

Victorian Property Sales Report

June 2023 Quarter





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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 0.3 per cent from \$747,000 to \$749,300 in the June 2023 quarter, having decreased by 3.2 per cent in the previous quarter (December 2022 to March 2023). For the 12 months from June 2022 to June 2023, the median house price in Victoria decreased 6.3 per cent, from \$800,000 to \$749,300.

The median price of units in Victoria increased by 2.6 per cent from \$575,000 to \$590,000 in the June 2023 quarter, having decreased by 2.7 per cent in the previous quarter. The median price of units in Victoria for the June 2023 quarter was lower than the median price of houses. For the 12 months from June 2022 to June 2023, the median unit price decreased by 4.4 per cent from \$617,000 to \$590,000.

The metropolitan Melbourne median house price decreased by 0.6 per cent to \$845,000 in the June 2023 quarter and the median unit price increased by 2.5 per cent to \$605,000. For the 12 months to June 2023, median sales prices in metropolitan Melbourne decreased by 7.2 per cent for houses and 4.9 per cent for units.

In the June 2023 quarter, the median house price in country Victoria remained at \$575,000 and units increased by 1.2 per cent to \$420,000. Over the 12 months to June 2023, median sale prices in country Victoria decreased by 0.9 per cent for houses and units decreased by 0.1 per cent.

Of the 765 listed Victorian locations, 229 had median house price increases for the June 2023 quarter compared to 208 in the March 2023 quarter. Eleven localities recorded no change, 184 showed a decrease and 341 had insufficient sales.

The maximum number of house sales for the quarter was 304 in Tarneit and there were 19 locations with 100 or more sales in the June 2023 quarter.

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



Victorian Valuer-General, Robert Marsh PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending June 2023 indicates that the median house sale price increased by 0.3 per cent from \$747,000 to \$749,300. Metropolitan house prices decreased by 0.6 per cent to \$845,000 and country Victoria house prices remained at \$575,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to June 2023. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

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

The number of Victorian house sales so far recorded for the June 2023 quarter is 17,786. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the June 2023 quarter will be approximately 19,125. This is a 14.1 per cent increase from the number of sales in the March 2023 quarter and a 12.1 per cent

decrease on the same quarter the previous year (June 2022).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$850,000 in the March 2023 quarter to \$845,000 in the June 2023 quarter. This follows a 5 per cent decrease in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the June 2023 quarter compared to the March 2023 quarter (160 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 143 suburbs for the March 2023 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 87 shifted from showing a median price increase for the March 2023 quarter to a median price decrease for the June 2023 quarter. For example, Berwick increased by 3.9 per cent in the March 2023 quarter, while it decreased by 3 per cent in the June 2023 quarter. This compares to 68 metropolitan suburbs shifting from an increase in the December 2022 quarter to a decrease in the March 2023 quarter.

Conversely, 104 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2023 quarter to a median price increase in the June 2023 quarter. This compares to 96 metropolitan suburbs shifting from a decrease in the December 2022 quarter to an increase in the March 2023 quarter.

Thirty-three metropolitan suburbs with 10 or more sales showed decreases for both the March 2023 and June 2023 quarters. Significant examples include Northcote and Braybrook. This compares to 62 metropolitan suburbs in the December 2022 and March 2023 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Armadale, which had 15 sales and rose by 58.4 per cent (\$2,100,000 to \$3,327,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Murrumbeena, which had 18 sales and rose by 30 per cent to \$2,010,000.

For the quarter, Elwood had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 20 house sales and

its median house price decreased by 37.3 per cent, from \$2,912,500 to \$1,825,000.

South Melbourne experienced the second highest median price decrease in metropolitan Melbourne. It had 25 sales and its median price decreased by 30.7 per cent from \$2,245,000 to \$1,555,000.

Melton's median price of \$470,000 was the lowest for metropolitan suburbs in the June 2023 quarter. It had 42 sales and its median price increased by 2.2 per cent from the March 2023 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022– Jun 2023	% Change Mar 2023– Jun 2023
Ascot Vale	1,280,000	1,353,000	1,190,000	-7.0	-12.0
Bentleigh	1,786,500	1,870,000	1,649,900	-7.6	-11.8
Bentleigh East	1,525,000	1,420,000	1,448,000	-5.0	2.0
Brighton	3,650,000	3,275,000	3,360,000	-7.9	2.6
Brunswick	1,422,500	1,325,000	1,300,000	-8.6	-1.9
Caulfield South	2,017,500	1,910,000	1,710,000	-15.2	-10.5
Elwood	3,050,000	2,912,500	1,825,000	-40.2	-37.3
Footscray	1,020,000	855,000	856,300	-16.1	0.1
Hawthorn	2,275,000	2,820,000	2,410,000	5.9	-14.5
Kensington	1,240,500	1,000,000	1,095,000	-11.7	9.5
Malvern	3,320,000	3,050,000	2,950,000	-11.1	-3.3
Northcote	1,650,000	1,638,000	1,515,000	-8.2	-7.5
Preston	1,176,000	1,117,500	1,150,000	-2.2	2.9
Richmond	1,445,000	1,387,500	1,450,000	0.3	4.5
South Melbourne	1,846,300	2,245,000	1,555,000	-15.8	-30.7
South Yarra	2,285,000	2,582,500	2,065,000	-9.6	-20.0
Toorak	8,005,000	6,630,000	5,662,500	-29.3	-14.6
Williamstown	1,530,000	1,470,000	1,545,000	1.0	5.1



Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022– Jun 2023	% Change Mar 2023– Jun 2023
Balwyn	2,750,000	2,810,000	3,120,000	13.5	11.0
Blackburn	1,538,000	1,555,300	1,650,000	7.3	6.1
Box Hill North	1,301,500	1,271,000	1,311,000	0.7	3.1
Box Hill South	1,438,000	1,402,500	1,452,500	1.0	3.6
Burwood East	1,283,000	1,254,000	1,280,000	-0.2	2.1
Camberwell	2,650,500	2,815,000	2,260,000	-14.7	-19.7
Glen Iris	2,551,500	2,367,500	2,515,000	-1.4	6.2
Oakleigh South	1,200,000	1,090,000	1,105,000	-7.9	1.4
Surrey Hills	2,060,000	2,300,000	2,345,000	13.8	2.0

Western suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022– Jun 2023	% Change Mar 2023– Jun 2023
Altona	1,272,500	1,167,500	1,100,000	-13.6	-5.8
Braybrook	801,000	707,000	660,000	-17.6	-6.6
Deer Park	630,000	619,000	661,000	4.9	6.8
Keilor Downs	767,500	790,000	745,000	-2.9	-5.7
Keilor East	1,075,000	967,500	1,040,000	-3.3	7.5
St Albans	690,000	650,000	635,000	-8.0	-2.3
Sunshine North	760,000	720,000	710,000	-6.6	-1.4
Sunshine West	761,000	645,500	730,000	-4.1	13.1

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

Suburb	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022-Jun 2023	% Change Mar 2023-Jun 2023
Burnside Heights	796,200	740,000	760,000	-4.5	2.7
Caroline Springs	775,000	700,000	745,000	-3.9	6.4
Hoppers Crossing	640,000	623,500	600,000	-6.3	-3.8
Point Cook	788,000	765,000	775,000	-1.6	1.3
Sydenham	705,000	700,000	760,000	7.8	8.6
Tarneit	652,500	660,000	660,500	1.2	0.1
Taylors Hill	908,500	877,500	913,000	0.5	4.0
Werribee	615,000	600,000	614,000	-0.2	2.3

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

Suburb	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022-Jun 2023	% Change Mar 2023-Jun 2023
Bayswater	920,000	872,000	864,900	-6.0	-0.8
Bayswater North	855,800	870,000	815,000	-4.8	-6.3
Boronia	890,000	830,500	867,500	-2.5	4.5
Ferntree Gully	880,000	901,000	851,000	-3.3	-5.5
Heathmont	1,032,500	1,135,000	1,068,000	3.4	-5.9
Wantirna	1,033,500	1,024,000	1,230,000	19.0	20.1
Wheelers Hill	1,480,000	1,490,000	1,422,000	-3.9	-4.6

Country Victoria

Country Victoria's median house price showed no change, remaining at \$575,000 in the June 2023 quarter. Over the 12 months to June 2023, the median house price in country Victoria decreased by 0.9 per cent from \$580,000 to \$575,000.

The number of country Victoria house sales for the June 2023 quarter is expected to be 5,582, which is 14 per cent less than the June 2022 quarter.

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

Bendigo median house prices increased by 0.8 per cent, having decreased by 23.6 per cent in the previous quarter. Mildura increased by 4.7 per cent for the June 2023 quarter, having showed no change in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that seven of the 12 large towns had increases in median house prices in the June 2023 quarter compared to the

March 2023 quarter which showed increases in five of the 12 towns. For the 12 months from the June 2022 to June 2023 quarter, there were increases in five of the 12 towns.

Bairnsdale decreased by 2.9 per cent for the June 2023 quarter, having decreased by 1.5 per cent in the previous quarter. Wangaratta increased by 13.6 per cent and Sale increased by 1.3 per cent in the June 2023 quarter, having decreased by 7.9 per cent in the previous quarter.

The sample of seaside towns shows that three out of the nine towns had increases in their median house prices from the March 2023 to June 2023 quarters. Anglesea had insufficient sales for this quarter, having decreased by 8 per cent during the previous quarter. Cowes West's median house price increased by 1.3 per cent for the June 2023 quarter, having decreased by 7.6 per cent in the previous quarter. Venus Bay had insufficient sales for the March 2023 quarter and therefore unable to report any change for June 2023.

Regional cities

Suburbs in regional cities	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022-Jun 2023	% Change Mar 2023-Jun 2023
Ballarat Central	650,000	605,000	607,500	-6.5	0.4
Bendigo	720,000	540,000	544,300	-24.4	0.8
Geelong West	935,000	1,010,000	840,000	-10.2	-16.8
Horsham	380,000	399,000	407,000	7.1	2.0
Mildura	405,000	430,000	450,000	11.1	4.7
Shepparton	440,000	450,000	420,000	-4.5	-6.7
Warrnambool	620,000	620,000	599,500	-3.3	-3.3
Wodonga	519,000	500,100	529,000	1.9	5.8



Large towns

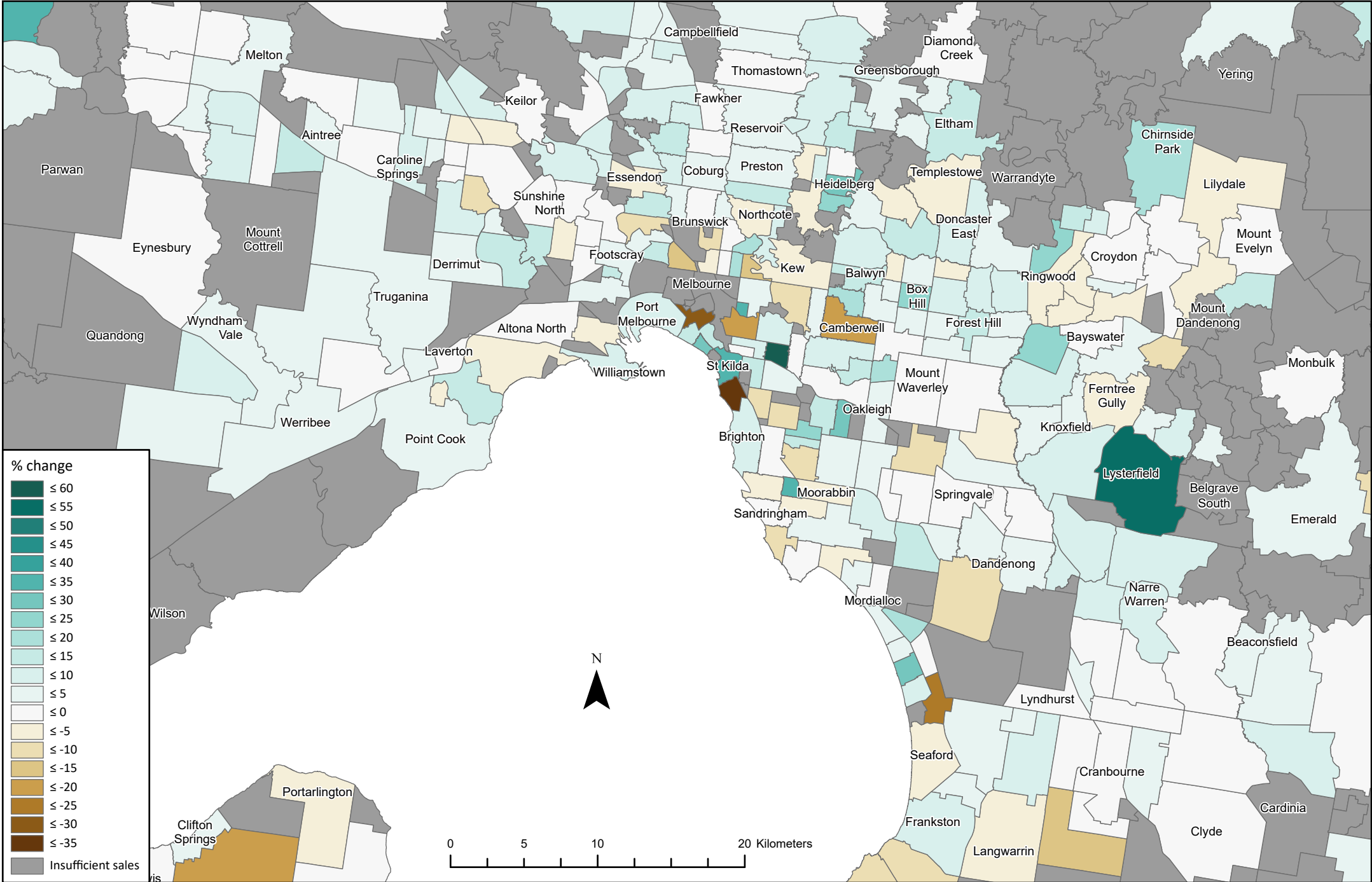
Suburbs in large towns	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022-Jun 2023	% Change Mar 2023-Jun 2023
Bairnsdale	465,500	448,000	435,000	-6.6	-2.9
Castlemaine	735,000	776,500	715,000	-2.7	-7.9
Colac	500,000	485,000	462,000	-7.6	-4.7
Echuca	559,000	595,000	540,000	-3.4	-9.2
Hamilton	380,000	397,000	370,000	-2.6	-6.8
Moe	365,000	365,000	368,500	1.0	1.0
Morwell	330,000	320,000	352,500	6.8	10.2
Sale	457,500	465,000	471,000	3.0	1.3
Swan Hill	444,500	448,000	463,500	4.3	3.5
Traralgon	492,500	485,000	490,000	-0.5	1.0
Wangaratta	550,000	482,000	547,500	-0.5	13.6
Yarrawonga	645,000	595,000	646,500	0.2	8.7

Seaside towns

Suburbs in seaside towns	June quarter 2022 \$	March quarter 2023 \$	June quarter 2023 \$	% Change Jun 2022-Jun 2023	% Change Mar 2023-Jun 2023
Anglesea	1,670,000	1,735,000	1,300,000	-22.2	-25.1
Cowes West	790,000	785,000	787,500	-0.3	0.3
Inverloch	940,000	1,000,000	941,000	0.1	-5.9
Lakes Entrance	535,000	537,500	510,000	-4.7	-5.1
Ocean Grove	1,100,000	1,175,000	980,000	-10.9	-16.6
Portland	465,000	432,500	446,500	-4.0	3.2
St Leonards	860,500	800,000	782,500	-9.1	-2.2
Torquay	1,400,000	1,350,000	1,150,000	-17.9	-14.8
Venus Bay	699,000	620,000	700,000	0.1	n/a

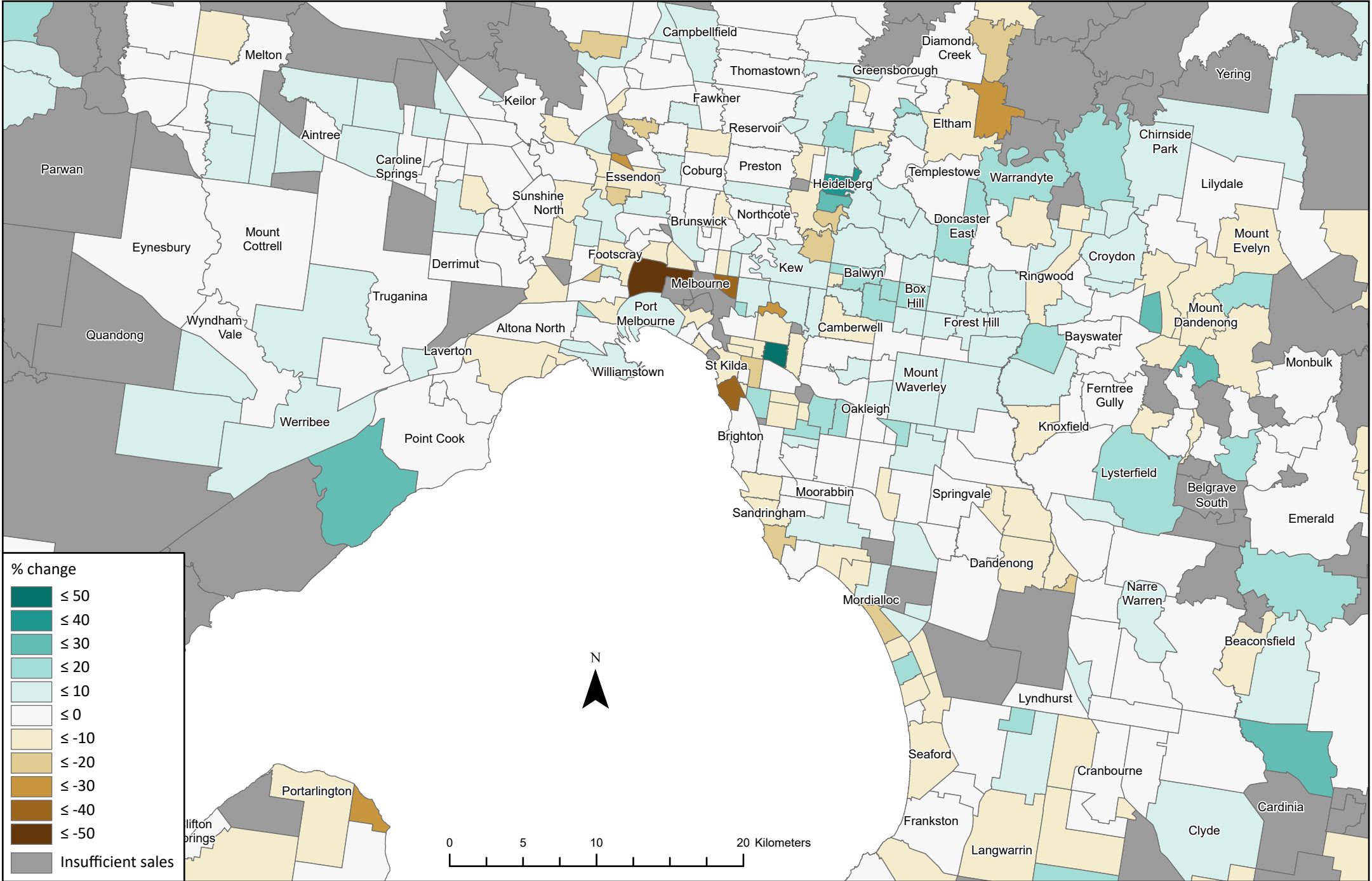
Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2023 to June quarter 2023



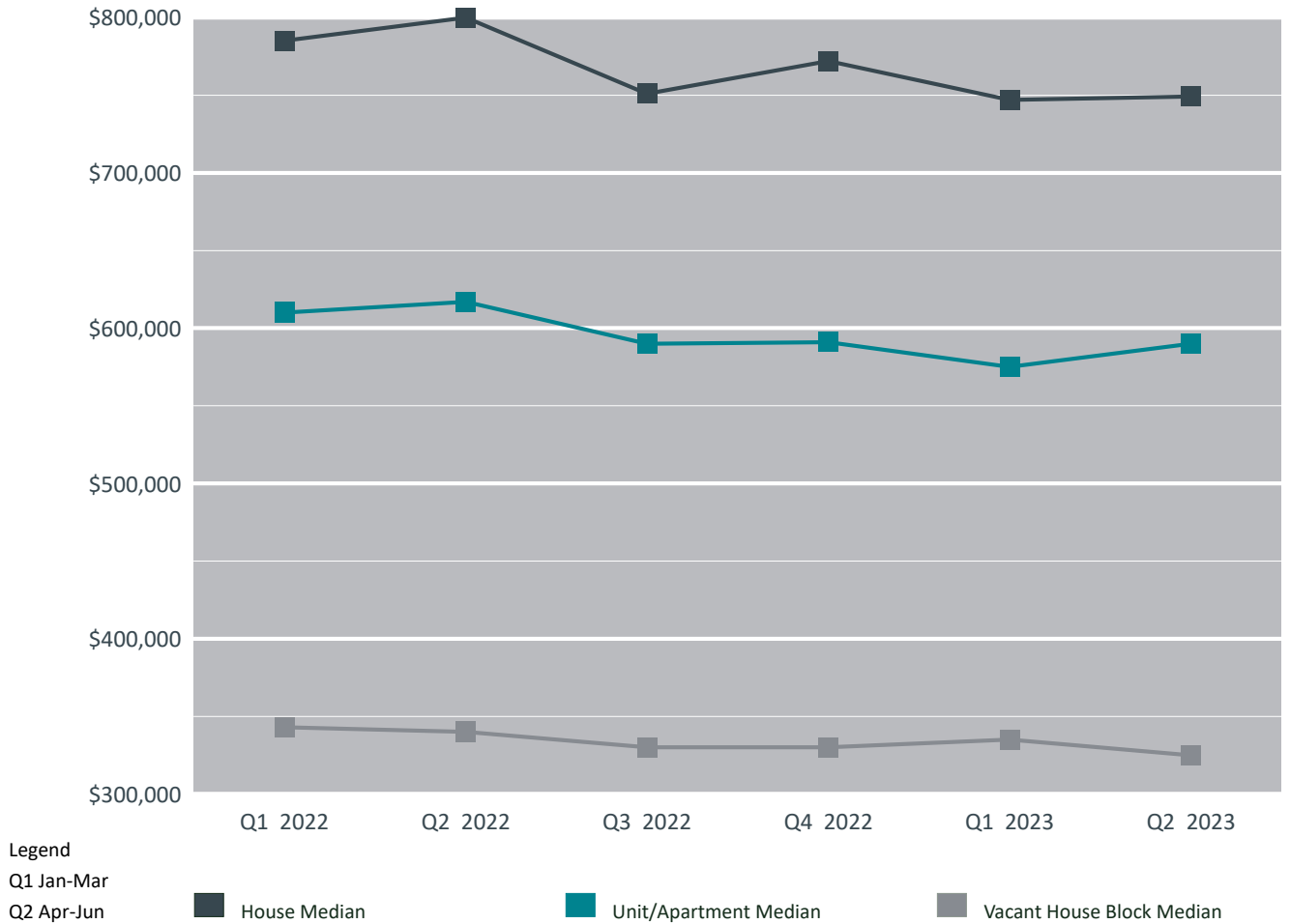
Metropolitan Melbourne houses - yearly change in median prices

June quarter 2022 to June quarter 2023



VICTORIA

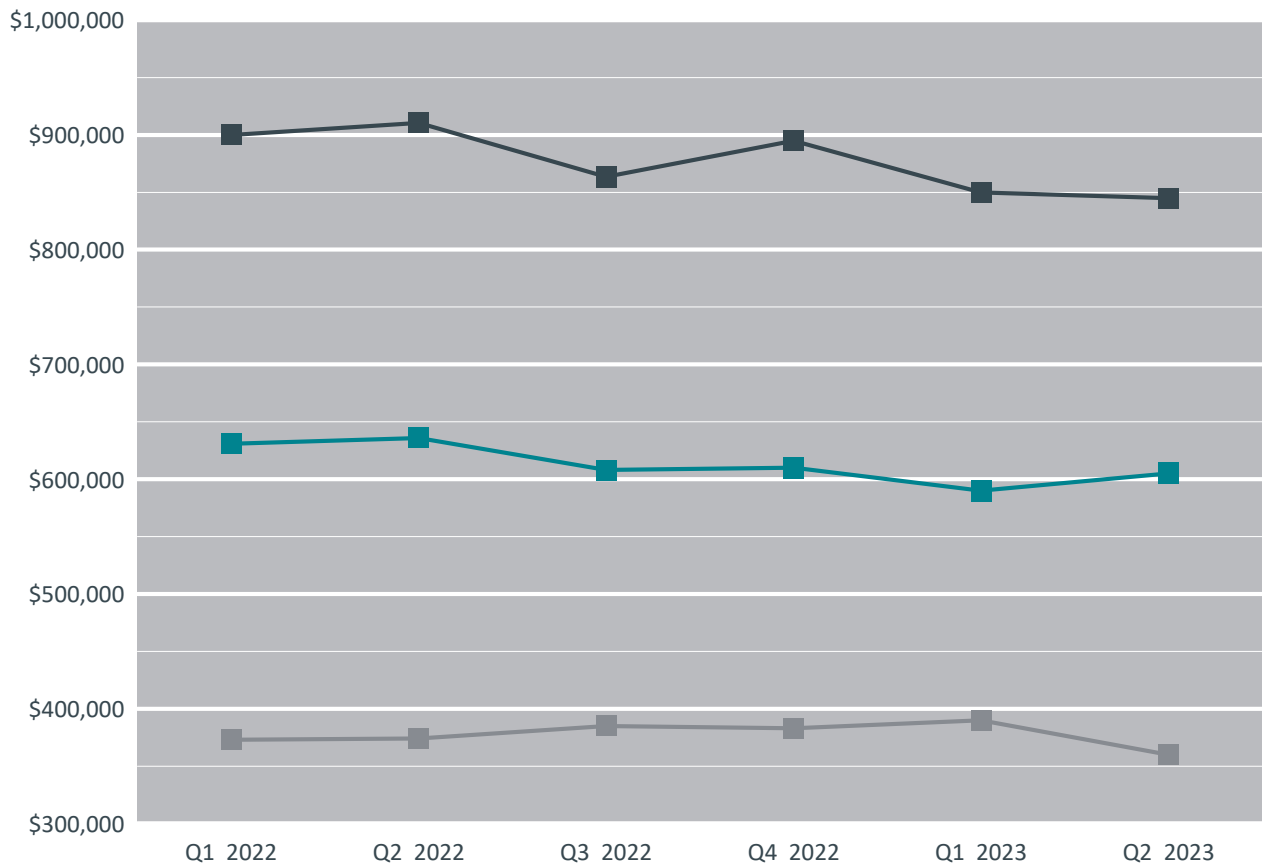
RESIDENTIAL PRICE STATISTICS



Qtr	Houses				Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar 2022	22,319	785,000	0.0		10,787	610,000	0.0	5,389	343,000	0.0
Apr-Jun 2022	21,769	800,000	1.9		11,253	617,000	1.1	3,960	340,000	-0.9
Jul-Sep 2022	18,588	751,000	-6.1		9,315	590,000	-4.4	2,561	330,000	-2.9
Oct-Dec 2022	18,722	771,900	2.8		9,236	591,000	0.2	2,068	330,000	0.0
Jan-Mar 2023	16,433	747,000	-3.2		8,607	575,000	-2.7	1,891	335,000	1.5
Apr-Jun 2023	17,786	749,300	0.3		9,590	590,000	2.6	2,151	325,000	-3.0

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

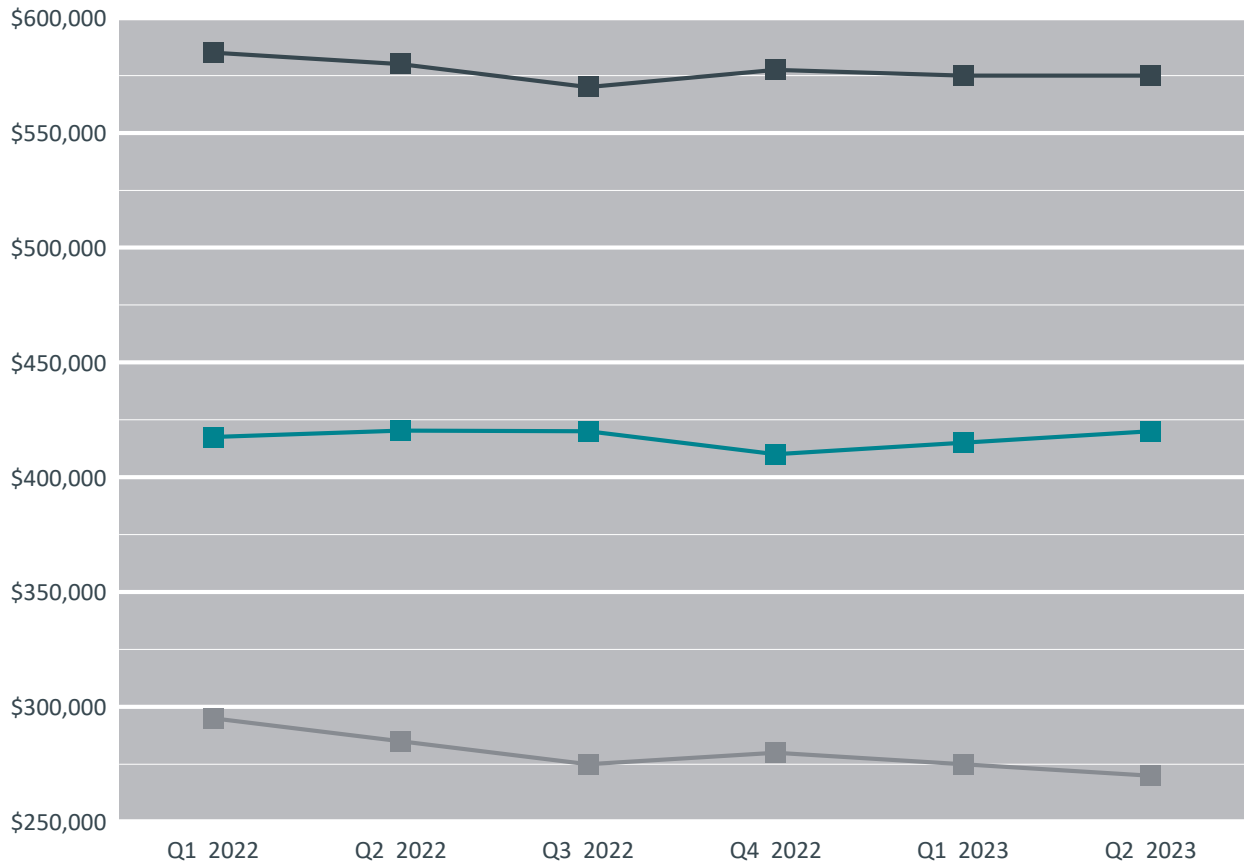
Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2022	15,159	900,000	0.0	9,710	630,800	0.0	3,065	373,000	0.0
Apr-Jun	2022	15,275	910,500	1.2	10,267	636,000	0.8	2,313	374,000	0.3
Jul-Sep	2022	12,741	863,500	-5.2	8,390	608,000	-4.4	1,394	385,000	2.9
Oct-Dec	2022	12,974	895,000	3.6	8,347	610,000	0.3	1,099	383,000	-0.5
Jan-Mar	2023	11,115	850,000	-5.0	7,828	590,000	-3.3	989	390,000	1.8
Apr-Jun	2023	12,595	845,000	-0.6	8,797	605,000	2.5	1,276	360,000	-7.7

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2022	7,160	585,000	0.0	1,077	417,500	0.0	2,324	295,000	0.0
Apr-Jun	2022	6,494	580,000	-0.9	986	420,300	0.7	1,647	285,000	-3.4
Jul-Sep	2022	5,847	570,000	-1.7	925	420,000	-0.1	1,167	275,000	-3.5
Oct-Dec	2022	5,748	577,500	1.3	889	410,000	-2.4	969	280,000	1.8
Jan-Mar	2023	5,318	575,000	-0.4	779	415,000	1.2	902	275,000	-1.8
Apr-Jun	2023	5,191	575,000	0.0	793	420,000	1.2	875	270,000	-1.8

MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
ABBOTSFORD	1218000	1323000	1290000	1448500	1160000	11	21	-4.8	-19.9
ABERFELDIE	2010000	2410000^	1540000	1395000^	1600000^	5	10	-20.4	14.7
AINTREE	749300	737500	757500	735500	742500	38	64	-0.9	1.0
AIREYS INLET	1375000^	1727500^	1762500^	1570000^	1850000^	4	7	34.5	17.8
AIRPORT WEST	940000	865000	873800	880000	955000	27	54	1.6	8.5
ALBANVALE	648900	582000	600000	590000	587500	18	31	-9.5	-0.4
ALBERT PARK	2523000	2780000	2346300	2098500	2360000	15	37	-6.5	12.5
ALBION	875000^	840000^	842000^	645000^	800000^	7	9	-8.6	24.0
ALEXANDRA	515000^	578500^	670000^	459500	458000	10	26	-11.1	-0.3
ALFREDTON	661000	640000	630000	640000	678500	52	105	2.6	6.0
ALPHINGTON	2185000	2175000^	2227500	2185000^	2115000^	8	15	-3.2	-3.2
ALTONA	1272500	1217500	1070000	1167500	1100000	27	55	-13.6	-5.8
ALTONA EAST	1100000^	965000^	1112000^	985000^	1257500^	6	9	14.3	27.7
ALTONA MEADOWS	770600	700000	695000	630000	707500	28	45	-8.2	12.3
ALTONA NORTH	972500	1005000	920000	885000	867500	26	45	-10.8	-2.0
ANGLESEA	1670000	1865000	1885000	1735000	1300000^	9	23	-22.2	-25.1
APOLLO BAY	1320000	1000000^	995000^	1125000^	1347500^	2	10	2.1	19.8
ARARAT	400000	408000	370000	307500	391500	31	71	-2.1	27.3
ARDEER	698000^	645000^	710000^	644000^	662500	10	18	-5.1	2.9
ARMADALE	2350300	2950000	2735500	2100000	3327000	15	38	41.6	58.4
ARMSTRONG CREEK	737000	730000	675000	672000	677500	78	144	-8.1	0.8
ASCOT (GREATER BENDIGO)	625000	652500^	570000^	575000	637500	10	25	2.0	10.9
ASCOT VALE	1280000	1355000	1495000	1353000	1190000	42	75	-7.0	-12.0
ASHBURTON	1980000	2025000	1835300	1768000	2005000	20	37	1.3	13.4
ASHWOOD	1520000	1656500	1640000	1315000	1517500	10	21	-0.2	15.4
ASPENDALE	1820000	1450000	1400000	1337500	1393000	16	30	-23.5	4.1
ASPENDALE GARDENS	1190000	1107000	1120000	1067500	1235000	17	27	3.8	15.7
ATTWOOD	1070000	750000^	1195000	1000000^	830000^	5	14	-22.4	-17.0
AVENEL	497500^	410000^	617000^	510000^	540000^	6	11	8.5	5.9
AVOCA	516000^	405000^	350000^	330000^	336500^	6	12	-34.8	2.0
AVONDALE HEIGHTS	1020000	975000	960000	922000	860500	37	60	-15.6	-6.7
AVONSLEIGH	950000^	920000^	740000^	645000^	766000^	4	5	-19.4	18.8
AXEDALE	461000^	515000^	537500^	537500*	695000^	2	2	50.8	NA

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MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
BACCHUS MARSH	640000	693200	665000	635000	652500	24	58	2.0	2.8
BADGER CREEK	755000^	710000^	755000^	665000^	795000^	1	4	5.3	19.5
BAIRNSDALE	465500	430000	455000	448000	435000	44	89	-6.6	-2.9
BALACLAVA	1494800	1425000	1536300	1550000^	1447000^	5	12	-3.2	-6.6
BALCOMBE	1800000	1770000	1955000	1905000	1875000	21	55	4.2	-1.6
BALLAN	790000	640000	685000^	641000	563500^	4	14	-28.7	-12.1
BALLARAT CENTRAL	650000	665000	648800	605000	607500	25	47	-6.5	0.4
BALLARAT EAST	530000	540000	477500	505500	555000	25	47	4.7	9.8
BALLARAT NORTH	607500	597000	645000	690000	665000	16	32	9.5	-3.6
BALNARRING	1487500^	1370000^	1320000^	1250000^	1210000^	5	12	-18.7	-3.2
BALWYN	2750000	3088000	2862000	2810000	3120000	33	81	13.5	11.0
BALWYN NORTH	2333000	2118000	2335000	2310000	2477000	66	131	6.2	7.2
BANDIANA	629000^	572500^	634500^	660000^	626000^	2	5	-0.5	-5.2
BANNOCKBURN	710000	762500	722000	705000	660000	16	31	-7.0	-6.4
BARANDUDA	625000	650000	655000^	532000	592500^	9	21	-5.2	11.4
BARWON HEADS	2425000	1710000	1657500	1850000	1900000	11	24	-21.6	2.7
BAXTER	698500^	687000^	655000^	796300^	668000	13	17	-4.4	-16.1
BAYSWATER	920000	771300	835000	872000	864900	18	39	-6.0	-0.8
BAYSWATER NORTH	855800	845200	850000	870000	815000	18	43	-4.8	-6.3
BEACONSFIELD	1069000	888900	1007500	885000	887500	11	30	-17.0	0.3
BEACONSFIELD UPPER	996000^	996000*	1320000^	1225000^	1180000^	1	6	18.5	-3.7
BEAUFORT	420000^	456300	397500^	465000^	395000^	9	16	-6.0	-15.1
BEAUMARIS	2247000	2097500	1976000	2025000	2010000	33	58	-10.5	-0.7
BEECHWORTH	788000	795000	665000^	718000^	717500	10	19	-8.9	-0.1
BELGRAVE	842500	913500	867500	760000	790000	19	33	-6.2	3.9
BELGRAVE HEIGHTS	1055250*	890000^	1105500^	837500^	1342500^	2	4	NA	60.3
BELL PARK	650000	640000	630500	587500	600000	16	30	-7.7	2.1
BELL POST HILL	715000	681000	655000	592500	617500	20	38	-13.6	4.2
BELLBRIDGE	510000^	491500^	960000^	592500^	779000^	3	5	52.7	31.5
BELLFIELD (BANYULE)	895000^	888000^	1130000^	1000000^	930000	10	15	3.9	-7.0
BELMONT	785000	700000	687500	671000	700000	55	99	-10.8	4.3
BENALLA	429000	405000	475000	435000	405000	41	82	-5.6	-6.9
BENDIGO	720000	686500	706900	540000^	544300	24	33	-24.4	0.8

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BENTLEIGH	1786500	1641300	1755000	1870000	1649900	36	61	-7.6	-11.8
BENTLEIGH EAST	1525000	1400000	1425500	1420000	1448000	92	153	-5.0	2.0
BERWICK	892500	878500	830000	862000	836000	181	335	-6.3	-3.0
BEVERIDGE	675000	656000	632500	670000	658000	35	57	-2.5	-1.8
BIRCHIP	140000^	213500^	213500*	250000^	303500^	2	7	116.8	21.4
BIRREGURRA	580000^	617500^	802500^	860000^	750000^	3	4	29.3	-12.8
BITTERN	900000	830000	803000	892500^	753600^	8	16	-16.3	-15.6
BLACK HILL	640000^	670000^	520000^	752500^	587500^	6	10	-8.2	-21.9
BLACK ROCK	2850000	2437500	2240000	2325000	2060000	13	29	-27.7	-11.4
BLACKBURN	1538000	1455000	1415000	1555300	1650000	40	66	7.3	6.1
BLACKBURN NORTH	1337500	1200000	1200000	1370000	1288900	25	39	-3.6	-5.9
BLACKBURN SOUTH	1310500	1213500	1226000	1329000	1342500	30	63	2.4	1.0
BLAIRGOWRIE	1715000	1735000	1615000	1825000	1565000	27	49	-8.7	-14.2
BLIND BIGHT	745000^	635000^	638000^	762000^	787000^	3	8	5.6	3.3
BONBEACH	1255000	1100000	988800	1026500	1095000	10	24	-12.7	6.7
BONNIE BROOK	602500^	672000	649900	670000	660000	17	39	9.5	-1.5
BONNIE DOON	570000^	620000^	690000^	712500^	712500*	0	4	NA	NA
BONSHAW	560000^	555000^	542500	577000^	536500	10	16	-4.2	-7.0
BOORT	302500^	230000^	221200^	310000^	310000*	0	6	NA	NA
BORONIA	890000	830000	795000	830500	867500	44	88	-2.5	4.5
BOTANIC RIDGE	945000	901800	912500	863500	840000	45	81	-11.1	-2.7
BOX HILL	1515000	1725900	1608500	1445500	1772500	14	26	17.0	22.6
BOX HILL NORTH	1301500	1275000	1320000	1271000	1311000	33	56	0.7	3.1
BOX HILL SOUTH	1438000	1387500	1480000	1402500	1452500	24	40	1.0	3.6
BRAYBROOK	801000	814000	741500	707000	660000	24	35	-17.6	-6.6
BREAKWATER	575100^	520000^	582500^	575000^	470000^	1	2	-18.3	-18.3
BRIAGOLONG	471000^	482500^	385000^	440000^	557500^	2	3	18.4	26.7
BRIAR HILL	890000^	950000^	980000^	900000^	1050000^	7	16	18.0	16.7
BRIGHT	1250000	1070000^	1350000^	895600^	1285000	11	17	2.8	43.5
BRIGHTON	3650000	3250000	3249000	3275000	3360000	43	87	-7.9	2.6
BRIGHTON EAST	2547500	2307500	2207500	2430000	2337500	52	88	-8.2	-3.8
BROADFORD	610000	565000	510000	520000	535000	16	39	-12.3	2.9
BROADMEADOWS	618500	605000	562500	540000	561000	34	58	-9.3	3.9

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BROOKFIELD	570000	570000	550000	570000	560000	53	94	-1.8	-1.8
BROOKLYN	850000^	740500^	660000^	945000^	760000^	1	3	-10.6	-19.6
BROWN HILL	632500	595000	585000	707500	715000	15	29	13.0	1.1
BRUNSWICK	1422500	1220000	1287000	1325000	1300000	51	104	-8.6	-1.9
BRUNSWICK EAST	1512500	1030000	1275000	1292500	1350000	23	39	-10.7	4.4
BRUNSWICK WEST	1256000	1298000	1325000	1237500	1243000	17	33	-1.0	0.4
BRUTHEN	467500^	500000^	432500^	520000^	540000^	3	8	15.5	3.8
BULLEEN	1370000	1340000	1400000	1340000	1398000	25	54	2.0	4.3
BUNDALONG	3260000*	1087000^	1125000^	1075000^	1390000^	5	9	NA	29.3
BUNDOORA	870000	860000	825000	810000	872000	73	118	0.2	7.7
BUNINYONG	850000	805300	650000	815000^	615000	14	23	-27.6	-24.5
BUNYIP	705000^	722500	792500^	840000^	705000^	8	16	0.0	-16.1
BURNLEY	1355000^	1435000^	1432400^	1748000^	915000^	1	3	-32.5	-47.7
BURNSIDE	812500	733300	715000	752500^	770000^	9	16	-5.2	2.3
BURNSIDE HEIGHTS	796200	710000	780000	740000	760000	11	24	-4.5	2.7
BURWOOD	1410500	1382000	1268000	1431000	1400000	33	50	-0.7	-2.2
BURWOOD EAST	1283000	1225000	1200000	1254000	1280000	31	57	-0.2	2.1
CAIRNLEA	942500	965000	912500	956500	847000	15	29	-10.1	-11.4
CALIFORNIA GULLY	481900	479000	460000	425000	451000	18	33	-6.4	6.1
CAMBERWELL	2650500	2500000	2720000	2815000	2260000	58	96	-14.7	-19.7
CAMPBELLFIELD	600000	621500^	600000^	600000	620000^	3	15	3.3	3.3
CAMPBELLS CREEK	727500^	737500^	695000^	724000^	716300^	4	12	-1.5	-1.1
CAMPERDOWN	395000	455000	392000	397500	515000	15	26	30.4	29.6
CANADIAN	605000	573000	585000^	515000	520000	18	31	-14.0	1.0
CANTERBURY	3447500	2948800	3497500	3258500	3780000	12	30	9.6	16.0
CAPE PATERSON	785000^	769500^	778000^	895000^	895000^	5	12	14.0	0.0
CAPE SCHANCK	1230000*	2310000^	1632500^	2225000^	1321000^	3	6	NA	-40.6
CAPEL SOUND	818000	785000	754000	774500	780500	23	47	-4.6	0.8
CARDIGAN	1155000^	1150000^	830000^	830000*	1050000^	5	5	-9.1	NA
CARISBROOK	429000^	480000^	500000^	357500^	390000^	3	9	-9.1	9.1
CARLTON	1500000	1620000	1103500	1620000^	1492500	10	15	-0.5	-7.9
CARLTON NORTH	1617500	1817500	1560000	1660000	1500000	13	31	-7.3	-9.6
CARNEGIE	1570000	1700000	1610000	1540000	1747500	18	39	11.3	13.5

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CAROLINE SPRINGS	775000	730500	747800	700000	745000	60	118	-3.9	6.4
CARRUM	1090000	870000	1037500	960000^	1035000^	6	9	-5.0	7.8
CARRUM DOWNS	725000	703000	690000	685000	690300	62	119	-4.8	0.8
CASTERTON	347000^	275000	350000^	327500^	275000^	6	14	-20.7	-16.0
CASTLEMAINE	735000	700000	732500	776500	715000	25	45	-2.7	-7.9
CAULFIELD	1850000^	2100000	1940000	1928500^	1622500^	6	12	-12.3	-15.9
CAULFIELD NORTH	2752500	2400000	2675000	2545000	2672500	18	40	-2.9	5.0
CAULFIELD SOUTH	2017500	1750000	1790000	1910000	1710000	23	41	-15.2	-10.5
CHADSTONE	1227500	1110000	1175000	1290000	1295000	19	34	5.5	0.4
CHARLEMONT	687500	640000	615000	635000	610000	29	53	-11.3	-3.9
CHARLTON	275000^	325000^	277500^	320000^	325000^	2	7	18.2	1.6
CHELSEA	1250000	1115000	1100000	1115000^	1400000	11	18	12.0	25.6
CHELSEA HEIGHTS	1010000	959000	863000	900000	897300	16	29	-11.2	-0.3
CHELTENHAM	1413800	1198000	1250000	1383500	1425000	36	56	0.8	3.0
CHELTENHAM EAST	1267500	1137500^	1150000	1165000^	1202000	10	17	-5.2	3.2
CHELTENHAM NORTH	1130000	1040000	1181000	1075000^	1033000	12	17	-8.6	-3.9
CHILTERN	364000^	360500^	400000^	469000^	360000^	3	8	-1.1	-23.2
CHIRNSIDE PARK	920000	898700	885000	855000	1000000	32	73	8.7	17.0
CHURCHILL	347500	370000	365800	347500	350000	18	44	0.7	0.7
CLARINDA	1062500	952500	962000^	921000	917500	14	26	-13.6	-0.4
CLAYTON	1075000	1150000	1185000	1259000	1094400	14	28	1.8	-13.1
CLAYTON NORTH	1460000^	1300000^	1300000^	1321000^	1326000^	9	13	-9.2	0.4
CLAYTON SOUTH	992500	955000	970000^	955000	930500	18	29	-6.2	-2.6
CLIFTON HILL	1850000	1774500	1500000	1555000^	1850000	14	23	0.0	19.0
CLIFTON SPRINGS	707800	670000	710000	665000	680000	32	74	-3.9	2.3
CLUNES	500000^	452500^	650000^	502500^	487500	10	14	-2.5	-3.0
CLYDE	652500	699000	680000	680000	656000	62	113	0.5	-3.5
CLYDE NORTH	732000	745000	701500	720000	701800	174	305	-4.1	-2.5
COBBLEBANK	630000	652500	635000	600000	660000	13	31	4.8	10.0
COBDEN	405000^	308000^	455000^	360000^	397500^	2	5	-1.9	10.4
COBRAM	410000	470000	400000	455000	412500	23	47	0.6	-9.3
COBURG	1200000	1182500	1189500	1100000	1112500	54	112	-7.3	1.1
COBURG EAST	1060000	1075000	1002500	1175000	950000	15	34	-10.4	-19.1

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COBURG NORTH	1080000	950000	920000	900000	880000	15	28	-18.5	-2.2
COCKATOO	770000	766000	670000	767500	683000	14	28	-11.3	-11.0
COHUNA	380000	310000^	255000	317000	337500	12	27	-11.2	6.5
COLAC	500000	485000	500000	485000	462000	35	82	-7.6	-4.7
COLDSTREAM	790500^	772000^	737500^	795000^	838000^	3	9	6.0	5.4
COLERAINE	305000^	325000^	250000^	210000^	202500^	6	9	-33.6	-3.6
COLLINGWOOD	1325000	1549600^	1190000^	1126000	1339000	12	26	1.1	18.9
COOLAROO	517500^	502500^	575000^	500000^	525000	14	21	1.4	5.0
COONANS HILL	1270000^	1065000^	1135000	1400000^	1210000^	8	11	-4.7	-13.6
COONGULLA	365000^	430000^	495000^	495000*	465000^	3	3	27.4	NA
CORINELLA	750000^	757500^	590000^	699000^	620000^	9	14	-17.3	-11.3
CORIO	526000	507500	523300	475000	490000	58	93	-6.8	3.2
CORONET BAY	685000^	609000^	697500^	580000	585000^	7	19	-14.6	0.9
CORRYONG	312500	315000^	339000^	460000^	298500^	4	9	-4.5	-35.1
COWES	962500^	837500^	770000^	800000^	797800^	8	17	-17.1	-0.3
COWES WEST	790000	770000	850000	785000	787500	30	59	-0.3	0.3
CRAIGIEBURN	661500	652500	632000	645000	650000	200	386	-1.7	0.8
CRANBOURNE	672000	640000	631200	640000	637000	66	131	-5.2	-0.5
CRANBOURNE EAST	730000	707500	711500	692500	710000	77	143	-2.7	2.5
CRANBOURNE NORTH	745000	713000	700000	714000	690000	62	129	-7.4	-3.4
CRANBOURNE SOUTH	837500	820000^	845000^	820800	668800	14	24	-20.1	-18.5
CRANBOURNE WEST	715000	665000	670000	642500	620000	72	134	-13.3	-3.5
CREMORNE	1295000^	1222500	1366000^	1132500^	1517500	10	16	17.2	34.0
CRESWICK	557500	565000	520000	605000	455000	11	22	-18.4	-24.8
CRIB POINT	825000	842000^	685000	757500^	750000	13	19	-9.1	-1.0
CROYDON	888000	867500	880000	910000	900000	73	136	1.4	-1.1
CROYDON HILLS	1062500	1144500	1141500	1050000	1127500	12	27	6.1	7.4
CROYDON NORTH	1072500	885000	1090000	1107500	1087000	20	34	1.4	-1.9
CROYDON SOUTH	905000	800000	851000	890000	924000	10	21	2.1	3.8
CURLEWIS	730000	715000	670000	686300	667500	19	33	-8.6	-2.7
DALLAS	529500	515000	491000	490000	515000	25	40	-2.7	5.1
DALYSTON	589000^	630000^	549000^	449500^	530000^	1	5	-10.0	17.9
DANDENONG	785000	747000	680000	680000	681500	30	57	-13.2	0.2

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DANDENONG NORTH	800000	715000	693500	708000	705000	47	92	-11.9	-0.4
DARLEY	669500	750000	774500	560000	744800	36	55	11.2	33.0
DAYLESFORD	940000	910000	885000	952500	875000	13	29	-6.9	-8.1
DEANSIDE	602500	607500	662500	653500	649500	54	82	7.8	-0.6
DEEPDENE	3380000^	2970000^	2970000^	4694400^	2914000^	3	7	-13.8	-37.9
DEER PARK	630000	653000	612500	619000	661000	36	80	4.9	6.8
DELACOMBE	605000	586000	535000	512000	541800	14	31	-10.5	5.8
DELAHEY	652000	600000	675300	680000^	610000	18	27	-6.4	-10.3
DENNINGTON	585000	613000^	617500	633500^	630000^	7	14	7.7	-0.6
Derrimut	745000	747500	770000	740000	745000	21	32	0.0	0.7
DIAMOND CREEK	1011100	970000	948500	950000	950000	25	50	-6.0	0.0
DIGGERS REST	681000	665000	650500	665000	665000	25	51	-2.3	0.0
DIMBOOLA	265000^	230000^	247000^	180000^	355000^	1	4	34.0	97.2
DINGLEY VILLAGE	1130000	1060500	1044500	1040000	1165000	19	37	3.1	12.0
DINNER PLAIN	975000^	805000^	1226500^	1250000^	1250000*	0	2	NA	NA
DONALD	235000^	187000^	240000^	255000^	270000^	3	11	14.9	5.9
DONCASTER	1500000	1450500	1450000	1430000	1600000	65	118	6.7	11.9
DONCASTER EAST	1524300	1525000	1526000	1576000	1697000	77	139	11.3	7.7
DONNYBROOK	677500	675000	660000	645000	640000	80	138	-5.5	-0.8
DONVALE	1430000	1460000	1385000	1390000	1420000	27	49	-0.7	2.2
DOREEN	773500	718000	715800	715800	710000	105	209	-8.2	-0.8
DOVETON	650000	622500	607500	540000	570000	41	77	-12.3	5.6
DROMANA	975000	1165000	1130000	1040000	1142500	32	69	17.2	9.9
DROUIN	635000	620000	605000	625000	626000	58	124	-1.4	0.2
DRYSDALE	820500	700000	742800	880000	680000	11	28	-17.1	-22.7
DUNOLLY	227500^	332500^	349000^	275000^	355000^	2	6	56.0	29.1
EAGLE POINT	697500^	520000^	579500^	530000^	470000^	7	14	-32.6	-11.3
EAGLEHAWK	500000	510000	530000	530000	502500	22	41	0.5	-5.2
EAGLEMONT	2060000	2800400^	2400000	2012500^	2500000	11	15	21.4	24.2
EAST BAIRNSDALE	521000^	330000^	440000^	300000^	347500^	6	7	-33.3	15.8
EAST BENDIGO	600000	547500	615000^	570000	549000^	6	17	-8.5	-3.7
EAST GEELONG	862500	800000^	820000	835000	900000^	9	22	4.3	7.8
EAST MELBOURNE	2650000^	4100000^	2235000^	2637500^	1440000^	3	7	-45.7	-45.4

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EAST WARBURTON	700500^	610000^	625000^	700500^	585000^	9	13	-16.5	-16.5
EASTWOOD	590000^	590000	620000	629000	597800^	8	19	1.3	-5.0
ECHUCA	559000	587500	522500	595000	540000	52	98	-3.4	-9.2
EDENHOPE	242500^	245000^	230000^	345000^	266000^	7	10	9.7	-22.9
EDITHVALE	1510000	1280000	1262500	1267000	1300000	11	25	-13.9	2.6
EILDON	400000^	402500^	475000^	447500^	440000^	3	9	10.0	-1.7
ELLIMINYT	680000	652500	680000^	814500^	602500^	8	14	-11.4	-26.0
ELMORE	461000^	330000^	437500^	315000^	375000^	3	10	-18.7	19.0
ELSTERNWICK	2085000	2500000	2175000	2585000^	2311500	18	25	10.9	-10.6
ELTHAM	1345900	1225000	1215000	1030000	1159000	40	73	-13.9	12.5
ELTHAM NORTH	1304000	1150000	1118000	1200000	1260000	16	39	-3.4	5.0
ELWOOD	3050000	2635000	2375000	2912500	1825000	20	42	-40.2	-37.3
EMERALD	955000	1015000	852500	882500	890000	10	24	-6.8	0.8
ENDEAVOUR HILLS	852500	805000	760000	770000	815000	57	110	-4.4	5.8
EPPING	685000	655000	671000	651000	670000	97	154	-2.2	2.9
EPSOM	595000	591500	600000	545000	602500	24	39	1.3	10.6
ESSENDON	1995000	1700000	1760000	1900000	1750000	39	74	-12.3	-7.9
ESSENDON NORTH	1630000	1305000^	1232800^	1100000^	1005000^	5	9	-38.3	-8.6
ESSENDON WEST	1502000^	1002500^	1212500^	1010000^	1277500^	6	9	-14.9	26.5
EUMEMMERRING	772500^	530000^	595000^	706000^	607500^	3	8	-21.4	-14.0
EUREKA	490000^	480000^	543000^	578500^	480000^	5	7	-2.0	-17.0
EUROA	528000	555000	450000	490000	490000^	9	28	-7.2	0.0
EYNESBURY	721300	665000^	695000	674000	670000	19	29	-7.1	-0.6
FAIRFIELD	1840000	2550000	1662500	1562500	1700000	11	21	-7.6	8.8
FAWKNER	792500	745800	760000	767500	750000	43	71	-5.4	-2.3
FERNTREE GULLY	880000	810000	883000	901000	851000	67	128	-3.3	-5.5
FERNY CREEK	940000^	895000^	1173500^	950000^	890000^	7	10	-5.3	-6.3
FINGAL	1900000^	2450000^	1965800^	2005000^	2412500^	2	4	27.0	20.3
FITZROY	1957500	1410000	1460000	1717500	1660900	19	29	-15.2	-3.3
FITZROY NORTH	1602000	1450000	1575000	1600000	1590000	21	44	-0.7	-0.6
FIVEWAYS	1064000^	720000^	640000^	1130000^	535000^	1	4	-49.7	-52.7
FLEMINGTON	1330000^	1038500	1010000	1200000^	1210000	16	25	-9.0	0.8
FLINDERS	2887500^	3625500^	3291500^	2800000^	1752500^	2	3	-39.3	-37.4

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FLORA HILL	570000	552500	515000	515000	545000	10	21	-4.4	5.8
FOOTSCRAY	1020000	920000	1053400	855000	856300	22	41	-16.1	0.1
FOREST HILL	1140000	1086000	1195200	1100000	1220000	31	54	7.0	10.9
FOSTER	580000^	607500^	620000^	590000	560000^	5	15	-3.4	-5.1
FRANKSTON	790000	751000	710000	700000	750000	106	206	-5.1	7.1
FRANKSTON NORTH	625000	601500	598000	562500	572500	29	49	-8.4	1.8
FRANKSTON SOUTH	1240000	1150000	1170000	1200000	1038800	60	121	-16.2	-13.4
FRASER RISE	730000	720500	700000	700000	735000	51	100	0.7	5.0
FYANSFORD	1280000^	1150000^	955000^	1210000^	1127500^	7	14	-11.9	-6.8
GARDEN CITY	2200000^	1617500^	1725000^	1725000*	1799500^	2	2	-18.2	NA
GARFIELD	789000^	766300^	873200^	890000^	730000^	1	9	-7.5	-18.0
GEELONG	767500	1010000	1020000	930000	797500^	8	19	3.9	-14.2
GEELONG WEST	935000	1040000	974300	1010000	840000	23	45	-10.2	-16.8
GEMBROOK	860000^	907500^	865000^	950000^	775000^	5	14	-9.9	-18.4
GISBORNE	1025000	1219000	955000	1012500	965000	23	53	-5.9	-4.7
GLADSTONE PARK	740000	707000	700000	685000	723800	24	42	-2.2	5.7
GLEN HUNTLY	1554000^	1553000^	1950000^	1513000^	1251000^	3	5	-19.5	-17.3
GLEN IRIS	2551500	2510000	2410000	2367500	2515000	50	100	-1.4	6.2
GLEN WAVERLEY	1588000	1520000	1488500	1650000	1632000	113	192	2.8	-1.1
GLENGARRY	498800^	498800*	554500^	537500^	595000^	3	9	19.3	10.7
GLENROY	900000	845000	775000	770000	814500	40	77	-9.5	5.8
GOLDEN BEACH	350000^	380000^	380000*	400000^	400000^	3	5	14.3	0.0
GOLDEN POINT (BALLARAT)	547500	564000	510000	575000	529000	11	22	-3.4	-8.0
GOLDEN SQUARE	570000	527500	517500	500000	517500	32	65	-9.2	3.5
GOUGHS BAY	690000^	690000*	690000*	560000^	580000^	5	7	-15.9	3.6
GOWANBRAE	900000	785000^	937500^	1320000^	807000^	7	12	-10.3	-38.9
GRANTVILLE	700300^	555000^	639000^	575000^	645000^	3	9	-7.9	12.2
GREEN LAKE	430000^	345800^	494000^	425000^	433000^	3	9	0.7	1.9
GREENSBOROUGH	1020000	958800	978000	938500	965000	45	87	-5.4	2.8
GREENVALE	932500	846600	853000	850000	900000	65	128	-3.5	5.9
GROVEDALE	693000	687000	705000	635000	670000	60	105	-3.3	5.5
HADFIELD	865000	868800	830000	850000	895000	18	35	3.5	5.3
HALLAM	750000	710000	700000	660000	707500	24	39	-5.7	7.2

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HAMILTON	380000	354000	348000	397000	370000	41	85	-2.6	-6.8
HAMLYN HEIGHTS	770000	770000	700000	723000	695000	26	47	-9.7	-3.9
HAMPTON	2567500	2300000	2300000	2500000	2275000	26	55	-11.4	-9.0
HAMPTON EAST	1675500	1492000	1440000	1215000^	1610000	14	20	-3.9	32.5
HAMPTON PARK	677500	660000	642500	650000	628000	69	118	-7.3	-3.4
HARKNESS	600000	587500	580000	600000	587000	60	105	-2.2	-2.2
HASTINGS	742500	750000	715000	742500	745000	27	49	0.3	0.3
HASTINGS WEST	640000^	744000^	657500^	605000^	552500^	8	17	-13.7	-8.7
HAWTHORN	2275000	2467500	2782500	2820000	2410000	23	48	5.9	-14.5
HAWTHORN EAST	2925000	3050000	2200000	2876000	3060000	25	49	4.6	6.4
HEALESVILLE	810000	792000	792000	750000	860000	17	32	6.2	14.7
HEATHCOTE	476500	551300^	550000^	532500^	465000^	6	10	-2.4	-12.7
HEATHERTON	1155000^	925000^	1098500	1070000^	1125300	10	16	-2.6	5.2
HEATHMONT	1032500	964000	1137000	1135000	1068000	27	50	3.4	-5.9
HEIDELBERG	1200000	1510000^	1265000	1300500	1637300	12	22	36.4	25.9
HEIDELBERG HEIGHTS	1055000	960000	1000000	912500	985000	10	22	-6.6	7.9
HEIDELBERG WEST	860000	780000	755000	789500	720000	16	32	-16.3	-8.8
HEPBURN SPRINGS	980000^	900000^	862500^	690000^	580000^	3	6	-40.8	-15.9
HERNE HILL	775000	730000	790000	760000^	627500^	9	18	-19.0	-17.4
HEYFIELD	345000^	385000	380000^	362000^	407500^	4	12	18.1	12.6
HEYWOOD	279600^	300000^	395000^	322500^	380000^	9	13	35.9	17.8
HIGHETT	1515500	1342500	1415000	1530000	1399000	21	40	-7.7	-8.6
HIGHTON	992500	956000	864500	810000	925000	69	127	-6.8	14.2
HILLSIDE (BRIMBANK)	661400^	577500^	717500^	565000^	530500^	1	2	-19.8	-6.1
HILLSIDE (MELTON)	810000	785000	800000	759000	739000	36	80	-8.8	-2.6
HOPETOUN	200000^	172500	194500^	220000^	75000^	1	6	-62.5	-65.9
HOPPERS CROSSING	640000	601000	600000	623500	600000	117	214	-6.3	-3.8
HORSHAM	380000	340000	437500	399000	407000	59	132	7.1	2.0
HUGHESDALE	1600000	1310000	1546000	1445000^	1450000^	6	12	-9.4	0.3
HUNTINGDALE	1350000^	1211000^	1110500^	1367000^	1225000^	6	11	-9.3	-10.4
HUNTLY	600000	585000	556500	535000	575000	13	24	-4.2	7.5
HURSTBRIDGE	990000^	923500^	917500	856800^	880300^	8	16	-11.1	2.7
INDENTED HEAD	1100000^	1100000^	1119500^	862500	765000^	5	16	-30.5	-11.3

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INGLEWOOD	335000^	460000^	500000^	500000*	310000^	7	7	-7.5	NA
INVERLOCH	940000	985000	1025000	1000000	941000	20	61	0.1	-5.9
INVERMAY PARK	740000^	640000^	565000^	665000^	770000^	6	9	4.1	15.8
IRONBARK	535000^	500000^	415000^	530000^	475000^	3	9	-11.2	-10.4
IRYMPLE	420000	483500	460000	500000	491300	20	31	17.0	-1.8
IVANHOE	1947000	1815000	1500000	1760000	1525000	19	34	-21.7	-13.4
IVANHOE EAST	2875000^	2045000	1821300^	2600000^	2090000^	9	16	-27.3	-19.6
JACANA	655000^	657500^	545000^	607500^	581500^	2	8	-11.2	-4.3
JACKASS FLAT	586300	515000	517500	509000^	515000	15	21	-12.2	1.2
JAMIESON	700000^	620000^	620000*	540000^	637500^	2	4	-8.9	18.1
JAN JUC	1225000	1400000^	1490000	1290000	1320000	11	22	7.8	2.3
JEERALANG NORTH	425000	420000^	360000^	355000^	410000^	3	12	-3.5	15.5
JEPARIT	255000^	142500^	168000^	133700^	239000^	1	2	-6.3	78.8
JUNCTION VILLAGE	640500^	662000^	620000^	662500^	571000^	4	10	-10.9	-13.8
JUNORTOUN	915000^	850500^	907000^	886800^	767500^	8	12	-16.1	-13.4
KALIMNA	510000^	433500^	535000^	483500^	540000^	3	8	5.9	11.7
KALKALLO	652000	650000	643500	647500	645000	47	97	-1.1	-0.4
KALLISTA	1000000^	840000^	957500^	788800^	911100^	3	7	-8.9	15.5
KALORAMA	842000^	825300^	1145000^	885000^	982500	10	15	16.7	11.0
KANGAROO FLAT	511300	575000	532500	495000	500000	27	76	-2.2	1.0
KANGAROO GROUND SOUTH	1050000^	1000000^	1161000^	1010000^	1030000^	4	10	-1.9	2.0
KANIVA	199000^	206000^	212500^	176500^	285000^	2	6	43.2	61.5
KEALBA	700000	685000	695000	667500^	680000^	8	14	-2.9	1.9
KEILOR	995000	1065000	1010000	980000	955000	19	34	-4.0	-2.6
KEILOR DOWNS	767500	727700	730000	790000	745000	15	30	-2.9	-5.7
KEILOR EAST	1075000	965000	915000	967500	1040000	50	88	-3.3	7.5
KEILOR LODGE	880000^	790000^	1042500^	855000^	900000^	3	5	2.3	5.3
KEILOR PARK	895000^	885000^	813500	793000	785000^	7	19	-12.3	-1.0
KENNINGTON	590000	645000	582500	607500	645000	23	39	9.3	6.2
KENSINGTON	1240500	1215000	1150000	1000000	1095000	22	43	-11.7	9.5
KERANG	290000	270000	305000	235000	265000	16	37	-8.6	12.8
KEW	2800000	3325000	2830500	3250000	2975000	63	113	6.3	-8.5
KEW EAST	2225000^	2000000^	2030000^	2300000^	1725000^	1	4	-22.5	-25.0

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KEW NORTH	2512500	2075000^	2065000	2480000	2100000^	7	24	-16.4	-15.3
KEYSBOROUGH	901500	900000	883500	961900	860000	71	128	-4.6	-10.6
KIALLA	625000	687500	625000	695000	655000	26	50	4.8	-5.8
KILLARA (WODONGA)	675000^	675000^	595000^	649500^	667500^	8	14	-1.1	2.8
KILMORE	635000	600000	577500	610000	570000	37	73	-10.2	-6.6
KILSYTH	880000	815000	831300	782500	780000	33	61	-11.4	-0.3
KILSYTH SOUTH	965000^	1080000^	937500^	865200^	1200000^	7	10	24.4	38.7
KINGLAKE	784000^	725000^	771000^	672500^	651700	10	14	-16.9	-3.1
KINGS PARK	640000	625500	605000	600000	599500	16	27	-6.3	-0.1
KINGSBURY	828000	780000^	802000	773800^	850000	11	19	2.7	9.9
KINGSVILLE	1300000	1225000^	1092500^	1090000	997500^	6	17	-23.3	-8.5
KNOXFIELD	939000	925000	960000	862500	888000	16	28	-5.4	3.0
KOO WEE RUP	790000	715000	632500	640000	666000	16	26	-15.7	4.1
KOONDROOK	295000^	310000^	450000^	245400^	412500^	4	8	39.8	68.1
KOROIT	620000^	593000	628800^	497500^	660000^	3	7	6.5	32.7
KORUMBURRA	540000	560700	475000	478000	550000	15	37	1.9	15.1
KURUNJANG	575000	535000	520000	520800	512500	56	99	-10.9	-1.6
KYABRAM	415000	380000	405000	455000	441000	22	33	6.3	-3.1
KYNETON	912000	885000	975000	825000	814000	20	45	-10.7	-1.3
LAKE BOGA	375000^	431800^	415000^	280000^	560000^	5	6	49.3	100.0
LAKE GARDENS	838500^	695000^	675000^	835000^	833000^	8	13	-0.7	-0.2
LAKE TYERS BEACH	575000^	435000^	811000^	572500^	625000^	6	12	8.7	9.2
LAKE WENDOUREE	1162500	1445000^	1575000^	1185000	1420000^	7	18	22.2	19.8
LAKES ENTRANCE	535000	530000	480000	537500	510000	21	41	-4.7	-5.1
LALOR	721000	687000	655000	656000	675000	59	106	-6.4	2.9
LANCEFIELD	700000^	810000^	665000^	727500^	675000^	3	10	-3.6	-7.2
LANG LANG	678500	730000^	717500^	646000	725000	13	27	6.9	12.2
LANGWARRIN	890000	838200	795000	840000	777500	70	133	-12.6	-7.4
LARA	721000	682500	700000	757500	705000	19	31	-2.2	-6.9
LARA LAKE	715000	715000	685000	720000	710000	45	78	-0.7	-1.4
LAUNCHING PLACE	775000^	763500	743500^	650000^	671500	10	13	-13.4	3.3
LAVERTON	630000	602000	559000	580000	572500	21	36	-9.1	-1.3
LAVERTON SOUTH	766300	745000	753300	730000	743000	24	48	-3.0	1.8

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LENEVA	601500^	650000	642500^	735000^	665000^	3	12	10.6	-9.5
LEONGATHA	587500	595000	556300	580000	582500	18	41	-0.9	0.4
LEOPOLD	701500	700000	708000	705000	672500	44	91	-4.1	-4.6
LILYDALE	900000	900500	860000	925000	877500	56	99	-2.5	-5.1
LINDENOW	330000*	485000^	467000^	360000^	345000^	2	5	NA	-4.2
LISMORE	320000^	135000^	265000^	260000^	260000*	0	2	NA	NA
LOCH SPORT	450000	310000	359000^	362500	400000	12	26	-11.1	10.3
LOCKINGTON	267000^	314000^	297000^	385000^	405000^	3	8	51.7	5.2
LONG GULLY	515000	440000	444000	400000^	400000	24	31	-22.3	0.0
LONGWARRY	575000	600500	567500	577500	574500	14	30	-0.1	-0.5
LORNE	2200000	2487500^	2412500^	1910000^	2100000^	9	17	-4.5	9.9
LOVELY BANKS	827500^	760000^	715000^	650000^	690000^	3	5	-16.6	6.2
LOWER PLENTY	1335000^	1270000^	1640000^	1405000	1317000^	5	15	-1.3	-6.3
LUCAS	712500	742500	697500	617500	680000	22	44	-4.6	10.1
LUCKNOW	416500^	372000^	515000^	400000^	441300^	2	5	5.9	10.3
LYNBROOK	820000	808500	813300	814300	822500	14	26	0.3	1.0
LYNDHURST	955000	965000	960000	901000	900000	28	42	-5.8	-0.1
LYSTERFIELD	1210800	1021300	1330000	913500^	1400000	23	29	15.6	53.3
LYSTERFIELD SOUTH	1912000^	1950000^	1690000^	1560000^	1926000^	1	2	0.7	23.5
MACEDON	1000000^	1085000^	1299000^	1105000^	1250000^	3	6	25.0	13.1
MACLEOD	1140000	1087500	1050000	1126300	1275000	18	28	11.8	13.2
MADDINGLEY	650300	650000	650000	635000	655000	22	44	0.7	3.1
MAFFRA	392500	395000	355000	401000	450000	17	31	14.6	12.2
MAIDEN GULLY	790000	760000	735000	750000^	800000	15	24	1.3	6.7
MAIDSTONE	883000	865000	840000	930000	925000	16	31	4.8	-0.5
MALDON	685000^	760000^	850000^	801300	705000^	8	20	2.9	-12.0
MALLACOOTA	550000^	515000^	545000^	1120000^	580000^	4	5	5.5	-48.2
MALMSBURY	977500^	855000^	785000^	810000^	762500^	4	9	-22.0	-5.9
MALVERN	3320000	2985000	2750000	3050000	2950000	28	47	-11.1	-3.3
MALVERN EAST	2210000	1850000	2364000	2045000	2030000	38	80	-8.1	-0.7
MAMBOURIN	621000^	631500	622500^	647500	665900	30	44	7.2	2.8
MANIFOLD HEIGHTS	1100000	1388000^	1236300^	850000^	1245000	16	21	13.2	46.5
MANOR LAKES	640000	642500	623000	611000	660000	36	78	3.1	8.0

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MEDIAN HOUSE PRICES

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
MANSFIELD	750000	645000	792500	737500	786000	21	47	4.8	6.6
MARIBYRNONG	1011900	982500	1275000	1150000	1110000	19	30	9.7	-3.5
MARLO	700000^	570000^	850000^	655000^	655000*	0	2	NA	NA
MARONG	650000	685000	584500^	635000^	585000	11	17	-10.0	-7.9
MARSHALL	685500^	650000^	667000^	623500^	615000	14	16	-10.3	-1.4
MARYBOROUGH	395000	357500	400000	420000	405000	31	66	2.5	-3.6
MARYSVILLE	635000^	940000^	770000^	780000^	740000^	1	3	16.5	-5.1
MCCRAE	1300000	1100000^	1472500	1496000	1150000	11	33	-11.5	-23.1
MCKINNON	1994000	1536000^	1805000	1773500	2000000	13	29	0.3	12.8
MEADOW HEIGHTS	590000	565000	547500	540000	560000	38	62	-5.1	3.7
MELTON	503500	518500	470000	460000	470000	42	73	-6.7	2.2
MELTON SOUTH	521000	512500	490000	485000	492500	62	108	-5.5	1.5
MELTON WEST	580000	558000	515000	540000	540000	38	79	-6.9	0.0
MENTONE	1500000	1449000	1440000	1412000	1320000	20	46	-12.0	-6.5
MENZIES CREEK	918000^	980000^	980000*	705000^	850000^	3	6	-7.4	20.6
MERBEIN	297500	345000	330000	330000	270000^	9	22	-9.2	-18.2
MEREDITH	1250000^	625100^	470500^	600000^	650000^	1	6	-48.0	8.3
MERINDA PARK	631000	657000^	590000^	629500^	627000^	5	13	-0.6	-0.4
MERNDIA	702000	660000	672000	648000	662500	85	153	-5.6	2.2
MERRIGUM	280000^	350000^	260000^	250000^	300000^	5	8	7.1	20.0
METUNG	805000^	745000^	500000^	850000^	680000^	8	15	-15.5	-20.0
MICKLEHAM	685000	670000	700000	700000	672500	130	247	-1.8	-3.9
MIDDLE PARK	2915000	2750000	2175000	1935000	2488000	11	23	-14.6	28.6
MILDURA	405000	425000	430000	430000	450000	143	311	11.1	4.7
MILL PARK	810000	755000	749300	755000	795000	63	121	-1.9	5.3
MILLGROVE	600000	590000^	590000^	593800^	535000	12	18	-10.8	-9.9
MINERS REST	600000	610000	585000	587500	625000^	9	21	4.2	6.4
MINYIP	190000^	132500^	160000^	160000*	160000*	0	0	NA	NA
MIRBOO NORTH	577500^	550000^	450000^	575000^	487500^	3	8	-15.6	-15.2
MITCHAM	1120000	1080900	1195000	1122500	1230000	29	65	9.8	9.6
MITCHELL PARK	730000^	485000^	473800^	475000^	455300^	4	7	-37.6	-4.2
MOE	365000	395000	365000	365000	368500	48	101	1.0	1.0
MONBULK	820000	860000^	746300	825000^	813500	10	17	-0.8	-1.4

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MONT ALBERT	2320000	2360000	1980000^	2600000	2671500	12	23	15.2	2.8
MONT ALBERT NORTH	1725000	1517500^	1490000	1720000	1591500	10	25	-7.7	-7.5
MONTMORENCY	1225000	1080000	1050000	1238500	1250000	13	35	2.0	0.9
MONTROSE	922500	832500	890000	846000	785000	17	33	-14.9	-7.2
MOONEE PONDS	1465500	1435000	1550000	1448000	1735000	30	52	18.4	19.8
MOORABBIN	1365000	1382500	1290000	1312500	1235000	23	37	-9.5	-5.9
MOOROOLBARK	880000	843000	801000	804000	800000	72	137	-9.1	-0.5
MOOROOPNA	368000	395000	390000	333300	398000	31	51	8.2	19.4
MORDIALLOC	1395000	1192000	1375000	1460000	1400500	16	35	0.4	-4.1
MORNINGTON	1168000	1100000	1100000	1085500	973800	60	129	-16.6	-10.3
MORTLAKE	350000^	335000	290000	362500	349000	11	23	-0.3	-3.7
MORWELL	330000	350000	335000	320000	352500	80	145	6.8	10.2
MOUNT BEAUTY	577500^	527500^	527500*	455000^	505000^	4	8	-12.6	11.0
MOUNT CLEAR	511000	504000	495000^	510000	495000	17	34	-3.1	-2.9
MOUNT COTTRELL	660000^	545000^	545000*	572000^	660000^	3	8	0.0	15.4
MOUNT DANDENONG	1040000^	965000^	942500^	746300^	900000^	7	15	-13.5	20.6
MOUNT DUNEED	830000	750000	732500	746000	720000	41	70	-13.3	-3.5
MOUNT ELIZA	1720000	1652500	1650000	1780000	1582500	62	127	-8.0	-11.1
MOUNT EVELYN	910000	795000	795000	807500	770000	17	51	-15.4	-4.6
MOUNT HELEN	687500	635000	680000^	580000	660000^	4	15	-4.0	13.8
MOUNT MACEDON	1070000^	1512500^	1423600^	1216000^	1950000^	2	4	82.2	60.4
MOUNT MARTHA	2075000	1725000	1320000	1936800	1870000	19	43	-9.9	-3.4
MOUNT PLEASANT	522500	522500	475000	507600^	545000^	8	16	4.3	7.4
MOUNT WAVERLEY	1530000	1506000	1455500	1700000	1660000	101	168	8.5	-2.4
MULGRAVE	1000000	965000	1070500	948000	990000	55	97	-1.0	4.4
MURCHISON	450000^	472500^	435000^	410000^	363500^	6	7	-19.2	-11.3
MURRUMBEENA	1715000	1535000	1598500	1500000	2010000	18	33	17.2	34.0
MURTOA	230000^	340000^	180000^	258500^	217500^	4	6	-5.4	-15.9
MYRTLEFORD	580000	680000^	584000	595000^	590000^	9	18	1.7	-0.8
NAGAMBIE	598000	665000	655000^	725000^	660000^	7	12	10.4	-9.0
NAR NAR GOON	800000^	920000^	825000^	825000*	825000*	0	0	NA	NA
NARRE WARREN	749000	709000	720000	711500	750000	73	133	0.1	5.4
NARRE WARREN NORTH	1650000	1585000^	1655000	1452500	1540500	16	28	-6.6	6.1

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NARRE WARREN SOUTH	815000	800000	770000	807500	797300	73	153	-2.2	-1.3
NATHALIA	320000	340000	422500	412500 [^]	277500 [^]	6	12	-13.3	-32.7
NEERIM SOUTH	550000 [^]	610000 [^]	610000 [*]	807500 [^]	815000 [^]	1	5	48.2	0.9
NERRINA	793800 [^]	920000 [^]	873000 [^]	670000 [^]	477500 [^]	2	6	-39.8	-28.7
NEW GISBORNE	845000 [^]	862500 [^]	880000 [^]	895000	900000	12	22	6.5	0.6
NEWBOROUGH	440500	450000	412000	400000	410000	31	62	-6.9	2.5
NEWCOMB	612500	597500	585000	544000	570000	21	40	-6.9	4.8
NEWINGTON	730300 [^]	770000 [^]	665000 [^]	950000 [^]	649000 [^]	7	12	-11.1	-31.7
NEWLANDS ARM	578000 [^]	632500 [^]	675000 [^]	632500 [^]	1100000 [^]	1	5	90.3	73.9
NEWPORT	1280000	1255000	1270000	1336300	1240000	52	82	-3.1	-7.2
NEWSTEAD	780000 [^]	620000 [^]	525000 [^]	650000 [^]	650000 [*]	0	1	NA	NA
NEWTOWN (GREATER GEELONG)	1327000	1255000	1175000	1320000	1220000	29	64	-8.1	-7.6
NHILL	184500	211500	264000	235000	185000 [^]	9	28	0.3	-21.3
NICHOLS POINT	500000 [^]	500000 [*]	815000 [^]	640000 [^]	640000 [*]	0	5	NA	NA
NIDDRIE	1400000	1085000	1130000	1130000	1190000	19	32	-15.0	5.3
NOBLE PARK	770000	743000	720000	710000	719400	42	83	-6.6	1.3
NOBLE PARK NORTH	805000	780000	810000 [^]	740500	710000	17	31	-11.8	-4.1
NORLANE	500000	470000	450000	460000	460000	37	67	-8.0	0.0
NORTH BENDIGO	515000	487500	511000	515000	497500	16	33	-3.4	-3.4
NORTH GEELONG	835000	640000	705300	654000	602600 [^]	8	25	-27.8	-7.9
NORTH MELBOURNE	1337500	1305000	1370000	1450000	1200000	19	29	-10.3	-17.2
NORTH WONTHAGGI	637500	665000	675000	653000	602000	18	37	-5.6	-7.8
NORTHCOTE	1650000	1600000	1708000	1638000	1515000	49	97	-8.2	-7.5
NOTTING HILL	1060000 [^]	955000 [^]	1058000 [^]	1200000 [^]	1070000 [^]	6	7	0.9	-10.8
NUMURKAH	355000	350000	320000	400000	342500	16	27	-3.5	-14.4
NUNAWADING	1142000	1109000	1090000	1100000	1172500	24	48	2.7	6.6
NYAH WEST	220000 [^]	242500 [^]	135000 [^]	266500 [^]	280000 [^]	3	7	27.3	5.1
OAK PARK	1255000	982500	972500	929000 [^]	895000 [^]	9	16	-28.7	-3.7
OAKLEIGH	1433000	1307500	1318500	1265000 [^]	1292500	16	23	-9.8	2.2
OAKLEIGH EAST	1155000	922500	1103000 [^]	950000 [^]	1381000 [^]	5	12	19.6	45.4
OAKLEIGH SOUTH	1200000	1108600	1034800	1090000	1105000	32	48	-7.9	1.4
OCEAN GROVE	1100000	1165000	1125000	1175000	980000	60	125	-10.9	-16.6
OFFICER	702500	680000	683800	702500	738500	98	192	5.1	5.1

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OFFICER SOUTH	731500^	905000	882500^	855000	935000	13	25	27.8	9.4
OLINDA	1142500^	898500^	815000^	839000^	920000^	3	8	-19.5	9.7
ORBOST	351000	350000	328800	350000	367500	10	25	4.7	5.0
ORMOND	1737500	1810000	1850000	1635800	2000000	12	24	15.1	22.3
OSBORNE	1135000	1230000	1150000	1040000	1040000	19	46	-8.4	0.0
OUYEN	175000	165000^	245000^	220000^	150000^	5	10	-14.3	-31.8
PAKENHAM	666500	640000	640000	640000	630000	224	446	-5.5	-1.6
PARADISE BEACH	430000*	430000^	275000^	320000^	416000^	4	5	NA	30.0
PARK ORCHARDS	1903000^	2460600^	1735000^	1714500^	1700000^	3	9	-10.7	-0.8
PARKDALE	1630000	1650000	1353800	1309000	1330000	23	39	-18.4	1.6
PARKVILLE	1869000	2050000^	2120000	2097500^	2013000^	5	7	7.7	-4.0
PASCOE VALE	1157500	1130000	1017500	935000	1050000	33	58	-9.3	12.3
PASCOE VALE SOUTH	1114500	1095000	1190000	1100000^	1200000	11	19	7.7	9.1
PATTERSON GARDENS	1326500	1290000^	1287500^	1312500^	1320000^	5	7	-0.5	0.6
PATTERSON LAKES	1494500	1401000	1700000	1700000	1200000	21	38	-19.7	-29.4
PAYNESVILLE	598300	565000	535000	530000	510000	26	55	-14.8	-3.8
PEARCEDALE	740000^	850000^	820000^	747500^	885000^	9	13	19.6	18.4
PENSHURST	335000^	170000^	230000^	257500^	257500*	0	2	NA	NA
PETERBOROUGH	751000^	766000^	680000^	680000*	680000*	0	0	NA	NA
PIONEER BAY	482500^	460000^	540000^	526300^	525000^	2	4	8.8	-0.2
POINT COOK	788000	780000	790000	765000	775000	177	314	-1.6	1.3
POINT LONSDALE	1580000	1535000	1537500	1847500	1235000	14	30	-21.8	-33.2
POREPUNKAH	977500^	1100000^	942500^	935000^	895000^	2	6	-8.4	-4.3
PORT ALBERT	390000^	495000^	535000^	610000^	480000^	1	6	23.1	-21.3
PORT FAIRY	1205000^	1151000^	902500	1300000	816000	10	21	-32.3	-37.2
PORT MELBOURNE	1820000	1705000	1575000	1755000	1882500	36	59	3.4	7.3
PORTARLINGTON	1060000	945000	910000	945000	872500	11	35	-17.7	-7.7
PORTLAND	465000	460000	440000	432500	446500	36	74	-4.0	3.2
PORTLAND NORTH	684000^	365000^	577500^	750000^	752500^	4	7	10.0	0.3
PORTSEA	3250000^	2480000^	4200000^	3380000^	3255000^	5	12	0.2	-3.7
PRAHRAN	1950000	1666000	1742500	1540000	1660000	31	46	-14.9	7.8
PRESTON	1176000	1055000	1090000	1117500	1150000	63	105	-2.2	2.9
PRINCES HILL	2060000^	1740000^	2435000^	1430000^	1920000^	3	7	-6.8	34.3

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PYRAMID HILL	235000^	220000^	300000^	240000^	180000^	7	8	-23.4	-25.0
QUARRY HILL	525000	535000^	810000	545000^	615000^	7	12	17.1	12.8
QUEENSCLIFF	1575000^	1525000^	1550000^	1967500	1470000^	4	14	-6.7	-25.3
RAINBOW	106000^	84300^	214500^	152500^	180000^	3	9	69.8	18.0
RAWSON	325000^	420000^	245000^	295000^	335000^	1	4	3.1	13.6
RAYMOND ISLAND	602500^	567500^	460000^	626000^	510000^	5	7	-15.4	-18.5
RED CLIFFS	337000	310000	330000	334000	335000	15	37	-0.6	0.3
RED HILL	1785000^	1735000^	1930000^	1505000^	1402500^	2	3	-21.4	-6.8
REDAN	525000	535000	515000	460000	470000	22	36	-10.5	2.2
RESEARCH	1455000^	1600000^	1459000^	1265000^	930000^	3	4	-36.1	-26.5
RESERVOIR	951000	868000	916000	850000	858000	91	180	-9.8	0.9
RHYLL	1025000^	850000^	898800^	737500^	740000^	1	7	-27.8	0.3
RICHMOND	1445000	1281000	1410000	1387500	1450000	63	113	0.3	4.5
RIDDELLS CREEK	931500^	790000	840000^	720000^	1116300	16	19	19.8	55.0
RINGWOOD	1135000	1010000	945000	1050000	947500	30	61	-16.5	-9.8
RINGWOOD EAST	970000	950000	975000	1000000	936600	17	36	-3.4	-6.3
RINGWOOD NORTH	1190000	1245000	1174000	1042500	1260000	19	49	5.9	20.9
RIPPLESIDE	1225000^	918800^	1190000^	970000^	816000^	1	6	-33.4	-15.9
RIPPONLEA	1661500^	1627800^	1662500^	1747500^	1400000^	3	5	-15.7	-19.9
ROBINVALE	310000	276300	315000	330000^	402500	12	15	29.8	22.0
ROCHESTER	468500	425000	290000^	250000^	265000	11	18	-43.4	6.0
ROCKBANK	645000	608000	622500	605000	675000	38	61	4.7	11.6
ROMSEY	860000	798500	809000	752500	765000	11	33	-11.0	1.7
ROSANNA	1250000	1155000	1032500	1270000	1267500	20	41	1.4	-0.2
ROSEBUD	852500	775000	748800	770000	740000	44	103	-13.2	-3.9
ROSEBUD SOUTH	1160000	1067500	852500	1155000	911000	16	35	-21.5	-21.1
ROSEDALE	530000^	440000	350000^	375000^	475000^	7	15	-10.4	26.7
ROWVILLE	1140000	1030000	1050000	1010000	1096000	70	143	-3.9	8.5
ROXBURGH PARK	680000	652000	636000	668000	617500	67	119	-9.2	-7.6
RUSHWORTH	385000^	275000^	340000^	305000^	395000^	3	7	2.6	29.5
RUTHERGLEN	523500^	460000^	500000	587500^	460000^	7	15	-12.1	-21.7
RYE	1166300	1060000	1096000	1097000	1110000	59	120	-4.8	1.2
SAFETY BEACH	1175000	1162500	1150000	1300000	1300000	17	55	10.6	0.0

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SAILORS GULLY	472000^	630000^	607500^	454000^	521000^	7	15	10.4	14.8
SALE	457500	460000	505000	465000	471000	58	107	3.0	1.3
SAN REMO	1200000^	1187500	1080000^	1040000^	1140000	11	16	-5.0	9.6
SANCTUARY LAKES	767500	780000	735000	740000	725000	103	192	-5.5	-2.0
SANDHURST	921000	990000	1030000	1000500	1025000	24	51	11.3	2.4
SANDRINGHAM	2315000	2537000	2323500	2048000	1925000	22	42	-16.8	-6.0
SANDY POINT	871500^	750000^	820000^	805000^	1010000^	2	3	15.9	25.5
SASSAFRAS	1178500^	920000^	920000*	1290000^	1520000^	5	6	29.0	17.8
SCORESBY	1080000	957500	970000	910000	953000	14	25	-11.8	4.7
SEA LAKE	133500^	174500^	197500^	159500^	282000^	2	6	111.2	76.8
SEABROOK	777500	733500	725000	750000	700400	12	27	-9.9	-6.6
SEAFORD	881300	864000	830000	833000	752500	43	82	-14.6	-9.7
SEAHOLME	1235000^	951000^	1012500^	1030000^	1140000^	5	8	-7.7	10.7
SEASPRAY	390000^	350000^	535000^	580000^	465000^	1	4	19.2	-19.8
SEBASTOPOL	495000	485000	477000	467500	450000	39	71	-9.1	-3.7
SEDDON	1152500	940000	1178000	1090000	1250000	19	39	8.5	14.7
SELBY	787500^	715000^	768800^	815000^	932000^	5	8	18.3	14.4
SEVILLE	841500^	749500^	786000^	900000^	747500^	4	13	-11.2	-16.9
SEYMOUR	460000	422500	450000	520000	430000	24	43	-6.5	-17.3
SHEPPARTON	440000	450000	427300	450000	420000	87	192	-4.5	-6.7
SHEPPARTON NORTH	465000^	735000^	633000^	1100000^	466500^	6	7	0.3	-57.6
SHOREHAM	2700000^	2700000*	1827500^	1700000^	1200000^	1	6	-55.6	-29.4
SKIPTON	427500^	420000^	300000^	320000^	390000^	1	4	-8.8	21.9
SKYE	742000	780000	766000	725000	785000	25	44	5.8	8.3
SMITHS BEACH	1695000^	1105000^	1155000^	1075000^	872500^	6	8	-48.5	-18.8
SMYTHES CREEK	611000^	570000^	620000^	620000*	625000^	3	3	2.3	NA
SOLDIERS HILL	685000	815000	730000	640000	627500	12	25	-8.4	-2.0
SOMERS	1727500^	3625000^	1418500	1550000	1601000	12	27	-7.3	3.3
SOMERVILLE	800000	812500	789000	757500	761000	40	74	-4.9	0.5
SORRENTO	2625000	2055000	2190500	2225000	2325000	22	50	-11.4	4.5
SOUTH GEELONG	986000^	806000^	1172500^	750000^	737500^	2	7	-25.2	-1.7
SOUTH KINGSVILLE	960000^	880000^	1157500^	1280000^	1123000^	5	8	17.0	-12.3
SOUTH MELBOURNE	1846300	1610000	2035000	2245000	1555000	25	37	-15.8	-30.7

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MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
SOUTH MORANG	772500	760000	739000	715000	710000	83	151	-8.1	-0.7
SOUTH YARRA	2285000	1943500	2161500	2582500	2065000	24	48	-9.6	-20.0
SPOTSWOOD	1243800	1260000^	1155000^	1230000^	1070000^	5	8	-14.0	-13.0
SPRING GULLY	540000^	567500	610000	580000^	610000^	8	17	13.0	5.2
SPRINGVALE	902500	875000	885000	890000	870000	33	60	-3.6	-2.2
SPRINGVALE SOUTH	822000	822500	825000	804500	803000	15	29	-2.3	-0.2
ST ALBANS	690000	678000	660000	650000	635000	81	138	-8.0	-2.3
ST ALBANS PARK	625000	644500	682500	588800	570000	15	35	-8.8	-3.2
ST ANDREWS BEACH	1400000^	1510000^	1550000^	1550000^	1512500^	6	12	8.0	-2.4
ST ARNAUD	319500	270000	325000	272500	295000^	8	18	-7.7	8.3
ST HELENA	1255000^	1205000^	1180000^	1134000^	1244600^	6	10	-0.8	9.7
ST KILDA	1785000	1610000	1900000	1166000^	1520000	13	21	-14.8	30.4
ST KILDA EAST	1990000	1855000	1448000	1321300	1477500	18	30	-25.8	11.8
ST KILDA WEST	2347500^	2875000^	2900000^	3800000^	3800000*	0	5	NA	NA
ST LEONARDS	860500	787000	750000	800000	782500	25	45	-9.1	-2.2
STANHOPE	366500^	174000^	217000^	397000^	290000^	2	3	-20.9	-27.0
STAWELL	355000	341500	380000	341000	260000	17	47	-26.8	-23.8
STRATFORD	469000	485000	525000	493000	520000	13	26	10.9	5.5
STRATHDALE	700000	647500	640000	685000	620000	24	45	-11.4	-9.5
STRATHFIELDSAYE	730000	710000	667500	710000	725000	23	42	-0.7	2.1
STRATHMERTON	370000^	320000^	323000^	320000^	432500^	2	4	16.9	35.2
STRATHMORE	1575000	1630500	1605000	1368000	1477500	18	39	-6.2	8.0
STRATHTULLOH	606000	635000	610000	591000	650000	32	47	7.3	10.0
STUDFIELD	930000^	910000^	972500^	924700^	1097800^	6	10	18.0	18.7
SUNBURY	670000	660000	665000	650000	677500	152	289	1.1	4.2
SUNDERLAND BAY	920000^	620000^	655000^	642500^	799000^	3	9	-13.2	24.4
SUNNYCLIFFS	307500^	286500^	256500^	382500^	382500*	0	7	NA	NA
SUNSET STRIP	500000^	865000^	650000^	625000^	705000^	2	5	41.0	12.8
SUNSHINE	865000	820000	861000	745500	827500	20	31	-4.3	11.0
SUNSHINE NORTH	760000	710000	775000	720000	710000	21	42	-6.6	-1.4
SUNSHINE WEST	761000	750000	700000	645500	730000	37	73	-4.1	13.1
SURF BEACH	914000^	1280000^	890000^	920000^	785000^	3	12	-14.1	-14.7
SURREY HILLS	2060000	2210000	2365000	2300000	2345000	24	61	13.8	2.0

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MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
SWAN HILL	444500	440000	386500	448000	463500	34	71	4.3	3.5
SYDENHAM	705000	732000	693800	700000	760000	16	30	7.8	8.6
SYNDAL	1720000^	2060000	2195000	1727500^	2200000	17	25	27.9	27.4
TALLANGATTA	452000^	410000^	447500^	401300^	410000^	3	7	-9.3	2.2
TARNEIT	652500	660000	640000	660000	660500	304	572	1.2	0.1
TATURA	446000	480000	455000	460000^	485800	16	24	8.9	5.6
TAWONGA SOUTH	575000^	802500^	646500^	650000^	550000^	5	10	-4.3	-15.4
TAYLORS HILL	908500	905000	933500	877500	913000	19	45	0.5	4.0
TAYLORS LAKES	952500	922500	937000	875000	930000	30	60	-2.4	6.3
TECOMA	892000^	833000^	810000^	805000^	794800^	4	12	-10.9	-1.3
TEMPLESTOWE	1700000	1600000	1470000	1700000	1582500	32	61	-6.9	-6.9
TEMPLESTOWE LOWER	1372000	1400000	1270000	1560000	1450000	32	63	5.7	-7.1
TERANG	390000	332500	385000^	385000^	390000^	5	12	0.0	1.3
THE BASIN	920000	817500	825000	916000	810000	10	20	-12.0	-11.6
THOMASTOWN	725000	729500	655000	695000	667000	45	85	-8.0	-4.0
THOMSON (GREATER GEELONG)	602500^	535000^	557500^	562000^	560000^	9	17	-7.1	-0.4
THORNBURY	1490000	1442500	1450000	1347500	1436000	24	52	-3.6	6.6
THORNHILL PARK	625000	600000	575000	640000	630000	29	50	0.8	-1.6
TIMBOON	476000^	423000^	440000^	558000^	558000*	0	6	NA	NA
TONGALA	335000^	412500^	349500^	435000^	391000^	9	13	16.7	-10.1
TOONGABBIE	487500^	377500^	525000^	519500^	519500*	0	4	NA	NA
TOORA	415000^	415000*	430000^	465000^	465000*	0	6	NA	NA
TOORADIN	755000^	910000^	1031000^	841000^	660000^	3	9	-12.6	-21.5
TOORAK	8005000	5325000	6210000	6630000	5662500	26	41	-29.3	-14.6
TOOTGAROOK	1030000	895000	817000	847500	880000	23	43	-14.6	3.8
TORQUAY	1400000	1340000	1270000	1350000	1150000	47	111	-17.9	-14.8
TRAFALGAR	581000	650000	567500	533500	575000	20	42	-1.0	7.8
TRARALGON	492500	484500	480000	485000	490000	97	215	-0.5	1.0
TRARALGON EAST	702800^	715900^	733500^	820000^	958000^	4	6	36.3	16.8
TRENTHAM	1102500	1180000^	1197500	760000^	1280000^	3	7	16.1	68.4
TRUGANINA	655000	659800	655000	625500	645000	190	332	-1.5	3.1
TULLAMARINE	785000	740000	705000	730000	720000	21	36	-8.3	-1.4
TYABB	697500^	770000^	745000^	732500^	715000^	4	12	2.5	-2.4

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MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
UPPER FERNTREE GULLY	900000^	870000	824000^	782500	795000	13	23	-11.7	1.6
UPWEY	910000	970000	865000	821000	865000	24	42	-4.9	5.4
VENTNOR	863000^	913300^	830000^	865000^	960000^	5	7	11.2	11.0
VENUS BAY	699000	730000	587500^	620000^	700000	13	19	0.1	12.9
VERMONT	1225000	1188000	1245400	1200000	1250000	28	49	2.0	4.2
VERMONT SOUTH	1495000	1340800	1357500	1498000	1520000	25	49	1.7	1.5
VIEWBANK	1262500	1161000	1080000	1083000	1340000^	9	26	6.1	23.7
VIOLET TOWN	385000^	450000^	387500^	530000^	386800^	2	5	0.5	-27.0
WAHGUNYAH	505000^	545000^	562500^	610000^	501300^	2	7	-0.7	-17.8
WALKERVILLE	575000*	542000^	542000*	863300^	863300*	0	3	NA	NA
WALLAN	612500	640000	635000	610000	629800	40	75	2.8	3.2
WALLAN EAST	640000	610000	600000	563500	612500	20	34	-4.3	8.7
WANDANA HEIGHTS	1163500^	1204000^	1100000	830000^	1015000^	9	14	-12.8	22.3
WANDIN NORTH	835000^	870000^	800000^	800000	810000^	2	14	-3.0	1.3
WANGARATTA	550000	525000	520000	482000	547500	68	139	-0.5	13.6
WANTIRNA	1033500	1110000	1120000	1024000	1230000	25	55	19.0	20.1
WANTIRNA SOUTH	1288000	1105000	1126300	1225000	1296000	29	55	0.6	5.8
WARBURTON	761500	733300^	703500	740000^	672500	13	22	-11.7	-9.1
WARRACKNABEAL	192500	210000	232500	214100	242000^	6	24	25.7	13.0
WARRAGUL	680000	630000	645000	630000	646000	88	183	-5.0	2.5
WARRANTYTE	1440000	1252000	1215000	1445000^	1590000^	6	12	10.4	10.0
WARRANWOOD	1345000	1342500	1560000^	1072500	1194800	16	30	-11.2	11.4
WARRNAMBOOL	620000	578500	630000	620000	599500	78	174	-3.3	-3.3
WATERWAYS	1600000	1650000^	1140000^	1690000^	1730000^	2	7	8.1	2.4
WATSONIA	906900	910000^	810000	779800^	832500	14	22	-8.2	6.8
WATSONIA NORTH	920000	931500^	853100	916000^	815000^	9	15	-11.4	-11.0
WATTLE GLEN	950000^	985000^	938500^	938500*	732000^	1	1	-22.9	NA
WAURN PONDS	771000	777000	825000	805000^	810000^	8	11	5.1	0.6
WEDDERBURN	320000^	288500^	465000^	290000^	280000^	5	9	-12.5	-3.4
WEIR VIEWS	562500	575000	610000	577000	556000	40	73	-1.2	-3.6
WENDOUREE	520000	485000	480000	470000	485000	32	66	-6.7	3.2
WENDOUREE WEST	438000^	373000^	363500^	365000^	338800	16	21	-22.7	-7.2
WERRIBEE	615000	610500	600000	600000	614000	219	405	-0.2	2.3

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MEDIAN HOUSE PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
WERRIBEE SOUTH	957500^	790000^	965000^	856000^	1200000^	1	6	25.3	40.2
WEST FOOTSCRAY	950000	895500	947500	892500	885000	21	45	-6.8	-0.8
WEST MELBOURNE	2262500^	1450000^	1365000^	1270000^	1032500^	4	5	-54.4	-18.7
WEST WODONGA	530000	495000	522500	549500	545000	51	91	2.8	-0.8
WESTALL	888000	900000^	875000	880000	812500	12	25	-8.5	-7.7
WESTGARTH	2225000	2010000^	1777500	1925000^	1766000	13	19	-20.6	-8.3
WESTMEADOWS	731000	683000	665000	700000	735000	19	35	0.5	5.0
WHEELERS HILL	1480000	1355000	1441500	1490000	1422000	57	103	-3.9	-4.6
WHITE HILLS	510000	465000	503800	465000	507500	24	36	-0.5	9.1
WHITTINGTON	550000	532500	510000	492500	520000^	8	18	-5.5	5.6
WHITTLESEA	745000	663100	705000	730000	775000	20	36	4.0	6.2
WILLIAMS LANDING	765000	820000	777500	805000	820000	35	65	7.2	1.9
WILLIAMSTOWN	1530000	1695000	1875000	1470000	1545000	25	52	1.0	5.1
WILLIAMSTOWN NORTH	1257500^	888000^	1197500^	1275000^	1341000^	3	4	6.6	5.2
WIMBLEDON HEIGHTS	617500^	710000^	710000*	620000^	735000^	1	5	19.0	18.5
WINCHELSEA	650000^	645000^	625000	605000^	635000^	9	17	-2.3	5.0
WINDSOR	1650000	1690000	1465000	1523800^	1451000	15	21	-12.1	-4.8
WINTER VALLEY	610000	640000	630000	580000	580000	35	46	-4.9	0.0
WODONGA	519000	554500	514000	500100	529000	65	146	1.9	5.8
WOLLERT	720000	685000	730000	707500	683600	126	226	-5.1	-3.4
WONGA PARK	1195000^	1680500	1640000^	1092500^	1369500^	4	10	14.6	25.4
WONTHAGGI	622000	650000	555000	580000	580000	16	37	-6.8	0.0
WOODEND	860000	765000	855000	857500	940000	18	34	9.3	9.6
WOOLAMAI WATERS	948500	1080000	800000	850000	790500	14	27	-16.7	-7.0
WOORI YALLOCK	688500	687500	610000	616300	622500	11	23	-9.6	1.0
WY YUNG	529300^	562500^	459500^	437500^	500000^	4	5	-5.5	14.3
WYCHEPROOF	292500^	150000^	202500^	218000^	257500^	2	5	-12.0	18.1
WYNDHAM VALE	590000	580000	570000	547500	550000	101	191	-6.8	0.5
YACKANDANDAH	571500^	670000^	633000^	635000^	555000^	1	5	-2.9	-12.6
YALLAMBIE	1082500	1028800	888800	975300^	870000^	7	11	-19.6	-10.8
YALLOURN NORTH	315000^	345000^	355000^	320000^	347000^	5	10	10.2	8.4
YARRA GLEN	842500^	810000^	780000	782500^	791800	16	25	-6.0	1.2
YARRA JUNCTION	735000^	633000^	647500^	709500	680000	11	21	-7.5	-4.2

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MEDIAN HOUSE PRICES

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
YARRAGON	600000^	635000^	550000^	695000^	560000^	7	14	-6.7	-19.4
YARRAM	465000	488800^	461800	387500^	550000^	2	10	18.3	41.9
YARRAVILLE	1267500	1230000	1050000	1105000	1160500	48	82	-8.4	5.0
YARRAWONGA	645000	646500	619500	595000	646500	21	56	0.2	8.7
YEA	630000^	516500^	660000^	485000^	550000^	8	14	-12.7	13.4
YINNAR	580000^	548500^	510000^	565000^	580000^	5	9	0.0	2.7

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
ABBOTSFORD	552500	565000	545000	465000	527500	69	125	-4.5	13.4
ABERFELDIE	1200000 [^]	450000 [^]	885000 [^]	1021000 [^]	551000 [^]	9	12	-54.1	-46.0
AIRPORT WEST	662000	670000	635000	665000	725000	22	42	9.5	9.0
ALBERT PARK	1527500 [^]	360000 [^]	1880000 [^]	725000 [^]	680000 [^]	3	6	-55.5	-6.2
ALBION	345000	251000	573800	235000	350000	19	30	1.4	48.9
ALFREDTON	372500 [^]	273800 [^]	253800 [^]	520000 [^]	307500 [^]	4	7	-17.4	-40.9
ALPHINGTON	715500	736000	640000	702500	600000	16	36	-16.1	-14.6
ALTONA	725000	740000	692500	760000	615000	28	53	-15.2	-19.1
ALTONA EAST	784000 [^]	595000 [^]	735000 [^]	739900 [^]	720000 [^]	4	9	-8.2	-2.7
ALTONA MEADOWS	485000 [^]	497500 [^]	472500 [^]	510000	547500 [^]	4	15	12.9	7.4
ALTONA NORTH	735000	725000	660000	711800	807600 [^]	8	22	9.9	13.5
ARARAT	285000 [^]	187000 [^]	250000 [^]	282500 [^]	355000 [^]	7	11	24.6	25.7
ARDEER	525000 [^]	588800 [^]	612500 [^]	570000 [^]	558800 [^]	6	10	6.4	-2.0
ARMADALE	700000	744000	727000	637500	647500	54	96	-7.5	1.6
ASCOT VALE	582500	507000	552500	580000	515000	24	43	-11.6	-11.2
ASHBURTON	1250000 [^]	962500 [^]	1200000 [^]	1130000 [^]	1541000 [^]	5	8	23.3	36.4
ASHWOOD	1142500	882500	770500	1030000	924000	10	25	-19.1	-10.3
ASPENDALE	770000 [^]	905000	914000 [^]	720600	740000 [^]	5	16	-3.9	2.7
AVONDALE HEIGHTS	752500 [^]	651000 [^]	651000 [*]	670000 [^]	652500 [^]	8	11	-13.3	-2.6
BACCHUS MARSH	465000 [^]	385400	461000 [^]	480000 [^]	425000 [^]	7	14	-8.6	-11.5
BALACLAVA	610000	531000	720000	580000	573800	14	35	-5.9	-1.1
BALLARAT CENTRAL	400000 [^]	415000 [^]	188000	415000 [^]	415000 [^]	8	10	3.8	0.0
BALLARAT EAST	430300 [^]	402500 [^]	331300 [^]	457500 [^]	400000 [^]	7	11	-7.0	-12.6
BALLARAT NORTH	427500 [^]	431000 [^]	407500 [^]	352500 [^]	450000 [^]	5	10	5.3	27.7
BALWYN	1050000	864500	1283000	740000	800500	36	61	-23.8	8.2
BALWYN NORTH	850000	830000	1250000	1140000	1150000	19	30	35.3	0.9
BARWON HEADS	1030000 [^]	1660000 [^]	1812500 [^]	1190000 [^]	935000 [^]	1	6	-9.2	-21.4
BAYSWATER	679000	656000	550000	640000	627500	32	69	-7.6	-2.0
BAYSWATER NORTH	592000	630000	510000	550000	660000	25	36	11.5	20.0
BEACONSFIELD	618500 [^]	630000 [^]	520000 [^]	510000 [^]	520000 [^]	7	12	-15.9	2.0
BEAUMARIS	1235000	1155000	1412500	955000	1018500	16	33	-17.5	6.6
BELL PARK	548500 [^]	465000 [^]	595000 [^]	312500 [^]	470000 [^]	3	5	-14.3	50.4
BELLFIELD (BANYULE)	690000 [^]	691000 [^]	660000 [^]	872000 [^]	855000 [^]	1	7	23.9	-1.9
BELMONT	545000	555000	580000	510000	482500	20	46	-11.5	-5.4

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
BENALLA	280000 [^]	300000 [^]	327000	350000 [^]	306300 [^]	8	13	9.4	-12.5
BENDIGO	500500	465000	482500 [^]	480000 [^]	407500 [^]	4	9	-18.6	-15.1
BENTLEIGH	677500	872000	773000	638000	957000	37	75	41.3	50.0
BENTLEIGH EAST	982500	949500	920000	955000	930000	55	102	-5.3	-2.6
BERWICK	610000	658500	662500	646000	607500	28	54	-0.4	-6.0
BLACK HILL	425000 [^]	425500 [^]	410000 [^]	525000 [^]	500000 [^]	1	3	17.6	-4.8
BLACK ROCK	1475000	1149500	1250000	1400000 [^]	1181500	25	34	-19.9	-15.6
BLACKBURN	703000	730000	689000	602000	645000	41	82	-8.2	7.1
BLACKBURN NORTH	917500 [^]	950500 [^]	1202000 [^]	800000 [^]	880000 [^]	6	11	-4.1	10.0
BLACKBURN SOUTH	913500	822000	830000	788000 [^]	995000 [^]	8	17	8.9	26.3
BONBEACH	710000	640000	579000	702500	665000	22	43	-6.3	-5.3
BORONIA	695000	615000	615000	650500	636000	52	102	-8.5	-2.2
BOX HILL	536300	550000	546700	575000	500400	117	223	-6.7	-13.0
BOX HILL NORTH	805000	950000	748000	835000	965000	15	45	19.9	15.6
BOX HILL SOUTH	830000	714000	828000	1133500	976000	12	24	17.6	-13.9
BRAYBROOK	573000	555000	530000	590000 [^]	614500	20	29	7.2	4.2
BREAKWATER	530000 [^]	520000 [^]	505500 [^]	505500 [*]	426000 [^]	3	3	-19.6	NA
BRIAR HILL	830000 [^]	782000 [^]	680000 [^]	1070000 [^]	755000 [^]	7	9	-9.0	-29.4
BRIGHTON	1700000	1292000	1450000	1306300	1215000	70	118	-28.5	-7.0
BRIGHTON EAST	1235000	1125000	1200000	1290000	1314000	22	35	6.4	1.9
BROADMEADOWS	480000	437500	400000	470000	455000	26	46	-5.2	-3.2
BROOKLYN	640000 [^]	615000 [^]	590000	622500	631300	12	23	-1.4	1.4
BROWN HILL	433800 [^]	477500 [^]	420000 [^]	427500 [^]	387500 [^]	5	11	-10.7	-9.4
BRUNSWICK	582500	552000	510000	520000	529000	96	180	-9.2	1.7
BRUNSWICK EAST	600000	582400	582500	554500	570000	62	128	-5.0	2.8
BRUNSWICK WEST	489000	460000	505000	400000	420000	51	98	-14.1	5.0
BULLEEN	780000	832500	845000	970000 [^]	1045000 [^]	8	17	34.0	7.7
BUNDOORA	460000	483500	470000	416000	520000	33	71	13.0	25.0
BURNLEY	490000 [*]	480000 [^]	480000 [*]	477000 [^]	736300 [^]	2	7	NA	54.4
BURWOOD	923000	723000	790500	850000	825000	35	62	-10.6	-2.9
BURWOOD EAST	656500	595000	664000	669000	582500	14	37	-11.3	-12.9
CAIRNLEA	425500 [^]	307500 [^]	427600 [^]	430000	460000 [^]	3	14	8.1	7.0
CAMBERWELL	950000	907500	990000	955000	795000	39	77	-16.3	-16.8
CAMPBELLFIELD	430000 [^]	401000 [^]	425000 [^]	360000 [^]	475800 [^]	2	5	10.6	32.2

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
CANADIAN	415000 [^]	397500	401500	450000 [^]	399000	10	17	-3.9	-11.3
CANTERBURY	1345000	1235000	865000	890000 [^]	1455000 [^]	9	16	8.2	63.5
CAPEL SOUND	701000 [^]	725000 [^]	780000 [^]	659000	680000 [^]	9	26	-3.0	3.2
CARLTON	457500	340000	283300	425000	350000	89	180	-23.5	-17.6
CARLTON NORTH	709000 [^]	758800 [^]	478000 [^]	630000 [^]	710000 [^]	9	12	0.1	12.7
CARNEGIE	655000	629000	609000	588500	620000	111	213	-5.3	5.4
CAROLINE SPRINGS	435000	462500	456000	462500	480000	19	31	10.3	3.8
CARRUM	747300	745000	677600	744500	700000	15	31	-6.3	-6.0
CARRUM DOWNS	580000	568500	560000	570500	543800	46	68	-6.3	-4.7
CASTLEMAINE	572000 [^]	530000 [^]	619300 [^]	466000 [^]	612000 [^]	1	3	7.0	31.3
CAULFIELD	865000	833000	796000	855000 [^]	1110000	13	22	28.3	29.8
CAULFIELD EAST	807500 [^]	695000 [^]	780500 [^]	690000 [^]	1002800 [^]	5	8	24.2	45.3
CAULFIELD NORTH	680000	650000	735000	585000	599000	70	126	-11.9	2.4
CAULFIELD SOUTH	1180000	850000	1150000	1030000	1151000	23	44	-2.5	11.7
CHADSTONE	925000	839000	850000	823000	820000	31	51	-11.4	-0.4
CHELSEA	723800	641000	636500	650000	630000	35	60	-13.0	-3.1
CHELSEA HEIGHTS	732800 [^]	612500 [^]	575000 [^]	469500 [^]	897500 [^]	1	3	22.5	91.2
CHELTENHAM	680000	592000	655000	601800	610000	43	89	-10.3	1.4
CHELTENHAM EAST	660000 [^]	595000 [^]	608500 [^]	704000 [^]	783000 [^]	1	7	18.6	11.2
CHELTENHAM NORTH	698000 [^]	730000 [^]	737000	721800 [^]	819000 [^]	6	8	17.3	13.5
CHIRNSIDE PARK	690000 [^]	710000 [^]	705000 [^]	687500 [^]	713500 [^]	6	12	3.4	3.8
CLARINDA	847500 [^]	847500 [*]	872500 [^]	650900 [^]	857500 [^]	8	13	1.2	31.7
CLAYTON	654600	738300	714000	670000	775000	48	109	18.4	15.7
CLAYTON NORTH	675000 [^]	862000 [^]	820000 [^]	355000	386500 [^]	8	20	-42.7	8.9
CLAYTON SOUTH	534000	623800	608800	566500	614000	16	26	15.0	8.4
CLIFTON HILL	605000	926000 [^]	582500	691000	900000	10	22	48.8	30.2
COBRAM	203000 [^]	295000 [^]	343500 [^]	285000 [^]	290000 [^]	4	7	42.9	1.8
COBURG	588000	626000	612500	571000	630000	36	77	7.1	10.3
COBURG EAST	790000 [^]	702500	645000 [^]	628500	697500	10	22	-11.7	11.0
COBURG NORTH	687500 [^]	640000	670000	835000	775000 [^]	6	17	12.7	-7.2
COLAC	385000	380000 [^]	395500 [^]	460000 [^]	380000 [^]	6	12	-1.3	-17.4
COLLINGWOOD	665000	662500	630000	587500	593000	58	103	-10.8	0.9
CORIO	405000 [^]	405000 [^]	465000 [^]	358800 [^]	440000 [^]	5	13	8.6	22.6
COWES	590000 [^]	597500	620000 [^]	383000 [^]	458700 [^]	3	10	-22.3	19.8

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Apr-Jun 2022 to Apr-Jun 2023

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COWES WEST	637000 [^]	690000 [^]	785000 [^]	560000 [^]	720000 [^]	5	8	13.0	28.6
CRAIGIEBURN	406000	460000	425300	445000	425000	53	100	4.7	-4.5
CRANBOURNE	497500	482500	481500	440000	458500	23	42	-7.8	4.2
CRANBOURNE EAST	531000 [^]	615000 [^]	500000 [^]	510000	470000 [^]	5	17	-11.5	-7.8
CRANBOURNE NORTH	470000 [^]	487500 [^]	495000 [^]	419700 [^]	509000 [^]	3	8	8.3	21.3
CRANBOURNE WEST	550000 [^]	512500 [^]	522500 [^]	509000 [^]	527300 [^]	4	10	-4.1	3.6
CREMORNE	797500	600000 [^]	752500 [^]	687500 [^]	627500 [^]	7	11	-21.3	-8.7
CRIB POINT	540000	540000 [^]	525800 [^]	587500 [^]	498000 [^]	5	7	-7.8	-15.2
CROYDON	660000	660000	645000	700000	658500	84	161	-0.2	-5.9
CROYDON NORTH	715000	770000	755000 [^]	680500	710000	20	34	-0.7	4.3
CROYDON SOUTH	800000 [^]	800000 [*]	747500 [^]	660000 [^]	757900 [^]	6	9	-5.3	14.8
DALLAS	410000 [^]	560000 [^]	470000 [^]	460000 [^]	460000 [*]	0	5	NA	NA
DANDENONG	425000	418500	358500	385000	420000	91	194	-1.2	9.1
DANDENONG NORTH	555000	560000	497500	520000	505000	19	36	-9.0	-2.9
DARLEY	450000	375000 [^]	438000 [^]	432500 [^]	275000 [^]	9	15	-38.9	-36.4
DEEPDENE	1320000 [^]	1300000 [^]	1545000 [^]	1000000 [^]	1353700 [^]	6	9	2.6	35.4
DEER PARK	512500 [^]	523000	480000 [^]	460000 [^]	478000	12	15	-6.7	3.9
DIAMOND CREEK	845000 [^]	675000 [^]	681300 [^]	797500 [^]	730000 [^]	9	15	-13.6	-8.5
DINGLEY VILLAGE	720000 [^]	730000 [^]	743400	730000 [^]	735000 [^]	7	14	2.1	0.7
DINNER PLAIN	595000 [^]	942500 [^]	625000 [^]	545000 [^]	618000 [^]	3	5	3.9	13.4
DOCKLANDS	631500	623500	620000	600000	605000	126	231	-4.2	0.8
DONCASTER	585000	675000	675000	610000	630000	105	174	7.7	3.3
DONCASTER EAST	872000	835000	649500	663000	964000	80	135	10.6	45.4
DONVALE	940000	1007500	855000	998000	880000	18	33	-6.4	-11.8
DOREEN	561500 [^]	502500 [^]	570000 [^]	498000 [^]	635000 [^]	7	12	13.1	27.5
DOVETON	517500	470000	500000 [^]	513500	530000	20	35	2.4	3.2
DROMANA	777500 [^]	857500 [^]	1407000 [^]	740000 [^]	810000	13	20	4.2	9.5
DROUIN	435000 [^]	383500	440000	445000 [^]	457000 [^]	9	15	5.1	2.7
DRYSDALE	550000	582500 [^]	540000 [^]	478000 [^]	574000 [^]	5	13	4.4	20.1
EAGLEHAWK	380000 [^]	371300 [^]	400000 [^]	480000 [^]	376500 [^]	2	5	-0.9	-21.6
EAGLEMONT	921000 [^]	1028500 [^]	922000 [^]	680000 [^]	1285000 [^]	5	6	39.5	89.0
EAST GEELONG	410000 [^]	406500 [^]	480000 [^]	440000 [^]	560000 [^]	1	2	36.6	27.3
EAST MELBOURNE	872000	726000	807500	850000	695000	21	35	-20.3	-18.2
ECHUCA	325500 [^]	355000	370000 [^]	330000 [^]	404000	16	25	24.1	22.4

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EDITHVALE	815400	728000	820000	830000	735000	18	37	-9.9	-11.4
ELSTERNWICK	700000	691500	655000	834000	675000	47	78	-3.6	-19.1
ELTHAM	835000	810000	812500	788300	727500	22	38	-12.9	-7.7
ELWOOD	676000	686000	640000	620000	713500	76	139	5.5	15.1
ENDEAVOUR HILLS	632500^	595000	615000 ^	670000^	665000^	8	14	5.1	-0.7
EPPING	505000	467000	487000	480000	500500	22	41	-0.9	4.3
ESSENDON	577500	537500	615000	505000	535000	77	139	-7.4	5.9
ESSENDON NORTH	451300	397500	476300	498000	386000	22	40	-14.5	-22.5
ESSENDON WEST	841000^	910000^	842500 ^	473500^	473500*	0	2	NA	NA
EUMEMMERRING	580500	492500^	466000 ^	533500^	500300^	5	11	-13.8	-6.2
FAIRFIELD	545000	582300	585000	569000	670000	14	32	22.9	17.8
FAWKNER	575000	460000	547500	565000	573000	17	36	-0.3	1.4
FERNTREE GULLY	660500	667000	716000	644300	655000	30	62	-0.8	1.7
FISHERMANS BEND	950000	905000	845000	980000	952500	22	49	0.3	-2.8
FITZROY	825000	709000	765500	800000	726000	32	57	-12.0	-9.3
FITZROY NORTH	548000	750000	700000	660000	642500	29	50	17.2	-2.7
FLEMINGTON	427500	432500	459000	360000	342500	22	41	-19.9	-4.9
FLORA HILL	430000	430000^	470000 ^	500000^	475000^	4	10	10.5	-5.0
FOOTSCRAY	495000	460500	500000	525000	528700	100	197	6.8	0.7
FOREST HILL	817500	742500	800000	470600^	865000	18	26	5.8	83.8
FOSTER	220000^	527500^	342500 ^	274000^	520000^	3	5	136.4	89.8
FRANKSTON	568000	510000	535600	475000	499500	96	191	-12.1	5.2
FRANKSTON SOUTH	735000	755000	710000	675000	750000	15	30	2.0	11.1
GARDENVALE	520000^	280000^	720000 ^	275000^	285000^	3	5	-45.2	3.6
GEELONG	728700	760000	660000	750000	770000	14	36	5.7	2.7
GEELONG WEST	453800	395000^	428000	542500	470000	12	22	3.6	-13.4
GISBORNE	527500^	660000^	680000 ^	445000^	635000^	2	7	20.4	42.7
GLEN HUNTLY	642500	554500	474000	620000	680000	19	35	5.8	9.7
GLEN IRIS	760000	672500	670000	640000	779500	64	119	2.6	21.8
GLEN WAVERLEY	765000	850500	803000	813000	750000	53	100	-2.0	-7.7
GLENROY	595000	580000	560000	555500	568500	84	150	-4.5	2.3
GOLDEN POINT (BALLARAT)	380400^	392500^	410000 ^	352000^	367500^	2	5	-3.4	4.4
GOLDEN SQUARE	400500	470000^	389000 ^	375000^	417500	10	18	4.2	11.3
GREENSBOROUGH	733000	717500	655000	680000	680000	17	36	-7.2	0.0

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GREENVALE	556800 [^]	512500 [^]	445000 [^]	442500 [^]	615000 [^]	5	7	10.5	39.0
GROVEDALE	546000 [^]	524500 [^]	460000	505000 [^]	505000 [^]	6	8	-7.5	0.0
HADFIELD	590000	695000	562500	505000	600000	15	30	1.7	18.8
HALLAM	580000	571000 [^]	550000	570000	590000	12	23	1.7	3.5
HAMILTON	205000 [^]	380000 [^]	345000 [^]	303500 [^]	250000 [^]	1	3	22.0	-17.6
HAMLYN HEIGHTS	600000	629600	340000 [^]	417500 [^]	360000	15	23	-40.0	-13.8
HAMPTON	921500	780000	1120000	835000	849000	26	51	-7.9	1.7
HAMPTON EAST	813800	732500	772500 [^]	785000	853600	11	22	4.9	8.7
HAMPTON PARK	527500	575500	559000	481000 [^]	540000	13	22	2.4	12.3
HARKNESS	402000 [^]	420000 [^]	425000 [^]	442500 [^]	442500 [^]	4	10	10.1	0.0
HASTINGS	460000	540000	602500	468000	597500	24	37	29.9	27.7
HASTINGS WEST	565000 [*]	565000 [*]	565000 [*]	565000 [*]	749000 [^]	6	6	NA	NA
HAWTHORN	600000	583000	577000	560000	530000	124	232	-11.7	-5.4
HAWTHORN EAST	680000	600000	698300	583000	676500	74	140	-0.5	16.0
HEALESVILLE	650000 [^]	613500 [^]	535000 [^]	650000 [^]	607500 [^]	6	13	-6.5	-6.5
HEATHCOTE	332000 [^]	385000 [^]	445000 [^]	445000 [*]	410000 [^]	1	1	23.5	NA
HEATHMONT	918000	825000	677000 [^]	747500 [^]	900000	11	17	-2.0	20.4
HEIDELBERG	627000	598000	641500	678800	658000	24	42	4.9	-3.1
HEIDELBERG HEIGHTS	725000	805000	769300	755000	746500	30	49	3.0	-1.1
HEIDELBERG WEST	655000	630000	647500 [^]	746000	770000	14	25	17.6	3.2
HERNE HILL	385000 [^]	325500 [^]	360000 [^]	345000 [^]	365000 [^]	8	11	-5.2	5.8
HIGHETT	670500	630000	635000	785000	610000	43	70	-9.0	-22.3
HIGHTON	555000	565000	542000	510000	555000	19	40	0.0	8.8
HILLSIDE (MELTON)	470000 [^]	545000 [^]	534000 [^]	560000 [^]	551000 [^]	8	9	17.2	-1.6
HOPPERS CROSSING	432000	432000	418000	455000	455000	12	31	5.3	0.0
HORSHAM	347000	330000 [^]	305500	262500 [^]	330000 [^]	7	11	-4.9	25.7
HUGHESDALE	830000	665000	704000	745000	819000	24	39	-1.3	9.9
INVERLOCH	815000 [^]	741000 [^]	665000 [^]	865000 [^]	865000 [^]	3	6	6.1	0.0
IVANHOE	656300	750000	642000	708000	875000	36	73	33.3	23.6
IVANHOE EAST	730100	1360000 [^]	695000	716000 [^]	1312000 [^]	8	15	79.7	83.2
JACANA	438200 [^]	485000 [^]	480000 [^]	452500 [^]	482500 [^]	6	14	10.1	6.6
JOLIMONT	877500 [^]	1155000 [^]	2000000 [^]	800000 [^]	1150000 [^]	9	18	31.1	43.8
JUNCTION VILLAGE	290000 [^]	340000 [^]	330000 [^]	445000 [^]	360000 [^]	8	11	24.1	-19.1
KANGAROO FLAT	267500 [^]	420000 [^]	410000 [^]	414800 [^]	432500 [^]	6	10	61.7	4.3

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
KEILOR DOWNS	601500 [^]	522500 [^]	617800 [^]	517500 [^]	535000 [^]	3	5	-11.1	3.4
KEILOR EAST	805000 [^]	626500 [^]	690000 [^]	581000 [^]	777000 [^]	7	12	-3.5	33.7
KENNINGTON	410000	374500 [^]	456000 [^]	408800 [^]	385000 [^]	6	14	-6.1	-5.8
KENSINGTON	559500	560000	417500	465000	535000	35	64	-4.4	15.1
KERANG	111800 [^]	170000 [^]	230000 [^]	207500 [^]	150000 [^]	2	6	34.2	-27.7
KEW	822500	860000	842500	768300	855000	63	123	4.0	11.3
KEW NORTH	867500	1470000 [^]	997000	760000	742500 [^]	7	18	-14.4	-2.3
KEYSBOROUGH	685000	700000	620000 [^]	650000 [^]	611500 [^]	8	17	-10.7	-5.9
KILMORE	405000 [^]	415000 [^]	347000 [^]	387500 [^]	400000 [^]	9	15	-1.2	3.2
KILSYTH	700000	680100	660000	671500	658100	18	40	-6.0	-2.0
KINGSBURY	546000 [^]	475000 [^]	375500 [^]	405000 [^]	495000 [^]	9	16	-9.3	22.2
KINGSVILLE	379000	360000	390000	557500 [^]	435000	12	16	14.8	-22.0
KNOXFIELD	760000	770000 [^]	695000 [^]	746000 [^]	850000	13	18	11.8	13.9
KOO WEE RUP	665000 [^]	665000 [*]	665000 [*]	425000 [^]	462500 [^]	2	4	-30.5	8.8
KOOYONG	993800 [^]	720000 [^]	1155000 [^]	1155000 [*]	942500 [^]	4	4	-5.2	NA
KURUNJANG	385000	385000 [*]	477500 [^]	391000 [^]	375000 [^]	1	3	-2.6	-4.1
KYABRAM	320000 [^]	345000 [^]	335000 [^]	400000 [^]	367500 [^]	6	10	14.8	-8.1
LAKE WENDOUREE	730000 [^]	678000 [^]	810000 [^]	532500 [^]	412000 [^]	3	11	-43.6	-22.6
LAKES ENTRANCE	420000 [^]	415000 [^]	297600 [^]	670000 [^]	695000 [^]	1	2	65.5	3.7
LALOR	545000	515800	541300	521500	491000	18	28	-9.9	-5.8
LANGWARRIN	601000	600000	585000	560000	585000	28	58	-2.7	4.5
LARA	515000 [^]	512500 [^]	515000 [^]	479500 [^]	445000 [^]	2	4	-13.6	-7.2
LARA LAKE	410000 [^]	560000 [^]	450000 [^]	500000 [^]	495000 [^]	2	5	20.7	-1.0
LAVERTON	480000	543000	472000	570000 [^]	592500 [^]	8	11	23.4	3.9
LAVERTON SOUTH	567500	472500 [^]	480000 [^]	445000 [^]	510000	12	20	-10.1	14.6
LEONGATHA	372500 [^]	465000 [^]	397500 [^]	430000 [^]	467500 [^]	4	9	25.5	8.7
LEOPOLD	556000 [*]	520000 [^]	592000 [^]	537500 [^]	483500 [^]	8	10	NA	-10.0
LILYDALE	660000	595300	557400	589800	615500	28	46	-6.7	4.4
LONG GULLY	393800 [^]	357500 [^]	382000 [^]	325000 [^]	392500 [^]	2	4	-0.3	20.8
LORNE	1012500 [^]	1220000 [^]	700000 [^]	1275000 [^]	1595000 [^]	3	5	57.5	25.1
LOWER PLENTY	716000	746500 [^]	674000	510000 [^]	679500 [^]	6	10	-5.1	33.2
LYSTERFIELD	910000 [^]	910000 [*]	775000 [^]	800000 [^]	800000 [*]	0	3	NA	NA
MACLEOD	937500	692000	780000 [^]	615000 [^]	723500	18	27	-22.8	17.6
MAFFRA	329000 [^]	365000 [^]	350000 [^]	359000 [^]	300000 [^]	1	3	-8.8	-16.4

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
MAIDSTONE	500000	650000	567500	505000	498000	30	51	-0.4	-1.4
MALVERN	696300	745000	686000	815500	750000	27	47	7.7	-8.0
MALVERN EAST	634000	595800	815000	590000	640000	50	90	0.9	8.5
MANIFOLD HEIGHTS	500000	530000^	454000 ^	515000^	1040000^	2	6	108.0	101.9
MANSFIELD	560000^	340000^	410000 ^	630000^	485000^	5	8	-13.4	-23.0
MARIBYRNONG	540000	543500	600000	527500	485000	38	76	-10.2	-8.1
MARYBOROUGH	258500^	305000^	295000 ^	277500^	352000^	3	4	36.2	26.8
MCCRAE	854000^	760000^	1185000 ^	980000^	860000^	7	12	0.7	-12.2
MCKINNON	1133000	970000	740000	922900	810000	11	23	-28.5	-12.2
MEADOW HEIGHTS	445000	449300	430000	405000^	455800^	6	11	2.4	12.5
MELBOURNE	602800	510600	535000	510000	519100	601	1,166	-13.9	1.8
MELTON	379300^	355000^	377000 ^	360000^	380000	11	18	0.2	5.6
MELTON SOUTH	343500	356500	357000	381000	410000^	6	18	19.4	7.6
MENTONE	735000	595000	617500	618000	720000	45	85	-2.0	16.5
MERNDA	433800^	417500^	505000 ^	485000	505000^	2	15	16.4	4.1
METUNG	847500^	472500^	411000 ^	411000*	411000*	0	0	NA	NA
MICKLEHAM	624000^	530000^	578000 ^	540000^	540000*	0	3	NA	NA
MIDDLE PARK	720000	687500^	1215000	997500^	818800^	4	8	13.7	-17.9
MILDURA	321000	309000	282500	312500	295000	23	53	-8.1	-5.6
MILL PARK	500000	500000^	475000	422500	410000	17	27	-18.0	-3.0
MITCHAM	761000	787500	800000	785000	900000	39	74	18.3	14.6
MOE	205000	260000	227500 ^	261000^	237500	12	21	15.9	-9.0
MONT ALBERT	857500	802500	701000	850000^	708800^	6	13	-17.3	-16.6
MONT ALBERT NORTH	1300000	900000	907000 ^	1305000^	1135000^	4	9	-12.7	-13.0
MONTMORENCY	842000	921300	876000	660000	823000	15	32	-2.3	24.7
MOONEE PONDS	678200	555000	562500	472500	559000	56	110	-17.6	18.3
MOORABBIN	798500	600000	630000	650000	655500	12	23	-17.9	0.8
MOOROOLBARK	691300	702000	660000	626300	626500	30	48	-9.4	0.0
MOOROOPNA	225000^	277500	337000 ^	205000^	212500^	2	7	-5.6	3.7
MORDIALLOC	661000	617500	630000	660000	705000	34	59	6.7	6.8
MORNINGTON	872500	780000	730000	870000	780000	46	103	-10.6	-10.3
MORWELL	299300	273000	295000 ^	220000	245000^	7	18	-18.1	11.4
MOUNT CLEAR	467500^	350000^	460000 ^	399000	485000^	5	18	3.7	21.6
MOUNT ELIZA	691000	855000^	860500 ^	832000^	722500	14	23	4.6	-13.2

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
MOUNT EVELYN	542500^	740000^	590000^	560000^	657000^	3	6	21.1	17.3
MOUNT MARTHA	420000^	825000	430000^	735000^	804000^	3	10	91.4	9.4
MOUNT PLEASANT	417500^	399500^	400000^	421500^	404900^	2	4	-3.0	-3.9
MOUNT WAVERLEY	1100000	990000	1010000	992500	1166000	33	67	6.0	17.5
MULGRAVE	758000	771500	794000	671300^	830000	15	19	9.5	23.6
MURRUMBEENA	632000	670000	537500	542500	585000	43	75	-7.4	7.8
NARRE WARREN	560000	560000	530000	512000	515000	13	28	-8.0	0.6
NARRE WARREN SOUTH	602000^	625500^	527500^	580000^	600000^	2	3	-0.3	3.4
NEWCOMB	524000^	504000	470000^	480000^	570000^	9	17	8.8	18.8
NEWPORT	759500	747000	647500	837500	715000	20	30	-5.9	-14.6
NEWTOWN (GREATER GEELON	517000	600000	597500	500000^	680000	17	25	31.5	36.0
NIDDRIE	680000	777500	760000^	423500^	505000^	7	9	-25.7	19.2
NOBLE PARK	570500	545000	539000	531500	520000	61	115	-8.9	-2.2
NOBLE PARK NORTH	749000^	600000^	593500^	457500^	615000^	4	7	-17.9	34.4
NORLANE	475000	470000^	440000^	375000	450000^	7	19	-5.3	20.0
NORTH BENDIGO	401800^	415000^	392500^	426300^	425000^	6	12	5.8	-0.3
NORTH GEELONG	590000^	357000^	335000^	285000^	430000^	2	7	-27.1	50.9
NORTH MELBOURNE	615000	551000	595000	573500	485000	53	115	-21.1	-15.4
NORTHCOTE	630000	555000	567000	625000	647500	38	64	2.8	3.6
NOTTING HILL	429000	347500	441500	390000	368000	15	38	-14.2	-5.6
NUMURKAH	225000^	275000^	248500^	275000^	275000*	0	5	NA	NA
NUNAWADING	755000	770000	515000	847500	695000	37	55	-7.9	-18.0
OAK PARK	682500	672000	580000	677500	645000	26	46	-5.5	-4.8
OAKLEIGH	600000	790000	505000	580000	569000	30	48	-5.2	-1.9
OAKLEIGH EAST	803000	586000	855500	847500^	930000^	6	14	15.8	9.7
OAKLEIGH SOUTH	635000	670500^	616000^	701000^	657500^	8	14	3.5	-6.2
OCEAN GROVE	855000	875000^	790000	867500	818000	13	31	-4.3	-5.7
OFFICER	571000^	520000^	582500^	565000^	534700^	7	12	-6.4	-5.4
ORMOND	623000	580000	480000	595000	690000	14	41	10.8	16.0
OSBORNE	744500^	790000	720000	800000^	820000^	7	16	10.1	2.5
PAKENHAM	473500	462500	480000	475300	470000	45	73	-0.7	-1.1
PARKDALE	828800	685000	695000	735000	758800	24	37	-8.4	3.2
PARKVILLE	560000	577500	519000	549900	485000	16	33	-13.4	-11.8
PASCOE VALE	650000	615000	640000	630000	605000	69	121	-6.9	-4.0

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Apr-Jun 2022 to Apr-Jun 2023

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
PASCOE VALE SOUTH	510000	700000	605000 ^	320000^	535000	14	17	4.9	67.2
PATTERSON LAKES	710000^	692500	595000 ^	725000	735000	11	27	3.5	1.4
PAYNESVILLE	370500^	355000^	375000 ^	375000*	780000^	1	1	110.5	NA
POINT COOK	570000	512500	505000	570000	560000	21	39	-1.8	-1.8
PORT MELBOURNE	847500	705000	740000	677000	735000	69	131	-13.3	8.6
PORTARLINGTON	990800^	590000 ^	685000 ^	660000^	630000^	3	10	-36.4	-4.5
PORTLAND	275500^	350000^	390000 ^	340000^	368000^	3	6	33.6	8.2
PRAHRAN	625000	550000	630000	440000	482500	70	122	-22.8	9.7
PRESTON	638000	575000	530000	512500	573000	98	168	-10.2	11.8
PRINCES HILL	1070500*	820000^	495000 ^	717500^	452500^	1	3	NA	-36.9
QUARRY HILL	380000^	395000^	386000 ^	430000^	357500^	2	3	-5.9	-16.9
REDAN	353500^	360000^	384000	385000^	350300^	4	7	-0.9	-9.0
RESERVOIR	623000	621300	607000	625000	632500	124	218	1.5	1.2
RICHMOND	600000	610000	555000	560000	585000	105	218	-2.5	4.5
RINGWOOD	610000	600000	567500	591300	601000	63	121	-1.5	1.6
RINGWOOD EAST	735000	682500	720000	700000	740000	16	37	0.7	5.7
RINGWOOD NORTH	980000^	790000^	856000 ^	920000^	888000^	3	11	-9.4	-3.5
RIPPONLEA	662500^	635000^	636000 ^	464800^	460000^	7	11	-30.6	-1.0
ROMSEY	615000^	425000^	502500 ^	530000^	600000^	5	6	-2.4	13.2
ROSANNA	877500	920000	802500	957500	820000	11	23	-6.6	-14.4
ROSEBUD	751000	730000	712500	728000	675000	11	26	-10.1	-7.3
ROSEBUD SOUTH	720000^	807500^	770000 ^	770000*	682000^	5	5	-5.3	NA
ROWVILLE	807000	577500	640000	690000	687500	16	29	-14.8	-0.4
ROXBURGH PARK	432500	440000	443000 ^	477500^	407500^	4	12	-5.8	-14.7
RYE	670000^	876000^	611300 ^	679500^	1080000^	3	5	61.2	58.9
SAFETY BEACH	770000	885000	900000	860000	800000	11	24	3.9	-7.0
SALE	290000	355000	357500	325000	209000^	8	21	-27.9	-35.7
SAN REMO	580000^	785000^	557000 ^	622000^	650000^	1	2	12.1	4.5
SANCTUARY LAKES	591000^	580000^	650000	542500^	515000^	3	11	-12.9	-5.1
SANDRINGHAM	905000	702500	695000	690000	866000	37	72	-4.3	25.5
SCORESBY	777500^	787500^	681000 ^	625000^	730000^	7	12	-6.1	16.8
SEAFORD	654500	583800	715000	623000	585000	21	64	-10.6	-6.1
SEBASTOPOL	355000	363000	355000	355000	350000	23	38	-1.4	-1.4
SEDDON	500000^	492500^	493000 ^	514000^	694500^	2	5	38.9	35.1

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								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
SEYMOUR	412500 [^]	410000 [^]	400000 [^]	240000 [^]	343000 [^]	5	6	-16.8	42.9
SHEPPARTON	381000	350500	365000	315000	282000	24	36	-26.0	-10.5
SKYE	570000 [^]	595000 [^]	555000 [^]	531300 [^]	618000 [^]	5	13	8.4	16.3
SOLDIERS HILL	315000 [^]	344000 [^]	545000 [^]	490000 [^]	367500 [^]	2	6	16.7	-25.0
SOMERVILLE	585000	630000 [^]	545000 [^]	620000 [^]	522500 [^]	6	15	-10.7	-15.7
SOUTH KINGSVILLE	827400 [^]	515000 [^]	1000000 [^]	795000 [^]	555000 [^]	5	11	-32.9	-30.2
SOUTH MELBOURNE	700000	582500	579000	600000	632300	113	188	-9.7	5.4
SOUTH MORANG	560800	483000	498000	500000	472800	18	31	-15.7	-5.5
SOUTH YARRA	610000	560000	585000	610500	595000	176	362	-2.5	-2.5
SOUTHBANK	659000	580000	575000	580000	589500	258	530	-10.5	1.6
SPOTSWOOD	502500 [^]	502500 [*]	412000 [^]	412000 [*]	1045000 [^]	2	2	108.0	NA
SPRING GULLY	255000 [^]	325000 [^]	362000	350000 [^]	293500 [^]	4	10	15.1	-16.1
SPRINGVALE	615600	525000	610000	517300	530000	21	49	-13.9	2.5
SPRINGVALE SOUTH	600000	629000 [^]	505000 [^]	530000 [^]	612500	12	21	2.1	15.6
ST ALBANS	475000	515000	474000	452500	494000	43	73	4.0	9.2
ST ALBANS PARK	490000 [^]	432000 [^]	660000 [^]	442500 [^]	385000 [^]	5	7	-21.4	-13.0
ST KILDA	535000	499000	537500	503500	515000	133	246	-3.7	2.3
ST KILDA EAST	630000	592500	495500	530000	685000	38	87	8.7	29.2
ST KILDA WEST	665500	590000	581000	500000	486000	15	28	-27.0	-2.8
ST LEONARDS	790000 [^]	652000 [^]	600000 [^]	735000 [^]	735000 [*]	0	3	NA	NA
STRATHDALE	475500 [^]	390000 [^]	490300 [^]	475300 [^]	472500 [^]	4	10	-0.6	-0.6
STRATHMORE	855000 [^]	572500	825000 [^]	732500	755000 [^]	9	23	-11.7	3.1
SUNBURY	495000	486300	477500	460000	505000	21	45	2.0	9.8
SUNSHINE	417300	424900	318500	710000	636000	15	46	52.4	-10.4
SUNSHINE NORTH	569900	520000 [^]	600000 [^]	475000 [^]	693000	15	24	21.6	45.9
SUNSHINE WEST	510000	605000	555000	495000	627500	14	26	23.0	26.8
SURREY HILLS	949700	793500	1020000	815000	815000	41	60	-14.2	0.0
SWAN HILL	360000 [^]	336300 [^]	310000	265000 [^]	349500 [^]	4	9	-2.9	31.9
SYDENHAM	463300	465000	447500	477500	460000	27	47	-0.7	-3.7
SYNDAL	915000	802500	1230000 [^]	1090000 [^]	1217500	14	23	33.1	11.7
TARNEIT	419000	418000	444000	460000	422500	18	28	0.8	-8.2
TATURA	409500 [^]	260000 [^]	400000 [^]	410000 [^]	307500 [^]	2	3	-24.9	-25.0
TAYLORS HILL	605000 [^]	582000 [^]	515000 [^]	525000 [^]	550000 [^]	5	9	-9.1	4.8
TAYLORS LAKES	600000 [^]	543500 [^]	590000 [^]	462500 [^]	462500 [*]	0	2	NA	NA

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TEMPLESTOWE	1177000	955000	922500	845000	848000	13	23	-28.0	0.4
TEMPLESTOWE LOWER	929000	963000	985000	978000	1090000	21	34	17.3	11.5
THOMASTOWN	525500	465000	520000	502000	464800	22	35	-11.6	-7.4
THORNBURY	605000	570200	650000	701500	650000	53	87	7.4	-7.3
TOORAK	1185000	1075000	1130000	1252500	781000	43	93	-34.1	-37.6
TORQUAY	942000	820000	807500 ^	912500	895000^	7	25	-5.0	-1.9
TRAFALGAR	483500*	450000 ^	375000 ^	480000^	460000^	7	14	NA	-4.2
TRARALGON	295000	300000	304500	294000	331300	24	43	12.3	12.7
TRAVANCORE	347500	337500	363000	315000	340000	26	48	-2.2	7.9
TRUGANINA	456000	446300	457500	420000^	477500	11	18	4.7	13.7
TULLAMARINE	574000	538000	497000	536000	560000	14	32	-2.4	4.5
TYABB	592700^	656500 ^	680000 ^	680000^	620000^	1	6	4.6	-8.8
UPPER FERNTREE GULLY	590000^	579800 ^	581500 ^	581500*	581500*	0	0	NA	NA
VERMONT	925000	822500	880000 ^	780000	989000	16	26	6.9	26.8
VERMONT SOUTH	1080000^	960000 ^	842500 ^	800000	718000^	5	16	-33.5	-10.3
VIEWBANK	884300^	680000^	770000 ^	775000^	710000^	5	10	-19.7	-8.4
WALLAN	445000	440000 ^	433000 ^	451000^	417500^	4	8	-6.2	-7.4
WALLAN EAST	420000^	425000 ^	460000 ^	420000^	450000^	5	10	7.1	7.1
WANGARATTA	336500	350500	347500	365000	390000	13	23	15.9	6.8
WANTIRNA	678500	731000	750000	649500^	665000^	9	15	-2.0	2.4
WANTIRNA SOUTH	385000	728500	488000	450000	510000	19	36	32.5	13.3
WARRAGUL	460000^	370000	385000	420000	457600	12	24	-0.5	9.0
WARRNAMBOOL	430000	405000	437500	445000	402500	10	29	-6.4	-9.6
WATSONIA	869000^	680000^	743000 ^	699000^	685000^	7	10	-21.2	-2.0
WENDOUREE	304000	375000 ^	396700	392300^	371300^	8	12	22.1	-5.4
WERRIBEE	405000	420000	432000	418000	420000	31	66	3.7	0.5
WERRIBEE SOUTH	480000	460000^	600000 ^	460000^	510000^	5	14	6.3	10.9
WEST FOOTSCRAY	610000	630000	580000	570000	405000	25	54	-33.6	-28.9
WEST MELBOURNE	621500	507000	524000	570000	645000	95	172	3.8	13.2
WEST WODONGA	279000	340000^	345500 ^	355000	365000	15	30	30.8	2.8
WESTALL	699000	540000	682000	614000	495000	27	50	-29.2	-19.4
WESTGARTH	627000	623800	836200	628500	600000^	9	19	-4.3	-4.5
WESTMEADOWS	630000	616000	580000 ^	469500^	580000	13	21	-7.9	23.5
WHEELERS HILL	753800^	970000^	822000 ^	904000^	1108600^	8	13	47.1	22.6

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MEDIAN UNIT PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
WHITE HILLS	503000 [^]	430000 [^]	416300 [^]	417500 [^]	400000 [^]	5	9	-20.5	-4.2
WHITTINGTON	446000 [^]	426500 [^]	392500 [^]	405000 [^]	372000 [^]	9	15	-16.6	-8.1
WHITTLESEA	380000 [^]	443500 [^]	505000 [^]	445000 [^]	490000 [^]	3	8	28.9	10.1
WILLIAMS LANDING	400000 [^]	415000	397500 [^]	410000 [^]	433800	12	17	8.4	5.8
WILLIAMSTOWN	840000	760000	650000	680000	702500	24	38	-16.4	3.3
WILLIAMSTOWN NORTH	743100 [^]	550000 [^]	725000 [^]	802500 [^]	775000	10	14	4.3	-3.4
WINDSOR	622500	575000	505500	510000	475000	29	58	-23.7	-6.9
WODONGA	310300	373000	294000	325000	340000	19	38	9.6	4.6
WOLLERT	464500	500000 [^]	440000	446000	425000	17	28	-8.5	-4.7
WONTHAGGI	480000	522000 [^]	415000	420000 [^]	483000 [^]	3	6	0.6	15.0
WYNDHAM VALE	457500 [^]	420000 [^]	428000 [^]	462500 [^]	447600	12	20	-2.2	-3.2
YARRA JUNCTION	495000 [^]	481300 [^]	597500 [^]	612500 [^]	540000 [^]	3	7	9.1	-11.8
YARRAM	275500 [*]	282000 [^]	218100 [^]	310000 [^]	450000 [^]	1	6	NA	45.2
YARRAVILLE	554200	495000	708500	595000	635000	21	35	14.6	6.7
YARRAWONGA	440000 [^]	445000 [^]	439500 [^]	331500 [^]	487500	10	15	10.8	47.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
AINTREE	404000	475000	498000	470000 [^]	470000 [*]	0	7	NA	NA
ALEXANDRA	207000 [^]	250000 [^]	250000 [*]	250000 [*]	295000 [^]	1	1	42.5	NA
ALFREDTON	275000	276000 [^]	305000 [^]	320000 [^]	275000	14	18	0.0	-14.1
APOLLO BAY	525000	645000 [^]	510000 [^]	472500 [^]	487500 [^]	2	6	-7.1	3.2
ARARAT	179000 [^]	175000 [^]	143400	135000	180000 [^]	5	16	0.6	33.3
ARMSTRONG CREEK	365000	361500	335800	350000	335000	31	54	-8.2	-4.3
AVENEL	130000 [^]	247500 [^]	222500 [^]	290000 [^]	310000 [^]	1	4	138.5	6.9
BACCHUS MARSH	382500 [^]	308000 [^]	325000 [^]	345000 [^]	350000 [^]	6	8	-8.5	1.4
BALLAN	295000	431300 [^]	355000 [^]	215000 [^]	302500 [^]	2	3	2.5	40.7
BALLARAT EAST	310000 [^]	357000 [^]	330000 [^]	302300 [^]	320000	10	12	3.2	5.9
BANNOCKBURN	361500 [^]	382500 [^]	382500 [*]	400000 [^]	400000 [*]	0	2	NA	NA
BARANDUDA	195000	195000 [^]	225000	225000	205000	47	65	5.1	-8.9
BAXTER	570000 [^]	520000 [^]	520000 [*]	520000 [*]	500000 [^]	2	2	-12.3	NA
BEACONSFIELD	525000 [^]	475000 [^]	630000 [^]	630000 [*]	700000 [^]	1	1	33.3	NA
BEALIBA	51000 [^]	43000 [^]	64000 [^]	64000 [*]	64000 [*]	0	0	NA	NA
BEEAC	255000 [^]	170000 [^]	95000 [^]	187500 [^]	187500 [*]	0	2	NA	NA
BENALLA	190000 [^]	177100 [^]	172500 [^]	218500 [^]	182500 [^]	4	9	-3.9	-16.5
BENDIGO	320000 [^]	310000 [^]	310000 [*]	150000 [^]	200000 [^]	1	2	-37.5	33.3
BERWICK	617000	575000	573000	565000	559000	39	68	-9.4	-1.1
BEVERIDGE	339000	320000	313000	300000	318000	27	68	-6.2	6.0
BITTERN	550000 [^]	550000 [*]	620000 [^]	620000 [*]	540000 [^]	3	3	-1.8	NA
BONNIE BROOK	308500	306000	400000 [^]	324000 [^]	384500 [^]	6	13	24.6	18.7
BONSHAW	315000 [^]	310000 [^]	309000 [^]	309000 [*]	230000 [^]	2	2	-27.0	NA
BOTANIC RIDGE	589000	566000 [^]	487000 [^]	550000 [^]	548000 [^]	4	9	-7.0	-0.4
BROADFORD	292500 [^]	292000 [^]	309500 [^]	280000 [^]	238000 [^]	2	3	-18.6	-15.0
BROOKFIELD	134400	270000	210000 [^]	218000 [^]	306000 [^]	9	14	127.7	40.4
BROWN HILL	317500 [^]	392500 [^]	360000 [^]	295000 [^]	413500 [^]	2	3	30.2	40.2
BUNINYONG	435000 [^]	435000 [*]	545000 [^]	545000 [*]	415000 [^]	1	1	-4.6	NA
BURNSIDE	579000	539000	530500 [^]	712000 [^]	486500 [^]	2	4	-16.0	-31.7
CAMPBELLS CREEK	251500 [^]	160000 [^]	327000 [^]	287000 [^]	310000 [^]	2	3	23.3	8.0
CANADIAN	319000 [^]	342500 [^]	850000 [^]	250000 [^]	262500 [^]	2	7	-17.7	5.0
CARDIGAN	600000 [^]	602500 [^]	592000 [^]	610000 [^]	625000 [^]	3	5	4.2	2.5
CARISBROOK	157500 [^]	157500 [*]	157500 [*]	157500 [*]	157500 [*]	0	0	NA	NA
CARRUM DOWNS	410700 [^]	472000 [^]	472000 [*]	472000 [*]	735000 [^]	1	1	79.0	NA
CASTLEMAINE	337500 [^]	300000 [^]	200000 [^]	364000 [^]	400000 [^]	3	7	18.5	9.9

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
CHARLEMONT	334000	345000 [^]	349000 [^]	323000 [^]	346000	12	21	3.6	7.1
CLIFTON SPRINGS	532500 [^]	532500 [*]	532500 [*]	540000 [^]	435000 [^]	5	6	-18.3	-19.4
CLUNES	210000 [*]	223000 [^]	223000 [*]	199000 [^]	215000 [^]	1	4	NA	8.0
CLYDE	406000	358000	359500	380300	370000	50	100	-8.9	-2.7
CLYDE NORTH	445900	431000	436500	420000	429000	82	170	-3.8	2.1
COBBLEBANK	276700 [^]	311900 [^]	340000 [^]	235700	311200 [^]	8	24	12.5	32.0
COBRAM	156300 [^]	140000 [^]	180000 [^]	196000 [^]	172500 [^]	5	6	10.4	-12.0
COLAC	310000 [^]	330000 [^]	320000 [^]	320000 [*]	277500 [^]	2	2	-10.5	NA
CORIO	345000 [^]	305000 [^]	305000 [*]	335000 [^]	195000 [^]	1	3	-43.5	-41.8
CORONET BAY	445000 [^]	445000 [*]	415000 [^]	365000 [^]	370000 [^]	1	3	-16.9	1.4
COWES WEST	580000 [^]	713500 [^]	500000 [^]	480000 [^]	479000 [^]	3	6	-17.4	-0.2
CRAIGIEBURN	434500	438000	427500 [^]	360000 [^]	171100	30	33	-60.6	-52.5
CRANBOURNE	537000	544000	580500 [^]	512500 [^]	392000	25	31	-27.0	-23.5
CRANBOURNE EAST	375000	354500	287000	370000	375000	14	28	0.0	1.4
CRANBOURNE SOUTH	234400	245500	278800 [^]	220700 [^]	335000 [^]	1	5	42.9	51.8
CRANBOURNE WEST	170100	164300	169900 [^]	124700 [^]	124700 [*]	0	4	NA	NA
DALYSTON	309000 [^]	315000 [^]	265000 [^]	280000 [^]	287000 [^]	2	5	-7.1	2.5
DARLEY	361000 [^]	350600	510000 [^]	282500 [^]	307000 [^]	3	7	-15.0	8.7
DAYLESFORD	435000 [^]	455000 [^]	500000 [^]	379000 [^]	530000 [^]	3	6	21.8	39.8
DEANSIDE	316500	399000	334000	372500	346600	20	36	9.5	-6.9
DELACOMBE	350000 [^]	412500 [^]	317500 [^]	317500 [*]	317500 [*]	0	0	NA	NA
DENNINGTON	126500 [^]	245000 [^]	245000 [*]	140000 [^]	140000 [*]	0	1	NA	NA
DIAMOND CREEK	649000 [^]	620000 [^]	605000 [^]	563800 [^]	495000 [^]	1	7	-23.7	-12.2
DIGGERS REST	337000	313500	320000	335000 [^]	332000 [^]	6	13	-1.5	-0.9
DINNER PLAIN	285000 [^]	340000 [^]	347500 [^]	347500 [*]	347500 [*]	0	0	NA	NA
DONNYBROOK	300500	267000	325000	307000	294500	40	64	-2.0	-4.1
DOREEN	471000 [^]	400000 [^]	331000 [^]	475000 [^]	477500 [^]	8	10	1.4	0.5
DROUIN	380000	365000	332500	300000	350000 [^]	7	20	-7.9	16.7
DRYSDALE	330000 [^]	397000 [^]	490000 [^]	380000 [^]	380000 [*]	0	2	NA	NA
EAGLE POINT	252500 [^]	265000 [^]	240000 [^]	265000 [^]	305000 [^]	3	6	20.8	15.1
EAGLEHAWK	165000 [^]	305000 [^]	295000 [^]	295000 [*]	295000 [*]	0	0	NA	NA
EAST BAIRNSDALE	131300 [^]	131300 [*]	65000 [^]	65000 [*]	130000 [^]	1	1	-1.0	NA
ECHUCA	250000	267500 [^]	345000 [^]	275000 [^]	275000 [^]	5	10	10.0	0.0
ELLIMINYT	300000 [^]	300000 [*]	315000 [^]	315000 [*]	296500 [^]	4	4	-1.2	NA
EMERALD	670000 [*]	538500 [^]	830000 [^]	830000 [*]	830000 [*]	0	0	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
EPPING	329100 [^]	542500 [^]	542500 *	541000 [^]	345000 [^]	1	4	4.8	-36.2
EPSOM	317200 [^]	360000 [^]	335000 [^]	350000 [^]	240000 [^]	2	3	-24.3	-31.4
EYNESBURY	326000	430000 [^]	404000 [^]	325000 [^]	285000 [^]	1	5	-12.6	-12.3
FRASER RISE	381300	371300	385000	373000	367300	32	65	-3.7	-1.5
FYANSFORD	565300 [^]	632500 [^]	525000 [^]	538000 [^]	460000 [^]	5	8	-18.6	-14.5
GISBORNE	411000	520000 [^]	505000 [^]	430000 [^]	538200	10	17	31.0	25.2
GLENGARRY	285000 [^]	257500 [^]	268000	296500 [^]	287000 [^]	5	11	0.7	-3.2
GLENLYON	490000*	450000 [^]	450000 *	325000 [^]	325000 *	0	1	NA	NA
GOLDEN BEACH	149000	148000 [^]	155000 [^]	127000 [^]	160000 [^]	3	8	7.4	26.0
GOLDEN SQUARE	238500 [^]	265000 [^]	250000 [^]	248000 [^]	280000 [^]	1	6	17.4	12.9
GREENVALE	495000	570000	445000	490000	461300	12	25	-6.8	-5.9
HAMILTON	176300 [^]	140000 [^]	220000 [^]	147000 [^]	115000 [^]	3	5	-34.8	-21.8
HARKNESS	307500 [^]	328000 [^]	311000 [^]	362500 [^]	282500 [^]	2	4	-8.1	-22.1
HEALESVILLE	465000 [^]	510000 [^]	350000 [^]	350000 *	350000 *	0	0	NA	NA
HEYWOOD	82000 [^]	85000 [^]	130000 [^]	130000 *	70000 [^]	2	2	-14.6	NA
HIGHTON	495000	557500 [^]	557500 *	380000 [^]	452500 [^]	6	11	-8.6	19.1
HORSHAM	222000	170000 [^]	190000 [^]	170000 [^]	175000	11	20	-21.2	2.9
HUNTLY	211500	233400	252800	246000	219000	11	25	3.5	-11.0
HUON CREEK	-	-	450000 [^]	447500	435000 [^]	5	19	0.0	-2.8
INDENTED HEAD	514000 [^]	555000 [^]	555000 *	397500 [^]	397500 *	0	2	NA	NA
INVERLOCH	595000*	580000 [^]	490000 [^]	708500 [^]	476500 [^]	2	5	NA	-32.7
IRYMPLE	169000	205000 [^]	179000	179000 [^]	180500 [^]	8	15	6.8	0.8
JACKASS FLAT	280000*	268000 [^]	275000 [^]	260000 [^]	287500 [^]	4	8	NA	10.6
JUNCTION VILLAGE	420000	436800 [^]	420000 [^]	365000 [^]	420000	10	16	0.0	15.1
KALKALLO	356000	380000	245000	337500	300000	127	149	-15.7	-11.1
KANGAROO FLAT	304000 [^]	317500 [^]	250000 [^]	260000 [^]	202000 [^]	1	2	-33.6	-22.3
KERANG	100000 [^]	100000 [^]	124400 [^]	79000 [^]	79000 *	0	1	NA	NA
KEYSBOROUGH	768500 [^]	885000 [^]	1025000 [^]	992100 [^]	992100 *	0	4	NA	NA
KIALLA	233000	285000	305000	277500	285000	15	27	22.3	2.7
KILMORE	320000	312000 [^]	330000 [^]	330000 [^]	282500 [^]	6	9	-11.7	-14.4
KILSYTH	470000*	775000 [^]	410000 [^]	640000 [^]	410000 [^]	5	6	NA	-35.9
KOONDROOK	131300 [^]	131300*	131300 *	142500 [^]	142500 *	0	2	NA	NA
KORUMBURRA	260000 [^]	325000 [^]	305500 [^]	305500 [^]	202500 [^]	2	3	-22.1	-33.7
KYABRAM	178500 [^]	155000 [^]	100000 [^]	183800 [^]	171100 [^]	2	6	-4.1	-6.9
KYNETON	410000 [^]	369000 [^]	369000 *	352500 [^]	390000 [^]	3	5	-4.9	10.6

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
LAKE BOGA	545000 [^]	545000*	345000 [^]	299000 [^]	299000*	0	3	NA	NA
LAKES ENTRANCE	330000 [^]	227500 [^]	249000 [^]	220000 [^]	245000 [^]	5	12	-25.8	11.4
LANCEFIELD	273500 [^]	252000 [^]	252000 [^]	290000 [^]	290000*	0	1	NA	NA
LARA	368000	355000	372000	370000	360000	14	31	-2.2	-2.7
LAVERTON SOUTH	615000 [^]	540000 [^]	485000 [^]	582500 [^]	505000 [^]	1	3	-17.9	-13.3
LENEVA	254000 [^]	251000 [^]	222500	234100	225000	19	57	-11.4	-3.9
LEONGATHA	255000 [^]	325000 [^]	215000 [^]	310000 [^]	352500 [^]	4	5	38.2	13.7
LEOPOLD	330000 [^]	299000 [^]	355000 [^]	353000 [^]	510000 [^]	2	4	54.5	44.5
LILYDALE	567500 [^]	660000	622000 [^]	582500	560000 [^]	9	19	-1.3	-3.9
LOCH SPORT	130000 [^]	120000 [^]	117500 [^]	140000 [^]	103500 [^]	6	15	-20.4	-26.1
LUCAS	347500	310000	307500	305000	294500	18	39	-15.3	-3.4
LUCKNOW	155000	159000 [^]	198000	165000 [^]	185000 [^]	5	10	19.4	12.1
MADDINGLEY	247500 [^]	341500 [^]	330000 [^]	231000 [^]	280000 [^]	3	4	13.1	21.2
MAIDEN GULLY	395000	474500 [^]	373500 [^]	320000 [^]	340000 [^]	8	9	-13.9	6.3
MAMBOURIN	358800	382500	317500	355000	320000	18	31	-10.8	-9.9
MANOR LAKES	350000	425000	430000	441000	507000 [^]	2	19	44.9	15.0
MANSFIELD	397500 [^]	375000 [^]	300000 [^]	357500 [^]	342500 [^]	2	6	-13.8	-4.2
MARONG	275500	272000	267000 [^]	267000 [^]	285000 [^]	3	10	3.4	6.7
MARYBOROUGH	147500	138500 [^]	124000 [^]	155000 [^]	163000 [^]	3	8	10.5	5.2
MARYSVILLE	320000 [^]	320000*	320000*	250000 [^]	250000*	0	1	NA	NA
MCKENZIE HILL	269000 [^]	287000 [^]	287000*	265000 [^]	265000*	0	2	NA	NA
MELTON SOUTH	310000	321500	340000 [^]	323000	302500	10	24	-2.4	-6.3
MERBEIN	129000 [^]	115000 [^]	120500 [^]	145000 [^]	149000 [^]	3	5	15.5	2.8
MERINDA PARK	452500 [^]	445000 [^]	435000 [^]	275000 [^]	275000*	0	1	NA	NA
MERNDA	378000	346000 [^]	383000 [^]	391000 [^]	382000	15	23	1.1	-2.3
METUNG	315000 [^]	307500 [^]	307500*	245000 [^]	300000 [^]	3	4	-4.8	22.4
MICKLEHAM	339000	296500	365000	372000	320000	67	88	-5.6	-14.0
MILDURA	172500	176500	176300	205000	185000	18	35	7.2	-9.8
MOE	246300 [^]	334700 [^]	207500	215000 [^]	250000 [^]	1	5	1.5	16.3
MOOROPNA	210000	197500 [^]	192000 [^]	230000	195000 [^]	2	15	-7.1	-15.2
MORNINGTON	950000*	1500000 [^]	1070000 [^]	1350000 [^]	1350000*	0	2	NA	NA
MORWELL	245000 [^]	246500	235000 [^]	240000 [^]	216000 [^]	2	4	-11.8	-10.0
MOUNT CLEAR	350000 [^]	295000 [^]	400000 [^]	289000 [^]	289000*	0	1	NA	NA
MOUNT DUNEED	381900	317900	352300	355000	275500	24	35	-27.9	-22.4
NAGAMBIE	265000	273000 [^]	306500 [^]	271500 [^]	260000 [^]	3	7	-1.9	-4.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
NAR NAR GOON NORTH	187500 [^]	160000 [^]	151200 [^]	151200 [*]	157200 [^]	8	8	-16.1	NA
NARRE WARREN NORTH	1080000 [^]	950000 [^]	965000 [^]	1100000 [^]	835000 [^]	1	4	-22.7	-24.1
NEERIM SOUTH	330000 [^]	225000 [^]	225000 [*]	320000 [^]	220000 [^]	2	3	-33.3	-31.3
NEW GISBORNE	475000	520000 [^]	480000 [^]	495000 [^]	440000 [^]	2	5	-7.4	-11.1
NICHOLSON	340000 [^]	317500 [^]	317500 [*]	325000 [^]	325000 [*]	0	3	NA	NA
NORTH WONTHAGGI	360000 [^]	295000 [^]	350000 [^]	297500 [^]	300000 [^]	4	5	-16.7	0.8
OCEAN GROVE	585000	620000 [^]	409000	482500	434000	10	29	-25.8	-10.1
OFFICER	478000	360000	395000	459500	472000	11	25	-1.3	2.7
OFFICER SOUTH	599000 [^]	517500 [^]	517500 [*]	492500 [^]	515000 [^]	9	15	-14.0	4.6
PAKENHAM	352600	380000	401500	397500 [^]	388000	19	27	10.0	-2.4
PARADISE BEACH	153500 [^]	158000 [^]	190000 [^]	130000 [^]	117500 [^]	1	5	-23.5	-9.6
PAYNESVILLE	241000 [^]	208500 [^]	250000 [^]	257500 [^]	223800 [^]	2	6	-7.2	-13.1
POINT COOK	706000 [^]	731000 [^]	650000 [^]	545500 [^]	675000 [^]	5	7	-4.4	23.8
POINT LONSDALE	863500 [^]	735000 [^]	770000 [^]	880000 [^]	780000 [^]	1	6	-9.7	-11.4
PORTARLINGTON	1561300 [^]	529000 [^]	529000 [*]	529000 [*]	650000 [^]	4	4	-58.4	NA
PORTLAND	158000 [^]	195000 [^]	225000 [^]	157500 [^]	157500 [*]	0	4	NA	NA
PORTLAND NORTH	207500 [^]	195000 [^]	195000 [*]	220000 [^]	220000 [*]	0	2	NA	NA
RED CLIFFS	125000 [^]	120000 [^]	127000 [^]	125000 [^]	132500 [^]	4	9	6.0	6.0
RESERVOIR	406250 [*]	46100 [^]	280000 [^]	29700 [^]	35500 [^]	5	8	NA	19.4
ROCKBANK	287500	345000	298800	259000	283500	18	40	-1.4	9.5
ROWVILLE	641500 [^]	703000 [^]	835000 [^]	835000 [*]	772500 [^]	5	5	20.4	NA
RYE	690000 [^]	1142500 [^]	600000 [^]	532500 [^]	650000 [^]	5	8	-5.8	22.1
SALE	189500	225000	222000 [^]	240000 [^]	245000 [^]	8	13	29.3	2.1
SAN REMO	498500	480000 [^]	546500 [^]	465000 [^]	495000 [^]	2	6	-0.7	6.5
SANCTUARY LAKES	665000 [^]	540000 [^]	927500 [^]	600000 [^]	510000 [^]	1	5	-23.3	-15.0
SEBASTOPOL	247500	292500 [^]	262500 [^]	265000 [^]	172000 [^]	5	10	-30.5	-35.1
SEYMOUR	222500	250000 [^]	211000 [^]	225000 [^]	250000 [^]	1	10	12.4	11.1
SHEPPARTON	195000	165000	292500	219500 [^]	180000 [^]	5	13	-7.7	-18.0
SHEPPARTON NORTH	450000 [^]	320000 [^]	385000 [^]	387500 [^]	387500 [*]	0	2	NA	NA
SMYTHES CREEK	289000	280000 [^]	230000 [^]	425000 [^]	283800 [^]	2	3	-1.8	-33.2
SOUTH MORANG	450000 [^]	578000 [^]	467500 [^]	1040000 [^]	735000 [^]	3	5	63.3	-29.3
ST LEONARDS	455500	445000 [^]	404000 [^]	395000 [^]	397000 [^]	2	9	-12.8	0.5
STAWELL	95000 [^]	180000 [^]	143000 [^]	180000 [^]	79500 [^]	2	5	-16.3	-55.8
STRATFORD	166000 [^]	156500	197500 [^]	224800 [^]	200000 [^]	3	5	20.5	-11.0
STRATHFIELDSAYE	360000 [^]	357500 [^]	330000 [^]	239000 [^]	310000	10	12	-13.9	29.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2022 to Apr-Jun 2023

Locality	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	No. of Sales Apr-Jun 2023	No. of Sales 2023	Change (%)	
								Apr-Jun 2022 to Apr-Jun 2023	Jan-Mar 2023 to Apr-Jun 2023
STRATHULLOH	350000	185800	340500	213600	217200	26	38	-37.9	1.7
SUNBURY	377000	371500	340000	337500	340000	33	71	-9.8	0.7
SUNSHINE NORTH	570000 [^]	640000 [^]	612500 [^]	546300 [^]	630000 [^]	1	7	10.5	15.3
SWAN HILL	145000 [^]	196000 [^]	190000 [^]	178500 [^]	181100 [^]	3	8	24.9	1.5
TANGAMBALANGA	260000 [^]	220000 [^]	252500 [^]	235000 [^]	240000 [^]	2	4	-7.7	2.1
TANKERTON	42500 [^]	20000 [^]	25000 [^]	31000 [^]	31000 [*]	0	1	NA	NA
TARNEIT	360000	357000	357300	368500	362500	93	169	0.7	-1.6
TATURA	155000 [^]	190000 [^]	190000 [*]	159100 [^]	233500 [^]	6	10	50.6	46.7
TAYLORS LAKES	508500 [*]	444000 [^]	692500 [^]	507000 [^]	555000 [^]	1	2	NA	9.5
THOMASTOWN	376900	376900 [*]	366000	379800 [^]	395100 [^]	2	6	4.8	4.0
THORNHILL PARK	225000	308000	300000	300000	287000 [^]	6	21	27.6	-4.3
TORQUAY	455000	745000 [^]	627500 [^]	667500 [^]	707500 [^]	4	10	55.5	6.0
TRARALGON	295000	310000	285500	332500 [^]	320000	12	21	8.5	-3.8
TRUGANINA	364900	383000	416500	405100	371000	59	106	1.7	-8.4
VENUS BAY	282500 [^]	250000 [^]	337500 [^]	277500 [^]	390000 [^]	1	3	38.1	40.5
WAHGUNYAH	150000 [^]	212500 [^]	197500 [^]	197500 [*]	197500 [*]	0	0	NA	NA
WALDARA	257500 [^]	375000 [^]	390000 [^]	470000 [^]	390000 [^]	1	2	51.5	-17.0
WALLAN	385000	285000	344500	340000 [^]	482500 [^]	5	10	25.3	41.9
WALLAN EAST	348000	300000 [^]	295000 [^]	322500 [^]	305000 [^]	3	7	-12.4	-5.4
WANGARATTA	279000 [^]	253000	237500 [^]	271500 [^]	297100	10	16	6.5	9.4
WARBURTON	250000 [^]	405000 [^]	405000 [*]	405000 [*]	207500 [^]	3	3	-17.0	NA
WARRAGUL	350000	335000	347300	340000	370000 [^]	9	21	5.7	8.8
WARRNAMBOOL	272500	257500	274500	250500	285000	23	43	4.6	13.8
WEIR VIEWS	330000	326500	319500	286000	317500	20	34	-3.8	11.0
WERRIBEE	357500	281000	328000	328500	370000	44	90	3.5	12.6
WEST WODONGA	238000	226000 [^]	288800 [^]	350000 [^]	150000 [^]	6	9	-37.0	-57.1
WINCHELSEA	340000 [^]	405000 [^]	405000 [*]	390000 [^]	282500 [^]	2	8	-16.9	-27.6
WINTER VALLEY	310000	299300	300000	305000	276000	20	42	-11.0	-9.5
WODONGA	250000 [^]	260000 [^]	280000 [^]	300000 [^]	220000	12	13	-12.0	-26.7
WOLLERT	420000	369000	284000	390000	353800	84	121	-15.8	-9.3
WONTHAGGI	295000	310000 [^]	282500 [^]	280000 [^]	301000 [^]	6	13	2.0	7.5
WYNDHAM VALE	255000	295000	295000	310500	284000	27	51	11.4	-8.5
YARRAWONGA	249000	365000 [^]	252000 [^]	279500	242000 [^]	9	19	-2.8	-13.4
YEA	277800 [^]	292500 [^]	320000 [^]	270000 [^]	288500 [^]	4	5	3.9	6.9

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