

Victorian Property Sales Report

September 2023 Quarter





Contents

Explanatory notes	i
Quarterly sales statistics – overall observations	1
Quarterly update – median house prices	2
Metropolitan Melbourne	2
Country Victoria	6
Map – metropolitan Melbourne houses – quarter change in median prices	8
Map – metropolitan Melbourne houses – year-to-date change in median prices	9
Aggregate data	10
Suburb/township house price data	13
Suburb/township unit price data	36
Suburb/township vacant residential land price data	49



Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 0.3 per cent from \$752,000 to \$750,000 in the September 2023 quarter, having increased by 0.4 per cent in the previous quarter (March 2023 to June 2023). For the 12 months from September 2022 to September 2023, the median house price in Victoria remained at \$750,000.

The median price of units in Victoria increased by 0.8 per cent from \$595,000 to \$600,000 in the September 2023 quarter, having increased by 3.5 per cent in the previous quarter. The median price of units in Victoria for the September 2023 quarter was lower than the median price of houses. For the 12 months from September 2022 to September 2023, the median unit price increased by 1.5 per cent from \$591,000 to \$600,000.

The metropolitan Melbourne median house price remained at \$850,000 in the September 2023 quarter and the median unit price increased by 0.8 per cent to \$615,000. For the 12 months to September 2023, median sales prices in metropolitan Melbourne decreased by 1.2 per cent for houses and increased by 0.9 per cent for units.

In the September 2023 quarter, the median house price in country Victoria decreased by 0.7 per cent to \$575,000 and units decreased by 2.7 per cent to \$410,400. Over the 12 months to September 2023, median sale prices in country Victoria increased by 0.9 per cent for houses and decreased by 2.3 per cent for units.

Of the 746 listed Victorian locations, 208 had median house price increases for the September 2023 quarter compared to 231 in the June 2023 quarter. Eight localities recorded no change, 224 showed a decrease and 236 had insufficient sales.

The maximum number of house sales for the quarter was 316 in Tarneit and there were 22 locations with 100 or more sales in the September 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 decreased by 0.3 per cent from \$752,000 to \$750,000. Metropolitan house prices showed no change remaining at \$850,000 and country Victoria house prices decreased by 0.7 per cent to \$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 September 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 September quarter of 2023 and 98 per cent for the June 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 September 2023 quarter is 18,744. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the September 2023 quarter will be approximately 20,155. This is a 7 per cent increase from the number of sales in the June 2023 quarter and a

8.1 per cent increase on the same quarter the previous year (September 2022).

Metropolitan Melbourne

The median house price in metropolitan Melbourne remained at \$850,000 in the September 2023 quarter. This follows zero per cent growth in the previous quarter also.

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 the same number of suburbs showed an increase in median house price in the September 2023 quarter compared to the June 2023 quarter (160 metropolitan suburbs with 10 or more sales show an increase in median house price for both quarters).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 104 shifted from showing a median price increase for the June 2023 quarter to a median price decrease for the September 2023 quarter. For example, Bundoora increased by 7.7 per cent in the June 2023 quarter, while it decreased by 2.8 per cent in the September 2023 quarter. This compares to 87 metropolitan suburbs shifting from an increase in the March 2023 quarter to a decrease in the June 2023 quarter.

Conversely, 96 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2023 quarter to a median price increase in the September 2023 quarter. This compares to 106 metropolitan suburbs shifting from a decrease in the March 2023 quarter to an increase in the June 2023 quarter.

Thirty-one metropolitan suburbs with 10 or more sales showed decreases for both the June 2023 and September 2023 quarters. Significant examples include Kew and Templestowe Lower. This compares to 33 metropolitan suburbs in the March 2023 and June 2023 quarters.



The largest median price increase for the quarter in a suburb with 10 or more sales occurred in St Kilda East, which had 20 sales and rose by 32.6 per cent (\$1,557,500 to \$2,065,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in North Melbourne, which had 18 sales and rose by 30.6 per cent to \$1,580,000.

For the quarter, Armadale had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 17 house sales and

its median house price decreased by 38.3 per cent, from \$3,483,100 to \$2,150,000.

Toorak experienced the second highest median price decrease in metropolitan Melbourne. It had 23 sales and its median price decreased by 30.5 per cent from \$6,476,000 to \$4,500,000.

Melton's median price of \$468,500 was the lowest for metropolitan suburbs in the September 2023 quarter. It had 36 sales and its median price decreased by 0.3 per cent from the June 2023 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Ascot Vale	1,355,000	1,195,000	1,375,000	1.5	15.1
Bentleigh	1,641,300	1,635,500	1,685,800	2.7	3.1
Bentleigh East	1,400,000	1,446,000	1,400,000	0.0	-3.2
Brighton	3,250,000	3,508,000	3,100,000	-4.6	-11.6
Brunswick	1,220,000	1,300,000	1,270,000	4.1	-2.3
Caulfield South	1,750,000	1,712,000	2,042,500	16.7	19.3
Elwood	2,635,000	1,825,000	2,175,000	-17.5	19.2
Footscray	920,000	870,000	987,500	7.3	13.5
Hawthorn	2,467,500	2,417,500	2,497,500	1.2	3.3
Kensington	1,215,000	1,095,000	1,050,000	-13.6	-4.1
Malvern	2,985,000	2,950,000	3,458,000	15.8	17.2
Northcote	1,600,000	1,491,000	1,702,500	6.4	14.2
Preston	1,055,000	1,150,000	1,150,000	9.0	0.0
Richmond	1,281,000	1,450,000	1,423,000	11.1	-1.9
South Melbourne	1,610,000	1,555,000	1,490,000	-7.5	-4.2
South Yarra	1,943,500	2,200,000	2,416,500	24.3	9.8
Toorak	5,325,000	6,476,000	4,500,000	-15.5	-30.5
Williamstown	1,695,000	1,585,000	1,560,000	-8.0	-1.6



Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022- Sep 2023	% Change Jun 2023– Sep 2023
Balwyn	3,088,000	3,135,000	3,179,000	2.9	1.4
Blackburn	1,455,000	1,650,000	1,591,000	9.3	-3.6
Box Hill North	1,275,000	1,311,000	1,333,000	4.5	1.7
Box Hill South	1,387,500	1,452,500	1,500,000	8.1	3.3
Burwood East	1,225,000	1,283,500	1,305,000	6.5	1.7
Camberwell	2,500,000	2,310,000	2,411,000	-3.6	4.4
Glen Iris	2,510,000	2,540,000	2,450,000	-2.4	-3.5
Oakleigh South	976,000	1,105,000	1,175,000	24.0	6.3
Surrey Hills	2,210,000	2,470,000	2,510,000	13.6	1.6

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022- Sep 2023	% Change Jun 2023– Sep 2023
Altona	1,217,500	1,100,000	1,150,000	-5.5	4.5
Braybrook	814,000	660,000	680,000	-16.5	3.0
Deer Park	653,000	660,000	644,000	-1.4	-2.4
Keilor Downs	728,400	752,500	740,000	1.6	-1.7
Keilor East	965,000	1,045,000	970,000	0.5	-7.2
St Albans	678,000	632,500	648,500	-4.4	2.5
Sunshine North	710,000	710,000	710,000	0.0	0.0
Sunshine West	750,000	725,000	668,300	-10.9	-7.8



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

Suburb	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Burnside Heights	710,000	760,000	795,000	12.0	4.6
Caroline Springs	730,500	752,500	717,000	-1.8	-4.7
Hoppers Crossing	601,000	600,000	620,000	3.2	3.3
Point Cook	778,800	770,000	775,000	-0.5	0.6
Sydenham	732,000	760,000	750,000	2.5	-1.3
Tarneit	659,900	665,000	645,300	-2.2	-3.0
Taylors Hill	905,000	902,000	896,000	-1.0	-0.7
Werribee	610,500	620,000	620,000	1.6	0.0

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

Suburb	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Bayswater	771,300	864,900	840,000	8.9	-2.9
Bayswater North	845,200	815,000	881,000	4.2	8.1
Boronia	830,000	865,000	885,000	6.6	2.3
Ferntree Gully	810,000	853,000	943,000	16.4	10.6
Heathmont	964,000	1,072,500	1,225,800	27.2	14.3
Wantirna	1,110,000	1,230,000	1,150,000	3.6	-6.5
Wheelers Hill	1,355,000	1,413,500	1,452,500	7.2	2.8

Country Victoria

Country Victoria's median house price decreased by 0.7 per cent from \$579,000 to \$575,000 in the September 2023 quarter. Over the 12 months to September 2023, the median house price in country Victoria increased by 0.9 per cent from \$570,000 to \$575,000.

The number of country Victoria house sales for the June 2023 quarter is expected to be 5,763, which is 1.5 per cent less than the September 2022 quarter.

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

Bendigo median house prices decreased by 7.2 per cent, having increased by 0.8 per cent in the previous quarter. Mildura decreased by 8.9 per cent for the September 2023 quarter, having increased by 4.7 per cent in the previous quarter.

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

in six of the 12 towns. For the 12 months from the September 2022 to September 2023 quarter, there were increases in five of the 12 towns.

Bairnsdale decreased by 1.1 per cent for the September 2023 quarter, having decreased by 2.9 per cent in the previous quarter. Wangaratta decreased by 2.7 per cent and Sale increased by 10.9 per cent in the September 2023 quarter, having increased by 1.3 per cent in the previous quarter.

The sample of seaside towns shows that two out of the nine towns had increases in their median house prices from the June 2023 to September 2023 quarters. Anglesea increased by 0.8 per cent for this quarter, having decreased by 13 per cent during the previous quarter. Cowes West's median house price decreased by 4.7 per cent for the September 2023 quarter, having increased by 1.3 per cent in the previous quarter. Venus Bay decreased by 17.5 per cent for the September 2023 quarter, having increased by 12.9 per cent for June 2023.

Regional cities

Suburbs in regional cities	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Ballarat Central	665,000	607,500	615,000	-7.5	1.2
Bendigo	686,500	544,300	505,000	-26.4	-7.2
Geelong West	1,040,000	840,000	912,500	-12.3	8.6
Horsham	340,000	407,000	400,000	17.6	-1.7
Mildura	425,000	450,000	410,000	-3.5	-8.9
Shepparton	450,000	420,000	435,000	-3.3	3.6
Warrnambool	578,500	620,000	570,000	-1.5	-8.1
Wodonga	554,500	529,000	540,000	-2.6	2.1



Large towns

Suburbs in large towns	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Bairnsdale	430,000	435,000	430,000	0.0	-1.1
Castlemaine	700,000	715,000	720,000	2.9	0.7
Colac	485,000	466,000	465,000	-4.1	-0.2
Echuca	587,500	540,000	577,500	-1.7	6.9
Hamilton	354,000	370,000	360,000	1.7	-2.7
Moe	395,000	365,000	340,000	-13.9	-6.8
Morwell	350,000	355,000	325,000	-7.1	-8.5
Sale	460,000	471,000	522,500	13.6	10.9
Swan Hill	440,000	463,500	403,000	-8.4	-13.1
Traralgon	484,500	490,000	500,000	3.2	2.0
Wangaratta	525,000	550,000	535,000	1.9	-2.7
Yarrawonga	646,500	640,800	620,000	-4.1	-3.2

Seaside towns

Suburbs in seaside towns	September quarter 2022 \$	June quarter 2023 \$	September quarter 2023 \$	% Change Sep 2022-Sep 2023	% Change Jun 2023-Sep 2023
Anglesea	1,865,000	1,510,000	1,522,500	-18.4	0.8
Cowes West	770,000	795,000	757,500	-1.6	-4.7
Inverloch	985,000	932,000	800,800	-18.7	-14.1
Lakes Entrance	530,000	510,000	480,000	-9.4	-5.9
Ocean Grove	1,165,000	980,000	980,000	-15.9	0.0
Portland	460,000	450,000	397,500	-13.6	-11.7
St Leonards	787,000	782,500	750,000	-4.7	-4.2
Torquay	1,340,000	1,165,000	1,222,500	-8.8	4.9
Venus Bay	730,000	700,000	577,500	-20.9	-17.5

Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2023 to September quarter 2023



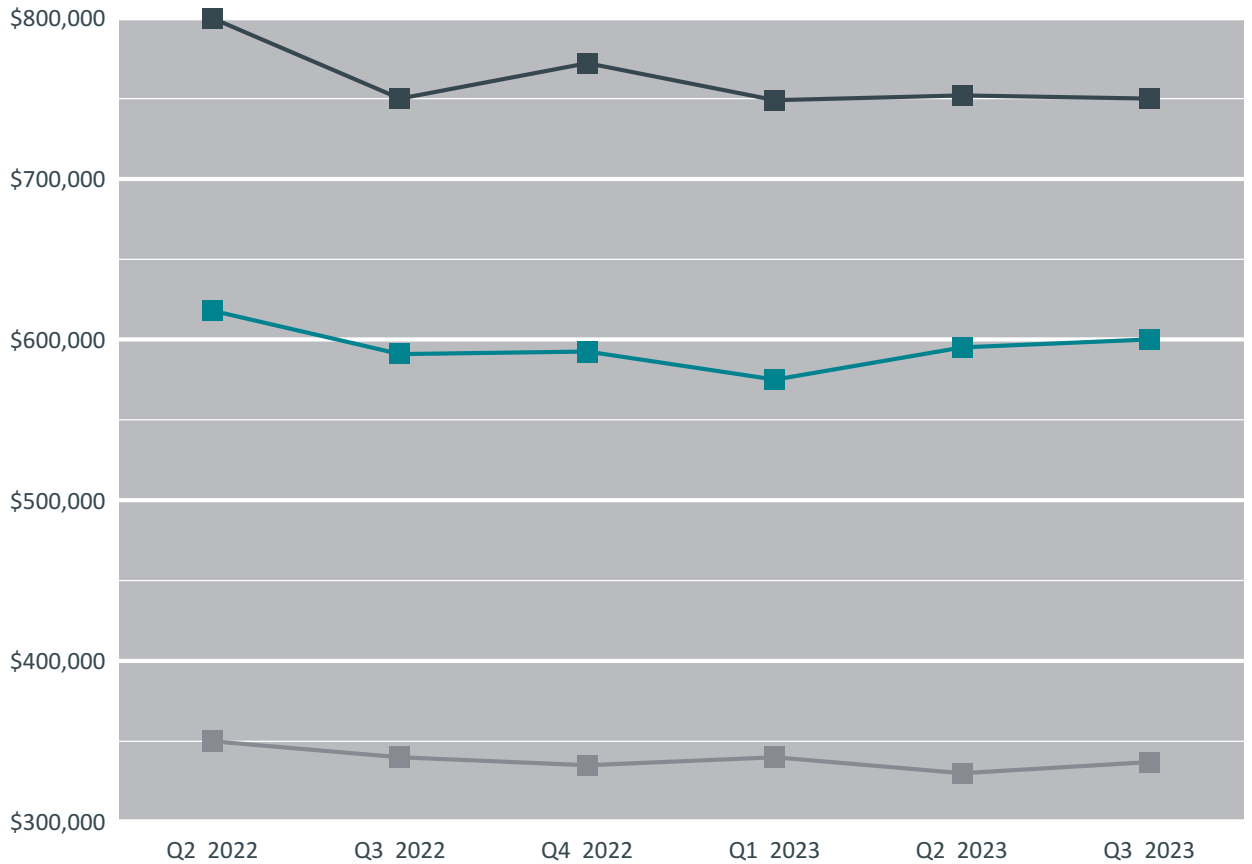
Metropolitan Melbourne houses - yearly change in median prices

September quarter 2022 to September quarter 2023



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

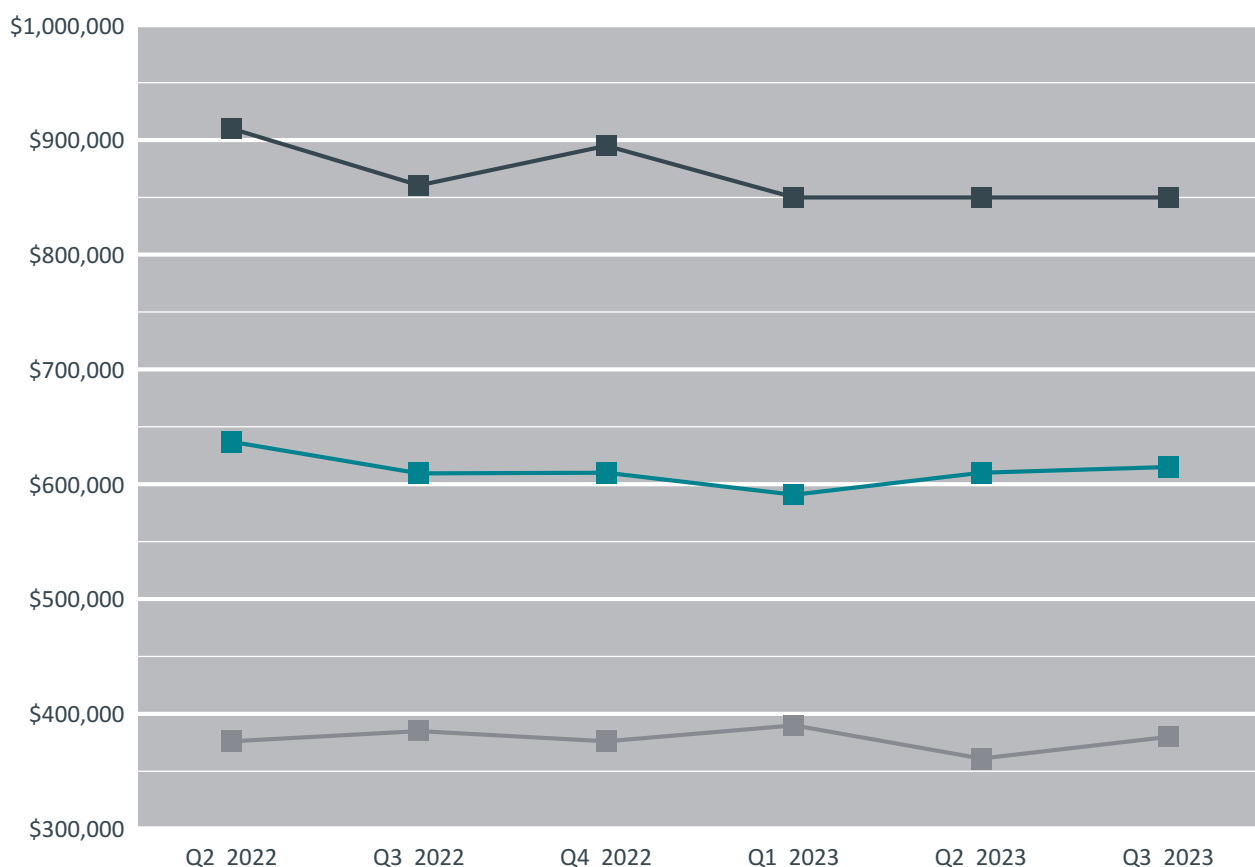


Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun	2022	21,826	800,000	0.0	11,339	618,000	0.0	4,892	349,900	0.0
Jul-Sep	2022	18,647	750,000	-6.3	9,364	591,000	-4.4	3,027	340,000	-2.8
Oct-Dec	2022	18,790	772,000	2.9	9,293	592,500	0.3	2,327	335,000	-1.5
Jan-Mar	2023	16,542	749,000	-3.0	8,676	575,000	-3.0	2,095	340,000	1.5
Apr-Jun	2023	18,456	752,000	0.4	9,872	595,000	3.5	2,423	330,000	-2.9
Jul-Sep	2023	18,744	750,000	-0.3	10,521	600,000	0.8	2,291	337,000	2.1

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

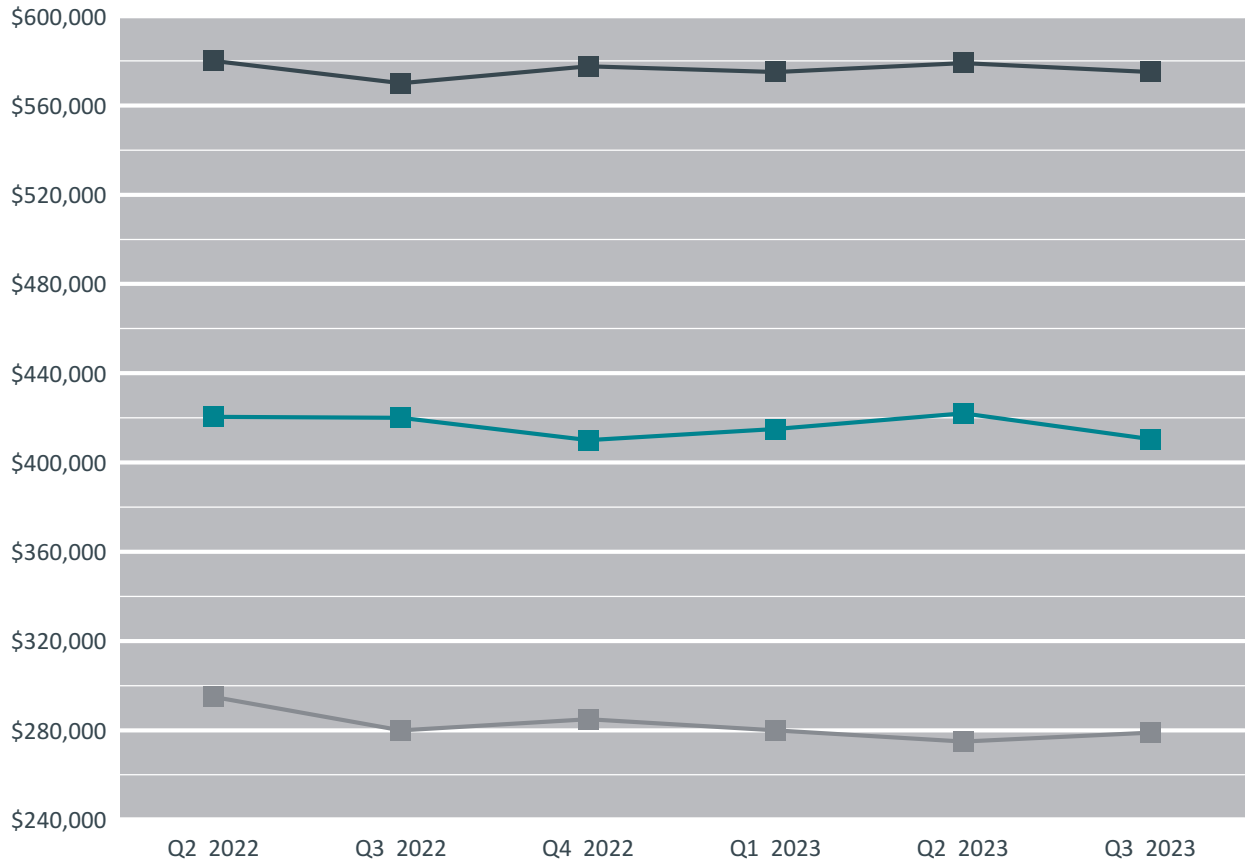
Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun	2022	15,324	910,000	0.0	10,349	637,000	0.0	2,987	376,000	0.0
Jul-Sep	2022	12,794	860,500	-5.4	8,438	609,500	-4.3	1,771	385,000	2.4
Oct-Dec	2022	13,038	895,000	4.0	8,402	610,000	0.1	1,300	376,000	-2.3
Jan-Mar	2023	11,204	850,000	-5.0	7,895	590,800	-3.1	1,142	390,000	3.7
Apr-Jun	2023	13,139	850,000	0.0	9,067	610,000	3.2	1,465	361,000	-7.4
Jul-Sep	2023	13,384	850,000	0.0	9,668	615,000	0.8	1,379	380,000	5.3

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 (%)
Apr-Jun 2022	6,502	580,000	0.0	990	420,500	0.0	1,905	295,000	0.0
Jul-Sep 2022	5,853	570,000	-1.7	926	420,000	-0.1	1,256	280,000	-5.1
Oct-Dec 2022	5,752	577,500	1.3	891	410,000	-2.4	1,027	285,000	1.8
Jan-Mar 2023	5,338	575,000	-0.4	781	415,000	1.2	953	280,000	-1.8
Apr-Jun 2023	5,317	579,000	0.7	805	422,000	1.7	958	275,000	-1.8
Jul-Sep 2023	5,360	575,000	-0.7	853	410,400	-2.7	912	279,000	1.5

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
ABBOTSFORD	1323000	1290000	1448500	1160000	1280000	29	50	-3.3	10.3
ABERFELDIE	2410000^	1580000	1395000^	1700000^	1460000^	7	19	-39.4	-14.1
AINTREE	737500	757500	735500	742500	807500	26	90	9.5	8.8
AIREYS INLET	1727500^	1762500^	1570000^	1850000^	1745000^	4	11	1.0	-5.7
AIRPORT WEST	865000	873800	880000	955000	915500	24	80	5.8	-4.1
ALBANVALE	582000	600000	590000	587500	600000	15	47	3.1	2.1
ALBERT PARK	2780000	2346300	2098500	2500000	2275000	22	65	-18.2	-9.0
ALBION	840000^	842000^	645000^	800000^	754300^	6	15	-10.2	-5.7
ALEXANDRA	578500^	670000^	459500	458000	525000	13	39	-9.2	14.6
ALFREDTON	640000	630000	640000	678500	605000	67	172	-5.5	-10.8
ALPHINGTON	2175000^	2227500	2185000^	2115000^	2257000^	8	23	3.8	6.7
ALTONA	1217500	1070000	1167500	1100000	1150000	25	82	-5.5	4.5
ALTONA EAST	965000^	1112000^	985000^	1257500^	1083000^	4	13	12.2	-13.9
ALTONA MEADOWS	700000	695000	630000	721000	670000	27	74	-4.3	-7.1
ALTONA NORTH	1005000	920000	885000	885000	856000	32	80	-14.8	-3.3
ANGLESEA	1865000	1885000	1735000	1510000	1522500	18	42	-18.4	0.8
APOLLO BAY	1000000^	995000^	1125000^	1347500^	1060000^	3	13	6.0	-21.3
ARARAT	406500	370000	307500	391500	373500	44	115	-8.1	-4.6
ARDEER	645000^	710000^	644000^	670000	612500^	6	25	-5.0	-8.6
ARMADALE	2950000	2735500	2100000	3483100	2150000	17	58	-27.1	-38.3
ARMSTRONG CREEK	730000	675000	672000	677500	677000	82	226	-7.3	-0.1
ASCOT (GREATER BENDIGO)	652500^	570000^	575000	637500	593800^	8	33	-9.0	-6.9
ASCOT VALE	1355000	1495000	1353000	1195000	1375000	38	115	1.5	15.1
ASHBURTON	2025000	1835300	1768000	2070000	2100000	23	61	3.7	1.4
ASHWOOD	1656500	1640000	1315000	1490000	1545000	22	44	-6.7	3.7
ASPENDALE	1450000	1400000	1337500	1393000	1235000	16	46	-14.8	-11.3
ASPENDALE GARDENS	1107000	1120000	1067500	1235000	1176000	15	42	6.2	-4.8
ATTWOOD	750000^	1195000	1000000^	830000^	744000^	7	21	-0.8	-10.4
AVENEL	410000^	617000^	510000^	540000^	560000^	3	14	36.6	3.7
AVOCA	405000^	350000^	330000^	336500^	340000^	5	17	-16.0	1.0
AVONDALE HEIGHTS	975000	960000	922000	860500	975000	31	93	0.0	13.3
AVONSLEIGH	920000^	740000^	645000^	766000^	694500^	4	9	-24.5	-9.3
AXEDALE	515000^	537500^	537500*	695000^	410000^	2	4	-20.4	-41.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
BACCHUS MARSH	693200	665000	635000	652500	630000	31	89	-9.1	-3.4
BADGER CREEK	710000^	755000^	665000^	767500^	820000^	7	12	15.5	6.8
BAIRNSDALE	430000	455000	448000	435000	430000	41	130	0.0	-1.1
BALACLAVA	1425000	1536300	1550000^	1523500^	1280000^	8	21	-10.2	-16.0
BALCOMBE	1770000	1955000	1905000	1875000	1623000	28	83	-8.3	-13.4
BALLAN	640000	685000^	641000	563500^	600000^	8	22	-6.3	6.5
BALLARAT CENTRAL	665000	648800	605000	607500	615000	12	59	-7.5	1.2
BALLARAT EAST	540000	477500	505500	555000	528800	22	69	-2.1	-4.7
BALLARAT NORTH	597000	645000	690000	665000	570000	26	58	-4.5	-14.3
BALNARRING	1370000^	1320000^	1250000^	1210000^	1452500^	6	18	6.0	20.0
BALWYN	3088000	2862000	2800000	3135000	3179000	44	135	2.9	1.4
BALWYN NORTH	2118000	2335000	2310000	2515000	2380000	82	226	12.4	-5.4
BANNOCKBURN	762500	722000	705000	675000	710000	16	48	-6.9	5.2
BARANDUDA	650000	655000^	532000	592500^	639500^	8	29	-1.6	7.9
BARWON HEADS	1710000	1657500	1850000	2000000	1550000	12	41	-9.4	-22.5
BAXTER	687000^	655000^	796300^	668000	702100^	5	22	2.2	5.1
BAYSWATER	771300	835000	872000	864900	840000	24	63	8.9	-2.9
BAYSWATER NORTH	845200	850000	870000	815000	881000	25	68	4.2	8.1
BEACONSFIELD	888900	1007500	885000	879800	1008000	23	54	13.4	14.6
BEACONSFIELD UPPER	996000*	1320000^	1225000^	1180000^	1180000*	0	6	NA	NA
BEAUFORT	456300	397500^	465000^	395000^	480000^	5	21	5.2	21.5
BEAUMARIS	2097500	1976000	2025000	2025000	2000000	39	98	-4.6	-1.2
BEECHWORTH	795000	665000^	718000^	717500	885000^	6	25	11.3	23.3
BELGRAVE	913500	867500	760000	790000	830000	19	52	-9.1	5.1
BELL PARK	640000	630500	587500	600000	620000	18	48	-3.1	3.3
BELL POST HILL	681000	655000	592500	617500	639000	31	69	-6.2	3.5
BELLBRIDGE	491500^	960000^	592500^	779000^	779000*	0	5	NA	NA
BELLFIELD (BANYULE)	888000^	1120000^	1000000^	930000	928800^	6	23	4.6	-0.1
BELMONT	700000	687500	671000	700000	699500	54	155	-0.1	-0.1
BENALLA	405000	475000	435000	405000	397500	41	123	-1.9	-1.9
BENDIGO	686500	706900	540000^	544300	505000	20	53	-26.4	-7.2
BENTLEIGH	1641300	1755000	1870000	1635500	1685800	42	105	2.7	3.1
BENTLEIGH EAST	1400000	1425500	1422500	1446000	1400000	63	226	0.0	-3.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
BERWICK	876000	825000	860000	835000	860000	168	509	-1.8	3.0
BEVERIDGE	636000	632500	670000	658500	620000	39	103	-2.5	-5.8
BIRCHIP	213500^	213500*	250000^	303500^	240000^	1	8	12.4	-20.9
BIRREGURRA	617500^	802500^	860000^	750000^	835000^	2	6	35.2	11.3
BITTERN	830000	803000	892500^	753600^	898800^	8	24	8.3	19.3
BLACK HILL	670000^	520000^	752500^	587500^	630000^	7	17	-6.0	7.2
BLACK ROCK	2437500	2240000	2325000	2060000	2500000	12	43	2.6	21.4
BLACKBURN	1455000	1415000	1575500	1650000	1591000	31	101	9.3	-3.6
BLACKBURN NORTH	1200000	1200000	1370000	1288900	1337000	30	69	11.4	3.7
BLACKBURN SOUTH	1213500	1226000	1329000	1342500	1380000	35	98	13.7	2.8
BLAIRGOWRIE	1735000	1615000	1825000	1600000	1775000	19	70	2.3	10.9
BLIND BIGHT	635000^	638000^	762000^	787000^	880000^	5	13	38.6	11.8
BONBEACH	1100000	988800	1026500	1110000	1160000	10	35	5.5	4.5
BONNIE BROOK	672000	649900	670000	669900	640000	22	63	-4.8	-4.5
BONSHAW	555000^	542500	577000^	536500	600000^	5	21	8.1	11.8
BOORT	230000^	221200^	310000^	310000*	287500^	4	10	25.0	NA
BORONIA	830000	795000	830500	865000	885000	63	153	6.6	2.3
BOTANIC RIDGE	883500	912500	863500	843800	890000	34	116	0.7	5.5
BOX HILL	1725900	1608500	1445500	1772500	1680000^	7	33	-2.7	-5.2
BOX HILL NORTH	1275000	1320000	1271000	1311000	1341500	24	80	5.2	2.3
BOX HILL SOUTH	1387500	1480000	1402500	1452500	1500000	20	60	8.1	3.3
BRAYBROOK	814000	750000	707000	660000	680000	12	48	-16.5	3.0
BREAKWATER	520000^	582500^	575000^	470000^	612000^	3	5	17.7	30.2
BRIAGOLONG	482500^	385000^	440000^	557500^	378000^	4	7	-21.7	-32.2
BRIAR HILL	950000^	980000^	900000^	1050000^	1022500	12	28	7.6	-2.6
BRIGHT	1070000^	1350000^	895600^	1285000	915000^	5	22	-14.5	-28.8
BRIGHTON	3250000	3249500	3298000	3508000	3100000	39	139	-4.6	-11.6
BRIGHTON EAST	2307500	2207500	2430000	2355000	2595000	38	127	12.5	10.2
BROADFORD	565000	510000	520000	535000	552500	16	55	-2.2	3.3
BROADMEADOWS	600000	562500	530000	555000	550000	37	97	-8.3	-0.9
BROOKFIELD	570000	550000	570000	560000	555000	47	141	-2.6	-0.9
BROOKLYN	740500^	660000^	945000^	760000^	697500^	3	6	-5.8	-8.2
BROWN HILL	595000	585000	707500	715000	635000^	8	37	6.7	-11.2

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

MEDIAN HOUSE PRICES Jul-Sep 2022 to Jul-Sep 2023									
Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
BRUNSWICK	1220000	1287000	1325000	1300000	1270000	56	163	4.1	-2.3
BRUNSWICK EAST	1030000	1250000	1292500	1365000	1406300	30	70	36.5	3.0
BRUNSWICK WEST	1298000	1325000	1225000	1243000	1350000	19	53	4.0	8.6
BRUTHEN	500000 ^	432500 ^	520000 ^	540000 ^	365000 ^	3	11	-27.0	-32.4
BULLEEN	1340000	1400000	1340000	1401500	1400000	29	84	4.5	-0.1
BUNDALONG	1087000 ^	1125000 ^	1075000 ^	1390000 ^	675000 ^	1	10	-37.9	-51.4
BUNDOORA	860000	825000	810000	872000	847500	56	174	-1.5	-2.8
BUNINYONG	805300	650000	815000 ^	630000	715000	11	35	-11.2	13.5
BUNYIP	722500	792500 ^	840000 ^	705000 ^	677500	10	26	-6.2	-3.9
BURNLEY	1435000 ^	1432400 ^	1748000 ^	915000 ^	1535000 ^	2	5	7.0	67.8
BURNSIDE	733300	715000	752500 ^	770000 ^	754800	10	26	2.9	-2.0
BURNSIDE HEIGHTS	710000	780000	740000	760000	795000	11	35	12.0	4.6
BURWOOD	1382000	1268000	1431000	1403000	1510000	37	87	9.3	7.6
BURWOOD EAST	1225000	1200000	1254000	1283500	1305000	44	102	6.5	1.7
CAIRNLEA	965000	912500	956500	902500	960000	19	47	-0.5	6.4
CALIFORNIA GULLY	479000	460000	443500	458500	458800	18	54	-4.2	0.1
CAMBERWELL	2500000	2720000	2815000	2310000	2411000	58	157	-3.6	4.4
CAMPBELLFIELD	621500 ^	600000 ^	600000	620000 ^	600000	13	28	-3.5	-3.2
CAMPBELLS CREEK	737500 ^	695000 ^	724000 ^	716300 ^	595000 ^	4	16	-19.3	-16.9
CAMPERDOWN	455000	392000	397500	515000	495000	12	39	8.8	-3.9
CANADIAN	573000	585000 ^	515000	520000	605000	11	42	5.6	16.3
CANTERBURY	2948800	3497500	3258500	3760000	3190000	14	45	8.2	-15.2
CAPE PATERSON	769500 ^	778000 ^	895000 ^	895000 ^	775000	13	25	0.7	-13.4
CAPEL SOUND	785000	754000	774500	780500	707000	23	70	-9.9	-9.4
CARDIGAN	1150000 ^	830000 ^	830000 *	1050000 ^	980000 ^	1	6	-14.8	-6.7
CARISBROOK	480000 ^	500000 ^	357500 ^	390000 ^	525000 ^	3	12	9.4	34.6
CARLTON	1620000	1103500	1620000 ^	1492500	1402500	14	29	-13.4	-6.0
CARLTON NORTH	1817500	1560000	1660000	1485000	1385000	18	50	-23.8	-6.7
CARNEGIE	1700000	1610000	1540000	1785000	1690000	19	59	-0.6	-5.3
CAROLINE SPRINGS	730500	747800	700000	752500	717000	65	185	-1.8	-4.7
CARRUM	870000	1037500	960000 ^	1035000 ^	980000	13	22	12.6	-5.3
CARRUM DOWNS	703000	690000	681300	690300	702500	78	202	-0.1	1.8
CASTERTON	275000	350000 ^	327500 ^	275000 ^	330000 ^	8	22	20.0	20.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
CASTLEMAINE	700000	732500	776500	715000	720000	24	69	2.9	0.7
CAULFIELD	2100000	1940000	1928500^	1670000^	1970000	15	28	-6.2	18.0
CAULFIELD NORTH	2400000	2640000	2545000	2620000	2586000	17	58	7.8	-1.3
CAULFIELD SOUTH	1750000	1790000	1920000	1712000	2042500	18	62	16.7	19.3
CHADSTONE	1110000	1175000	1326000	1297800	1307000	19	55	17.7	0.7
CHARLEMONT	640000	615000	635000	607500	585000	25	79	-8.6	-3.7
CHARLTON	325000^	277500^	320000^	325000^	335000^	3	10	3.1	3.1
CHELSEA	1115000	1100000	1115000^	1400000	1200000	15	33	7.6	-14.3
CHELSEA HEIGHTS	959000	863000	900000	897300	937500	18	47	-2.2	4.5
CHELTENHAM	1198000	1250000	1383500	1425000	1306000	38	94	9.0	-8.4
CHELTENHAM EAST	1137500^	1150000	1165000^	1215000	1114000	29	47	-2.1	-8.3
CHELTENHAM NORTH	1040000	1181000	1075000^	1076000	1000000^	6	22	-3.8	-7.1
CHILTERN	360500^	400000^	469000^	360000^	375000^	3	11	4.0	4.2
CHIRNSIDE PARK	898700	885000	855000	1000000	908800	37	110	1.1	-9.1
CHURCHILL	370000	365800	347500	350000	342300	16	60	-7.5	-2.2
CLARINDA	952500	962000^	921000	917500	1000000	11	37	5.0	9.0
CLAYTON	1150000	1185000	1259000	1141900	1109500	16	46	-3.5	-2.8
CLAYTON NORTH	1300000^	1300000^	1180000^	1316000^	1305000^	5	18	0.4	-0.8
CLAYTON SOUTH	955000	970000^	955000	921000	973000	14	44	1.9	5.6
CLIFTON HILL	1774500	1500000	1555000^	1854000	1548000	18	43	-12.8	-16.5
CLIFTON SPRINGS	670000	710000	665000	680000	660000	33	107	-1.5	-2.9
CLUNES	452500^	650000^	502500^	487500	510000^	4	18	12.7	4.6
CLYDE	699000	680000	680000	660000	675000	81	197	-3.4	2.3
CLYDE NORTH	745000	701500	720000	701800	725000	192	497	-2.7	3.3
COBBLEBANK	652500	635000	600000	660000	673500	26	57	3.2	2.0
COBRAM	470000	400000	455000	412500	475000	12	59	1.1	15.2
COBURG	1182500	1189500	1100000	1112500	1200000	51	163	1.5	7.9
COBURG EAST	1075000	1002500	1175000	950000	990000	16	50	-7.9	4.2
COBURG NORTH	950000	920000	900000	880000	1017500	18	47	7.1	15.6
COCKATOO	766000	670000	767500	683000	714000^	8	36	-6.8	4.5
COHUNA	310000^	255000	317000	337500	315000^	8	35	1.6	-6.7
COLAC	485000	500000	485000	466000	465000	29	112	-4.1	-0.2
COLDSTREAM	772000^	737500^	795000^	838000^	865000^	6	15	12.0	3.2

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

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
COLERAINE	325000^	250000^	210000^	202500^	197500^	2	11	-39.2	-2.5
COLLINGWOOD	1549600^	1190000^	1085000	1339000	1270500	10	35	-18.0	-5.1
CONNEWARRE	2850000^	1925000^	1925000*	1200000^	2042500^	5	6	-28.3	70.2
COOLAROO	502500^	575000^	500000^	525000	535000^	8	29	6.5	1.9
COONANS HILL	1065000^	1135000	1400000^	1205000^	1237800	14	26	16.2	2.7
CORINELLA	757500^	590000^	699000^	620000^	699000^	7	21	-7.7	12.7
CORIO	507500	523300	475000	490000	480000	59	152	-5.4	-2.0
CORONET BAY	609000^	697500^	580000	610000^	597500	12	32	-1.9	-2.0
CORRYONG	315000^	339000^	460000^	298500^	290000^	3	12	-7.9	-2.8
COWES	837500^	770000^	800000^	797800^	970000^	5	22	15.8	21.6
COWES WEST	770000	850000	785000	795000	757500	24	84	-1.6	-4.7
CRAIGIEBURN	652500	632000	645000	650000	651000	228	615	-0.2	0.2
CRANBOURNE	640000	631200	640000	639000	681000	84	216	6.4	6.6
CRANBOURNE EAST	707500	711500	692500	712500	712000	90	234	0.6	-0.1
CRANBOURNE NORTH	713000	700000	714000	690000	737000	77	206	3.4	6.8
CRANBOURNE SOUTH	820000^	827500^	820800	668800	777500	12	36	-5.2	16.3
CRANBOURNE WEST	665000	670000	642500	622500	683000	95	231	2.7	9.7
CREMORNE	1222500	1366000^	1132500^	1517500	1392500	10	26	13.9	-8.2
CRESWICK	565000	520000	605000	455000	512500	16	38	-9.3	12.6
CRIB POINT	842000^	685000	757500^	750000	857500	10	29	1.8	14.3
CROYDON	867500	880000	910000	900000	890000	62	201	2.6	-1.1
CROYDON HILLS	1144500	1141500	1050000	1127500	1336000^	8	35	16.7	18.5
CROYDON NORTH	885000	1090000	1107500	1114000	1121900	28	65	26.8	0.7
CROYDON SOUTH	800000	851000	890000	924000	876800^	8	29	9.6	-5.1
CURLEWIS	715000	670000	686300	667500	662300	26	59	-7.4	-0.8
DALLAS	515000	491000	490000	515000	507500	18	58	-1.5	-1.5
DALYSTON	630000^	549000^	449500^	530000^	555000^	4	9	-11.9	4.7
DANDENONG	747000	680000	690000	693000	680000	27	86	-9.0	-1.9
DANDENONG NORTH	715000	693500	708000	702500	738500	60	153	3.3	5.1
DARLEY	750000	774500	560000	744800	720000	39	94	-4.0	-3.3
DAYLESFORD	910000	885000	952500	862500	870000	12	42	-4.4	0.9
DEANSIDE	576300	659100	631000	644000	639000	78	177	10.9	-0.8
DEEPPENE	2970000^	2970000^	3280000^	2914000^	3050000^	3	13	2.7	4.7

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
DEER PARK	653000	612500	619000	660000	644000	38	119	-1.4	-2.4
DELACOMBE	586000	535000	512000	541800	517500	30	61	-11.7	-4.5
DELAHEY	600000	675300	680000^	620000	606000	22	50	1.0	-2.3
DENNINGTON	613000^	617500	633500^	630000^	540000	10	24	-11.9	-14.3
Derrimut	747500	770000	740000	745000	700000	11	43	-6.4	-6.0
DIAMOND CREEK	970000	948500	950000	950000	962500	26	76	-0.8	1.3
DIGGERS REST	665000	660300	665000	665000	652500	42	93	-1.9	-1.9
DIMBOOLA	230000^	247000^	180000^	355000^	280000^	9	13	21.7	-21.1
DINGLEY VILLAGE	1060500	1044500	1040000	1152500	1145000	29	67	8.0	-0.7
DINNER PLAIN	805000^	1226500^	1250000^	1250000*	1250000*	0	2	NA	NA
DONALD	187000^	240000^	255000^	270000^	280000^	6	17	49.7	3.7
DONCASTER	1450500	1450000	1440000	1600000	1604000	56	177	10.6	0.3
DONCASTER EAST	1525000	1526000	1576000	1679500	1640000	67	211	7.5	-2.4
DONNYBROOK	675000	660000	645000	640000	666000	68	209	-1.3	4.1
DONVALE	1460000	1385000	1390000	1420000	1380000	29	78	-5.5	-2.8
DOREEN	718000	715800	715800	710000	735000	120	331	2.4	3.5
DOVETON	622500	607500	540000	570000	550000	51	130	-11.6	-3.5
DROMANA	1165000	1115000	1040000	1105000	1155000	28	98	-0.9	4.5
DROUIN	620000	605000	625000	626000	624000	78	208	0.6	-0.3
DRYSDALE	700000	742800	880000	680000	680000	17	45	-2.9	0.0
DUNOLLY	332500^	349000^	275000^	355000^	325000^	6	12	-2.3	-8.5
EAGLE POINT	520000^	579500^	530000^	470000^	599800^	8	22	15.3	27.6
EAGLEHAWK	510000	530000	530000	502500	485000	35	76	-4.9	-3.5
EAGLEMONT	2800400^	2400000	2470000^	2500000	2460000	10	26	-12.2	-1.6
EAST BAIRNSDALE	330000^	440000^	300000^	347500^	386500^	6	13	17.1	11.2
EAST BENDIGO	547500	615000^	585000	549000^	505000^	9	27	-7.8	-8.0
EAST GEELONG	800000^	820000	835000	990000	850000	17	40	6.3	-14.1
EAST WARBURTON	610000^	625000^	700500^	592500	715000^	1	15	17.2	20.7
EASTWOOD	590000	620000	629000	629500^	639000^	8	28	8.3	1.5
ECHUCA	587500	522500	595000	540000	577500	46	144	-1.7	6.9
EDENHOPE	245000^	230000^	345000^	266000^	345000^	2	12	40.8	29.7
EDITHVALE	1280000	1262500	1267000	1267500	1260000	11	37	-1.6	-0.6
EILDON	402500^	475000^	447500^	440000^	558000^	1	10	38.6	26.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
ELLIMINYT	652500	680000^	814500^	602500^	755000^	8	22	15.7	25.3
ELMORE	330000^	437500^	315000^	371000^	510000^	5	14	54.5	37.5
ELSTERNWICK	2430000	2175000	2585000^	2270000	2477500	12	38	2.0	9.1
ELTHAM	1225000	1215000	1030000	1163000	1230000	49	123	0.4	5.8
ELTHAM NORTH	1150000	1118000	1200000	1270000	1180000	23	65	2.6	-7.1
ELWOOD	2635000	2375000	2912500	1825000	2175000	21	63	-17.5	19.2
EMERALD	1015000	852500	882500	890000	869000	20	44	-14.4	-2.4
ENDEAVOUR HILLS	805000	760000	770000	815000	780000	73	183	-3.1	-4.3
EPPING	655000	671000	651000	670000	671500	92	246	2.5	0.2
EPSOM	591500	600000	545000	602500	600000	21	60	1.4	-0.4
ESSENDON	1700000	1740000	1900000	1745500	1800000	33	113	5.9	3.1
ESSENDON NORTH	1305000^	1232800^	1100000^	1212000^	1450000^	4	15	11.1	19.6
ESSENDON WEST	1002500^	1212500^	1010000^	1277500^	1235000^	4	13	23.2	-3.3
EUMEMMERRING	530000^	595000^	706000^	607500^	675000^	4	12	27.4	11.1
EUREKA	480000^	543000^	578500^	480000^	470000^	4	11	-2.1	-2.1
EUROA	555000	450000	490000	490000^	550000^	5	33	-0.9	12.2
EYNESBURY	665000^	695000	674000	670000	628500	12	41	-5.5	-6.2
FAIRFIELD	2550000	1662500	1562500	1637500	1300000^	9	31	-49.0	-20.6
FAWKNER	745800	760000	767500	750000	743800	36	108	-0.3	-0.8
FERNTREE GULLY	810000	883000	900000	853000	936000	75	207	15.6	9.7
FERNY CREEK	895000^	1173500^	950000^	890000^	835000^	1	11	-6.7	-6.2
FITZROY	1410000	1460000	1717500	1660900	1360000	19	48	-3.5	-18.1
FITZROY NORTH	1450000	1575000	1600000	1597500	1345000	23	68	-7.2	-15.8
FIVEWAYS	720000^	640000^	1130000^	535000^	535000*	0	4	NA	NA
FLEMINGTON	1038500	1010000	1200000^	1210000	1010800	10	35	-2.7	-16.5
FLINDERS	3625500^	3291500^	2800000^	2050000^	2100000^	3	7	-42.1	2.4
FLORA HILL	552500	515000	515000	545000	535000	21	42	-3.2	-1.8
FOOTSCRAY	920000	1053400	855000	870000	987500	33	75	7.3	13.5
FOREST HILL	1086000	1195200	1100000	1220000	1270800	35	91	17.0	4.2
FOSTER	607500^	620000^	590000	560000^	512500^	3	18	-15.6	-8.5
FRANKSTON	751000	710000	700000	750000	725000	130	339	-3.5	-3.3
FRANKSTON NORTH	601500	598000	562500	571300	575000	27	77	-4.4	0.7
FRANKSTON SOUTH	1150000	1170000	1200000	1038800	1050000	49	173	-8.7	1.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
FRASER RISE	720500	700000	700000	735000	712500	70	172	-1.1	-3.1
FYANSFORD	1150000^	955000^	1210000^	1127500^	940000^	6	20	-18.3	-16.6
GARDEN CITY	1617500^	1725000^	1725000*	1799500^	1467500^	2	4	-9.3	-18.4
GARFIELD	766300^	873200^	890000^	730000^	837500^	6	15	9.3	14.7
GEELONG	1010000	1020000	930000	797500^	1265000	11	30	25.2	58.6
GEELONG WEST	1040000	974300	1010000	840000	912500	26	73	-12.3	8.6
GEMBROOK	907500^	865000^	950000^	775000^	770000^	3	17	-15.2	-0.6
GISBORNE	1219000	955000	1012500	990000	997500	40	96	-18.2	0.8
GLADSTONE PARK	707000	700000	685000	723800	710000	34	76	0.4	-1.9
GLEN HUNTLY	1553000^	1950000^	1513000^	1251000^	2150000^	5	10	38.4	71.9
GLEN IRIS	2510000	2410000	2367500	2540000	2450000	57	162	-2.4	-3.5
GLEN WAVERLEY	1520000	1487000	1654400	1665000	1707000	107	305	12.3	2.5
GLENGARRY	498750*	554500^	537500^	595000^	580000^	3	12	NA	-2.5
GLENROY	845000	775000	770000	814000	790000	48	128	-6.5	-2.9
GOLDEN BEACH	380000^	380000*	400000^	400000^	590000^	3	8	55.3	47.5
GOLDEN POINT (BALLARAT)	564000	510000	575000	529000	465300	12	34	-17.5	-12.1
GOLDEN SQUARE	527500	517500	487500	517500	533100	36	102	1.1	3.0
GOUGHS BAY	690000*	690000*	560000^	580000^	590000^	3	10	NA	1.7
GOWANBRAE	785000^	937500^	1320000^	803500^	800000^	5	18	1.9	-0.4
GRANTVILLE	555000^	639000^	575000^	645000^	620000^	9	18	11.7	-3.9
GREEN LAKE	345800^	494000^	425000^	433000^	482500^	4	13	39.6	11.4
GREENSBOROUGH	958800	978000	938500	965000	983800	54	141	2.6	1.9
GREENVALE	846600	853000	850000	900000	800000	96	225	-5.5	-11.1
GROVEDALE	687000	705000	637500	670000	680000	55	161	-1.0	1.5
HADFIELD	868800	830000	850000	895000	872500	18	53	0.4	-2.5
HALLAM	710000	700000	660000	707500	735000	25	64	3.5	3.9
HAMILTON	354000	348000	397000	370000	360000	46	132	1.7	-2.7
HAMLYN HEIGHTS	770000	700000	723000	695000	775000	28	75	0.6	11.5
HAMPTON	2300000	2300000	2500000	2275000	2590000	28	87	12.6	13.8
HAMPTON EAST	1492000	1440000	1215000^	1570000	1395000^	9	30	-6.5	-11.1
HAMPTON PARK	660000	645000	650000	629000	645000	78	197	-2.3	2.5
HARKNESS	587500	580000	600000	585000	579000	58	164	-1.4	-1.0
HASTINGS	750000	715000	742500	745000	691500	20	69	-7.8	-7.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES Jul-Sep 2022 to Jul-Sep 2023									
Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%) Jul-Sep 2022 to Jul-Sep 2023 Apr-Jun 2023 to Jul-Sep 2023	
HASTINGS WEST	744000 [^]	657500 [^]	605000 [^]	552500 [^]	563000	12	29	-24.3	1.9
HAWTHORN	2467500	2782500	2980000	2417500	2497500	26	79	1.2	3.3
HAWTHORN EAST	3050000	2200000	2988000	3060000	2615000	32	83	-14.3	-14.5
HEALESVILLE	792000	792000	750000	860000	825000	13	45	4.2	-4.1
HEATHCOTE	551300 [^]	550000 [^]	532500 [^]	465000 [^]	415000	12	22	-24.7	-10.8
HEATHERTON	925000 [^]	1098500	1070000 [^]	1125300	1235000 [^]	4	20	33.5	9.8
HEATHMONT	964000	1137000	1135000	1072500	1225800	28	79	27.2	14.3
HEIDELBERG	1510000 [^]	1265000	1300500	1637300	1420000	13	35	-6.0	-13.3
HEIDELBERG HEIGHTS	960000	1000000	912500	1092500	957000	17	41	-0.3	-12.4
HEIDELBERG WEST	780000	752500	782000	715000	721300	18	53	-7.5	0.9
HERNE HILL	730000	790000	760000 [^]	627500 [^]	690000	19	37	-5.5	10.0
HEYFIELD	385000	380000 [^]	362000 [^]	407500 [^]	435000 [^]	7	19	13.0	6.7
HEYWOOD	300000 [^]	395000 [^]	322500 [^]	380000 [^]	295000 [^]	3	16	-1.7	-22.4
HIGHETT	1342500	1415000	1530000	1400000	1430000	33	75	6.5	2.1
HIGHTON	956000	864500	810000	920000	956000	74	205	0.0	3.9
HILLSIDE (BRIMBANK)	577500 [^]	717500 [^]	565000 [^]	530500 [^]	530500 [*]	0	2	NA	NA
HILLSIDE (MELTON)	785000	800000	759000	750000	738500	36	119	-5.9	-1.5
HOPETOUN	172500	194500 [^]	220000 [^]	75000 [^]	75000 [^]	1	7	-56.5	0.0
HOPPERS CROSSING	601000	600000	623500	600000	620000	138	354	3.2	3.3
HORSHAM	340000	435000	399000	407000	400000	55	187	17.6	-1.7
HUGHESDALE	1360000	1546000	1445000 [^]	1450000 [^]	1340000 [^]	7	19	-1.5	-7.6
HUNTINGDALE	1211000 [^]	1110500 [^]	1367000 [^]	1225000 [^]	1032000 [^]	3	14	-14.8	-15.8
HUNTLY	585000	556500	535000	586500	581500	20	45	-0.6	-0.9
HURSTBRIDGE	923500 [^]	917500	856800 [^]	890500 [^]	930000	10	27	0.7	4.4
INDENTED HEAD	1100000 [^]	1119500 [^]	862500	765000 [^]	830000 [^]	5	21	-24.5	8.5
INGLEWOOD	460000 [^]	500000 [^]	500000 [*]	310000 [^]	325000 [^]	2	9	-29.3	4.8
INVERLOCH	985000	1025000	1000000	932000	800800	28	90	-18.7	-14.1
INVERMAY PARK	640000 [^]	565000 [^]	665000 [^]	770000 [^]	650000 [^]	7	16	1.6	-15.6
IRONBARK	500000 [^]	415000 [^]	530000 [^]	475000 [^]	530000 [^]	5	14	6.0	11.6
IRYMPLE	483500	460000	500000	491300	530000	20	51	9.6	7.9
IVANHOE	1815000	1500000	1760000	1740000	1643500	18	54	-9.4	-5.5
IVANHOE EAST	2045000	1821300 [^]	2600000 [^]	2236500	3960500 [^]	4	21	93.7	77.1
JACANA	657500 [^]	545000 [^]	607500 [^]	593000 [^]	595000 [^]	7	16	-9.5	0.3

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

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
JACKASS FLAT	515000	517500	509000^	515000	495000^	5	26	-3.9	-3.9
JAMIESON	620000^	620000*	540000^	630000^	600000^	3	8	-3.2	-4.8
JAN JUC	1400000^	1490000	1290000	1320000	1158500^	8	30	-17.3	-12.2
JEERALANG NORTH	420000^	360000^	355000^	410000^	371800^	6	18	-11.5	-9.3
JUNCTION VILLAGE	662000^	620000^	662500^	572000^	702000^	3	14	6.0	22.7
JUNORTOUN	850500^	907000^	886800^	767500^	770000^	4	16	-9.5	0.3
KALIMNA	433500^	535000^	483500^	540000^	499000^	5	13	15.1	-7.6
KALKALLO	650000	643500	647500	647500	640000	67	165	-1.5	-1.2
KALLISTA	840000^	957500^	788800^	911100^	845000^	5	12	0.6	-7.3
KALORAMA	825300^	1145000^	885000^	982500	869000^	2	17	5.3	-11.6
KANGAROO FLAT	575000	532500	495000	500000	502500	54	130	-12.6	0.5
KANGAROO GROUND SOUTH	1000000^	1161000^	1010000^	1030000^	1175000^	7	17	17.5	14.1
KEALBA	685000	695000	667500^	680000^	672500	10	24	-1.8	-1.1
KEILOR	1065000	1010000	980000	1000000	1200000	13	49	12.7	20.0
KEILOR DOWNS	728400	726000	790000	752500	740000	23	54	1.6	-1.7
KEILOR EAST	965000	915000	967500	1045000	970000	57	146	0.5	-7.2
KEILOR LODGE	790000^	1042500^	855000^	900000^	895000^	5	10	13.3	-0.6
KEILOR PARK	885000^	813500	793000	785000^	810000^	7	26	-8.5	3.2
KENNINGTON	645000	582500	607500	645000	567500	16	55	-12.0	-12.0
KENSINGTON	1215000	1150000	971000	1095000	1050000	27	71	-13.6	-4.1
KERANG	270000	305000	235000	265000	275000	19	56	1.9	3.8
KEW	3325000	2915000	3250000	3038000	2749000	52	174	-17.3	-9.5
KEW EAST	2000000^	2030000^	2300000^	1725000^	2200000^	5	9	10.0	27.5
KEW NORTH	2075000^	2065000	2480000	2192500^	2050000	11	36	-1.2	-6.5
KEYSBOROUGH	895500	870000	947400	860500	925000	71	201	3.3	7.5
KIALLA	687500	625000	695000	655000	620000	25	75	-9.8	-5.3
KILLARA (WODONGA)	675000^	595000^	649500^	667500^	665000^	1	15	-1.5	-0.4
KILMORE	600000	577500	610000	575000	569000	42	116	-5.2	-1.0
KILSYTH	815000	831300	782500	780000	830000	36	97	1.8	6.4
KILSYTH SOUTH	1080000^	937500^	865200^	1200000^	920000^	5	16	-14.8	-23.3
KINGLAKE	725000^	771000^	672500^	651700	740000^	3	17	2.1	13.6
KINGS PARK	625500	605000	600000	600000	592500	18	46	-5.3	-1.3
KINGSBURY	780000^	802000	773800^	850000	685000	10	29	-12.2	-19.4

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
KINGSVILLE	1225000^	1092500^	1090000	997500^	1390000^	7	24	13.5	39.3
KNOXFIELD	925000	960000	862500	950000	934000	16	45	1.0	-1.7
KOO WEE RUP	715000	632500	640000	666000	640000	18	44	-10.5	-3.9
KOONDROOK	310000^	450000^	245400^	412500^	450000^	2	10	45.2	9.1
KOROIT	593000	628800^	497500^	660000^	780000^	2	9	31.5	18.2
KORUMBURRA	560700	475000	478000	550000	515000	18	55	-8.2	-6.4
KURUNJANG	535000	520000	515400	512500	510000	45	145	-4.7	-0.5
KYABRAM	380000	405000	455000	450000	459000	25	59	20.8	2.0
KYNETON	885000	975000	825000	814000	727500	28	73	-17.8	-10.6
LAKE BOGA	431800^	415000^	280000^	560000^	290000^	3	9	-32.8	-48.2
LAKE GARDENS	695000^	675000^	835000^	833000^	783500	16	29	12.7	-5.9
LAKE TYERS BEACH	435000^	811000^	572500^	625000^	600000^	2	14	37.9	-4.0
LAKE WENDOUREE	1445000^	1575000^	1185000	1390000^	1562500^	6	25	8.1	12.4
LAKES ENTRANCE	530000	480000	540000	510000	480000	18	60	-9.4	-5.9
LALOR	687000	655000	656500	675000	705500	66	175	2.7	4.5
LANCEFIELD	810000^	665000^	727500^	675000^	655000^	4	14	-19.1	-3.0
LANG LANG	730000^	717500^	646000	725000	715000	13	40	-2.1	-1.4
LANGWARRIN	838200	795000	840000	780000	850000	54	188	1.4	9.0
LARA	682500	700000	799900	705000	660000	19	52	-3.3	-6.4
LARA LAKE	715000	685000	727500	707500	675000	44	124	-5.6	-4.6
LAUNCHING PLACE	763500	743500^	650000^	671500	667500^	2	15	-12.6	-0.6
LAVERTON	602000	560000	580000	566300	590000	13	50	-2.0	4.2
LAVERTON SOUTH	745000	753300	730000	743000	713500	22	70	-4.2	-4.0
LENEVA	650000	642500^	735000^	665000^	690000^	7	19	6.2	3.8
LEONGATHA	595000	556300	580000	582500	542000	22	63	-8.9	-7.0
LEOPOLD	700000	708000	705000	677500	652500	48	141	-6.8	-3.7
LILYDALE	900500	860000	925000	875000	890000	61	161	-1.2	1.7
LINDENOW	485000^	467000^	360000^	345000^	600000^	2	7	23.7	73.9
LISMORE	135000^	265000^	260000^	260000*	260000*	0	2	NA	NA
LOCH SPORT	310000	359000^	362500	400000	400000	11	37	29.0	0.0
LOCKINGTON	314000^	297000^	385000^	405000^	285000^	1	9	-9.2	-29.6
LONG GULLY	440000	444000	400000^	400000	361000	13	44	-18.0	-9.8
LONGWARRY	600500	567500	577500	574500	552000^	9	39	-8.1	-3.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
LORNE	2487500^	2412500^	1910000^	2204500	1550000^	3	21	-37.7	-29.7
LOVELY BANKS	760000^	715000^	650000^	690000^	580000^	3	8	-23.7	-15.9
LOWER PLENTY	1270000^	1640000^	1405000	1317000^	1312000^	6	21	3.3	-0.4
LUCAS	742500	697500	617500	680000	640000	25	69	-13.8	-5.9
LUCKNOW	372000^	515000^	400000^	441300^	400000^	1	6	7.5	-9.3
LYNBROOK	808500	813300	814300	825000	780000	18	45	-3.5	-5.5
LYNDHURST	965000	960000	901000	900000	836300	22	64	-13.3	-7.1
LYSTERFIELD	1021300	1330000	913500^	1400000	1350500	18	47	32.2	-3.5
LYSTERFIELD SOUTH	1950000^	1690000^	1560000^	1938000^	1982500^	2	5	1.7	2.3
MACEDON	1085000^	1299000^	1105000^	1292500^	927000^	3	10	-14.6	-28.3
MACLEOD	1087500	1050000	1126300	1275000	1102500	24	52	1.4	-13.5
MADDINGLEY	650000	650000	635000	655000	605000	28	73	-6.9	-7.6
MAFFRA	395000	355000	401000	450000	405000	21	52	2.5	-10.0
MAIDEN GULLY	760000	735000	750000^	800000	777500	12	36	2.3	-2.8
MAIDSTONE	865000	840000	930000	920000	916300	24	56	5.9	-0.4
MALDON	760000^	850000^	801300	700000^	676000^	4	23	-11.1	-3.4
MALLACOOTA	515000^	545000^	1120000^	560000^	625000^	4	10	21.4	11.6
MALMSBURY	855000^	785000^	810000^	762500^	713000^	3	12	-16.6	-6.5
MALVERN	2985000	2727500	3050000	2950000	3458000	25	78	15.8	17.2
MALVERN EAST	1850000	2409000	2110000	2030000	2105000	35	120	13.8	3.7
MAMBOURIN	631500	622500^	647500	661900	612500	14	59	-3.0	-7.5
MANIFOLD HEIGHTS	1388000^	1236300^	850000^	1240000	1095000	11	33	-21.1	-11.7
MANOR LAKES	632500	621500	611000	660000	642500	42	122	1.6	-2.7
MANSFIELD	645000	792500	737500	786000	795000	13	60	23.3	1.1
MARIBYRNONG	982500	1275000	1150000	1110000	1297500	10	41	32.1	16.9
MARLO	570000^	850000^	655000^	655000*	655000*	0	2	NA	NA
MARONG	685000	584500^	635000^	585000	655000^	9	26	-4.4	12.0
MARSHALL	650000^	667000^	623500^	615000	600000^	8	24	-7.7	-2.4
MARYBOROUGH	357500	400000	420000	405000	400000	29	95	11.9	-1.2
MCCRAE	1100000^	1472500	1496000	1299000	1033000	13	48	-6.1	-20.5
MCKENZIE HILL	722500^	925000^	912500^	800500^	745000^	6	12	3.1	-6.9
MCKINNON	1536000^	1805000	1773500	2000000	1930000	12	41	25.7	-3.5
MEADOW HEIGHTS	565000	547500	540000	560000	599500	36	98	6.1	7.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
MELTON	518500	470000	460000	470000	468500	36	109	-9.6	-0.3
MELTON SOUTH	512500	490000	485000	492500	517500	64	172	1.0	5.1
MELTON WEST	558000	515000	540000	540000	563000	51	130	0.9	4.3
MENTONE	1449000	1440000	1412000	1320000	1220000	24	72	-15.8	-7.6
MERBEIN	345000	330000	330000	270000^	298000	13	35	-13.6	10.4
MEREDITH	625100^	470500^	600000^	650000^	540000^	1	7	-13.6	-16.9
MERINDA PARK	657000^	590000^	629500^	627000^	590000^	6	19	-10.2	-5.9
MERNDIA	660000	672000	650000	662500	690000	96	250	4.5	4.2
MERRIGUM	350000^	260000^	250000^	300000^	224000^	2	10	-36.0	-25.3
METUNG	745000^	500000^	850000^	680000^	785000^	3	18	5.4	15.4
MICKLEHAM	670000	700000	700000	674000	682500	120	369	1.9	1.3
MIDDLE PARK	2750000	2175000	1935000	2759000	2087500	10	34	-24.1	-24.3
MILDURA	425000	430000	430000	450000	410000	133	444	-3.5	-8.9
MILL PARK	755000	749300	755000	795000	773500	76	197	2.5	-2.7
MILLGROVE	590000^	590000^	593800^	535000	570000	15	33	-3.4	6.5
MINERS REST	610000	585000	587500	625000^	640000	14	35	4.9	2.4
MINYIP	132500^	160000^	160000*	160000*	179000^	3	3	35.1	NA
MIRBOO NORTH	550000^	450000^	575000^	487500^	580000^	8	16	5.5	19.0
MITCHAM	1080900	1200000	1122500	1230000	1220000	47	112	12.9	-0.8
MOE	395000	365000	365000	365000	340000	40	142	-13.9	-6.8
MONBULK	860000^	746300	825000^	813500	705000^	9	26	-18.0	-13.3
MONT ALBERT	2360000	1980000^	2600000	2671500	2015000	12	37	-14.6	-24.6
MONT ALBERT NORTH	1517500^	1490000	1720000	1591500	1732500	20	45	14.2	8.9
MONTMORENCY	1080000	1050000	1238500	1250000	1080000	26	61	0.0	-13.6
MONTROSE	832500	890000	846000	785000	835500	17	50	0.4	6.4
MOONEE PONDS	1435000	1550000	1456000	1600000	1375000	40	96	-4.2	-14.1
MOORABBIN	1365000	1290000	1300000	1235000	1347500	22	60	-1.3	9.1
MOOROOLBARK	843000	801000	804000	800000	845000	73	212	0.2	5.6
MOOROOPNA	395000	390000	333300	398000	399000	35	88	1.0	0.3
MORDIALLOC	1192000	1375000	1460000	1400500	1415000	14	49	18.7	1.0
MORNINGTON	1105000	1100000	1101000	991300	1051800	74	209	-4.8	6.1
MORTLAKE	335000	290000	362500	349000	431700^	1	24	28.9	23.7
MORWELL	350000	335000	320000	355000	325000	57	203	-7.1	-8.5

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

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
MOUNT BEAUTY	527500^	527500*	455000^	505000^	590000^	6	14	11.8	16.8
MOUNT CLEAR	504000	495000^	510000	495000	542500	18	52	7.6	9.6
MOUNT COTTRELL	530000^	530000*	572000^	675000^	675000^	2	11	27.4	0.0
MOUNT DANDENONG	965000^	942500^	746300^	900000^	750000^	1	16	-22.3	-16.7
MOUNT DUNEED	750000	732500	746000	720000	710000	47	117	-5.3	-1.4
MOUNT ELIZA	1652500	1650000	1785000	1600000	1662500	64	197	0.6	3.9
MOUNT EVELYN	795000	795000	807500	770000	850000	17	70	6.9	10.4
MOUNT HELEN	635000	680000^	580000	675000^	572300	10	26	-9.9	-15.2
MOUNT MACEDON	1512500^	1423600^	1216000^	1950000^	1440000^	1	5	-4.8	-26.2
MOUNT MARTHA	1725000	1320000	1936800	1828800	1977500	16	61	14.6	8.1
MOUNT PLEASANT	522500	475000	507600^	545000^	420000	10	26	-19.6	-22.9
MOUNT WAVERLEY	1507000	1455500	1672500	1687500	1600000	92	266	6.2	-5.2
MULGRAVE	965000	1070500	946000	990000	1120000	60	158	16.1	13.1
MURCHISON	472500^	435000^	410000^	363500^	344500^	2	9	-27.1	-5.2
MURRUMBEENA	1535000	1598500	1500000	1950000	1645000	12	46	7.2	-15.6
MURTOA	340000^	180000^	258500^	217500^	329500^	2	8	-3.1	51.5
MYRTLEFORD	680000^	584000	595000^	590000^	585000^	5	23	-14.0	-0.8
NAGAMBIE	665000	655000^	725000^	660000^	500000^	7	19	-24.8	-24.2
NAR NAR GOON	920000^	825000^	825000*	825000*	825000*	0	0	NA	NA
NARRE WARREN	709000	720000	710000	740000	735000	79	215	3.7	-0.7
NARRE WARREN NORTH	1585000^	1655000	1452500	1401000	1510000^	8	37	-4.7	7.8
NARRE WARREN SOUTH	800000	770000	807500	786100	805000	85	239	0.6	2.4
NATHALIA	340000	422500	412500^	277500^	370000	12	24	8.8	33.3
NEERIM SOUTH	610000^	610000*	807500^	815000^	630000^	2	7	3.3	-22.7
NERRINA	920000^	873000^	670000^	477500^	722500^	2	8	-21.5	51.3
NEW GISBORNE	862500^	880000^	895000	910000	820000^	3	26	-4.9	-9.9
NEWBOROUGH	450000	412000	395000	410000	434500	30	93	-3.4	6.0
NEWCOMB	597500	585000	544000	572500	575500	19	60	-3.7	0.5
NEWINGTON	770000^	665000^	950000^	649000^	480000^	7	19	-37.7	-26.0
NEWLANDS ARM	632500^	675000^	632500^	1100000^	601000^	2	7	-5.0	-45.4
NEWPORT	1255000	1270000	1336300	1250000	1316000	27	110	4.9	5.3
NEWTOWN (GREATER GEELONG)	1255000	1175000	1330000	1220000	1059500	30	95	-15.6	-13.2
NHILL	211500	264000	235000	185000^	202000^	9	37	-4.5	9.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
NICHOLS POINT	500000*	815000^	640000^	640000*	557500^	2	7	NA	NA
NIDDRIE	1085000	1152500	1130000	1120000	1222500	32	65	12.7	9.2
NOBLE PARK	743000	720000	710000	719400	732000	41	124	-1.5	1.8
NOBLE PARK NORTH	780000	810000^	740500	710000	752500	24	55	-3.5	6.0
NORLANE	470000	450000	460000	460000	450000	25	93	-4.3	-2.2
NORTH BENDIGO	487500	511000	515000	500000	536000	15	49	9.9	7.2
NORTH GEELONG	640000	705300	654000	555000^	625000	12	38	-2.3	12.6
NORTH MELBOURNE	1305000	1370000	1450000	1210000	1580000	18	48	21.1	30.6
NORTH WONTHAGGI	665000	675000	653000	602000	649500	14	51	-2.3	7.9
NORTHCOTE	1600000	1708000	1638000	1491000	1702500	52	150	6.4	14.2
NOTTING HILL	955000^	1058000^	1200000^	1070000^	1151000^	3	10	20.5	7.6
NUMURKAH	350000	320000	400000	342500	300000	15	42	-14.3	-12.4
NUNAWADING	1100000	1090000	1100000	1172500	1205000	33	81	9.5	2.8
OAK PARK	982500	972500	929000^	895000^	1105000	13	29	12.5	23.5
OAKLEIGH	1307500	1318500	1265000^	1305000	1430000	21	46	9.4	9.6
OAKLEIGH EAST	922500	1103000^	950000^	1298000^	1105000^	9	22	19.8	-14.9
OAKLEIGH SOUTH	976000	1034800	1020000	1105000	1175000	31	84	20.4	6.3
OCEAN GROVE	1165000	1125000	1175000	980000	980000	61	191	-15.9	0.0
OFFICER	680000	683800	702500	737000	725000	97	290	6.6	-1.6
OFFICER SOUTH	905000	882500^	855000	935000	830000^	7	32	-8.3	-11.2
OLINDA	867000^	815000^	839000^	920000^	765000^	3	11	-11.8	-16.8
ORBOST	350000	328800	350000	367500	336500^	8	33	-3.9	-8.4
ORMOND	1810000	1850000	1635800	2000000	1680000	15	40	-7.2	-16.0
OSBORNE	1230000	1150000	1040000	1040000	960000	21	67	-22.0	-7.7
OUYEN	165000^	245000^	220000^	150000^	165000^	8	18	0.0	10.0
PAKENHAM	640000	640000	640000	630000	645000	247	697	0.8	2.4
PARADISE BEACH	430000^	275000^	320000^	416000^	357500^	6	11	-16.9	-14.1
PARK ORCHARDS	2460600^	1735000^	1714500^	1700000^	1810000^	5	14	-26.4	6.5
PARKDALE	1650000	1353800	1309000	1330000	1520000	24	63	-7.9	14.3
PARKVILLE	2050000^	2120000	2097500^	2013000^	2477000^	3	10	20.8	23.1
PASCOE VALE	1130000	1017500	935000	1050000	1155000	31	89	2.2	10.0
PASCOE VALE SOUTH	1095000	1195000	1100000^	1175000	1115000	18	38	1.8	-5.1
PATTERSON GARDENS	1290000^	1287500^	1312500^	1300000^	1283800^	6	14	-0.5	-1.3

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

MEDIAN HOUSE PRICES Jul-Sep 2022 to Jul-Sep 2023									
Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%) Jul-Sep 2022 to Jul-Sep 2023 Apr-Jun 2023 to Jul-Sep 2023	
PATTERSON LAKES	1401000	1700000	1650000	1215000	1285000	24	64	-8.3	5.8
PAYNESVILLE	565000	535000	530000	510000	515000	27	82	-8.8	1.0
PEARCEDALE	850000^	820000^	747500^	885000^	910000^	7	20	7.1	2.8
PENSHURST	170000^	230000^	257500^	257500*	300000^	3	5	76.5	NA
PIONEER BAY	460000^	540000^	526300^	525000^	540000^	3	7	17.4	2.9
POINT COOK	778800	790000	760000	770000	775000	175	494	-0.5	0.6
POINT LONSDALE	1535000	1537500	1847500	1292500	1225000	13	45	-20.2	-5.2
PORT ALBERT	495000^	535000^	610000^	480000^	480000*	0	6	NA	NA
PORT FAIRY	1151000^	902500	1300000	816000	980000^	5	26	-14.9	20.1
PORT MELBOURNE	1705000	1575000	1745000	1882500	1531000	28	90	-10.2	-18.7
PORTARLINGTON	945000	910000	945000	856300	980000	27	63	3.7	14.5
PORTLAND	460000	440000	432500	450000	397500	34	109	-13.6	-11.7
PORTLAND NORTH	365000^	577500^	750000^	752500^	752500*	0	7	NA	NA
PORTSEA	3042800^	4200000^	3380000^	3255000^	4500000^	1	13	47.9	38.2
PRAHRAN	1666000	1742500	1540000	1687500	1720500	24	73	3.3	2.0
PRESTON	1055000	1090000	1117500	1150000	1150000	67	176	9.0	0.0
PRINCES HILL	1740000^	2435000^	1430000^	1920000^	1230000^	1	8	-29.3	-35.9
PYRAMID HILL	220000^	300000^	240000^	180000^	182500^	2	10	-17.0	1.4
QUARRY HILL	535000^	810000	545000^	615000^	580000^	8	20	8.4	-5.7
QUEENSCLIFF	1525000^	1550000^	1967500	1470000^	1637500^	4	18	7.4	11.4
RAINBOW	84300^	214500^	152500^	180000^	200000^	1	10	137.4	11.1
RAWSON	420000^	245000^	295000^	335000^	348500^	2	6	-17.0	4.0
RAYMOND ISLAND	567500^	460000^	626000^	510000^	575000^	4	11	1.3	12.7
RED CLIFFS	310000	330000	334000	335000	285000	17	54	-8.1	-14.9
RED HILL	1735000^	1930000^	1505000^	1402500^	1501000^	3	6	-13.5	7.0
REDAN	535000	515000	460000	470000	490500	14	50	-8.3	4.4
RESEARCH	1600000^	1459000^	1265000^	930000^	1029900^	2	6	-35.6	10.7
RESERVOIR	868000	916000	850000	865000	872000	107	290	0.5	0.8
RHYLL	850000^	898800^	737500^	932500^	770000^	3	11	-9.4	-17.4
RICHMOND	1281000	1410000	1387500	1450000	1423000	66	179	11.1	-1.9
RIDDELLS CREEK	790000	840000^	720000^	1116300	812500^	6	25	2.8	-27.2
RINGWOOD	1010000	945000	1050000	950000	995000	29	93	-1.5	4.7
RINGWOOD EAST	950000	975000	1000000	936600	1110000	31	67	16.8	18.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES Jul-Sep 2022 to Jul-Sep 2023									
Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
RINGWOOD NORTH	1245000	1174000	1042500	1260000	1237500	30	79	-0.6	-1.8
RIPPLESIDE	918800 [^]	1190000 [^]	970000 [^]	816000 [^]	1275000 [^]	4	10	38.8	56.3
RIPPONLEA	1627800 [^]	1662500 [^]	1747500 [^]	1400000 [^]	1065000 [^]	2	7	-34.6	-23.9
ROBINVALE	276300	315000	330000 [^]	402500	357500	12	27	29.4	-11.2
ROCHESTER	425000	290000 [^]	250000 [^]	265000	270000	10	28	-36.5	1.9
ROCKBANK	608000	622500	605000	672000	627500	48	110	3.2	-6.6
ROMSEY	798500	809000	752500	765000	762300	16	49	-4.5	-0.4
ROSANNA	1155000	1032500	1270000	1267500	1275000	23	64	10.4	0.6
ROSEBUD	775000	748800	770000	740000	765000	38	141	-1.3	3.4
ROSEBUD SOUTH	1067500	852500	1155000	911000	1090000	11	46	2.1	19.6
ROSEDALE	440000	350000 [^]	375000 [^]	475000 [^]	433800 [^]	4	20	-1.4	-8.7
ROWVILLE	1030000	1050000	1015000	1096000	1160000	77	221	12.6	5.8
ROXBURGH PARK	652000	636000	668000	618800	625000	57	177	-4.1	1.0
RUSHWORTH	275000 [^]	340000 [^]	305000 [^]	395000 [^]	380000 [^]	6	13	38.2	-3.8
RUTHERGLEN	460000 [^]	500000	587500 [^]	460000 [^]	429000	11	26	-6.7	-6.7
RYE	1060000	1096000	1097000	1110000	1095000	87	209	3.3	-1.4
SAFETY BEACH	1162500	1150000	1300000	1300000	1122500	24	79	-3.4	-13.7
SAILORS GULLY	630000 [^]	607500 [^]	454000 [^]	521000 [^]	430000 [^]	2	17	-31.7	-17.5
SALE	460000	505000	465000	471000	522500	56	163	13.6	10.9
SAN REMO	1187500	1080000 [^]	1040000 [^]	1140000	945000 [^]	7	23	-20.4	-17.1
SANCTUARY LAKES	780000	735000	740000	725000	720000	133	327	-7.7	-0.7
SANDHURST	990000	1030000	1000500	1045000	1075000	18	70	8.6	2.9
SANDRINGHAM	2537000	2323500	2048000	1950000	2115000	18	61	-16.6	8.5
SANDY POINT	750000 [^]	820000 [^]	805000 [^]	1010000 [^]	810000 [^]	1	4	8.0	-19.8
SASSAFRAS	920000 [^]	920000 [*]	1290000 [^]	1520000 [^]	894500 [^]	6	12	-2.8	-41.2
SCORESBY	957500	970000	910000	953000	950000	19	44	-0.8	-0.3
SEA LAKE	174500 [^]	197500 [^]	159500 [^]	282000 [^]	135000 [^]	5	11	-22.6	-52.1
SEABROOK	733500	725000	750000	700900	745000	19	47	1.6	6.3
SEAFORD	864000	830000	833000	754000	842500	48	131	-2.5	11.7
SEAHOLME	951000 [^]	1012500 [^]	1030000 [^]	1354000 [^]	1420000 [^]	6	14	49.3	4.9
SEASPRAY	350000 [^]	535000 [^]	580000 [^]	465000 [^]	465000 [*]	0	4	NA	NA
SEBASTOPOL	485000	477000	467500	460000	435000	36	108	-10.3	-5.4
SEDDON	940000	1178000	1090000	1201000	1077500	14	54	14.6	-10.3

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

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
SELBY	715000^	768800^	815000^	932000^	860000^	1	9	20.3	-7.7
SEVILLE	749500^	786000^	900000^	747500^	824800^	4	17	10.0	10.3
SEYMOUR	422500	450000	520000	430000	420000	16	60	-0.6	-2.3
SHEPPARTON	450000	427300	452500	420000	435000	110	303	-3.3	3.6
SHEPPARTON NORTH	735000^	633000^	1100000^	466500^	632500^	8	15	-13.9	35.6
SHOREHAM	2700000*	1827500^	1700000^	1200000^	2175000^	4	10	NA	81.3
SKYE	780000	766000	725000	785000	780000	24	68	0.0	-0.6
SMITHS BEACH	1105000^	1155000^	1075000^	872500^	1040000^	2	10	-5.9	19.2
SMYTHES CREEK	570000^	620000^	620000*	625000^	530000^	5	8	-7.0	-15.2
SOLDIERS HILL	815000	730000	640000	627500	485000	11	36	-40.5	-22.7
SOMERS	3625000^	1418500	1550000	1552000	1612500	12	40	-55.5	3.9
SOMERVILLE	812500	789000	757500	761000	725000	31	107	-10.8	-4.7
SORRENTO	2055000	2190500	2225000	2210000	2115000	15	65	2.9	-4.3
SOUTH GEELONG	806000^	1172500^	750000^	737500^	1125000^	4	11	39.6	52.5
SOUTH KINGSVILLE	880000^	1157500^	1280000^	1123000^	1478000^	7	15	68.0	31.6
SOUTH MELBOURNE	1610000	2035000	2245000	1555000	1490000	25	62	-7.5	-4.2
SOUTH MORANG	735000	739000	715000	700000	740000	93	248	0.7	5.7
SOUTH YARRA	1943500	2161500	2700000	2205000	2416500	20	73	24.3	9.6
SPOTSWOOD	1260000^	1155000^	1230000^	1070000^	1160000^	5	13	-7.9	8.4
SPRING GULLY	567500	610000	580000^	610000^	775000^	8	25	36.6	27.0
SPRINGVALE	875000	885000	890000	875000	866000	17	78	-1.0	-1.0
SPRINGVALE SOUTH	822500	825000	804500	806800	792500	14	44	-3.6	-1.8
ST ALBANS	678000	660000	650000	632500	648500	70	209	-4.4	2.5
ST ALBANS PARK	644500	682500	588800	587500	585000	23	59	-9.2	-0.4
ST ANDREWS BEACH	1510000^	1550000^	1550000^	1512500^	1765000^	6	18	16.9	16.7
ST ARNAUD	270000	325000	272500	295000^	305000^	6	24	13.0	3.4
ST HELENA	1205000^	1180000^	1134000^	1239000^	1175000^	7	18	-2.5	-5.2
ST KILDA	1610000	1900000	1166000^	1525000	1270000	17	40	-21.1	-16.7
ST KILDA EAST	1855000	1448000	1321300	1557500	2065000	20	52	11.3	32.6
ST KILDA WEST	2875000^	2900000^	3800000^	3800000*	2855000^	4	9	-0.7	NA
ST LEONARDS	787000	750000	800000	782500	750000	28	73	-4.7	-4.2
STANHOPE	174000^	217000^	397000^	290000^	333000^	4	7	91.4	14.8
STAWELL	341500	380000	341000	260000	330000	15	62	-3.4	26.9

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
STRATFORD	485000	525000	493000	520000	481300 [^]	6	32	-0.8	-7.5
STRATHDALE	647500	640000	685000	620000	575000	23	68	-11.2	-7.3
STRATHFIELDSAYE	710000	667500	710000	725000	756000	26	68	6.5	4.3
STRATHMERTON	320000 [^]	323000 [^]	320000 [^]	432500 [^]	432500 [*]	0	4	NA	NA
STRATHMORE	1630500	1605000	1368000	1563800	1350000	28	69	-17.2	-13.7
STRATHMORE HEIGHTS	952500 [^]	1037500 [^]	1191300 [^]	1061800 [^]	1100000 [^]	5	12	15.5	3.6
STRATHTULLOH	635000	602500	591000	650000	665000	34	82	4.7	2.3
STUDFIELD	910000 [^]	972500 [^]	924700 [^]	1097800 [^]	1170000	17	27	28.6	6.6
SUNBURY	660000	665000	650000	677500	660000	170	459	0.0	-2.6
SUNDERLAND BAY	620000 [^]	655000 [^]	642500 [^]	799000 [^]	652500 [^]	2	11	5.2	-18.3
SUNNYCLIFFS	286500 [^]	256500 [^]	382500 [^]	438000 [^]	327500 [^]	2	10	14.3	-25.2
SUNSET STRIP	865000 [^]	650000 [^]	625000 [^]	705000 [^]	730000 [^]	5	10	-15.6	3.5
SUNSHINE	820000	861000	745500	827500	746000	18	49	-9.0	-9.8
SUNSHINE NORTH	710000	775000	720000	710000	710000	19	61	0.0	0.0
SUNSHINE WEST	750000	700000	645500	725000	686500	41	116	-8.5	-5.3
SURF BEACH	1280000 [^]	890000 [^]	920000 [^]	785000 [^]	750000 [^]	5	17	-41.4	-4.5
SURREY HILLS	2210000	2365000	2313500	2470000	2510000	26	91	13.6	1.6
SWAN HILL	440000	386500	448000	463500	403000	39	110	-8.4	-13.1
SYDENHAM	732000	693800	700000	760000	750000	19	50	2.5	-1.3
SYNDAL	2060000	2195000	1727500 [^]	2050000	2202500	16	42	6.9	7.4
TALLANGATTA	410000 [^]	447500 [^]	401300 [^]	410000 [^]	510000 [^]	3	10	24.4	24.4
TANGAMBALANGA	475000 [^]	714000 [^]	416000 [^]	657500 [^]	650000 [^]	7	13	36.8	-1.1
TARNEIT	659900	640000	660000	665000	645300	316	899	-2.2	-3.0
TATURA	480000	455000	460000 [^]	485000	495000	11	36	3.1	2.1
TAWONGA SOUTH	802500 [^]	646500 [^]	650000 [^]	550000 [^]	800000 [^]	3	13	-0.3	45.5
TAYLORS HILL	905000	933500	877500	902000	896000	26	72	-1.0	-0.7
TAYLORS LAKES	922500	937000	875000	930000	940000	25	86	1.9	1.1
TECOMA	833000 [^]	810000 [^]	805000 [^]	794800 [^]	935900 [^]	4	16	12.4	17.8
TEMPLESTOWE	1600000	1470000	1700000	1600000	1630000	25	93	1.9	1.9
TEMPLESTOWE LOWER	1400000	1270000	1560000	1450000	1400000	31	95	0.0	-3.4
TERANG	332500	385000 [^]	385000 [^]	390000 [^]	400000	11	23	20.3	2.6
THE BASIN	817500	825000	916000	810000	840000	11	31	2.8	3.7
THOMASTOWN	729500	655000	695000	667000	695000	55	141	-4.7	4.2

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

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
THOMSON (GREATER GEELONG)	535000^	557500^	562000^	560000^	500000^	4	21	-6.5	-10.7
THORNBURY	1442500	1450000	1375000	1436000	1428000	38	93	-1.0	-0.6
THORNHILL PARK	600000	575000	637500	627500	600000	54	108	0.0	-4.4
TIMBOON	423000^	440000^	558000^	558000*	503000^	4	10	18.9	NA
TONGALA	412500^	349500^	435000^	391000^	392500^	4	17	-4.8	0.4
TOONGABBIE	377500^	525000^	519500^	519500*	585000^	2	6	55.0	NA
TOORA	415000*	430000^	465000^	465000*	440000^	1	7	NA	NA
TOORADIN	910000^	1031000^	841000^	660000^	940000^	5	14	3.3	42.4
TOORAK	5325000	6210000	6569000	6476000	4500000	23	73	-15.5	-30.5
TOOTGAROOK	895000	817000	847500	895000	860000	16	61	-3.9	-3.9
TORQUAY	1340000	1270000	1350000	1165000	1222500	50	165	-8.8	4.9
TRAFALGAR	650000	567500	533500	575000	552500	16	58	-15.0	-3.9
TRARALGON	484500	480000	485000	490000	500000	118	336	3.2	2.0
TRARALGON EAST	715900^	733500^	820000^	958000^	832500^	6	12	16.3	-13.1
TRENTHAM	1180000^	1197500	760000^	1280000^	877500^	8	15	-25.6	-31.4
TRUGANINA	659800	653500	626000	645000	661000	182	518	0.2	2.5
TULLAMARINE	755000	705000	730000	720000	720000	21	58	-4.6	0.0
TYABB	770000^	745000^	730000^	715000^	695000^	5	18	-9.7	-2.8
UPPER FERNTREE GULLY	870000	824000^	782500	795000	925000	15	38	6.3	16.4
UPWEY	970000	865000	821000	865000	1057000	15	57	9.0	22.2
VENTNOR	913300^	830000^	865000^	867500^	808500^	8	16	-11.5	-6.8
VENUS BAY	730000	587500^	620000^	700000	577500	10	29	-20.9	-17.5
VERMONT	1188000	1245400	1200000	1250000	1300000	21	70	9.4	4.0
VERMONT SOUTH	1340800	1357500	1498000	1520000	1560000	13	62	16.4	2.6
VIEWBANK	1161000	1080000	1083000	1357500	1185500	14	41	2.1	-12.7
VIOLET TOWN	450000^	387500^	530000^	386800^	570000^	3	8	26.7	47.4
WAHGUNYAH	545000^	562500^	610000^	501300^	255000^	3	10	-53.2	-49.1
WALLAN	640000	632500	610000	629500	615000	39	115	-3.9	-2.3
WALLAN EAST	610000	600000	563500	605000	600000	15	51	-1.6	-0.8
WANDANA HEIGHTS	1204000^	1100000	830000^	1015000^	998000	11	25	-17.1	-1.7
WANDIN NORTH	870000^	800000^	800000	810000^	710000^	5	19	-18.4	-12.3
WANGARATTA	525000	520000	482000	550000	535000	83	223	1.9	-2.7
WANTIRNA	1110000	1120000	1024000	1230000	1150000	37	93	3.6	-6.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
WANTIRNA SOUTH	1105000	1126300	1225000	1296000	1430000	39	94	29.4	10.3
WARBURTON	733300^	703500	740000^	672500	714400	14	36	-2.6	6.2
WARRACKNABEAL	210000	232500	214100	242000^	263500	10	34	25.5	8.9
WARRAGUL	630000	645000	630000	647000	640000	89	275	1.6	-1.1
WARRANTYTE	1252000	1215000	1445000^	1590000^	1150500	14	26	-8.1	-27.6
WARRANWOOD	1342500	1560000^	1072500	1194800	1258000	14	44	-6.3	5.3
WARRNAMBOOL	578500	630000	620000	620000	570000	105	282	-1.5	-8.1
WATERWAYS	1650000^	1140000^	1690000^	1840000^	1750000^	3	11	6.1	-4.9
WATSONIA	910000^	810000	779800^	832500	889000	15	37	-2.3	6.8
WATSONIA NORTH	931500^	853100	916000^	815000^	980000	15	30	5.2	20.2
WATTLE GLEN	985000^	938500^	938500*	732000^	933000^	4	5	-5.3	27.5
WAURN PONDS	777000	825000	805000^	830000^	740000	14	26	-4.8	-10.8
WEDDERBURN	288500^	465000^	290000^	280000^	230000^	1	10	-20.3	-17.9
WEIR VIEWS	575000	610000	577000	556000	565000	49	122	-1.7	1.6
WENDOUREE	485000	480000	470000	485000	483800	32	98	-0.2	-0.2
WENDOUREE WEST	373000^	363500^	365000^	340000	175000^	1	23	-53.1	-48.5
WERRIBEE	610500	600000	600000	620000	620000	201	610	1.6	0.0
WERRIBEE SOUTH	790000^	965000^	1038000^	1200000^	881000^	5	12	11.5	-26.6
WEST FOOTSCRAY	895500	947500	892500	902500	950000	21	67	6.1	5.3
WEST WODONGA	495000	522500	549500	545000	545000	49	140	10.1	0.0
WESTALL	900000^	875000	880000	812500	900000	13	38	0.0	10.8
WESTGARTH	2010000^	1777500	1950000^	1766000	2075000	12	31	3.2	17.5
WESTMEADOWS	683000	665000	700000	735000	722000	11	46	5.7	-1.8
WHEELERS HILL	1355000	1441500	1490000	1413500	1452500	58	164	7.2	2.8
WHITE HILLS	465000	503800	465000	507500	496100	18	54	6.7	-2.3
WHITTINGTON	532500	510000	492500	500000^	495000^	9	28	-7.0	-1.0
WHITTLESEA	663100	705000	730000	775000	778500	18	54	17.4	0.5
WILLIAMS LANDING	820000	777500	805000	825500	802800	34	101	-2.1	-2.8
WILLIAMSTOWN	1695000	1875000	1470000	1585000	1560000	21	76	-8.0	-1.6
WILLIAMSTOWN NORTH	888000^	1197500^	1275000^	1320500^	1612500^	4	9	81.6	22.1
WINCHELSEA	645000^	625000	605000^	635000^	635000	12	29	-1.6	0.0
WINDSOR	1690000	1465000	1523800^	1451000	1452500	10	31	-14.1	0.1
WINTER VALLEY	640000	630000	580000	580000	550000	29	76	-14.1	-5.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
WODONGA	554500	514000	500100	529000	540000	84	230	-2.6	2.1
WOLLERT	685000	730000	710000	682200	714200	125	357	4.3	4.7
WONGA PARK	1680500	1640000^	1092500^	1369500^	1560000	11	21	-7.2	13.9
WONTHAGGI	650000	555000	580000	580000	522500	15	52	-19.6	-9.9
WOODEND	765000	855000	857500	940000	1100000	15	49	43.8	17.0
WOOLAMAI WATERS	1080000	800000	850000	790500	765000	17	44	-29.2	-3.2
WOORI YALLOCK	687500	610000	616300	611300	630000	13	37	-8.4	3.1
WY YUNG	562500^	459500^	437500^	500000^	605000^	2	7	7.6	21.0
WYNDHAM VALE	580000	570000	550000	550500	600000	122	315	3.4	9.0
YACKANDANDAH	670000^	633000^	635000^	555000^	725000^	2	7	8.2	30.6
YALLAMBIE	1028800	888800	975300^	870000^	950000^	8	19	-7.7	9.2
YALLOURN NORTH	345000^	355000^	320000^	347000^	297500^	8	18	-13.8	-14.3
YARRA GLEN	810000^	780000	782500^	791800	785000^	9	34	-3.1	-0.9
YARRA JUNCTION	633000^	647500^	709500	680000	738000	11	32	16.6	8.5
YARRAGON	635000^	550000^	695000^	560000^	640000	10	24	0.8	14.3
YARRAM	488800^	461800	387500^	550000^	400000^	7	17	-18.2	-27.3
YARRAVILLE	1230000	1050000	1090000	1160000	1100500	40	124	-10.5	-5.1
YARRAWONGA	646500	619500	595000	640800	620000	27	84	-4.1	-3.2
YEA	516500^	660000^	485000^	550000^	700000^	7	21	35.5	27.3
YINNAR	548500^	510000^	565000^	580000^	569500^	4	13	3.8	-1.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
ABBOTSFORD	565000	545000	465000	530000	595000	67	194	5.3	12.3
ABERFELDIE	450000^	885000^	1021000^	551000^	1017500^	4	16	126.1	84.7
AIRPORT WEST	670000	635000	665000	725000	636000	22	65	-5.1	-12.3
ALBERT PARK	360000^	1880000^	725000^	680000^	1190000^	7	13	230.6	75.0
ALBION	251000	573800	235000	350000	340000	23	53	35.5	-2.9
ALFREDTON	273800^	253800^	520000^	307500^	320000^	5	12	16.9	4.1
ALPHINGTON	736000	640000	702500	630000	858800	18	56	16.7	36.3
ALTONA	740000	692500	777500	615000	705000	34	89	-4.7	14.6
ALTONA EAST	595000^	735000^	739900^	720000^	847500^	4	13	42.4	17.7
ALTONA MEADOWS	497500^	472500^	510000	547500^	540000^	3	18	8.5	-1.4
ALTONA NORTH	725000	660000	711800	807600^	805000	19	41	11.0	-0.3
ARARAT	187000^	250000^	282500^	355000^	335000^	7	18	79.1	-5.6
ARDEER	588800^	612500^	570000^	558800^	559500^	2	12	-5.0	0.1
ARMADALE	762500	736000	637500	650000	840000	52	152	10.2	29.2
ASCOT VALE	507000	560000	580000	515000	516300	30	73	1.8	0.2
ASHBURTON	962500^	1200000^	1130000^	1750000^	1215000^	6	16	26.2	-30.6
ASHWOOD	882500	770500	1030000	924000	884000	16	41	0.2	-4.3
ASPENDALE	905000	914000^	822800	740000^	943500	12	29	4.3	27.5
AVONDALE HEIGHTS	651000^	651000*	670000^	652500^	600000	11	22	-7.8	-8.0
BACCHUS MARSH	385400	461000^	480000^	425000^	480000	13	27	24.5	12.9
BALACLAVA	531000	720000	580000	555000	615000	24	60	15.8	10.8
BALLARAT CENTRAL	415000^	188000	415000^	415000^	402500^	8	18	-3.0	-3.0
BALLARAT EAST	402500^	331300^	457500^	400000^	377500^	8	19	-6.2	-5.6
BALLARAT NORTH	431000^	407500^	352500^	450000^	345000^	1	11	-20.0	-23.3
BALWYN	864500	1283000	750000	781000	800000	30	94	-7.5	2.4
BALWYN NORTH	830000	1250000	1140000	1175000	1524900	20	51	83.7	29.8
BARWON HEADS	1660000^	1812500^	1190000^	935000^	1000000^	3	9	-39.8	7.0
BAYSWATER	656000	550000	640000	620000	693500	32	102	5.7	11.9
BAYSWATER NORTH	630000	510000	550000	660000	605000	17	53	-4.0	-8.3
BEACONSFIELD	630000^	520000^	510000^	520000^	630000^	3	15	0.0	21.2
BEAUMARIS	1155000	1412500	955000	1018500	1287500	14	47	11.5	26.4
BELL PARK	465000^	595000^	312500^	470000^	551300^	6	11	18.5	17.3
BELLFIELD (BANYULE)	691000^	660000^	872000^	855000^	809500^	4	11	17.1	-5.3
BELMONT	555000	580000	510000	482500	560000	27	73	0.9	16.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
BENALLA	300000 [^]	327000	350000 [^]	306300 [^]	255000 [^]	6	19	-15.0	-16.7
BENDIGO	465000	482500 [^]	480000 [^]	407500 [^]	520000 [^]	7	16	11.8	27.6
BENTLEIGH	872000	773000	638000	957000	850000	47	122	-2.5	-11.2
BENTLEIGH EAST	949500	920000	955000	930000	1285000	73	175	35.3	38.2
BERWICK	658500	660700	646000	607500	680000	35	89	3.3	11.9
BLACK HILL	425500 [^]	410000 [^]	525000 [^]	500000 [^]	256000 [^]	5	8	-39.8	-48.8
BLACK ROCK	1149500	1305000	1400000 [^]	1181500	1290000	14	48	12.2	9.2
BLACKBURN	730000	689000	602000	645000	725000	42	124	-0.7	12.4
BLACKBURN NORTH	950500 [^]	1202000 [^]	800000 [^]	880000 [^]	830000	13	24	-12.7	-5.7
BLACKBURN SOUTH	822000	830000	788000 [^]	1016000	910500	16	35	10.8	-10.4
BONBEACH	660000	579000	702500	665000	670000	30	73	1.5	0.8
BORONIA	615000	615000	650500	640000	660000	77	182	7.3	3.1
BOX HILL	550000	546700	575000	501200	570000	139	370	3.6	13.7
BOX HILL NORTH	950000	748000	835000	965000	788900	19	64	-17.0	-18.2
BOX HILL SOUTH	714000	828000	1133500	1005000	860000	18	43	20.4	-14.4
BRAYBROOK	555000	530000	590000 [^]	614500	617500	16	45	11.3	0.5
BREAKWATER	520000 [^]	505500 [^]	505500 [*]	426000 [^]	435000 [^]	1	4	-16.3	2.1
BRIAR HILL	782000 [^]	680000 [^]	1070000 [^]	755000 [^]	866000 [^]	9	20	10.7	14.7
BRIGHTON	1326500	1450000	1325000	1375000	1220000	73	201	-8.0	-11.3
BRIGHTON EAST	1125000	1200000	1290000	1318000	1250000	31	67	11.1	-5.2
BROADMEADOWS	437500	400000	460000	455000	500000	24	71	14.3	9.9
BROOKLYN	615000 [^]	590000	622500	630000	625000	12	36	1.6	-0.8
BROWN HILL	477500 [^]	438800 [^]	427500 [^]	387500 [^]	422500	10	21	-11.5	9.0
BRUNSWICK	559500	520000	530000	532500	535000	106	305	-4.4	0.5
BRUNSWICK EAST	586200	582500	554500	575300	599000	87	219	2.2	4.1
BRUNSWICK WEST	460000	505000	400000	423500	478000	43	142	3.9	12.9
BULLEEN	832500	845000	970000 [^]	1045000 [^]	777500	10	27	-6.6	-25.6
BUNDOORA	483500	470000	416000	522500	442000	47	119	-8.6	-15.4
BURNLEY	480000 [^]	480000 [*]	477000 [^]	736300 [^]	400500 [^]	2	9	-16.6	-45.6
BURWOOD	735300	790500	850000	837500	927500	39	104	26.1	10.7
BURWOOD EAST	595000	664000	669000	582500	563900	20	57	-5.2	-3.2
CAIRNLEA	307500 [^]	427600 [^]	430000	460000 [^]	407500 [^]	4	18	32.5	-11.4
CAMBERWELL	907500	990000	950000	865000	838500	54	135	-7.6	-3.1
CAMPBELLFIELD	401000 [^]	425000 [^]	379000 [^]	475800 [^]	320000 [^]	4	10	-20.2	-32.7

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
CANADIAN	397500	401500	450000 ^	399000	325000^	8	25	-18.2	-18.5
CANTERBURY	1235000	865000	890000 ^	1455000^	1325000	14	30	7.3	-8.9
CAPEL SOUND	725000^	780000^	659000	680500	693500	10	37	-4.3	1.9
CARLTON	340000	281500	425000	347500	325000	102	283	-4.4	-6.5
CARLTON NORTH	758800^	478000^	630000 ^	710000^	663200^	7	19	-12.6	-6.6
CARNEGIE	629000	609000	588500	620000	614500	100	315	-2.3	-0.9
CAROLINE SPRINGS	462500	456000	462500	480000	485000	24	55	4.9	1.0
CARRUM	745000	677600	744500	712500	706000	23	55	-5.2	-0.9
CARRUM DOWNS	568500	560000	570500	543800	535000	43	113	-5.9	-1.6
CASTLEMAINE	530000^	619300^	466000 ^	653500^	560000^	1	5	5.7	-14.3
CAULFIELD	833000	796000	855000 ^	1110000	761000	12	34	-8.6	-31.4
CAULFIELD EAST	695000^	780500^	690000 ^	1002800^	994000^	2	10	43.0	-0.9
CAULFIELD NORTH	650000	735000	585000	600000	665000	63	192	2.3	10.8
CAULFIELD SOUTH	850000	1150000	1030000	1151000	1072500	36	82	26.2	-6.8
CHADSTONE	839000	850000	823000	820000	857500	24	75	2.2	4.6
CHELSEA	641000	636500	650000	641500	690000	43	104	7.6	7.6
CHELSEA HEIGHTS	612500^	575000^	469500 ^	897500^	640000^	1	4	4.5	-28.7
CHELTENHAM	592000	655000	601800	610000	695000	51	140	17.4	13.9
CHELTENHAM EAST	595000^	608500^	704000 ^	783000^	734500	14	21	23.4	-6.2
CHELTENHAM NORTH	730000^	737000	721800 ^	818000^	820000^	6	15	12.3	0.2
CHIRNSIDE PARK	710000^	705000^	687500 ^	710000^	689000^	9	22	-3.0	-3.0
CLARINDA	847500*	872500^	650900 ^	860000^	762500^	8	22	NA	-11.3
CLAYTON	738300	714000	670000	780000	582500	66	176	-21.1	-25.3
CLAYTON NORTH	862000^	820000^	486000	655000^	820000^	7	23	-4.9	25.2
CLAYTON SOUTH	623800	608800	566500	614000	525000^	8	34	-15.8	-14.5
CLIFTON HILL	926000^	582500	691000	900000	633000	17	39	-31.6	-29.7
COBRAM	295000^	343500^	285000 ^	290000^	251500^	2	9	-14.7	-13.3
COBURG	625500	612500	571000	630000	565000	54	131	-9.7	-10.3
COBURG EAST	702500	645000^	628500	697500	732500	11	33	4.3	5.0
COBURG NORTH	640000	670000	835000	775000^	750000	13	30	17.2	-3.2
COLAC	380000^	395500^	460000 ^	380000^	520000^	9	21	36.8	36.8
COLLINGWOOD	666300	630000	587500	593000	640000	51	154	-3.9	7.9
CORIO	405000^	465000^	358800 ^	440000^	337500^	4	17	-16.7	-23.3
COWES	597500	620000^	383000 ^	458700^	615000^	5	15	2.9	34.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
COWES WEST	690000 [^]	785000 [^]	560000 [^]	720000 [^]	695000 [^]	7	15	0.7	-3.5
CRAIGIEBURN	460000	425300	445000	425000	449000	53	156	-2.4	5.6
CRANBOURNE	482500	481500	440000	458500	448000	17	59	-7.2	-2.3
CRANBOURNE EAST	615000 [^]	500000 [^]	510000	470000 [^]	515000 [^]	7	24	-16.3	9.6
CRANBOURNE NORTH	487500 [^]	495000 [^]	419700 [^]	509000 [^]	535000 [^]	5	13	9.7	5.1
CRANBOURNE WEST	512500 [^]	522500 [^]	530000 [^]	527300 [^]	547500	12	23	6.8	3.8
CREMORNE	600000 [^]	752500 [^]	687500 [^]	627500 [^]	715000 [^]	8	19	19.2	13.9
CRIB POINT	540000 [^]	525800 [^]	587500 [^]	501500 [^]	590000 [^]	1	9	9.3	17.6
CROYDON	660000	645000	700000	656800	660000	91	254	0.0	0.5
CROYDON NORTH	770000	755000 [^]	680500	710000	715000 [^]	9	43	-7.1	0.7
CROYDON SOUTH	786000 [*]	747500 [^]	660000 [^]	757900 [^]	693000 [^]	7	16	NA	-8.6
DALLAS	560000 [^]	470000 [^]	460000 [^]	460000 [*]	526300 [^]	2	7	-6.0	NA
DANDENONG	418500	358500	384000	420000	430000	84	279	2.7	2.4
DANDENONG NORTH	560000	497500	520000	505000	510300	22	58	-8.9	1.0
DARLEY	375000 [^]	438000 [^]	432500 [^]	275000 [^]	404500 [^]	8	23	7.9	47.1
DEEPDENE	1300000 [^]	1545000 [^]	1000000 [^]	1353700 [^]	617000 [^]	1	10	-52.5	-54.4
DEER PARK	523000	480000 [^]	460000 [^]	478000	497500	17	32	-4.9	4.1
DIAMOND CREEK	675000 [^]	681300 [^]	797500 [^]	745000	855000	15	34	26.7	14.8
DINGLEY VILLAGE	730000 [^]	743400	730000 [^]	735000 [^]	868500 [^]	8	22	19.0	18.2
DOCKLANDS	623500	620000	600000	605000	567000	125	358	-9.1	-6.3
DONCASTER	675000	680000	612500	630000	628000	101	277	-7.0	-0.3
DONCASTER EAST	840500	680000	663000	975000	887500	72	212	5.6	-9.0
DONVALE	1007500	855000	998000	937500	1011000	13	48	0.3	7.8
DOREEN	502500 [^]	570000 [^]	498000 [^]	635000 [^]	534000 [^]	5	17	6.3	-15.9
DOVETON	470000	500000 [^]	513500	530000	520000	21	56	10.6	-1.9
DROMANA	857500 [^]	1407000 [^]	740000 [^]	815000	737500 [^]	6	25	-14.0	-9.5
DROUIN	383500	440000	445000 [^]	457000 [^]	457000	13	28	19.2	0.0
DRYSDALE	582500 [^]	540000 [^]	478000 [^]	574000 [^]	485500 [^]	6	19	-16.7	-15.4
EAGLEHAWK	371300 [^]	400000 [^]	480000 [^]	376500 [^]	426500 [^]	5	10	14.9	13.3
EAGLEMONT	1028500 [^]	922000 [^]	680000 [^]	1285000 [^]	536000 [^]	4	10	-47.9	-58.3
EAST GEELONG	406500 [^]	480000 [^]	440000 [^]	560000 [^]	517500 [^]	2	4	27.3	-7.6
EAST MELBOURNE	726000	807500	850000	695000	595000	23	58	-18.0	-14.4
ECHUCA	355000	370000 [^]	330000 [^]	404000	342500	16	41	-3.5	-15.2
EDITHVALE	728000	820000	830000	785000	893000	16	54	22.7	13.8

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
ELSTERNWICK	691500	655000	834000	675000	557500	40	118	-19.4	-17.4
ELTHAM	810000	812500	788300	727500	710000	23	61	-12.3	-2.4
ELTHAM NORTH	823000^	801300^	775500 ^	805000^	900000^	6	9	9.4	11.8
ELWOOD	686000	640000	620000	713500	650000	74	215	-5.2	-8.9
ENDEAVOUR HILLS	595000	627500^	670000 ^	665000^	575000	11	25	-3.4	-13.5
EPPING	467000	487000	480000	500500	477500	22	63	2.2	-4.6
ESSENDON	537500	615000	505000	535000	530000	83	226	-1.4	-0.9
ESSENDON NORTH	397500	485000	498000	386000	395000	21	61	-0.6	2.3
EUMEMMERRING	492500^	466000^	533500 ^	500300^	485000^	2	13	-1.5	-3.0
FAIRFIELD	582300	585000	569000	670000	420000	17	49	-27.9	-37.3
FAWKNER	495000	560000	582500	596000	645500	14	53	30.4	8.3
FERNTREE GULLY	667000	719000	644300	672500	715000	39	105	7.2	6.3
FISHERMANS BEND	905000	845000	980000	952500	800000	27	76	-11.6	-16.0
FITZROY	720000	765500	801300	726000	801000	30	88	11.3	10.3
FITZROY NORTH	750000	700000	660000	642500	632000	23	75	-15.7	-1.6
FLEMINGTON	432500	464500	360000	350000	390000	20	62	-9.8	11.4
FLORA HILL	430000^	470000^	500000 ^	475000^	325000	11	21	-24.4	-31.6
FOOTSCRAY	460500	502500	525000	528700	522500	128	331	13.5	-1.2
FOREST HILL	742500	800000	470600 ^	865000	900000	15	41	21.2	4.0
FOSTER	527500^	342500^	274000 ^	520000^	340000^	4	9	-35.5	-34.6
FRANKSTON	510000	535600	475000	505000	485000	91	287	-4.9	-4.0
FRANKSTON NORTH	485000^	320000^	503100 ^	490000^	570000^	5	12	17.5	16.3
FRANKSTON SOUTH	755000	710000	675000	747500	740000	15	46	-2.0	-1.0
GARDENVALE	280000^	720000^	275000 ^	285000^	1055000^	7	12	276.8	270.2
GEELONG	760000	660000	750000	780000	655000	19	56	-13.8	-16.0
GEELONG WEST	395000^	428000	542500	495000	580000^	9	32	46.8	17.2
GISBORNE	660000^	680000^	445000 ^	635000^	535000	10	17	-18.9	-15.7
GLEN HUNTLY	554500	474000	620000	680000	662000	29	64	19.4	-2.6
GLEN IRIS	672500	670000	640000	792500	760000	74	197	13.0	-4.1
GLEN WAVERLEY	850500	803000	813000	755500	811500	62	163	-4.6	7.4
GLENROY	580000	560000	555500	579000	590000	90	243	1.7	1.9
GOLDEN POINT (BALLARAT)	392500^	410000^	352000 ^	367500^	367500*	0	5	NA	NA
GOLDEN SQUARE	470000^	389000^	375000 ^	417500	450000^	9	27	-4.3	7.8
GOWANBRAE	755000^	710000^	647300 ^	740000^	717000^	5	10	-5.0	-3.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
GREENSBOROUGH	707500	651800	680000	693000	740000	35	74	4.6	6.8
GREENVALE	512500^	445000^	442500 ^	615000^	621000^	3	10	21.2	1.0
GROVEDALE	524500^	460000	505000 ^	505000^	484000^	6	14	-7.7	-4.2
HADFIELD	695000	562500	505000	600000	580000	27	57	-16.5	-3.3
HALLAM	571000^	550000	570000	580000	550000	13	37	-3.7	-5.2
HAMILTON	380000^	345000^	303500 ^	611000^	348000^	1	5	-8.4	-43.0
HAMLYN HEIGHTS	629600	340000^	417500 ^	435000	525000^	8	32	-16.6	20.7
HAMPTON	780000	1125000	835000	849000	1059000	31	82	35.8	24.7
HAMPTON EAST	732500	772500^	785000	853600	880000	15	37	20.1	3.1
HAMPTON PARK	575500	559000	495500	562500	520000	19	43	-9.6	-7.6
HARKNESS	420000^	425000^	442500 ^	442500^	397500^	8	18	-5.4	-10.2
HASTINGS	540000	602500	468000	600000	565000	25	63	4.6	-5.8
HASTINGS WEST	-	-	-	749000^	749000*	0	6	NA	NA
HAWTHORN	590500	577000	562500	549000	587500	112	352	-0.5	7.0
HAWTHORN EAST	600000	698300	585000	675000	590000	63	205	-1.7	-12.6
HEALESVILLE	613500^	535000^	650000 ^	607500^	625000^	8	21	1.9	2.9
HEATHERTON	625000^	620000^	415000 ^	537500^	325000^	5	10	-48.0	-39.5
HEATHMONT	825000	677000^	747500 ^	856000	735000	21	39	-10.9	-14.1
HEIDELBERG	598000	641500	678800	658000	842900	16	58	41.0	28.1
HEIDELBERG HEIGHTS	805000	769300	755000	746500	740000	30	79	-8.1	-0.9
HEIDELBERG WEST	631300	650000^	785000	770000	625000	16	46	-1.0	-18.8
HERNE HILL	325500^	360000^	345000 ^	365000^	482500^	8	19	48.2	32.2
HIGHETT	630000	635000	785000	630000	760000	43	114	20.6	20.6
HIGHTON	565000	542000	510000	557500	515000	19	60	-8.8	-7.6
HILLSIDE (MELTON)	545000^	534000^	534000 *	551000^	525000^	3	11	-3.7	-4.7
HOPPERS CROSSING	432000	418000	455000	455000	450000	15	48	4.2	-1.1
HORSHAM	330000^	305500	262500 ^	357500^	317500	10	22	-3.8	-11.2
HUGHESDALE	665000	704000	745000	819000	745000	17	56	12.0	-9.0
HUNTINGDALE	1218500^	410000^	530000 ^	305000^	749000^	5	10	-38.5	145.6
INVERLOCH	741000^	665000^	865000 ^	865000^	980000^	4	10	32.3	13.3
IVANHOE	750000	646000	709000	840000	699500	48	124	-6.7	-16.7
IVANHOE EAST	1360000^	695000	716000 ^	1312000^	1025000^	8	23	-24.6	-21.9
JACANA	485000^	480000^	452500 ^	482500^	515000^	5	19	6.2	6.7
JOLIMONT	1155000^	2000000^	800000 ^	1150000^	1250000^	9	27	8.2	8.7

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
JUNCTION VILLAGE	340000 [^]	330000 [^]	445000 [^]	360000 [^]	380000 [^]	3	14	11.8	5.6
KANGAROO FLAT	420000 [^]	410000 [^]	414800 [^]	432500 [^]	460000 [^]	3	13	9.5	6.4
KEILOR DOWNS	560000 [^]	617800 [^]	517500 [^]	535000 [^]	615000 [^]	5	10	9.8	15.0
KEILOR EAST	626500 [^]	755000 [^]	581000 [^]	796000 [^]	690000 [^]	5	18	10.1	-13.3
KENNINGTON	374500 [^]	456000 [^]	408800 [^]	385000 [^]	370000 [^]	7	21	-1.2	-3.9
KENSINGTON	560000	417500	465000	535000	505000	25	89	-9.8	-5.6
KEW	860000	842500	768300	902500	832500	66	194	-3.2	-7.8
KEW EAST	760000 [^]	980000 [^]	1750000 [^]	1575000 [^]	1059400 [^]	6	11	39.4	-32.7
KEW NORTH	1470000 [^]	997000	760000	742500 [^]	1367500 [^]	6	24	-7.0	84.2
KEYSBOROUGH	700000	620000 [^]	650000 [^]	611500 [^]	650000 [^]	9	26	-7.1	6.3
KILMORE	415000 [^]	347000 [^]	387500 [^]	400000 [^]	402500 [^]	4	19	-3.0	0.6
KILSYTH	680100	660000	676500	658100	698500	28	70	2.7	6.1
KINGSBURY	475000 [^]	375500 [^]	405000 [^]	495000 [^]	420000 [^]	9	25	-11.6	-15.2
KINGSVILLE	360000	390000	557500 [^]	435000	382500	11	27	6.3	-12.1
KNOXFIELD	770000 [^]	695000 [^]	746000 [^]	853000	760000	14	33	-1.3	-10.9
KOOYONG	720000 [^]	1155000 [^]	1155000 [*]	942500 [^]	932500 [^]	2	6	29.5	-1.1
KURUNJANG	385000 [*]	470000 [^]	391000 [^]	375000 [^]	412500 [^]	2	5	NA	10.0
KYABRAM	345000 [^]	335000 [^]	400000 [^]	367500 [^]	363000 [^]	5	15	5.2	-1.2
LAKE WENDOUREE	678000 [^]	810000 [^]	532500 [^]	412000 [^]	687000 [^]	2	13	1.3	66.7
LAKES ENTRANCE	415000 [^]	297600 [^]	670000 [^]	695000 [^]	380000 [^]	1	3	-8.4	-45.3
LALOR	515800	541300	521500	491000	522000	18	46	1.2	6.3
LANGWARRIN	600000	585000	560000	585000	617500	44	102	2.9	5.6
LARA	512500 [^]	515000 [^]	479500 [^]	445000 [^]	525000 [^]	4	8	2.4	18.0
LARA LAKE	560000 [^]	450000 [^]	500000 [^]	495000 [^]	505000 [^]	5	10	-9.8	2.0
LAVERTON	536500	472000	570000 [^]	585000 [^]	507500	14	26	-5.4	-13.2
LAVERTON SOUTH	472500 [^]	480000 [^]	445000 [^]	510000	545000	10	30	15.3	6.9
LEONGATHA	465000 [^]	397500 [^]	430000 [^]	467500 [^]	419000 [^]	2	11	-9.9	-10.4
LEOPOLD	520000 [^]	592000 [^]	537500 [^]	483500 [^]	520000 [^]	5	15	0.0	7.5
LILYDALE	595300	557400	589800	615500	608000	35	81	2.1	-1.2
LONG GULLY	357500 [^]	382000 [^]	325000 [^]	392500 [^]	340000 [^]	1	5	-4.9	-13.4
LORNE	1220000 [^]	700000 [^]	1275000 [^]	1595000 [^]	975000 [^]	4	9	-20.1	-38.9
LOWER PLENTY	746500 [^]	674000	510000 [^]	679500 [^]	715000 [^]	9	19	-4.2	5.2
MACLEOD	692000	780000 [^]	615000 [^]	723500	775000	29	56	12.0	7.1
MAFFRA	365000 [^]	350000 [^]	359000 [^]	300000 [^]	296600 [^]	1	4	-18.7	-1.1

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
MAIDSTONE	650000	567500	505000	500000	598000	33	85	-8.0	19.6
MALVERN	745000	686000	815500	750000	715000	29	76	-4.0	-4.7
MALVERN EAST	595800	815000	590000	640000	525000	55	145	-11.9	-18.0
MANIFOLD HEIGHTS	530000^	454000^	515000 ^	1040000^	490000^	3	9	-7.5	-52.9
MANSFIELD	340000^	410000^	630000 ^	485000^	600000^	3	11	76.5	23.7
MARIBYRNONG	543500	600000	527500	485000	536800	52	132	-1.2	10.7
MARSHALL	530000*	490000^	575000 ^	575000*	492000^	6	9	NA	NA
MARYBOROUGH	305000^	295000^	277500 ^	352000^	349000^	4	8	14.4	-0.9
MCCRAE	760000^	1185000^	980000 ^	860000^	895000^	3	15	17.8	4.1
MCKINNON	970000	740000	922900	810000	845000	14	37	-12.9	4.3
MEADOW HEIGHTS	449300	430000	427500 ^	455800^	438300	10	22	-2.4	-3.8
MELBOURNE	510600	536500	510000	520000	543400	631	1,810	6.4	4.5
MELTON	355000^	377000^	360000 ^	380000	360000^	7	25	1.4	-5.3
MELTON SOUTH	356500	357000	381000	410000^	372500	12	30	4.5	-9.1
MENTONE	595000	617500	618000	720000	690000	52	137	16.0	-4.2
MERNDA	417500^	505000^	485000	505000^	415000^	9	24	-0.6	-17.8
MICKLEHAM	530000^	578000^	540000 ^	540000*	552500^	4	7	4.2	NA
MIDDLE PARK	687500^	1215000	997500 ^	818800^	700000^	5	13	1.8	-14.5
MILDURA	309000	282500	320000	295000	325000	33	87	5.2	10.2
MILL PARK	500000^	540000	422500	410000	527000	23	50	5.4	28.5
MITCHAM	787500	800000	785000	894400	816300	36	111	3.7	-8.7
MOE	260000	227500^	261000 ^	237500	260000	12	33	0.0	9.5
MONT ALBERT	802500	701000	850000 ^	708800^	760000	18	31	-5.3	7.2
MONT ALBERT NORTH	900000	907000^	1305000 ^	1135000^	1420000	15	24	57.8	25.1
MONTMORENCY	921300	876000	660000	823000	733500	16	48	-20.4	-10.9
MOONEE PONDS	555000	562500	472500	570000	497800	74	187	-10.3	-12.7
MOORABBIN	600000	630000	650000	655500	730000	17	40	21.7	11.4
MOOROOLBARK	702000	660000	626300	626500	695000	27	75	-1.0	10.9
MOOROOPNA	277500	337000^	205000 ^	220000^	304000^	5	13	9.5	38.2
MORDIALLOC	617500	630000	660000	705000	675000	37	96	9.3	-4.3
MORNINGTON	782500	730000	870000	803500	846500	58	164	8.2	5.4
MORWELL	273000	295000^	220000	245000^	253000^	9	27	-7.3	3.3
MOUNT CLEAR	350000^	460000^	399000	485000^	366500^	4	22	4.7	-24.4
MOUNT ELIZA	855000^	860500^	832000 ^	722500	817500	12	35	-4.4	13.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
MOUNT EVELYN	740000 [^]	590000 [^]	560000 [^]	657000 [^]	778400 [^]	2	8	5.2	18.5
MOUNT MARTHA	825000	430000 [^]	735000 [^]	804000 [^]	687500 [^]	4	14	-16.7	-14.5
MOUNT PLEASANT	399500 [^]	400000 [^]	421500 [^]	404900 [^]	380000 [^]	1	5	-4.9	-6.1
MOUNT WAVERLEY	990000	1033500	990000	1166000	1030000	55	123	4.0	-11.7
MULGRAVE	771500	794000	671300 [^]	830000	782000 [^]	9	28	1.4	-5.8
MURRUMBEENA	670000	537500	510000	585000	507500	28	104	-24.3	-13.2
NARRE WARREN	560000	530000	512000	515000	570000	17	47	1.8	10.7
NEWCOMB	504000	470000 [^]	480000 [^]	570000 [^]	452500 [^]	4	21	-10.2	-20.6
NEWPORT	747000	647500	837500	715000	745500	26	56	-0.2	4.3
NEWTOWN (GREATER GEELON	600000	597500	500000 [^]	680000	562500	12	37	-6.3	-17.3
NIDDRIE	777500	760000 [^]	511000 [^]	505000 [^]	510000 [^]	5	15	-34.4	1.0
NOBLE PARK	545000	539000	531500	515000	550000	79	195	0.9	6.8
NOBLE PARK NORTH	600000 [^]	593500 [^]	457500 [^]	615000 [^]	547600 [^]	2	9	-8.7	-11.0
NORLANE	470000 [^]	440000 [^]	375000	450000 [^]	455000 [^]	4	23	-3.2	1.1
NORTH BENDIGO	415000 [^]	392500 [^]	426300 [^]	425000 [^]	330000 [^]	6	18	-20.5	-22.4
NORTH GEELONG	357000 [^]	335000 [^]	285000 [^]	430000 [^]	453500 [^]	2	9	27.0	5.5
NORTH MELBOURNE	551000	595000	573500	485000	544000	52	167	-1.3	12.2
NORTHCOTE	555000	567000	625000	647500	550000	53	117	-0.9	-15.1
NOTTING HILL	347500	441500	390000	368000	407500	12	50	17.3	10.7
NUMURKAH	280000 [^]	261000 [^]	302500 [^]	302500 [*]	280000 [^]	7	13	0.0	NA
NUNAWADING	770000	515000	847500	695000	715000	31	86	-7.1	2.9
OAK PARK	585000	444000	637500	635000	610000	29	79	4.3	-3.9
OAKLEIGH	790000	505000	580000	569000	550000	27	75	-30.4	-3.3
OAKLEIGH EAST	586000	855500	847500 [^]	930000 [^]	955000	15	29	63.0	2.7
OAKLEIGH SOUTH	799000 [^]	652800	702000 [^]	791300	890000	18	35	11.4	12.5
OCEAN GROVE	875000 [^]	790000	867500	818000	935000 [^]	7	38	6.9	14.3
OFFICER	520000 [^]	582500 [^]	565000 [^]	534700 [^]	560000 [^]	9	21	7.7	4.7
ORMOND	580000	480000	595000	660000	537500	32	74	-7.3	-18.6
OSBORNE	790000	720000	800000 [^]	820000 [^]	887500 [^]	6	22	12.3	8.2
PAKENHAM	462500	480000	475300	470000	475000	54	127	2.7	1.1
PARKDALE	685000	695000	735000	765000	814500	25	63	18.9	6.5
PARKVILLE	577500	519000	549900	485000	602500	14	47	4.3	24.2
PASCOE VALE	615000	640000	630000	605000	625000	86	209	1.6	3.3
PASCOE VALE SOUTH	700000	605000 [^]	320000 [^]	535000	615000 [^]	9	26	-12.1	15.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
PATTERSON LAKES	692500	595000 [^]	725000	735500	718000 [^]	7	35	3.7	-2.4
PAYNESVILLE	355000 [^]	375000 [^]	375000 [*]	780000 [^]	398000 [^]	5	6	12.1	-49.0
POINT COOK	512500	505000	570000	560000	507500	16	55	-1.0	-9.4
PORT MELBOURNE	705000	740000	674000	740000	695000	61	195	-1.4	-6.1
PORTARLINGTON	590000 [^]	685000 [^]	660000 [^]	630000 [^]	635000 [^]	5	15	7.6	0.8
PORTLAND	350000 [^]	390000 [^]	340000 [^]	368000 [^]	195000 [^]	5	11	-44.3	-47.0
PRAHRAN	550000	630000	440000	482500	555000	78	202	0.9	15.0
PRESTON	575000	527500	512500	570000	640000	89	258	11.3	12.3
PRINCES HILL	820000 [^]	495000 [^]	717500 [^]	452500 [^]	715000 [^]	3	6	-12.8	58.0
QUARRY HILL	395000 [^]	386000 [^]	430000 [^]	357500 [^]	342500 [^]	4	7	-13.3	-4.2
REDAN	360000 [^]	384000	385000 [^]	350300 [^]	361000 [^]	5	12	0.3	3.1
RESERVOIR	621300	607000	630000	635000	607500	132	352	-2.2	-4.3
RICHMOND	610000	555000	560000	587500	600000	113	332	-1.6	2.1
RINGWOOD	600000	565000	603800	616500	619000	82	208	3.2	0.4
RINGWOOD EAST	682500	720000	720000	740000	685000	25	69	0.4	-7.4
RINGWOOD NORTH	790000 [^]	856000 [^]	920000 [^]	888000 [^]	715000 [^]	3	14	-9.5	-19.5
RIPPONLEA	635000 [^]	636000 [^]	464800 [^]	460000 [^]	622500	10	21	-2.0	35.3
ROMSEY	425000 [^]	502500 [^]	530000 [^]	600000 [^]	445000 [^]	1	7	4.7	-25.8
ROSANNA	920000	802500	957500	820000	865000	19	42	-6.0	5.5
ROSEBUD	730000	712500	728000	675000	740000	28	54	1.4	9.6
ROSEBUD SOUTH	807500 [^]	770000 [^]	770000 [*]	682000 [^]	775000 [^]	5	10	-4.0	13.6
ROWVILLE	577500	650000	690000	687500	712500	24	53	23.4	3.6
ROXBURGH PARK	440000	443000 [^]	477500 [^]	407500 [^]	460000	11	23	4.5	12.9
RYE	876000 [^]	611300 [^]	679500 [^]	1080000 [^]	620500 [^]	3	8	-29.2	-42.5
SAFETY BEACH	885000	900000	860000	800000	895000 [^]	8	33	1.1	11.9
SALE	355000	357500	325000	209000 [^]	311000	12	33	-12.4	48.8
SAN REMO	785000 [^]	557000 [^]	622000 [^]	650000 [^]	550000 [^]	5	7	-29.9	-15.4
SANCTUARY LAKES	580000 [^]	650000	542500 [^]	515000 [^]	522500	12	23	-9.9	1.5
SANDRINGHAM	702500	695000	690000	878000	682500	44	117	-2.8	-22.3
SCORESBY	787500 [^]	681000 [^]	625000 [^]	730000 [^]	640000 [^]	3	15	-18.7	-12.3
SEAFORD	583800	715000	623000	606500	650000	44	109	11.3	7.2
SEBASTOPOL	363000	355000	355000	350000	352500	22	60	-2.9	0.7
SEDDON	492500 [^]	493000 [^]	514000 [^]	694500 [^]	302500	11	16	-38.6	-56.4
SEYMOUR	410000 [^]	400000 [^]	240000 [^]	343000 [^]	259000 [^]	4	10	-36.8	-24.5

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
SHEPPARTON	350500	365000	315000	289000	340000	11	48	-3.0	17.6
SKYE	595000^	555000^	531300 ^	618000^	547500^	6	19	-8.0	-11.4
SOMERVILLE	630000^	545000^	620000 ^	560000^	567500	16	33	-9.9	1.3
SOUTH KINGSVILLE	515000^	1000000^	847500 ^	555000^	700000^	5	18	35.9	26.1
SOUTH MELBOURNE	582500	579000	600000	630000	650000	87	280	11.6	3.2
SOUTH MORANG	483000	498000	512500	472800	500600	20	52	3.6	5.9
SOUTH YARRA	565000	585000	610500	598000	580000	211	577	2.7	-3.0
SOUTHBANK	580000	575000	580000	593000	608300	238	776	4.9	2.6
SPOTSWOOD	502500*	412000^	412000 *	1045000^	885000^	2	4	NA	-15.3
SPRING GULLY	325000^	362000	350000 ^	293500^	495000^	5	15	52.3	68.7
SPRINGVALE	525000	610000	517300	585000	625000	30	81	19.0	6.8
SPRINGVALE SOUTH	629000^	505000^	530000 ^	612500	695000	18	39	10.5	13.5
ST ALBANS	515000	474000	452500	494000	500000	47	120	-2.9	1.2
ST ALBANS PARK	432000^	660000^	442500 ^	385000^	630000^	1	8	45.8	63.6
ST KILDA	499000	537500	503500	510000	525000	138	385	5.2	2.9
ST KILDA EAST	592500	495500	530000	685000	613500	58	147	3.5	-10.4
ST KILDA WEST	590000	581000	500000	486000	450000	19	47	-23.7	-7.4
ST LEONARDS	652000^	600000^	735000 ^	735000*	620000^	1	4	-4.9	NA
STRATHDALE	390000^	490300^	475300 ^	472500^	420000^	3	13	7.7	-11.1
STRATHMORE	572500	825000^	732500	785000	792000^	7	31	38.3	0.9
STUDFIELD	640000^	747500^	727900 ^	1205000^	1010000^	8	11	57.8	-16.2
SUNBURY	486300	477500	460000	505000	475600	34	79	-2.2	-5.8
SUNSHINE	424900	318500	710000	636000	555000^	7	53	30.6	-12.7
SUNSHINE NORTH	520000^	600000^	475000 ^	693000	647500	14	38	24.5	-6.6
SUNSHINE WEST	605000	555000	495000	627500	586000	16	42	-3.1	-6.6
SURREY HILLS	793500	1020000	815000	826500	914000	36	97	15.2	10.6
SWAN HILL	336300^	310000	265000 ^	340000^	340000^	7	17	1.1	0.0
SYDENHAM	465000	447500	477500	460000	460000	19	66	-1.1	0.0
SYNDAL	802500	1230000^	1090000 ^	1217500	970000	16	39	20.9	-20.3
TARNEIT	418000	444000	460000	440000	485000	20	49	16.0	10.2
TATURA	260000^	400000^	410000 ^	307500^	377300^	4	7	45.1	22.7
TAYLORS HILL	582000^	515000^	525000 ^	550000^	535000^	6	15	-8.1	-2.7
TAYLORS LAKES	543500^	590000^	462500 ^	462500*	557500^	4	6	2.6	NA
TEMPLESTOWE	955000	922500	845000	850000	690000	17	42	-27.7	-18.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
TEMPLESTOWE LOWER	963000	985000	978000	1090000	918000	20	54	-4.7	-15.8
THOMASTOWN	465000	520000	502000	478300	487500	23	60	4.8	1.9
THORNBURY	570200	650000	701500	653000	600000	47	136	5.2	-8.1
TOORAK	1075000	1130000	1295000	927600	1395000	67	172	29.8	50.4
TORQUAY	820000	807500 [^]	912500	895000 [^]	890000	13	38	8.5	-0.6
TRAFALGAR	450000 [^]	375000 [^]	480000 [^]	460000 [^]	365000 [^]	1	15	-18.9	-20.7
TRARALGON	300000	304500	294000	331300	321000	19	62	7.0	-3.1
TRAVANCORE	337500	363000	315000	340000	352000	31	79	4.3	3.5
TRUGANINA	446300	457500	420000 [^]	477500	482500	16	34	8.1	1.0
TULLAMARINE	538000	497000	536000	560000	512500	18	52	-4.7	-8.5
TYABB	656500 [^]	680000 [^]	680000 [^]	620000 [^]	677500 [^]	6	12	3.2	9.3
UPPER FERNTREE GULLY	579800 [^]	581500 [^]	581500 [*]	581500 [*]	635000 [^]	1	1	9.5	NA
VERMONT	822500	880000 [^]	780000	990000	896000	10	37	8.9	-9.5
VERMONT SOUTH	905700 [^]	842500 [^]	800000	718000 [^]	825000 [^]	8	24	-8.9	14.9
VIEWBANK	680000 [^]	770000 [^]	775000 [^]	710000 [^]	761800 [^]	8	18	12.0	7.3
WALLAN	440000 [^]	433000 [^]	451000 [^]	417500 [^]	410000 [^]	3	11	-6.8	-1.8
WALLAN EAST	425000 [^]	460000 [^]	420000 [^]	468500 [^]	425000 [^]	5	16	0.0	-9.3
WANGARATTA	350500	347500	365000	390000	335000	10	33	-4.4	-14.1
WANTIRNA	731000	750000	649500 [^]	665000 [^]	776000	11	26	6.2	16.7
WANTIRNA SOUTH	728500	488000	450000	510000	447500	18	54	-38.6	-12.3
WARRAGUL	370000	385000	420000	457600	410000	19	43	10.8	-10.4
WARRNAMBOOL	405000	437500	445000	402500	410000	23	52	1.2	1.9
WATSONIA	680000 [^]	743000 [^]	699000 [^]	685000 [^]	759500	10	20	11.7	10.9
WENDOUREE	375000 [^]	396700	392300 [^]	371300 [^]	445000 [^]	4	16	18.7	19.9
WERRIBEE	420000	432000	419000	420000	435000	55	122	3.6	3.6
WERRIBEE SOUTH	460000 [^]	600000 [^]	460000 [^]	510000 [^]	450000 [^]	3	17	-2.2	-11.8
WEST FOOTSCRAY	630000	580000	570000	536300	410000	35	92	-34.9	-23.5
WEST MELBOURNE	518500	524000	600000	624000	690000	77	263	33.1	10.6
WEST WODONGA	340000 [^]	345500 [^]	355000	365000	342500	12	42	0.7	-6.2
WESTALL	540000	682000	614000	495000	607000	24	74	12.4	22.6
WESTGARTH	623800	836200	628500	600000 [^]	560000 [^]	7	26	-10.2	-6.7
WESTMEADOWS	616000	580000 [^]	469500 [^]	580000	645000 [^]	6	27	4.7	11.2
WHEELERS HILL	970000 [^]	822000 [^]	904000 [^]	1108600 [^]	991000 [^]	9	22	2.2	-10.6
WHITE HILLS	430000 [^]	416300 [^]	417500 [^]	400000 [^]	465000 [^]	1	10	8.1	16.3

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
WHITTINGTON	426500^	392500^	405000 ^	372000^	355000^	7	22	-16.8	-4.6
WHITTLESEA	443500^	505000^	445000 ^	490000^	512500^	6	14	15.6	4.6
WILLIAMS LANDING	415000	397500^	410000 ^	430000	342500^	5	23	-17.5	-20.3
WILLIAMSTOWN	760000	650000	680000	720000	730000	19	58	-3.9	1.4
WILLIAMSTOWN NORTH	550000^	725000^	802500 ^	775000	785000^	5	19	42.7	1.3
WINDSOR	575000	505500	510000	475000	565500	38	96	-1.7	19.1
WODONGA	373000	294000	325000	340000	368000	14	52	-1.3	8.2
WOLLERT	500000^	440000	446000	437500	435000	13	42	-13.0	-0.6
WONTHAGGI	522000^	415000	420000 ^	483000^	410000^	9	15	-21.5	-15.1
WYNDHAM VALE	420000^	428000^	462500 ^	447600	490000^	7	27	16.7	9.5
YARRAM	282000^	218100^	310000 ^	450000^	125000^	2	8	-55.7	-72.2
YARRAVILLE	495000	708500	595000	635000	620000	25	60	25.3	-2.4
YARRAWONGA	445000^	439500^	331500 ^	487500	462500	10	25	3.9	-5.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
AINTREE	420000	498000	470000 [^]	470000 [*]	526500	12	19	25.4	NA
ALFREDTON	276000 [^]	305000 [^]	320000 [^]	275000	299000 [^]	7	25	8.3	8.7
APOLLO BAY	645000 [^]	510000 [^]	472500 [^]	487500 [^]	487500 [*]	0	6	NA	NA
ARARAT	175000 [^]	143700	135000	176000 [^]	169000 [^]	7	25	-3.4	-4.0
ARMSTRONG CREEK	367000	340400	347000	337000	340000	29	86	-7.4	0.9
BACCHUS MARSH	308000 [^]	325000 [^]	345000 [^]	350000 [^]	350000 [^]	6	14	13.6	0.0
BAIRNSDALE	165000 [^]	195000 [^]	150000 [^]	150000 [*]	307100 [^]	2	5	86.1	NA
BALLAN	431300 [^]	355000 [^]	215000 [^]	302500 [^]	350000 [^]	1	4	-18.8	15.7
BALLARAT EAST	357000 [^]	330000 [^]	302300 [^]	320000	335200 [^]	5	17	-6.1	4.8
BARANDUDA	195000 [^]	225000	225000	205000	217500	26	91	11.5	6.1
BAXTER	520000 [^]	520000 [*]	520000 [*]	500000 [^]	490000 [^]	1	3	-5.8	-2.0
BEACONSFIELD	475000 [^]	630000 [^]	630000 [*]	700000 [^]	262800 [^]	2	3	-44.7	-62.5
BEALIBA	43000 [^]	64000 [^]	64000 [*]	64000 [*]	64000 [*]	0	0	NA	NA
BEEAC	170000 [^]	95000 [^]	187500 [^]	149000 [^]	160000 [^]	1	5	-5.9	7.4
BENALLA	178600 [^]	172500 [^]	211800 [^]	187500	187500 [^]	4	20	5.0	0.0
BERWICK	575000	572500	570500	559000	511000	27	98	-11.1	-8.6
BEVERIDGE	320000	323000	310000	319500	315000	38	116	-1.6	-1.4
BITTERN	550000 [*]	620000 [^]	620000 [*]	540000 [^]	540000 [*]	0	3	NA	NA
BONNIE BROOK	306000	334000 [^]	310000	360000 [^]	382000	11	37	24.8	6.1
BONSHAW	294500 [^]	308500 [^]	308500 [*]	237000 [^]	277000 [^]	8	11	-5.9	16.9
BOTANIC RIDGE	566000 [^]	487000 [^]	550000 [^]	560000 [^]	450000 [^]	5	15	-20.5	-19.6
BROADFORD	294000 [^]	309500 [^]	280000 [^]	238000 [^]	259000 [^]	3	6	-11.9	8.8
BROOKFIELD	270000	210000 [^]	218000 [^]	306000 [^]	272000 [^]	3	17	0.7	-11.1
BROWN HILL	392500 [^]	360000 [^]	295000 [^]	381000 [^]	430000 [^]	1	6	9.6	12.9
BUNINYONG	435000 [*]	545000 [^]	545000 [*]	415000 [^]	415000 [*]	0	1	NA	NA
BURNSIDE	539000	544000 [^]	584000	614000 [^]	378500 [^]	8	23	-29.8	-38.4
CAMPBELLS CREEK	160000 [^]	285000 [^]	275000 [^]	260000 [^]	285000 [^]	3	10	78.1	9.6
CANADIAN	342500 [^]	850000 [^]	250000 [^]	262500 [^]	262500 [*]	0	7	NA	NA
CARDIGAN	600000 [^]	592000 [^]	610000 [^]	625000 [^]	430000 [^]	1	6	-28.3	-31.2
CARRUM DOWNS	441300 [^]	441300 [*]	441300 [*]	735000 [^]	735000 [*]	0	1	NA	NA
CHARLEMONT	354000	332500	311500	338000	300500 [^]	8	34	-15.1	-11.1
CLIFTON SPRINGS	532500 [*]	532500 [*]	540000 [^]	435000 [^]	445000 [^]	4	10	NA	2.3
CLYDE	380000	353000	380000	370000	370000	37	150	-2.6	0.0
CLYDE NORTH	426000	437000	420000	429000	385000	185	376	-9.6	-10.3
COBBLEBANK	311900 [^]	340000 [^]	235700	252200	252200 [*]	0	32	NA	NA

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
COBRAM	140000 [^]	180000 [^]	196000 [^]	176300 [^]	205000 [^]	3	10	46.4	16.3
COLAC	330000 [^]	320000 [^]	320000 [*]	277500 [^]	270000 [^]	3	5	-18.2	-2.7
COLDSTREAM	460000 [^]	450000 [^]	470000 [^]	420000 [^]	460000	15	21	0.0	9.5
CORONET BAY	445000 [*]	415000 [^]	365000 [^]	475000 [^]	367500 [^]	2	6	NA	-22.6
CRAIGIEBURN	436300	407500	372500 [^]	171100	492500 [^]	8	42	12.9	187.9
CRANBOURNE	529500	383000 [^]	508000	395000	290000	17	67	-45.2	-26.6
CRANBOURNE EAST	352500	287000	370000	372000	389000	18	47	10.4	4.6
CRANBOURNE SOUTH	245500	278800 [^]	220700 [^]	335000 [^]	325600 [^]	3	8	32.6	-2.8
CRANBOURNE WEST	164300	169900 [^]	124700 [^]	124700 [*]	124700 [*]	0	4	NA	NA
DALYSTON	315000 [^]	265000 [^]	280000 [^]	287000 [^]	265000 [^]	2	7	-15.9	-7.7
DARLEY	350600	510000 [^]	282500 [^]	307000 [^]	306500 [^]	2	9	-12.6	-0.2
DEANSIDE	375500	340000	365000	343300	372500	30	71	-0.8	8.5
DELACOMBE	412500 [^]	317500 [^]	317500 [*]	317500 [*]	325000 [^]	2	2	-21.2	NA
DENNINGTON	245000 [^]	245000 [*]	140000 [^]	140000 [*]	140000 [*]	0	1	NA	NA
DIAMOND CREEK	620000 [^]	605000 [^]	563800 [^]	495000 [^]	716000 [^]	2	9	15.5	44.6
DIGGERS REST	315000	319500	335000 [^]	310000 [^]	386000	13	31	22.5	24.5
DINNER PLAIN	340000 [^]	347500 [^]	347500 [*]	347500 [*]	240000 [^]	4	4	-29.4	NA
DONNYBROOK	280000	325000	314000	303800	286000	61	141	2.1	-5.8
DOREEN	400000 [^]	331000 [^]	475000 [^]	477500 [^]	380000 [^]	7	17	-5.0	-20.4
DROUIN	350000	332500	325000	350000 [^]	275000	13	37	-21.4	-21.4
EAGLE POINT	265000 [^]	240000 [^]	265000 [^]	305000 [^]	320000 [^]	4	10	20.8	4.9
EAGLEHAWK	305000 [^]	295000 [^]	295000 [*]	295000 [*]	295000 [*]	0	0	NA	NA
ECHUCA	267500 [^]	345000 [^]	275000 [^]	275000 [^]	330000 [^]	1	11	23.4	20.0
EPPING	542500 [^]	542500 [*]	541000 [^]	345000 [^]	435000 [^]	4	8	-19.8	26.1
EPSOM	360000 [^]	335000 [^]	350000 [^]	240000 [^]	262500 [^]	3	6	-27.1	9.4
EYNESBURY	430000 [^]	404000 [^]	325000 [^]	285000 [^]	295500 [^]	1	6	-31.3	3.7
FRASER RISE	401000	375000	375000	369500	382400	54	128	-4.6	3.5
FYANSFORD	632500 [^]	525000 [^]	538000 [^]	460000 [^]	480000 [^]	5	13	-24.1	4.3
GISBORNE	455500	500000	453300	520000	465500	12	36	2.2	-10.5
GLENGARRY	257500 [^]	268000	296500 [^]	287000 [^]	289000 [^]	5	16	12.2	0.7
GOLDEN BEACH	148000 [^]	155000 [^]	127000 [^]	160000 [^]	140000 [^]	3	11	-5.4	-12.5
GOLDEN SQUARE	265000 [^]	250000 [^]	248000 [^]	280000 [^]	355000 [^]	1	7	34.0	26.8
GREENVALE	570000	445000	490000	442500	487500 [^]	8	36	-14.5	10.2
HAMILTON	140000 [^]	220000 [^]	147000 [^]	115000 [^]	146000 [^]	2	7	4.3	27.0
HARKNESS	328000 [^]	311000 [^]	362500 [^]	282500 [^]	300000 [^]	3	7	-8.5	6.2

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
HEALESVILLE	510000 [^]	350000 [^]	350000 [*]	350000 [*]	470000 [^]	3	3	-7.8	NA
HEYWOOD	85000 [^]	130000 [^]	130000 [*]	70000 [^]	70000 [*]	0	2	NA	NA
HIGHTON	557500 [^]	662000 [^]	380000 [^]	452500 [^]	456300 [^]	6	17	-18.2	0.8
HORSHAM	170000 [^]	190000 [^]	170000 [^]	175000	256000 [^]	4	24	50.6	46.3
HUNTLY	242500	256300	249500	205000	240000	13	50	-1.0	17.1
HUON CREEK	-	450000 [^]	447500	435000 [^]	445000 [^]	5	24	0.0	2.3
IRYMPLE	205000 [^]	179000	179000 [^]	180500 [^]	174000 [^]	8	23	-15.1	-3.6
JUNCTION VILLAGE	436800 [^]	420000 [^]	365000 [^]	420000	436500	10	26	-0.1	3.9
KALKALLO	380000	249000	337500	299500	335000	27	179	-11.8	11.9
KANGAROO FLAT	317500 [^]	250000 [^]	260000 [^]	202000 [^]	279000 [^]	3	5	-12.1	38.1
KERANG	100000 [^]	124400 [^]	79000 [^]	79000 [*]	76500 [^]	1	2	-23.5	NA
KEYSBOROUGH	885000 [^]	1025000 [^]	992100 [^]	992100 [*]	992100 [*]	0	4	NA	NA
KIALLA	285000	305000	280000	285000	280500	10	38	-1.6	-1.6
KILMORE	289000 [^]	330000 [^]	330000 [^]	282500 [^]	300000 [^]	7	16	3.8	6.2
KILSYTH	775000 [^]	410000 [^]	640000 [^]	410000 [^]	410000 [*]	0	6	NA	NA
KOONDROOK	131250 [*]	131250 [*]	142500 [^]	142500 [*]	142500 [*]	0	2	NA	NA
KORUMBURRA	325000 [^]	305500 [^]	305500 [^]	202500 [^]	240000 [^]	4	7	-26.2	18.5
LAKES ENTRANCE	227500 [^]	249000 [^]	220000 [^]	245000 [^]	220000 [^]	3	15	-3.3	-10.2
LANCEFIELD	252000 [^]	252000 [^]	290000 [^]	290000 [*]	245000 [^]	1	2	-2.8	NA
LARA	379900	379500	379000	361000	352000	29	71	-7.3	-2.5
LARA LAKE	230000 [^]	450000 [^]	715000 [^]	775000 [^]	548500 [^]	2	9	138.5	-29.2
LAVERTON SOUTH	540000 [^]	485000 [^]	582500 [^]	505000 [^]	505000 [*]	0	3	NA	NA
LENEVA	251000 [^]	222500	234100	225000	216400 [^]	8	65	-13.8	-3.8
LEONGATHA	325000 [^]	215000 [^]	310000 [^]	352500 [^]	288300 [^]	2	7	-11.3	-18.2
LEOPOLD	299000 [^]	355000 [^]	353000 [^]	510000 [^]	375000 [^]	2	6	25.4	-26.5
LILYDALE	660000	622000 [^]	605000	605000	675000 [^]	9	30	2.3	11.6
LOCH SPORT	120000 [^]	117500 [^]	140000 [^]	103500 [^]	131000	10	25	9.2	26.6
LUCAS	310000	326300	305000	292000	320000	14	57	3.2	9.6
LUCKNOW	159000 [^]	198000	165000 [^]	185000 [^]	175000	18	28	10.1	-5.4
MADDINGLEY	340000 [^]	328200 [^]	231000 [^]	287500 [^]	293000 [^]	9	14	-13.8	1.9
MAFFRA	218000 [^]	230000 [^]	182500 [^]	220000 [^]	220000 [*]	0	5	NA	NA
MAIDEN GULLY	474500 [^]	373500 [^]	320000 [^]	330000 [^]	360000 [^]	7	17	-24.1	9.1
MAMBOURIN	381300	325000	351000	330000	365000	27	60	-4.3	10.6
MANOR LAKES	375500	362500	421000	357000	406000 [^]	9	48	8.1	13.7
MANSFIELD	375000 [^]	300000 [^]	357500 [^]	342500 [^]	368500 [^]	5	11	-1.7	7.6

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
MARONG	272000	267000 [^]	267000 [^]	285000 [^]	272000 [^]	7	17	0.0	-4.6
MARYBOROUGH	138500 [^]	124000 [^]	155000 [^]	157500 [^]	116500 [^]	6	15	-15.9	-26.0
MCKENZIE HILL	287000 [^]	287000 [*]	265000 [^]	265000 [*]	265000 [*]	0	2	NA	NA
MELTON SOUTH	321500	340000 [^]	324000	310000	314500	30	56	-2.2	1.5
MERBEIN	115000 [^]	120500 [^]	145000 [^]	149000 [^]	115000 [^]	6	11	0.0	-22.8
MERINDA PARK	445000 [^]	435000 [^]	275000 [^]	275000 [*]	435000 [^]	5	6	-2.2	NA
MERNDA	375000	379000	391000	377500	394000	13	41	5.1	4.4
METUNG	307500 [^]	307500 [*]	245000 [^]	300000 [^]	275000 [^]	7	11	-10.6	-8.3
MICKLEHAM	341000	376200	372300	351300	374000	55	173	9.7	6.5
MILDURA	176500	176300	205000	185000	182500	21	56	3.4	-1.4
MOE	334700 [^]	207500	190000 [^]	250000 [^]	244000 [^]	6	12	-27.1	-2.4
MOOROPNA	197500 [^]	192000 [^]	230000	195000 [^]	220000 [^]	7	22	11.4	12.8
MORNINGTON	1425000 [^]	1070000 [^]	1350000 [^]	1350000 [*]	1312500 [^]	6	8	-7.9	NA
MORWELL	246500	235000 [^]	240000 [^]	216000 [^]	258000 [^]	1	5	4.7	19.4
MOUNT CLEAR	295000 [^]	400000 [^]	289000 [^]	289000 [*]	270000 [^]	2	3	-8.5	NA
MOUNT DUNEED	317900	352300	355000	275500	306300	28	65	-3.7	11.2
NAGAMBIE	273000 [^]	306500 [^]	271500 [^]	260000 [^]	264000 [^]	8	15	-3.3	1.5
NAR NAR GOON NORTH	160000 [^]	151200 [^]	151200 [*]	157200 [^]	155600 [^]	2	10	-2.8	-1.0
NARRE WARREN NORTH	950000 [^]	965000 [^]	1100000 [^]	1030000 [^]	1500000 [^]	1	6	57.9	45.6
NEERIM SOUTH	225000 [^]	225000 [*]	320000 [^]	220000 [^]	195000 [^]	1	4	-13.3	-11.4
NEW GISBORNE	430000 [^]	449100 [^]	495000 [^]	450000 [^]	455000 [^]	7	13	5.8	1.1
NEWBOROUGH	164000 [^]	247500 [^]	247000 [^]	225000 [^]	257000 [^]	5	12	56.7	14.2
OCEAN GROVE	620000 [^]	409000	482500	423300	560000 [^]	4	33	-9.7	32.3
OFFICER	380500	395000	438500	472000	450500	22	61	18.4	-4.6
OFFICER SOUTH	517500 [^]	517500 [*]	492500 [^]	516000	570000 [^]	1	17	10.1	10.5
PAKENHAM	382500	401500	397500 [^]	387800	372500	16	44	-2.6	-3.9
PAYNESVILLE	208500 [^]	250000 [^]	257500 [^]	223800 [^]	262500 [^]	8	14	25.9	17.3
POINT COOK	731000 [^]	650000 [^]	545500 [^]	675000 [^]	755500 [^]	2	9	3.4	11.9
POINT LONSDALE	767000 [^]	770000 [^]	830000 [^]	780000 [^]	780000 [*]	0	7	NA	NA
PORTLAND	195000 [^]	225000 [^]	157500 [^]	181000 [^]	185000 [^]	3	9	-5.1	2.2
RED CLIFFS	120000 [^]	127000 [^]	125000 [^]	132500 [^]	142000 [^]	2	12	18.3	7.2
ROCKBANK	329800	297500	261500	280500	311000	19	62	-5.7	10.9
ROWVILLE	727800 [^]	676500 [^]	572900 [^]	772500 [^]	700500 [^]	5	15	-3.8	-9.3
RYE	1142500 [^]	600000 [^]	532500 [^]	650000 [^]	542500 [^]	2	10	-52.5	-16.5
SALE	225000	222000 [^]	240000 [^]	245000 [^]	247500 [^]	4	17	10.0	1.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
SAN REMO	480000 [^]	546500 [^]	440000 [^]	495000 [^]	532500 [^]	8	17	10.9	7.6
SANCTUARY LAKES	540000 [^]	927500 [^]	600000 [^]	510000 [^]	620000 [^]	7	12	14.8	21.6
SEBASTOPOL	292500 [^]	262500 [^]	265000 [^]	172000 [^]	240000 [^]	3	13	-17.9	39.6
SEYMOUR	250000 [^]	211000 [^]	225000 [^]	250000 [^]	217500 [^]	8	18	-13.0	-13.0
SHEPPARTON	190000	292500	270000	180000 [^]	273000 [^]	5	21	43.7	51.7
SHEPPARTON NORTH	320000 [^]	385000 [^]	387500 [^]	390000 [^]	360000 [^]	4	7	12.5	-7.7
SMYTHES CREEK	280000 [^]	230000 [^]	425000 [^]	260000 [^]	260000 [*]	0	4	NA	NA
SOUTH MORANG	578000	472700 [^]	1040000 [^]	560000 [^]	455000 [^]	7	14	-21.3	-18.8
ST LEONARDS	445000 [^]	404000 [^]	395000 [^]	397000 [^]	375000 [^]	5	14	-15.7	-5.5
STAWELL	180000 [^]	143000 [^]	180000 [^]	79500 [^]	79500 [*]	0	5	NA	NA
STRATFORD	156500	197500 [^]	224800 [^]	200000 [^]	195000 [^]	4	9	24.6	-2.5
STRATHFIELDSAYE	357500 [^]	330000 [^]	239000 [^]	310000	314500 [^]	4	17	-12.0	1.5
STRATHTULLOH	245000	340500	213600	218300	285200	14	53	16.4	30.6
SUNBURY	355500	347500	340500	353000	348900	35	112	-1.8	-1.2
SUNSHINE NORTH	640000 [^]	612500 [^]	546300 [^]	630000 [^]	535000 [^]	4	11	-16.4	-15.1
SWAN HILL	196000 [^]	190000 [^]	178500 [^]	181100 [^]	174300 [^]	4	12	-11.1	-3.8
TALLYGAROPNA	260000 [^]	240000 [^]	240000 [*]	280000 [^]	260000 [^]	1	3	0.0	-7.1
TANKERTON	20000 [^]	25000 [^]	31000 [^]	31000 [*]	31000 [*]	0	1	NA	NA
TARNEIT	350500	350000	368500	359000	353800	112	315	0.9	-1.5
TATURA	190000 [^]	190000 [*]	159100 [^]	233500 [^]	233500 [*]	0	10	NA	NA
TAYLORS LAKES	444000 [^]	692500 [^]	507000 [^]	555000 [^]	703000 [^]	3	5	58.3	26.7
THOMASTOWN	378200 [*]	366000	379800 [^]	395100 [^]	395100 [*]	0	6	NA	NA
THORNHILL PARK	308000	304000	300000	287000 [^]	270000 [^]	2	23	-12.3	-5.9
TORQUAY	745000 [^]	627500 [^]	667500 [^]	710000 [^]	713300 [^]	4	15	-4.3	0.5
TRARALGON	297000	285500	345000	320000	280000 [^]	9	33	-5.7	-12.5
TRUGANINA	386000	412300	401100	371000	375600	51	158	-2.7	1.2
VENUS BAY	250000 [^]	337500 [^]	277500 [^]	390000 [^]	250000 [^]	3	6	0.0	-35.9
WALDARA	375000 [^]	390000 [^]	470000 [^]	390000 [^]	390000 [*]	0	2	NA	NA
WALLAN	285000	344500	340000 [^]	482500 [^]	340000 [^]	5	15	19.3	-29.5
WALLAN EAST	300000 [^]	295000 [^]	322500 [^]	305000 [^]	270000 [^]	5	12	-10.0	-11.5
WANGARATTA	253000	237500 [^]	271500 [^]	297100	275000 [^]	7	23	8.7	-7.4
WARRAGUL	335000	347300	340000	350000	327500	12	35	-2.2	-6.4
WARRNAMBOOL	257500	282000	251000	288800	265000	23	68	2.9	-8.2
WEIR VIEWS	334000	320000	286000	320000	273000	13	48	-18.3	-14.7
WERRIBEE	281000	323000	326000	360000	361500	46	140	28.6	0.4

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2022 to Jul-Sep 2023

Locality	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	No. of Sales Jul-Sep 2023	No. of Sales 2023	Change (%)	
								Jul-Sep 2022 to Jul-Sep 2023	Apr-Jun 2023 to Jul-Sep 2023
WEST WODONGA	226000 [^]	288800 [^]	350000 [^]	155000 [^]	245000 [^]	1	11	8.4	58.1
WINCHELSEA	405000 [^]	405000 [*]	390000 [^]	352500 [^]	300000 [^]	5	17	-25.9	-14.9
WINTER VALLEY	299300	300000	305000	276000	307500	24	69	2.8	11.4
WODONGA	260000 [^]	280000 [^]	300000 [^]	220000	214500 [^]	8	21	-17.5	-2.5
WOLLERT	387500	360000	397500	358100	354300	106	261	-8.6	-1.1
WONTHAGGI	310000 [^]	282500 [^]	280000 [^]	307000 [^]	268000 [^]	8	22	-13.5	-12.7
WYNDHAM VALE	298500	300000	304300	278300	299000	35	103	0.2	7.5
YARRAWONGA	365000 [^]	252000 [^]	279500	242000 [^]	240000	17	36	-34.2	-0.8
YEA	292500 [^]	320000 [^]	270000 [^]	288500 [^]	275300 [^]	4	9	-5.9	-4.6

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

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

NA means insufficient data was available to create the percentage change