

## About REIV Median Prices

The Real Estate Institute of Victoria Ltd.



### What is a median price?

The median price is the middle price in a series of sales. For example, if 15 sales are recorded in a suburb and arranged in order from the lowest to the highest value, the eighth sale price is the median price. In the case where there is an even number of sales in a series, the median is the average of the middle two prices.

### Why do you use median prices?

Median prices are used rather than average prices because median prices are unaffected by a few unusually high or low prices, making them a more accurate indicator of true market activity.

Median prices are a guide to market activity, and the REIV does not intend for median price measures to be regarded as a valuation tool. The assessment of a property's value is a job for a qualified professional who possesses the knowledge, experience and comparable sales information required to do so.

### What is a seasonally adjusted median price?

A seasonally adjusted median price takes into account seasonal, calendar-related movements. For example, median prices generally increase in December quarters and fall in March quarters. To identify and remove the seasonal effects of the median price data, the REIV has referred to historical median price data from 1992 for metropolitan and regional houses and from 2002 for regional units.

### What are upper and lower quartile points?

The lower quartile is the point where one quarter of the sales are of a lesser value, and the upper quartile is the point where one quarter of the sales are of a higher value.

### Why do you revise your median prices?

The REIV continuously collects sales data from its Members and revises medians (and the clearance rate) to ensure accuracy.

### What is the difference between the median price and stratified/hedonic indices?

The median price is the middle price in a series of sales transacted over a period (i.e. a quarter). It does not adjust for compositional changes such as changes in location (sales in more/less expensive suburbs), number of bedrooms, or land size. The median price is an easy-to-understand calculation that is useful in determining actual transactional price changes as opposed to overall estimates of value changes adjusted by location or dwelling type. As such, it is not directly comparable to stratified/hedonic indices that are used for different purposes.

Any more questions? Email [research@reiv.com.au](mailto:research@reiv.com.au)

## June Quarter 2017 Median Prices



### Median Prices, Seasonally Adjusted

Note: Annual growth is based on rolling annual figures

	Jun-17 Quarter	Quarterly Change	Mar-17 Quarter	Annual Change
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#### Metropolitan Melbourne

House	\$822,000	2.9%	\$799,000	10.3%
Unit and Apartment	\$606,500	4.3%	\$581,500	7.7%

#### Regional Victoria

House	\$385,000	2.0%	\$377,500	6.4%
Unit and Apartment	\$296,000	3.7%	\$285,500	4.1%

	Jun-17 Quarter	Quarterly Change	Mar-17 Quarter	Annual Change
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#### Inner Melbourne

House	\$1,468,000	-2.1%	\$1,500,000	14.2%
Unit and Apartment	\$630,500	6.5%	\$592,000	6.3%

#### Middle Melbourne

House	\$991,500	3.2%	\$961,000	10.0%
Unit and Apartment	\$681,000	6.7%	\$638,500	7.7%

#### Outer Melbourne

House	\$642,000	3.7%	\$619,000	9.8%
Unit and Apartment	\$490,000	4.3%	\$470,000	8.7%

	Jun-17 Quarter	Quarterly Change	Mar-17 Quarter	Annual Change
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#### Auctions

House	\$945,000	-1.7%	\$961,000	6.2%
Unit and Apartment	\$679,000	3.0%	\$659,500	6.1%

#### Private Sale

House	\$686,000	5.9%	\$647,500	11.4%
Unit and Apartment	\$529,000	5.9%	\$499,500	7.8%

Source: REIV

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## June Quarter 2017 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne  
Median House Prices by Suburb, Original

\*Indicates that less than 30 sales were recorded during the quarter

Note: Annual change is based on rolling annual figures

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,165,000	\$1,271,000	\$1,490,000	\$1,290,000	-1.5%	33.6%
ABERFELDIE*	\$1,193,000	\$1,340,000	\$1,492,500	\$1,322,500	1.3%	3.5%
AIRPORT WEST*	\$810,000	\$888,750	\$1,035,500	\$747,500	18.9%	22.1%
ALBANVALE*	\$514,000	\$535,000	\$572,000	\$457,500	16.9%	31.6%
ALBERT PARK	\$1,605,000	\$2,120,000	\$2,905,000	\$1,925,000	10.1%	10.2%
ALBION*	\$700,000	\$770,000	\$800,000	\$715,000	7.7%	26.9%
ALPHINGTON*	\$1,677,500	\$1,805,000	\$1,991,500	\$1,492,000	21.0%	14.2%
ALTONA*	\$860,000	\$1,025,000	\$1,295,000	\$893,016	14.8%	19.1%
ALTONA MEADOWS*	\$580,000	\$660,000	\$740,000	\$585,000	12.8%	6.1%
ALTONA NORTH*	\$807,000	\$855,000	\$910,000	\$815,000	4.9%	14.0%
ARDEER*	\$570,000	\$630,000	\$660,000	\$590,000	6.8%	31.4%
ARMADALE*	\$1,705,000	\$2,247,500	\$4,100,000	\$2,050,000	9.6%	8.1%
ASCOT VALE	\$1,050,000	\$1,255,000	\$1,400,000	\$1,284,000	-2.3%	12.0%
ASHBURTON*	\$1,702,500	\$1,850,000	\$2,129,000	\$1,800,000	2.8%	12.9%
ASHWOOD*	\$1,212,000	\$1,335,000	\$1,495,000	\$1,325,000	0.8%	9.0%
ASPENDALE*	\$1,200,000	\$1,352,500	\$1,431,000	\$1,055,000	28.2%	19.8%
ASPENDALE GARDENS*	\$845,000	\$911,000	\$950,000	\$890,000	2.4%	12.6%
AVONDALE HEIGHTS*	\$835,000	\$900,000	\$1,000,000	\$825,000	9.1%	17.0%
BALACLAVA*	\$1,330,000	\$1,560,000	\$2,280,000	\$1,270,000	22.8%	22.7%
BALWYN	\$1,810,000	\$2,255,500	\$2,870,000	\$2,363,400	-4.6%	3.2%
BALWYN NORTH	\$1,570,000	\$1,856,500	\$2,091,000	\$1,900,000	-2.3%	3.0%
BAXTER*	\$502,500	\$543,000	\$570,565	\$514,000	5.6%	28.5%
BAYSWATER*	\$708,000	\$800,500	\$900,000	\$722,500	10.8%	9.5%
BAYSWATER NORTH*	\$683,000	\$730,500	\$785,000	\$712,500	2.5%	13.8%
BEACONSFIELD*	\$585,000	\$692,500	\$875,000	\$661,000	4.8%	7.4%
BEAUMARIS	\$1,445,000	\$1,690,000	\$1,842,500	\$1,475,000	14.6%	9.2%
BELGRAVE*	\$550,000	\$587,000	\$680,000	\$582,000	0.9%	16.2%
BELLFIELD*	\$808,000	\$894,000	\$930,000	-	-	19.4%
BENTLEIGH	\$1,199,000	\$1,440,500	\$1,710,000	\$1,448,000	-0.5%	5.3%
BENTLEIGH EAST	\$1,137,500	\$1,261,117	\$1,440,000	\$1,270,000	-0.7%	15.4%
BERWICK	\$607,500	\$690,000	\$803,000	\$680,000	1.5%	9.4%
BITTERN*	\$421,000	\$580,000	\$660,000	\$685,000	-15.3%	-11.2%
BLACK ROCK*	\$1,633,500	\$2,120,000	\$2,960,000	\$1,880,000	12.8%	13.9%
BLACKBURN	\$1,219,500	\$1,430,000	\$1,571,000	\$1,366,500	4.6%	16.0%
BLACKBURN NORTH*	\$1,090,000	\$1,130,250	\$1,280,000	\$1,150,000	-1.7%	13.7%
BLACKBURN SOUTH*	\$990,000	\$1,261,000	\$1,350,000	\$1,221,000	3.3%	21.2%
BLAIRGOWRIE*	\$720,000	\$760,000	\$915,000	\$810,000	-6.2%	-2.6%
BONBEACH*	\$765,000	\$855,000	\$880,000	\$949,625	-10.0%	9.6%
BORONIA	\$655,000	\$706,500	\$775,000	\$695,000	1.7%	10.9%
BOTANIC RIDGE*	\$680,000	\$700,000	\$760,000	\$702,500	-0.4%	12.0%
BOX HILL*	\$1,726,000	\$1,785,500	\$2,080,000	\$1,710,000	4.4%	14.0%
BOX HILL NORTH	\$1,255,000	\$1,365,000	\$1,561,000	\$1,442,000	-5.3%	14.1%
BOX HILL SOUTH*	\$1,337,500	\$1,483,000	\$1,588,500	\$1,406,000	5.5%	9.3%
BRAYBROOK*	\$610,000	\$745,000	\$800,000	-	-	16.1%
BRIGHTON	\$2,018,000	\$2,600,000	\$3,250,000	\$2,907,000	-10.6%	15.7%
BRIGHTON EAST	\$1,605,000	\$1,925,000	\$2,400,000	\$1,840,000	4.6%	10.4%
BROADMEADOWS	\$500,000	\$540,000	\$600,000	\$460,000	17.4%	21.3%
BROOKFIELD*	\$354,000	\$395,000	\$443,000	\$395,000	0.0%	11.7%
BRUNSWICK	\$990,000	\$1,267,500	\$1,495,000	\$1,266,000	0.1%	27.6%
BRUNSWICK EAST*	\$1,105,000	\$1,265,000	\$1,350,000	\$1,452,500	-12.9%	28.1%
BRUNSWICK WEST*	\$1,086,000	\$1,204,000	\$1,312,500	\$1,185,000	1.6%	26.2%
BULLEEN*	\$1,100,000	\$1,258,500	\$1,411,000	\$1,285,000	-2.1%	13.5%
BUNDOORA	\$673,000	\$748,750	\$822,500	\$762,000	-1.7%	8.7%
BUNYIP*	\$410,000	\$486,000	\$717,000	\$480,000	1.3%	-0.4%
BURNSIDE HEIGHTS*	\$481,000	\$550,000	\$599,500	\$600,000	-8.3%	18.0%
BURWOOD	\$1,251,000	\$1,385,000	\$1,642,000	\$1,430,000	-3.1%	13.6%
BURWOOD EAST*	\$1,061,000	\$1,180,000	\$1,403,000	\$1,119,750	5.4%	12.2%
CAIRNLEA*	\$645,000	\$710,000	\$775,000	\$680,000	4.4%	3.0%
CAMBERWELL	\$1,855,000	\$2,108,000	\$2,700,000	\$2,295,000	-8.1%	6.9%
CANTERBURY*	\$2,192,500	\$2,550,000	\$3,612,500	\$3,000,000	-15.0%	5.3%
CAPEL SOUND*	\$510,250	\$560,000	\$660,000	\$507,500	10.3%	19.8%
CARLTON NORTH*	\$1,470,000	\$1,717,500	\$2,400,000	\$1,730,000	-0.7%	36.1%
CARNEGIE*	\$1,385,000	\$1,455,000	\$1,653,500	\$1,350,000	7.8%	9.5%
CAROLINE SPRINGS	\$545,000	\$580,000	\$695,000	\$610,000	-4.9%	10.4%
CARRUM*	\$808,000	\$870,000	\$960,000	\$866,000	0.5%	12.2%
CARRUM DOWNS	\$495,000	\$525,000	\$570,000	\$516,000	1.7%	22.8%
CAULFIELD NORTH*	\$1,600,000	\$2,100,000	\$2,585,000	\$2,327,000	-9.8%	16.9%
CAULFIELD SOUTH	\$1,189,000	\$1,605,000	\$2,142,500	\$1,635,000	-1.8%	12.4%
CHADSTONE*	\$1,040,500	\$1,168,000	\$1,354,000	\$1,000,000	16.8%	10.6%
CHELSEA*	\$830,000	\$905,000	\$996,500	\$1,075,000	-15.8%	21.8%
CHELSEA HEIGHTS*	\$652,750	\$744,500	\$805,000	\$698,000	6.7%	13.0%
CHELTENHAM	\$1,030,000	\$1,155,500	\$1,250,000	\$1,052,750	9.8%	17.2%
CHIRNSIDE PARK	\$650,000	\$765,000	\$850,000	\$707,000	8.2%	17.8%
CLARINDA*	\$801,000	\$905,000	\$1,062,000	-	-	10.5%
CLAYTON*	\$1,106,000	\$1,275,000	\$1,650,000	\$1,415,000	-9.9%	22.7%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
CLAYTON SOUTH*	\$800,000	\$920,000	\$1,061,000	\$771,000	19.3%	16.6%
CLIFTON HILL*	\$1,015,000	\$1,480,000	\$1,730,000	\$1,430,000	3.5%	17.1%
CLYDE NORTH	\$495,000	\$541,625	\$654,000	\$521,059	3.9%	11.7%
COBURG	\$880,000	\$995,000	\$1,150,000	\$1,000,000	-0.5%	15.4%
COBURG NORTH*	\$761,000	\$865,000	\$922,000	\$820,000	5.5%	12.6%
COCKATOO*	\$450,500	\$529,000	\$636,000	\$532,533	-0.7%	14.3%
COLDSTREAM*	\$592,300	\$595,000	\$630,000	\$574,000	3.7%	15.3%
COLLINGWOOD*	\$1,135,000	\$1,200,000	\$1,300,000	\$1,375,000	-12.7%	31.9%
CRAIGIEBURN	\$460,000	\$495,000	\$563,250	\$479,000	3.3%	12.9%
CRANBOURNE	\$431,138	\$472,000	\$546,000	\$487,000	-3.1%	18.0%
CRANBOURNE EAST	\$495,000	\$530,000	\$596,000	\$500,000	6.0%	8.8%
CRANBOURNE NORTH	\$466,000	\$527,500	\$612,500	\$508,000	3.8%	10.6%
CRANBOURNE WEST	\$446,000	\$485,000	\$555,000	\$474,000	2.3%	18.5%
CRIB POINT*	\$365,000	\$428,000	\$451,000	-	-	24.4%
CROYDON	\$675,000	\$810,000	\$890,000	\$672,500	20.4%	9.0%
CROYDON HILLS*	\$800,800	\$834,250	\$908,000	\$750,000	11.2%	14.9%
CROYDON NORTH*	\$774,000	\$841,000	\$916,000	\$914,000	-8.0%	10.9%
CROYDON SOUTH*	\$767,400	\$829,000	\$935,000	\$757,500	9.4%	23.6%
DALLAS*	\$380,000	\$408,500	\$435,500	\$375,000	8.9%	13.6%
DANDENONG	\$580,000	\$625,000	\$686,000	\$565,000	10.6%	18.2%
DANDENONG NORTH	\$580,500	\$630,500	\$705,000	\$590,000	6.9%	15.5%
DEER PARK	\$521,000	\$590,550	\$630,000	\$505,000	16.9%	14.4%
DELAHEY*	\$430,000	\$520,000	\$575,000	\$510,000	2.0%	24.1%
DERRIMUT*	\$580,000	\$605,000	\$707,500	\$620,000	-2.4%	10.8%
DIAMOND CREEK*	\$640,000	\$726,444	\$906,500	\$745,000	-2.5%	15.5%
DINGLEY VILLAGE	\$802,500	\$891,925	\$980,750	\$886,000	0.7%	16.0%
DONCASTER	\$1,370,000	\$1,500,000	\$1,616,000	\$1,346,750	11.4%	11.1%
DONCASTER EAST	\$1,255,000	\$1,441,000	\$1,570,000	\$1,210,000	19.1%	12.7%
DONVALE	\$1,160,000	\$1,305,000	\$1,650,000	\$1,195,000	9.2%	2.0%
DOREEN	\$485,000	\$542,500	\$673,250	\$570,000	-4.8%	11.9%
DOVETON*	\$450,000	\$465,000	\$498,000	\$448,500	3.7%	16.9%
DROMANA*	\$545,000	\$687,000	\$812,000	\$645,000	6.5%	3.7%
EDITHVALE*	\$850,000	\$1,130,000	\$1,260,000	\$1,039,000	8.8%	22.3%
ELSTERNWICK*	\$1,607,500	\$1,940,000	\$2,160,000	\$2,019,000	-3.9%	22.7%
ELTHAM	\$832,000	\$860,500	\$1,010,000	\$900,000	-4.4%	11.1%
ELTHAM NORTH*	\$830,200	\$910,000	\$1,055,000	\$890,000	2.2%	8.6%
ELWOOD*	\$1,420,000	\$2,013,000	\$3,107,500	\$1,675,000	20.2%	4.6%
EMERALD*	\$610,000	\$755,000	\$835,000	\$635,000	18.9%	13.5%
ENDEAVOUR HILLS	\$586,500	\$625,000	\$730,000	\$620,000	0.8%	15.8%
EPPING	\$502,000	\$561,000	\$630,000	\$520,000	7.9%	19.3%
ESSENDON	\$1,235,000	\$1,410,000	\$1,730,000	\$1,470,000	-4.1%	7.7%
ESSENDON WEST*	\$1,296,000	\$1,305,000	\$1,406,000	-	-	11.9%
EYNESBURY*	\$430,000	\$465,000	\$545,000	\$439,000	5.9%	15.0%
FAIRFIELD*	\$1,331,000	\$1,500,000	\$1,800,000	-	-	11.2%
FAWKNER	\$679,000	\$710,000	\$761,000	\$745,000	-4.7%	18.6%
FERNTREE GULLY	\$696,000	\$750,000	\$805,000	\$728,000	3.0%	14.1%
FERNY CREEK*	\$740,000	\$825,000	\$1,320,000	-	-	12.9%
FITZROY*	\$1,360,000	\$1,667,500	\$2,725,000	\$1,635,000	2.0%	13.0%
FITZROY NORTH	\$1,275,000	\$1,520,000	\$1,890,000	\$1,440,500	5.5%	13.1%
FLEMINGTON*	\$1,034,250	\$1,167,500	\$1,315,000	-	-	16.5%
FLINDERS*	\$1,342,500	\$1,562,500	\$1,607,500	-	-	4.3%
FOOTSCRAY*	\$871,000	\$947,500	\$1,270,000	\$876,000	8.2%	18.0%
FOREST HILL	\$955,000	\$1,092,500	\$1,206,000	\$1,096,000	-0.3%	12.4%
FRANKSTON	\$532,000	\$600,000	\$660,000	\$552,000	8.7%	24.9%
FRANKSTON NORTH	\$450,000	\$470,000	\$500,000	\$416,500	12.8%	31.0%
FRANKSTON SOUTH	\$720,000	\$817,500	\$950,000	\$818,000	-0.1%	18.7%
GLADSTONE PARK	\$608,000	\$651,500	\$683,000	\$618,000	5.4%	23.1%
GLEN IRIS	\$1,754,000	\$2,082,500	\$2,400,000	\$1,900,000	9.6%	7.8%
GLEN WAVERLEY	\$1,193,000	\$1,405,000	\$1,716,000	\$1,402,000	0.2%	9.5%
GLENROY	\$690,000	\$793,000	\$852,500	\$714,000	11.1%	15.9%
GOWANBRAE*	\$688,000	\$795,500	\$957,500	\$658,000	20.9%	18.4%
GREENSBOROUGH	\$753,000	\$815,500	\$905,500	\$740,000	10.2%	13.2%
GREENVALE	\$690,000	\$758,500	\$870,000	\$705,000	7.6%	10.0%
HADFIELD*	\$731,000	\$785,000	\$827,000	\$780,000	0.6%	21.6%
HALLAM*	\$526,000	\$601,000	\$620,000	\$563,500	6.7%	17.6%
HAMPTON	\$1,620,000	\$2,120,000	\$2,530,000	\$2,020,000	5.0%	11.9%
HAMPTON EAST*	\$1,245,000	\$1,345,500	\$1,478,000	\$1,365,000	-1.4%	19.7%
HAMPTON PARK	\$450,000	\$483,000	\$520,000	\$478,000	1.0%	15.4%
HASTINGS*	\$475,000	\$590,000	\$1,000,000	\$523,500	12.7%	12.8%
HAWTHORN	\$1,750,000	\$1,990,000	\$3,335,000	\$2,232,500	-10.9%	-0.8%
HAWTHORN EAST*	\$1,405,000	\$1,875,000	\$2,680,000	\$2,736,000	-31.5%	-7.3%
HEALESVILLE*	\$496,000	\$530,000	\$850,000	\$500,000	6.0%	3.5%
HEATHMONT*	\$850,000	\$875,000	\$1,000,000	\$925,500	-5.5%	11.2%
HEIDELBERG*	\$1,010,000	\$1,230,000	\$1,420,000	-	-	9.2%
HEIDELBERG HEIGHTS*	\$682,000	\$783,000	\$900,000	\$892,000	-12.2%	23.0%
HEIDELBERG WEST*	\$613,000	\$705,000	\$855,000	\$752,000	-6.3%	14.2%
HIGHETT	\$1,210,000	\$1,400,000	\$1,445,000	\$1,290,000	8.5%	27.1%
HILLSIDE	\$560,000	\$610,000	\$680,000	\$620,000	-1.6%	18.2%
HOPPERS CROSSING	\$475,000	\$520,000	\$565,000	\$480,000	8.3%	19.6%
HUGHESDALE*	\$770,000	\$980,000	\$1,140,000	-	-	8.8%
HURSTBRIDGE*	\$635,000	\$696,500	\$860,000	\$653,750	6.5%	11.5%
IVANHOE	\$1,250,000	\$1,413,500	\$1,840,000	\$1,720,000	-17.8%	3.0%
IVANHOE EAST*	\$1,583,000	\$1,790,500	\$2,285,000	\$1,495,000	19.8%	5.7%
JACANA*	\$518,875	\$549,000	\$582,750	-	-	24.7%
KEALBA*	\$581,000	\$615,500	\$670,000	-	-	32.5%
KEILOR*	\$700,000	\$895,000	\$1,335,000	\$695,000	28.8%	-14.1%
KEILOR DOWNS*	\$605,000	\$645,250	\$730,000	\$621,500	3.8%	21.6%
KEILOR EAST	\$783,500	\$860,000	\$935,000	\$770,000	11.7%	13.0%
KEILOR PARK*	\$675,000	\$704,000	\$773,000	-	-	22.3%
KENSINGTON*	\$990,000	\$1,145,000	\$1,330,000	\$1,247,500	-8.2%	25.8%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
KEW	\$1,783,500	\$2,290,000	\$3,122,500	\$2,165,000	5.8%	1.1%
KEW EAST*	\$1,700,000	\$1,975,000	\$2,258,000	\$1,878,000	5.2%	7.6%
KEYSBOROUGH	\$700,000	\$755,000	\$920,000	\$711,250	6.2%	9.2%
KILSYTH	\$600,000	\$700,000	\$740,000	\$695,000	0.7%	13.4%
KILSYTH SOUTH*	\$710,000	\$814,450	\$890,000	-	-	11.2%
KINGS PARK*	\$497,000	\$528,000	\$546,500	\$499,000	5.8%	26.8%
KINGSVILLE*	\$995,000	\$1,149,000	\$1,205,000	\$1,085,000	5.9%	18.0%
KNOXFIELD*	\$836,000	\$990,000	\$1,106,000	\$795,000	24.5%	10.4%
KOO WEE RUP*	\$390,000	\$460,000	\$500,000	\$482,500	-4.7%	41.8%
KURUNJANG*	\$305,000	\$360,000	\$488,000	\$325,000	10.8%	10.2%
LALOR	\$568,500	\$605,000	\$683,750	\$590,000	2.5%	23.2%
LANGWARRIN	\$535,000	\$606,000	\$700,000	\$580,000	4.5%	21.9%
LAUNCHING PLACE*	\$472,500	\$547,500	\$634,000	\$540,000	1.4%	5.0%
LAVERTON*	\$505,000	\$557,500	\$612,000	\$508,500	9.6%	18.2%
LILYDALE	\$635,000	\$735,750	\$910,000	\$720,000	2.2%	14.6%
LOWER PLENTY*	\$800,000	\$1,024,000	\$1,535,000	\$1,602,500	-36.1%	11.9%
LYNBROOK*	\$601,000	\$610,000	\$690,000	\$620,000	-1.6%	16.1%
LYNDHURST*	\$565,000	\$636,500	\$725,000	\$710,000	-10.4%	11.6%
LYSTERFIELD*	\$777,400	\$1,105,000	\$2,200,000	\$850,000	30.0%	10.9%
MACLEOD*	\$768,500	\$992,000	\$1,157,500	\$925,000	7.2%	9.9%
MAIDSTONE*	\$585,000	\$793,000	\$873,000	\$770,000	3.0%	18.4%
MALVERN	\$2,280,000	\$2,750,000	\$3,420,000	\$3,010,000	-8.6%	32.4%
MALVERN EAST	\$1,715,157	\$2,025,000	\$2,770,000	\$1,725,000	17.4%	17.5%
MARIBYRNONG*	\$940,000	\$1,155,000	\$1,620,000	\$979,888	17.9%	7.6%
MCCRAE*	\$675,000	\$710,000	\$860,000	\$703,000	1.0%	8.8%
MCKINNON*	\$1,265,000	\$1,700,000	\$2,210,000	\$1,850,000	-8.1%	6.5%
MEADOW HEIGHTS*	\$420,000	\$491,500	\$590,000	\$415,500	18.3%	16.9%
MELTON*	\$317,500	\$354,500	\$402,500	\$325,000	9.1%	25.5%
MELTON SOUTH	\$317,500	\$342,500	\$383,000	\$320,000	7.0%	20.2%
MELTON WEST	\$354,000	\$397,000	\$432,500	\$348,000	14.1%	8.6%
MENTONE*	\$1,095,000	\$1,306,000	\$1,700,000	\$1,200,000	8.8%	17.9%
MERENDA	\$470,000	\$521,250	\$596,000	\$460,000	13.3%	10.5%
MICKLEHAM*	\$400,000	\$515,000	\$600,000	\$432,000	19.2%	-6.9%
MIDDLE PARK*	\$1,420,000	\$2,125,000	\$2,860,000	-	-	8.5%
MILL PARK	\$577,000	\$645,000	\$711,000	\$617,500	4.5%	17.6%
MILLGROVE*	\$295,000	\$315,000	\$380,000	\$305,275	3.2%	1.0%
MITCHAM	\$890,000	\$1,039,000	\$1,205,000	\$1,085,000	-4.2%	7.0%
MONBULK*	\$506,000	\$608,000	\$710,000	\$760,000	-20.0%	13.5%
MONT ALBERT*	\$1,587,000	\$1,865,000	\$2,365,000	\$2,130,000	-12.4%	17.8%
MONT ALBERT NORTH*	\$1,325,000	\$1,660,000	\$2,340,000	\$1,450,000	14.5%	3.6%
MONTMORENCY	\$730,000	\$858,125	\$1,015,000	\$882,500	-2.8%	11.8%
MONTROSE*	\$672,500	\$750,000	\$850,500	\$690,500	8.6%	8.1%
MOONEE PONDS	\$1,080,000	\$1,316,250	\$1,850,500	\$1,437,500	-8.4%	20.4%
MOORABBIN*	\$930,000	\$1,090,500	\$1,321,000	\$1,043,000	4.6%	10.7%
MOOROOLBARK	\$640,000	\$705,000	\$820,000	\$697,000	1.1%	13.5%
MORDIALLOC*	\$785,000	\$920,000	\$1,340,000	-	-	20.1%
MORNINGTON	\$600,000	\$799,250	\$1,187,500	\$865,000	-7.6%	24.4%
MOUNT ELIZA	\$977,500	\$1,192,500	\$1,467,500	\$1,259,000	-5.3%	27.9%
MOUNT EVELYN*	\$592,750	\$610,000	\$675,000	\$631,000	-3.3%	12.1%
MOUNT MARTHA	\$785,000	\$887,500	\$1,150,000	\$1,005,000	-11.7%	17.6%
MOUNT WAVERLEY	\$1,301,100	\$1,456,000	\$1,644,500	\$1,385,000	5.1%	7.4%
MULGRAVE	\$880,000	\$922,500	\$1,010,000	\$876,500	5.2%	10.0%
MURRUMBEENA*	\$1,255,000	\$1,410,000	\$1,650,000	\$1,421,000	-0.8%	14.4%
NARRE WARREN	\$560,000	\$605,500	\$662,000	\$577,500	4.8%	15.8%
NARRE WARREN SOUTH	\$525,000	\$630,000	\$731,250	\$594,000	6.1%	9.4%
NEWPORT	\$956,000	\$1,200,000	\$1,410,000	\$1,102,500	8.8%	18.5%
NIDDRIE*	\$875,500	\$995,000	\$1,313,500	\$1,065,000	-6.6%	23.1%
NOBLE PARK	\$650,000	\$697,500	\$805,000	\$684,000	2.0%	17.1%
NOBLE PARK NORTH*	\$620,250	\$657,500	\$718,000	\$604,000	8.9%	11.5%
NORTH MELBOURNE*	\$1,126,000	\$1,723,000	\$1,855,000	-	-	4.7%
NORTHCOTE	\$1,220,000	\$1,325,000	\$1,675,000	\$1,462,000	-9.4%	18.2%
NUNAWADING*	\$960,000	\$1,195,000	\$1,380,000	\$935,000	27.8%	12.5%
OAK PARK*	\$830,500	\$950,000	\$1,104,944	\$882,500	7.6%	10.8%
OAKLEIGH*	\$1,170,000	\$1,250,000	\$1,615,000	\$1,033,000	21.0%	10.4%
OAKLEIGH EAST*	\$1,114,000	\$1,210,000	\$1,321,000	\$1,228,000	-1.5%	22.3%
OAKLEIGH SOUTH*	\$945,000	\$1,085,000	\$1,215,000	\$934,000	16.2%	16.5%
OFFICER*	\$415,000	\$460,000	\$560,000	\$501,500	-8.3%	3.3%
OLINDA*	\$620,000	\$705,000	\$900,000	\$726,650	-3.0%	22.0%
ORMOND*	\$1,265,000	\$1,486,000	\$1,710,000	\$1,589,000	-6.5%	4.3%
PAKENHAM	\$415,000	\$460,000	\$521,000	\$450,000	2.2%	13.8%
PARK ORCHARDS*	\$1,421,000	\$1,500,000	\$1,800,000	\$1,507,500	-0.5%	12.8%
PARKDALE*	\$1,200,000	\$1,270,000	\$1,485,000	\$1,332,000	-4.7%	20.4%
PASCOE VALE	\$794,000	\$906,000	\$1,198,550	\$836,000	8.4%	9.2%
PASCOE VALE SOUTH*	\$966,000	\$1,125,000	\$1,400,000	\$912,500	23.3%	15.9%
PATTERSON LAKES*	\$661,000	\$865,000	\$1,200,000	\$875,250	-1.2%	9.9%
PLUMPTON*	\$502,500	\$575,000	\$680,000	\$550,550	4.4%	16.9%
POINT COOK	\$541,000	\$600,000	\$705,000	\$593,000	1.2%	8.4%
PORT MELBOURNE*	\$1,335,000	\$1,650,000	\$2,100,000	\$1,735,000	-4.9%	15.3%
PRAHRAN*	\$1,308,000	\$1,520,000	\$2,112,500	\$1,580,002	-3.8%	3.1%
PRESTON	\$860,000	\$1,010,000	\$1,171,000	\$995,000	1.5%	13.6%
RESERVOIR	\$725,000	\$846,000	\$935,000	\$820,000	3.2%	20.9%
RICHMOND	\$1,172,000	\$1,277,500	\$1,619,000	\$1,412,000	-9.5%	6.3%
RINGWOOD	\$860,000	\$947,500	\$1,110,000	\$847,000	11.9%	4.2%
RINGWOOD EAST	\$793,000	\$910,000	\$1,085,000	\$915,000	-0.5%	18.7%
RINGWOOD NORTH	\$829,375	\$942,500	\$1,157,500	\$960,000	-1.8%	15.1%
ROSANNA*	\$1,160,000	\$1,240,000	\$1,380,000	\$1,095,000	13.2%	14.5%
ROSEBUD	\$500,000	\$541,500	\$625,000	\$549,750	-1.5%	18.4%
ROWVILLE	\$782,000	\$869,100	\$972,500	\$835,000	4.1%	11.3%
ROXBURGH PARK	\$448,000	\$513,500	\$571,000	\$450,000	14.1%	10.6%
RYE	\$515,000	\$612,000	\$787,000	\$650,000	-5.8%	7.5%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
SAFETY BEACH*	\$691,500	\$807,500	\$880,000	\$760,000	6.3%	16.2%
SANDHURST*	\$638,750	\$705,000	\$776,250	\$713,000	-1.1%	4.6%
SANDRINGHAM*	\$1,477,500	\$1,727,500	\$2,200,000	\$1,800,000	-4.0%	21.1%
SCORESBY*	\$821,000	\$865,000	\$901,000	\$887,000	-2.5%	12.1%
SEAFORD	\$655,000	\$731,000	\$798,000	\$662,500	10.3%	25.9%
SEDDON*	\$860,000	\$917,000	\$1,085,000	\$1,028,500	-10.8%	13.5%
SELBY*	\$547,000	\$720,000	\$810,000	-	-	16.9%
SKYE*	\$520,000	\$554,849	\$641,000	\$560,000	-0.9%	17.1%
SOMERVILLE*	\$495,000	\$555,500	\$655,000	\$622,500	-10.8%	17.5%
SORRENTO*	\$1,180,000	\$1,430,500	\$1,950,000	\$1,426,000	0.3%	30.7%
SOUTH KINGSVILLE*	\$835,000	\$995,000	\$1,290,000	-	-	7.3%
SOUTH MELBOURNE*	\$1,186,000	\$1,732,000	\$2,570,000	\$1,610,000	7.6%	15.7%
SOUTH MORANG	\$531,900	\$630,500	\$689,000	\$579,000	8.9%	20.7%
SOUTH YARRA	\$1,475,000	\$1,872,500	\$3,250,000	\$2,200,000	-14.9%	16.5%
SPOTSWOOD*	\$868,500	\$1,013,000	\$1,184,250	\$910,000	11.3%	17.5%
SPRINGVALE*	\$717,100	\$780,000	\$895,000	\$756,000	3.2%	7.2%
SPRINGVALE SOUTH*	\$705,000	\$730,000	\$782,000	\$720,000	1.4%	16.9%
ST ALBANS	\$580,000	\$630,000	\$685,000	\$600,000	5.0%	28.5%
ST KILDA*	\$1,200,000	\$1,385,000	\$1,700,000	\$1,435,000	-3.5%	22.6%
ST KILDA EAST*	\$1,230,000	\$1,470,000	\$1,607,000	\$2,010,750	-26.9%	5.2%
STRATHMORE*	\$996,500	\$1,227,500	\$1,395,000	\$1,105,000	11.1%	5.3%
SUNBURY	\$420,000	\$452,500	\$565,875	\$455,500	-0.7%	13.2%
SUNSHINE	\$726,000	\$830,000	\$940,000	\$775,000	7.1%	21.0%
SUNSHINE NORTH*	\$607,500	\$680,000	\$742,500	\$665,500	2.2%	17.1%
SUNSHINE WEST*	\$571,000	\$685,000	\$716,000	\$633,000	8.2%	21.4%
SURREY HILLS	\$1,620,000	\$2,111,000	\$2,680,000	\$2,025,000	4.2%	4.5%
SYDENHAM*	\$547,000	\$596,000	\$696,000	\$577,000	3.3%	17.8%
TARNEIT	\$482,000	\$510,000	\$560,000	\$490,000	4.1%	14.6%
TAYLORS HILL*	\$645,000	\$686,000	\$709,000	\$683,000	0.4%	17.2%
TAYLORS LAKES*	\$680,000	\$715,000	\$780,000	\$689,500	3.7%	16.7%
TEMPLESTOWE	\$1,266,150	\$1,526,944	\$1,926,000	\$1,602,500	-4.7%	3.6%
TEMPLESTOWE LOWER	\$1,181,000	\$1,330,000	\$1,511,750	\$1,170,750	13.6%	12.1%
THE BASIN*	\$551,200	\$620,000	\$760,000	\$639,000	-3.0%	8.3%
THOMASTOWN	\$605,000	\$646,000	\$700,000	\$606,500	6.5%	26.6%
THORNBURY	\$1,115,000	\$1,250,000	\$1,440,000	\$1,256,000	-0.5%	24.4%
TOORAK	\$2,150,000	\$4,750,000	\$6,250,000	\$4,250,000	11.8%	7.1%
TOOTGAROOK*	\$510,000	\$551,250	\$608,000	\$542,000	1.7%	18.5%
TRUGANINA*	\$430,000	\$510,000	\$590,000	\$465,000	9.7%	7.6%
TULLAMARINE*	\$611,000	\$655,500	\$695,000	\$635,500	3.1%	32.8%
UPPER FERNTREE GULLY*	\$710,000	\$767,500	\$812,000	\$680,000	12.9%	14.0%
UPWEY*	\$600,000	\$663,000	\$745,000	\$640,000	3.6%	9.5%
VERMONT*	\$1,050,000	\$1,112,000	\$1,270,000	\$1,008,000	10.3%	16.9%
VERMONT SOUTH	\$1,125,000	\$1,225,000	\$1,301,000	\$1,151,000	6.4%	10.5%
VIEWBANK*	\$850,000	\$940,000	\$1,061,000	\$1,052,500	-10.7%	13.6%
WANDIN NORTH*	\$621,000	\$660,000	\$737,518	\$680,000	-2.9%	25.5%
WANTIRNA	\$870,500	\$956,750	\$1,062,500	\$910,000	5.1%	10.9%
WANTIRNA SOUTH	\$933,000	\$1,010,000	\$1,196,000	\$988,500	2.2%	9.2%
WARBURTON*	\$370,000	\$410,000	\$440,000	\$400,000	2.5%	21.5%
WARNEET*	\$409,500	\$440,000	\$530,000	\$455,000	-3.3%	-
WARRANTDYTE*	\$885,000	\$1,054,000	\$1,342,000	\$1,387,500	-24.0%	26.2%
WARRANWOOD*	\$826,000	\$847,000	\$945,000	\$986,000	-14.1%	8.2%
WATSONIA*	\$747,000	\$832,500	\$913,750	-	-	18.0%
WATSONIA NORTH*	\$705,000	\$722,125	\$800,000	-	-	8.8%
WERRIBEE	\$420,000	\$462,000	\$570,000	\$434,000	6.5%	23.3%
WEST FOOTSCRAY*	\$831,000	\$930,000	\$1,040,000	\$910,000	2.2%	18.1%
WESTMEADOWS*	\$500,000	\$550,000	\$610,000	\$566,000	-2.8%	8.0%
WHEELERS HILL	\$999,000	\$1,130,000	\$1,272,000	\$1,017,500	11.1%	10.9%
WHITTLESEA*	\$430,000	\$487,500	\$600,000	\$462,500	5.4%	8.4%
WILLIAMS LANDING*	\$560,000	\$585,500	\$620,000	\$705,000	-17.0%	12.5%
WILLIAMSTOWN	\$1,170,000	\$1,328,500	\$1,700,000	\$1,343,750	-1.1%	19.7%
WINDSOR*	\$1,370,000	\$1,500,000	\$1,615,000	\$1,570,000	-4.5%	22.0%
WOLLERT	\$465,000	\$540,000	\$595,000	\$500,000	8.0%	11.8%
WONGA PARK*	\$911,000	\$1,090,500	\$1,220,000	\$1,284,500	-15.1%	14.2%
WYNDHAM VALE	\$410,000	\$450,000	\$505,000	\$406,000	10.8%	15.3%
YALLAMBIE*	\$760,000	\$821,500	\$1,000,000	-	-	9.3%
YARRA GLEN*	\$585,000	\$660,000	\$750,000	-	-	9.0%
YARRAVILLE	\$965,000	\$1,101,000	\$1,265,500	\$1,010,500	9.0%	20.0%

Source: REIV

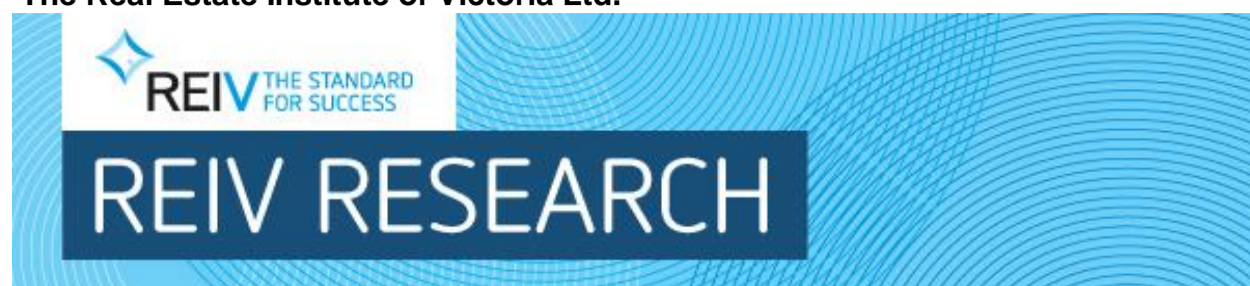
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## June Quarter 2017 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne  
Median Unit Prices by Suburb, Original

\*Indicates that less than 25 sales were recorded during the quarter

Note: Annual change is based on rolling annual figures

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
ABBOTSFORD	\$399,000	\$557,500	\$810,000	\$510,000	9.3%	-28.3%
AIRPORT WEST*	\$540,000	\$680,000	\$733,750	\$622,500	9.2%	17.1%
ALBION*	\$325,000	\$445,000	\$536,000	\$240,000	85.4%	13.1%
ALPHINGTON*	\$316,000	\$492,500	\$1,152,000	\$540,000	-8.8%	1.2%
ALTONA*	\$597,500	\$670,000	\$775,000	\$605,000	10.7%	11.7%
ALTONA NORTH*	\$592,000	\$650,000	\$723,000	\$594,000	9.4%	-0.2%
ARMADALE*	\$550,000	\$725,750	\$1,200,000	\$667,500	8.7%	6.1%
ASCOT VALE*	\$440,000	\$525,000	\$880,000	\$439,500	19.5%	-21.8%
ASHBURTON*	\$925,000	\$1,360,000	\$1,655,000	-	-	8.0%
ASHWOOD*	\$822,000	\$890,000	\$1,320,000	\$995,000	-10.6%	11.1%
ASPENDALE*	\$636,500	\$746,250	\$910,000	-	-	12.7%
AVONDALE HEIGHTS*	\$690,000	\$765,000	\$835,000	\$735,000	4.1%	31.1%
BALACLAVA*	\$535,000	\$576,500	\$667,000	\$530,000	8.8%	1.8%
BALWYN	\$720,000	\$860,000	\$1,280,000	\$831,000	3.5%	2.7%
BALWYN NORTH*	\$685,000	\$942,500	\$1,420,000	\$1,295,000	-27.2%	-6.9%
BAYSWATER*	\$435,000	\$485,000	\$600,000	\$419,450	15.6%	4.3%
BAYSWATER NORTH*	\$440,000	\$522,500	\$617,500	\$555,444	-5.9%	14.9%
BEAUMARIS*	\$845,000	\$1,205,000	\$1,600,000	\$1,038,000	16.1%	-3.2%
BENTLEIGH	\$678,000	\$830,000	\$1,257,500	\$860,000	-3.5%	-5.5%
BENTLEIGH EAST	\$850,000	\$1,069,500	\$1,270,000	\$911,000	17.4%	8.4%
BERWICK*	\$412,500	\$513,500	\$570,000	\$462,000	11.1%	3.2%
BLACK ROCK	\$735,000	\$879,000	\$1,720,000	\$995,500	-11.7%	26.6%
BLACKBURN	\$560,000	\$783,750	\$980,000	\$660,000	18.8%	5.8%
BONBEACH*	\$580,000	\$614,000	\$755,000	\$500,000	22.8%	3.1%
BORONIA	\$482,000	\$555,000	\$658,000	\$571,000	-2.8%	6.2%
BOX HILL*	\$360,000	\$572,000	\$780,000	\$571,000	0.2%	-4.5%
BOX HILL NORTH*	\$685,000	\$802,500	\$1,000,000	\$1,019,000	-21.2%	3.6%
BOX HILL SOUTH*	\$879,500	\$989,500	\$1,174,444	-	-	6.3%
BRAYBROOK*	\$471,000	\$500,000	\$580,000	\$500,000	0.0%	5.7%
BRIGHTON	\$1,002,500	\$1,370,000	\$1,900,000	\$1,345,000	1.9%	25.4%
BRIGHTON EAST*	\$910,000	\$1,222,500	\$1,445,000	\$1,097,500	11.4%	24.9%
BROADMEADOWS*	\$352,000	\$403,000	\$425,000	\$360,500	11.8%	3.6%
BRUNSWICK	\$441,000	\$541,000	\$729,000	\$590,000	-8.3%	17.6%
BRUNSWICK EAST	\$470,000	\$570,000	\$685,000	\$575,000	-0.9%	0.6%
BRUNSWICK WEST	\$408,750	\$445,000	\$636,500	\$390,000	14.1%	1.4%
BULLEEN*	\$670,000	\$860,000	\$1,000,000	\$775,000	11.0%	12.5%
BUNDOORA	\$355,000	\$385,000	\$525,000	\$400,000	-3.8%	-5.3%
BURWOOD	\$720,000	\$868,000	\$1,015,000	\$780,000	11.3%	14.2%
CAMBERWELL	\$771,000	\$855,000	\$1,283,000	\$844,000	1.3%	17.4%
CARLTON	\$320,000	\$570,000	\$926,000	\$415,000	37.3%	23.3%
CARNEGIE	\$515,000	\$705,000	\$1,086,000	\$610,500	15.5%	8.1%
CAROLINE SPRINGS*	\$400,000	\$442,500	\$500,000	\$467,000	-5.2%	2.4%
CARRUM*	\$450,000	\$555,000	\$620,000	\$695,000	-20.1%	8.6%
CARRUM DOWNS*	\$375,000	\$389,500	\$440,000	\$403,500	-3.5%	5.4%
CAULFIELD*	\$570,000	\$740,000	\$1,210,000	\$755,000	-2.0%	-13.1%
CAULFIELD NORTH	\$605,000	\$716,250	\$1,410,500	\$578,000	23.9%	6.5%
CAULFIELD SOUTH*	\$529,000	\$777,500	\$1,100,000	\$852,000	-8.7%	-2.5%
CHADSTONE*	\$705,000	\$842,750	\$956,000	\$999,000	-15.6%	20.5%
CHELSEA	\$475,000	\$610,000	\$831,500	\$585,000	4.3%	14.3%
CHELTENHAM	\$580,000	\$689,000	\$760,000	\$650,000	6.0%	9.3%
CLAYTON*	\$465,000	\$612,500	\$750,000	\$603,000	1.6%	1.7%
CLAYTON SOUTH*	\$440,000	\$653,000	\$720,000	\$610,500	7.0%	19.6%
CLIFTON HILL*	\$538,000	\$641,000	\$712,000	-	-	-12.0%
COBURG	\$420,000	\$560,000	\$670,000	\$515,000	8.7%	14.4%
COBURG NORTH*	\$490,000	\$622,500	\$801,000	\$520,000	19.7%	3.0%
COLLINGWOOD	\$542,000	\$740,000	\$1,162,500	\$572,500	29.3%	1.4%
CRAIGIEBURN*	\$340,000	\$365,000	\$390,000	\$314,000	16.2%	1.6%
CROYDON	\$436,000	\$510,000	\$650,000	\$560,000	-8.9%	11.1%
CROYDON NORTH*	\$425,000	\$521,500	\$658,500	\$575,000	-9.3%	14.0%
DANDENONG	\$260,500	\$370,000	\$445,000	\$355,000	4.2%	5.6%
DANDENONG NORTH*	\$338,000	\$413,000	\$466,500	\$470,000	-12.1%	17.0%
DOCKLANDS	\$480,000	\$539,000	\$815,000	\$600,000	-10.2%	0.8%
DONCASTER	\$557,000	\$751,150	\$960,000	\$710,000	5.8%	7.6%
DONCASTER EAST	\$691,000	\$860,500	\$1,050,000	\$920,000	-6.5%	11.0%
DONVALE*	\$630,000	\$835,000	\$920,000	\$700,000	19.3%	15.7%
EAST MELBOURNE*	\$660,000	\$810,000	\$1,350,000	\$862,000	-6.0%	7.5%
EDITHVALE*	\$555,000	\$650,000	\$810,000	\$776,000	-16.2%	16.9%
ELSTERNWICK	\$595,000	\$748,000	\$962,000	\$769,000	-2.7%	30.5%
ELTHAM*	\$720,000	\$730,000	\$765,000	\$715,000	2.1%	8.4%
ELWOOD	\$495,000	\$655,000	\$810,000	\$595,500	10.0%	-0.4%
EPPING*	\$325,000	\$390,000	\$445,000	\$376,500	3.6%	12.3%
ESSENDON	\$408,250	\$551,000	\$789,000	\$446,500	23.4%	6.2%
ESSENDON NORTH*	\$415,500	\$506,000	\$692,500	-	-	-13.3%
FAIRFIELD*	\$667,000	\$681,000	\$768,500	-	-	33.7%
FAWKNER*	\$520,000	\$551,000	\$600,000	\$385,000	43.1%	16.3%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
FERNTREE GULLY*	\$521,000	\$536,250	\$630,000	\$495,000	8.3%	16.0%
FITZROY	\$681,500	\$780,000	\$1,280,000	\$582,000	34.0%	8.8%
FITZROY NORTH*	\$373,500	\$530,000	\$1,160,000	\$600,000	-11.7%	16.0%
FLEMINGTON*	\$305,000	\$500,000	\$603,000	\$410,000	22.0%	12.9%
FOOTSCRAY	\$295,000	\$385,000	\$600,000	\$459,000	-16.1%	14.5%
FOREST HILL*	\$626,000	\$702,500	\$764,000	\$740,000	-5.1%	9.7%
FRANKSTON	\$335,000	\$358,500	\$425,500	\$393,750	-9.0%	12.0%
FRANKSTON SOUTH*	\$471,000	\$535,000	\$601,000	\$575,000	-7.0%	12.9%
GLEN HUNTLY	\$387,500	\$535,000	\$757,000	\$460,000	16.3%	-8.5%
GLEN IRIS	\$501,000	\$779,500	\$1,345,000	\$545,000	43.0%	11.5%
GLEN WAVERLEY	\$731,931	\$952,000	\$1,125,000	\$872,500	9.1%	4.1%
GLENROY	\$480,000	\$551,000	\$622,500	\$482,500	14.2%	15.5%
GREENSBOROUGH	\$510,000	\$660,000	\$750,000	\$634,500	4.0%	23.5%
HADFIELD*	\$432,500	\$525,000	\$628,500	-	-	21.2%
HAMPTON	\$745,000	\$920,000	\$1,427,500	\$865,000	6.4%	0.9%
HAMPTON EAST*	\$600,000	\$975,000	\$1,300,000	\$775,000	25.8%	18.1%
HAMPTON PARK*	\$349,000	\$350,000	\$370,000	-	-	5.8%
HAWTHORN	\$505,000	\$667,000	\$975,000	\$541,250	23.2%	2.7%
HAWTHORN EAST	\$500,000	\$722,000	\$1,400,000	\$725,000	-0.4%	9.0%
HEATHMONT*	\$627,500	\$701,000	\$735,000	\$716,500	-2.2%	21.3%
HEIDELBERG*	\$580,000	\$655,000	\$828,000	\$545,000	20.2%	10.8%
HEIDELBERG HEIGHTS*	\$575,000	\$649,750	\$698,000	\$570,000	14.0%	27.2%
HEIDELBERG WEST*	\$444,000	\$551,000	\$690,000	\$502,500	9.7%	-8.0%
HIGHETT	\$560,000	\$727,000	\$1,007,000	\$693,750	4.8%	9.3%
HOPPERS CROSSING*	\$325,000	\$410,000	\$450,000	\$320,000	28.1%	10.1%
HUGHESDALE*	\$710,000	\$986,500	\$1,000,000	-	-	11.2%
IVANHOE*	\$657,500	\$868,750	\$941,500	\$757,500	14.7%	9.6%
KEILOR EAST*	\$635,000	\$712,500	\$828,000	\$679,500	4.9%	16.0%
KENSINGTON	\$390,000	\$531,500	\$740,000	\$530,500	0.2%	4.6%
KEW	\$622,000	\$720,000	\$915,000	\$743,500	-3.2%	4.9%
KILSYTH*	\$595,000	\$633,709	\$640,000	\$513,889	23.3%	13.7%
KINGSVILLE*	\$347,000	\$555,000	\$795,000	-	-	29.1%
LALOR*	\$375,000	\$441,250	\$455,000	\$390,940	12.9%	21.5%
LANGWARRIN*	\$410,000	\$425,000	\$514,000	\$411,000	3.4%	17.6%
LILYDALE*	\$400,000	\$441,250	\$495,500	\$442,475	-0.3%	14.3%
LOWER PLENTY*	\$382,000	\$522,000	\$655,000	-	-	11.7%
MACLEOD*	\$597,500	\$710,000	\$755,000	-	-	0.8%
MAIDSTONE*	\$502,750	\$675,000	\$760,000	\$582,500	15.9%	12.2%
MALVERN*	\$455,000	\$592,000	\$961,000	\$735,000	-19.5%	-10.0%
MALVERN EAST	\$429,000	\$872,500	\$1,380,000	\$697,500	25.1%	11.5%
MARIBYRNONG	\$395,000	\$490,000	\$580,000	\$507,500	-3.4%	1.0%
MCKINNON*	\$834,000	\$922,250	\$1,065,000	\$674,500	36.7%	38.4%
MELBOURNE	\$390,000	\$499,000	\$650,000	\$522,000	-4.4%	8.3%
MENTONE	\$499,000	\$655,000	\$815,000	\$577,500	13.4%	9.9%
MERNDA*	\$340,000	\$390,500	\$430,000	\$358,750	8.9%	10.2%
MILL PARK*	\$355,000	\$380,000	\$455,000	-	-	7.1%
MITCHAM*	\$580,000	\$695,000	\$835,000	\$696,500	-0.2%	8.0%
MONT ALBERT*	\$626,750	\$770,500	\$820,000	-	-	18.2%
MONT ALBERT NORTH*	\$980,000	\$1,035,000	\$1,070,000	\$965,000	7.3%	12.9%
MONTMORENCY*	\$642,000	\$685,000	\$786,500	\$592,500	15.6%	13.2%
MOONEE PONDS*	\$325,000	\$412,000	\$1,015,500	\$640,000	-35.6%	-2.0%
MOORABBIN*	\$636,250	\$746,250	\$1,040,000	-	-	-4.5%
MOOROOLBARK*	\$520,000	\$580,000	\$655,000	\$510,000	13.7%	12.6%
MORDIALLOC*	\$550,000	\$660,000	\$878,000	\$606,000	8.9%	13.7%
MORNINGTON	\$498,250	\$602,500	\$915,500	\$660,000	-8.7%	19.9%
MOUNT ELIZA*	\$475,000	\$499,000	\$805,000	\$463,000	7.8%	19.5%
MOUNT MARTHA*	\$510,000	\$571,000	\$780,000	\$600,000	-4.8%	10.6%
MOUNT WAVERLEY	\$733,000	\$950,000	\$1,190,000	\$1,060,500	-10.4%	16.4%
MULGRAVE*	\$632,450	\$722,278	\$745,500	-	-	2.4%
MURRUMBEENA	\$430,000	\$588,250	\$812,500	\$692,000	-15.0%	14.4%
NARRE WARREN*	\$395,000	\$417,000	\$525,000	-	-	25.6%
NEWPORT*	\$665,000	\$760,000	\$860,000	\$785,000	-3.2%	23.3%
NIDDRIE*	\$587,000	\$696,250	\$1,122,000	\$535,000	30.1%	7.2%
NOBLE PARK	\$370,000	\$445,000	\$503,000	\$440,500	1.0%	18.7%
NORTH MELBOURNE	\$498,000	\$567,500	\$799,000	\$538,000	5.5%	-1.2%
NORTHCOTE	\$407,500	\$525,000	\$699,000	\$600,000	-12.5%	20.4%
NOTTING HILL*	\$270,000	\$332,500	\$840,000	-	-	-4.3%
NUNAWADING*	\$680,000	\$806,000	\$1,090,000	\$780,000	3.3%	9.9%
OAK PARK*	\$480,000	\$600,500	\$649,000	\$730,000	-17.7%	15.9%
OAKLEIGH*	\$535,000	\$619,500	\$717,000	\$470,000	31.8%	-4.1%
OAKLEIGH EAST*	\$790,000	\$850,500	\$912,000	\$770,000	10.5%	8.2%
OFFICER*	\$399,900	\$399,900	\$399,900	-	-	-
ORMOND*	\$420,000	\$695,000	\$1,100,000	\$695,000	0.0%	34.6%
PAKENHAM*	\$285,200	\$310,000	\$330,000	\$335,000	-7.5%	10.5%
PARKDALE*	\$650,000	\$793,500	\$930,000	\$690,500	14.9%	3.7%
PARKVILLE*	\$584,000	\$842,500	\$1,352,500	\$526,000	60.2%	3.1%
PASCOE VALE	\$496,000	\$600,000	\$725,000	\$565,000	6.2%	11.6%
PATTERSON LAKES*	\$420,000	\$633,000	\$645,000	\$565,000	12.0%	19.0%
POINT COOK*	\$455,000	\$490,000	\$580,000	-	-	13.1%
PORT MELBOURNE	\$545,000	\$710,000	\$1,120,000	\$630,000	12.7%	-8.6%
PRAHRAN	\$417,000	\$630,000	\$740,000	\$573,750	9.8%	7.7%
PRESTON	\$445,150	\$582,500	\$695,500	\$513,500	13.4%	2.4%
RESERVOIR	\$452,000	\$528,750	\$633,000	\$555,000	-4.7%	14.6%
RICHMOND	\$475,500	\$590,000	\$830,000	\$575,500	2.5%	4.4%
RINGWOOD	\$511,500	\$598,550	\$736,500	\$613,000	-2.4%	10.5%
RINGWOOD EAST*	\$542,500	\$620,000	\$698,000	\$635,500	-2.4%	0.0%
RINGWOOD NORTH*	\$602,000	\$665,000	\$830,000	-	-	16.7%
ROSANNA*	\$615,000	\$695,000	\$888,500	-	-	6.9%
ROSEBUD*	\$391,500	\$450,150	\$489,000	\$468,888	-4.0%	36.3%
ROWVILLE*	\$485,000	\$630,000	\$700,000	\$635,000	-0.8%	23.1%



Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
ROXBURGH PARK*	\$383,000	\$395,000	\$400,000	-	-	-
SANDRINGHAM	\$742,750	\$827,500	\$1,215,000	\$750,000	10.3%	20.5%
SEAFORD*	\$407,000	\$442,000	\$671,000	\$507,500	-12.9%	18.3%
SOMERVILLE*	\$395,000	\$395,000	\$430,000	\$427,500	-7.6%	19.7%
SOUTH MELBOURNE	\$530,000	\$626,500	\$952,500	\$561,000	11.7%	-11.9%
SOUTH MORANG*	\$430,000	\$445,000	\$465,000	\$373,500	19.1%	9.8%
SOUTH YARRA	\$495,000	\$652,000	\$870,000	\$592,250	10.1%	7.1%
SOUTHBANK	\$530,000	\$612,501	\$750,000	\$550,000	11.4%	3.5%
SPRINGVALE*	\$540,000	\$617,000	\$635,000	-	-	25.0%
SPRINGVALE SOUTH*	\$445,000	\$493,400	\$550,000	\$395,000	24.9%	4.8%
ST ALBANS	\$392,500	\$440,000	\$500,000	\$360,000	22.2%	17.0%
ST KILDA	\$435,000	\$518,750	\$694,250	\$486,500	6.6%	1.2%
ST KILDA EAST	\$407,500	\$585,500	\$688,050	\$546,000	7.2%	1.9%
ST KILDA WEST*	\$422,000	\$555,000	\$681,000	\$1,102,500	-49.7%	16.6%
SUNSHINE*	\$300,000	\$422,500	\$500,000	\$437,500	-3.4%	10.5%
SUNSHINE WEST*	\$365,000	\$467,500	\$510,000	\$520,000	-10.1%	15.6%
SURREY HILLS*	\$731,000	\$822,250	\$1,128,400	\$930,000	-11.6%	8.6%
SYDENHAM*	\$300,000	\$320,000	\$366,000	\$372,000	-14.0%	5.0%
TEMPLESTOWE*	\$980,000	\$1,055,000	\$1,185,000	\$897,500	17.5%	22.1%
TEMPLESTOWE LOWER*	\$850,000	\$1,010,000	\$1,090,000	\$768,000	31.5%	2.5%
THOMASTOWN*	\$385,000	\$440,000	\$486,000	\$422,000	4.3%	9.6%
THORNBURY	\$448,500	\$725,000	\$800,000	\$636,500	13.9%	11.9%
TOORAK	\$810,000	\$1,380,000	\$2,720,000	\$910,500	51.6%	33.3%
TRAVANCORE*	\$360,000	\$379,000	\$535,000	\$345,000	9.9%	-4.1%
TULLAMARINE*	\$354,500	\$378,000	\$486,500	-	-	8.9%
VERMONT*	\$620,000	\$700,000	\$761,000	-	-	1.4%
WANTIRNA*	\$615,000	\$785,000	\$810,000	-	-	25.9%
WANTIRNA SOUTH*	\$596,000	\$755,500	\$822,000	-	-	15.4%
WATSONIA*	\$402,000	\$600,000	\$800,000	-	-	4.5%
WERRIBEE*	\$309,000	\$322,000	\$360,000	\$341,000	-5.6%	13.6%
WEST FOOTSCRAY*	\$375,000	\$512,250	\$597,000	\$477,000	7.4%	8.7%
WEST MELBOURNE*	\$465,000	\$615,000	\$792,000	\$682,000	-9.8%	16.6%
WESTMEADOWS*	\$430,000	\$500,000	\$550,000	-	-	10.5%
WILLIAMSTOWN*	\$465,000	\$548,000	\$860,000	\$992,500	-44.8%	13.1%
WINDSOR*	\$550,000	\$652,000	\$731,000	\$587,500	11.0%	5.2%
YARRAVILLE*	\$470,000	\$650,000	\$780,000	\$701,250	-7.3%	28.9%

Source: REIV

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## June Quarter 2017 Median Prices

The Real Estate Institute of Victoria Ltd.



Regional Victoria

Median House Prices by Municipality & Suburb, Original  
12 months ending June 2017

\*Indicates that less than 50 sales were recorded during the 12 months ending period

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>ALPINE</b>	<b>\$295,000</b>	<b>\$395,000</b>	<b>\$560,000</b>	<b>\$347,500</b>	<b>13.7%</b>	<b>13.7%</b>
BRIGHT*	\$387,500	\$397,000	\$650,000	\$390,250	1.7%	2.5%
MYRTLEFORD	\$188,000	\$242,500	\$280,000	\$260,000	-6.7%	-8.5%
POREPUNKAH*	\$300,000	\$415,000	\$620,000	\$340,000	22.1%	25.8%
<b>ARARAT*</b>	<b>\$160,000</b>	<b>\$220,000</b>	<b>\$310,000</b>	<b>\$220,000</b>	<b>0.0%</b>	<b>-9.7%</b>
ARARAT*	\$167,500	\$220,000	\$308,750	\$257,500	-14.6%	-15.4%
<b>CITY OF BALLARAT</b>	<b>\$265,000</b>	<b>\$335,000</b>	<b>\$425,000</b>	<b>\$325,000</b>	<b>3.1%</b>	<b>5.0%</b>
ALFREDTON	\$348,000	\$410,000	\$475,000	\$405,000	1.2%	7.9%
BALLARAT CENTRAL	\$290,000	\$385,000	\$516,000	\$380,000	1.3%	10.8%
BALLARAT EAST	\$250,000	\$290,000	\$347,000	\$279,000	3.9%	-0.3%
BALLARAT NORTH	\$262,500	\$352,500	\$404,250	\$328,750	7.2%	8.5%
BLACK HILL*	\$302,000	\$350,000	\$425,000	\$300,500	16.5%	19.7%
BROWN HILL	\$322,000	\$390,000	\$515,000	\$365,000	6.8%	13.9%
BUNINYONG	\$370,000	\$435,000	\$525,000	\$420,500	3.4%	11.4%
CANADIAN	\$276,000	\$310,000	\$375,000	\$342,500	-9.5%	-13.9%
DELACOMBE	\$310,000	\$350,000	\$385,000	\$338,000	3.6%	9.4%
EUREKA*	\$250,000	\$264,000	\$292,000	\$250,000	5.6%	5.6%
GOLDEN POINT (BALLARAT)*	\$240,500	\$300,000	\$357,500	\$295,000	1.7%	10.1%
INVERMAY PARK*	\$330,000	\$398,500	\$430,000	\$365,000	9.2%	-8.4%
LAKE GARDENS*	\$372,500	\$432,500	\$587,000	\$435,000	-0.6%	-10.3%
LAKE WENDOUREE	\$590,000	\$722,000	\$945,000	\$665,000	8.6%	-8.0%
LUCAS*	\$326,375	\$358,500	\$456,000	\$367,500	-2.4%	0.3%
MINERS REST	\$310,000	\$340,000	\$376,000	\$340,000	0.0%	1.5%
MOUNT CLEAR	\$270,000	\$345,000	\$365,000	\$330,000	4.5%	7.8%
MOUNT HELEN	\$322,000	\$365,000	\$450,000	\$355,000	2.8%	-3.8%
MOUNT PLEASANT*	\$252,500	\$308,000	\$366,250	\$316,000	-2.5%	10.8%
NERRINA*	\$440,000	\$585,000	\$705,000	\$595,000	-1.7%	23.2%
NEWINGTON*	\$331,250	\$393,750	\$517,500	\$375,000	5.0%	10.6%
REDAN	\$216,000	\$265,000	\$315,000	\$250,000	6.0%	5.6%
SEBASTOPOL	\$217,500	\$250,000	\$285,000	\$246,000	1.6%	1.2%
SOLDIERS HILL	\$300,000	\$407,000	\$505,000	\$367,500	10.7%	18.0%
WENDOUREE	\$215,000	\$246,250	\$289,000	\$240,000	2.6%	-2.0%
<b>BASS COAST</b>	<b>\$279,000</b>	<b>\$354,000</b>	<b>\$480,000</b>	<b>\$350,000</b>	<b>1.1%</b>	<b>2.8%</b>
CAPE PATERSON*	\$345,000	\$410,000	\$511,150	\$392,625	4.4%	15.5%
CAPE WOOLAMAT*	\$385,000	\$439,000	\$570,000	\$429,500	2.2%	23.1%
CORINELLA*	\$375,000	\$450,000	\$565,000	-	-	-
CORONET BAY*	\$297,500	\$335,000	\$350,000	\$325,000	3.1%	13.6%
COWES	\$339,000	\$397,500	\$475,000	\$397,500	0.0%	2.4%
DALYSTON*	\$242,000	\$273,500	\$287,000	\$277,000	-1.3%	-
GRANTVILLE*	\$310,000	\$382,000	\$490,000	\$382,000	0.0%	-
INVERLOCH*	\$363,000	\$480,000	\$570,000	\$455,000	5.5%	1.5%
KILCUNDA*	\$435,000	\$511,250	\$681,000	\$495,000	3.3%	20.3%
NORTH WONTHAGGI*	\$263,500	\$280,000	\$369,500	\$273,750	2.3%	22.3%
SAN REMO*	\$385,000	\$495,000	\$596,000	\$500,625	-1.1%	-1.0%
SILVERLEAVES*	\$463,000	\$480,000	\$565,000	\$510,000	-5.9%	-
SUNDERLAND BAY*	\$300,000	\$321,500	\$415,000	-	-	-
WONTHAGGI	\$217,000	\$274,500	\$330,000	\$280,000	-2.0%	5.1%
<b>BAW BAW</b>	<b>\$323,000</b>	<b>\$387,000</b>	<b>\$482,000</b>	<b>\$375,000</b>	<b>3.2%</b>	<b>9.0%</b>
DROUIN	\$330,000	\$384,000	\$450,000	\$380,000	1.1%	5.9%
LONGWARRY*	\$320,000	\$339,000	\$368,000	\$335,000	1.2%	8.0%
TOONGABBIE*	\$350,000	\$401,000	\$477,500	\$377,500	6.2%	6.2%
TRAFALGAR	\$263,750	\$343,250	\$410,000	\$323,750	6.0%	10.2%
WARRAGUL	\$320,000	\$410,000	\$512,000	\$387,000	5.9%	15.5%
YARRAGON*	\$215,000	\$325,000	\$380,000	\$325,000	0.0%	-8.5%
<b>BENALLA</b>	<b>\$200,000</b>	<b>\$236,250</b>	<b>\$297,500</b>	<b>\$237,500</b>	<b>-0.5%</b>	<b>-1.4%</b>
BENALLA	\$200,000	\$235,000	\$300,000	\$243,750	-3.6%	-3.9%
<b>BULOKE*</b>	<b>\$55,000</b>	<b>\$68,000</b>	<b>\$90,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CAMPASPE</b>	<b>\$220,000</b>	<b>\$296,000</b>	<b>\$375,000</b>	<b>\$275,000</b>	<b>7.6%</b>	<b>6.9%</b>
ECHUCA	\$250,000	\$330,000	\$423,750	\$320,500	3.0%	0.0%
KYABRAM	\$189,000	\$238,000	\$320,000	\$232,500	2.4%	1.3%
ROCHESTER*	\$178,000	\$252,000	\$297,750	\$253,000	-0.4%	3.3%
<b>CENTRAL GOLDFIELDS</b>	<b>\$170,000</b>	<b>\$220,000</b>	<b>\$310,000</b>	<b>\$210,500</b>	<b>4.5%</b>	<b>3.7%</b>
CARISBROOK*	\$158,750	\$235,000	\$313,250	-	-	-10.5%
DUNOLLY*	\$173,750	\$205,500	\$225,000	\$211,000	-2.6%	22.7%
MARYBOROUGH	\$170,000	\$220,500	\$325,000	\$195,000	13.1%	1.6%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>COLAC-OTWAY</b>	<b>\$275,000</b>	<b>\$455,500</b>	<b>\$580,000</b>	<b>\$405,000</b>	<b>12.5%</b>	<b>23.1%</b>
APOLLO BAY*	\$475,000	\$532,500	\$625,000	\$540,000	-1.4%	8.1%
COLAC*	\$187,000	\$237,000	\$285,000	\$253,000	-6.3%	-8.8%
ELLIMINYT*	\$238,000	\$395,000	\$465,000	\$369,000	7.0%	-3.4%
MARENGO*	\$563,000	\$685,000	\$1,125,000	\$616,250	11.2%	6.2%
SKENES CREEK*	\$465,000	\$519,000	\$615,000	\$520,000	-0.2%	-
WINCHELSEA*	\$250,000	\$360,000	\$505,000	\$357,000	0.8%	-
<b>CORANGAMITE*</b>	<b>\$148,000</b>	<b>\$185,000</b>	<b>\$256,000</b>	<b>\$176,250</b>	<b>5.0%</b>	<b>-12.9%</b>
CAMPERDOWN*	\$160,750	\$238,500	\$277,500	\$227,000	5.1%	-
<b>EAST GIPPSLAND</b>	<b>\$230,000</b>	<b>\$296,000</b>	<b>\$385,000</b>	<b>\$290,000</b>	<b>2.1%</b>	<b>1.2%</b>
BAIRNSDALE	\$212,000	\$267,000	\$330,000	\$255,000	4.7%	6.8%
EASTWOOD*	\$297,000	\$355,000	\$440,000	\$345,000	2.9%	4.4%
LAKES ENTRANCE*	\$263,000	\$306,225	\$380,000	\$297,500	2.9%	3.8%
METUNG*	\$280,000	\$410,000	\$605,000	\$425,000	-3.5%	10.1%
PAYNESVILLE*	\$277,500	\$320,000	\$465,000	\$310,000	3.2%	3.2%
WY YUNG*	\$225,000	\$325,000	\$377,000	\$345,000	-5.8%	-24.0%
<b>GANNAWARRA</b>	<b>\$112,500</b>	<b>\$182,500</b>	<b>\$230,000</b>	<b>\$176,250</b>	<b>3.5%</b>	<b>-4.9%</b>
COHUNA*	\$110,000	\$205,000	\$210,000	\$200,000	2.5%	5.1%
KERANG*	\$123,000	\$197,500	\$225,000	\$197,500	0.0%	23.4%
<b>GLENELG</b>	<b>\$165,000</b>	<b>\$235,000</b>	<b>\$339,000</b>	<b>\$311,500</b>	<b>-24.6%</b>	<b>-25.4%</b>
PORTLAND	\$160,000	\$221,500	\$339,000	\$236,250	-6.2%	3.5%
<b>GOLDEN PLAINS</b>	<b>\$340,000</b>	<b>\$410,000</b>	<b>\$485,000</b>	<b>\$400,000</b>	<b>2.5%</b>	<b>10.8%</b>
BANNOCKBURN	\$380,000	\$410,000	\$482,000	\$400,000	2.5%	7.0%
ENFIELD*	\$292,500	\$322,500	\$366,000	\$325,000	-0.8%	9.0%
HADDON*	\$410,000	\$432,500	\$485,000	\$437,500	-1.1%	12.3%
ROSS CREEK*	\$410,000	\$477,500	\$650,000	\$465,000	2.7%	5.5%
SCARSDALE*	\$270,000	\$297,000	\$405,000	\$291,000	2.1%	4.2%
SMYTHES CREEK*	\$475,000	\$507,500	\$560,000	\$505,000	0.5%	5.7%
SMYTHESDALE*	\$295,000	\$369,000	\$425,000	\$355,000	3.9%	7.0%
TEESDALE*	\$452,000	\$500,000	\$545,000	-	-	-
<b>CITY OF GREATER BENDIGO</b>	<b>\$260,000</b>	<b>\$327,000</b>	<b>\$410,000</b>	<b>\$330,000</b>	<b>-0.9%</b>	<b>-3.4%</b>
ASCOT*	\$350,000	\$370,000	\$435,000	\$370,000	0.0%	-2.6%
BENDIGO	\$278,000	\$382,500	\$535,000	\$395,000	-3.2%	1.3%
CALIFORNIA GULLY*	\$197,500	\$245,500	\$277,500	\$246,750	-0.5%	-3.3%
EAGLEHAWK	\$260,000	\$287,000	\$337,000	\$290,000	-1.0%	1.1%
EAST BENDIGO*	\$267,500	\$310,000	\$355,000	\$297,500	4.2%	-5.1%
ELMORE*	\$162,500	\$188,750	\$205,000	-	-	-
EPSOM*	\$292,000	\$337,000	\$365,000	\$338,500	-0.4%	-0.9%
FLORA HILL*	\$264,000	\$305,000	\$380,000	\$310,000	-1.6%	-6.7%
GOLDEN SQUARE	\$250,000	\$305,000	\$420,000	\$320,000	-4.7%	-3.2%
HEATHCOTE	\$230,000	\$300,000	\$365,000	\$297,500	0.8%	20.0%
HUNTLY*	\$345,000	\$390,000	\$400,000	\$392,500	-0.6%	9.9%
JUNORTOUN*	\$450,000	\$527,500	\$657,500	\$527,500	0.0%	-1.9%
KANGAROO FLAT	\$240,000	\$290,000	\$337,500	\$295,875	-2.0%	-6.5%
KENNINGTON	\$315,000	\$330,750	\$437,000	\$334,000	-1.0%	-4.5%
LONG GULLY*	\$201,000	\$230,000	\$275,000	\$235,000	-2.1%	0.0%
MAIDEN GULLY*	\$370,000	\$525,000	\$580,000	\$485,000	8.2%	20.3%
MARONG*	\$315,000	\$330,950	\$433,000	-	-	-9.9%
NORTH BENDIGO*	\$235,000	\$285,000	\$370,000	\$268,000	6.3%	-5.8%
QUARRY HILL*	\$354,500	\$401,250	\$522,500	\$407,500	-1.5%	5.6%
SPRING GULLY*	\$285,000	\$363,000	\$432,000	\$355,000	2.3%	6.0%
STRATHDALE	\$330,000	\$400,000	\$510,000	\$405,000	-1.2%	1.3%
STRATHFIELDSAYE	\$395,500	\$450,000	\$535,000	\$437,000	3.0%	3.4%
WHITE HILLS*	\$257,500	\$314,250	\$373,750	\$305,000	3.0%	14.3%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>CITY OF GREATER GEELONG</b>	<b>\$377,500</b>	<b>\$475,000</b>	<b>\$625,000</b>	<b>\$460,000</b>	<b>3.3%</b>	<b>8.7%</b>
ARMSTRONG CREEK*	\$399,000	\$450,000	\$490,000	\$455,500	-1.2%	2.3%
BARWON HEADS	\$795,000	\$946,000	\$1,090,000	\$917,500	3.1%	13.3%
BELL PARK	\$347,000	\$366,000	\$405,000	\$360,000	1.7%	4.0%
BELL POST HILL	\$362,000	\$410,000	\$460,000	\$395,000	3.8%	15.5%
BELMONT	\$405,000	\$480,500	\$557,500	\$460,000	4.5%	19.7%
BREAKWATER*	\$275,000	\$280,000	\$315,000	\$279,000	0.4%	-
CLIFTON SPRINGS	\$338,750	\$385,000	\$460,000	\$372,500	3.4%	6.9%
CORIO	\$230,000	\$264,000	\$303,500	\$257,150	2.7%	9.1%
CURLEWIS*	\$399,500	\$410,500	\$442,500	\$407,500	0.7%	5.6%
DRYSDALE	\$355,000	\$435,000	\$545,000	\$435,000	0.0%	-3.3%
EAST GEELONG	\$498,000	\$576,000	\$647,500	\$575,000	0.2%	22.6%
GEELONG	\$575,000	\$718,750	\$955,000	\$710,000	1.2%	7.6%
GEELONG WEST	\$511,000	\$617,000	\$706,500	\$585,000	5.5%	21.5%
GROVEDALE	\$365,000	\$402,500	\$438,000	\$400,000	0.6%	5.9%
HAMLIN HEIGHTS	\$416,000	\$485,000	\$555,000	\$450,000	7.8%	24.2%
HERNE HILL*	\$373,005	\$428,000	\$465,000	\$406,000	5.4%	7.7%
HIGHTON	\$530,000	\$618,750	\$730,000	\$582,000	6.3%	16.2%
INDENTED HEAD*	\$435,000	\$500,000	\$825,000	\$420,000	19.0%	28.2%
LARA	\$370,000	\$429,000	\$520,000	\$420,500	2.0%	7.3%
LEOPOLD	\$369,000	\$430,000	\$470,000	\$420,000	2.4%	6.0%
LITTLE RIVER*	\$695,000	\$825,000	\$1,010,000	-	-	-
LOVELY BANKS*	\$432,000	\$629,000	\$900,000	\$652,500	-3.6%	43.0%
MANIFOLD HEIGHTS*	\$560,000	\$740,000	\$852,500	\$620,000	19.4%	39.1%
MARSHALL*	\$366,000	\$403,750	\$437,000	\$390,000	3.5%	4.9%
MOUNT DUNEED*	\$500,000	\$547,500	\$627,500	-	-	-
NEWCOMB*	\$310,000	\$340,000	\$375,000	\$318,000	6.9%	13.3%
NEWTOWN	\$600,500	\$710,000	\$900,000	\$705,000	0.7%	7.4%
NORLANE	\$230,000	\$258,000	\$289,000	\$246,250	4.8%	17.3%
NORTH GEELONG*	\$338,000	\$373,500	\$423,000	\$362,500	3.0%	22.5%
OCEAN GROVE	\$515,000	\$590,000	\$685,000	\$578,000	2.1%	9.9%
POINT LONSDALE	\$602,000	\$675,000	\$770,000	\$657,500	2.7%	9.8%
PORTARLINGTON*	\$445,000	\$525,000	\$660,000	\$515,000	1.9%	14.1%
RIPPLESIDE*	\$614,500	\$739,000	\$800,000	-	-	-
SOUTH GEELONG*	\$493,000	\$597,500	\$620,000	\$569,250	5.0%	5.1%
ST ALBANS PARK*	\$285,000	\$320,000	\$390,000	\$319,000	0.3%	-4.8%
ST LEONARDS	\$375,000	\$434,000	\$582,000	\$445,000	-2.5%	15.7%
WANDANA HEIGHTS*	\$548,900	\$642,500	\$798,250	\$660,000	-2.7%	2.3%
WAURN PONDS*	\$467,000	\$530,000	\$600,000	\$515,000	2.9%	8.4%
WHITTINGTON*	\$270,000	\$315,000	\$338,000	\$290,000	8.6%	14.5%
<b>GREATER SHEPPARTON</b>	<b>\$195,000</b>	<b>\$275,000</b>	<b>\$345,000</b>	<b>\$279,000</b>	<b>-1.4%</b>	<b>0.0%</b>
KIALLA*	\$287,140	\$365,000	\$450,000	\$341,000	7.0%	3.4%
MOOROPNA*	\$177,000	\$214,500	\$287,500	\$227,500	-5.7%	-22.3%
SHEPPARTON	\$186,000	\$258,000	\$327,000	\$267,000	-3.4%	-4.8%
TATURA*	\$160,375	\$267,500	\$286,500	\$251,500	6.4%	5.1%
<b>HEPBURN</b>	<b>\$352,500</b>	<b>\$450,000</b>	<b>\$565,000</b>	<b>\$440,000</b>	<b>2.3%</b>	<b>12.5%</b>
CLUNES*	\$200,000	\$292,500	\$350,000	\$345,000	-15.2%	11.4%
CRESWICK*	\$265,000	\$332,000	\$380,000	\$332,000	0.0%	13.3%
DAYLESFORD	\$395,000	\$475,000	\$575,000	\$471,000	0.8%	-2.4%
HEPBURN*	\$360,000	\$420,000	\$560,000	\$410,000	2.4%	-5.1%
HEPBURN SPRINGS*	\$449,000	\$510,000	\$739,000	\$502,000	1.6%	6.3%
MALMSBURY*	\$347,500	\$465,000	\$673,000	\$415,000	12.0%	3.0%
TRENTHAM*	\$450,000	\$505,000	\$610,000	\$485,000	4.1%	3.1%
WHEATSHEAF*	\$354,175	\$489,000	\$609,500	-	-	-
<b>HINDMARSH*</b>	<b>\$65,000</b>	<b>\$85,000</b>	<b>\$140,000</b>	<b>\$107,475</b>	<b>-20.9%</b>	<b>-20.6%</b>
DIMBOOLA*	\$66,000	\$80,000	\$142,500	\$85,000	-5.9%	-25.2%
<b>HORSHAM</b>	<b>\$160,000</b>	<b>\$237,000</b>	<b>\$285,000</b>	<b>\$238,500</b>	<b>-0.6%</b>	<b>-5.2%</b>
HORSHAM	\$160,000	\$222,500	\$290,000	\$227,500	-2.2%	-11.0%
<b>INDIGO</b>	<b>\$240,000</b>	<b>\$317,000</b>	<b>\$445,000</b>	<b>\$273,000</b>	<b>16.1%</b>	<b>-5.4%</b>
CHILTERN*	\$215,000	\$240,000	\$250,000	\$234,000	2.6%	7.9%
RUTHERGLEN*	\$265,000	\$330,000	\$380,000	\$265,000	24.5%	17.9%
<b>CITY OF LA TROBE</b>	<b>\$166,000</b>	<b>\$229,000</b>	<b>\$317,500</b>	<b>\$235,000</b>	<b>-2.6%</b>	<b>-3.8%</b>
CHURCHILL	\$143,000	\$190,000	\$325,000	\$188,000	1.1%	4.0%
HAZELWOOD NORTH*	\$400,000	\$456,250	\$568,000	\$502,500	-9.2%	10.3%
JEERALANG JUNCTION*	\$305,000	\$390,000	\$425,000	\$390,000	0.0%	-
MOE	\$145,000	\$166,500	\$208,500	\$165,000	0.9%	-7.5%
MORWELL	\$135,000	\$175,000	\$220,000	\$173,000	1.2%	6.1%
NEWBOROUGH	\$206,500	\$228,750	\$260,000	\$230,000	-0.5%	-5.5%
TRARALGON	\$235,000	\$294,250	\$380,000	\$290,000	1.5%	0.8%
TYERS*	\$280,000	\$416,000	\$460,000	\$425,000	-2.1%	-
YALLOURN NORTH*	\$165,000	\$185,000	\$300,000	\$176,500	4.8%	29.8%
YINNAR*	\$172,500	\$318,750	\$392,500	\$318,750	0.0%	-1.9%
<b>LODDON*</b>	<b>\$140,000</b>	<b>\$190,000</b>	<b>\$243,000</b>	<b>\$190,000</b>	<b>0.0%</b>	<b>16.9%</b>

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>MACEDON RANGES</b>	<b>\$485,000</b>	<b>\$606,000</b>	<b>\$800,500</b>	<b>\$600,000</b>	<b>1.0%</b>	<b>10.2%</b>
GISBORNE	\$550,000	\$670,000	\$825,000	\$691,000	-3.0%	10.4%
GISBORNE SOUTH*	\$815,000	\$945,000	\$1,130,000	\$945,000	0.0%	-1.0%
KYNETON	\$430,000	\$485,000	\$595,000	\$485,000	0.0%	0.0%
LANCEFIELD*	\$385,000	\$415,000	\$680,000	\$417,500	-0.6%	-1.7%
MACEDON*	\$575,000	\$672,500	\$990,000	\$621,000	8.3%	-9.7%
MOUNT MACEDON*	\$649,000	\$855,000	\$1,152,000	\$877,500	-2.6%	35.2%
NEWHAM*	\$680,000	\$772,000	\$1,027,500	\$827,000	-6.7%	-
NEW GISBORNE*	\$525,000	\$585,000	\$710,000	\$590,000	-0.8%	7.3%
RIDDELLS CREEK*	\$515,000	\$670,000	\$817,000	\$667,500	0.4%	23.5%
ROMSEY*	\$489,000	\$625,000	\$801,000	\$487,000	28.3%	42.0%
WOODEND	\$520,000	\$612,500	\$765,000	\$605,500	1.2%	3.6%
<b>MANSFIELD*</b>	<b>\$417,500</b>	<b>\$417,500</b>	<b>\$545,000</b>	<b>\$390,000</b>	<b>7.1%</b>	<b>24.6%</b>
MANSFIELD*	\$386,500	\$500,000	\$556,250	\$492,500	1.5%	41.8%
<b>MILDURA</b>	<b>\$192,250</b>	<b>\$255,000</b>	<b>\$320,000</b>	<b>\$250,000</b>	<b>2.0%</b>	<b>0.0%</b>
IRYMPLE	\$243,000	\$290,250	\$360,000	\$267,000	8.7%	7.5%
MERBEIN*	\$156,000	\$177,500	\$265,000	\$178,250	-0.4%	-2.6%
MILDURA	\$205,000	\$255,000	\$320,000	\$257,000	-0.8%	-1.9%
RED CLIFFS	\$145,000	\$205,000	\$260,000	\$203,500	0.7%	1.5%
<b>MITCHELL</b>	<b>\$325,000</b>	<b>\$380,000</b>	<b>\$475,000</b>	<b>\$373,750</b>	<b>1.7%</b>	<b>8.6%</b>
BEVERIDGE*	\$405,000	\$460,000	\$560,000	\$455,000	1.1%	7.0%
BROADFORD*	\$285,000	\$315,000	\$350,000	\$300,000	5.0%	14.5%
KILMORE	\$346,500	\$385,000	\$505,000	\$369,000	4.3%	15.4%
SEYMOUR*	\$230,000	\$310,000	\$345,000	\$289,000	7.3%	22.2%
WALLAN	\$350,000	\$387,500	\$485,000	\$380,000	2.0%	5.6%
<b>MOIRA</b>	<b>\$252,500</b>	<b>\$326,750</b>	<b>\$407,000</b>	<b>\$327,500</b>	<b>-0.2%</b>	<b>22.3%</b>
NATHALIA*	\$129,500	\$161,250	\$227,500	\$175,000	-7.9%	-12.8%
NUMURKAH*	\$177,500	\$255,000	\$395,000	\$257,500	-1.0%	3.6%
YARRAWONGA	\$277,500	\$337,500	\$414,500	\$366,750	-8.0%	2.3%
<b>MOORABOOL</b>	<b>\$350,000</b>	<b>\$435,000</b>	<b>\$552,500</b>	<b>\$423,750</b>	<b>2.7%</b>	<b>13.0%</b>
BACCHUS MARSH	\$335,000	\$420,000	\$525,000	\$398,000	5.5%	8.4%
BALLAN*	\$393,750	\$476,000	\$565,000	\$449,000	6.0%	25.6%
DARLEY*	\$335,000	\$412,500	\$495,000	\$370,000	11.5%	11.5%
GORDON*	\$386,500	\$453,750	\$672,500	\$489,000	-7.2%	-6.2%
<b>MOUNT ALEXANDER</b>	<b>\$365,000</b>	<b>\$455,000</b>	<b>\$560,000</b>	<b>\$440,000</b>	<b>3.4%</b>	<b>15.2%</b>
BARKERS CREEK*	\$370,000	\$495,000	\$595,000	\$495,000	0.0%	-
CAMPBELLS CREEK*	\$285,000	\$470,000	\$515,000	\$450,000	4.4%	11.9%
CASTLEMAINE	\$380,000	\$455,000	\$570,000	\$452,500	0.6%	16.7%
CHEWTON*	\$279,000	\$405,000	\$490,000	\$407,000	-0.5%	-28.3%
HARCOURT*	\$345,000	\$523,000	\$685,000	\$430,000	21.6%	-
MALDON	\$317,500	\$435,000	\$491,000	\$392,200	10.9%	11.2%
NEWSTEAD*	\$313,000	\$400,000	\$530,000	\$351,000	14.0%	13.3%
<b>MOYNE</b>	<b>\$205,000</b>	<b>\$290,750</b>	<b>\$387,000</b>	<b>\$287,000</b>	<b>1.3%</b>	<b>3.8%</b>
KOROIT*	\$215,000	\$260,000	\$294,000	\$260,000	0.0%	-21.3%
<b>MURRINDINDI</b>	<b>\$317,500</b>	<b>\$475,000</b>	<b>\$609,000</b>	<b>\$417,500</b>	<b>13.8%</b>	<b>32.3%</b>
ALEXANDRA*	\$224,500	\$282,500	\$390,000	\$270,000	4.6%	9.3%
EILDON*	\$136,500	\$172,500	\$231,000	\$224,000	-23.0%	-22.6%
KINGLAKE*	\$350,000	\$493,500	\$670,000	\$470,000	5.0%	17.2%
MARYSVILLE*	\$207,000	\$370,000	\$530,000	\$346,000	6.9%	8.0%
<b>NORTHERN GRAMPIANS</b>	<b>\$161,500</b>	<b>\$215,000</b>	<b>\$270,000</b>	<b>\$215,000</b>	<b>0.0%</b>	<b>12.0%</b>
STAWELL	\$150,000	\$200,000	\$270,000	\$210,000	-4.8%	5.3%
<b>PYRENEES</b>	<b>\$165,000</b>	<b>\$220,500</b>	<b>\$295,000</b>	<b>\$220,500</b>	<b>0.0%</b>	<b>-7.9%</b>
AVOCA*	\$153,000	\$183,500	\$230,000	\$183,500	0.0%	-5.9%
BEAUFORT*	\$165,000	\$220,000	\$277,500	\$221,000	-0.5%	-12.0%
SNAKE VALLEY*	\$245,000	\$275,000	\$335,000	\$275,000	0.0%	0.0%
<b>QUEENSCLIFFE</b>	<b>\$648,750</b>	<b>\$732,500</b>	<b>\$833,750</b>	<b>\$717,500</b>	<b>2.1%</b>	<b>3.2%</b>
QUEENSCLIFF*	\$713,000	\$840,000	\$975,000	\$735,000	14.3%	11.3%
<b>SOUTH GIPPSLAND</b>	<b>\$246,250</b>	<b>\$309,750</b>	<b>\$406,250</b>	<b>\$320,000</b>	<b>-3.2%</b>	<b>-2.0%</b>
FOSTER*	\$265,000	\$297,500	\$340,000	\$282,501	5.3%	-4.0%
KORUMBURRA*	\$237,500	\$332,500	\$390,000	\$335,000	-0.7%	0.8%
NYORA*	\$450,000	\$500,000	\$620,000	\$560,000	-10.7%	-
POOWONG*	\$355,000	\$419,500	\$472,500	\$390,000	7.6%	67.1%
VENUS BAY*	\$227,000	\$257,000	\$288,000	\$260,000	-1.2%	-3.0%
<b>SOUTHERN GRAMPIANS</b>	<b>\$160,000</b>	<b>\$212,500</b>	<b>\$285,000</b>	<b>\$225,000</b>	<b>-5.6%</b>	<b>-3.4%</b>
COLERAINE*	\$95,000	\$130,000	\$136,000	\$130,000	0.0%	1.6%
HAMILTON	\$184,000	\$227,250	\$295,000	\$240,000	-5.3%	-5.3%
<b>STRATHBOGIE</b>	<b>\$196,000</b>	<b>\$247,000</b>	<b>\$380,000</b>	<b>\$247,750</b>	<b>-0.3%</b>	<b>1.6%</b>
NAGAMBIE*	\$230,000	\$360,000	\$533,000	\$350,000	2.9%	10.4%
<b>SURF COAST</b>	<b>\$599,500</b>	<b>\$715,000</b>	<b>\$835,000</b>	<b>\$700,000</b>	<b>2.1%</b>	<b>6.7%</b>
AIREYS INLET*	\$600,000	\$705,000	\$900,000	\$715,000	-1.4%	-2.8%
ANGLESEA*	\$535,000	\$605,000	\$730,000	\$597,500	1.3%	-10.7%
JAN JUC*	\$725,000	\$775,000	\$850,000	\$775,000	0.0%	26.0%
LORNE*	\$740,000	\$955,000	\$1,200,000	\$950,000	0.5%	27.3%
TORQUAY	\$615,000	\$715,000	\$800,000	\$710,000	0.7%	5.1%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>SWAN HILL</b>	<b>\$235,000</b>	<b>\$260,000</b>	<b>\$308,000</b>	<b>\$246,000</b>	<b>5.7%</b>	<b>5.7%</b>
ROBINVALE*	\$158,125	\$180,000	\$220,500	\$180,000	0.0%	-5.3%
SWAN HILL*	\$245,000	\$264,000	\$325,000	\$256,000	3.1%	-1.9%
<b>TOWONG*</b>	<b>\$286,000</b>	<b>\$360,000</b>	<b>\$687,500</b>	<b>\$319,000</b>	<b>12.9%</b>	<b>60.1%</b>
<b>WANGARATTA</b>	<b>\$190,000</b>	<b>\$305,000</b>	<b>\$455,000</b>	<b>\$329,000</b>	<b>-7.3%</b>	<b>0.0%</b>
WANGARATTA	\$173,000	\$286,072	\$340,000	\$289,000	-1.0%	-4.5%
<b>WARRNAMBOOL</b>	<b>\$273,000</b>	<b>\$320,000</b>	<b>\$385,000</b>	<b>\$318,250</b>	<b>0.5%</b>	<b>-3.0%</b>
WARRNAMBOOL	\$273,000	\$330,000	\$400,000	\$318,500	3.6%	1.5%
<b>WEST WIMMERA*</b>	<b>\$32,000</b>	<b>\$95,000</b>	<b>\$165,000</b>	<b>\$104,250</b>	<b>-8.9%</b>	<b>13.4%</b>
<b>WELLINGTON</b>	<b>\$215,000</b>	<b>\$295,000</b>	<b>\$376,500</b>	<b>\$287,500</b>	<b>2.6%</b>	<b>-0.7%</b>
GLENGARRY*	\$282,500	\$328,500	\$435,000	\$333,500	-1.5%	-8.8%
HEYFIELD*	\$128,000	\$245,000	\$275,000	\$250,000	-2.0%	6.5%
LOCH SPORT*	\$143,500	\$195,000	\$253,000	\$175,000	11.4%	2.1%
LONGFORD*	\$380,000	\$474,000	\$590,000	\$462,000	2.6%	12.9%
MAFFRA	\$222,500	\$255,500	\$357,500	\$275,000	-7.1%	-2.1%
ROSEDALE*	\$192,750	\$273,750	\$370,000	\$295,000	-7.2%	-25.6%
SALE	\$242,000	\$310,000	\$373,000	\$307,500	0.8%	-3.1%
STRATFORD*	\$265,000	\$313,500	\$359,950	\$322,000	-2.6%	14.8%
WURRUK*	\$241,000	\$520,000	\$595,000	\$487,500	6.7%	82.5%
<b>WODONGA</b>	<b>\$255,000</b>	<b>\$310,000</b>	<b>\$359,000</b>	<b>\$300,000</b>	<b>3.3%</b>	<b>0.0%</b>
WEST WODONGA*	\$286,000	\$318,250	\$347,000	\$304,500	4.5%	3.8%
WODONGA	\$248,000	\$298,000	\$355,000	\$290,000	2.8%	2.8%
<b>YARRIAMBIACK*</b>	<b>\$129,500</b>	<b>\$130,000</b>	<b>\$155,000</b>	<b>\$120,000</b>	<b>8.3%</b>	<b>44.4%</b>

Source: REIV

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## June Quarter 2017 Median Prices

The Real Estate Institute of Victoria Ltd.



Regional Victoria

Median Unit Prices by Municipality & Suburb, Original  
12 months ending June 2017

\*Indicates that less than 50 sales were recorded during the 12 months ending period

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>ALPINE*</b>	<b>\$135,500</b>	<b>\$274,000</b>	<b>\$340,000</b>	<b>\$273,000</b>	<b>0.4%</b>	<b>5.4%</b>
BRIGHT*	\$135,500	\$340,000	\$350,000	\$292,500	16.2%	25.9%
<b>CITY OF BALLARAT</b>	<b>\$202,000</b>	<b>\$245,000</b>	<b>\$299,000</b>	<b>\$243,000</b>	<b>0.8%</b>	<b>1.2%</b>
ALFREDTON*	\$141,000	\$301,250	\$331,500	\$315,000	-4.4%	3.3%
BALLARAT CENTRAL*	\$185,000	\$266,250	\$351,000	\$224,000	18.9%	29.9%
BALLARAT EAST*	\$200,000	\$272,000	\$305,000	\$228,000	19.3%	10.0%
BALLARAT NORTH*	\$195,000	\$230,000	\$245,000	\$245,000	-6.1%	-10.2%
BLACK HILL*	\$206,250	\$256,500	\$296,500	\$268,000	-4.3%	-
BROWN HILL*	\$238,000	\$247,500	\$250,000	\$243,750	1.5%	-1.8%
CANADIAN*	\$172,500	\$230,000	\$297,000	\$221,500	3.8%	3.4%
GOLDEN POINT (BALLARAT)*	\$240,000	\$310,000	\$320,000	\$310,000	0.0%	-
MOUNT CLEAR*	\$210,000	\$245,000	\$285,000	\$255,000	-3.9%	2.9%
MOUNT PLEASANT*	\$262,500	\$294,500	\$317,500	-	-	-
REDAN*	\$177,500	\$218,250	\$267,500	\$210,000	3.9%	3.9%
SEBASTOPOL*	\$195,000	\$212,500	\$235,000	\$211,000	0.7%	1.2%
WENDOUREE*	\$205,000	\$256,250	\$325,000	\$317,250	-19.2%	-0.5%
<b>BASS COAST</b>	<b>\$259,000</b>	<b>\$294,000</b>	<b>\$345,000</b>	<b>\$282,000</b>	<b>4.3%</b>	<b>5.5%</b>
COWES*	\$217,500	\$320,000	\$458,750	\$320,000	0.0%	6.8%
INVERLOCH*	\$277,500	\$381,050	\$508,500	\$412,500	-7.6%	-8.6%
WONTHAGGI*	\$255,000	\$280,000	\$307,000	\$273,500	2.4%	27.9%
<b>BAW BAW</b>	<b>\$255,000</b>	<b>\$280,000</b>	<b>\$308,000</b>	<b>\$262,250</b>	<b>6.8%</b>	<b>11.3%</b>
DROUIN*	\$265,500	\$293,750	\$316,250	\$286,000	2.7%	18.1%
WARRAGUL*	\$252,900	\$276,500	\$301,000	\$254,000	8.9%	5.6%
<b>BENALLA*</b>	<b>\$190,000</b>	<b>\$222,750</b>	<b>\$245,000</b>	<b>-</b>	<b>-</b>	<b>11.4%</b>
BENALLA*	\$190,000	\$222,750	\$245,000	-	-	11.4%
<b>CAMPASPE*</b>	<b>\$203,000</b>	<b>\$222,000</b>	<b>\$275,000</b>	<b>\$219,000</b>	<b>1.4%</b>	<b>-0.2%</b>
ECHUCA*	\$203,000	\$227,500	\$278,000	\$215,000	5.8%	-4.2%
KYABRAM*	\$197,750	\$222,000	\$236,250	\$225,000	-1.3%	8.0%
<b>COLAC-OTWAY*</b>	<b>\$248,750</b>	<b>\$327,500</b>	<b>\$445,000</b>	<b>\$273,000</b>	<b>20.0%</b>	<b>18.0%</b>
APOLLO BAY*	\$367,000	\$402,500	\$450,000	\$417,500	-3.6%	-18.3%
<b>EAST GIPPSLAND*</b>	<b>\$204,833</b>	<b>\$247,500</b>	<b>\$303,750</b>	<b>\$246,000</b>	<b>0.6%</b>	<b>-1.5%</b>
BAIRNSDALE*	\$178,000	\$205,000	\$246,000	\$208,000	-1.4%	-6.0%
PAYNESVILLE*	\$249,000	\$266,000	\$330,000	\$266,000	0.0%	1.9%
<b>CITY OF GREATER BENDIGO*</b>	<b>\$216,000</b>	<b>\$257,500</b>	<b>\$297,750</b>	<b>\$260,000</b>	<b>-1.0%</b>	<b>-2.8%</b>
GOLDEN SQUARE*	\$260,000	\$295,000	\$365,000	\$295,000	0.0%	-0.8%
KANGAROO FLAT*	\$213,500	\$219,250	\$223,250	\$223,250	-1.8%	-15.3%
KENNINGTON*	\$245,000	\$250,000	\$267,000	\$255,000	-2.0%	2.0%
<b>CITY OF GREATER GEELONG</b>	<b>\$280,000</b>	<b>\$355,000</b>	<b>\$478,300</b>	<b>\$340,500</b>	<b>4.3%</b>	<b>6.0%</b>
BARWON HEADS*	\$520,000	\$669,000	\$795,000	\$656,500	1.9%	19.9%
BELL PARK*	\$315,000	\$370,000	\$390,000	\$332,000	11.4%	-
BELMONT	\$257,500	\$320,000	\$445,000	\$320,000	0.0%	1.6%
GEELONG*	\$360,000	\$457,000	\$770,000	\$570,000	-19.8%	-13.3%
GEELONG WEST*	\$320,250	\$488,500	\$579,000	\$378,000	29.2%	9.8%
GROVEDALE*	\$285,000	\$311,000	\$360,000	\$308,000	1.0%	12.9%
HAMLIN HEIGHTS*	\$329,000	\$348,500	\$408,500	\$337,500	3.3%	-1.7%
HERNE HILL*	\$215,000	\$247,500	\$321,000	\$235,000	5.3%	19.3%
HIGHTON*	\$285,000	\$317,000	\$460,000	\$347,000	-8.6%	-8.6%
LEOPOLD*	\$295,000	\$315,000	\$330,000	\$320,000	-1.6%	0.6%
MANIFOLD HEIGHTS*	\$330,000	\$340,500	\$360,000	\$340,500	0.0%	31.3%
NEWCOMB*	\$310,000	\$335,000	\$361,000	\$307,500	8.9%	31.4%
NEWTOWN*	\$325,000	\$442,000	\$537,500	\$446,000	-0.9%	6.5%
NORLANE*	\$230,000	\$255,000	\$290,000	\$235,000	8.5%	15.4%
OCEAN GROVE	\$442,500	\$541,250	\$812,500	\$560,000	-3.3%	2.0%
RIPPLESIDE*	\$300,000	\$360,000	\$715,000	-	-	-
PORTARLINGTON*	\$280,000	\$358,000	\$360,000	-	-	-
WHITTINGTON*	\$173,000	\$220,000	\$278,000	\$166,000	32.5%	47.2%
<b>GREATER SHEPPARTON*</b>	<b>\$141,000</b>	<b>\$180,000</b>	<b>\$260,950</b>	<b>\$222,500</b>	<b>-19.1%</b>	<b>-25.0%</b>
MOOROPNA*	\$34,500	\$121,500	\$201,500	-	-	-
SHEPPARTON*	\$168,500	\$230,000	\$290,000	\$230,000	0.0%	-11.5%
<b>HORSHAM*</b>	<b>\$207,500</b>	<b>\$210,000</b>	<b>\$230,000</b>	<b>\$210,000</b>	<b>0.0%</b>	<b>-13.4%</b>
HORSHAM*	\$207,500	\$210,000	\$230,000	\$210,000	0.0%	-13.4%

Suburb	Lower Quartile	Jun-17 Median	Upper Quartile	Mar-17 Median	Quarterly Change	Annual Change
<b>CITY OF LA TROBE*</b>	<b>\$145,000</b>	<b>\$175,000</b>	<b>\$218,000</b>	<b>\$167,000</b>	<b>4.8%</b>	<b>6.1%</b>
MOE*	\$117,500	\$133,000	\$170,000	\$149,000	-10.7%	-1.8%
MORWELL*	\$127,500	\$162,500	\$188,000	\$153,000	6.2%	-11.9%
TRARALGON	\$158,000	\$195,000	\$242,000	\$195,000	0.0%	-9.3%
<b>MACEDON RANGES*</b>	<b>\$310,000</b>	<b>\$385,000</b>	<b>\$450,000</b>	<b>\$397,500</b>	<b>-3.1%</b>	<b>12.8%</b>
GISBORNE*	\$340,000	\$422,500	\$450,000	\$425,000	-0.6%	-4.0%
KYNETON*	\$285,000	\$325,000	\$375,000	-	-	0.4%
<b>MILDURA</b>	<b>\$145,000</b>	<b>\$180,000</b>	<b>\$235,000</b>	<b>\$187,750</b>	<b>-4.1%</b>	<b>-5.3%</b>
MILDURA	\$145,000	\$180,000	\$235,000	\$188,000	-4.3%	-5.8%
<b>MITCHELL*</b>	<b>\$261,000</b>	<b>\$275,000</b>	<b>\$295,000</b>	<b>\$275,000</b>	<b>0.0%</b>	<b>5.8%</b>
WALLAN*	\$265,000	\$281,500	\$300,000	\$278,750	1.0%	-
<b>MOIRA*</b>	<b>\$170,000</b>	<b>\$228,500</b>	<b>\$260,000</b>	<b>\$232,000</b>	<b>-1.5%</b>	<b>-2.8%</b>
YARRAWONGA*	\$170,000	\$232,000	\$260,000	\$233,500	-0.6%	-3.7%
<b>MOORABOOL*</b>	<b>\$240,000</b>	<b>\$273,500</b>	<b>\$327,500</b>	<b>\$275,000</b>	<b>-0.5%</b>	<b>-5.0%</b>
BACCHUS MARSH*	\$239,000	\$260,000	\$305,000	-	-	-
<b>SURF COAST</b>	<b>\$480,000</b>	<b>\$540,000</b>	<b>\$725,000</b>	<b>\$552,500</b>	<b>-2.3%</b>	<b>14.1%</b>
LORNE*	\$345,000	\$567,500	\$790,000	\$567,500	0.0%	46.5%
TORQUAY	\$490,000	\$531,750	\$725,000	\$540,000	-1.5%	6.2%
<b>WANGARATTA*</b>	<b>\$202,000</b>	<b>\$222,500</b>	<b>\$246,250</b>	<b>\$222,500</b>	<b>0.0%</b>	<b>1.1%</b>
WANGARATTA*	\$202,000	\$222,500	\$246,250	\$220,000	1.1%	1.1%
<b>WELLINGTON*</b>	<b>\$212,500</b>	<b>\$230,000</b>	<b>\$297,000</b>	<b>\$255,000</b>	<b>-9.8%</b>	<b>4.5%</b>
SALE*	\$213,750	\$234,000	\$287,500	\$258,000	-9.3%	0.2%
<b>WODONGA*</b>	<b>\$177,500</b>	<b>\$198,500</b>	<b>\$239,000</b>	<b>\$198,000</b>	<b>0.3%</b>	<b>0.3%</b>
WODONGA*	\$178,750	\$198,500	\$243,000	\$197,500	0.5%	7.3%

Source: REIV

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