September 2023 Quarter



Victorian Property Sales Report



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

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

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

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

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

The maximum number of house sales for the quarter was 316 in Tarneit and there were 22 locations with 100 or more sales in the September 2023 quarter.

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



**Victorian Valuer-General, Robert Marsh PSM**

# Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending June 2023 indicates that the median house sale price decreased by 0.3 per cent from $752,000 to $750,000. Metropolitan house prices showed no change remaining at $850,000 and country Victoria house prices decreased by 0.7 per cent to $575,000.

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

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

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

The number of Victorian house sales so far recorded for the September 2023 quarter is 18,744. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the September 2023 quarter will be approximately 20,155. This is a 7 per cent increase from the number of sales in the June 2023 quarter and a 8.1 per cent increase on the same quarter the previous year (September 2022).

### Metropolitan Melbourne

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

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

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

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

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

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

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

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

For the quarter, Armadale had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 17 house sales and its median house price decreased by 38.3 per cent, from $3,483,100 to $2,150,000.

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

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

#### *Inner suburbs (within 10 km of Melbourne CBD)*

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

#### *Eastern suburbs (10–20 km from Melbourne CBD)*

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

#### *Western suburbs (10–20 km from Melbourne CBD)*

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

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

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

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

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

#### Country Victoria

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

1. The number of country Victoria house sales for the June 2023 quarter is expected to be 5,763, which is 1.5 per cent less than the September 2022 quarter.
2. A comparison of house prices in regional, seaside and large towns also indicates various trends.
3. Bendigo median house prices decreased by 7.2 per cent, having increased by 0.8 per cent in the previous quarter. Mildura decreased by 8.9 per cent for the September 2023 quarter, having increased by 4.7 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter’s report. It shows that four of the 12 large towns had increases in median house prices in the September 2023 quarter compared to the June 2023 quarter which showed increases in six of the 12 towns. For the 12 months from the September 2022 to September 2023 quarter, there were increases in five of the 12 towns.

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

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

#### *Regional cities*

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

#### *Large towns*

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

#### *Seaside towns*

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