



Victorian Property Sales Report

 March 2026 Quarter



Department
of Transport
and Planning



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 2.5 per cent from \$790,000 to \$770,000 in the March 2026 quarter, having increased by 4.5 per cent in the previous quarter (September 2025 to December 2025). For the 12 months from March 2025 to March 2026, the median house price in Victoria increased by 4.1 per cent from \$740,000 to \$770,000.

The median price of units in Victoria decreased by 2.6 per cent from \$623,000 to \$607,000 in the March 2026 quarter, having increased by 2.9 per cent in the previous quarter. The median price of units in Victoria for the March 2026 quarter was lower than the median price of houses. For the 12 months from March 2025 to March 2026, the median unit price increased by 1.3 per cent from \$599,500 to \$607,000.

The metropolitan Melbourne median house price decreased by 2.2 per cent from \$900,000 to \$880,000 in the March 2026 quarter and the median unit price decreased by 2 per cent to \$630,000. For the 12 months to March 2026, median sales prices in metropolitan Melbourne increased by 3.5 per cent for houses and increased by 2.4 per cent for units.

In the March 2026 quarter, the median house price in country Victoria increased by 2.4 per cent from \$620,000 to \$635,000 while units increased by 0.2 per cent from \$469,000 to \$470,000. Over the 12 months to March 2026, median sale prices in country Victoria increased 9.5 per cent for houses and 9.3 per cent for units.

Of the 773 listed Victorian locations, 271 had median house price increases for the March 2026 quarter compared to 336 in the December 2026 quarter. Seven localities recorded no change, 219 showed a decrease and 257 had insufficient sales.

The maximum number of house sales for the quarter was 423 in Tarneit and there were 32 locations with 100 or more sales in the March 2026 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.'



Justine Jacono
Victorian Valuer-General

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2026 indicates that the median house sale price decreased by 2.5 per cent from \$790,000 to \$770,000. Metropolitan house prices decreased by 2.2 per cent from \$900,000 to \$880,000 and country Victoria house prices increased by 2.4 per cent from \$620,000 to \$635,000.

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 March 2026. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the March quarter of 2026 and 98 per cent for the December quarter of 2025 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the March 2026 quarter is 22,313. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the March 2026 quarter will be approximately 23,992. This is a 19.2 per cent decrease from the number of sales in the December 2025 quarter and an 8.3 per cent increase on the same quarter the previous year (March 2025).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased by 2.2 per cent from \$900,000 in the December quarter to \$880,000 in the March 2026 quarter. This follows an increase of 5.8 per cent in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the March 2026 quarter compared to the December 2025 quarter (154 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 206 suburbs for the December quarter).

Of the metropolitan suburbs with 10 or more sales in the last two quarters, 112 shifted from showing a median price increase for the December 2025 quarter to a median price decrease for the March 2026 quarter. For example, Narre Warren increased by 4.2 per cent in the December 2025 quarter, while it decreased by 4.3 per cent in the March 2026 quarter. This compares to 79 metropolitan suburbs shifting from an increase in the September 2025 quarter to a decrease in the December 2025 quarter.

Conversely, 65 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2025 quarter to a

median price increase in the March 2026 quarter. This compares to 88 metropolitan suburbs shifting from a decrease in the September 2025 quarter to an increase in the December 2025 quarter.

Forty-one metropolitan suburbs with 10 or more sales showed decreases for both the December 2025 and March 2026 quarters. Significant examples include Footscray and Thornbury. This compares to 31 metropolitan suburbs in the September 2025 and December 2025 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Fitzroy, which had 21 sales and increased by 30.4 per cent (\$1,350,000 to \$1,760,000).

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

which had 21 sales and increased by 30.1 per cent to \$3,500,000.

For the quarter, Toorak had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 16 house sales and its median house price decreased by 37.3 per cent, from \$6,500,000 to \$4,075,000.

Hawthorn East experienced the second highest median price decrease in metropolitan Melbourne. It had 26 sales and its median price decreased by 28.9 per cent from \$2,950,000 to \$2,098,500.

Melton's median price of \$565,000 was the lowest for metropolitan suburbs in the March 2026 quarter. It had 38 sales and its median price decreased by 2.2 per cent from the December 2026 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Ascot Vale	1,406,500	1,365,000	1,250,000	-11.1	-8.4
Bentleigh	1,732,500	1,700,000	1,812,000	4.6	6.6
Bentleigh East	1,440,500	1,606,000	1,480,000	2.7	-7.8
Brighton	3,350,000	3,420,000	3,060,000	-8.7	-10.5
Brunswick	1,320,000	1,325,000	1,350,000	2.3	1.9
Caulfield South	1,770,000	1,950,000	1,865,000	5.4	-4.4
Elwood	2,542,500	1,910,000	2,230,000	-12.3	16.8
Footscray	955,000	950,000	890,000	-6.8	-6.3
Hawthorn	3,210,000	3,222,500	2,325,000	-27.6	-27.9
Kensington	1,048,000	1,074,000	1,100,000	5.0	2.4
Malvern	3,245,000	2,690,000	3,500,000	7.9	30.1
Northcote	1,720,000	1,631,000	1,690,000	-1.7	3.6
Preston	1,102,500	1,235,000	1,285,000	16.6	4.0
Richmond	1,425,500	1,346,000	1,373,000	-3.7	2.0
South Melbourne	1,620,000	1,965,000	1,650,000	1.9	-16.0
South Yarra	1,620,000	2,075,000	2,025,000	25.0	-2.4
Toorak	6,100,000	6,500,000	4,075,000	-33.2	-37.3
Williamstown	1,455,000	1,580,000	1,557,500	7.0	-1.4

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025– Mar 2026	% Change Dec 2025– Mar 2026
Balwyn	3,100,000	2,734,000	2,538,000	-18.1	-7.2
Blackburn	1,638,000	1,568,500	1,815,000	10.8	15.7
Box Hill North	1,370,000	1,390,000	1,310,000	-4.4	-5.8
Box Hill South	1,350,000	1,562,000	1,557,500	15.4	-0.3
Burwood East	1,300,000	1,386,500	1,377,500	6.0	-0.6
Camberwell	2,750,000	2,540,000	2,470,000	-10.2	-2.8
Glen Iris	2,211,500	2,750,000	2,120,000	-4.1	-22.9
Oakleigh South	1,170,000	1,316,000	1,384,300	18.3	5.2
Surrey Hills	2,520,000	2,200,000	2,205,000	-12.5	0.2

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025– Mar 2026	% Change Dec 2025– Mar 2026
Altona	1,210,000	1,295,500	1,200,000	-0.8	-7.4
Braybrook	772,500	790,000	752,500	-2.6	-4.7
Deer Park	671,000	711,000	714,000	6.4	0.4
Keilor Downs	815,000	891,000	875,000	7.4	-1.8
Keilor East	930,000	1,145,000	1,150,000	23.7	0.4
St Albans	650,000	730,000	743,300	14.3	1.8
Sunshine North	720,000	780,000	761,500	5.8	-2.4
Sunshine West	710,500	809,400	840,000	18.2	3.8

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

Suburb	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Burnside Heights	730,000	770,000	832,500	14.0	8.1
Caroline Springs	750,000	835,000	797,500	6.3	-4.5
Hoppers Crossing	620,000	700,000	720,000	16.1	2.9
Point Cook	812,500	842,000	855,500	5.3	1.6
Sydenham	690,000	752,000	755,000	9.4	0.4
Tarneit	651,000	675,000	670,000	2.9	-0.7
Taylors Hill	948,500	938,000	950,000	0.2	1.3
Werribee	603,000	680,000	682,800	13.2	0.4

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

Suburb	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Bayswater	861,000	958,500	962,500	11.8	0.4
Bayswater North	910,000	947,600	920,000	1.1	-2.9
Boronia	861,000	923,000	884,000	2.7	-4.2
Ferntree Gully	902,000	960,000	970,000	7.5	1.0
Heathmont	1,115,000	1,162,500	989,800	-11.2	-14.9
Wantirna	1,105,500	1,077,500	1,062,500	-3.9	-1.4
Wheelers Hill	1,513,900	1,539,500	1,351,000	-10.8	-12.2

Country Victoria

Country Victoria's median house price increased by 2.4 per cent from \$620,000 to \$635,000 in the March 2026 quarter. Over the 12 months to March 2026, the median house price in country Victoria increased by 9.5 per cent to \$635,000.

The number of country Victoria house sales for the March 2026 quarter is expected to be 8,548, which is 20.4 per cent more than the March 2025 quarter.

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

Bendigo median house prices increased by 12.4 per cent, having decreased by 4.2 per cent in the previous quarter. Mildura increased by 5.2 per cent for the March 2026 quarter, having increased by 4.5 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that nine of the 12 large towns had increases in median house prices in the March 2026 quarter compared to the December 2025 quarter which also showed

increases in nine of the 12 towns. For the 12 months from the March 2025 to March 2026 quarter, there were increases in 10 of the 12 towns.

Bairnsdale increased by 11.4 per cent for the March 2026 quarter, having increased by 2 per cent in the previous quarter. Wangaratta increased by 4.6 per cent and Sale increased by 7.3 per cent in the March 2026 quarter, having increased by 7.8 per cent in the previous quarter.

The sample of seaside towns shows that six out of the nine towns had increases in their median house prices from the December 2025 to March 2026 quarters. Anglesea decreased by 23.3 per cent for this quarter, having increased by 14.5 per cent during the previous quarter. Cowes West's median house price increased by 9.4 per cent for the March 2026 quarter, having decreased by 4 per cent in the previous quarter. Venus Bay decreased by 0.7 per cent for the March 2026 quarter, having decreased by 6.8 per cent for December 2025.

Regional cities

Suburbs in regional cities	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025–Mar 2026	% Change Dec 2025–Mar 2026
Ballarat Central	635,000	750,000	655,000	3.1	-12.7
Bendigo	600,000	605,000	680,000	13.3	12.4
Geelong West	910,000	840,500	885,000	-2.7	5.3
Horsham	413,100	481,000	455,000	10.1	-5.4
Mildura	485,000	575,000	605,000	24.7	5.2
Shepparton	475,000	537,000	545,000	14.7	1.5
Warrnambool	600,000	646,500	690,000	15.0	6.7
Wodonga	615,000	635,000	660,000	7.3	3.9

Large towns

Suburbs in large towns	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Bairnsdale	450,000	483,800	539,000	19.8	11.4
Castlemaine	782,500	745,000	650,000	-16.9	-12.8
Colac	460,000	520,000	507,500	10.3	-2.4
Echuca	579,000	600,000	615,000	6.2	2.5
Hamilton	420,000	445,000	417,900	-0.5	-6.1
Moe	345,000	420,000	450,500	30.6	7.3
Morwell	350,000	392,500	435,000	24.3	10.8
Sale	510,000	550,000	590,000	15.7	7.3
Swan Hill	545,000	470,000	550,000	0.9	17.0
Traralgon	535,000	569,000	612,500	14.5	7.6
Wangaratta	522,500	540,000	565,000	8.1	4.6
Yarrawonga	552,500	670,000	674,500	22.1	0.7

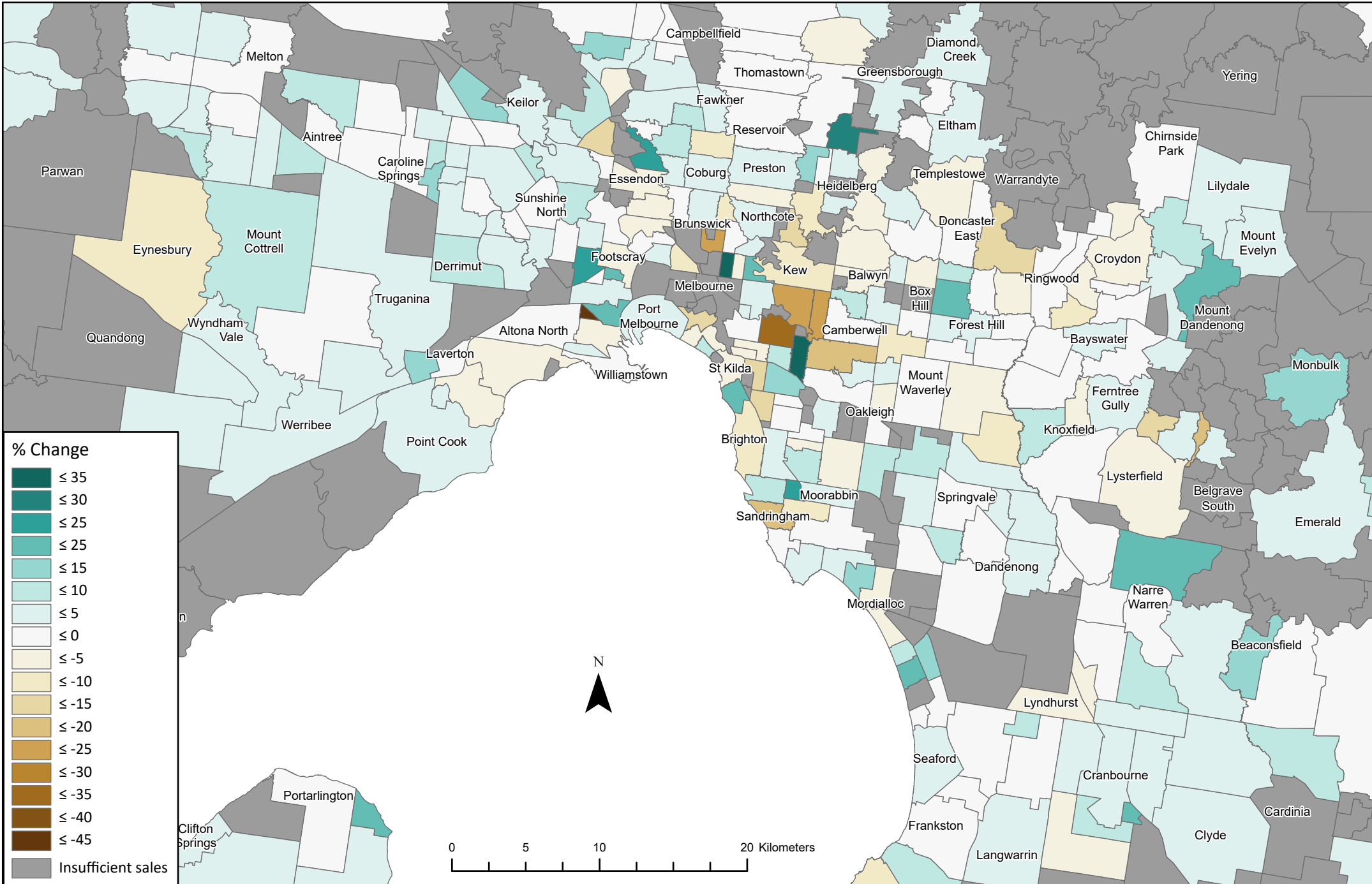
Seaside towns

Suburbs in seaside towns	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Anglesea	1,375,000	1,460,000	1,120,000	-18.5	-23.3
Cowes West	672,500	662,500	725,000	7.8	9.4
Inverloch	850,000	835,000	838,500	-1.4	0.4
Lakes Entrance	475,000	485,000	515,000	8.4	6.2
Ocean Grove	910,000	895,000	1,065,000	17.0	19.0
Portland	445,000	450,000	542,500	21.9	20.6
St Leonards	702,500	740,000	755,000	7.5	2.0
Torquay	1,212,500	1,215,000	1,150,000	-5.2	-5.3

Suburbs in seaside towns	March quarter 2025 \$	December quarter 2025 \$	March quarter 2026 \$	% Change Mar 2025- Mar 2026	% Change Dec 2025- Mar 2026
Venus Bay	496,500	515,000	511,300	3.0	-0.7

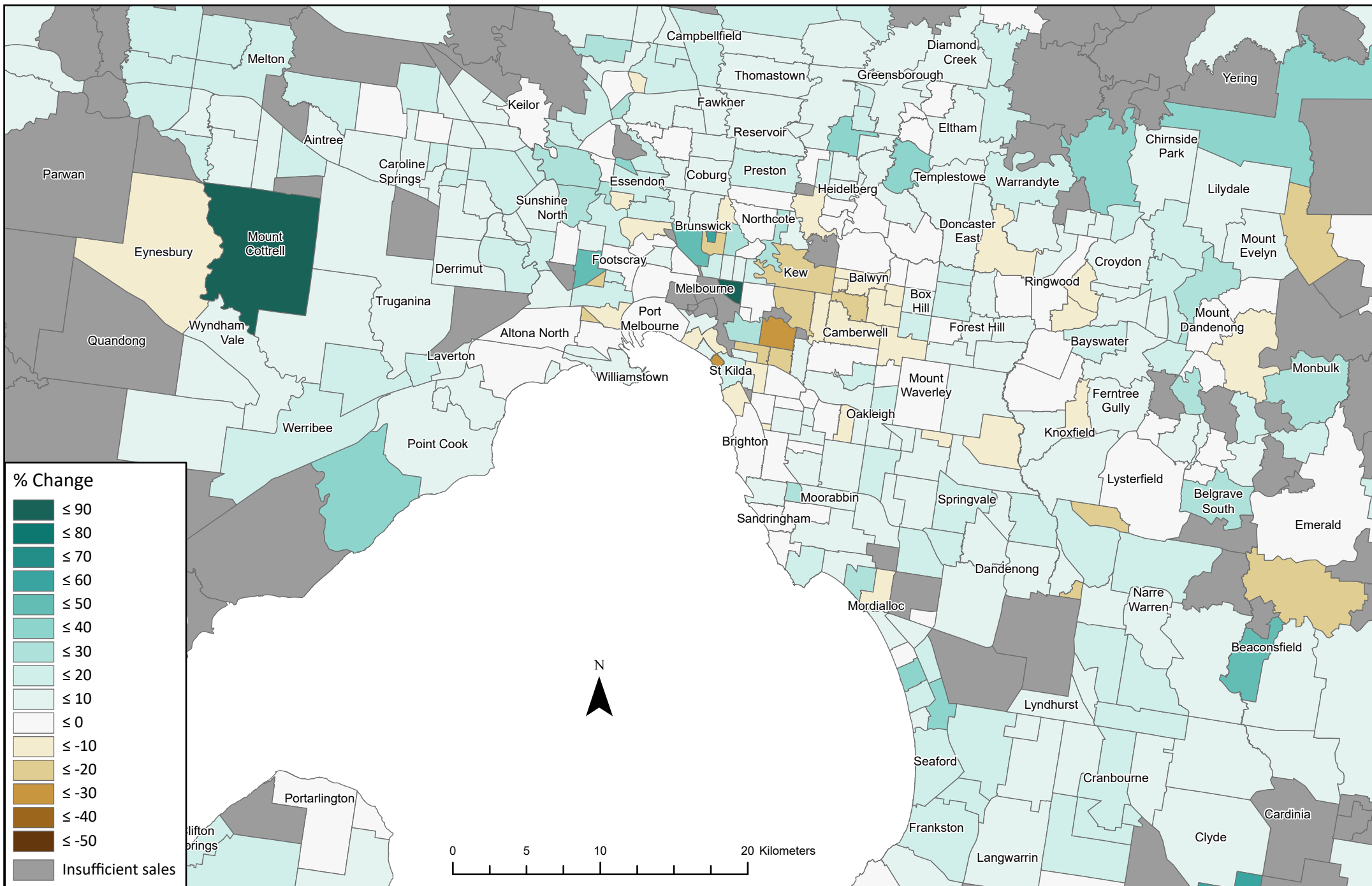
Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2025 to March quarter 2026



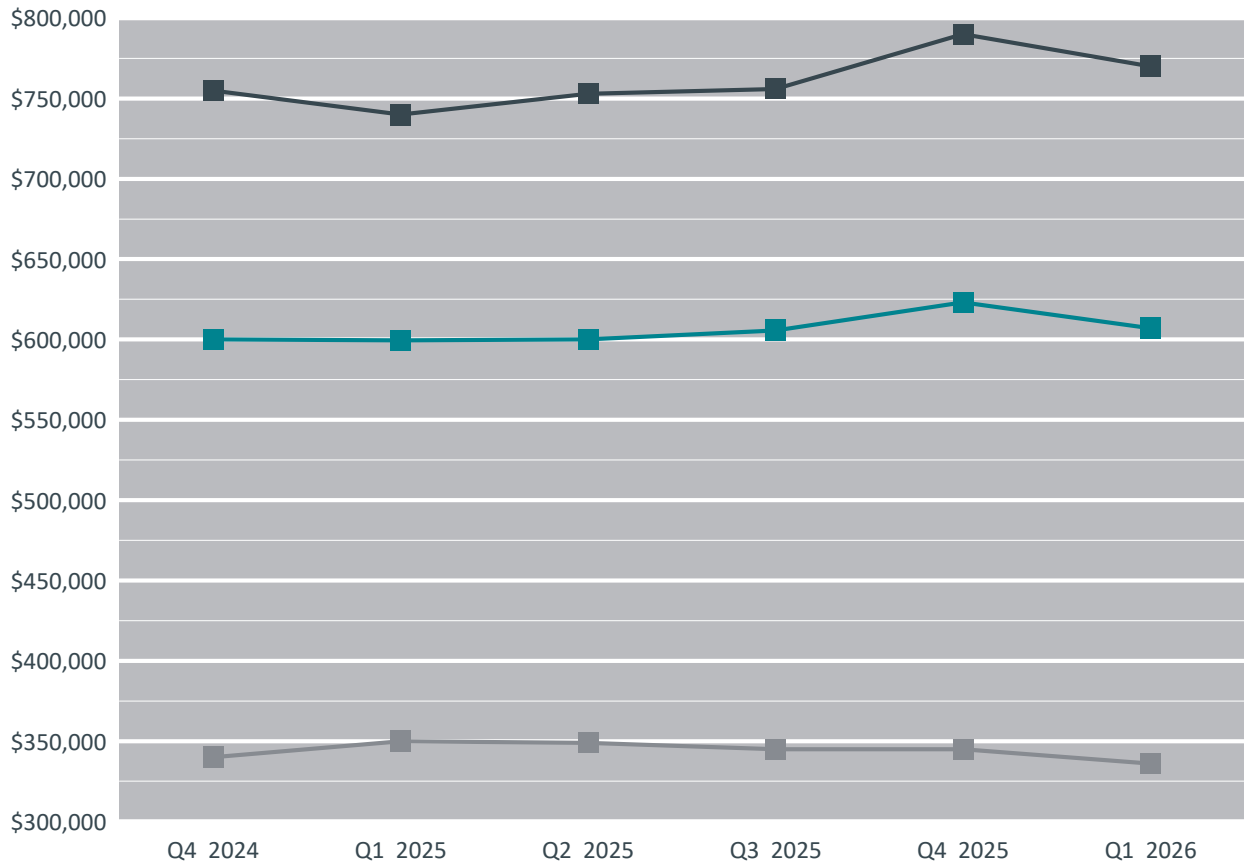
March quarter 2025 to March quarter 2026

March quarter 2025 to March quarter 2026



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

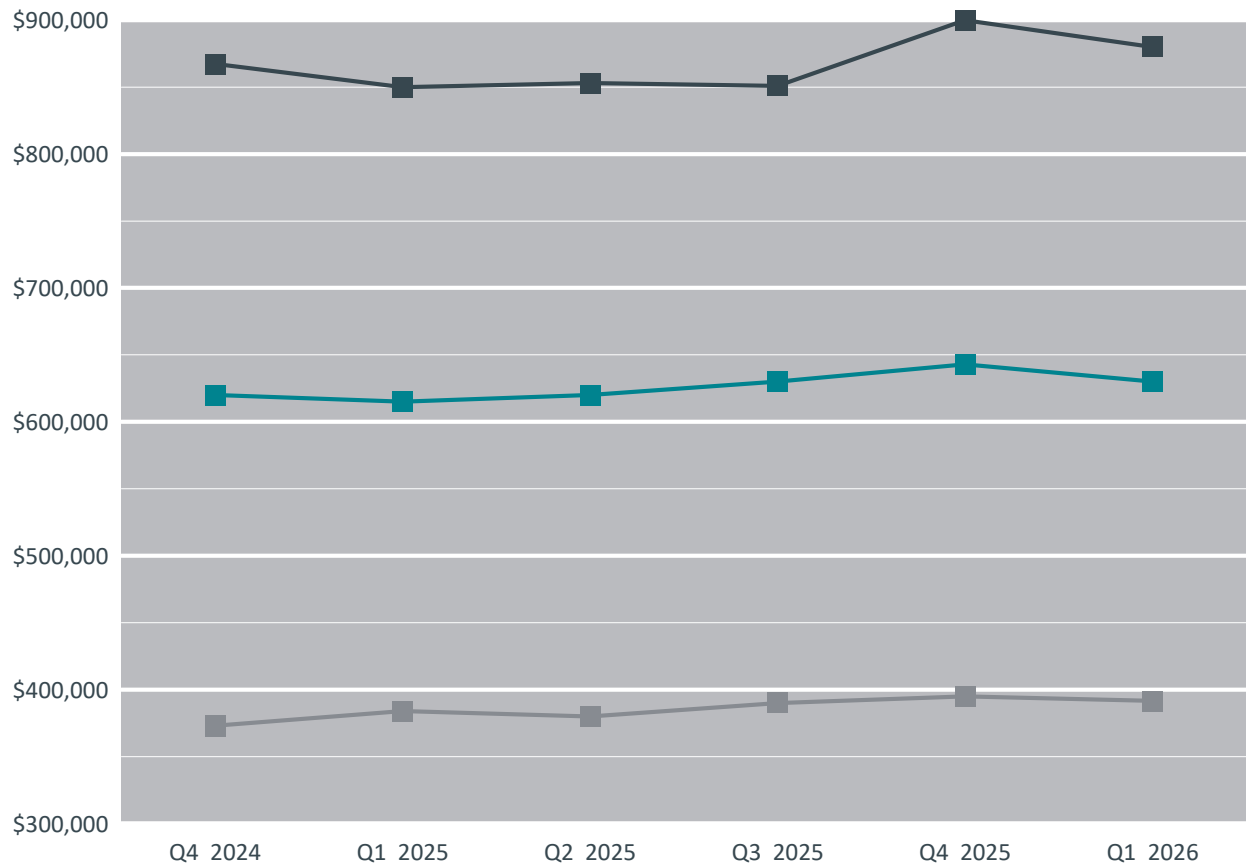
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2024	24,800	755,000	0.0	12,712	600,000	0.0	4,588	340,000	0.0
Jan-Mar 2025	22,153	740,000	-2.0	11,247	599,500	-0.1	4,401	350,000	2.9
Apr-Jun 2025	25,997	753,000	1.8	12,993	600,000	0.1	6,171	349,000	-0.3
Jul-Sep 2025	26,716	756,000	0.4	13,870	605,600	0.9	6,610	345,000	-1.1
Oct-Dec 2025	29,082	790,000	4.5	14,424	623,000	2.9	5,791	345,000	0.0
Jan-Mar 2026	22,313	770,000	-2.5	11,665	607,000	-2.6	4,542	336,000	-2.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

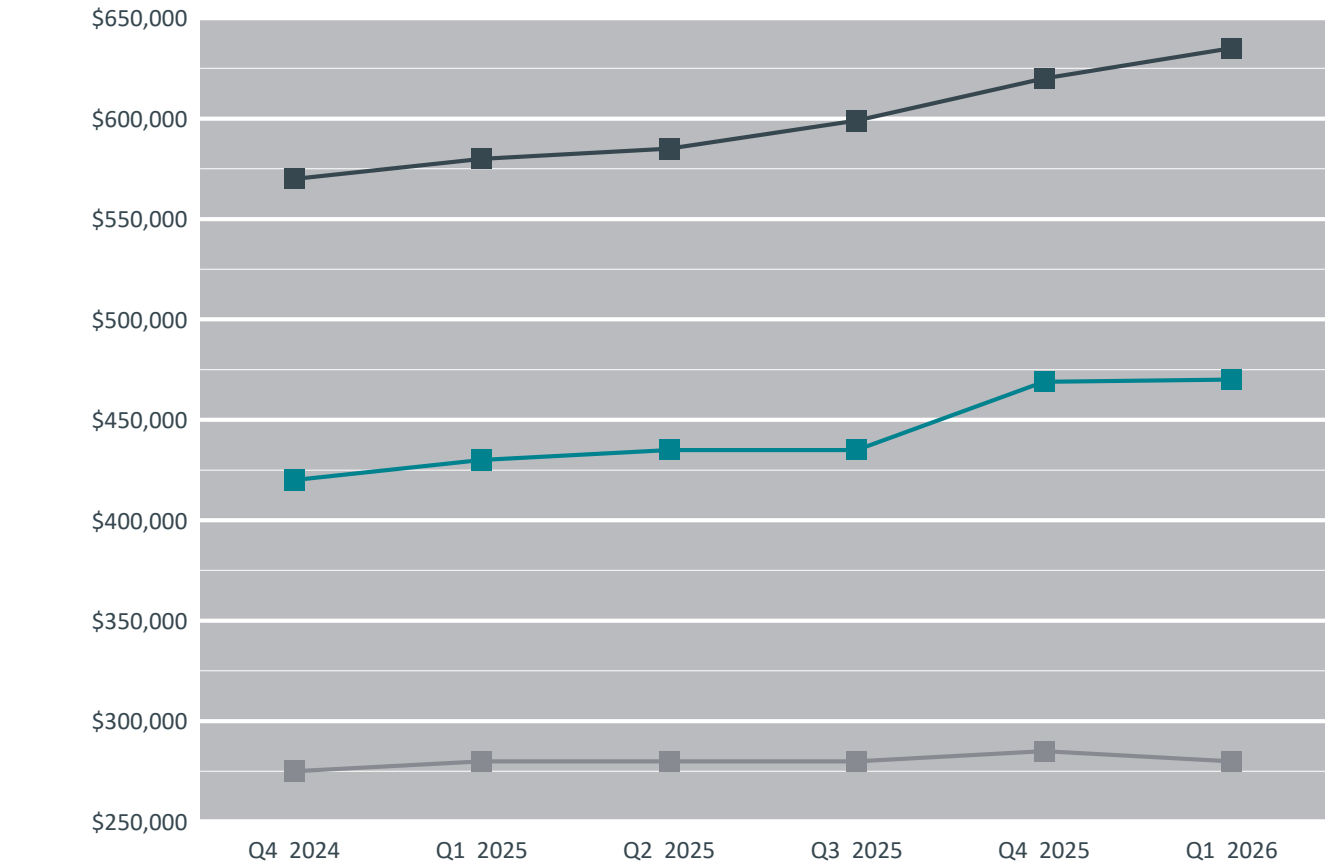
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2024	17,612	867,300	0.0	11,559	620,000	0.0	3,012	373,000	0.0
Jan-Mar 2025	15,051	850,000	-2.0	10,148	615,000	-0.8	2,794	383,900	2.9
Apr-Jun 2025	18,043	853,000	0.4	11,792	620,000	0.8	3,986	380,000	-1.0
Jul-Sep 2025	18,375	851,000	-0.2	12,442	630,000	1.6	3,938	390,000	2.6
Oct-Dec 2025	19,834	900,000	5.8	12,934	643,000	2.1	3,169	395,000	1.3
Jan-Mar 2026	14,363	880,000	-2.2	10,411	630,000	-2.0	2,336	391,500	-0.9

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2024	7,188	570,000	0.0	1,153	420,000	0.0	1,576	275,000	0.0
Jan-Mar 2025	7,102	580,000	1.8	1,099	430,000	2.4	1,607	280,000	1.8
Apr-Jun 2025	7,954	585,000	0.9	1,201	435,000	1.2	2,185	280,000	0.0
Jul-Sep 2025	8,341	599,000	2.4	1,428	435,000	0.0	2,672	280,000	0.0
Oct-Dec 2025	9,248	620,000	3.5	1,490	469,000	7.8	2,622	285,000	1.8
Jan-Mar 2026	7,950	635,000	2.4	1,254	470,000	0.2	2,206	280,000	-1.8

MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
ABBOTSFORD	1310000^	1295000	1391500	1288000	1510000	14	14	15.3	17.2
ABERFELDIE	2045000	1950000	1720000	1850000	1690000^	9	9	-17.4	-8.6
AINTREE	688000	749800	705500	725000	713800	42	42	3.7	-1.6
AIREYS INLET	1450000^	1247500^	1450000^	1350000^	1390000^	7	7	-4.1	3.0
AIRPORT WEST	975000	923000	1118000	1142000	950000	32	32	-2.6	-16.8
ALBANVALE	625000	650500	663000	700800	715000	15	15	14.4	2.0
ALBERT PARK	2320000	2675000	2510000	2150000	1985000	21	21	-14.4	-7.7
ALBION	738800	750000	771300	812000	791000	10	10	7.1	-2.6
ALEXANDRA	680000^	571000^	490000	600000^	565000	15	15	-16.9	-5.8
ALFREDTON	602500	605000	622000	650000	690500	106	106	14.6	6.2
ALLANSFORD	837500^	515000^	525000^	515000^	515000*	0	0	NA	NA
ALPHINGTON	1837500	1841300	2200000	2270000	1930000	11	11	5.0	-15.0
ALTONA	1210000	1173000	1113000	1295500	1200000	22	22	-0.8	-7.4
ALTONA EAST	1010000^	1076000^	1250000	1072500	1085000	11	11	7.4	1.2
ALTONA MEADOWS	737000	735000	765000	835500	757500	22	22	2.8	-9.3
ALTONA NORTH	1003000	904000	963500	996500	952500	46	46	-5.0	-4.4
ANGLESEA	1375000	1512500	1275000	1460000	1120000	10	10	-18.5	-23.3
APOLLO BAY	775000^	790000^	817500	795000	785000	11	11	1.3	-1.3
ARARAT	376000	341000	410000	430500	425500	59	59	13.2	-1.2
ARDEER	695000	740000	679000	711000	745000	15	15	7.2	4.8
ARMADALE	3330000	2313000	2250000	2375000	2502500	14	14	-24.8	5.4
ARMSTRONG CREEK	641000	667000	670000	680000	697000	137	137	8.7	2.5
ASCOT (GREATER BENDIGO)	622500	630000	655000	646500	677000^	5	5	8.8	4.7
ASCOT VALE	1406500	1400000	1360000	1365000	1250000	49	49	-11.1	-8.4
ASHBURTON	1852000	1905000	1980000	1980000	2050000	25	25	10.7	3.5
ASHWOOD	1510000	1570000	1567500	1440000	1470000	17	17	-2.6	2.1
ASPENDALE	1300000	1380000	1501300	1492500	1415000	22	22	8.8	-5.2
ASPENDALE GARDENS	1225000	1265000^	1281800^	1365000	1270000^	8	8	3.7	-7.0
ATTWOOD	785000^	739000^	888500^	895000	1000000	10	10	27.4	11.7
AVENEL	569000^	1150000^	565000^	580000	725000^	4	4	27.4	25.0
AVOCA	380000^	415000	420000^	344000^	382500	10	10	0.7	11.2
AVONDALE HEIGHTS	935000	994500	1020000	1085000	1140000	34	34	21.9	5.1
BACCHUS MARSH	620000	618000	616000	652000	657500	46	46	6.0	0.8

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
BADGER CREEK	697500^	673000^	715000^	690000^	703000	11	11	0.8	1.9
BAIRNSDALE	450000	430000	474500	483800	539000	67	67	19.8	11.4
BALACLAVA	1450000^	1205000^	1580000	1267500	1463500^	8	8	0.9	15.5
BALCOMBE	1590000	1714500	1600000	1657500	1780000	23	23	11.9	7.4
BALLAN	622500	568500	683500^	636000	705000	15	15	13.3	10.8
BALLARAT CENTRAL	635000	583500	650000	750000	655000	50	50	3.1	-12.7
BALLARAT EAST	497500	510000	537500	580000	569000	42	42	14.4	-1.9
BALLARAT NORTH	515000	532500	575000	590500	620000	15	15	20.4	5.0
BALNARRING	1280000^	1480000	1405000^	1580000	1087500^	2	2	-15.0	-31.2
BALNARRING BEACH	1325000^	1870000^	2830000^	2020000^	1900000^	5	5	43.4	-5.9
BALWYN	3100000	3125000	2675500	2734000	2538000	24	24	-18.1	-7.2
BALWYN NORTH	2369000	2150000	2410000	2357500	2200000	59	59	-7.1	-6.7
BANDIANA	629000^	620000^	622000^	649500^	690000^	2	2	9.7	6.2
BANNOCKBURN	699500	707000	745000	712500	746000	18	18	6.6	4.7
BARANDUDA	585000	625000	675000	750000	700000	15	15	19.7	-6.7
BARWON HEADS	1465000	1455000	1400000	1557500	1325000	19	19	-9.6	-14.9
BAXTER	752500	759000^	820000^	770000^	780000^	8	8	3.7	1.3
BAYSWATER	861000	888900	999000	958500	962500	24	24	11.8	0.4
BAYSWATER NORTH	910000	920000	910500	947600	920000	17	17	1.1	-2.9
BEACONSFIELD	815000	945000	1112500	1005000	1145000	17	17	40.5	13.9
BEACONSFIELD UPPER	1552500^	1262800^	1130000^	1270000^	1100000^	7	7	-29.1	-13.4
BEAUFORT	395000^	390000^	406300	435000	445000^	8	8	12.7	2.3
BEAUMARIS	1943000	2100000	2275000	2100000	2165000	39	39	11.4	3.1
BEECHWORTH	795000	890000	675000	803800	770000	17	17	-3.1	-4.2
BELGRAVE	861900	760000	825000	824500	862000	17	17	0.0	4.5
BELGRAVE HEIGHTS	1053100^	1129000^	861500^	1005500^	1035000^	7	7	-1.7	2.9
BELGRAVE SOUTH	855000^	1002500^	1470000^	910000^	1075000^	3	3	25.7	18.1
BELL PARK	645000	620000	690000	700600	740000	29	29	14.7	5.6
BELL POST HILL	650000	657500	711000	762000	742500	34	34	14.2	-2.6
BELLFIELD (BANYULE)	1050000^	991000	995000	1035000^	1055000^	3	3	0.5	1.9
BELMONT	670000	683000	703000	746000	770000	65	65	14.9	3.2
BENALLA	465000	460000	510000	502500	578000	48	48	24.3	15.0
BENDIGO	600000	640000	631300	605000	680000	34	34	13.3	12.4

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
BENTLEIGH	1732500	1760500	1725000	1700000	1812000	43	43	4.6	6.6
BENTLEIGH EAST	1440500	1555000	1540000	1606000	1480000	70	70	2.7	-7.8
BERWICK	880000	862900	907000	908500	950000	199	199	8.0	4.6
BEVERIDGE	625000	663500	645000	670000	650000	92	92	4.0	-3.0
BIRCHIP	282500^	180000^	176000^	176000*	310000^	6	6	9.7	NA
BIRREGURRA	605000^	659000^	765000^	765000*	665000^	4	4	9.9	NA
BITTERN	905000	840000^	1100000	845000	900000^	6	6	-0.6	6.5
BLACK HILL	540000	495000^	572000	581000^	612000	17	17	13.3	5.3
BLACK ROCK	2620000	2342500	2150000	2487500	2432500	16	16	-7.2	-2.2
BLACKBURN	1638000	1670000	1600000	1568500	1815000	26	26	10.8	15.7
BLACKBURN NORTH	1399000	1300000	1415000	1466800	1570000	22	22	12.2	7.0
BLACKBURN SOUTH	1422300	1373000	1398000	1360500	1425500	26	26	0.2	4.8
BLAIRGOWRIE	1350000	1717500	1355000	1547500	1368800	30	30	1.4	-11.6
BLIND BIGHT	830000^	722500^	750000^	735000^	895000^	4	4	7.8	21.8
BONBEACH	1035000	1107500	1120000	1280000	1195000^	7	7	15.5	-6.6
BONNIE BROOK	656500	655000	650000	695900	740500	26	26	12.8	6.4
BONSHAW	545000	560000	590000	605000	605000	23	23	11.0	0.0
BOOLARRA	447500^	779000^	490000^	422500^	431000^	4	4	-3.7	2.0
BOORT	330000^	300000^	375000^	370000^	275000^	6	6	-16.7	-25.7
BORONIA	861000	860900	907500	923000	884000	48	48	2.7	-4.2
BOTANIC RIDGE	910000	858800	950000	957500	1052500	42	42	15.7	9.9
BOX HILL	1725000^	1699000	1690000	1595500	1757000^	7	7	1.9	10.1
BOX HILL NORTH	1370000	1443500	1402500	1390000	1310000	31	31	-4.4	-5.8
BOX HILL SOUTH	1350000	1535000	1481500	1562000	1557500	14	14	15.4	-0.3
BRAYBROOK	772500	739000	750000	790000	752500	26	26	-2.6	-4.7
BREAKWATER	500000^	602500^	550500^	570000	560100^	4	4	12.0	-1.7
BRIAR HILL	1127800	960000	905000^	996000	1077500^	6	6	-4.5	8.2
BRIGHT	850000^	1065000	1052500	1175000	1020000	11	11	20.0	-13.2
BRIGHTON	3350000	3700000	3368300	3420000	3060000	41	41	-8.7	-10.5
BRIGHTON EAST	2325000	2058000	2170000	2175000	2250000	54	54	-3.2	3.4
BROADFORD	562500	600000	594000	600000	610000	17	17	8.4	1.7
BROADMEADOWS	610000	620000	635000	670000	675000	28	28	10.7	0.7
BROOKFIELD	565000	590000	601000	626300	640000	51	51	13.3	2.2

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
BROOKLYN	857500^	715000^	970000^	900000^	885000^	4	4	3.2	-1.7
BROWN HILL	610000	656300	652500	684000	615000	23	23	0.8	-10.1
BRUNSWICK	1320000	1316500	1312500	1325000	1350000	61	61	2.3	1.9
BRUNSWICK EAST	1647500	1392500	1319000	1600000	1433000	22	22	-13.0	-10.4
BRUNSWICK WEST	1282500	1295000	1337500	1358000	1355000	35	35	5.7	-0.2
BULLEEN	1365000	1380000	1365000	1395000	1302500	42	42	-4.6	-6.6
BUNDOORA	882000	867500	901000	945000	905000	51	51	2.6	-4.2
BUNINYONG	725000	730000	682500	725000	750000	13	13	3.4	3.4
BUNYIP	760000^	791500^	930000^	815000	810000^	5	5	6.6	-0.6
BURNSIDE	860000	797500	840000	780000	880000	15	15	2.3	12.8
BURNSIDE HEIGHTS	730000	802500	734000	770000	832500	14	14	14.0	8.1
BURWOOD	1594400	1602000	1500000	1488000	1325000	29	29	-16.9	-11.0
BURWOOD EAST	1300000	1332500	1326500	1386500	1377500	28	28	6.0	-0.6
CAIRNLEA	897000	835900	954000	981500	954300	26	26	6.4	-2.8
CALIFORNIA GULLY	443500	510000	526000	562500	600000	25	25	35.3	6.7
CAMBERWELL	2750000	2610000	2490000	2540000	2470000	47	47	-10.2	-2.8
CAMPBELLFIELD	643000	678500	684000	730000	745000^	9	9	15.9	2.1
CAMPBELLS CREEK	799000^	730000	650000	685000	680000	11	11	-14.9	-0.7
CAMPERDOWN	490000	435000	460000^	536000	478300	20	20	-2.4	-10.8
CANADIAN	550000	522500	535000	593800	607500	26	26	10.5	2.3
CANTERBURY	4415000	3784000	3788800	3060000	3260000	25	25	-26.2	6.5
CAPE PATERSON	692500	745000^	693000^	865000	750000^	9	9	8.3	-13.3
CAPE SCHANCK	1717500^	1370000^	1010000^	914000^	1750000^	1	1	1.9	91.5
CAPEL SOUND	705000	780000	780000	738500	725000	23	23	2.8	-1.8
CARDIGAN	1150000^	1550000^	1244000^	1115000^	1270000^	2	2	10.4	13.9
CARDIGAN VILLAGE	410000^	484000^	575000^	910000^	910000*	0	0	NA	NA
CARISBROOK	432500^	456000^	525000^	465000^	448500^	8	8	3.7	-3.5
CARLTON	1360000	1692500	1350000	1750000	1502500^	6	6	10.5	-14.1
CARLTON NORTH	1730000	1826000	1620000	1800000	1320000	22	22	-23.7	-26.7
CARNEGIE	1720000	1662000	1825000	1700000	1725000	25	25	0.3	1.5
CAROLINE SPRINGS	750000	750000	790000	835000	797500	72	72	6.3	-4.5
CARRUM	881000^	1101000	1170000	1020000^	972000	11	11	10.3	-4.7
CARRUM DOWNS	745000	775000	807500	843500	840000	77	77	12.8	-0.4

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
CASTERTON	375000^	278000^	245000	325000	345000	16	16	-8.0	6.2
CASTLEMAINE	782500	722500	745000	745000	650000	34	34	-16.9	-12.8
CAULFIELD	2080000^	2685000^	1850000^	1930000^	1890000	11	11	-9.1	-2.1
CAULFIELD EAST	1819000^	1819000*	1435000^	1550000^	1795000^	4	4	-1.3	15.8
CAULFIELD NORTH	2675000	2480000	2605000	2290000	2600500	16	16	-2.8	13.6
CAULFIELD SOUTH	1770000	2070000	2075000	1950000	1865000	19	19	5.4	-4.4
CHADSTONE	1190000	1235000	1352900	1430000	1327500	10	10	11.6	-7.2
CHARLEMONT	600000	653000	640000	630000	695500	38	38	15.9	10.4
CHARLTON	265000^	250000^	342500^	320000	296500^	8	8	11.9	-7.3
CHELSEA	985100	1137500	1115000	1125000	1310000	15	15	33.0	16.4
CHELSEA HEIGHTS	985000	1029300	1007500	990000	1122300	12	12	13.9	13.4
CHELTENHAM	1260500	1310000	1425000	1385000	1378000	29	29	9.3	-0.5
CHELTENHAM EAST	1245000	1130000	1293100	1287000	1205000	20	20	-3.2	-6.4
CHELTENHAM NORTH	1100000	1042500	866000	1190000	1155000	12	12	5.0	-2.9
CHEWTON	600000^	1075000^	630000^	852500^	685000^	2	2	14.2	-19.6
CHILTERN	465000^	660000^	545000^	525000^	705000^	4	4	51.6	34.3
CHIRNSIDE PARK	900000	932500	953900	980000	975000	40	40	8.3	-0.5
CHURCHILL	374500	365000	386000	447500	470000	32	32	25.5	5.0
CLARINDA	1101000	1050000	1170000^	1047000	1125000^	7	7	2.2	7.4
CLAYTON	1225000	1285000	1391700	1203000	1276300	18	18	4.2	6.1
CLAYTON NORTH	1520000^	1331000^	1199300^	1600000^	1150000^	5	5	-24.3	-28.1
CLAYTON SOUTH	986000^	1022400	1125000	992500	1000000	15	15	1.4	0.8
CLIFTON HILL	1778800	1735000	1585000	1605000	1675000	21	21	-5.8	4.4
CLIFTON SPRINGS	641000	667500	660000	710000	745500	50	50	16.3	5.0
CLUNES	440000^	415000^	480100^	540000	547500^	8	8	24.4	1.4
CLYDE	675000	700000	705000	725000	737500	153	153	9.3	1.7
CLYDE NORTH	743000	733000	742000	760000	780000	278	278	5.0	2.6
COBBLEBANK	629000	602500	625000	647500	633000	26	26	0.6	-2.2
COBDEN	367500^	410000^	400000^	455000	355000^	7	7	-3.4	-22.0
COBRAM	425000	445000	457500	485000	510000	26	26	20.0	5.2
COBURG	1250000	1230000	1222000	1275000	1300000	52	52	4.0	2.0
COBURG EAST	1030000	1145000	1150000	1175000	1140000	13	13	10.7	-3.0
COBURG NORTH	975000	1212000	989500	1160000	1020000	13	13	4.6	-12.1

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
COCKATOO	725000	685000^	775000	802500	855000	15	15	17.9	6.5
COHUNA	362500	320000	358000	417500	365000^	8	8	0.7	-12.6
COLAC	460000	480000	458800	520000	507500	52	52	10.3	-2.4
COLDSTREAM	800000^	840000^	875000^	894600^	1085000^	5	5	35.6	21.3
COLERAINE	245000^	245000^	275000^	351000^	351000*	0	0	NA	NA
COLLINGWOOD	1200000^	1580000	1160000	1336500	1270000	11	11	5.8	-5.0
CONNEWARRE	1925000^	2200000^	1785000^	1831000^	1815000^	3	3	-5.7	-0.9
COOLAROO	601500	601300	630000	662000^	660000	10	10	9.7	-0.3
COONANS HILL	1545000^	1125000	1212500	1260000	1512500^	8	8	-2.1	20.0
COONGULLA	475000*	516000^	470000^	665000^	514000^	4	4	NA	-22.7
CORINELLA	643000	670000	698800	686000	720000	13	13	12.0	5.0
CORIO	482500	513500	550000	595000	600000	89	89	24.4	0.8
CORONET BAY	535000	505000	596000	620000	575000	15	15	7.5	-7.3
CORRYONG	440000^	400000^	375000^	362500^	385000^	6	6	-12.5	6.2
COWES	775000	760000^	815000^	680000	875000	12	12	12.9	28.7
COWES WEST	672500	697500	690000	662500	725000	46	46	7.8	9.4
CRAIGIEBURN	676500	700000	718000	731000	730000	270	270	7.9	-0.1
CRANBOURNE	659300	710000	715000	718000	737500	90	90	11.9	2.7
CRANBOURNE EAST	713500	730000	745000	755000	765000	97	97	7.2	1.3
CRANBOURNE NORTH	732500	770500	770000	811000	813900	76	76	11.1	0.4
CRANBOURNE SOUTH	700000	700000	805000	930000	840000	21	21	20.0	-9.7
CRANBOURNE WEST	700000	700000	725000	740000	760000	79	79	8.6	2.7
CREMORNE	1310000^	1322500^	1200000^	1250000^	1287500	12	12	-1.7	3.0
CRESWICK	575000	555000	531300	595000	575000	15	15	0.0	-3.4
CRIB POINT	710000^	835000	780000	731000	887500	12	12	25.0	21.4
CROYDON	900000	885000	1001500	985000	930000	67	67	3.3	-5.6
CROYDON HILLS	1131200	1152000	1295000	1180000	1138000	11	11	0.6	-3.6
CROYDON NORTH	968000	1100500	1180000	1212000	1137500	12	12	17.5	-6.1
CROYDON SOUTH	917000	967500	959000	985000	977500	23	23	6.6	-0.8
CURLEWIS	640800	630000	691300	727500	710000	39	39	10.8	-2.4
DALLAS	519000	561000	590000	640000	620000	22	22	19.5	-3.1
DALYSTON	553500^	500000	566300^	595000	557500^	8	8	0.7	-6.3
DANDENONG	726000	762500	777500	761500	780000	39	39	7.4	2.4

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
DANDENONG NORTH	750000	790000	783500	832500	840000	51	51	12.0	0.9
DARLEY	650000	596300	650000	682500	708500	34	34	9.0	3.8
DAYLESFORD	960000	700000	842500	800000	700000	13	13	-27.1	-12.5
DEANSIDE	676000	686500	697000	702000	685000	71	71	1.3	-2.4
DEEPDENE	2592500^	3600000^	3310000^	2865000	2098800^	4	4	-19.0	-26.7
DEER PARK	671000	680000	680500	711000	714000	43	43	6.4	0.4
DELACOMBE	513500	545000	577500	623000	560000	23	23	9.1	-10.1
DELAHEY	671000	689000	753800	750000	741000	17	17	10.4	-1.2
DENNINGTON	617300^	610000	640000^	645000	653500^	8	8	5.9	1.3
Derrimut	805000	796000	823500	825000	881900	22	22	9.6	6.9
DIAMOND CREEK	1025000	1065000	1130000	1047500	1070000	39	39	4.4	2.1
DIGGERS REST	620000	672500	620000	680000	670000	41	41	8.1	-1.5
DIMBOOLA	250000^	252500	386500^	306000	320000^	9	9	28.0	4.6
DINGLEY VILLAGE	1055000	1194000	1246000	1207500	1185000	22	22	12.3	-1.9
DINNER PLAIN	-	847500^	780000^	825000^	835000^	5	5	0.0	1.2
DONALD	260000^	337500^	275000^	345000^	321000^	8	8	23.5	-7.0
DONCASTER	1510000	1590000	1590000	1555000	1500000	45	45	-0.7	-3.5
DONCASTER EAST	1570000	1555000	1667500	1650000	1613000	69	69	2.7	-2.2
DONNYBROOK	650200	650000	666000	660500	670000	135	135	3.0	1.4
DONVALE	1460000	1507500	1617500	1567500	1300000	14	14	-11.0	-17.1
DOREEN	771000	757500	795000	835000	860000	95	95	11.5	3.0
DOVETON	610000	628000	633000	665000	660000	40	40	8.2	-0.8
DROMANA	950000	1000000	891300	1050000	965000	29	29	1.6	-8.1
DROUIN	625000	640000	630000	651000	650000	88	88	4.0	-0.2
DRYSDALE	633800	745000	730000	696500	711000	18	18	12.2	2.1
DUNKELD	440000*	417500^	575000^	522500^	322500^	2	2	NA	-38.3
DUNOLLY	332500^	310000^	380000^	355000^	328500^	2	2	-1.2	-7.5
EAGLE POINT	637500^	557500^	755000^	569000^	651300^	6	6	2.2	14.5
EAGLEHAWK	531300	587500	567500	615000	627000	21	21	18.0	2.0
EAGLEMONT	2805000^	2280000	2360000	2581000	2600000	15	15	-7.3	0.7
EAST BAIRNSDALE	335000^	362500	487000^	410000	470000^	5	5	40.3	14.6
EAST BENDIGO	502500	520000	527500	620000	780000	15	15	55.2	25.8
EAST GEELONG	746300	790000	880000	902500	822500	20	20	10.2	-8.9

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
EAST MELBOURNE	1702000^	3050000^	1885000^	3212500^	3176300^	2	2	86.6	-1.1
EAST WARBURTON	600000^	695000^	640000^	640000^	732500^	4	4	22.1	14.5
EASTWOOD	632500	590000	635000	689000	596000	14	14	-5.8	-13.5
ECHUCA	579000	631300	615000	600000	615000	59	59	6.2	2.5
EDENHOPE	307500^	240000^	209500^	310000^	315000^	4	4	2.4	1.6
EDITHVALE	1379900	1280000	1347500	1305000	1385000	19	19	0.4	6.1
EILDON	457500^	322500^	381000^	317500	467500^	6	6	2.2	47.2
ELLIMINYT	612500^	735000	570000	675000	707500	12	12	15.5	4.8
ELMORE	455000^	435000^	447500^	510000^	431000^	8	8	-5.3	-15.5
ELSTERNWICK	2030000	1902000	2300000	2275000	1925000	15	15	-5.2	-15.4
ELTHAM	1200000	1263500	1251000	1273000	1288500	40	40	7.4	1.2
ELTHAM NORTH	1216000	1331000	1270000	1218900	1210000	21	21	-0.5	-0.7
ELWOOD	2542500	2332500	2150000	1910000	2230000	25	25	-12.3	16.8
EMERALD	937000	925000	920000	890000	895300	12	12	-4.5	0.6
ENDEAVOUR HILLS	802500	797500	849500	900000	890000	63	63	10.9	-1.1
EPPING	652000	723000	736000	760000	750000	91	91	15.0	-1.3
EPSOM	585000	632500	642500	667800	672500	18	18	15.0	0.7
ESSENDON	1560000	1715000	1796800	2050000	1858500	50	50	19.1	-9.3
ESSENDON NORTH	1180000^	981000^	1630000^	1370000^	1584000^	6	6	34.2	15.6
ESSENDON WEST	1525000^	1581300^	1575000^	1390000^	1850000^	1	1	21.3	33.1
EUMEMMERRING	690000^	720000^	740000^	731500^	550000^	2	2	-20.3	-24.8
EUREKA	500000^	337000^	485000^	533800^	470800^	4	4	-5.8	-11.8
EUROA	480000	465000	409400	545000	545000	22	22	13.5	0.0
EYNESBURY	749000	710000	667500	740000	652500	28	28	-12.9	-11.8
FAIRFIELD	1647000	2050000	1800000	1800000	2125000^	8	8	29.0	18.1
FAIRHAVEN	2306500^	1725000^	1565000^	775000^	1882500^	6	6	-18.4	142.9
FAWKNER	812000	800000	825000	871000	880000	41	41	8.4	1.0
FERNTREE GULLY	902000	899800	931000	960000	970000	62	62	7.5	1.0
FERNY CREEK	1012000^	1020000^	1342500^	1045000^	1320000^	5	5	30.4	26.3
FINGAL	1242500^	1870000^	2005000^	1780000^	2137500^	2	2	72.0	20.1
FITZROY	1635000	1887500	1600000	1350000	1760000	21	21	7.6	30.4
FITZROY NORTH	1415000	1790500	1605000	1799000	1782500	48	48	26.0	-0.9
FLEMINGTON	1140300	1165500	1185000	1100000	1100000	21	21	-3.5	0.0

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
FLINDERS	3250000^	1805000^	2587500^	1850000	2491500^	4	4	-23.3	34.7
FLORA HILL	520500	634000	590000	591000	612500	17	17	17.7	3.6
FOOTSCRAY	955000	880000	980000	950000	890000	37	37	-6.8	-6.3
FOREST HILL	1210000	1180000	1237500	1279000	1298000	26	26	7.3	1.5
FOSTER	485000^	620000^	665000^	427500^	488500^	8	8	0.7	14.3
FRANKSTON	750000	810000	850000	882500	881000	126	126	17.5	-0.2
FRANKSTON NORTH	625000	670000	700000	738500	706500	36	36	13.0	-4.3
FRANKSTON SOUTH	1200000	1220000	1210000	1201000	1311000	49	49	9.3	9.2
FRASER RISE	699000	700000	680000	698000	698000	119	119	-0.1	0.0
FYANSFORD	965000^	955000	960000^	895000	945000^	9	9	-2.1	5.6
GARDEN CITY	2214000^	1875000^	1850000^	2188500^	1790000^	4	4	-19.2	-18.2
GARDENVALE	2221000^	1764000^	2530000^	2530000*	1855000^	2	2	-16.5	NA
GARFIELD	862500^	847500^	726300^	850000	720000^	5	5	-16.5	-15.3
GEELONG	915000	865500	860000	960000	825000	19	19	-9.8	-14.1
GEELONG WEST	910000	810000	842500	840500	885000	35	35	-2.7	5.3
GEMBROOK	1012300^	721800^	1032500^	867500^	800000^	5	5	-21.0	-7.8
GISBORNE	1065000	967500	1000000	960000	983000	40	40	-7.7	2.4
GLADSTONE PARK	805000	752000	796500	850000	800000	23	23	-0.6	-5.9
GLEN HUNTLY	1907000^	1517500^	2353000^	1970000^	1928000^	2	2	1.1	-2.1
GLEN IRIS	2211500	2775000	2667500	2750000	2120000	30	30	-4.1	-22.9
GLEN WAVERLEY	1632900	1728500	1788900	1800000	1702500	74	74	4.3	-5.4
GLENGARRY	789500^	505000^	660000^	567500^	600000^	5	5	-24.0	5.7
GLENROWAN	580000^	680000^	670000^	420000^	562500^	4	4	-3.0	33.9
GLENROY	875000	825000	851100	911000	950000	40	40	8.6	4.3
GOLDEN BEACH	335000^	400000^	310000^	390000^	350000^	5	5	4.5	-10.3
GOLDEN POINT (BALLARAT)	476000	525000	516500	549000	505000	28	28	6.1	-8.0
GOLDEN SQUARE	525000	550000	565000	610000	620000	52	52	18.1	1.6
GORDON	627500^	850000^	655000^	850000^	810000^	4	4	29.1	-4.7
GOWANBRAE	992500^	880000^	1097000^	960000^	1246000^	3	3	25.5	29.8
GRANTVILLE	588000^	605000^	575000^	630000^	585000^	7	7	-0.5	-7.1
GREEN LAKE	556000^	442500^	518100^	517000^	523000^	6	6	-5.9	1.2
GREENSBOROUGH	1005500	1032000	1030000	1015000	1042500	56	56	3.7	2.7
GREENVALE	867500	880000	860000	913800	883500	117	117	1.8	-3.3

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
GROVEDALE	650000	675000	695000	740500	749500	66	66	15.3	1.2
HADFIELD	900500	821000	930000	912500	962500	20	20	6.9	5.5
HALLAM	752500	740000	792500	830000	805000	22	22	7.0	-3.0
HALLS GAP	582500*	720000^	505000^	681000^	540000^	3	3	NA	-20.7
HAMILTON	420000	389000	390000	445000	417900	61	61	-0.5	-6.1
HAMLYN HEIGHTS	743500	722500	733000	760000	788300	36	36	6.0	3.7
HAMPTON	2310000	2250000	2442500	2269000	2384000	30	30	3.2	5.1
HAMPTON EAST	1450000	1642500	1451500	1526000	1835000	11	11	26.6	20.2
HAMPTON PARK	660000	675000	720000	735000	730000	85	85	10.6	-0.7
HARCOURT	360000^	500000^	715000^	730000^	741800^	2	2	106.0	1.6
HARKNESS	563000	590000	570000	637000	650000	78	78	15.5	2.0
HASTINGS	672500	723800	810000	742500	780000	26	26	16.0	5.1
HASTINGS WEST	652500^	665000	695000^	657500^	715000	12	12	9.6	8.7
HAWTHORN	3210000	3330000	2877500	3222500	2325000	40	40	-27.6	-27.9
HAWTHORN EAST	2605000	2645000	2500000	2950000	2098500	26	26	-19.4	-28.9
HEALESVILLE	790000	805000	806000	850000	810000	19	19	2.5	-4.7
HEATHCOTE	468000	440000	487500	550000	497500	12	12	6.3	-9.5
HEATHERTON	1050000^	1065000^	1160000^	1152500^	1117000^	8	8	6.4	-3.1
HEATHMONT	1115000	1120000	1070000	1162500	989800	26	26	-11.2	-14.9
HEIDELBERG	1437500	1472500	1678000	1602800^	1493000^	8	8	3.9	-6.8
HEIDELBERG HEIGHTS	900000	891500	887500	1052500	1050000	11	11	16.7	-0.2
HEIDELBERG WEST	847500	803800	803000	730000	811000	17	17	-4.3	11.1
HEPBURN SPRINGS	825000^	756000^	750000^	772500^	690000^	2	2	-16.4	-10.7
HERNE HILL	710000	705000	802500	800000	812500	20	20	14.4	1.6
HEYFIELD	400000	396000^	462500	357500^	399000	16	16	-0.3	11.6
HEYWOOD	322500^	353000	340000^	430000^	320000^	4	4	-0.8	-25.6
HIGHETT	1442000	1490000	1495000	1505000	1350000	41	41	-6.4	-10.3
HIGHTON	846000	902500	895000	894000	906000	77	77	7.1	1.3
HILLSIDE (GREATER MELBOURNE)	545000^	734500^	800000^	812500^	653000^	2	2	19.8	-19.6
HILLSIDE (MELTON)	825000	789300	815000	847500	835000	40	40	1.2	-1.5
HOPETOUN	185000^	155000^	255000^	200000^	299500^	2	2	61.9	49.8
HOPPERS CROSSING	620000	660000	685000	700000	720000	132	132	16.1	2.9
HORSHAM	413100	380000	449500	481000	455000	73	73	10.1	-5.4

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
HUGHESDALE	1445000	1500000	1530000	1735000	1571000 [^]	6	6	8.7	-9.5
HUNTINGDALE	1260500 [^]	1140300	1295000 [^]	1280000 [^]	1361000 [^]	4	4	8.0	6.3
HUNTLY	549000	571300	610000	650000	664500	35	35	21.0	2.2
HURSTBRIDGE	990000 [^]	930000	950000 [^]	991000	980000 [^]	3	3	-1.0	-1.1
INDENTED HEAD	730000	827500 [^]	625000 [^]	600800	712500	18	18	-2.4	18.6
INGLEWOOD	425000 [^]	422500 [^]	415000 [^]	377500 [^]	490000 [^]	4	4	15.3	29.8
INVERLOCH	850000	792500	952500	835000	838500	50	50	-1.4	0.4
INVERMAY PARK	605000 [^]	700000 [^]	660000	625000 [^]	790000 [^]	7	7	30.6	26.4
IRONBARK	475000 [^]	645000 [^]	495000 [^]	525000	582500 [^]	6	6	22.6	11.0
IRYMPLE	645000	625000	636000	635000	690000	25	25	7.0	8.7
IVANHOE	2162500	2025000	1840000	1998000	1793000	22	22	-17.1	-10.3
IVANHOE EAST	2355000 [^]	2640000	2454000 [^]	2387500	2300000 [^]	3	3	-2.3	-3.7
JACANA	623500	610000 [^]	730000 [^]	660000 [^]	550000 [^]	3	3	-11.8	-16.7
JACKASS FLAT	545000 [^]	632300	638500	645000	695500 [^]	9	9	27.6	7.8
JAMIESON	565000 [^]	525000 [^]	400000 [^]	590000 [^]	500000 [^]	3	3	-11.5	-15.3
JAN JUC	1230000	1320000	1390000	1500000	1305000	13	13	6.1	-13.0
JEERALANG NORTH	458500 [^]	442500	550000	421000	442000 [^]	9	9	-3.6	5.0
JEPARIT	191500 [^]	149000 [^]	157500 [^]	212000 [^]	130000 [^]	3	3	-32.1	-38.7
JUNCTION VILLAGE	660000 [^]	700000	695000	662500 [^]	785000	13	13	18.9	18.5
JUNORTOUN	806000	967500 [^]	815000	857000	934300 [^]	4	4	15.9	9.0
KALIMNA	557500 [^]	470000	580000 [^]	540000 [^]	575000 [^]	7	7	3.1	6.5
KALKALLO	630000	635000	610000	658000	667500	100	100	6.0	1.4
KALLISTA	900000 [^]	890000 [^]	742900 [^]	820500 [^]	1031500 [^]	6	6	14.6	25.7
KALORAMA	815000 [^]	1121500 [^]	923500 [^]	857000	787500 [^]	6	6	-3.4	-8.1
KANGAROO FLAT	556300	555000	574000	601500	632500	38	38	13.7	5.2
KANGAROO GROUND SOUTH	1001000 [^]	1362500 [^]	1312500 [^]	1700500 [^]	1107500 [^]	6	6	10.6	-34.9
KANIVA	156000 [^]	182000	182000 [*]	190000 [^]	230500 [^]	4	4	47.8	21.3
KEALBA	707500 [^]	773000	745000	752000	790000	11	11	11.7	5.1
KEILOR	1262000	1095000	1055500	1203000	1230000	13	13	-2.5	2.2
KEILOR DOWNS	815000	888800	811500	891000	875000	17	17	7.4	-1.8
KEILOR EAST	930000	1040000	1067500	1145000	1150000	39	39	23.7	0.4
KEILOR LODGE	1007500 [^]	1160000 [^]	890000 [^]	1090500 [^]	1095500 [^]	6	6	8.7	0.5
KEILOR PARK	850000 [^]	821000	860500 [^]	936300	960000	15	15	12.9	2.5

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
KENNINGTON	587500	600000	605000	654000	666000	21	21	13.4	1.8
KENSINGTON	1048000	1138300	1200000	1074000	1100000	33	33	5.0	2.4
KERANG	357000	312500	275000	412500	325000	18	18	-9.0	-21.2
KEW	2950000	2832500	2700000	2630000	2240000	48	48	-24.1	-14.8
KEW NORTH	2150000	2250000	2220000	2390000	2115000	14	14	-1.6	-11.5
KEYSBOROUGH	950000	980000	965000	1005900	983000	70	70	3.5	-2.3
KIALLA	708000	677500	677500	665000	727000	31	31	2.7	9.3
KILLARA (WODONGA)	641500	648900^	665500^	740100	739000^	4	4	15.2	-0.1
KILMORE	600000	590000	640000	615000	605000	50	50	0.8	-1.6
KILSYTH	790000	837500	828200	870000	877000	34	34	11.0	0.8
KILSYTH SOUTH	1190000^	994000^	1010000^	995500^	1292500^	4	4	8.6	29.8
KINGLAKE	730000	780000^	737500^	692000^	670000^	3	3	-8.2	-3.2
KINGS PARK	620000	652500	662500	669000	680000	17	17	9.7	1.6
KINGSBURY	791800	845000	860000	896000	871000^	6	6	10.0	-2.8
KINGSVILLE	1337500	1200000	1200000	1061000	1050000	12	12	-21.5	-1.0
KNOXFIELD	1115000	1170000	1040000	1069400	971500	12	12	-12.9	-9.2
KOO WEE RUP	735000	695000	775000	720000	750000	17	17	2.0	4.2
KOONDROOK	510000^	350000^	532500^	507500^	597500^	4	4	17.2	17.7
KOROIT	625000^	595000^	525000^	665000	650000	11	11	4.0	-2.3
KORUMBURRA	572500	520000	547800	610000	620000	18	18	8.3	1.6
KURUNJANG	542000	551000	600000	610000	625000	62	62	15.3	2.5
KYABRAM	453500	495000	500000	485000	520000	37	37	14.7	7.2
KYNETON	799000	811000	770000	810000	800000	21	21	0.1	-1.2
LAKE BOGA	310000^	370000^	377500^	330000^	350000^	5	5	12.9	6.1
LAKE GARDENS	701000^	601500^	730000^	709900^	750000	11	11	7.0	5.7
LAKE TYERS BEACH	500000^	602500^	550000^	587500^	485000^	8	8	-3.0	-17.4
LAKE WENDOUREE	725000^	795000	1032500	1245000	1575000	10	10	117.2	26.5
LAKES ENTRANCE	475000	530000	552500	485000	515000	45	45	8.4	6.2
LALOR	717500	738000	780000	789300	775000	62	62	8.0	-1.8
LANCEFIELD	607500^	740000	715000^	792500^	689200	10	10	13.4	-13.0
LANG LANG	715000	720000	735000	755000	740000	23	23	3.5	-2.0
LANGWARRIN	845000	872000	901000	912500	913500	66	66	8.1	0.1
LARA	655000	684000	675000	715000	732000	63	63	11.8	2.4

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
LARA LAKE	676500	690000	707500	713000	750000	60	60	10.9	5.2
LAUNCHING PLACE	702500^	706300	765000^	798800	750000^	7	7	6.8	-6.1
LAVERTON	601000	605000	615000	641000	635000	22	22	5.7	-0.9
LAVERTON SOUTH	710500	755000	785000	815000	790000	22	22	11.2	-3.1
LENEVA	657500	727500^	736000	712000	747000	14	14	13.6	4.9
LEONGATHA	556500	630000	525000	595000	605000	39	39	8.7	1.7
LEOPOLD	651000	675000	665000	732500	728000	74	74	11.8	-0.6
LILYDALE	870500	958800	970000	931500	955300	40	40	9.7	2.5
LISMORE	210000^	210000^	240000^	410000^	332500^	2	2	58.3	-18.9
LOCH SPORT	408500	315000	379000	395000	350000	23	23	-14.3	-11.4
LOCKINGTON	390000^	362500^	355000^	355000*	510000^	1	1	30.8	NA
LONG GULLY	470500	480000	520000	490000	560000	15	15	19.0	14.3
LONGWARRY	613800	585000	605000	628000	621500	20	20	1.3	-1.0
LORNE	2100000^	1900000	1650000	2623500^	1605000	12	12	-23.6	-38.8
LOVELY BANKS	710000^	698000^	715000^	790000	787000^	9	9	10.8	-0.4
LOWER PLENTY	1600000^	1223800^	1330000^	1200000^	2225000^	2	2	39.1	85.4
LUCAS	620000	635000	630000	649000	655000	61	61	5.6	0.9
LUCKNOW	515000^	630000^	453100^	498000	550000	13	13	6.8	10.4
LYNBROOK	840000	835000	860000	958500	905000	23	23	7.7	-5.6
LYNDHURST	937500	942500	950000	1055000	965000	19	19	2.9	-8.5
LYSTERFIELD	1460000	1275000	1180000	1522000^	1425000	12	12	-2.4	-6.4
LYSTERFIELD SOUTH	2101300^	1805000^	1832500^	1950000^	1540000^	2	2	-26.7	-21.0
MACARTHUR	310000^	475000^	180000^	242500^	242500*	0	0	NA	NA
MACEDON	660000^	700000^	1105000^	1040000	785000^	3	3	18.9	-24.5
MACLEOD	1028500	1160000	1245000	1101000	1410000	19	19	37.1	28.1
MADDINGLEY	607500	644500	647500	638500	659000	36	36	8.5	3.2
MAFFRA	495000	425000	485000	441500	538000	26	26	8.7	21.9
MAIDEN GULLY	780000	795000	765000	874000	970000	11	11	24.4	11.0
MAIDSTONE	845000	949000	910000	850000	892500	20	20	5.6	5.0
MALDON	690000^	595000^	860000^	730000^	730000*	0	0	NA	NA
MALLACOOTA	400000^	613000^	400000^	565000^	540000^	3	3	35.0	-4.4
MALMSBURY	765000^	717500^	700000^	835000^	705000^	2	2	-7.8	-15.6
MALVERN	3245000	2531000	2690000	2690000	3500000	21	21	7.9	30.1

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
MALVERN EAST	2000200	2500000	2010000	2217500	2175000	46	46	8.7	-1.9
MAMBOURIN	610000	610000	630000	635000	650000	27	27	6.6	2.4
MANIFOLD HEIGHTS	923800^	1200000	920000	1020000	1300000	10	10	40.7	27.5
MANOR LAKES	641500	645000	650000	660000	677500	82	82	5.6	2.7
MANSFIELD	750000	820000	720000	775000	707500	22	22	-5.7	-8.7
MARIBYRNONG	1088500	1300000	1145000	1260000	1220000	17	17	12.1	-3.2
MARLO	570000^	730000^	515000^	410900^	465000^	5	5	-18.4	13.2
MARONG	600000^	672500	686000	673800	725000^	4	4	20.8	7.6
MARSHALL	662500^	660000	650000^	657500^	675000	14	14	1.9	2.7
MARYBOROUGH	382500	379500	390000	435000	445000	63	63	16.3	2.3
MARYSVILLE	710000^	610000^	675000^	640000^	635000^	7	7	-10.6	-0.8
MCCRAE	1200000	1455000	1350000	1164000	1190000	21	21	-0.8	2.2
MCKENZIE HILL	760000^	860000^	730000^	747500^	720000^	7	7	-5.3	-3.7
MCKINNON	1875000^	1850000	1900000	1900000	1800000	17	17	-4.0	-5.3
MEADOW HEIGHTS	645000	670000	680000	700500	675000	35	35	4.7	-3.6
MELTON	490000	510000	548600	577500	565000	38	38	15.3	-2.2
MELTON SOUTH	558800	530000	595000	580000	600000	62	62	7.4	3.4
MELTON WEST	545000	563500	610000	647000	615000	41	41	12.8	-4.9
MENTONE	1295000	1487000	1360500	1347500	1350000	29	29	4.2	0.2
MERBEIN	356300	420000	439300	457400	450000	17	17	26.3	-1.6
MERINDA PARK	660000^	650000^	710000	700000^	652500^	5	5	-1.1	-6.8
MERNDA	730000	725000	730000	750000	748800	91	91	2.6	-0.2
METUNG	682500	520000^	637000^	591500	600000	13	13	-12.1	1.4
MICKLEHAM	685000	700000	700000	721000	696000	205	205	1.6	-3.5
MIDDLE PARK	3210000	2400000	2782500	3337500	3510000	13	13	9.3	5.2
MILDURA	485000	519300	550000	575000	605000	206	206	24.7	5.2
MILL PARK	815500	830000	865000	890000	840000	71	71	3.0	-5.6
MILLGROVE	607500	620000	625000^	626800	630000^	9	9	3.7	0.5
MINERS REST	540000	587500	605000	650000	680000	29	29	25.9	4.6
MIRBOO NORTH	527500^	495000^	495000^	487500^	625000^	7	7	18.5	28.2
MITCHAM	1234000	1235000	1300000	1307300	1220000	35	35	-1.1	-6.7
MITCHELL PARK	440000^	467500^	495000^	470000^	525000^	5	5	19.3	11.7
MOE	345000	431000	412500	420000	450500	78	78	30.6	7.3

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
MONBULK	715000^	795000	735000	802000	907500	12	12	26.9	13.2
MONT ALBERT	2620000^	2817500^	2620000	2310000	2350000^	7	7	-10.3	1.7
MONT ALBERT NORTH	1922500	1421500	1920000	1710000	1780000	17	17	-7.4	4.1
MONTMORENCY	1165000	1152500	1200000	1182500	1167500	16	16	0.2	-1.3
MONTROSE	910000	985000	940000	975000	1142000	15	15	25.5	17.1
MOONEE PONDS	1395000	1585000	1495000	1682500	1550000	39	39	11.1	-7.9
MOORABBIN	1232500	1225000	1338000	1290000	1307500	15	15	6.1	1.4
MOOROOLBARK	862000	880000	870000	902500	953500	70	70	10.6	5.7
MOOROOPNA	465000	432500	472500	465000	515000	47	47	10.8	10.8
MORDIALLOC	1390000	1400000	1551000	1390000	1255000	16	16	-9.7	-9.7
MORNINGTON	1059600	930000	1105000	1200000	1240000	70	70	17.0	3.3
MORTLAKE	385000^	220000^	320000^	375000^	387500^	6	6	0.6	3.3
MORWELL	350000	356300	385000	392500	435000	135	135	24.3	10.8
MOUNT BEAUTY	542500^	480000^	535000^	610000^	430000^	5	5	-20.7	-29.5
MOUNT CLEAR	587600	536000	545000	590900	650000	21	21	10.6	10.0
MOUNT COTTRELL	439500^	749000^	799800	750000	795000	11	11	80.9	6.0
MOUNT DANDENONG	820000^	1100000^	1210000^	1142500^	810000^	7	7	-1.2	-29.1
MOUNT DUNEED	710000	710000	708500	720000	730000	84	84	2.8	1.4
MOUNT ELIZA	1632500	1580000	1625000	1792500	1610500	50	50	-1.3	-10.2
MOUNT EVELYN	865000	845000	892000	882500	920000	30	30	6.4	4.2
MOUNT HELEN	580000	597500	705000	722500	722500^	8	8	24.6	0.0
MOUNT MACEDON	1507500^	770000^	1410000^	1538000^	1185000^	5	5	-21.4	-23.0
MOUNT MARTHA	1575000	1855000	1745000	1900000	1500000	23	23	-4.8	-21.1
MOUNT PLEASANT	505000^	500000	483000	565000	551000	20	20	9.1	-2.5
MOUNT WAVERLEY	1600000	1641500	1680000	1600000	1563000	74	74	-2.3	-2.3
MULGRAVE	1142500	1097500	1123000	1135000	1150000	64	64	0.7	1.3
MURCHISON	400000^	432500^	450000^	425000^	400000^	3	3	0.0	-5.9
MURRUMBEENA	1599500	1930000	1660000	1870000	1420000^	8	8	-11.2	-24.1
MURTOA	529000^	175000^	180000^	307500^	290000^	3	3	-45.2	-5.7
MYRTLEFORD	520000	750000	583800^	650000	622500	12	12	19.7	-4.2
NAGAMBIE	628500	559000	640000	567500	672500	10	10	7.0	18.5
NAR NAR GOON NORTH	730000^	749000^	769500^	710000^	720000^	3	3	-1.4	1.4
NARRE WARREN	755500	790000	802000	835800	800000	100	100	5.9	-4.3

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
NARRE WARREN NORTH	1500000	1700000	1400000^	1500000	1755000	16	16	17.0	17.0
NARRE WARREN SOUTH	796800	820000	868000	861000	905500	84	84	13.6	5.2
NATHALIA	449000^	378500^	382500^	372500	485000	11	11	8.0	30.2
NEERIM SOUTH	690000^	640000^	668000^	645000^	615000^	7	7	-10.9	-4.7
NERRINA	580000^	803000^	710000^	850000^	1152000^	5	5	98.6	35.5
NEW GISBORNE	776000^	915000^	857500	876000	835000^	3	3	7.6	-4.7
NEWBOROUGH	457500	475500	450000	480000	515000	39	39	12.6	7.3
NEWCOMB	550000	570000	607800	617000	650000	34	34	18.2	5.3
NEWINGTON	611000	645000	583000	560000	685000^	9	9	12.1	22.3
NEWLANDS ARM	580000^	820000^	605000^	585000^	545000^	4	4	-6.0	-6.8
NEWPORT	1345000	1250000	1171300	1350000	1270000	31	31	-5.6	-5.9
NEWSTEAD	650000^	418500^	517500^	520000^	760000^	3	3	16.9	46.2
NEWTOWN (GREATER GEELONG)	980000	1035000	1160000	1127500	1260000	37	37	28.6	11.8
NHILL	270000	203000	277500	220000^	295000^	9	9	9.3	34.1
NICHOLS POINT	540000^	540000*	715000^	715000*	770000^	7	7	42.6	NA
NIDDRIE	1271500	1405000	1275000	1250000	1200500	14	14	-5.6	-4.0
NOBLE PARK	785000	820000	831000	847000	830000	45	45	5.7	-2.0
NOBLE PARK NORTH	767500	806500	805000	815000	836000	21	21	8.9	2.6
NORLANE	445000	466000	500000	540000	543000	50	50	22.0	0.6
NORTH BENDIGO	497500	568000	535500	596500	600000	21	21	20.6	0.6
NORTH GEELONG	650000	641000	688500	711000	710500	18	18	9.3	-0.1
NORTH MELBOURNE	1267000	1326000	1360000	1366500	1200000	25	25	-5.3	-12.2
NORTH SHORE	677500^	830000^	625000^	1180000^	1060000^	4	4	56.5	-10.2
NORTH WONTHAGGI	512500	614500	592500	595000	640000	31	31	24.9	7.6
NORTHCOTE	1720000	1731000	1700000	1631000	1690000	53	53	-1.7	3.6
NOTTING HILL	1228000^	1175000^	1295000^	1213000^	1092600^	1	1	-11.0	-9.9
NUMURKAH	420000	380000	429000	420000	478800	20	20	14.0	14.0
NUNAWADING	1175000	1167500	1180000	1260000	1225000	32	32	4.3	-2.8
NYAH	315000^	290000^	350000^	412500^	412500*	0	0	NA	NA
NYAH WEST	277500^	70000^	310000^	345000^	300000^	3	3	8.1	-13.0
OAK PARK	1153500	1167500	1222500	1125000	1070000	19	19	-7.2	-4.9
OAKLEIGH	1260000	1360500	1362500	1430000	1371500	14	14	8.8	-4.1
OAKLEIGH EAST	1200000	1120000	1220000	1215000	1300000^	5	5	8.3	7.0

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
OAKLEIGH SOUTH	1170000	1245300	1221500	1316000	1384300	18	18	18.3	5.2
OCEAN GROVE	910000	972000	950000	895000	1065000	69	69	17.0	19.0
OFFICER	730000	750000	763500	771000	751000	136	136	2.9	-2.6
OFFICER SOUTH	915000^	915000	864500	890000	940000	10	10	2.7	5.6
OLINDA	1000000	942500	877500^	1062500^	875000^	5	5	-12.5	-17.6
ORBOST	308000^	360000	450000	369000	334500	18	18	8.6	-9.3
ORMOND	1854000	1737500	1773000^	2015000	1975000	12	12	6.5	-2.0
OSBORNE	1170000	1011500	1095000	1130000	1180000	26	26	0.9	4.4
OUYEN	260000^	200000	280000^	299000^	231500^	2	2	-11.0	-22.6
PAKENHAM	670000	694000	709000	725000	725000	230	230	8.2	0.0
PARADISE BEACH	270000^	335000^	342500^	460000^	288000^	5	5	6.7	-37.4
PARK ORCHARDS	2205000^	1970000^	2105000^	1800000^	2260000^	4	4	2.5	25.6
PARKDALE	1524900	1595000	1590000	1635000	1850000	15	15	21.3	13.1
PARKVILLE	1635000^	2100000^	1680000^	1914400	2375000^	6	6	45.3	24.1
PASCOE VALE	1170000	1226000	1212500	1085000	1155000	37	37	-1.3	6.5
PASCOE VALE SOUTH	1222500	1300000	1300000	1270000	1325000	18	18	8.4	4.3
PATTERSON GARDENS	1140000^	1265000^	1160000^	1365500	1317500^	2	2	15.6	-3.5
PATTERSON LAKES	1023000	1650000	1187500	1450000	1415000	20	20	38.3	-2.4
PAYNESVILLE	555000	525000	525000	510000	555000	46	46	0.0	8.8
PEARCEDALE	820000	952500	892000^	921500^	750000^	5	5	-8.5	-18.6
PETERBOROUGH	820000^	650000^	790000^	775000^	610000^	3	3	-25.6	-21.3
PIONEER BAY	458000^	510500^	545000^	500000^	460000^	3	3	0.4	-8.0
PLENTY	1450000^	1755000^	1558000^	1655000^	1580000^	7	7	9.0	-4.5
POINT COOK	812500	800000	823500	842000	855500	166	166	5.3	1.6
POINT LONSDALE	1215000	1200000	1200000	1112500	1235000	24	24	1.6	11.0
POREPUNKAH	1100000^	925000^	958000^	875000^	835000^	7	7	-24.1	-4.6
PORT FAIRY	835000	950000	817500	800000	1070000	13	13	28.1	33.8
PORT MELBOURNE	1630000	1477500	1720000	1527500	1585000	30	30	-2.8	3.8
PORTARLINGTON	830000	865000	789300	820000	800000	38	38	-3.6	-2.4
PORTLAND	445000	397700	420000	450000	542500	68	68	21.9	20.6
PORTLAND NORTH	735000^	727500^	550000^	716000^	710000^	3	3	-3.4	-0.8
PORTSEA	4180000	2850000^	4125000^	2925000	2137500^	6	6	-48.9	-26.9
PRAHRAN	1825000	1700000	1749500	1510000	1425000	20	20	-21.9	-5.6

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PRESTON	1102500	1235000	1125000	1235000	1285000	76	76	16.6	4.0
PRINCES HILL	1467500^	1800000^	1735000^	2257500^	2317500^	6	6	57.9	2.7
QUARRY HILL	541500	625000	620000	715000	607500	14	14	12.2	-15.0
QUEENSCLIFF	1800000^	1450000^	1200000^	1000000^	1150000^	5	5	-36.1	15.0
RAINBOW	300000^	220000^	190000^	207500^	192000^	3	3	-36.0	-7.5
RAWSON	402500^	358500^	392500^	387500^	502000^	2	2	24.7	29.5
RAYMOND ISLAND	437000^	580000^	532500^	452000^	535000^	4	4	22.4	18.4
RED CLIFFS	420000	408800	442500	406000	530000	25	25	26.2	30.5
RED HILL	1595000^	1232500^	1420000^	1714000^	3800000^	2	2	138.2	121.7
REDAN	472500	470000	480000	507500	517500	18	18	9.5	2.0
RESEARCH	1500000^	1530500	1041000^	1215000^	1761000^	9	9	17.4	44.9
RESERVOIR	930000	920000	972000	982000	972500	92	92	4.6	-1.0
RHYLL	840000^	730500^	745000^	895000^	1000000^	5	5	19.0	11.7
RICHMOND	1425500	1501500	1382500	1346000	1373000	65	65	-3.7	2.0
RIDDELLS CREEK	805000	715000	1048000^	820000	777500	12	12	-3.4	-5.2
RINGWOOD	1085300	1020000	1057500	1059400	1054500	29	29	-2.8	-0.5
RINGWOOD EAST	1090000	1075000	1075000	1025000	963500	24	24	-11.6	-6.0
RINGWOOD NORTH	1220000	1182000	1265000	1270000	1226500	34	34	0.5	-3.4
RIPPLESIDE	2032500^	1320000^	1195000^	995000^	826000^	4	4	-59.4	-17.0
RIPPONLEA	1815000^	1870000^	1395000^	1845000^	1845000*	0	0	NA	NA
ROBINVALE	477000^	364400^	452500^	419000^	429000^	6	6	-10.1	2.4
ROCHESTER	475000	442500	420000	477500	407500	16	16	-14.2	-14.7
ROCKBANK	580000	621500	621500	644000	694800	38	38	19.8	7.9
ROMSEY	766000	705000	850000	832500	840000	23	23	9.7	0.9
ROSANNA	1325000	1370000	1600000	1419000	1430000	21	21	7.9	0.8
ROSEBUD	730000	756300	776000	730000	768800	70	70	5.3	5.3
ROSEBUD SOUTH	1062500	980000	870000	1071500	1007500	24	24	-5.2	-6.0
ROSEDALE	525000^	440000^	460000^	455000^	518500^	6	6	-1.2	14.0
ROWVILLE	1090000	1120000	1194000	1220000	1175500	80	80	7.8	-3.6
ROXBURGH PARK	685000	683000	711000	735000	741000	59	59	8.2	0.8
RUPANYUP	165000^	185000^	220000^	337500^	337500*	0	0	NA	NA
RUSHWORTH	300000^	300000*	300000^	308800^	387000^	8	8	29.0	25.3
RUTHERGLEN	561500^	545000	560000	570000	550000^	7	7	-2.0	-3.5

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
RYE	920000	960000	921300	950000	985000	75	75	7.1	3.7
SAFETY BEACH	1127500	1190000	1185000	1190000	1150000	40	40	2.0	-3.4
SAILORS GULLY	404000^	460000^	691000^	550000^	515000^	4	4	27.5	-6.4
SALE	510000	486000	510000	550000	590000	119	119	15.7	7.3
SAN REMO	925000	965000	850000^	792000	872500	10	10	-5.7	10.2
SANCTUARY LAKES	797500	852900	795000	855000	860000	93	93	7.8	0.6
SANDHURST	1100000	1100000	1062500	1102500	1182000	19	19	7.5	7.2
SANDRINGHAM	2077500	2065000	2210000	2620000	2030000	22	22	-2.3	-22.5
SANDY POINT	1231000^	630000^	770000^	805000^	615000^	1	1	-50.0	-23.6
SASSAFRAS	930000^	940000^	940000*	1012500^	845000^	3	3	-9.1	-16.5
SCORESBY	971000	1000000	1086000	975000	1046000	18	18	7.7	7.3
SEA LAKE	328500^	230000^	190000^	300000^	240000^	5	5	-26.9	-20.0
SEABROOK	765000	745000	755000	811000	827500	12	12	8.2	2.0
SEAFORD	853000	880000	942000	942000	945500	50	50	10.8	0.4
SEAHOLME	1110000^	1055000^	1339000^	1350000^	1218800^	6	6	9.8	-9.7
SEASPRAY	362500*	387500^	663800^	484000^	490000^	5	5	NA	1.2
SEBASTOPOL	447500	465000	485000	515000	520000	53	53	16.2	1.0
SEDDON	1062500	1100000	1132000	1020000	1175000	25	25	10.6	15.2
SELBY	810000^	930000^	823800^	885000^	870000^	5	5	7.4	-1.7
SEVILLE	790000^	885000^	810000^	895600^	787000^	5	5	-0.4	-12.1
SEVILLE EAST	757500^	741500^	645000^	730000^	985000^	1	1	30.0	34.9
SEYMOUR	431500	467500	431000	450000	483800	44	44	12.1	7.5
SHEPPARTON	475000	475000	512000	537000	545000	153	153	14.7	1.5
SHEPPARTON NORTH	600000^	688000	600000	720000	682500^	6	6	13.8	-5.2
SHOREHAM	1925000^	1637500^	2010000^	1635000^	1635000*	0	0	NA	NA
SILVERLEAVES	502500^	750000^	1175000^	720000^	790000^	7	7	57.2	9.7
SKIPTON	212500^	485000^	300000^	462500^	363500^	2	2	71.1	-21.4
SKYE	795000	817000	850000	872500	860000	19	19	8.2	-1.4
SMITHS BEACH	1025000^	846000^	1050000^	799000^	662000^	5	5	-35.4	-17.1
SMYTHES CREEK	506500	559000^	572500	609000	605000	18	18	19.4	-0.7
SMYTHESDALE	470000^	555000^	775000^	622500^	705000^	1	1	50.0	13.3
SOLDIERS HILL	520000	575000	527500	617500	673500	12	12	29.5	9.1
SOMERS	1187500^	1275000^	1490000^	1420000	1310000^	8	8	10.3	-7.7

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
SOMERVILLE	890000	816000	887500	875000	910000	25	25	2.2	4.0
SORRENTO	1790000	1650000	1750000	1842500	1875000	15	15	4.7	1.8
SOUTH DUDLEY	467500^	489500^	377500^	450000^	490000^	3	3	4.8	8.9
SOUTH GEELONG	635000^	682500^	677500^	775000^	863000^	6	6	35.9	11.4
SOUTH KINGSVILLE	1256000^	1160000	990000	1800000^	978600	13	13	-22.1	-45.6
SOUTH MELBOURNE	1620000	1790000	1430000	1965000	1650000	21	21	1.9	-16.0
SOUTH MORANG	739500	807500	800000	811500	852000	73	73	15.2	5.0
SOUTH YARRA	1620000	2305000	2265000	2075000	2025000	26	26	25.0	-2.4
SPOTSWOOD	1387500	1270000	1132500	1000000^	1160000	18	18	-16.4	16.0
SPRING GULLY	605000	616300	650000^	715000	740500	15	15	22.4	3.6
SPRINGVALE	860000	911500	950000	972000	950000	23	23	10.5	-2.3
SPRINGVALE SOUTH	785000	830000	865000	859300	925000	15	15	17.8	7.7
ST ALBANS	650000	680000	720500	730000	743300	100	100	14.3	1.8
ST ALBANS PARK	608800	651300	650000	692700	715000	31	31	17.5	3.2
ST ANDREWS BEACH	1250000^	1355000^	1482500^	1300000^	1632500^	8	8	30.6	25.6
ST ARNAUD	300000	317500	280000^	262500	340000	11	11	13.3	29.5
ST HELENA	1167800^	1070000^	1091000	1320000	1251000^	4	4	7.1	-5.2
ST KILDA	1423000^	1810000	1450000	1750000	1600000	17	17	12.4	-8.6
ST KILDA EAST	1703300	1587500	1805000	1752500	1410000	15	15	-17.2	-19.5
ST KILDA WEST	2760000^	2300000^	1820000^	3175000^	1685000^	5	5	-38.9	-46.9
ST LEONARDS	702500	675000	722500	740000	755000	48	48	7.5	2.0
STAWELL	337500	380000	335000	382000	370000	32	32	9.6	-3.1
STRATFORD	497500	486500	519000	550000	645000	23	23	29.6	17.3
STRATHDALE	685000	660000	677500	750000	710500	26	26	3.7	-5.3
STRATHFIELDSAYE	703500	690000	745000	790500	770000	30	30	9.5	-2.6
STRATHMORE	1555000	1705000	1500000	1450000	1750000	27	27	12.5	20.7
STRATHMORE HEIGHTS	1075000^	1080000	1115000^	1450000^	1100000^	5	5	2.3	-24.1
STRATHTULLOH	625000	636500	635000	615000	635000	49	49	1.6	3.3
STUDFIELD	1105000	1043500	1079000	1125000	1055000^	8	8	-4.5	-6.2
SUNBURY	675000	677800	700000	740000	737800	220	220	9.3	-0.3
SUNDERLAND BAY	617500^	635000^	707500^	659000^	765000^	2	2	23.9	16.1
SUNNYCLIFFS	341500^	430000^	388800^	502500^	445000^	1	1	30.3	-11.4
SUNSET STRIP	530000^	590000^	612500^	613500^	525000^	4	4	-0.9	-14.4

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
SUNSHINE	750000	833000	826000	885000	900000	19	19	20.0	1.7
SUNSHINE NORTH	720000	755000	803000	780000	761500	32	32	5.8	-2.4
SUNSHINE WEST	710500	710000	740000	809400	840000	41	41	18.2	3.8
SURF BEACH	700000^	740000^	870000^	720000^	850300^	4	4	21.5	18.1
SURREY HILLS	2520000	2245000	2325000	2200000	2205000	29	29	-12.5	0.2
SWAN HILL	545000	480300	500000	470000	550000	44	44	0.9	17.0
SWAN REACH	655000^	638500^	682500^	601300^	720000^	1	1	9.9	19.8
SYDENHAM	690000	755300	715000	752000	755000	14	14	9.4	0.4
SYNDAL	1736000	1754000	2150000	1900000	2199000^	7	7	26.7	15.7
TALLANGATTA	402000^	535000^	450000^	623000^	507500^	4	4	26.2	-18.5
TANGAMBALANGA	700000^	715000^	620000^	644500^	730000^	4	4	4.3	13.3
TARNEIT	651000	670000	675000	675000	670000	423	423	2.9	-0.7
TATURA	506000	521000	519000	500000	550000	11	11	8.7	10.0
TAWONGA SOUTH	602000^	840000^	590000^	604500^	745000^	7	7	23.8	23.2
TAYLORS HILL	948500	956000	907500	938000	950000	23	23	0.2	1.3
TAYLORS LAKES	1038000	908000	980000	935000	1060000	25	25	2.1	13.4
TECOMA	860000^	912500^	840000^	1093500^	870000	10	10	1.2	-20.4
TEMPLESTOWE	1604000	1605000	1559000	1757500	1627500	34	34	1.5	-7.4
TEMPLESTOWE LOWER	1344000	1347500	1350500	1381000	1450000	27	27	7.9	5.0
TERANG	515000	365000^	435000^	372500	389500	10	10	-24.4	4.6
THE BASIN	865000	875000	830000	957900	970000	13	13	12.1	1.3
THOMASTOWN	730000	762500	807000	812500	772500	67	67	5.8	-4.9
THOMSON (GREATER GEELONG)	497000^	583000	585000^	615000	650000^	3	3	30.8	5.7
THORNBURY	1415000	1400000	1518800	1475000	1392000	35	35	-1.6	-5.6
THORNHILL PARK	610000	612500	620000	608500	635000	71	71	4.1	4.4
TIMBOON	447000^	577500^	425000^	490000^	527500^	8	8	18.0	7.7
TONGALA	450000*	420000^	422500^	495000^	452000^	6	6	NA	-8.7
TOONGABBIE	430000^	690000^	498500^	624000^	520000^	6	6	20.9	-16.7
TOORADIN	731000^	805000^	851300^	1067500^	1120000^	4	4	53.2	4.9
TOORAK	6100000	5725300	7854000	6500000	4075000	16	16	-33.2	-37.3
TOOTGAROOK	817500	911000	887500	881500	900000	31	31	10.1	2.1
TORQUAY	1212500	1180000	1250000	1215000	1150000	77	77	-5.2	-5.3
TRAFALGAR	541000	625000	616000	615000	642000	25	25	18.7	4.4

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
TRARALGON	535000	522500	534100	569000	612500	178	178	14.5	7.6
TRARALGON EAST	860000^	735000^	725000^	839000^	782500^	2	2	-9.0	-6.7
TRENTHAM	935000^	970000^	835000^	860000^	971500^	8	8	3.9	13.0
TRUGANINA	672500	675000	665000	672000	690000	218	218	2.6	2.7
TULLAMARINE	750000	800000	820000	800000	857500	18	18	14.3	7.2
TYABB	831000^	797500	791000	875000^	815000^	9	9	-1.9	-6.9
TYNONG	760000^	777500^	780000^	865000^	1275000^	1	1	67.8	47.4
UPPER FERNTREE GULLY	916300^	919000	870600^	1015000	850000	11	11	-7.2	-16.3
UPWEY	882500	895000	867000	907500	929000	25	25	5.3	2.4
VENTNOR	705000^	865000	820300^	730000	801500	10	10	13.7	9.8
VENUS BAY	496500	454000	552500	515000	511300	26	26	3.0	-0.7
VERMONT	1199000	1387000	1335000	1345000	1300000	26	26	8.4	-3.3
VERMONT SOUTH	1492000	1510500	1580000	1570000	1521000	22	22	1.9	-3.1
VIEWBANK	1136000	1120000	1305500	1295500	1230000	19	19	8.3	-5.1
VIOLET TOWN	290000^	418500^	435000^	460000^	490000^	4	4	69.0	6.5
WAHGUNYAH	490000^	638500^	520000^	457500^	240000^	1	1	-51.0	-47.5
WALLAN	640000	645000	605000	650000	650000	61	61	1.6	0.0
WALLAN EAST	585000	590000	585000	605000	597500	26	26	2.1	-1.2
WANDANA HEIGHTS	920000^	1212000	1000000^	1150000^	955000^	8	8	3.8	-17.0
WANDIN NORTH	1026000^	785000^	853500	1100000	823000^	5	5	-19.8	-25.2
WANGARATTA	522500	522500	520000	540000	565000	105	105	8.1	4.6
WANTIRNA	1105500	1219500	1200000	1077500	1062500	34	34	-3.9	-1.4
WANTIRNA SOUTH	1280000	1370000	1350000	1331500	1280000	33	33	0.0	-3.9
WARBURTON	633300^	745000^	670000	750000	692500	14	14	9.4	-7.7
WARRACKNABEAL	220000	205000	232500	320000	275000	15	15	25.0	-14.1
WARRAGUL	620000	650000	645000	670000	689500	124	124	11.2	2.9
WARRANTYTE	1120000	1330000	1365000	1223200	1300000^	8	8	16.1	6.3
WARRANWOOD	1270000	1322500	1180000	1268000	1300000^	9	9	2.4	2.5
WARRNAMBOOL	600000	609500	620900	646500	690000	146	146	15.0	6.7
WATERWAYS	1489000^	1632500	1300000^	1650000	1387500^	8	8	-6.8	-15.9
WATSONIA	880500	941000	1115600	1030000	1053500^	9	9	19.6	2.3
WATSONIA NORTH	855000^	863500^	950000	968000	965000^	9	9	12.9	-0.3
WATTLE GLEN	935000^	1125000^	1200000^	1000000^	1061000^	7	7	13.5	6.1

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
WAURN PONDS	738000	780000	765000	820000	792500	12	12	7.4	-3.4
WEDDERBURN	320000^	257000^	350000^	315000^	325000^	3	3	1.6	3.2
WEIR VIEWS	565000	566000	615000	597500	635000	53	53	12.4	6.3
WENDOUREE	460000	498500	500000	535100	575000	64	64	25.0	7.5
WENDOUREE WEST	327500	380000^	430000	420000	465000	17	17	42.0	10.7
WERRIBEE	603000	644000	651000	680000	682800	236	236	13.2	0.4
WERRIBEE SOUTH	657500	865500^	890000^	850000^	873000^	5	5	32.8	2.7
WESBURN	705000^	620000^	810000^	634500^	625000^	5	5	-11.3	-1.5
WEST FOOTSCRAY	847500	969000	991300	1034400	1245000	16	16	46.9	20.4
WEST MELBOURNE	1455000^	1430000^	1210000^	1520000^	1440000^	2	2	-1.0	-5.3
WEST WODONGA	550000	610000	618800	640500	659500	74	74	19.9	3.0
WESTALL	916000	905000	975000	961000	937500	20	20	2.3	-2.4
WESTGARTH	1602500^	1875000	2336000	2000000	1875000	11	11	17.0	-6.3
WESTMEADOWS	765300	740000	755500	807000	840300	14	14	9.8	4.1
WHEELERS HILL	1513900	1453000	1590000	1539500	1351000	47	47	-10.8	-12.2
WHITE HILLS	630000	598000	570000	597500	588000	18	18	-6.7	-1.6
WHITTINGTON	547000	557500	570000	602500	620000	15	15	13.3	2.9
WHITTLESEA	755000	735000	750000	750000	799000	16	16	5.8	6.5
WILLIAMS LANDING	850000	842500	865000	847500	940000	30	30	10.6	10.9
WILLIAMSTOWN	1455000	1600000	1605000	1580000	1557500	54	54	7.0	-1.4
WILLIAMSTOWN NORTH	1275000^	1392500^	1132500^	1292500	1345000	11	11	5.5	4.1
WILLOW GROVE	460000*	540000^	540000*	600000^	530000^	1	1	NA	-11.7
WIMBLEDON HEIGHTS	594000^	561300^	558000^	700000^	585000^	2	2	-1.5	-16.4
WINCHELSEA	662500^	590000	657500	640000	640000	19	19	-3.4	0.0
WINDSOR	1391500	1401500	1390000	1635000	1485000	20	20	6.7	-9.2
WINTER VALLEY	535000	570000	590000	600000	621200	87	87	16.1	3.5
WODONGA	615000	601000	616000	635000	660000	89	89	7.3	3.9
WOLLERT	690000	701300	710000	721000	706500	198	198	2.4	-2.0
WONGA PARK	1302500^	1213500^	1368000^	1387500	1733800^	2	2	33.1	25.0
WONTHAGGI	590000	490000	565000	507500	590000	27	27	0.0	16.3
WOODEND	950000	892500	926000	1097500	891000	19	19	-6.2	-18.8
WOODSTOCK	657000	627000	649800	640000	680000	15	15	3.5	6.3
WOOLAMAI WATERS	675000	648000	662600	789500	760000	15	15	12.6	-3.7

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MEDIAN HOUSE PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
WOORI YALLOCK	715000	735000	687500	736000	700000	11	11	-2.1	-4.9
WY YUNG	515000^	432000^	592500^	540000^	625000^	7	7	21.4	15.7
WYNDHAM VALE	575000	600800	625000	620000	624000	158	158	8.5	0.6
YACKANDANDAH	614000^	833000^	810000^	685000^	750000^	2	2	22.1	9.5
YALLAMBIE	997500^	980000	964000	1007500^	1060500^	8	8	6.3	5.3
YALLOURN NORTH	297500^	465400^	347000	340000	382500^	6	6	28.6	12.5
YARRA GLEN	940000^	814500^	950000^	951000	951500^	8	8	1.2	0.1
YARRA JUNCTION	650000^	748000	845000^	770000	770000^	5	5	18.5	0.0
YARRAGON	560000	645000	555000^	639300	621500	12	12	11.0	-2.8
YARRAM	382500^	305000^	395000^	407500	390000	12	12	2.0	-4.3
YARRAVILLE	1100000	1140000	1160000	1206500	1242500	52	52	13.0	3.0
YARRAWONGA	552500	625000	650000	670000	674500	60	60	22.1	0.7
YEA	745000^	525000^	700000	598000	690000	13	13	-7.4	15.4
YINNAR	422000^	390000^	553000^	580000^	735000^	1	1	74.2	26.7

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
ABBOTSFORD	512300	595000	510000	563300	530000	69	69	3.5	-5.9
ABERFELDIE	810000^	582000	595000 ^	661000^	917500^	8	8	13.3	38.8
AIRPORT WEST	654500	675000	713500	695000	745300	20	20	13.9	7.2
ALBERT PARK	1090000^	810000^	735000	1550000^	1030000	10	10	-5.5	-33.5
ALBION	410000	286000	350000	461300	298000	20	20	-27.3	-35.4
ALFREDTON	387500	390000	407000 ^	536000^	410000	11	11	5.8	-23.5
ALPHINGTON	825000	987500	840000	810000	812000	35	35	-1.6	0.2
ALTONA	753500	690000	672000	754000	748000	31	31	-0.7	-0.8
ALTONA EAST	728000^	782500^	600000 ^	715000^	721000^	5	5	-1.0	0.8
ALTONA MEADOWS	568800^	610000^	565000 ^	580000	558000^	3	3	-1.9	-3.8
ALTONA NORTH	715000	812800	730000	750000	770000	25	25	7.7	2.7
ARARAT	300000^	270000^	185000 ^	310000^	415000	12	12	38.3	33.9
ARDEER	557500^	600000^	545000 ^	570000^	600000^	5	5	7.6	5.3
ARMADALE	698000	700000	700000	665000	711500	58	58	1.9	7.0
ASCOT VALE	500000	540000	540000	561000	635000	27	27	27.0	13.2
ASHBURTON	1225000^	1740000^	1040000 ^	1210000	1050000^	8	8	-14.3	-13.2
ASHWOOD	1120500	1030000	848400	1236500	872000	10	10	-22.2	-29.5
ASPENDALE	821900	948500	848800	1007500	913500	10	10	11.1	-9.3
AVONDALE HEIGHTS	675000^	773500	741000 ^	865500	730000^	9	9	8.1	-15.7
BACCHUS MARSH	435000^	427000	452500	420000^	360000^	5	5	-17.2	-14.3
BAIRNSDALE	459500*	215000^	350000	347500	420000^	6	6	NA	20.9
BALACLAVA	530000	580000	567500	605000	589500	44	44	11.2	-2.6
BALLAN	530000^	428000^	540000 ^	630000^	512500^	2	2	-3.3	-18.7
BALLARAT CENTRAL	365000^	410000^	433000 ^	558800	492500	22	22	34.9	-11.9
BALLARAT EAST	365000^	378500^	410000	430000	442000	10	10	21.1	2.8
BALLARAT NORTH	410000	685000^	460000 ^	435000^	383000^	4	4	-6.6	-12.0
BALWYN	696000	801500	819000	855500	890000	33	33	27.9	4.0
BALWYN NORTH	1312500	1050000	1035000	1220000	1080000	17	17	-17.7	-11.5
BARWON HEADS	890000^	989500^	975000 ^	1206000^	1206000*	0	0	NA	NA
BAXTER	592000^	684000^	650000 ^	650000^	690000^	2	2	16.6	6.2
BAYSWATER	655000	692000	688000	705000	775000	32	32	18.3	9.9
BAYSWATER NORTH	646000	690000	702000	656000	660000	16	16	2.2	0.6
BEACONSFIELD	602500^	540000^	720000 ^	621500^	675000^	5	5	12.0	8.6
BEAUMARIS	1237500	1100000	1104000	1011500	1075000	15	15	-13.1	6.3

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
BELL PARK	510000^	530000^	535500	545000^	571000	13	13	12.0	4.8
BELL POST HILL	400000^	450000^	391000^	450000^	495000^	4	4	23.8	10.0
BELLFIELD (BANYULE)	912500	875000^	869500	807000^	690000^	7	7	-24.4	-14.5
BELMONT	585000	520300	560000	570000	545000	32	32	-6.8	-4.4
BENALLA	340000	344500	333500	371300	355000	12	12	4.4	-4.4
BENDIGO	536000^	505000^	425000^	484200	567000^	9	9	5.8	17.1
BENTLEIGH	742500	780000	730000	846500	731000	59	59	-1.5	-13.6
BENTLEIGH EAST	985000	1105000	1100000	1200000	1141000	57	57	15.8	-4.9
BERWICK	730000	678500	685000	742500	745000	21	21	2.1	0.3
BITTERN	775000	787500^	795000^	685000^	640000^	1	1	-17.4	-6.6
BLACK HILL	376000^	435000^	452500^	461500^	549000^	3	3	46.0	19.0
BLACK ROCK	935000	1200000^	1482000	1015000	943800	16	16	0.9	-7.0
BLACKBURN	855000	1050500	755000	788300	833000	53	53	-2.6	5.7
BLACKBURN NORTH	818000^	788000^	830600	877500	977000	12	12	19.4	11.3
BLACKBURN SOUTH	940000	712500^	977900^	820000	970000	11	11	3.2	18.3
BONBEACH	740300	705000	713000	853300	696800	26	26	-5.9	-18.3
BORONIA	645000	680000	715000	720000	717500	68	68	11.2	-0.3
BOX HILL	616500	499900	520000	569000	537500	104	104	-12.8	-5.5
BOX HILL NORTH	884000	1015000	944000	923000	755000	14	14	-14.6	-18.2
BOX HILL SOUTH	925000	985000	977500	844500	1032000	21	21	11.6	22.2
BRAYBROOK	637500	651300	625500	610000	745000	31	31	16.9	22.1
BRIAR HILL	730000^	831000^	765000^	890000^	988700	11	11	35.4	11.1
BRIGHT	600000^	670000^	650000^	722500^	586500^	5	5	-2.3	-18.8
BRIGHTON	1600000	1290000	1450000	1090000	1250000	71	71	-21.9	14.7
BRIGHTON EAST	1297500	1010500	1380500	1040000	1306000	23	23	0.7	25.6
BROADMEADOWS	456000	500500	500000	520000	509500	34	34	11.7	-2.0
BROOKLYN	590000	604800	650000	680000	647500	12	12	9.7	-4.8
BROWN HILL	360000^	459000^	430000^	440000^	432000	12	12	20.0	-1.8
BRUNSWICK	565000	607000	613500	608000	618000	120	120	9.4	1.6
BRUNSWICK EAST	550000	553000	570000	535000	548500	96	96	-0.3	2.5
BRUNSWICK WEST	430000	490000	522500	589000	475000	63	63	10.5	-19.4
BULLEEN	926000	820000	800000	772500	916000	18	18	-1.1	18.6
BUNDOORA	465000	456300	550000	450000	562500	66	66	21.0	25.0
BURNLEY	527000^	643000^	517000^	435000^	478800^	2	2	-9.2	10.1

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
BURWOOD	792000	867500	858000	971500	870500	42	42	9.9	-10.4
BURWOOD EAST	610000	720500	851800	825000	640000	19	19	4.9	-22.4
CAIRNLEA	411400^	427500^	407500 ^	402500^	380000^	8	8	-7.6	-5.6
CALIFORNIA GULLY	445000^	350000^	400000 ^	575000^	552500^	2	2	24.2	-3.9
CAMBERWELL	861000	930000	933000	1080000	875000	47	47	1.6	-19.0
CANADIAN	390000	385500	450000	429000	463300^	8	8	18.8	8.0
CANTERBURY	1364300	1251100	1170000 ^	1097500	1507500	16	16	10.5	37.4
CAPEL SOUND	672500	742000	725000	640000	590000	12	12	-12.3	-7.8
CARLTON	357000	332500	337500	360000	377000	128	128	5.6	4.7
CARLTON NORTH	730000^	781500^	730000 ^	720000	645000^	6	6	-11.6	-10.4
CARNEGIE	655000	683000	592500	630000	450000	103	103	-31.3	-28.6
CAROLINE SPRINGS	460000	500000	550000	485000	515000	15	15	12.0	6.2
CARRUM	820000	790000	804000	992500	860000	21	21	4.9	-13.4
CARRUM DOWNS	607000	609000	640000	642500	705000	46	46	16.1	9.7
CASTLEMAINE	522500^	536500^	540000 ^	565000^	557500^	6	6	6.7	-1.3
CAULFIELD	650500	751500	940000	737500	1200000	21	21	84.5	62.7
CAULFIELD EAST	360000^	943200^	967500 ^	299800^	570000^	6	6	58.3	90.2
CAULFIELD NORTH	641000	615000	608000	662500	606500	72	72	-5.4	-8.5
CAULFIELD SOUTH	875000	1112500	1035500	1185000	1100000	15	15	25.7	-7.2
CHADSTONE	990000	893000	760000	894000	845400	24	24	-14.6	-5.4
CHELSEA	720000	710000	686000	803000	724000	39	39	0.6	-9.8
CHELTENHAM	612500	682500	665000	721500	665000	59	59	8.6	-7.8
CHELTENHAM EAST	755000^	737500^	836000 ^	800000^	750000^	4	4	-0.7	-6.3
CHELTENHAM NORTH	730000^	670000	740000	817500^	740000^	3	3	1.4	-9.5
CHIRNSIDE PARK	715000	595000	750000 ^	795000^	812500	10	10	13.6	2.2
CLARINDA	810000^	835500^	805000 ^	780000^	722000^	3	3	-10.9	-7.4
CLAYTON	682500	695000	820000	700000	603000	55	55	-11.6	-13.9
CLAYTON NORTH	445000^	478000	905500	745000	475000	13	13	6.7	-36.2
CLAYTON SOUTH	501000	720000	530000	811000	742500	14	14	48.2	-8.4
CLIFTON HILL	860000^	719500	745000	726000	636500	14	14	-26.0	-12.3
CLYDE NORTH	588000^	612500^	595000 ^	635000^	573500^	2	2	-2.5	-9.7
COBRAM	315000^	385000^	310000 ^	355000^	325000^	7	7	3.2	-8.5
COBURG	709500	625000	617800	575000	610000	51	51	-14.0	6.1
COBURG EAST	312500^	787500	478000	556000	435000	10	10	39.2	-21.8

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
COBURG NORTH	732500	690000 [^]	714500	685000	800000 [^]	7	7	9.2	16.8
COLAC	451000 [^]	488000 [^]	365000 [^]	347500	362500	11	11	-19.6	4.3
COLLINGWOOD	630000	660000	639000	620000	579800	60	60	-8.0	-6.5
CORIO	377500 [^]	325000 [^]	405500	430000 [^]	470000 [^]	4	4	24.5	9.3
COWES	654300 [^]	425000 [^]	512500 [^]	622300 [^]	485000 [^]	9	9	-25.9	-22.1
COWES WEST	686300 [^]	661000 [^]	645000	559500	537500 [^]	6	6	-21.7	-3.9
CRAIGIEBURN	453500	482500	462500	490500	520000	61	61	14.7	6.0
CRANBOURNE	514000	495000	540000	544800	537500	28	28	4.6	-1.3
CRANBOURNE EAST	582500 [^]	525000 [^]	562500 [^]	540000 [^]	550000 [^]	5	5	-5.6	1.9
CRANBOURNE NORTH	457500 [^]	560200 [^]	525000	553000 [^]	600000 [^]	7	7	31.2	8.5
CRANBOURNE WEST	522500 [^]	492500 [^]	575000	540000 [^]	545500	13	13	4.4	1.0
CREMORNE	607500	670000	595500	682500	669000	13	13	10.1	-2.0
CRIB POINT	476000 [^]	590000 [^]	610000	660000	630000 [^]	5	5	32.4	-4.5
CROYDON	720000	683500	760000	765000	730000	84	84	1.4	-4.6
CROYDON NORTH	721800 [^]	662500	705000	749500	709700	18	18	-1.7	-5.3
CROYDON SOUTH	815000 [^]	835000 [^]	816500	860000 [^]	857500 [^]	6	6	5.2	-0.3
DALLAS	452500 [^]	450000 [^]	475000 [^]	504000 [^]	561000 [^]	6	6	24.0	11.3
DANDENONG	400000	460000	485600	471300	510000	145	145	27.5	8.2
DANDENONG NORTH	567500	597700	573500	634500	582500	22	22	2.6	-8.2
DARLEY	410000 [^]	470000 [^]	410000 [^]	451500	430000	10	10	4.9	-4.8
DEEPDENE	823500 [^]	1477500 [^]	846000 [^]	1065000 [^]	1128000 [^]	2	2	37.0	5.9
DEER PARK	515000 [^]	551500	570000	536000 [^]	575500	10	10	11.7	7.4
DELAHEY	593500 [^]	560000 [^]	620000 [^]	580000 [^]	573800 [^]	2	2	-3.3	-1.1
DIAMOND CREEK	750500 [^]	887500 [^]	773100	805000 [^]	810000 [^]	7	7	7.9	0.6
DINGLEY VILLAGE	697500	820000	801300 [^]	851000	737500 [^]	6	6	5.7	-13.3
DOCKLANDS	635000	585000	532500	565000	566500	144	144	-10.8	0.3
DONCASTER	595000	620000	595000	690000	651000	80	80	9.4	-5.7
DONCASTER EAST	935000	767500	927500	853000	856500	56	56	-8.4	0.4
DONVALE	710000 [^]	870000	840200	965000	755000	13	13	6.3	-21.8
DOREEN	575000 [^]	525400 [^]	600000 [^]	610000 [^]	619000 [^]	4	4	7.7	1.5
DOVETON	530000	565000	565000	580000	600000	25	25	13.2	3.4
DROMANA	850000	869500	740000 [^]	770000	780000	14	14	-8.2	1.3
DROUIN	440000	445000	490500	450000	475000	19	19	8.0	5.6
DRYSDALE	495000 [^]	550000 [^]	572500 [^]	503000	500000	11	11	1.0	-0.6

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
EAGLEHAWK	367000^	423000^	500000 ^	407500^	519000^	4	4	41.4	27.4
EAGLEMONT	1685000^	640000^	1250000 ^	821500^	820500^	6	6	-51.3	-0.1
EAST BENDIGO	540000^	537500^	412500 ^	516000^	440000^	5	5	-18.5	-14.7
EAST GEELONG	592500^	474500^	490000 ^	649000^	617500^	4	4	4.2	-4.9
EAST MELBOURNE	851000	617800	730000	686300	640000	19	19	-24.8	-6.7
ECHUCA	400000	395000	425000	470000	420000	11	11	5.0	-10.6
EDITHVALE	900000	870000	842500	872500	920000	15	15	2.2	5.4
ELSTERNWICK	756000	705000	771600	654500	750000	35	35	-0.8	14.6
ELTHAM	745000	840000	901000	770500	760000	25	25	2.0	-1.4
ELTHAM NORTH	1000000^	1065000^	1065000 *	795000^	960000^	4	4	-4.0	20.8
ELWOOD	620000	627500	653000	640000	672500	117	117	8.5	5.1
ENDEAVOUR HILLS	690000	731000^	622500	710000	685000	10	10	-0.7	-3.5
EPPING	475000	560000	505000	527000	550000	26	26	15.8	4.4
EPSOM	501000^	525000^	510000 ^	560000^	600000^	4	4	19.8	7.1
ESSENDON	575000	530000	550000	583500	535000	85	85	-7.0	-8.3
ESSENDON NORTH	380000	430000	406000	499000	414000	24	24	8.9	-17.0
ESSENDON WEST	865000^	982500^	845000 ^	685000^	757500^	4	4	-12.4	10.6
EUMEMMERRING	577500^	607500	532500	606000	601300^	6	6	4.1	-0.8
FAIRFIELD	630000	597000	518000	493000	490000	34	34	-22.2	-0.6
FAWKNER	595000	602500	632000	680000	670000	25	25	12.6	-1.5
FERNTREE GULLY	699000	689300	720000	762500	709000	38	38	1.4	-7.0
FISHERMANS BEND	870000	906500	832500	720000	1017500	22	22	17.0	41.3
FITZROY	772500	838000	745000	880000	750000	33	33	-2.9	-14.8
FITZROY NORTH	583500	626500	715000	705000	601500	28	28	3.1	-14.7
FLEMINGTON	782500	583000	499500	575500	490000	45	45	-37.4	-14.9
FLORA HILL	440000^	460500	435000	415500	470000	15	15	6.8	13.1
FOOTSCRAY	460000	455000	412300	480000	487000	129	129	5.9	1.5
FOREST HILL	870000	760000	770000	895000	915000	13	13	5.2	2.2
FRANKSTON	560000	557500	565600	620000	600000	111	111	7.1	-3.2
FRANKSTON SOUTH	710500	792500	765000	885000	827500	15	15	16.5	-6.5
GARDENVALE	1042500^	520000^	827000 ^	335000^	465000^	7	7	-55.4	38.8
GARFIELD	529800^	574000^	500000 ^	532300^	610000^	2	2	15.1	14.6
GEELONG	683300	648800	575000	665000	663500	38	38	-2.9	-0.2
GEELONG WEST	335000	405000	500000	590000	621600	15	15	85.6	5.4

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Jan-Mar 2025 to Jan-Mar 2026

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
GISBORNE	555000 [^]	610000 [^]	520000	590000	665000 [^]	7	7	19.8	12.7
GLEN HUNTLY	618500	585000	668000	660000	580000	31	31	-6.2	-12.1
GLEN IRIS	659000	620000	655000	745000	721000	75	75	9.4	-3.2
GLEN WAVERLEY	900000	842500	987500	995000	885000	42	42	-1.7	-11.1
GLENROY	590000	626000	644500	630000	675000	79	79	14.4	7.1
GOLDEN POINT (BALLARAT)	375000 [^]	350000 [^]	335000 [^]	450000 [^]	372000 [^]	5	5	-0.8	-17.3
GOLDEN SQUARE	493500	525000	438800	528000	497000	10	10	0.7	-5.9
GREENSBOROUGH	730000	745800	760000	761500	726000	31	31	-0.5	-4.7
GREENVALE	572500 [^]	605000 [^]	657500 [^]	655000	698000 [^]	6	6	21.9	6.6
GROVEDALE	488500	507000	533000	535000	558800	12	12	14.4	4.4
HADFIELD	506300	650000	652500	620000	673800	24	24	33.1	8.7
HALLAM	502500 [^]	595000 [^]	646100	630000	600000	12	12	19.4	-4.8
HAMILTON	364500 [^]	270000 [^]	337500	289500 [^]	334000 [^]	6	6	-8.4	15.4
HAMLYN HEIGHTS	550000	630000	547500	620000	598000	12	12	8.7	-3.5
HAMPTON	878800	1000000	1071000	1210000	950000	31	31	8.1	-21.5
HAMPTON EAST	980500 [^]	1050000	780000	885000 [^]	677500 [^]	9	9	-30.9	-23.4
HAMPTON PARK	572900	560500	588500	595000	620000	25	25	8.2	4.2
HARKNESS	410000 [^]	400000 [^]	445000	510000 [^]	372500 [^]	6	6	-9.1	-27.0
HASTINGS	527500	554500	597500	576000	575000	23	23	9.0	-0.2
HAWTHORN	600000	536000	581000	580000	600000	133	133	0.0	3.4
HAWTHORN EAST	596000	590000	640000	640000	618000	82	82	3.7	-3.4
HEALESVILLE	580000 [^]	530000	680000 [^]	720000	655500	15	15	13.0	-9.0
HEATHMONT	842500	850000	753000	815000	770000 [^]	9	9	-8.6	-5.5
HEIDELBERG	636800	635000	650000	684000	641000	28	28	0.7	-6.3
HEIDELBERG HEIGHTS	740000	713000	773500	765000	758500	25	25	2.5	-0.8
HEIDELBERG WEST	735000	740000	687500	675000	682500	20	20	-7.1	1.1
HERNE HILL	505000	300000 [^]	395000	372000 [^]	430000	12	12	-14.9	15.6
HIGHETT	673800	677000	710000	709000	690000	38	38	2.4	-2.7
HIGHTON	520500	537500	505500	555000	557500	28	28	7.1	0.5
HILLSIDE (MELTON)	577000 [^]	565000 [^]	520000 [^]	622500 [^]	500000 [^]	5	5	-13.3	-19.7
HOPPERS CROSSING	438000	450000	483500	500000	450000	23	23	2.7	-10.0
HORSHAM	343500	372500 [^]	375000	344800	390000	10	10	13.5	13.1
HUGHESDALE	535000	670000	732000	761500	690000	33	33	29.0	-9.4
HUNTINGDALE	667500 [^]	889500 [^]	435000 [^]	440000 [^]	428000 [^]	3	3	-35.9	-2.7

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
INVERLOCH	560000 [^]	727500 [^]	970000 [^]	570000 [^]	592500 [^]	6	6	5.8	3.9
IVANHOE	720000	650000	730000	725000	695000	48	48	-3.5	-4.1
IVANHOE EAST	895000	873500	1085000	881300	970000	13	13	8.4	10.1
JACANA	576000 [^]	570500 [^]	550000 [^]	592500 [^]	495000 [^]	3	3	-14.1	-16.5
JOLIMONT	1350000 [^]	1315000 [^]	1091000	1026300	790000	11	11	-41.5	-23.0
JUNCTION VILLAGE	480000 [^]	525000 [^]	500000 [^]	440000 [^]	437500 [^]	2	2	-8.9	-0.6
KANGAROO FLAT	465000 [^]	540000	438800	510500 [^]	488800 [^]	6	6	5.1	-4.3
KEILOR DOWNS	613000 [^]	533500 [^]	663000 [^]	625000 [^]	645000 [^]	6	6	5.2	3.2
KEILOR EAST	635000 [^]	720000	793800	690500	700000 [^]	9	9	10.2	1.4
KENNINGTON	550000	662500	502300	465000	465100 [^]	8	8	-15.4	0.0
KENSINGTON	482000	502500	438000	457600	500000	41	41	3.7	9.3
KEW	831000	875500	730000	848500	965100	72	72	16.1	13.7
KEW EAST	645000 [^]	1396000 [^]	720000 [^]	1132500 [^]	820000 [^]	3	3	27.1	-27.6
KEW NORTH	1022500 [^]	977500 [^]	965000 [^]	890000	1130000 [^]	9	9	10.5	27.0
KEYSBOROUGH	730000	722800	710000	710000	713500	14	14	-2.3	0.5
KILMORE	402500 [^]	438800 [^]	425000	460000	470000	16	16	16.8	2.2
KILSYTH	732500	720000	740000	750000	777500	40	40	6.1	3.7
KINGSBURY	475000	407500	431100	580000	648500	14	14	36.5	11.8
KINGSVILLE	395000	500000 [^]	348000	415000	426300	12	12	7.9	2.7
KNOXFIELD	752000 [^]	793300	801000	800000	805000	11	11	7.0	0.6
KOO WEE RUP	555000 [^]	450000 [^]	565000 [^]	535000 [^]	500000 [^]	5	5	-9.9	-6.5
KOORYONG	667500 [^]	1731000 [^]	730000 [^]	730000 [*]	890000 [^]	5	5	33.3	NA
KORUMBURRA	420000 [^]	420000 [^]	430000 [^]	425000 [^]	425000 [*]	0	0	NA	NA
KURUNJANG	470000 [^]	391000 [^]	510000 [^]	440000 [^]	445000 [^]	8	8	-5.3	1.1
KYABRAM	320000 [^]	320000 [^]	313500 [^]	457500 [^]	355000 [^]	3	3	10.9	-22.4
KYNETON	520000 [^]	580000 [^]	755000 [^]	665000 [^]	580000 [^]	9	9	11.5	-12.8
LAKE WENDOUREE	502500 [^]	545000	555000 [^]	497500 [^]	500000 [^]	9	9	-0.5	0.5
LAKES ENTRANCE	494000 [^]	665000 [^]	532500 [^]	495000 [^]	525000 [^]	3	3	6.3	6.1
LALOR	557500	540500	615000	602500	592000	19	19	6.2	-1.7
LANGWARRIN	630000	650500	650000	695000	680000	35	35	7.9	-2.2
LARA	422500 [^]	466000 [^]	520000 [^]	585000	560000 [^]	5	5	32.5	-4.3
LARA LAKE	457500 [^]	570000 [^]	530000	577500 [^]	490000 [^]	7	7	7.1	-15.2
LAVERTON	564000	555000	560000	570000	585000	19	19	3.7	2.6
LAVERTON SOUTH	547500	578800	532500	555000	545000	11	11	-0.5	-1.8

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
LEONGATHA	405000 [^]	450000 [^]	440000 [^]	452500 [^]	396000 [^]	2	2	-2.2	-12.5
LEOPOLD	450000 [^]	500000 [^]	508800 [^]	505000 [^]	540000	11	11	20.0	6.9
LILYDALE	622500	620000	644000	610000	617500	64	64	-0.8	1.2
LONG GULLY	400000 [^]	411500 [^]	422200 [^]	455000 [^]	552500 [^]	4	4	38.1	21.4
LONGWARRY	500000 [^]	485000 [^]	545000 [^]	510000 [^]	517800 [^]	2	2	3.6	1.5
LORNE	1550000 [^]	805000 [^]	795000 [^]	768800 [^]	980000 [^]	6	6	-36.8	27.5
LOWER PLENTY	725000 [^]	684000	618000	828000	570000 [^]	7	7	-21.4	-31.2
LYNBROOK	542500 [*]	600000 [^]	695000 [^]	667000 [^]	717500 [^]	2	2	NA	7.6
MACLEOD	650000	819000	760000	781000	825000	15	15	26.9	5.6
MAIDSTONE	640000	627500	647500	620000	692500	26	26	8.2	11.7
MALVERN	650000	670000	699500	700000	690000	39	39	6.2	-1.4
MALVERN EAST	495000	571000	625400	649000	657500	54	54	32.8	1.3
MANIFOLD HEIGHTS	443300 [^]	455000 [^]	487500 [^]	531000 [^]	468800 [^]	8	8	5.8	-11.7
MANSFIELD	475000 [^]	395000 [^]	485000 [^]	620000 [^]	650000 [^]	5	5	36.8	4.8
MARIBYRNONG	490000	488000	440000	507500	512800	72	72	4.6	1.0
MARYBOROUGH	301000 [^]	315000 [^]	327500 [^]	225000 [^]	330800	15	15	9.9	47.0
MCCRAE	600000 [^]	990000 [^]	707500 [^]	715000 [^]	1040000 [^]	3	3	73.3	45.5
MCKINNON	770000	870000	941000	894500	769800	12	12	0.0	-13.9
MEADOW HEIGHTS	497500	481000	523500	515000 [^]	600000	10	10	20.6	16.5
MELBOURNE	540000	589000	545000	530000	490000	577	577	-9.3	-7.5
MELTON	378000	400000 [^]	419500 [^]	435000	465000 [^]	9	9	23.0	6.9
MELTON SOUTH	415000	392500	394000	393000	435000	16	16	4.8	10.7
MELTON WEST	467500 [^]	368000 [^]	419500 [^]	523500 [^]	456000 [^]	6	6	-2.5	-12.9
MENTONE	710000	651500	722800	640000	595000	53	53	-16.2	-7.0
MERBEIN	258300 [^]	171500 [^]	171500 [*]	85000 [^]	310000 [^]	1	1	20.0	264.7
MERINDA PARK	501000 [^]	605000 [^]	540000 [^]	540000 [*]	680000 [^]	1	1	35.7	NA
MERNDA	400000	509500	607500	425300	466000	11	11	16.5	9.6
MICKLEHAM	597000	624000 [^]	620600 [^]	606000 [^]	594500 [^]	2	2	-0.4	-1.9
MIDDLE PARK	1067500 [^]	953800	880000	685500	780000 [^]	5	5	-26.9	13.8
MILDURA	357500	355000	346500	380000	455000	33	33	27.3	19.7
MILL PARK	624800	485000	599000	591000	562000 [^]	7	7	-10.0	-4.9
MITCHAM	889500	785000	857000	915000	942000	31	31	5.9	3.0
MOE	204500 [^]	320000 [^]	267500	321500	260000	23	23	27.1	-19.1
MONT ALBERT	802500	761000	825000	750000	818000	13	13	1.9	9.1

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
MONT ALBERT NORTH	1295000 [^]	1115000	1340000	1500000	1009500 [^]	8	8	-22.0	-32.7
MONTMORENCY	910000	893500	770000	807500	805500	16	16	-11.5	-0.2
MOONEE PONDS	550700	560000	545000	630000	621500	86	86	12.9	-1.3
MOORABBIN	725000	765000	770000	635000	820000	19	19	13.1	29.1
MOOROOLBARK	707500	700000	710000	736000	760000	27	27	7.4	3.3
MOOROOPNA	223800 [^]	355800 [^]	345000	335000 [^]	282500 [^]	6	6	26.3	-15.7
MORDIALLOC	770000	670000	630000	773500	800000	29	29	3.9	3.4
MORNINGTON	728800	780000	950000	810000	860000	61	61	18.0	6.2
MORWELL	232500	272500	305000	331000	357500	20	20	53.8	8.0
MOUNT CLEAR	408000 [^]	450000 [^]	445000 [^]	443000 [^]	445000	10	10	9.1	0.5
MOUNT DUNEED	500000 [^]	547000 [^]	595000 [^]	620000 [^]	615000 [^]	5	5	23.0	-0.8
MOUNT ELIZA	743000	886300 [^]	815000	695000	810000	15	15	9.0	16.5
MOUNT EVELYN	810000 [^]	724300 [^]	712500 [^]	813900 [^]	840000 [^]	4	4	3.7	3.2
MOUNT MARTHA	850000	850000 [^]	750000 [^]	1102500 [^]	1125000 [^]	3	3	32.4	2.0
MOUNT PLEASANT	369000 [^]	442500 [^]	442000	463300 [^]	492000 [^]	4	4	33.3	6.2
MOUNT WAVERLEY	1071000	1122500	1130000	1164000	1070000	47	47	-0.1	-8.1
MULGRAVE	797500	690000 [^]	1093000	824000	860300	16	16	7.9	4.4
MURRUMBEENA	564000	562000	344000	630300	502500	43	43	-10.9	-20.3
NAGAMBIE	480000 [^]	590000 [^]	465000 [^]	437500 [^]	585000 [^]	4	4	21.9	33.7
NARRE WARREN	601500	610000	605500	651000	605000	26	26	0.6	-7.1
NARRE WARREN SOUTH	667500 [^]	672500 [^]	740000 [^]	670000 [^]	693100 [^]	2	2	3.8	3.4
NEWBOROUGH	195000 [^]	318000 [^]	311000 [^]	240000 [^]	330000 [^]	6	6	69.2	37.5
NEWCOMB	492500 [^]	458000 [^]	431000	537500	520000 [^]	7	7	5.6	-3.3
NEWPORT	880000	690000	755000	722500	710000	20	20	-19.3	-1.7
NEWTOWN (GREATER GEELON	514500	627500	645000	561000	610000 [^]	9	9	18.6	8.7
NIDDRIE	662500	867500	768000 [^]	761000	606000 [^]	9	9	-8.5	-20.4
NOBLE PARK	538900	600000	580000	580000	632500	78	78	17.4	9.1
NOBLE PARK NORTH	520000 [^]	625000 [^]	558600 [^]	570000 [^]	721000 [^]	1	1	38.7	26.5
NORLANE	384000 [^]	438500	445000	380000	507500	14	14	32.2	33.6
NORTH BENDIGO	337500 [^]	447500 [^]	427000	500000	519100 [^]	4	4	53.8	3.8
NORTH GEELONG	485000 [^]	497500 [^]	537500 [^]	359500 [^]	500000 [^]	8	8	3.1	39.1
NORTH MELBOURNE	527500	521300	575000	599000	570000	119	119	8.1	-4.8
NORTH WONTHAGGI	390000 [^]	390000 [*]	390000 [*]	380000 [^]	470000 [^]	3	3	20.5	23.7
NORTHCOTE	603800	603000	695000	670000	563000	77	77	-6.7	-16.0

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
NOTTING HILL	443500	400000 [^]	468000	445000	460100 [^]	9	9	3.7	3.4
NUNAWADING	695000	838500	623800	843500	776500	30	30	11.7	-7.9
OAK PARK	633000	630000	676500	742000	750000	31	31	18.5	1.1
OAKLEIGH	520500	560000	650000	593300	550000	29	29	5.7	-7.3
OAKLEIGH EAST	809300	935500	838000	850000	875500	20	20	8.2	3.0
OAKLEIGH SOUTH	760000	815000	874000	885000	843500	14	14	11.0	-4.7
OCEAN GROVE	742000 [^]	911000 [^]	750000	740000	840000	18	18	13.2	13.5
OFFICER	547800 [^]	529000	580500 [^]	552500 [^]	670000 [^]	9	9	22.3	21.3
ORMOND	587300	650000	640000	511500	557500	27	27	-5.1	9.0
OSBORNE	870000 [^]	816000	845000	748300	855000	12	12	-1.7	14.3
PAKENHAM	490000	513800	540100	550000	566300	48	48	15.6	3.0
PARKDALE	831300	808000	780000	810000	830000	47	47	-0.2	2.5
PARKVILLE	560000	507500	510000	492000	440000	25	25	-21.4	-10.6
PASCOE VALE	646000	667000	700000	690000	675000	81	81	4.5	-2.2
PASCOE VALE SOUTH	730000	881000	610000	667500	540500 [^]	7	7	-26.0	-19.0
PATTERSON LAKES	675000	727500	725000	680000	800000	13	13	18.5	17.6
PAYNESVILLE	480000 [^]	340000 [^]	545000 [^]	401000 [^]	510000 [^]	3	3	6.3	27.2
POINT COOK	561000	592500	600000	623000	615000	25	25	9.6	-1.3
PORT MELBOURNE	760000	685200	742500	760000	729000	81	81	-4.1	-4.1
PORTARLINGTON	547500 [^]	520000 [^]	649000 [^]	725000 [^]	611000 [^]	4	4	11.6	-15.7
PORTLAND	395000 [^]	270000 [^]	280000	270000	270000	13	13	-31.6	0.0
PRAHRAN	493500	518000	480000	445000	535500	90	90	8.5	20.3
PRESTON	650000	530000	625000	625000	620300	104	104	-4.6	-0.8
QUARRY HILL	463500 [^]	370000 [^]	400000 [^]	605300 [^]	510800 [^]	3	3	10.2	-15.6
RED CLIFFS	374000 [^]	326000 [^]	317500 [^]	208000 [^]	240000 [^]	3	3	-35.8	15.4
REDAN	375000 [^]	358500	370000	440000	430000	13	13	14.7	-2.3
RESERVOIR	660000	651000	674500	671000	690000	132	132	4.5	2.8
RICHMOND	550000	566300	632500	582500	557500	180	180	1.4	-4.3
RIDDELLS CREEK	520000 [^]	625000 [^]	614000 [^]	590000 [^]	590000 [^]	1	1	13.5	0.0
RINGWOOD	600000	625000	665500	663000	615000	77	77	2.5	-7.2
RINGWOOD EAST	720000	700000	802000	738800	795000	30	30	10.4	7.6
RINGWOOD NORTH	730000 [^]	665000 [^]	875000 [^]	855000 [^]	1135000 [^]	3	3	55.5	32.7
RIPPLESIDE	1000500 [^]	810000 [^]	1520000 [^]	650000 [^]	800000 [^]	2	2	-20.0	23.1
RIPPONLEA	580000 [^]	476300	713500 [^]	460000 [^]	384000	11	11	-33.8	-16.5

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
ROCKBANK	540000^	576500^	585000^	565000^	570500^	5	5	5.6	1.0
ROMSEY	530000^	553500^	530000^	492800	565000^	5	5	6.6	14.7
ROSANNA	1050000	774000	867500	750000	842500	12	12	-19.8	12.3
ROSEBUD	642500	728000	690000	760000	725000	13	13	12.8	-4.6
ROSEBUD SOUTH	825000^	900000^	845000^	812500^	835000^	4	4	1.2	2.8
ROWVILLE	665000	697500	807000	788800	655000	23	23	-1.5	-17.0
ROXBURGH PARK	517500^	505000	467500	545500^	512500	11	11	-1.0	-6.0
RYE	675000^	542500^	620000^	578800^	684000^	6	6	1.3	18.2
SAFETY BEACH	855000	730000	862500	935000	860000	14	14	0.6	-8.0
SALE	380000	325000	335000	360000	370000	22	22	-2.6	2.8
SAN REMO	536000^	632500^	402500^	600000^	650000^	4	4	21.3	8.3
SANCTUARY LAKES	620000	677500^	610000	648000	457500^	4	4	-26.2	-29.4
SANDHURST	770000^	723000^	810000^	872000^	780000^	1	1	1.3	-10.6
SANDRINGHAM	695000	810000	705000	697000	905000	48	48	30.2	29.8
SCORESBY	740000	1092500^	659900	707000^	702000^	8	8	-5.1	-0.7
SEAFORD	630000	580000	693500	743500	697800	48	48	10.8	-6.2
SEBASTOPOL	340000	365000	374500	385000	430000	28	28	26.5	11.7
SEDDON	629600^	850000^	572500^	539400	629000^	8	8	-0.1	16.6
SEYMOUR	222000^	233000	142500^	385000^	307500^	8	8	38.5	-20.1
SHEPPARTON	470000	380000	389000	412500	385000	24	24	-18.1	-6.7
SKYE	575000^	559000^	594000^	632500^	680400^	2	2	18.3	7.6
SOLDIERS HILL	555000^	380000^	475000^	475000^	505000^	2	2	-9.0	6.3
SOMERVILLE	655000	605000	620000	637500	685000	13	13	4.6	7.5
SOUTH GEELONG	505000^	505000*	600000^	573000^	573000*	0	0	NA	NA
SOUTH KINGSVILLE	720000^	520000^	700000^	1030000^	822500^	8	8	14.2	-20.1
SOUTH MELBOURNE	601900	595000	677500	631000	587000	71	71	-2.5	-7.0
SOUTH MORANG	505000	535000	560000	595000	572500	24	24	13.4	-3.8
SOUTH YARRA	580000	592000	570000	600000	533000	219	219	-8.1	-11.2
SOUTHBANK	600000	555000	592000	590000	590000	237	237	-1.7	0.0
SPOTSWOOD	667500^	1170000^	920000^	1150000	805000^	5	5	20.6	-30.0
SPRING GULLY	463800^	398500^	392500^	500000	340000^	4	4	-26.7	-32.0
SPRINGVALE	628500	625000	615000	680000	437500	24	24	-30.4	-35.7
SPRINGVALE SOUTH	604000^	600000	615000	718000	780000	10	10	29.1	8.6
ST ALBANS	540000	542000	535000	560000	537000	49	49	-0.6	-4.1

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								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
ST ALBANS PARK	500000 [^]	496500 [^]	357000 [^]	530000 [^]	534000 [^]	2	2	6.8	0.8
ST KILDA	535000	490000	500000	523000	525000	175	175	-1.9	0.4
ST KILDA EAST	610000	615000	557800	600300	585000	87	87	-4.1	-2.5
ST KILDA WEST	422500	555000	645000	494500	575000	24	24	36.1	16.3
ST LEONARDS	570000	386300 [^]	477500 [^]	495000 [^]	556000 [^]	2	2	-2.5	12.3
STAWELL	215000 [^]	290000 [^]	225000 [^]	225000 [*]	260000 [^]	3	3	20.9	NA
STRATHDALE	380000 [^]	400000 [^]	430500 [^]	470000	525000 [^]	5	5	38.2	11.7
STRATHFIELDSAYE	295000 [^]	330000 [^]	650000 [^]	672500 [^]	635000 [^]	4	4	115.3	-5.6
STRATHMORE	688000 [^]	730000	705500	717500 [^]	840000 [^]	7	7	22.1	17.1
STUDFIELD	832000 [^]	725000 [^]	1125000 [^]	840000 [^]	917500 [^]	8	8	10.3	9.2
SUNBURY	508000	510000	512500	510000	530000	35	35	4.3	3.9
SUNSHINE	547000	600000	529400	530000	490000	21	21	-10.4	-7.5
SUNSHINE NORTH	641000	455000	600000	705000	649000	18	18	1.2	-7.9
SUNSHINE WEST	600000	646500	555000	600000	627000	15	15	4.5	4.5
SURREY HILLS	815000	1106000	850000	932500	833500	30	30	2.3	-10.6
SWAN HILL	299000 [^]	390000 [^]	355000 [^]	455000 [^]	387500 [^]	8	8	29.6	-14.8
SYDENHAM	492500	487000	470000	547600	549000	23	23	11.5	0.3
SYNDAL	1145000 [^]	1215000	826500	820000	817000 [^]	6	6	-28.6	-0.4
TARNEIT	440000	480000	495000	457800	485000	17	17	10.2	6.0
TATURA	285000 [^]	300000 [^]	311300 [^]	305000 [^]	342500 [^]	8	8	20.2	12.3
TAYLORS HILL	551300 [^]	562000 [^]	605000 [^]	600000 [^]	647800 [^]	7	7	17.5	8.0
TAYLORS LAKES	590000 [^]	553500 [^]	500000 [^]	572500 [^]	563000 [^]	2	2	-4.6	-1.7
TEMPLESTOWE	617500	956300	920500	1069000	1243500	16	16	101.4	16.3
TEMPLESTOWE LOWER	868700	920000	900000	1065000	710000	34	34	-18.3	-33.3
THOMASTOWN	540300	561000	590000	633000	635000	45	45	17.5	0.3
THOMSON (GREATER GEELONG)	517500 [^]	275000 [^]	540000 [^]	250000 [^]	505000 [^]	5	5	-2.4	102.0
THORNBURY	569500	458800	600000	678000	675000	61	61	18.5	-0.4
TOORAK	1385000	1025000	1300000	940000	962500	70	70	-30.5	2.4
TORQUAY	773500	827500	760000	887500	837000	25	25	8.2	-5.7
TRAFALGAR	530000 [^]	535000 [^]	502500 [^]	375000 [^]	400000 [^]	9	9	-24.5	6.7
TRARALGON	360000	315000	295000	372500	367300	26	26	2.0	-1.4
TRAVANCORE	347500	356300	357500	380000	377500	22	22	8.6	-0.7
TRUGANINA	515000 [^]	522000	527500	660000	570000 [^]	9	9	10.7	-13.6
TULLAMARINE	576300	550000	597500	535000	620000	21	21	7.6	15.9

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
TYABB	597500^	705000^	610000^	662500^	662500^	2	2	10.9	0.0
UPPER FERNTREE GULLY	500500^	422500^	660000^	659000^	462000^	3	3	-7.7	-29.9
VERMONT	872500	1005000	842800	876500	1110500	10	10	27.3	26.7
VERMONT SOUTH	1108000^	875000	1025300	850000^	1034000^	8	8	-6.7	21.6
VIEWBANK	900000^	750000^	900000^	710000^	760900^	4	4	-15.5	7.2
WALLAN	452500^	452000^	484300	478500^	465000	11	11	2.8	-2.8
WALLAN EAST	440000^	445000^	482000^	482500^	515000^	4	4	17.0	6.7
WANGARATTA	360800	325000	407500	405000	377500	11	11	4.6	-6.8
WANTIRNA	764500	682500	761400	785000	799000	15	15	4.5	1.8
WANTIRNA SOUTH	490000	522500	515000	400000	660000	19	19	34.7	65.0
WARRAGUL	435000	425000	398000	470000	445000	17	17	2.3	-5.3
WARRNAMBOOL	454000	433000	460000	502000	495000	17	17	9.0	-1.4
WATSONIA	711000^	680000^	695000^	840000^	755000^	7	7	6.2	-10.1
WENDOUREE	355000	362500^	298300	400000	488800^	6	6	37.7	22.2
WERRIBEE	452500	440000	456000	485000	495000	53	53	9.4	2.1
WERRIBEE SOUTH	487500	515000	500000	460000^	405000^	8	8	-16.9	-12.0
WEST FOOTSCRAY	387800	461500	477000	385000	392500	42	42	1.2	1.9
WEST MELBOURNE	486500	532500	550000	572500	580000	83	83	19.2	1.3
WEST WODONGA	387500	381500	418500	416500^	415000	10	10	7.1	-0.4
WESTALL	595000	638000	762500	605000	640500	36	36	7.6	5.9
WESTGARTH	876100	660000	600000	945000	797500	11	11	-9.0	-15.6
WESTMEADOWS	595000	620000	610000	630000	645000	19	19	8.4	2.4
WHEELERS HILL	930500^	1200000^	1235000^	1022500^	1280000^	7	7	37.6	25.2
WHITE HILLS	520000^	455000^	506000^	518500^	512500^	6	6	-1.4	-1.2
WHITTINGTON	380000	405000^	395000	430500	420000^	8	8	10.5	-2.4
WHITTLESEA	410000^	510000^	490000^	400000^	460000^	5	5	12.2	15.0
WILLIAMS LANDING	448800^	420000	418000^	521000^	352000	11	11	-21.6	-32.4
WILLIAMSTOWN	960000	906000	880000	630000	700000	30	30	-27.1	11.1
WILLIAMSTOWN NORTH	800000^	955000^	850000^	925000	817500^	8	8	2.2	-11.6
WINDSOR	592000	520000	536000	522500	587000	48	48	-0.8	12.3
WODONGA	360000	360000	410000	417500	530000	14	14	47.2	26.9
WOLLERT	470000	510000	523500	520000	536300	14	14	14.1	3.1
WONTHAGGI	430000^	385000	420000^	402500	442500	14	14	2.9	9.9
WOODEND	680000^	800000^	660000^	928800^	892500^	6	6	31.3	-3.9

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MEDIAN UNIT PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
WYNDHAM VALE	497500	475000	485000	510000	526000	11	11	5.7	3.1
YARRA JUNCTION	670000^	717500^	590000 ^	597500^	650000^	5	5	-3.0	8.8
YARRAVILLE	635000	575000	605000	720000	687500	26	26	8.3	-4.5
YARRAWONGA	473500	475000	455000 ^	445000^	510000^	9	9	7.7	14.6

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
AINTREE	455000	430000	399000	378000	497000	47	47	9.2	31.5
ALFREDTON	232500 [^]	220000	265000 [^]	272000 [^]	350000 [^]	7	7	50.5	28.7
APOLLO BAY	380000 [*]	420000 [^]	410000 [^]	392500 [^]	383000 [^]	4	4	NA	-2.4
ARARAT	275000 [^]	153500 [^]	150000 [^]	210000 [^]	197000 [^]	7	7	-28.4	-6.2
ARMSTRONG CREEK	275000	300000	355000	372300	365000	112	112	32.7	-1.9
BACCHUS MARSH	295000 [^]	300000	313800	388000	329500	10	10	11.7	-15.1
BAIRNSDALE	176000 [^]	207000 [^]	211300 [^]	228000 [^]	205100 [^]	4	4	16.5	-10.0
BALCOMBE	928500 [^]	1250000 [^]	965000 [^]	1750000 [^]	1180000 [^]	3	3	27.1	-32.6
BALLAN	360000 [^]	290000 [^]	306000 [^]	260000 [^]	319000 [^]	5	5	-11.4	22.7
BALLARAT EAST	330000 [^]	350000 [^]	290000 [^]	278800 [^]	305000 [^]	2	2	-7.6	9.4
BANNOCKBURN	325000 [^]	367500 [^]	340000	350000	410000 [^]	6	6	26.2	17.1
BARANDUDA	240000	228000	225000	224000	140000	20	20	-41.7	-37.5
BARNAWARTHA	235000 [^]	285000 [^]	270000 [^]	255000 [^]	255000 [*]	0	0	NA	NA
BEACONSFIELD	583600 [^]	435000 [^]	535000 [^]	514000 [^]	706300 [^]	2	2	21.0	37.4
BEEAC	140000 [^]	190000 [^]	167500 [^]	185000 [^]	185000 [^]	1	1	32.1	0.0
BEECHWORTH	-	520000 [^]	615000 [^]	390000 [^]	462500 [^]	2	2	0.0	18.6
BENALLA	201000	212500	213000	221500	210000	13	13	4.5	-5.2
BERWICK	540000	382200	324000	403700	484500	22	22	-10.3	20.0
BEVERIDGE	322300	320300	330000	330000	319000	77	77	-1.0	-3.3
BONNIE BROOK	394000	372500	380000	334500	378000	11	11	-4.1	13.0
BONSHAW	275000 [^]	275000	240000	228400	257500	28	28	-6.4	12.8
BOTANIC RIDGE	550000 [^]	509000 [^]	520000	515000	650000 [^]	4	4	18.2	26.2
BRIDGEWATER ON LODDON	225000 [^]	235000 [^]	250000 [^]	205000 [^]	205000 [*]	0	0	NA	NA
BROADFORD	286500 [^]	250000 [^]	260000 [^]	240000 [^]	285000 [^]	3	3	-0.5	18.8
BROOKFIELD	285000 [^]	397000 [^]	341900 [^]	257500	305000	10	10	7.0	18.4
BROWN HILL	380800 [^]	300000 [^]	343500 [^]	285000 [^]	340000 [^]	7	7	-10.7	19.3
BULLA	307500 [^]	330000	335000	365000 [^]	365000 [*]	0	0	NA	NA
BUNINYONG	400000 [^]	305000 [^]	385000 [^]	315000 [^]	400000 [^]	1	1	0.0	27.0
BUNYIP	390000 [^]	390000 [^]	390000 [^]	420000 [^]	420000 [*]	0	0	NA	NA
BURNSIDE	583000	574000	564000	599000	604000	16	16	3.6	0.8
CAIRNLEA	225500	225500 [*]	720000 [^]	355000 [^]	600500 [^]	4	4	166.3	69.2
CAMPBELLS CREEK	220000 [^]	260000 [^]	295000 [^]	247000 [^]	253000 [^]	1	1	15.0	2.4
CARDIGAN	547500 [^]	450000 [^]	587000	490000 [^]	500000 [^]	7	7	-8.7	2.0
CHARLEMONT	320000	326000	340000	345000	381000	26	26	19.1	10.4
CHURCHILL	155000 [*]	147500 [^]	173000 [^]	206500 [^]	235000 [^]	4	4	NA	13.8

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
CLIFTON SPRINGS	300000*	250000^	390000^	360000^	352500^	6	6	NA	-2.1
CLUNES	240000^	110000^	215000^	130000^	195000^	4	4	-18.8	50.0
CLYDE	380000	378000	410000	346000	328000	78	78	-13.7	-5.2
CLYDE NORTH	415000	423000	421000	448000	460000	160	160	10.8	2.7
COBBLEBANK	286000^	420500	279000	320000	314000	26	26	9.8	-1.9
COBRAM	210000	208000^	210000	215000	215000^	8	8	2.4	0.0
COLAC	220000	266000	260000	270000	269500	34	34	22.5	-0.2
COLERAINE	50000^	80000^	45000^	79000^	65000^	1	1	30.0	-17.7
CORINELLA	475000^	275000^	350000^	180000^	345000	11	11	-27.4	91.7
CORIO	305000^	468000^	468000*	170000^	290000^	1	1	-4.9	70.6
COWES WEST	415000^	325000^	404500^	383800^	335000^	7	7	-19.3	-12.7
CRAIGIEBURN	500000	442500^	530000	605000	500000^	3	3	0.0	-17.4
CRANBOURNE	261400^	274700^	261400^	478200^	478200*	0	0	NA	NA
CRANBOURNE EAST	385000	373500	437000	432500	376400	16	16	-2.2	-13.0
CRANBOURNE SOUTH	207100^	185500^	172300^	296600	167300	12	12	-19.2	-43.6
CRANBOURNE WEST	409000	389000	422300	185500	374900	10	10	-8.3	102.1
CRESWICK	195000^	205000^	220000^	240000^	215000^	5	5	10.3	-10.4
CRIB POINT	470000^	455000^	491000^	430000^	436500^	8	8	-7.1	1.5
DANDENONG	867500^	350000^	919500^	919500*	580000^	1	1	-33.1	NA
DARLEY	334000^	268000^	268500^	316500	315000	13	13	-5.7	-0.5
DAYLESFORD	390000^	297500	365000^	465000^	429500^	4	4	10.1	-7.6
DEANSIDE	370000	365000	380100	375000	414500	84	84	12.0	10.5
DELACOMBE	230000^	269500^	272300^	282500	280000	18	18	21.7	-0.9
DENNINGTON	175000^	161000^	202500	210000	190000^	9	9	8.6	-9.5
DIAMOND CREEK	442500^	570000^	511300	475000	513800^	8	8	16.1	8.2
DIGGERS REST	299000	290000	367500	408000	341000	19	19	14.0	-16.4
DIMBOOLA	47000^	119000^	68500^	27000^	49000^	7	7	4.3	81.5
DONCASTER	1526300^	1526300*	1650000^	1090000^	1234000^	2	2	-19.1	13.2
DONNYBROOK	344000	343000	354000	373500	390000	120	120	13.4	4.4
DOREEN	363500	417500^	388100^	385000^	423800^	4	4	16.6	10.1
DROMANA	400000^	675000^	1030000^	767500^	640000^	1	1	60.0	-16.6
DROUIN	345000	339000	345000	315000	338800	30	30	-1.8	7.5
DRYSDALE	282500^	250000^	548000^	335000^	620000^	3	3	119.5	85.1
EAGLE POINT	507500^	225000^	171300^	226500^	287500^	4	4	-43.3	26.9
EAGLEHAWK	207000^	299500^	282500^	270000^	272300	12	12	31.5	0.8

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
EAST BAIRNSDALE	139000	139000 [^]	153000 [^]	155000 [^]	168000 [^]	9	9	20.9	8.4
ECHUCA	295000 [^]	265500	258000	264000	268000	32	32	-9.2	1.5
ELLIMINYT	200000 [^]	320500 [^]	282500 [^]	225000 [^]	285000 [^]	6	6	42.5	26.7
EPPING	422500 [^]	396000 [^]	430000 [^]	484000 [^]	160800	110	110	-61.9	-66.8
EPSOM	301500 [^]	305000 [^]	308000 [^]	320000 [^]	285000	10	10	-5.5	-10.9
EYNESBURY	364000 [^]	342000	396900	324000	406200	65	65	11.6	25.4
FRASER RISE	357300	356500	381500	395000	385000	81	81	7.8	-2.5
FYANSFORD	445000 [^]	450000	460000 [^]	432500	497000 [^]	7	7	11.7	14.9
GISBORNE	433800	496500	446000	445000	456000 [^]	9	9	5.1	2.5
GLENGARRY	271500 [^]	249000 [^]	292500	301000	296500	10	10	9.2	-1.5
GOLDEN BEACH	127500 [^]	127300 [^]	114500 [^]	101500 [^]	103000 [^]	7	7	-19.2	1.5
GOLDEN SQUARE	456800 [^]	273000 [^]	225000 [^]	275000 [^]	331000 [^]	3	3	-27.5	20.4
GREEN LAKE	199800 [^]	199800 [*]	245000 [^]	240000 [^]	240000 [*]	0	0	NA	NA
GREENVALE	475000	460000	430000	470000	505000	49	49	6.3	7.4
HAMPTON PARK	395000 [^]	423300	494000 [^]	483500 [^]	487000 [^]	8	8	23.3	0.7
HARKNESS	352000 [^]	297500 [^]	280000 [^]	310000 [^]	310000 [*]	0	0	NA	NA
HEALESVILLE	459000 [^]	459000 [*]	512500 [^]	750000 [^]	400000 [^]	5	5	-12.9	-46.7
HEATHCOTE	160000 [^]	220000 [^]	160000 [^]	190000 [^]	200000 [^]	1	1	25.0	5.3
HEYFIELD	129000 [^]	129000 [^]	240000 [^]	240000 [*]	217500 [^]	6	6	68.6	NA
HIGHTON	421300 [^]	447500	425000 [^]	405000	420000 [^]	8	8	-0.3	3.7
HORSHAM	223000	202000 [^]	178000	169000	250000 [^]	9	9	12.1	47.9
HUNTLY	234500	230000	241000	240000	260000	33	33	10.9	8.3
INVERLOCH	469000 [^]	410000 [^]	475000 [^]	600000 [^]	550000 [^]	2	2	17.3	-8.3
INVERMAY PARK	370000 [^]	340000 [^]	380000 [^]	257500 [^]	350000 [^]	7	7	-5.4	35.9
IRYMPLE	185000	156000 [^]	182500	190000	230000 [^]	7	7	24.3	21.1
JACKASS FLAT	263000 [^]	262000 [^]	262000	267500	285000 [^]	6	6	8.4	6.5
JEERALANG NORTH	135000 [*]	157000 [^]	165000 [^]	165000 [*]	165000 [*]	0	0	NA	NA
JUNCTION VILLAGE	420000 [^]	420000	420000 [^]	505000 [^]	497500 [^]	2	2	18.5	-1.5
KALKALLO	371000	360000	376500	345000	360000	17	17	-3.0	4.3
KANGAROO FLAT	384800 [^]	320000 [^]	270000	310000 [^]	281000	11	11	-27.0	-9.4
KENNINGTON	470000 [^]	470000 [*]	667500 [^]	325000 [^]	240000 [^]	3	3	-48.9	-26.2
KIALLA	265000	260000	250000	266500	281000	27	27	6.0	5.4
KILMORE	319000	313200	305000	314900	309900	27	27	-2.9	-1.6
KILSYTH	400000 [^]	280000 [^]	555500 [^]	555500 [*]	555500 [*]	0	0	NA	NA
KORUMBURRA	240000 [^]	205000 [^]	300000 [^]	273500 [^]	305000 [^]	5	5	27.1	11.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
KYABRAM	187000	185400	189800	187800	190000	17	17	1.6	1.2
KYNETON	691500 [^]	297000 [^]	360000 [^]	355000 [^]	512500 [^]	6	6	-25.9	44.4
LAKES ENTRANCE	193800 [^]	235000 [^]	185000 [^]	200000 [^]	195000	12	12	0.6	-2.5
LANGWARRIN	345000 [^]	447500 [^]	450000 [^]	170000 [^]	567800 [^]	3	3	64.6	234.0
LARA	355000	340000	273900	348000	372400	62	62	4.9	7.0
LARA LAKE	330000 [^]	435000 [^]	378000 [^]	389500 [^]	378000	18	18	14.5	-3.0
LENEVA	235000	205000	200000	220000	270000	14	14	14.9	22.7
LEONGATHA	407500 [^]	277500 [^]	255000 [^]	265000 [^]	232500 [^]	4	4	-42.9	-12.3
LEOPOLD	366000	336500	335000	365000	364000	37	37	-0.5	-0.3
LILYDALE	525000 [^]	812500 [^]	509300 [^]	665000 [^]	720000 [^]	5	5	37.1	8.3
LOCH SPORT	97500	87000 [^]	88000 [^]	85000 [^]	93500 [^]	6	6	-4.1	10.0
LONGWARRY	600000 [*]	245000 [^]	320000 [^]	345000 [^]	319000 [^]	6	6	NA	-7.5
LUCAS	337500	287500	305000	318500	318800	34	34	-5.6	0.1
LUCKNOW	195000	190800 [^]	170000 [^]	182500 [^]	160000 [^]	4	4	-17.9	-12.3
MADDINGLEY	310000	305000	305000	320000	335000 [^]	9	9	8.1	4.7
MAFFRA	205500 [^]	215000 [^]	225000 [^]	216500 [^]	216000 [^]	7	7	5.1	-0.2
MAIDEN GULLY	340000 [^]	312500 [^]	345000 [^]	327500 [^]	352500 [^]	2	2	3.7	7.6
MAMBOURIN	300000	216600	222900	301000	330000	70	70	10.0	9.6
MANOR LAKES	376000	320000	356300	355000	365000	41	41	-2.9	2.8
MANSFIELD	402500 [^]	345000 [^]	396000 [^]	310000 [^]	330000	11	11	-18.0	6.5
MARONG	269000 [^]	265000 [^]	269000 [^]	269000 [*]	269000 [*]	0	0	NA	NA
MARYBOROUGH	193000 [^]	170000 [^]	167000 [^]	357000 [^]	165000	11	11	-14.5	-53.8
MELTON SOUTH	330000	320000	339000	328000	325000	11	11	-1.5	-0.9
MERBEIN	125000 [^]	80000	110000	201000 [^]	110000 [^]	3	3	-12.0	-45.3
MERNDA	402500	370000	431300	430000	320300	47	47	-20.4	-25.5
METUNG	220000 [^]	199800 [^]	230000 [^]	301000 [^]	129000 [^]	3	3	-41.4	-57.1
MICKLEHAM	395500	386800	408000	422500	365000	125	125	-7.7	-13.6
MILDURA	189000	185000	180000	181000	176500	94	94	-6.6	-2.5
MOE	226000	233300	229000	229000 [^]	239000 [^]	7	7	5.8	4.4
MOOROOLBARK	380000 [^]	468500 [^]	379000 [^]	642500 [^]	405000 [^]	5	5	6.6	-37.0
MOOROOPNA	230000 [^]	217500 [^]	223000 [^]	240000	249500	15	15	8.5	4.0
MORWELL	188500 [^]	225000	255000	254000	259000	24	24	37.4	2.0
MOUNT COTTRELL	420500 [^]	292500	210000 [^]	380000 [^]	380000 [^]	1	1	-9.6	0.0
MOUNT DUNEED	344900	374000	390000	385000	395000	98	98	14.5	2.6
MOUNT ELIZA	1118800 [^]	1125800 [^]	1200000 [^]	1100000 [^]	1200000 [^]	1	1	7.3	9.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
MOUNT MARTHA	1285000 [^]	817500 [^]	1377500 [^]	1360000 [^]	1380000 [^]	2	2	7.4	1.5
MOUNT PLEASANT	250000 [*]	175000 [^]	177000 [^]	200500 [^]	200500 [*]	0	0	NA	NA
NAGAMBBIE	292500 [^]	256000 [^]	249000	248000	240000 [^]	9	9	-17.9	-3.2
NAR NAR GOON	406500	433500	432000	406000	406500	22	22	0.0	0.1
NAR NAR GOON NORTH	387000	244900	244900	340000	355500	18	18	-8.1	4.6
NARRE WARREN NORTH	860000 [^]	1010000 [^]	856500 [^]	935000 [^]	885000 [^]	3	3	2.9	-5.3
NEW GISBORNE	415000 [^]	339000 [^]	450000 [^]	360000	315000 [^]	5	5	-24.1	-12.5
NEWBOROUGH	200000 [^]	200000 [^]	236800 [^]	210000	263000 [^]	8	8	31.5	25.2
NICHOLSON	250000 [^]	236000 [^]	222000 [^]	230000 [^]	222000 [^]	5	5	-11.2	-3.5
NORLANE	445000 [^]	390000 [^]	390000 [*]	192500 [^]	485000 [^]	1	1	9.0	151.9
NORTH WONTHAGGI	225000 [*]	265000 [^]	192500 [^]	243500 [^]	250000 [^]	5	5	NA	2.7
NUMURKAH	139000 [^]	548000 [^]	172500	322500 [^]	322500 [*]	0	0	NA	NA
OCEAN GROVE	448500	432500	466900	486900	469500	15	15	4.7	-3.6
OFFICER	467500	462000	461800	471500	471000	86	86	0.7	-0.1
OFFICER SOUTH	457500 [^]	450000 [^]	994900 [^]	994900 [*]	957000 [^]	1	1	109.2	NA
PAKENHAM	381000	393900	395500	400000	417000	37	37	9.4	4.3
PAYNESVILLE	260000 [^]	194000	209000 [^]	218000 [^]	323300 [^]	2	2	24.3	48.3
POINT COOK	575000 [^]	560500 [^]	650000 [^]	552500 [^]	835000 [^]	5	5	45.2	51.1
POINT LONSDALE	657500 [^]	780000	559500 [^]	510000 [^]	458000 [^]	1	1	-30.3	-10.2
POREPUNKAH	380000 [^]	395000 [^]	420000 [^]	340000 [^]	460000 [^]	1	1	21.1	35.3
PORTLAND	182000 [*]	165000 [^]	185000 [^]	149000	185000 [^]	9	9	NA	24.2
RED CLIFFS	100000 [^]	142500 [^]	122500 [^]	142000	111300	20	20	11.3	-21.7
ROCKBANK	334000	347000	351000	325000	364000	11	11	9.0	12.0
ROMSEY	367500 [^]	375000 [^]	375000	385000 [^]	380000 [^]	9	9	3.4	-1.3
ROSEBUD	375000 [^]	550000 [^]	425000 [^]	505000 [^]	432500 [^]	4	4	15.3	-14.4
ROSEDALE	640000 [^]	315000 [^]	192500 [^]	190000 [^]	170000 [^]	5	5	-73.4	-10.5
ROWVILLE	830000 [^]	771000 [^]	753000 [^]	917500 [^]	905000 [^]	3	3	9.0	-1.4
RUTHERGLEN	205000 [^]	210000 [^]	210000 [^]	200000 [^]	212500	22	22	3.7	6.3
RYE	567500 [^]	657000 [^]	450000 [^]	500000 [^]	390000 [^]	4	4	-31.3	-22.0
SALE	263000 [^]	260000 [^]	290000 [^]	217500 [^]	236000 [^]	7	7	-10.3	8.5
SAN REMO	366500 [^]	450000 [^]	379000	435000	405000 [^]	8	8	10.5	-6.9
SANCTUARY LAKES	530000 [^]	652500 [^]	641000	587000	550000 [^]	7	7	3.8	-6.3
SEBASTOPOL	150000 [^]	167500 [^]	239500 [^]	239500	242000	17	17	61.3	1.0
SEYMOUR	233000 [^]	240000 [^]	215000 [^]	200000	208000 [^]	7	7	-10.7	4.0
SHEPPARTON	260000	272500	272500	275000	275000	20	20	5.8	0.0

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
SHEPPARTON NORTH	272500	292500	292500	314000	311000	21	21	14.1	-1.0
SKYE	545000	571000	530000	527500	604500	10	10	10.9	14.6
SMYTHES CREEK	268000 [^]	213500 [^]	260000 [^]	227500 [^]	238000	13	13	-11.2	4.6
SOUTH MORANG	534600 [^]	567500 [^]	577500	600000 [^]	505000 [^]	5	5	-5.5	-15.8
SPRINGVALE SOUTH	512700 [^]	520000 [^]	530400 [^]	525600 [^]	525600 [*]	0	0	NA	NA
ST LEONARDS	350000 [^]	385000 [^]	276100	340000	340000 [^]	7	7	-2.9	0.0
STRATHFIELDSAYE	310000	298000	300000	305000	310300	20	20	0.1	1.7
STRATHTULLOH	345000	310000	360000	340000	320000	30	30	-7.2	-5.9
SUNBURY	355000	360000	385000	397900	385000	61	61	8.5	-3.2
SUNSHINE NORTH	300000 [^]	576000 [^]	615000	595000 [^]	618500 [^]	4	4	106.2	3.9
SUNSHINE WEST	500000 [^]	525500 [^]	415000 [^]	785000 [^]	700100 [^]	3	3	40.0	-10.8
SWAN HILL	134400 [^]	157000 [^]	110000	188000 [^]	213000 [^]	3	3	58.5	13.3
TARNEIT	356700	368000	365000	375000	415000	204	204	16.3	10.7
TATURA	277500 [^]	215000 [^]	255000	225000	230000	13	13	-17.1	2.2
THOMASTOWN	609000 [^]	599000 [^]	587000	710500 [^]	320300 [^]	8	8	-47.4	-54.9
THORNHILL PARK	550000	359000	304800	302300	330300	48	48	-40.0	9.2
TONGALA	166500 [^]	145000 [^]	145000 [*]	167000 [^]	164000 [^]	3	3	-1.5	-1.8
TOORADIN	620000 [^]	370000 [^]	410000 [^]	410000 [^]	420000 [^]	5	5	-32.3	2.4
TORQUAY	465000	625000	650000	625000	600000	11	11	29.0	-4.0
TRARALGON	290000	281000	291000	330000	325000	30	30	12.1	-1.5
TRENTHAM	500000 [^]	420000 [^]	350000 [^]	530000 [^]	570000 [^]	4	4	14.0	7.5
TRUGANINA	323500	357800	354000	377500	366000	81	81	13.1	-3.0
VENUS BAY	185000 [^]	155000 [^]	170000 [^]	150000 [^]	127500	10	10	-31.1	-15.0
WALLAN	331000 [^]	335000	345000	330000	330000	14	14	-0.3	0.0
WALLAN EAST	525000 [^]	380500	462500	330000 [^]	310000	10	10	-41.0	-6.1
WANGANDARY	255000 [^]	289500 [^]	289500 [*]	300000 [^]	288300 [^]	8	8	13.0	-3.9
WANGARATTA	294000	258000	260000	283800	311000	36	36	5.8	9.6
WARRACKNABEAL	48750 [*]	48750 [*]	57500 [^]	56000 [^]	56000 [*]	0	0	NA	NA
WARRAGUL	300000	297000	300200	312000	325000	41	41	8.4	4.2
WARRNAMBOOL	252500	257500	240000	250000	255000	86	86	1.0	2.0
WAURN PONDS	395000	429500 [^]	442500 [^]	478000 [^]	594000 [^]	2	2	50.4	24.3
WEIR VIEWS	373000	320000	387000	369000	375500	10	10	0.7	1.8
WERRIBEE	357000	349000	364500	375000	369000	65	65	3.4	-1.6
WEST WODONGA	295000 [^]	200000	205000	270000	347500 [^]	2	2	17.8	28.7
WILLIAMS LANDING	-	-	700000 [^]	245900 [^]	252800 [^]	9	9	0.0	2.8

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Jan-Mar 2025 to Jan-Mar 2026

Locality	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	Jan-Mar 2026	No. of Sales Jan-Mar 2026	No. of Sales 2026	Change (%)	
								Jan-Mar 2025 to Jan-Mar 2026	Oct-Dec 2025 to Jan-Mar 2026
WINCHELSEA	415000 [^]	355000 [^]	292500	320000	275000 [^]	7	7	-33.7	-14.1
WINTER VALLEY	275000	247500	260000	255000	268000	77	77	-2.5	5.1
WODONGA	226000	272500 [^]	260000	267500	280000	21	21	23.9	4.7
WOLLERT	360000	354000	387000	400000	418000	82	82	16.1	4.5
WONTHAGGI	225000	235000	255000	261000	245000	15	15	8.9	-6.1
WOODSTOCK	232900 [^]	345000	345000	372000	360000	21	21	54.6	-3.2
WYNDHAM VALE	325500	330000	338000	368000	289800	30	30	-11.0	-21.3
YARRAWONGA	222000	222000	221000	255000	260000	19	19	17.1	2.0

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