Metropolitan Melbourne
Median Unit Prices by Suburb
September Q 2012

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

Suburb	Lower Quartile	Sep-12 Median	Upper Quartile	Jun-12 Median	Sep-11 Median	Quarterly Change	Annual Change
AIRPORT WEST*	$384,000	$455,000	$569,125	$465,000		-2.20%	
ALBION*	$213,500	$250,000	$305,500				
ALTONA*	$340,625	$404,000	$528,750	$458,000	$395,000	-11.80%	2.30%
ARMADALE	$503,000	$542,500	$632,250	$544,000	$507,500	-0.30%	6.90%
ASCOT VALE*	$398,375	$410,000	$503,750	$460,000	$444,000	-10.90%	-7.70%
BALACLAVA*	$381,250	$457,500	$512,750	$592,500	$420,000	-22.80%	8.90%
BALWYN NORTH*	$592,500	$638,500	$879,250	$612,500	$619,000	4.20%	3.20%
BALWYN*	$453,500	$639,000	$840,000	$591,000	$555,000	8.10%	15.10%
BAYSWATER NORTH*	$295,000	$316,000	$405,600	$320,500	$360,000	-1.40%	-12.20%
BAYSWATER*	$345,000	$370,000	$418,250	$370,000	$382,500	0.00%	-3.30%
BEAUMARIS*	$690,000	$860,000	$1,165,000	$700,000	$712,500	22.90%	20.70%
BENTLEIGH EAST	$531,000	$585,000	$790,000	$627,500	$647,500	-6.80%	-9.70%
BENTLEIGH*	$453,750	$604,000	$791,250	$636,500	$626,750	-5.10%	-3.60%
BLACK ROCK*	$522,750	$541,750	$711,250	$705,000	$610,000	-23.20%	-11.20%
BLACKBURN*	$479,500	$580,000	$669,000	$489,000	$462,000	18.60%	25.50%
BONBEACH*	$333,750	$369,000	$425,250	$392,000	$415,000	-5.90%	-11.10%
BORONIA	$322,000	$368,800	$405,000	$360,500	$369,000	2.30%	-0.10%
BOX HILL SOUTH*	$573,750	$628,500	$725,000		$481,750		30.50%
BOX HILL*	$319,500	$387,000	$492,500	$451,111	$450,000	-14.20%	-14.00%
BRAYBROOK*	$342,500	$360,000	$418,000	$360,000		0.00%	
BRIGHTON	$618,000	$845,000	$1,300,000	$827,500	$686,250	2.10%	23.10%
BRIGHTON EAST*	$541,250	$696,500	$898,750	$720,000	$842,500	-3.30%	-17.30%
BRUNSWICK	$340,000	$445,000	$559,000	$415,000	$437,000	7.20%	1.80%
BRUNSWICK EAST	$430,000	$479,000	$518,750	$432,500	$450,000	10.80%	6.40%
BRUNSWICK WEST*	$341,500	$427,500	$515,000	$390,000	$363,750	9.60%	17.50%
BULLEEN*	$470,500	$528,300	$634,000	$672,500		-21.40%	
BUNDOORA*	$350,000	$375,000	$410,000	$350,000	$392,000	7.10%	-4.30%
BURWOOD*	$479,500	$518,000	$635,400	$570,000	$520,750	-9.10%	-0.50%
CAMBERWELL*	$507,000	$655,000	$800,000	$586,500	$624,000	11.70%	5.00%
CANTERBURY*	$528,500	$572,500	$825,000	$575,000	$730,000	-0.40%	-21.60%
CARLTON	$188,500	$330,000	$535,000	$290,000	$378,500	13.80%	-12.80%
CARNEGIE	$351,250	$454,750	$591,250	$450,000	$421,800	1.10%	7.80%
CAROLINE SPRINGS*	$310,000	$366,000	$450,000	$414,000	$440,000	-11.60%	-16.80%
CARRUM DOWNS*	$280,000	$290,000	$328,500	$315,000	$300,000	-7.90%	-3.30%
CAULFIELD NORTH*	$488,500	$630,000	$762,500	$525,500	$505,000	19.90%	24.80%
CAULFIELD SOUTH*	$400,000	$632,500	$728,750	$671,000	$712,500	-5.70%	-11.20%
CAULFIELD*	$456,250	$755,000	$830,000	$550,000	$520,000	37.30%	45.20%
CHADSTONE*	$445,000	$465,000	$555,000	$599,000	$515,500	-22.40%	-9.80%
CHELSEA*	$321,250	$380,000	$428,000	$401,509	$385,000	-5.40%	-1.30%
CHELTENHAM	$358,500	$425,000	$495,500	$486,500	$471,000	-12.60%	-9.80%
CLAYTON*	$322,673	$445,000	$554,584	$530,000	$395,000	-16.00%	12.70%
CLIFTON HILL*	$548,563	$609,000	$692,500		$412,500		47.60%
COBURG	$345,063	$431,250	$524,375	$405,000	$446,000	6.50%	-3.30%
COLLINGWOOD*	$455,000	$570,000	$620,000	$450,000	$507,000	26.70%	12.40%
CRANBOURNE*	$215,000	$230,000	$248,000	$255,100		-9.80%	
CROYDON	$305,000	$335,000	$385,000	$355,000	$362,500	-5.60%	-7.60%
DANDENONG NORTH*	$291,700	$300,000	$350,000				
DANDENONG*	$257,500	$292,250	$345,275	$285,500	$319,750	2.40%	-8.60%
DOCKLANDS	$466,500	$545,000	$750,000	$560,000	$650,000	-2.70%	-16.20%
DONCASTER EAST	$462,500	$573,944	$735,000	$570,000	$500,000	0.70%	14.80%
DONCASTER*	$456,250	$505,000	$604,347	$567,500	$546,000	-11.00%	-7.50%

EAST MELBOURNE*	$482,000	$564,000	$730,000	$628,000	$490,000	-10.20%	15.10%
ELSTERNWICK*	$323,250	$411,500	$477,500	$490,000	$491,000	-16.00%	-16.20%
ELTHAM*	$389,625	$468,500	$528,750	$450,000	$419,300	4.10%	11.70%
ELWOOD	$403,750	$542,000	$632,500	$502,500	$549,500	7.90%	-1.40%
EPPING*	$254,250	$317,500	$353,750	$305,000	$319,000	4.10%	-0.50%
ESSENDON	$352,375	$438,500	$535,000	$392,500	$470,000	11.70%	-6.70%
FAIRFIELD*	$348,000	$395,000	$409,000	$380,000	$385,500	3.90%	2.50%
FERNTREE GULLY*	$320,000	$383,000	$415,000	$376,750	$338,000	1.70%	13.30%
FITZROY NORTH*	$515,000	$542,000	$567,000	$635,000	$596,250	-14.60%	-9.10%
FITZROY*	$429,625	$538,000	$600,625	$550,000	$530,000	-2.20%	1.50%
FLEMINGTON*	$332,500	$397,500	$428,000	$408,500	$381,000	-2.70%	4.30%
FOOTSCRAY*	$360,000	$419,000	$514,500	$365,000	$310,000	14.80%	35.20%
FRANKSTON	$200,500	$263,000	$307,500	$279,000	$280,000	-5.70%	-6.10%
GLEN HUNTLY*	$418,500	$491,500	$527,750	$362,000	$493,000	35.80%	-0.30%
GLEN IRIS	$407,500	$572,500	$635,250	$562,000	$525,000	1.90%	9.00%
GLEN WAVERLEY*	$526,250	$606,500	$665,750	$494,000	$582,000	22.80%	4.20%
GLENROY*	$308,500	$375,000	$456,250	$420,000	$395,000	-10.70%	-5.10%
GREENSBOROUGH*	$335,000	$435,000	$487,500	$440,000	$440,000	-1.10%	-1.10%
HAMPTON*	$498,825	$615,000	$749,250	$735,000	$760,000	-16.30%	-19.10%
HAWTHORN	$396,000	$490,000	$555,000	$469,250	$481,750	4.40%	1.70%
HAWTHORN EAST	$408,750	$483,250	$601,500	$507,000	$575,000	-4.70%	-16.00%
HEIDELBERG HEIGHTS*	$365,000	$425,000	$469,000	$517,500	$500,000	-17.90%	-15.00%
HEIDELBERG*	$426,625	$486,500	$496,750	$559,500	$519,500	-13.00%	-6.40%
HIGHETT*	$435,000	$500,000	$530,000	$550,000	$551,000	-9.10%	-9.30%
HOPPERS CROSSING*	$222,000	$245,000	$282,000	$243,225		0.70%	
HUGHESDALE*	$451,250	$470,250	$558,813				
IVANHOE*	$462,500	$535,000	$619,250	$588,000	$615,000	-9.00%	-13.00%
KEILOR EAST*	$471,000	$529,000	$593,125	$482,500		9.60%	
KENSINGTON*	$398,000	$475,000	$625,000	$460,000	$480,500	3.30%	-1.10%
KEW*	$501,875	$715,500	$923,750	$571,000	$601,500	25.30%	19.00%
KILSYTH*	$340,000	$372,750	$420,125	$340,000	$434,000	9.60%	-14.10%
KINGSVILLE*	$285,000	$287,500	$365,000	$411,750		-30.20%	
LANGWARRIN*	$289,375	$305,000	$317,500	$295,000	$318,750	3.40%	-4.30%
LILYDALE*	$294,000	$342,500	$413,750	$354,000		-3.20%	
LOWER PLENTY*	$360,250	$415,000	$521,250				
MACLEOD*	$390,000	$405,000	$467,500	$455,500		-11.10%	
MAIDSTONE*	$384,275	$442,500	$457,500	$433,750	$507,500	2.00%	-12.80%
MALVERN EAST*	$372,500	$588,000	$912,500	$517,250	$602,250	13.70%	-2.40%
MALVERN*	$566,250	$757,500	$1,276,250	$582,500	$640,000	30.00%	18.40%
MARIBYRNONG	$360,000	$450,000	$550,000	$410,000	$399,750	9.80%	12.60%
MELBOURNE	$345,000	$450,000	$555,000	$457,500	$450,000	-1.60%	0.00%
MENTONE	$362,750	$450,000	$565,500	$420,000	$463,500	7.10%	-2.90%
MILL PARK*	$283,750	$308,000	$334,500				
MITCHAM*	$464,000	$545,500	$618,000	$465,000	$530,000	17.30%	2.90%
MONT ALBERT*	$510,000	$608,500	$738,500		$515,250		18.10%
MOONEE PONDS*	$350,000	$462,500	$495,000	$417,500	$430,000	10.80%	7.60%
MORDIALLOC*	$402,500	$407,500	$518,500	$481,750	$523,250	-15.40%	-22.10%
MORNINGTON	$340,000	$405,000	$600,000	$385,500	$430,000	5.10%	-5.80%
MOUNT ELIZA*	$288,500	$334,000	$485,000	$452,500	$375,000	-26.20%	-10.90%
MOUNT MARTHA*	$398,750	$435,000	$505,000	$469,000	$458,500	-7.20%	-5.10%
MOUNT WAVERLEY	$452,000	$577,000	$695,000	$579,500	$667,500	-0.40%	-13.60%
MULGRAVE*	$459,400	$549,000	$563,000				
MURRUMBEENA*	$294,500	$392,750	$542,500	$526,500	$420,000	-25.40%	-6.50%
NEWPORT*	$512,875	$578,250	$627,250	$407,500	$515,000	41.90%	12.30%
NIDDRIE*	$455,000	$521,000	$625,000	$520,000	$540,000	0.20%	-3.50%
NOBLE PARK*	$232,000	$263,000	$344,500	$305,000	$290,000	-13.80%	-9.30%
NORTH MELBOURNE*	$400,250	$494,000	$700,000	$467,500	$430,000	5.70%	14.90%
NORTHCOTE	$357,500	$440,000	$599,500	$507,000	$513,750	-13.20%	-14.40%
NUNAWADING*	$364,775	$424,500	$444,500	$430,000	$435,000	-1.30%	-2.40%

OAK PARK*	$420,000	$440,000	$475,000	$425,000	$460,000	3.50%	-4.30%
OAKLEIGH*	$510,000	$575,000	$629,000	$495,000	$410,500	16.20%	40.10%
ORMOND*	$311,500	$393,000	$464,000	$489,500	$545,000	-19.70%	-27.90%
PAKENHAM*	$225,000	$247,000	$264,000	$260,000	$285,000	-5.00%	-13.30%
PARKDALE*	$374,250	$490,000	$588,375	$460,000	$530,000	6.50%	-7.50%
PASCOE VALE	$416,500	$447,500	$540,000	$478,000	$435,000	-6.40%	2.90%
PATTERSON LAKES*	$320,000	$408,000	$440,000	$432,000	$365,000	-5.60%	11.80%
POINT COOK*	$320,000	$350,000	$355,000				
PORT MELBOURNE	$478,750	$606,000	$805,000	$650,000	$686,775	-6.80%	-11.80%
PRAHRAN	$388,750	$430,000	$478,750	$483,500	$495,000	-11.10%	-13.10%
PRESTON*	$306,000	$425,050	$465,000	$391,000	$445,000	8.70%	-4.50%
RESERVOIR	$312,000	$350,000	$383,000	$368,000	$370,000	-4.90%	-5.40%
RICHMOND	$400,000	$531,500	$700,000	$572,000	$556,000	-7.10%	-4.40%
RINGWOOD	$337,000	$366,500	$430,000	$370,000	$377,750	-0.90%	-3.00%
RINGWOOD EAST*	$329,000	$400,000	$471,250	$365,000	$430,000	9.60%	-7.00%
ROSEBUD WEST*	$320,375	$360,000	$473,125				
ROSEBUD*	$350,000	$380,000	$412,500				
ROWVILLE*	$365,000	$430,000	$437,500	$400,000	$381,000	7.50%	12.90%
SAFETY BEACH*	$350,000	$350,000	$360,000	$435,000		-19.50%	
SANDRINGHAM*	$476,000	$532,250	$610,250	$640,000	$446,250	-16.80%	19.30%
SEAFORD*	$315,000	$355,000	$443,750	$375,000	$322,750	-5.30%	10.00%
SOUTH MELBOURNE*	$385,000	$510,000	$540,000	$540,000	$563,750	-5.60%	-9.50%
SOUTH MORANG*	$298,750	$311,000	$329,375		$341,000		-8.80%
SOUTH YARRA	$437,375	$536,500	$711,250	$582,000	$536,000	-7.80%	0.10%
SOUTHBANK	$430,000	$515,000	$610,000	$537,000	$542,500	-4.10%	-5.10%
ST ALBANS*	$256,500	$280,000	$345,500	$310,000	$255,000	-9.70%	9.80%
ST KILDA	$390,000	$479,000	$550,000	$426,500	$472,250	12.30%	1.40%
ST KILDA EAST	$410,000	$480,000	$532,000	$510,500	$457,000	-6.00%	5.00%
STRATHMORE*	$456,250	$509,500	$551,875				
SUNBURY*	$281,500	$315,000	$323,750	$308,500	$300,000	2.10%	5.00%
SUNSHINE*	$233,500	$260,000	$301,500	$320,000	$275,000	-18.80%	-5.50%
SURREY HILLS*	$535,000	$656,000	$787,500	$556,250	$622,500	17.90%	5.40%
SYDENHAM*	$280,000	$305,000	$323,000	$295,000	$318,000	3.40%	-4.10%
TEMPLESTOWE*	$523,500	$590,000	$645,000	$497,000		18.70%	
THORNBURY*	$320,000	$380,000	$460,000	$371,000	$390,000	2.40%	-2.60%
TOORAK*	$456,375	$790,000	$1,427,750	$659,000	$670,500	19.90%	17.80%
TRAVANCORE*	$401,250	$499,950	$520,000		$370,000		35.10%
TRUGANINA*	$213,750	$215,500	$233,250		$300,000		-28.20%
WANTIRNA*	$377,500	$404,000	$445,900				
WERRIBEE*	$247,500	$254,500	$282,125	$247,000	$262,000	3.00%	-2.90%
WEST FOOTSCRAY*	$369,500	$462,500	$481,000	$265,250	$370,000	74.40%	25.00%
WEST MELBOURNE*	$415,250	$520,000	$712,500	$521,500	$576,500	-0.30%	-9.80%
WILLIAMSTOWN*	$294,000	$392,000	$458,850	$626,500	$527,500	-37.40%	-25.70%
WINDSOR*	$386,875	$437,000	$473,750	$570,500	$473,500	-23.40%	-7.70%
YARRAVILLE*	$363,250	$424,500	$533,500	$527,000	$442,000	-19.40%	-4.00%

Source: REIV

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