Metropolitan Melbourne
Median House Prices by Suburb
September Q 2012

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

Suburb	Lower Quartile	Sep-12 Median	Upper Quartile	Jun-12 Median	Sep-11 Median	Quarterly Change	Annual Change
ABBOTSFORD*	$650,000	$696,250	$894,750	$720,000	$680,000	-3.30%	2.40%
ABERFELDIE*	$800,000	$825,000	$980,000	$862,500		-4.30%	
AIRPORT WEST*	$456,750	$485,000	$506,250	$490,050	$561,250	-1.00%	-13.60%
ALBERT PARK*	$1,105,000	$1,225,000	$1,425,000	$1,015,000	$1,450,000	20.70%	-15.50%
ALPHINGTON*	$867,500	$878,000	$1,080,000		$900,000		-2.40%
ALTONA MEADOWS*	$365,000	$420,000	$500,000	$388,250	$422,500	8.20%	-0.60%
ALTONA NORTH*	$462,750	$494,500	$556,250	$515,500	$497,500	-4.10%	-0.60%
ALTONA*	$474,375	$506,000	$613,125	$610,000	$543,500	-17.00%	-6.90%
ARDEER*	$328,750	$348,500	$361,250	$326,000	$350,000	6.90%	-0.40%
ARMADALE*	$1,356,250	$1,650,000	$1,830,000	$1,370,000	$1,541,000	20.40%	7.10%
ASCOT VALE*	$596,250	$738,500	$1,041,750	$750,000	$757,500	-1.50%	-2.50%
ASHBURTON*	$837,500	$955,000	$1,450,000	$890,000	$906,750	7.30%	5.30%
ASHWOOD*	$561,500	$650,000	$728,500		$744,950		-12.70%
ASPENDALE GARDENS*	$504,125	$552,000	$572,875	$550,000	$550,000	0.40%	0.40%
ASPENDALE*	$566,500	$622,500	$760,250	$610,000	$602,000	2.00%	3.40%
AVONDALE HEIGHTS*	$465,000	$491,500	$525,000	$518,000	$502,750	-5.10%	-2.20%
BALNARRING*	$625,000	$902,000	$1,200,000	$560,000		61.10%	
BALWYN NORTH	$870,000	$1,050,000	$1,362,500	$1,038,000	$1,070,000	1.20%	-1.90%
BALWYN*	$1,038,000	$1,200,000	$1,550,000	$1,540,000	$1,590,000	-22.10%	-24.50%
BAYSWATER NORTH*	$384,500	$411,000	$430,000	$424,500	$409,000	-3.20%	0.50%
BAYSWATER*	$391,925	$415,750	$449,625	$412,250	$453,750	0.80%	-8.40%
BEACONSFIELD*	$490,000	$530,000	$581,000	$530,000	$515,000	0.00%	2.90%
BEAUMARIS*	$840,000	$930,000	$1,200,000	$910,000	$1,005,000	2.20%	-7.50%
BENTLEIGH EAST	$612,500	$650,000	$710,000	$659,000	$692,500	-1.40%	-6.10%
BENTLEIGH*	$771,875	$794,000	$959,750	$803,000	$885,000	-1.10%	-10.30%
BERWICK	$380,000	$432,000	$540,000	$460,000	$463,000	-6.10%	-6.70%
BLACK ROCK*	$1,028,750	$1,180,000	$1,307,500	$1,190,000	$1,170,500	-0.80%	0.80%
BLACKBURN	$608,750	$768,000	$887,250	$808,000	$715,000	-5.00%	7.40%
BLACKBURN NORTH*	$545,000	$576,000	$624,500	$575,000	$600,000	0.20%	-4.00%
BLACKBURN SOUTH*	$575,000	$605,000	$668,000	$676,400	$625,000	-10.60%	-3.20%
BLAIRGOWRIE*	$455,000	$525,000	$681,625	$653,500	$755,000	-19.70%	-30.50%
BONBEACH*	$482,500	$510,000	$530,000		$508,000		0.40%
BORONIA	$390,000	$430,000	$489,375	$430,000	$450,000	0.00%	-4.40%
BOX HILL NORTH*	$609,875	$651,000	$785,750	$620,250	$665,750	5.00%	-2.20%
BOX HILL SOUTH*	$616,000	$720,000	$825,000	$720,000	$675,000	0.00%	6.70%
BOX HILL*	$704,125	$841,250	$875,750	$820,000	$660,000	2.60%	27.50%
BRAYBROOK*	$371,250	$415,500	$432,500	$370,000	$462,000	12.30%	-10.10%
BRIGHTON	$1,226,750	$1,640,000	$2,390,000	$1,535,000	$1,602,500	6.80%	2.30%
BRIGHTON EAST	$800,000	$938,750	$1,200,000	$1,025,000	$1,156,250	-8.40%	-18.80%
BROADMEADOWS*	$307,000	$321,050	$345,500	$320,000	$338,500	0.30%	-5.20%
BROOKFIELD*	$305,250	$351,250	$362,500	$330,000	$315,000	6.40%	11.50%
BRUNSWICK	$607,500	$680,000	$808,500	$681,750	$676,500	-0.30%	0.50%
BRUNSWICK WEST*	$612,375	$701,500	$841,250	$740,000	$697,500	-5.20%	0.60%
BULLEEN*	$598,750	$708,500	$751,138	$710,000	$745,500	-0.20%	-5.00%
BUNDOORA	$456,875	$505,500	$620,875	$487,333	$498,000	3.70%	1.50%
BURNSIDE HEIGHTS*	$382,500	$410,000	$452,250	$400,000	$402,500	2.50%	1.90%
BURWOOD EAST*	$573,750	$637,440	$690,000	$613,000	$630,000	4.00%	1.20%
BURWOOD*	$682,000	$740,000	$801,000	$775,000	$770,000	-4.50%	-3.90%
CAIRNLEA*	$413,500	$510,000	$565,000	$490,000	$477,500	4.10%	6.80%
CAMBERWELL	$1,150,000	$1,368,000	$1,700,000	$1,377,000	$1,255,000	-0.70%	9.00%
CANTERBURY*	$1,477,500	$1,800,000	$2,103,750	$1,728,000	$1,860,000	4.20%	-3.20%
CAPE SCHANCK*	$473,000	$620,000	$887,500				
CARLTON NORTH*	$755,666	$994,000	$1,225,000	$994,500	$825,000	-0.10%	20.50%
CARNEGIE	$596,500	$747,000	$857,500	$785,000	$890,000	-4.80%	-16.10%
CAROLINE SPRINGS	$379,750	$437,500	$522,500	$425,000	$447,000	2.90%	-2.10%
CARRUM DOWNS	$312,500	$340,000	$387,500	$330,000	$350,650	3.00%	-3.00%
CARRUM*	$426,500	$571,500	$837,500				
CAULFIELD NORTH*	$904,625	$1,301,500	$1,436,250	$1,275,000	$1,280,000	2.10%	1.70%
CAULFIELD SOUTH*	$703,000	$815,000	$891,000	$765,000	$900,000	6.50%	-9.40%
CHADSTONE*	$556,500	$601,500	$634,000	$591,000	$612,000	1.80%	-1.70%
CHELSEA HEIGHTS*	$401,500	$445,000	$478,000	$448,066	$438,250	-0.70%	1.50%
CHELSEA*	$461,250	$505,800	$547,500	$633,750	$525,000	-20.20%	-3.70%
CHELTENHAM	$585,000	$627,500	$680,250	$633,000	$608,000	-0.90%	3.20%
CHIRNSIDE PARK	$420,000	$438,000	$477,000	$423,225	$505,000	3.50%	-13.30%
CLAYTON*	$385,000	$527,000	$605,000	$589,975	$587,500	-10.70%	-10.30%
CLIFTON HILL*	$722,500	$786,000	$943,750	$1,020,750	$780,000	-23.00%	0.80%
COBURG	$512,000	$620,000	$692,000	$650,500	$620,000	-4.70%	0.00%
COBURG NORTH*	$462,000	$488,750	$518,750	$502,500	$545,000	-2.70%	-10.30%
COCKATOO*	$298,250	$333,500	$370,000	$378,750	$350,000	-11.90%	-4.70%
COLLINGWOOD*	$663,500	$780,000	$805,000	$807,500	$780,000	-3.40%	0.00%
CRAIGIEBURN	$315,000	$350,000	$395,550	$343,500	$360,000	1.90%	-2.80%
CRANBOURNE	$293,750	$320,850	$341,050	$300,099	$316,250	6.90%	1.50%
CRANBOURNE EAST*	$351,000	$367,000	$390,000	$359,000	$350,000	2.20%	4.90%
CRANBOURNE NORTH	$330,000	$350,000	$402,375	$340,000	$350,000	2.90%	0.00%
CRANBOURNE WEST*	$289,000	$310,000	$345,500	$311,500	$319,800	-0.50%	-3.10%

CROYDON	$389,750	$448,750	$521,000	$420,000	$457,500	6.80%	-1.90%
CROYDON HILLS*	$442,500	$520,000	$567,500	$520,500	$519,840	-0.10%	0.00%
CROYDON NORTH*	$438,250	$487,550	$572,500	$525,000	$505,000	-7.10%	-3.50%
CROYDON SOUTH*	$362,000	$415,000	$460,000	$437,500	$447,475	-5.10%	-7.30%
DANDENONG NORTH	$340,875	$391,400	$439,000	$403,000	$378,500	-2.90%	3.40%
DEER PARK*	$310,000	$335,000	$390,000	$357,000	$390,000	-6.20%	-14.10%
DELAHEY*	$335,000	$345,000	$395,000	$360,000	$400,000	-4.20%	-13.80%
DERRIMUT*	$367,500	$377,500	$424,500	$388,000	$432,000	-2.70%	-12.60%
DIAMOND CREEK*	$466,250	$521,350	$629,000	$552,625	$529,250	-5.70%	-1.50%
DINGLEY VILLAGE*	$460,250	$522,500	$595,125	$510,000	$535,000	2.50%	-2.30%
DONCASTER	$676,250	$715,250	$783,750	$720,000	$735,000	-0.70%	-2.70%
DONCASTER EAST	$633,875	$661,250	$717,500	$650,000	$727,500	1.70%	-9.10%
DONVALE*	$587,500	$718,000	$875,000	$712,500	$735,000	0.80%	-2.30%
DOREEN	$424,950	$510,000	$550,000	$487,500	$469,000	4.60%	8.70%
DROMANA*	$366,750	$451,500	$510,000	$471,000	$475,000	-4.10%	-4.90%
EAGLEMONT*	$1,306,000	$1,535,000	$1,890,000	$1,278,500		20.10%	
ELSTERNWICK*	$894,000	$1,050,500	$1,450,000	$1,140,000	$990,000	-7.90%	6.10%
ELTHAM	$525,500	$580,000	$727,500	$625,250	$630,000	-7.20%	-7.90%
ELTHAM NORTH*	$512,500	$612,500	$741,250	$603,000	$680,000	1.60%	-9.90%
ELWOOD*	$1,210,000	$1,527,500	$1,694,000	$971,500	$1,030,000	57.20%	48.30%
EMERALD*	$331,750	$393,000	$454,000	$401,000	$420,000	-2.00%	-6.40%
ENDEAVOUR HILLS	$348,500	$395,000	$462,500	$380,000	$420,000	3.90%	-6.00%
EPPING	$344,375	$368,500	$420,000	$381,500	$365,000	-3.40%	1.00%
ESSENDON	$797,500	$850,000	$1,060,000	$961,500	$980,000	-11.60%	-13.30%
FAIRFIELD*	$728,750	$857,500	$966,250	$830,000	$888,000	3.30%	-3.40%
FAWKNER*	$403,500	$418,000	$455,750	$405,000	$434,500	3.20%	-3.80%
FERNTREE GULLY	$382,000	$431,000	$490,000	$420,000	$421,000	2.60%	2.40%
FITZROY NORTH*	$703,000	$865,000	$1,060,500	$846,500	$807,500	2.20%	7.10%
FITZROY*	$635,750	$743,750	$813,500	$960,500	$912,500	-22.60%	-18.50%
FLEMINGTON*	$635,000	$718,000	$779,500	$767,500	$660,750	-6.40%	8.70%
FOOTSCRAY	$504,250	$562,500	$611,500	$570,000	$505,000	-1.30%	11.40%
FOREST HILL*	$497,500	$575,000	$622,500	$587,750	$550,000	-2.20%	4.50%
FRANKSTON	$302,350	$340,000	$387,500	$330,500	$349,000	2.90%	-2.60%
FRANKSTON NORTH*	$238,750	$253,000	$261,875	$238,750	$265,000	6.00%	-4.50%
FRANKSTON SOUTH	$445,000	$540,000	$650,000	$526,750	$540,000	2.50%	0.00%
GLADSTONE PARK*	$342,500	$366,000	$393,750	$410,000	$390,500	-10.70%	-6.30%
GLEN IRIS	$950,000	$1,150,000	$1,427,500	$1,097,250	$1,185,000	4.80%	-3.00%
GLEN WAVERLEY	$635,000	$765,000	$940,000	$744,000	$768,800	2.80%	-0.50%
GLENROY*	$368,750	$418,650	$461,500	$424,500	$475,000	-1.40%	-11.90%
GREENSBOROUGH	$452,500	$512,500	$600,000	$480,000	$522,944	6.80%	-2.00%
GREENVALE*	$522,500	$560,000	$615,000	$565,000	$596,500	-0.90%	-6.10%
HAMPTON EAST*	$680,000	$805,000	$1,100,000	$738,000	$747,500	9.10%	7.70%
HAMPTON PARK*	$291,000	$308,000	$332,500	$312,000	$317,500	-1.30%	-3.00%
HAMPTON*	$870,500	$1,046,000	$1,405,000	$1,260,000	$1,411,200	-17.00%	-25.90%
HAWTHORN	$878,750	$1,270,000	$1,707,500	$1,367,500	$1,287,500	-7.10%	-1.40%
HAWTHORN EAST*	$1,073,750	$1,390,000	$1,800,000	$1,133,500	$1,690,000	22.60%	-17.80%
HEALESVILLE*	$442,500	$527,500	$720,000	$435,000	$440,000	21.30%	19.90%
HEATHERTON*	$571,500	$640,000	$724,500		$649,100		-1.40%
HEATHMONT*	$494,500	$537,500	$687,750	$519,750	$468,750	3.40%	14.70%
HEIDELBERG HEIGHTS*	$415,000	$490,500	$625,000	$530,000	$473,500	-7.50%	3.60%
HEIDELBERG WEST*	$319,375	$362,000	$407,750	$412,000		-12.10%	
HEIDELBERG*	$691,500	$815,000	$865,000	$770,000	$809,000	5.80%	0.70%
HIGHETT*	$603,750	$674,500	$776,000	$650,000	$710,000	3.80%	-5.00%
HILLSIDE (MELTON)	$369,000	$425,500	$470,000	$425,000	$436,000	0.10%	-2.40%
HOPPERS CROSSING	$285,500	$310,000	$347,000	$317,500	$332,500	-2.40%	-6.80%
HUGHESDALE*	$717,375	$808,000	$931,250	$690,000	$780,000	17.10%	3.60%
HURSTBRIDGE*	$397,500	$512,850	$713,925	$475,000	$425,500	8.00%	20.50%
IVANHOE*	$589,000	$775,000	$1,327,500	$855,000	$960,000	-9.40%	-19.30%
KEALBA*	$346,750	$371,000	$398,500		$380,000		-2.40%
KEILOR DOWNS*	$366,750	$395,500	$435,125	$400,000	$445,000	-1.10%	-11.10%
KEILOR EAST*	$488,375	$517,500	$555,000	$515,000	$602,500	0.50%	-14.10%
KEILOR*	$535,000	$645,000	$667,500	$505,000	$683,750	27.70%	-5.70%
KENSINGTON*	$559,250	$681,500	$767,375	$715,000	$645,000	-4.70%	5.70%
KEW	$922,500	$1,250,000	$1,850,000	$1,348,750	$1,175,000	-7.30%	6.40%
KEW EAST*	$861,250	$1,127,500	$1,301,250	$1,130,000		-0.20%	
KEYSBOROUGH	$397,525	$429,000	$518,500	$435,000	$425,000	-1.40%	0.90%
KILSYTH	$380,000	$410,579	$434,248	$415,000	$420,000	-1.10%	-2.20%
KILSYTH SOUTH*	$500,000	$560,000	$742,500				
KINGS PARK*	$296,500	$307,500	$323,750		$322,000		-4.50%
KINGSBURY*	$396,875	$406,500	$431,250				
KINGSVILLE*	$557,000	$595,000	$705,000	$687,000	$599,750	-13.40%	-0.80%
KNOXFIELD*	$443,875	$488,250	$520,000	$437,556	$500,000	11.60%	-2.40%
KURUNJANG*	$243,000	$250,000	$268,000	$262,500	$301,500	-4.80%	-17.10%
LALOR	$335,000	$360,000	$393,500	$368,500	$385,000	-2.30%	-6.50%
LANGWARRIN	$341,500	$370,250	$490,625	$400,500	$389,000	-7.60%	-4.80%
LAVERTON*	$296,875	$328,250	$344,250	$330,500	$302,000	-0.70%	8.70%
LILYDALE	$400,000	$435,250	$501,250	$412,500	$470,000	5.50%	-7.40%
LYNBROOK*	$365,000	$399,800	$427,500		$405,000		-1.30%
LYNDHURST*	$393,000	$440,000	$510,750	$495,000	$500,000	-11.10%	-12.00%
LYSTERFIELD*	$513,000	$660,000	$820,000	$595,300	$640,000	10.90%	3.10%
MACLEOD*	$515,000	$575,000	$805,000	$557,500	$547,500	3.10%	5.00%
MAIDSTONE*	$450,750	$481,250	$545,813	$544,000	$481,500	-11.50%	-0.10%
MALVERN EAST*	$699,250	$1,040,000	$1,233,000	$1,173,500	$1,112,000	-11.40%	-6.50%
MALVERN*	$1,405,000	$1,515,000	$1,719,500	$1,651,000	$1,280,000	-8.20%	18.40%

MCCRAE*	$392,000	$425,000	$665,000	$439,000	$618,500	-3.20%	-31.30%
MCKINNON*	$775,500	$990,000	$1,026,000	$941,000	$866,000	5.20%	14.30%
MEADOW HEIGHTS*	$305,000	$321,000	$350,000	$307,750	$312,000	4.30%	2.90%
MELTON*	$250,000	$265,800	$325,000	$278,500	$309,000	-4.60%	-14.00%
MENTONE*	$635,000	$698,000	$815,500	$695,000	$690,000	0.40%	1.20%
MERNDA*	$365,750	$394,250	$417,750	$355,000	$387,500	11.10%	1.70%
MIDDLE PARK*	$984,375	$1,127,500	$1,348,500	$1,700,000	$970,000	-33.70%	16.20%
MILL PARK	$360,000	$400,000	$455,000	$405,000	$402,750	-1.20%	-0.70%
MILLGROVE*	$212,750	$226,500	$236,250		$219,000		3.40%
MITCHAM	$529,000	$601,000	$699,375	$560,000	$593,500	7.30%	1.30%
MONBULK*	$386,875	$416,500	$534,500				
MONT ALBERT NORTH*	$726,000	$809,000	$982,750	$765,000	$790,500	5.80%	2.30%
MONT ALBERT*	$1,035,000	$1,237,000	$1,370,000	$1,180,000	$1,282,000	4.80%	-3.50%
MONTMORENCY*	$526,000	$575,000	$622,500	$530,000	$560,000	8.50%	2.70%
MONTROSE*	$405,250	$427,000	$463,000	$440,000	$435,000	-3.00%	-1.80%
MOONEE PONDS*	$670,750	$800,000	$1,062,500	$761,000	$791,125	5.10%	1.10%
MOORABBIN*	$595,250	$687,500	$741,750	$537,500	$649,750	27.90%	5.80%
MOOROOLBARK	$385,250	$430,000	$520,000	$437,000	$430,500	-1.60%	-0.10%
MORDIALLOC*	$611,500	$669,000	$797,500	$631,000	$645,000	6.00%	3.70%
MORNINGTON	$366,000	$478,500	$571,250	$500,500	$460,000	-4.40%	4.00%
MOUNT ELIZA	$560,000	$708,000	$865,000	$680,000	$770,000	4.10%	-8.10%
MOUNT EVELYN*	$326,625	$378,400	$425,213	$442,750	$387,500	-14.50%	-2.30%
MOUNT MARTHA	$486,250	$571,650	$805,000	$611,750	$620,125	-6.60%	-7.80%
MOUNT WAVERLEY	$601,000	$663,000	$765,000	$739,880	$704,000	-10.40%	-5.80%
MULGRAVE	$466,250	$518,889	$577,250	$511,250	$540,000	1.50%	-3.90%
MURRUMBEENA*	$620,000	$688,000	$772,500	$756,000	$710,000	-9.00%	-3.10%
NARRE WARREN	$320,000	$357,500	$374,875	$365,000	$370,000	-2.10%	-3.40%
NARRE WARREN NORTH*	$750,000	$872,000	$895,000				
NARRE WARREN SOUTH	$336,800	$380,000	$445,000	$413,500	$415,000	-8.10%	-8.40%
NEWPORT	$577,500	$640,000	$754,500	$630,000	$706,750	1.60%	-9.40%
NIDDRIE*	$602,250	$775,000	$842,500	$619,750	$746,000	25.10%	3.90%
NOBLE PARK	$349,500	$380,500	$398,750	$382,500	$405,500	-0.50%	-6.20%
NOBLE PARK NORTH*	$330,500	$370,000	$392,500	$386,000	$392,750	-4.10%	-5.80%
NORTH MELBOURNE*	$755,000	$861,000	$900,000	$822,750	$825,000	4.60%	4.40%
NORTH WARRANDYTE*	$597,123	$722,500	$772,500	$740,000	$535,000	-2.40%	35.00%
NORTHCOTE	$705,000	$800,250	$905,000	$827,500	$825,000	-3.30%	-3.00%
NUNAWADING*	$515,500	$560,625	$623,500	$566,500	$569,000	-1.00%	-1.50%
OAK PARK*	$514,063	$535,250	$600,625	$615,000	$555,000	-13.00%	-3.60%
OAKLEIGH SOUTH*	$489,750	$540,000	$590,749	$610,000	$596,000	-11.50%	-9.40%
OAKLEIGH*	$590,000	$601,000	$650,750	$605,000	$680,000	-0.70%	-11.60%
OFFICER*	$412,500	$455,000	$513,750	$465,000		-2.20%	
ORMOND*	$812,500	$850,000	$1,285,500	$862,500	$805,000	-1.40%	5.60%
PAKENHAM	$298,130	$331,500	$397,500	$350,000	$346,500	-5.30%	-4.30%
PARK ORCHARDS*	$760,000	$924,000	$1,200,000	$885,000	$1,027,500	4.40%	-10.10%
PARKDALE*	$620,000	$760,000	$1,028,750	$635,000	$825,000	19.70%	-7.90%
PASCOE VALE	$516,250	$560,000	$665,000	$557,500	$630,000	0.40%	-11.10%
PASCOE VALE SOUTH*	$535,000	$606,500	$640,000	$630,000	$695,000	-3.70%	-12.70%
PATTERSON LAKES*	$557,500	$657,500	$888,750	$740,000	$575,000	-11.10%	14.30%
POINT COOK	$376,250	$420,000	$498,000	$460,000	$485,000	-8.70%	-13.40%
PORT MELBOURNE	$776,250	$970,000	$1,220,000	$925,000	$830,000	4.90%	16.90%
PRAHRAN*	$820,500	$945,500	$1,197,500	$1,093,750	$875,000	-13.60%	8.10%
PRESTON	$536,000	$598,000	$687,750	$552,750	$593,000	8.20%	0.80%
RESERVOIR	$405,000	$485,000	$587,500	$475,500	$506,000	2.00%	-4.20%
RICHMOND	$692,250	$790,000	$925,250	$808,000	$860,000	-2.20%	-8.10%
RINGWOOD EAST*	$446,000	$540,000	$582,500	$467,750	$465,500	15.40%	16.00%
RINGWOOD NORTH*	$503,750	$588,000	$749,500	$578,000	$575,000	1.70%	2.30%
RINGWOOD*	$442,500	$497,000	$555,000	$485,000	$455,000	2.50%	9.20%
ROSANNA*	$598,500	$712,500	$743,750	$715,000	$747,500	-0.30%	-4.70%
ROSEBUD	$330,000	$385,000	$447,375	$380,000	$372,500	1.30%	3.40%
ROSEBUD WEST*	$352,500	$377,500	$429,500	$324,000	$355,000	16.50%	6.30%
ROWVILLE	$488,000	$555,000	$615,000	$525,000	$546,250	5.70%	1.60%
ROXBURGH PARK*	$318,500	$350,000	$397,500	$351,500	$348,000	-0.40%	0.60%
RYE	$360,000	$420,000	$516,500	$445,000	$430,000	-5.60%	-2.30%
SAFETY BEACH*	$430,000	$602,500	$684,000	$480,000	$480,000	25.50%	25.50%
SANDHURST*	$510,000	$535,000	$607,500	$420,000	$637,500	27.40%	-16.10%
SANDRINGHAM*	$1,040,000	$1,070,000	$1,110,000	$1,285,000	$1,075,000	-16.70%	-0.50%
SCORESBY*	$439,150	$446,500	$524,875	$440,000	$521,000	1.50%	-14.30%
SEAFORD	$339,375	$368,500	$425,250	$400,000	$415,000	-7.90%	-11.20%
SEDDON*	$561,750	$675,500	$751,500	$638,500	$600,000	5.80%	12.60%
SKYE*	$304,250	$372,500	$401,250	$390,000	$417,500	-4.50%	-10.80%
SOMERVILLE*	$332,750	$362,500	$421,625	$400,000	$367,000	-9.40%	-1.20%
SORRENTO*	$665,000	$710,000	$785,000	$680,000	$855,000	4.40%	-17.00%
SOUTH MELBOURNE*	$810,000	$900,000	$1,100,000	$1,060,000	$762,000	-15.10%	18.10%
SOUTH MORANG	$375,000	$432,000	$475,000	$430,000	$420,000	0.50%	2.90%
SOUTH YARRA*	$790,750	$1,173,750	$2,045,000	$1,240,000	$1,225,350	-5.30%	-4.20%
SPRINGVALE SOUTH*	$406,750	$423,750	$443,250		$412,500		2.70%
SPRINGVALE*	$373,750	$431,500	$478,975	$463,000	$503,000	-6.80%	-14.20%
ST ALBANS	$314,250	$336,500	$375,750	$328,000	$356,000	2.60%	-5.50%
ST KILDA EAST*	$733,125	$906,000	$1,067,500	$940,000	$861,000	-3.60%	5.20%
STRATHMORE*	$777,500	$862,000	$908,000	$825,000	$842,500	4.50%	2.30%
SUNBURY	$308,000	$350,000	$420,000	$365,000	$371,250	-4.10%	-5.70%
SUNSHINE NORTH*	$337,500	$372,500	$404,250	$418,000	$431,000	-10.90%	-13.60%
SUNSHINE WEST	$335,375	$362,500	$386,000	$366,000	$362,500	-1.00%	0.00%
SUNSHINE*	$332,500	$380,000	$464,375	$380,000	$422,500	0.00%	-10.10%

SURREY HILLS*	$928,250	$1,100,000	$1,550,000	$1,100,000	$1,207,500	0.00%	-8.90%
SYDENHAM*	$382,125	$405,000	$447,500	$420,000	$428,000	-3.60%	-5.40%
TARNEIT	$308,750	$342,000	$406,250	$360,500	$364,000	-5.10%	-6.00%
TAYLORS HILL*	$440,000	$480,000	$497,500	$483,000	$478,500	-0.60%	0.30%
TAYLORS LAKES*	$425,000	$461,500	$510,750	$520,000	$486,000	-11.30%	-5.00%
TEMPLESTOWE LOWER*	$625,000	$661,500	$705,500	$650,000	$700,000	1.80%	-5.50%
TEMPLESTOWE*	$739,500	$863,500	$1,020,000	$860,000	$815,000	0.40%	6.00%
THOMASTOWN*	$313,125	$360,000	$382,750	$360,000	$412,500	0.00%	-12.70%
THORNBURY	$632,500	$750,000	$859,125	$673,250	$679,000	11.40%	10.50%
TOORAK*	$1,892,500	$3,216,250	$4,070,000	$2,987,500	$2,309,425	7.70%	39.30%
TOOTGAROOK*	$360,000	$412,500	$442,750	$390,000	$372,000	5.80%	10.90%
TRUGANINA*	$322,500	$338,900	$350,000	$337,250	$360,000	0.50%	-5.90%
UPWEY*	$412,000	$455,000	$460,000	$430,000	$445,000	5.80%	2.20%
VERMONT SOUTH*	$548,750	$610,000	$653,500	$652,250	$667,000	-6.50%	-8.50%
VERMONT*	$567,000	$583,750	$664,500	$530,000	$545,250	10.10%	7.10%
VIEWBANK*	$601,250	$648,500	$700,000	$565,000	$568,000	14.80%	14.20%
WANTIRNA SOUTH*	$500,000	$570,000	$662,500	$529,000	$520,000	7.80%	9.60%
WANTIRNA*	$466,875	$518,500	$550,750	$580,000	$510,000	-10.60%	1.70%
WARRANDYTE*	$680,000	$760,000	$900,000	$701,000	$678,750	8.40%	12.00%
WARRANWOOD*	$622,000	$645,200	$761,000	$592,800	$560,750	8.80%	15.10%
WATSONIA*	$433,988	$478,750	$537,000	$445,500	$500,500	7.50%	-4.30%
WERRIBEE	$270,000	$300,000	$332,000	$287,500	$300,200	4.30%	-0.10%
WEST FOOTSCRAY	$433,000	$527,500	$580,625	$507,500	$490,160	3.90%	7.60%
WHEELERS HILL	$592,550	$675,250	$820,000	$682,000	$636,500	-1.00%	6.10%
WHITTLESEA*	$360,000	$380,000	$425,000		$402,000		-5.50%
WILLIAMS LANDING*	$409,500	$426,000	$450,000	$570,000	$431,500	-25.30%	-1.30%
WILLIAMSTOWN	$744,750	$869,000	$965,500	$870,000	$882,500	-0.10%	-1.50%
WINDSOR*	$787,250	$833,000	$949,500		$875,000		-4.80%
WONGA PARK*	$725,000	$1,265,000	$1,718,750	$697,500	$705,000	81.40%	79.40%
WYNDHAM VALE*	$261,000	$300,000	$327,500	$299,500	$340,500	0.20%	-11.90%
YALLAMBIE*	$416,888	$465,500	$497,500		$460,000		1.20%
YARRAVILLE	$549,000	$615,000	$743,000	$565,000	$600,000	8.80%	2.50%

Source: REIV

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