3809.52<	3024368.33	33.62
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	16	615353	602000	NA	NA	118.04<	134.38<	NA	NA
Conjoined StrataUnit	25	556460	540000	NA	NA	95.62<	108.65<	NA	NA
Detached Home (New)	38	757938	707500	1797.69	393.00	89.56<	114.48<	393.13	1927.95
Detached Home Unsp	3232	735354	702500	1545.76	448.00	98.25<	115.16<	464.65	1586.10
Detached Home(exist)	4	674500	668000	1393.42	532.50	ND	ND	757.25	890.72
Half Pair or Duplex	2	605000	605000	3548.39	155.00	ND	ND	155.00	3548.39
Nursing Home	1	6776000	6776000	1673.50	4049.00	ND	ND	4049.00	1673.50
OYO Strata Flat	103	368417	368000	NA	NA	100.82<	101.66<	NA	NA
Res Land (WithBuild)	3	788333	685000	1028.37	564.00	91.33<	232.20<	625.00	1261.33
Res/Rural Lstyle	40	1547651	1439000	166.52	9220.00	92.24<	139.71<	24402.45	63.42
Retire Village Unit	2	344750	344750	NA	NA	99.93<	110.76<	NA	NA
Semi-detached Unspec	29	617031	595000	3539.16	159.00	103.48<	122.68<	165.64	3449.75
Sep House&Curtilage	1	3100000	3100000	5615.94	552.00	ND	103.33<	552.00	5615.94
Single Strata Unit	278	481874	480000	3215.69	153.00	100.42<	112.94<	153.00	3215.69
Single Strata Unsp	71	537510	540000	NA	NA	96.43<	117.39<	NA	NA
Special Accommm Res	3	1005500	1050000	1806.51	584.00	ND	203.88<	632.33	1590.14
Strata Unit/Flat Uns	47	511212	535000	5059.52	126.00	107.00<	116.56<	128.50	5071.98
Townhouse	68	587665	539000	NA	NA	101.70<	99.81<	NA	NA
Vac Res A	643	358135	352500	1120.00	350.00	98.19<	117.50<	345.77	1037.55
Vac Res B	1	950000	950000	401.18	2368.00	128.38<	211.11<	2368.00	401.18
Vac Res Rural Lstyle	20	993246	540000	37.68	8094.00	67.88<	79.41<	26484.10	37.50

Municipality totals

Commercial Total	45	Commercial Total Prices	\$180,175,291
Community Services Total	1	Community Services Total Prices	\$3,818,990
Industrial Total	130	Industrial Total Prices	\$251,648,714
Primary Production Total	3	Primary Production Total Prices	\$305,000,000
Residential Total	4,627	Residential Total Prices	\$3,054,034,151
All Sales Total	4,806	All Sales Total	\$3,794,677,146

Wodonga City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	745	205,000	216,418	155	144,000	141,384	375	80,300	88,531
2004	653	233,000	245,093	133	159,000	170,182	96	120,000	116,304
2005	668	240,000	259,095	145	172,000	182,952	169	117,500	121,023
2006	643	258,000	273,366	137	177,000	188,142	176	116,500	120,991
2007	680	257,000	283,519	160	182,875	196,415	181	125,000	129,041
2008	540	260,000	276,297	122	178,000	184,527	157	120,000	125,654
2009	618	255,500	276,317	143	180,000	189,405	430	109,625	111,451
2010	481	278,000	292,652	121	186,500	209,531	272	111,825	118,156
2011	519	284,000	295,742	96	189,875	194,353	264	110,000	117,066
2012	543	269,000	285,280	115	188,000	193,376	245	112,500	117,101
2013	653	285,000	299,602	121	188,000	199,192	295	117,000	124,396
2014	681	305,000	312,846	128	195,500	207,558	373	118,000	120,835
2015	686	310,000	319,355	146	190,000	197,905	331	128,000	133,925
2016	636	320,000	330,405	126	205,000	221,986	358	135,000	144,902
2017	736	340,000	349,267	103	215,000	225,150	419	140,000	146,334
2018	714	350,000	360,243	122	215,000	221,177	327	145,000	157,933
2019	643	352,000	371,251	118	229,000	239,795	321	148,000	161,369
2020	741	372,000	397,137	125	220,000	230,308	602	146,500	166,379
2021	916	448,000	477,667	163	285,000	293,237	418	173,500	197,340
2022	723	533,190	564,944	123	330,000	326,482	220	225,000	228,415
2023	625	562,500	582,064	128	355,000	372,723	270	225,000	252,935
2024	90	530,000	551,564	11	360,000	364,272	23	225,000	227,173

Statistics for 2024 are based on a small number of sales and are preliminary only.

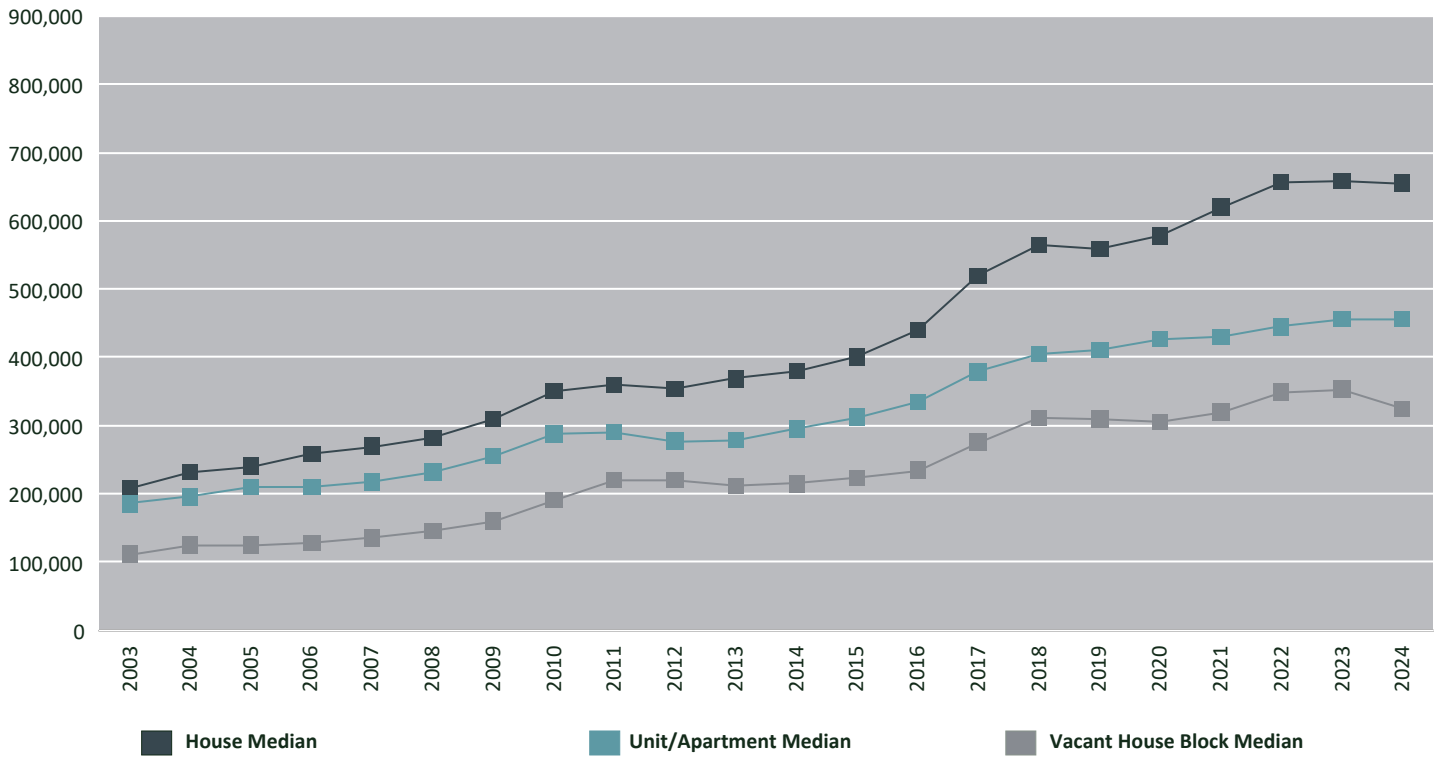
Wodonga City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Amusement Parks etc.	1	1375000	1375000	67.07	20500.00	ND	ND	20500.00	67.07
Com Land (Struct 0)	1	800000	800000	888.89	900.00	ND	ND	900.00	888.89
Dev Site	2	680350	680350	326.53	4411.00	21.13<	54.98<	4411.00	154.24
Health Clinic Unsp	2	1349385	1349385	1127.88	1824.00	168.67<	168.67<	1824.00	1127.88
Health Surgery	1	590000	590000	729.30	809.00	ND	ND	809.00	729.30
Hotel/Motel Unsp	1	4800000	4800000	1969.63	2437.00	161.62<	ND	2437.00	1969.63
Mixed Use Unspec	2	792750	792750	1745.23	520.50	137.87<	ND	520.50	1523.05
Motel	1	9250000	9250000	351.83	26291.00	513.89<	ND	26291.00	351.83
Multi-Lvl Offic Unsp	1	3205000	3205000	5341.67	600.00	ND	ND	600.00	5341.67
Office Premises Uns	4	2042000	1531500	1544.50	955.00	186.88<	295.94<	1379.75	1479.98
Retail Mult Occ Unsp	1	820000	820000	2887.32	284.00	38.14<	ND	284.00	2887.32
Retail Sgls Occ Unsp	4	712500	565000	685.68	1046.50	52.58<	77.93<	1181.50	603.05
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	350000	350000	463.58	755.00	ND	ND	755.00	463.58
Place of Worship	1	1300909	1300909	130.09	10000.00	120.68<	ND	10000.00	130.09
Private Hospital	1	5896800	5896800	141.07	41800.00	ND	ND	41800.00	141.07
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	15	2599466	1025000	588.24	2040.00	142.36<	241.18<	10921.00	268.87
Ind Dev Site	6	617150	290000	210.25	3113.00	13.43<	81.69<	6094.60	119.93
OpenStorageUnspec	1	280000	280000	18.92	14800.00	ND	ND	14800.00	18.92
Warehouse Unspec	6	1093500	779000	575.18	1721.50	83.16<	110.42<	7032.50	155.49
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	1310000	1280000	5.36	238700.00	10.67<	213.33<	252094.33	5.20
MixedFarm + infrast	1	2450000	2450000	4.95	495439.00	ND	ND	495439.00	4.95
MixedFarm&GrazUnsp	1	1375000	1375000	1.75	787100.00	ND	101.85<	787100.00	1.75
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	14	323285	273750	NA	NA	124.43<	179.51<	NA	NA
Detached Home Unsp	542	567553	548500	812.95	695.00	104.48<	148.24<	812.30	698.74
Detached Home(exist)	81	681802	652000	1075.44	623.00	103.49<	145.70<	708.69	962.06
Res/Rural Lstyle	26	1318711	1192500	153.37	6602.00	98.15<	145.43<	31821.62	41.44
ResLandWithImprovemt	1	250000	250000	445.63	561.00	ND	40.00<	561.00	445.63
Retire Village Compl	4	115750	115000	3243.24	37.00	ND	ND	37.00	3243.24
Semi-detached Unspec	2	475000	475000	2202.65	215.50	107.34<	131.94<	215.50	2204.18
Single Strata Unsp	97	376258	359500	NA	NA	105.74<	152.01<	NA	NA
Strata Unit/Flat Uns	17	393264	365000	1882.53	332.00	140.38<	174.64<	332.00	1882.53
Vac Res A	237	225905	225000	335.94	704.00	101.12<	155.17<	705.88	317.30
Vac Res B	33	447060	445000	228.95	2031.00	98.34<	134.85<	2107.30	212.15
Vac Res Rural Lstyle	4	617500	635000	17.14	28802.00	90.97<	115.98<	27194.00	22.71
Municipality totals									
Commercial Total			21			Commercial Total Prices			\$37,502,970
Community Services Total			3			Community Services Total Prices			\$7,547,709
Industrial Total			28			Industrial Total Prices			\$49,535,900
Primary Production Total			5			Primary Production Total Prices			\$7,755,000
Residential Total			1,058			Residential Total Prices			\$517,260,872
All Sales Total			1,115			All Sales Total			\$619,602,451

Wyndham City

Residential price statistics 2003 to 2024



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,325	207,000	233,615	422	185,500	195,222	4,330	111,050	119,456
2004	2,170	231,000	253,005	292	195,500	212,739	2,228	125,000	132,391
2005	2,291	240,000	260,623	310	210,000	234,435	2,469	125,000	131,671
2006	2,142	259,000	276,161	432	210,000	218,141	2,995	128,000	136,324
2007	3,001	269,000	294,272	555	217,000	236,236	4,676	135,000	143,858
2008	2,735	282,000	308,761	565	232,000	241,768	4,115	145,000	155,949
2009	3,299	309,000	329,327	870	255,000	257,580	6,299	160,000	168,442
2010	3,496	350,000	384,000	685	287,000	307,381	4,954	190,000	205,526
2011	3,014	360,000	393,903	495	290,000	291,541	2,391	220,000	229,302
2012	2,805	353,500	380,339	439	277,000	283,673	1,672	220,000	226,751
2013	3,000	369,000	390,914	519	278,000	290,164	2,448	212,250	225,258
2014	3,458	380,000	406,483	592	295,000	320,041	3,309	215,000	225,903
2015	4,447	400,000	430,398	725	312,000	330,371	5,118	224,000	234,005
2016	4,611	440,000	469,642	932	335,000	350,527	6,321	234,000	246,687
2017	5,106	520,000	545,648	1,000	378,500	379,634	7,877	275,000	280,141
2018	3,960	565,000	587,115	590	405,000	413,422	4,373	311,500	317,746
2019	3,712	558,450	579,316	442	410,750	421,821	2,509	310,000	316,970
2020	3,516	577,500	599,158	399	426,008	447,702	4,220	305,500	306,269
2021	6,089	620,000	654,608	692	430,550	444,955	7,146	320,000	324,905
2022	5,253	656,000	704,580	588	445,000	467,104	2,906	349,000	348,134
2023	5,093	658,000	695,651	530	455,000	475,308	1,079	353,000	368,521
2024	697	655,000	680,344	55	455,000	467,501	96	325,000	323,444

Statistics for 2024 are based on a small number of sales and are preliminary only.

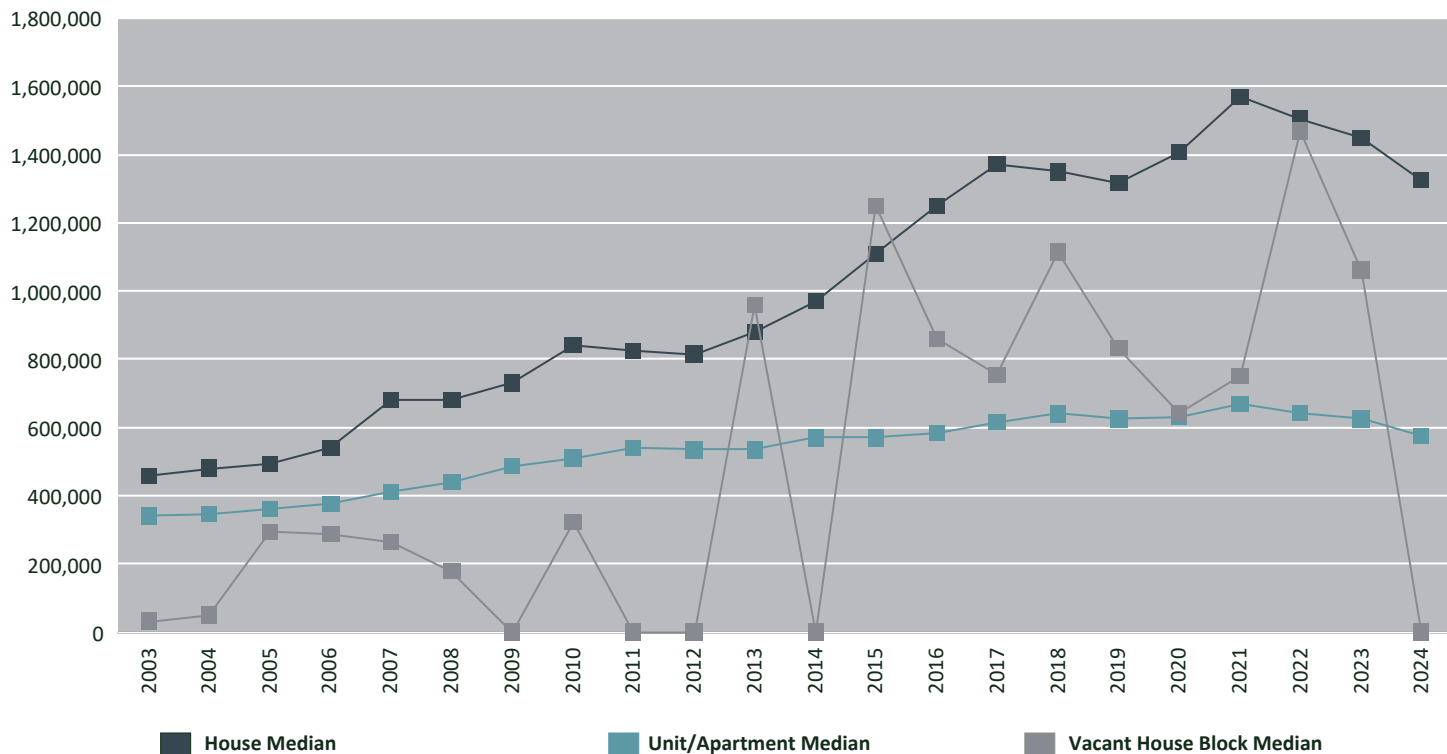
Wyndham City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Com Land (Struct 0)	1	1615000	1615000	1589.57	1016.00	33.91<	122.81<	1016.00	1589.57
Health Clinic Unsp	5	1325920	1250000	1236.40	1011.00	48.08<	96.23<	1026.60	1291.56
Health Surgery	1	1760000	1760000	1584.16	1111.00	ND	ND	1111.00	1584.16
Kiosk	1	935000	935000	923.91	1012.00	ND	ND	1012.00	923.91
Medical/Surgery	1	1750000	1750000	2078.38	842.00	225.81<	ND	842.00	2078.38
Mixed Use Unspec	2	787400	787400	1312.63	895.00	193.51<	107.86<	895.00	1312.63
Office Premises Uns	19	1002864	420000	94.56	4838.00	53.67<	86.24<	8698.00	129.98
Retail Mult Occ Unsp	2	8536202	8536202	3825.81	4095.50	1474.30<	3116.54<	4095.50	2084.29
Retail Sgle Occ Unsp	11	3365090	2200000	5621.47	372.50	244.44<	296.70<	1294.38	3037.18
Retail Store/Showrm	1	775000	775000	2777.78	279.00	ND	ND	279.00	2777.78
Shopping Centre Unsp	1	25050000	25050000	NA	NA	91.09<	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	8140000	8140000	3531.45	2305.00	ND	ND	2305.00	3531.45
Day Care Centre	1	7368000	7368000	2617.41	2815.00	137.57<	135.19<	2815.00	2617.41
NonGov School Unsp	1	14960000	14960000	219.69	68096.00	ND	ND	68096.00	219.69
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	49	1718439	850000	2478.63	468.00	110.39<	164.41<	1804.06	1132.33
Ind Dev Site	20	4885049	2700500	1100.00	2900.00	126.12<	306.88<	8142.32	626.49
Vac Englobo Land	1	125915190	125915190	1037.27	121391.00	ND	2707.85<	121391.00	1037.27
Warehouse Unspec	47	2945053	875000	1547.82	1809.00	106.06<	173.96<	7023.92	365.21
Warehouse/Factory	1	2035009	2035009	2846.17	715.00	ND	ND	715.00	2846.17
Warehouse/Office	2	997500	997500	1832.11	2607.00	ND	ND	2607.00	382.62
Warehouse/Showroom	1	700000	700000	4729.73	148.00	127.27<	48.28<	148.00	4729.73
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Reserve for Drainage	1	7150000	7150000	379.96	18818.00	14591.84<	ND	18818.00	379.96
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	100000000	100000000	115.72	864170.00	ND	ND	864170.00	115.72
MarketGardenVeg <20h	2	6500000	6500000	51.04	135350.00	228.07<	144.44<	135350.00	48.02
MixedFarm&GrazUnsp	1	4200000	4200000	20.77	202193.00	468.50<	142.37<	202193.00	20.77
Plant/Tree Nursery	1	1700000	1700000	65.46	25972.00	ND	ND	25972.00	65.46
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	15	496466	485000	2167.97	256.00	93.27<	107.91<	256.00	2167.97
Detached Home Unsp	5061	696390	660000	1565.32	444.00	100.02<	113.79<	458.37	1522.28
Detached Home(Comm)	1	1050000	1050000	1426.63	736.00	138.16<	ND	736.00	1426.63
Detached Home(exist)	1	1700000	1700000	425.00	4000.00	127.82<	266.46<	4000.00	425.00
Half Pair or Duplex	2	565000	565000	2342.21	243.50	ND	ND	243.50	2320.33
Individual Car Park	3	136166	12500	NA	NA	1250.00<	ND	NA	NA
Res Land (WithBuild)	21	631523	503000	1163.48	673.50	47.12<	63.87<	1001.40	647.19
Res/Rural Lstyle	16	2712500	2250000	327.85	5058.50	96.15<	135.54<	22489.19	120.61
Row House	1	485000	485000	NA	NA	ND	109.90<	NA	NA
Semi-detached Unspec	28	543139	542500	2783.56	202.00	97.48<	110.71<	324.54	1679.65
Single Strata Unit	1	500000	500000	NA	NA	ND	131.06<	NA	NA
Single Strata Unsp	475	473635	455000	3602.37	174.00	102.48<	105.84<	174.00	3505.75
Strata Unit/Flat Uns	33	484242	485000	NA	NA	108.38<	113.45<	NA	NA
Sub Div (EnGlobo)	1	4418213	4418213	347.89	12700.00	ND	ND	12700.00	347.89
Townhouse	6	501666	492500	NA	NA	109.44<	121.60<	NA	NA
Vac Res A	1076	361078	352000	964.29	350.00	100.86<	115.22<	355.50	1015.12
Vac Res B	3	3038000	2750000	1755.97	2221.00	ND	345.30<	2379.00	1277.01
Vac Res Englobo Oth	1	93301	93301	666.44	140.00	1.20<	1.57<	140.00	666.44
Vac Res Rural Lstyle	7	2278571	2000000	157.11	12730.00	90.48<	591.75<	38752.57	58.80
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Local Parks&Gardens	1	648500	648500	329.02	1971.00	ND	ND	1971.00	329.02
Municipality totals									
Commercial Total			45			Commercial Total Prices			\$113,232,225
Community Services Total			3			Community Services Total Prices			\$30,468,000
Industrial Total			121			Industrial Total Prices			\$450,967,234
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$7,150,000
Primary Production Total			5			Primary Production Total Prices			\$118,900,000
Residential Total			6,752			Residential Total Prices			\$4,271,082,927
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$648,500
All Sales Total			6,928			All Sales Total			\$4,992,448,886

Yarra City

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	1,106	459,450	507,712	1,030	340,000	363,015	4	31,250 ^	82,250 ^
2004	1,075	480,000	525,313	956	345,625	377,359	1	51,000 ^	51,000 ^
2005	1,127	495,000	544,166	967	360,000	384,887	3	295,000 ^	213,268 ^
2006	1,064	541,500	595,578	1,012	378,000	405,928	9	287,763 ^	286,001 ^
2007	1,102	680,000	775,674	1,332	411,500	450,622	10	265,000	258,075
2008	845	680,000	766,831	1,071	440,188	475,821	6	177,500 ^	201,833 ^
2009	936	730,000	813,320	1,713	485,000	525,818	0	0*	0*
2010	920	841,750	959,074	1,782	511,000	555,098	2	322,000 ^	322,000 ^
2011	864	824,500	932,986	1,456	540,000	595,504	0	0*	0*
2012	870	815,500	962,681	1,429	535,000	573,844	0	0*	0*
2013	881	881,000	1,003,015	2,126	535,000	588,340	2	957,500 ^	957,500 ^
2014	916	970,000	1,114,504	2,218	570,000	604,649	0	0*	0*
2015	845	1,110,000	1,226,794	2,172	570,000	623,265	3	1,250,000 ^	1,025,333 ^
2016	825	1,250,000	1,398,673	2,004	582,250	655,558	8	860,750 ^	759,033 ^
2017	812	1,370,500	1,544,369	2,164	615,000	710,160	3	755,000 ^	1,551,666 ^
2018	708	1,350,000	1,515,565	1,684	640,500	706,776	2	1,115,600 ^	1,115,600 ^
2019	697	1,316,335	1,431,366	1,255	625,000	758,443	2	833,500 ^	833,500 ^
2020	647	1,405,000	1,574,189	1,119	630,000	717,773	2	642,250 ^	642,250 ^
2021	1,101	1,570,000	1,796,251	1,665	669,000	806,077	3	750,000 ^	757,500 ^
2022	861	1,505,000	1,719,017	1,299	642,500	772,601	4	1,470,000 ^	1,337,125 ^
2023	789	1,450,000	1,632,311	1,425	625,000	725,210	2	1,060,500 ^	1,060,500 ^
2024	30	1,325,000	1,425,450	158	574,500	620,381	0	0*	0*

Statistics for 2024 are based on a small number of sales and are preliminary only.

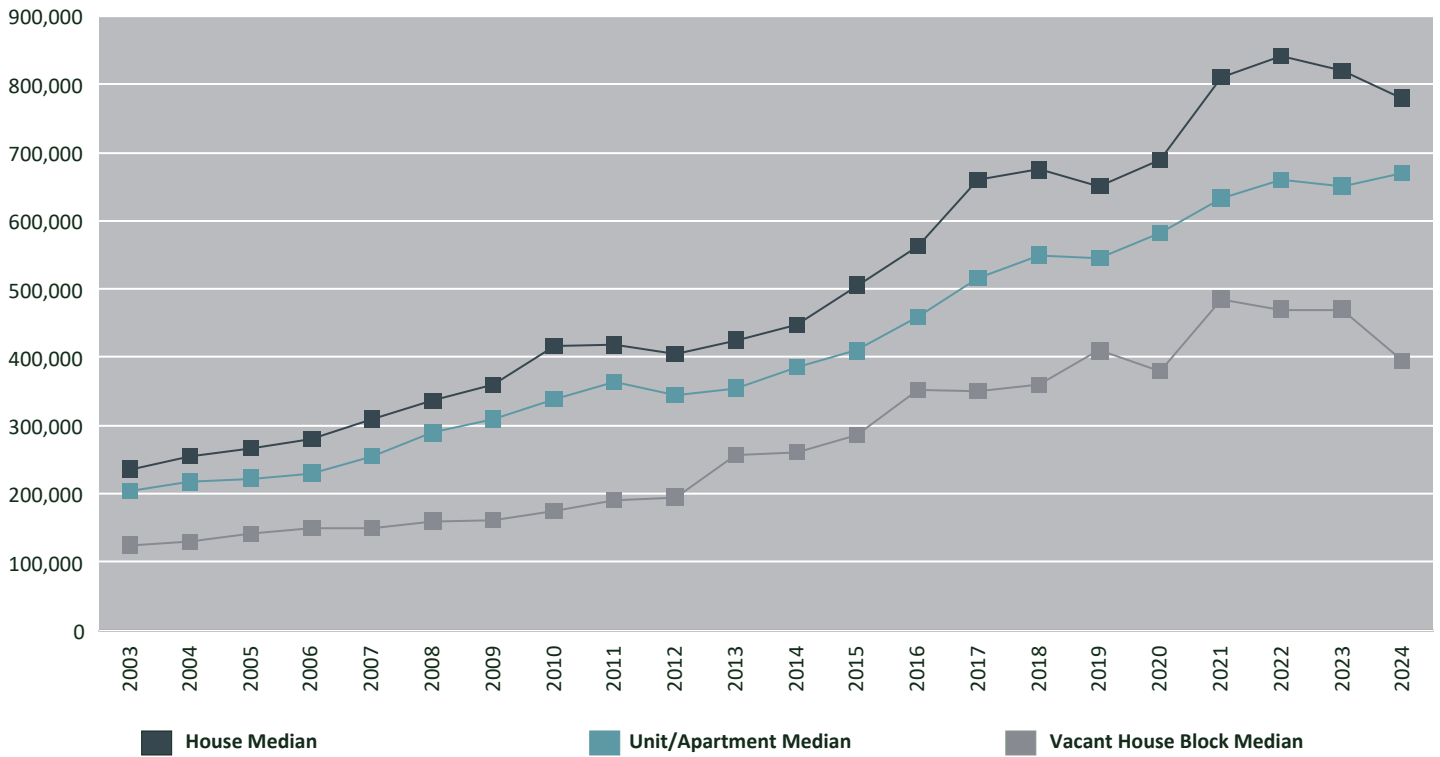
Yarra City

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Unsp	1	2900000	2900000	2832.03	1024.00	ND	ND	1024.00	2832.03
Dev Site	1	5900000	5900000	6448.09	915.00	618.12<	753.99<	915.00	6448.09
Ground Level Parking	1	1950000	1950000	NA	NA	ND	19.50<	NA	NA
Health Clinic Unsp	1	968000	968000	7622.05	127.00	41.14<	29.33<	127.00	7622.05
Mixed Use Unspec	3	2933333	2625000	9036.14	166.00	262.50<	124.41<	166.00	9036.14
National Co Rest	1	4807406	4807406	5596.51	859.00	ND	42.73<	859.00	5596.51
National Co Ret Unsp	1	31750000	31750000	5853.61	5424.00	ND	ND	5424.00	5853.61
Office Premises Unsp	58	2949654	1560000	1808.51	235.00	101.46<	128.66<	1126.92	2925.44
Pub	1	6315200	6315200	9496.54	665.00	122.51<	191.37<	665.00	9496.54
Pub/Tavern/Club Unsp	1	2200000	2200000	10138.25	217.00	122.02<	ND	217.00	10138.25
Restaurant	5	2276000	2000000	9756.10	205.00	102.15<	93.24<	3014.00	755.14
Retail Mult Occ Unsp	25	2626763	1420000	11038.96	154.00	94.87<	106.93<	583.78	4659.20
Retail Sgle Occ Unsp	44	2210212	1500000	9519.62	313.00	68.89<	112.39<	756.36	2923.97
Serv Apt/Unit Unsp	2	337500	337500	170.32	1732.00	43.27<	47.07<	1732.00	170.32
Supermarket	1	5900000	5900000	8183.08	721.00	178.11<	ND	721.00	8183.08
Veterinary Clinic	1	5100000	5100000	8095.24	630.00	100.00<	ND	630.00	8095.24
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	12	2553750	2240000	7152.21	338.50	66.80<	80.96<	371.75	6869.54
Garage/Motor Vehicle	1	1700000	1700000	7359.31	231.00	38.28<	96.32<	231.00	7359.31
Office/Factory	6	4437500	2922500	8040.62	305.00	53.14<	27.38<	404.00	10983.91
Warehouse Unspec	17	2579030	2300000	6102.15	419.00	53.34<	65.71<	462.67	6851.59
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	2337500	2337500	6917.95	330.50	111.31<	68.65<	330.50	7072.62
Cojoin Strata Unsp	3	825000	820000	NA	NA	107.33<	99.39<	NA	NA
Detached Home Unsp	249	1839061	1600000	4827.34	203.50	104.17<	105.26<	266.09	6983.65
Detached Home(exist)	2	1125000	1125000	8110.37	174.50	ND	84.48<	174.50	6446.99
Half Pair or Duplex	1	2117000	2117000	10276.70	206.00	ND	ND	206.00	10276.70
Individual Car Park	9	81701	1	NA	NA	100.00<	0.00<	NA	NA
OYO Sub Unit	991	643371	580000	763.27	452.00	100.09<	98.93<	452.00	763.27
OYO Unit	1	275000	275000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	3	1700000	1250000	3986.71	301.00	54.11<	ND	390.00	4358.97
Res/Rural Lstyle	2	1443999	1443999	273.42	5930.00	70.44<	162.25<	5930.00	243.51
ResLandWithImprovemt	3	193666	5500	1.17	4715.00	93.22<	220.00<	4628.33	41.84
Semi-detached	1	3630000	3630000	9758.06	372.00	ND	ND	372.00	9758.06
Semi-detached Unspec	536	1533526	1400000	8500.00	150.00	98.25<	103.70<	177.38	8678.25
Single Strata Unit	1	1326000	1326000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	16	562193	411250	NA	NA	71.90<	63.76<	NA	NA
Storage Area Res	1	5500	5500	1.10	5000.00	1.30<	ND	5000.00	1.10
Strata Unit/Flat Unsp	262	765525	633000	253.77	1527.00	82.21<	100.40<	1288.33	512.42
Townhouse	149	1217013	1100000	11686.05	86.00	99.55<	104.76<	86.00	11686.05
Vac Res A	2	1060500	1060500	6885.25	305.00	72.14<	165.12<	305.00	6885.25
Villa Unit	2	435000	435000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			147			Commercial Total Prices			\$422,644,029
Industrial Total			36			Industrial Total Prices			\$102,813,525
Residential Total			2,236			Residential Total Prices			\$2,337,423,951
All Sales Total			2,419			All Sales Total			\$2,862,881,505

Yarra Ranges Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	2,736	236,000	250,750	289	204,000	210,220	413	125,000	124,962
2004	2,536	255,000	271,919	319	217,000	233,457	226	129,988	135,568
2005	2,517	267,000	283,838	362	222,250	228,691	239	142,000	148,994
2006	2,357	280,000	298,675	348	230,000	233,681	290	150,000	164,940
2007	2,763	310,000	328,158	504	255,000	259,472	330	150,000	164,577
2008	2,215	336,000	350,940	404	289,000	288,475	233	160,000	166,580
2009	2,403	360,000	370,103	529	310,000	308,784	281	161,000	175,357
2010	2,307	416,000	432,849	446	338,475	333,223	221	175,000	192,170
2011	2,084	417,750	429,658	348	364,000	357,931	221	190,000	198,690
2012	2,066	405,000	417,622	343	345,000	341,103	201	195,000	208,129
2013	2,207	425,000	442,296	382	355,000	346,729	329	256,500	235,742
2014	2,435	448,000	464,562	494	385,000	379,532	370	261,000	262,018
2015	2,532	505,000	520,397	525	410,000	411,664	313	285,500	282,121
2016	2,283	563,000	574,788	464	460,000	454,923	273	352,000	316,581
2017	2,342	660,005	667,758	458	516,250	516,145	221	350,000	329,951
2018	2,064	675,000	695,690	357	550,000	539,948	159	360,000	366,794
2019	1,974	650,000	665,250	368	545,000	531,128	205	410,000	393,856
2020	1,810	690,000	715,237	455	582,000	570,979	293	380,000	393,394
2021	2,348	810,152	849,592	630	633,750	623,266	270	485,500	471,019
2022	1,855	841,000	886,458	496	660,000	655,520	119	470,000	466,953
2023	1,797	820,000	854,064	426	651,250	644,347	129	470,000	471,779
2024	159	780,000	814,140	50	670,000	644,805	16	395,000	451,312

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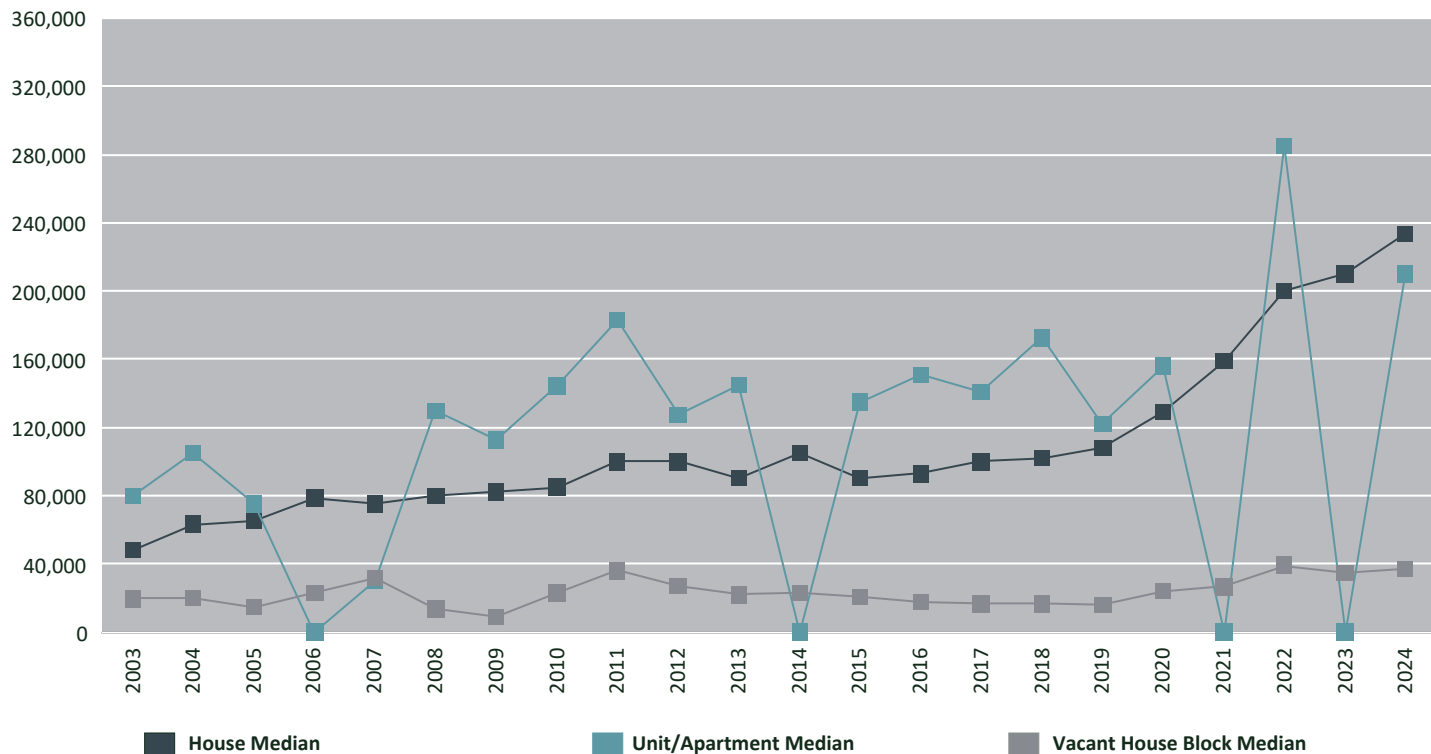
Yarra Ranges Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1100000	1100000	NA	NA	125.71<	73.33<	NA	NA
Conference/Convention	1	1600000	1600000	59.02	27109.00	ND	ND	27109.00	59.02
Dev Site	4	550625	531250	231.10	1536.00	33.31<	26.39<	17570.00	31.34
Health Clinic Unsp	1	797500	797500	1707.71	467.00	85.25<	92.89<	467.00	1707.71
Hotel/Motel Unsp	1	1790000	1790000	1568.80	1141.00	48.82<	85.24<	1141.00	1568.80
Mixed Use Unspec	1	560000	560000	430.77	1300.00	ND	20.66<	1300.00	430.77
National Co Ret Unsp	1	14380000	14380000	2084.06	6900.00	ND	338.35<	6900.00	2084.06
Office Premises Uns	2	325500	325500	NA	NA	32.55<	58.13<	NA	NA
Retail Mult Occ Unsp	2	1502500	1502500	NA	NA	56.34<	200.33<	NA	NA
Retail Sgle Occ Unsp	21	835087	505000	3982.45	203.00	107.39<	114.23<	516.90	1662.60
Serv Apt/Unit Unsp	1	1200000	1200000	957.70	1253.00	3000.00<	ND	1253.00	957.70
Community Services									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Fire Station	1	902000	902000	719.87	1253.00	ND	ND	1253.00	719.87
NonGov Combined	1	7205000	7205000	92.03	78292.00	ND	ND	78292.00	92.03
Place of Worship	2	968000	968000	298.33	3405.00	ND	ND	3405.00	284.29
Rural&Comm Camps	1	1595000	1595000	79.75	20000.00	ND	185.47<	20000.00	79.75
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	2758301	885000	1900.33	385.00	141.38<	206.44<	2808.72	985.58
Warehouse Unspec	9	800333	850000	2871.62	296.00	122.39<	198.83<	359.22	2227.96
Warehouse/Office	2	574000	574000	4155.56	180.00	260.91<	ND	180.00	4155.56
Infrastruc&Utilities									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Railway Line in use	1	359700	359700	66.45	5413.00	ND	ND	5413.00	66.45
Primary Production									
				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	999950	999950	3.73	268100.00	63.49<	156.24<	268100.00	3.73
Horse Unspecified	1	2800000	2800000	46.98	59600.00	ND	227.64<	59600.00	46.98
Livestock – Beef	1	1540000	1540000	11.77	130832.00	109.84<	ND	130832.00	11.77
Livestock – Dairy	1	2999999	2999999	116.39	25776.00	ND	ND	25776.00	116.39
MixedFarm&GrazUnsp	11	1578272	1430000	6.55	313000.00	68.10<	150.53<	311989.09	5.06
Native Bshland	3	998750	1200000	16.54	87172.00	ND	132.23<	87172.00	10.30
Orchard Plantations	1	1200000	1200000	12.12	99000.00	ND	ND	99000.00	12.12
Plant/Tree Nursery	2	1097500	1097500	23.22	55530.00	74.61<	121.94<	55530.00	19.76
Poultry broiler	2	2125000	2125000	27.57	77872.50	ND	ND	77872.50	27.29
Vineyard	4	6477500	4605000	31.95	244525.00	134.85<	234.35<	245087.50	26.43
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1050000	1050000	1130.25	929.00	ND	ND	929.00	1130.25
Cojoin Strata Unsp	5	711990	685000	NA	NA	133.01<	132.37<	NA	NA
Detached Home Unsp	1780	855982	820000	959.84	921.50	97.27<	118.52<	1139.34	753.58
Detached Home(exist)	6	771500	764500	662.35	1155.50	102.62<	98.65<	1986.33	388.40
Granny Flat/Studio	1	1180000	1180000	1365.74	864.00	ND	ND	864.00	1365.74
Individual Flat	2	743000	743000	681.57	917.00	80.32<	ND	917.00	681.57
MisimpRuralLand Unsp	4	663750	607500	216.92	22703.00	48.60<	74.09<	52390.00	12.67
Res Land (WithBuild)	43	863720	840000	861.24	1045.00	93.33<	108.88<	2799.60	308.52
Res/Rural Lstyle	276	1433073	1342500	118.56	12900.00	102.48<	131.62<	27079.69	52.91
ResLandWithImprovemt	4	352000	272500	283.08	960.50	68.13<	93.97<	1016.00	346.46
Retire Village Unit	19	510157	525000	NA	NA	102.69<	119.32<	NA	NA
Semi-detached Unspec	11	588783	592167	1776.38	406.00	90.23<	104.19<	674.25	835.87
Sep House&Curtilage	1	1700000	1700000	850.00	2000.00	128.79<	64.89<	2000.00	850.00
Single Strata Unsp	360	641395	650000	NA	NA	97.01<	112.07<	NA	NA
Strata Unit/Flat Uns	41	723094	705000	1243.65	591.00	99.51<	113.71<	591.00	1243.65
Sub Div (Multi Lot)	1	285000	285000	113.91	2502.00	ND	ND	2502.00	113.91
Townhouse	1	690000	690000	NA	NA	104.55<	112.75<	NA	NA
Vac Res A	119	482983	470000	529.50	661.00	100.00<	122.08<	745.69	626.35
Vac Res B	10	338450	357500	158.37	2432.00	103.62<	117.21<	2707.20	125.02
Vac Res Rural Lstyle	22	539059	490000	24.04	25442.50	65.33<	112.64<	36955.55	14.59
Sport/Hrtge/Cultural									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	8910000	8910000	1430.41	6229.00	ND	ND	6229.00	1430.41
Municipality totals									
Commercial Total			36	Commercial Total Prices			\$44,822,830		
Community Services Total			5	Community Services Total Prices			\$11,638,000		
Industrial Total			30	Industrial Total Prices			\$60,758,728		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$359,700		
Primary Production Total			27	Primary Production Total Prices			\$62,252,199		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$8,910,000		
Residential Total			2,707	Residential Total Prices			\$2,324,397,003		
All Sales Total			2,807	All Sales Total			\$2,513,138,460		

Yarriambiack Shire

Residential price statistics 2003 to 2024



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2003	137	48,000	54,732	3	80,000 [^]	77,666 [^]	38	19,625	23,240
2004	145	63,200	70,660	1	105,000 [^]	105,000 [^]	64	19,950	24,730
2005	140	65,000	76,509	4	75,000 [^]	87,750 [^]	38	14,500	25,313
2006	142	78,750	84,824	0	0 [*]	0 [*]	39	23,000	29,894
2007	144	75,000	86,503	1	30,000 [^]	30,000 [^]	33	31,500	37,719
2008	133	80,000	91,628	3	130,000 [^]	124,666 [^]	37	13,500	24,010
2009	121	82,000	89,533	4	112,500 [^]	113,562 [^]	40	9,101	23,068
2010	110	85,000	99,038	4	144,500 [^]	153,750 [^]	38	22,750	39,718
2011	114	100,000	109,389	4	182,750 [^]	187,500 [^]	29	36,000	52,408
2012	132	100,000	105,117	2	127,500 [^]	127,500 [^]	35	27,000	31,267
2013	130	90,000	105,512	1	145,000 [^]	145,000 [^]	17	22,000	28,576
2014	126	105,000	112,778	0	0 [*]	0 [*]	18	23,000	31,302
2015	129	90,000	104,928	1	135,000 [^]	135,000 [^]	17	21,000	32,617
2016	135	93,000	106,858	3	151,000 [^]	179,833 [^]	19	17,500	24,033
2017	133	100,000	109,313	2	140,750 [^]	140,750 [^]	21	16,500	26,500
2018	159	102,000	116,636	2	172,500 [^]	172,500 [^]	27	16,500	19,445
2019	125	108,000	120,007	4	122,000 [^]	131,000 [^]	29	16,300	27,320
2020	149	129,000	139,153	1	156,000 [^]	156,000 [^]	27	24,000	24,738
2021	157	159,000	167,303	0	0 [*]	0 [*]	36	26,750	39,830
2022	150	200,000	216,030	1	285,000 [^]	285,000 [^]	47	39,000	42,835
2023	99	210,000	212,571	0	0 [*]	0 [*]	28	35,000	39,408
2024	12	233,500	225,208	1	210,000 [^]	210,000 [^]	5	37,000 [^]	81,411 [^]

Statistics for 2024 are based on a small number of sales and are preliminary only.

Yarriambiack Shire

Analysis of property sales for 2023

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2022	2018		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	3	24000	25000	24.70	1012.00	20.66<	ND	896.00	26.79
Fuel Outlet/Garage	1	95856	95856	20.14	4760.00	59.91<	112.77<	4760.00	20.14
Mixed Use Unspec	1	350000	350000	NA	NA	175.00<	ND	NA	NA
Pub/Tavern/Club Unsp	1	120000	120000	59.29	2024.00	30.08<	71.64<	2024.00	59.29
Retail Sgle Occ Unsp	1	60000	60000	NA	NA	75.76<	48.00<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	297000	297000	44.33	6700.00	349.41<	ND	6700.00	44.33
Warehouse Unspec	1	360000	360000	1538.46	234.00	360.00<	409.09<	234.00	1538.46
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	269000	269000	14.01	19200.00	ND	ND	19200.00	14.01
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	26	2037832	1719975	1.61	1330500.00	105.37<	275.77<	1755837.12	1.16
MixedFarm&GrazUnsp	20	1883886	1914382	1.83	1423691.50	151.64<	306.87<	2849137.90	0.66
Piggery	1	230000	230000	0.50	461300.00	ND	ND	461300.00	0.50
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	98	212955	211000	126.29	1010.00	105.50<	163.57<	1081.08	197.09
Half Pair or Duplex	1	174900	174900	345.65	506.00	ND	120.62<	506.00	345.65
Res Land (WithBuild)	2	102500	102500	140.82	719.50	ND	683.33<	719.50	142.46
Res/Rural Lstyle	11	339818	370000	20.50	10000.00	145.10<	154.17<	33488.82	10.15
ResLandWithImprovemt	5	100177	68888	148.22	1012.00	105.98<	75.70<	3281.60	30.53
Vac Res A	24	39435	35000	47.00	1000.00	91.50<	142.86<	1073.96	36.01
Vac Res B	4	39250	26000	12.82	2035.50	65.00<	115.56<	2505.50	15.67
Vac Res Rural Lstyle	4	91750	92500	3.22	24989.50	236.91<	168.18<	34729.50	2.64
Municipality totals									
Commercial Total			7			Commercial Total Prices			\$697,856
Industrial Total			2			Industrial Total Prices			\$657,000
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$269,000
Primary Production Total			47			Primary Production Total Prices			\$90,891,372
Residential Total			149			Residential Total Prices			\$26,958,870
All Sales Total			206			All Sales Total			\$119,474,098