



Victorian Property Sales Report

/ September 2024 Quarter



Department
of Transport
and Planning



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Explanatory notes

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

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

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

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

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

The State Revenue Office supplies the Valuer-General a copy of the completed NOA for each transaction under the provisions of the Land Tax Act 1958. The information is collated and loaded onto a

master property file. The table and charts presented in this report are derived from analysis of sales data.

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 2 per cent from \$755,000 to \$740,000 in the September 2024 quarter, having no change in the previous quarter (March 2024 to June 2024). For the 12 months from September 2023 to September 2024, the median house price in Victoria decreased by 2 per cent from \$755,000 to \$740,000.

The median price of units in Victoria decreased by 0.8 per cent from \$600,000 to \$595,000 in the September 2024 quarter, having increased by 0.8 per cent in the previous quarter. The median price of units in Victoria for the September 2024 quarter was lower than the median price of houses. For the 12 months from September 2023 to September 2024, the median unit price decreased by 0.8 per cent from \$600,000 to \$595,000.

The metropolitan Melbourne median house price decreased by 3.5 per cent to \$830,000 in the September 2024 quarter and the median unit price decreased by 1.6 per cent to \$610,000. For the 12 months to September 2024, median sales prices in metropolitan Melbourne decreased by 2.9 per cent for houses and 1.6 per cent for units.

In the September 2024 quarter, the median house price in country Victoria decreased by 2.6 per cent to \$565,000 and units remained at \$420,000. Over the 12 months to September 2024, median sale prices in country Victoria decreased by 1.7 per cent for houses and units increased by 2.4 per cent.

Of the 740 listed Victorian locations, 180 had median house price increases for the September 2024 quarter compared to 204 in the June 2024 quarter. Eight localities recorded no change, 267 showed a decrease and 261 had insufficient sales.

The maximum number of house sales for the quarter was 407 in Tarneit and there were 26

locations with 100 or more sales in the September 2024 quarter.

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



Victorian Valuer-General, Robert Marsh PSM

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending September 2024 indicates that the median house sale price decreased by 2 per cent from \$755,000 to \$740,000. Metropolitan house prices decreased by 3.5 per cent from 855,000 to \$830,000 and country Victoria house prices decreased by 2.6 per cent to \$565,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to September 2024. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the September quarter of 2024 and 98 per cent for the June quarter of 2024 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the September 2024 quarter is 20,971. Assuming this is 93 per cent of sales, it is

anticipated that the number of sales for the September 2024 quarter will be approximately 22,549. This is a 0.2 per cent decrease from the number of sales in the June 2024 quarter and a 14.1 per cent increase on the same quarter the previous year (September 2023).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$855,000 in the June quarter to \$830,000 in the September 2024 quarter. This follows a decrease of 0.6 per cent in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the September 2024 quarter compared to the June 2024 quarter (117 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 138 suburbs for the June quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 102 shifted from showing a median price increase for the June 2024 quarter to a median price decrease for the September 2024 quarter. For example, Greensborough increased by 6.6 per cent in the June 2024 quarter, while it decreased by 7.3 per cent in the September 2024 quarter. This compares to 110 metropolitan suburbs shifting from an increase in the March 2024 quarter to a decrease in the June 2024 quarter.

Conversely, 79 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2024 quarter to a median price increase in the September 2024 quarter. This compares to 87 metropolitan suburbs shifting from

a decrease in the March 2024 quarter to an increase in the June 2024 quarter.

Eighty-five metropolitan suburbs with 10 or more sales showed decreases for both the June 2024 and September 2024 quarters. Significant examples include Prahran and Rowville. This compares to 48 metropolitan suburbs in the March 2024 and June 2024 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Albert Park, which had 23 sales and increased by 30.9 per cent (\$1,860,000 to \$2,435,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Patterson Lakes, which had 20 sales and increased by 24 per cent to \$1,525,000.

For the quarter, Mount Martha had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 23 house sales and its median house price decreased by 30 per cent, from \$2,100,000 to \$1,470,000.

South Yarra experienced the second highest median price decrease in metropolitan Melbourne. It had 29 sales and its median price decreased by 29.6 per cent from \$2,203,800 to \$1,551,500.

Melton's median price of \$465,000 was the lowest for metropolitan suburbs in the September 2024 quarter. It had 45 sales and its median price decreased by 4.4 per cent from the June 2024 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|------------------------|----------------------------------|-----------------------------|----------------------------------|-----------------------------------|-----------------------------------|
| Ascot Vale | 1,375,000 | 1,265,000 | 1,200,000 | -12.7 | -5.1 |
| Bentleigh | 1,691,600 | 1,612,500 | 1,630,000 | -3.6 | 1.1 |
| Bentleigh East | 1,431,500 | 1,514,000 | 1,480,000 | 3.4 | -2.2 |
| Brighton | 3,137,500 | 3,550,000 | 3,170,000 | 1.0 | -10.7 |
| Brunswick | 1,265,000 | 1,300,000 | 1,229,000 | -2.8 | -5.5 |
| Caulfield South | 2,050,000 | 1,840,000 | 1,845,000 | -10.0 | 0.3 |
| Elwood | 2,200,000 | 1,930,000 | 1,740,000 | -20.9 | -9.8 |
| Footscray | 987,500 | 960,000 | 937,500 | -5.1 | -2.3 |
| Hawthorn | 2,670,000 | 2,983,000 | 2,600,000 | -2.6 | -12.8 |
| Kensington | 1,050,000 | 1,181,500 | 1,018,000 | -3.0 | -13.8 |
| Malvern | 3,457,000 | 3,257,500 | 2,950,000 | -14.7 | -9.4 |
| Northcote | 1,722,500 | 1,526,000 | 1,729,000 | 0.4 | 13.3 |
| Preston | 1,140,000 | 1,262,000 | 1,172,500 | 2.9 | -7.1 |
| Richmond | 1,426,000 | 1,360,000 | 1,462,000 | 2.5 | 7.5 |

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|------------------------|----------------------------------|-----------------------------|----------------------------------|-----------------------------------|-----------------------------------|
| South Melbourne | 1,402,500 | 1,616,300 | 1,317,500 | -6.1 | -18.5 |
| South Yarra | 2,420,000 | 2,203,800 | 1,551,500 | -35.9 | -29.6 |
| Toorak | 6,300,000 | 5,015,000 | 3,830,000 | -39.2 | -23.6 |
| Williamstown | 1,627,500 | 1,600,000 | 1,480,500 | -9.0 | -7.5 |

Eastern suburbs (10–20 km from Melbourne CBD)

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023- Sep 2024 | % Change Jun 2024- Sep 2024 |
|----------------|---------------------------|----------------------|---------------------------|-----------------------------|-----------------------------|
| Balwyn | 3,179,000 | 2,960,000 | 2,715,000 | -14.6 | -8.3 |
| Blackburn | 1,591,000 | 1,450,000 | 1,502,000 | -5.6 | 3.6 |
| Box Hill North | 1,341,500 | 1,310,000 | 1,329,000 | -0.9 | 1.5 |
| Box Hill South | 1,500,000 | 1,472,500 | 1,610,000 | 7.3 | 9.3 |
| Burwood East | 1,305,000 | 1,311,000 | 1,280,000 | -1.9 | -2.4 |
| Camberwell | 2,453,000 | 2,580,000 | 2,425,000 | -1.1 | -6.0 |
| Glen Iris | 2,467,500 | 2,420,000 | 2,240,000 | -9.2 | -7.4 |
| Oakleigh South | 1,170,800 | 1,271,000 | 1,200,000 | 2.5 | -5.6 |
| Surrey Hills | 2,510,000 | 2,310,000 | 2,176,000 | -13.3 | -5.8 |

Western suburbs (10–20 km from Melbourne CBD)

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023- Sep 2024 | % Change Jun 2024- Sep 2024 |
|----------------|---------------------------|----------------------|---------------------------|-----------------------------|-----------------------------|
| Altona | 1,200,000 | 1,170,000 | 1,170,000 | -2.5 | 0.0 |
| Braybrook | 680,000 | 671,300 | 725,000 | 6.6 | 8.0 |
| Deer Park | 644,000 | 675,500 | 660,000 | 2.5 | -2.3 |
| Keilor Downs | 719,500 | 774,000 | 780,000 | 8.4 | 0.8 |
| Keilor East | 980,500 | 1,057,500 | 1,020,000 | 4.0 | -3.5 |
| St Albans | 650,000 | 650,000 | 660,000 | 1.5 | 1.5 |
| Sunshine North | 740,000 | 742,000 | 777,500 | 5.1 | 4.8 |
| Sunshine West | 693,300 | 680,000 | 675,500 | -2.6 | -0.7 |

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

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|------------------|---------------------------|----------------------|---------------------------|----------------------------|----------------------------|
| Burnside Heights | 795,000 | 749,000 | 849,000 | 6.8 | 13.4 |
| Caroline Springs | 720,800 | 766,000 | 727,000 | 0.9 | -5.1 |
| Hoppers Crossing | 620,000 | 634,500 | 605,500 | -2.3 | -4.6 |
| Point Cook | 775,000 | 770,000 | 781,000 | 0.8 | 1.4 |
| Sydenham | 750,000 | 702,500 | 685,000 | -8.7 | -2.5 |
| Tarneit | 647,800 | 645,000 | 645,000 | -0.4 | 0.0 |
| Taylors Hill | 896,000 | 919,000 | 855,000 | -4.6 | -7.0 |
| Werribee | 616,500 | 628,500 | 618,500 | 0.3 | -1.6 |

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

| Suburb | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|-----------------|---------------------------|----------------------|---------------------------|----------------------------|----------------------------|
| Bayswater | 840,000 | 836,500 | 880,400 | 4.8 | 5.2 |
| Bayswater North | 896,500 | 890,000 | 917,500 | 2.3 | 3.1 |
| Boronia | 889,400 | 850,000 | 835,000 | -6.1 | -1.8 |
| Ferntree Gully | 936,000 | 870,000 | 867,900 | -7.3 | -0.2 |
| Heathmont | 1,225,800 | 1,055,000 | 1,017,100 | -17.0 | -3.6 |
| Wantirna | 1,150,000 | 1,090,000 | 1,095,000 | -4.8 | 0.5 |
| Wheelers Hill | 1,472,500 | 1,396,000 | 1,375,000 | -6.6 | -1.5 |

Country Victoria

Country Victoria's median house price decreased by 2.6 per cent from \$580,000 to \$565,000 in the September 2024 quarter. Over the 12 months to September 2024, the median house price in country Victoria decreased by 1.7 per cent from \$575,000 to \$565,000.

The number of country Victoria house sales for the September 2024 quarter is expected to be 6,649, which is 17 per cent more than the September 2023 quarter.

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

Bendigo median house prices increased by 20 per cent, having increased by 13.2 per cent in the previous quarter. Mildura increased by 6.1 per cent for the September 2024 quarter, having decreased by 7.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that five of the 12 large towns had increases in median house prices in the September 2024 quarter compared to the

June 2024 quarter which showed increases in six of the 12 towns also. For the 12 months from the September 2023 to September 2024 quarter, there were increases in six of the 12 towns.

Bairnsdale decreased by 6.5 per cent for the September 2024 quarter, having increased by 21.1 per cent in the previous quarter. Wangaratta decreased by 2.4 per cent and Sale increased by 4.7 per cent in the September 2024 quarter, having increased by 0.7 per cent in the previous quarter.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the June 2024 to September 2024 quarters. Anglesea increased by 20.7 per cent for this quarter, having decreased by 23.3 per cent during the previous quarter. Cowes West's median house price increased by 6.9 per cent for the September 2024 quarter, having decreased by 10.7 per cent in the previous quarter. Venus Bay decreased by 10.9 per cent for the September 2024 quarter, having decreased by 15.7 per cent for June 2024.

Regional cities

| Suburbs in regional cities | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|----------------------------|---------------------------|----------------------|---------------------------|----------------------------|----------------------------|
| Ballarat Central | 615,000 | 530,000 | 530,000 | -13.8 | 0.0 |
| Bendigo | 505,000 | 600,000 | 720,000 | 42.6 | 20.0 |
| Geelong West | 912,500 | 882,500 | 811,300 | -11.1 | -8.1 |
| Horsham | 407,500 | 395,000 | 387,500 | -4.9 | -1.9 |
| Mildura | 415,100 | 428,800 | 455,000 | 9.6 | 6.1 |
| Shepparton | 435,000 | 443,000 | 450,000 | 3.4 | 1.6 |
| Warrnambool | 560,000 | 602,500 | 586,000 | 4.6 | -2.7 |
| Wodonga | 540,000 | 523,000 | 546,000 | 1.1 | 4.4 |

Large towns

| Suburbs in large towns | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|------------------------|---------------------------|----------------------|---------------------------|----------------------------|----------------------------|
| Bairnsdale | 430,000 | 460,000 | 430,000 | 0.0 | -6.5 |
| Castlemaine | 715,000 | 757,500 | 716,500 | 0.2 | -5.4 |
| Colac | 465,000 | 482,000 | 452,800 | -2.6 | -6.1 |
| Echuca | 577,500 | 584,000 | 556,300 | -3.7 | -4.8 |
| Hamilton | 360,000 | 356,500 | 404,000 | 12.2 | 13.3 |
| Moe | 340,000 | 365,000 | 369,000 | 8.5 | 1.1 |
| Morwell | 322,500 | 331,500 | 336,500 | 4.3 | 1.5 |
| Sale | 520,000 | 482,500 | 505,000 | -2.9 | 4.7 |
| Swan Hill | 401,000 | 480,000 | 452,500 | 12.8 | -5.7 |
| Traralgon | 500,000 | 485,000 | 504,500 | 0.9 | 4.0 |
| Wangaratta | 532,500 | 525,000 | 512,500 | -3.8 | -2.4 |
| Yarrawonga | 620,000 | 652,500 | 600,000 | -3.2 | -8.0 |

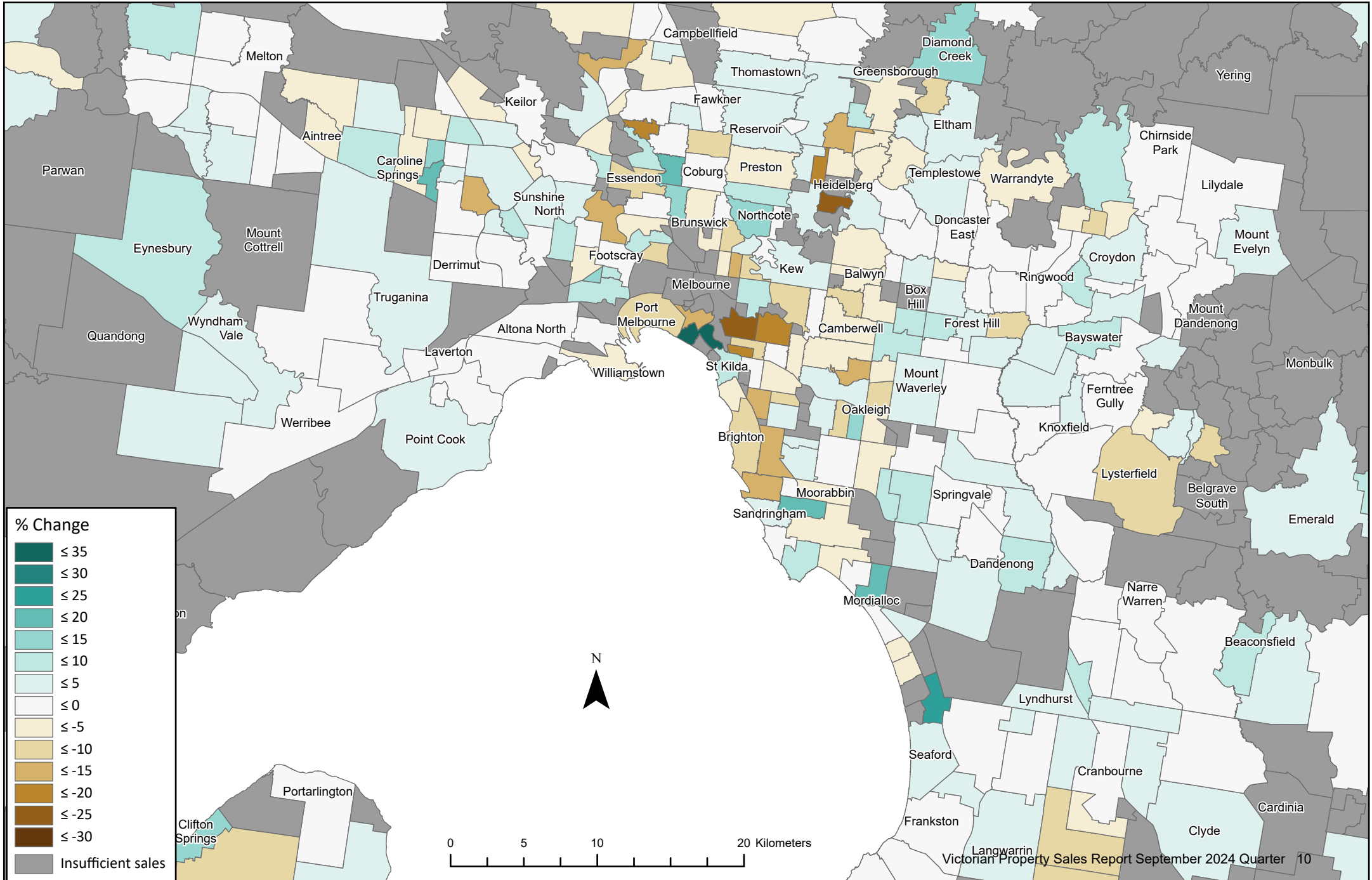
Seaside towns

| Suburbs in seaside towns | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023-Sep 2024 | % Change Jun 2024-Sep 2024 |
|--------------------------|---------------------------|----------------------|---------------------------|----------------------------|----------------------------|
| Anglesea | 1,522,500 | 1,400,000 | 1,690,000 | 11.0 | 20.7 |
| Cowes West | 757,500 | 687,500 | 735,000 | -3.0 | 6.9 |
| Inverloch | 800,800 | 782,500 | 835,000 | 4.3 | 6.7 |
| Lakes Entrance | 490,000 | 554,500 | 517,500 | 5.6 | -6.7 |
| Ocean Grove | 977,500 | 982,500 | 915,000 | -6.4 | -6.9 |
| Portland | 397,500 | 440,000 | 425,000 | 6.9 | -3.4 |
| St Leonards | 750,000 | 705,000 | 740,000 | -1.3 | 5.0 |
| Torquay | 1,255,000 | 1,207,500 | 1,117,500 | -11.0 | -7.5 |

| Suburbs in seaside towns | September quarter 2023 \$ | June quarter 2024 \$ | September quarter 2024 \$ | % Change Sep 2023- Sep 2024 | % Change Jun 2024- Sep 2024 |
|---------------------------------|----------------------------------|-----------------------------|----------------------------------|------------------------------------|------------------------------------|
| Venus Bay | 577,500 | 522,900 | 466,000 | -19.3 | -10.9 |

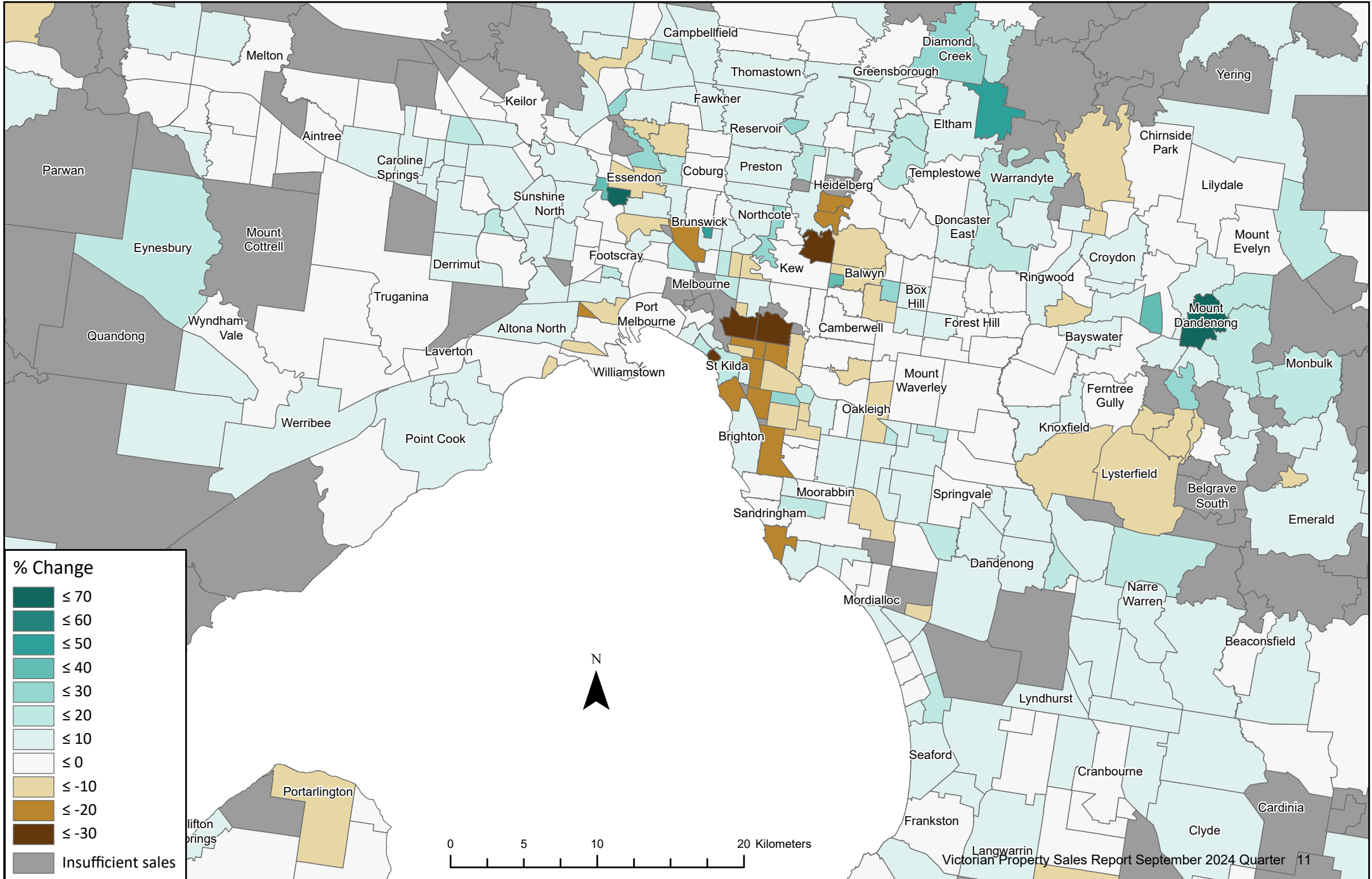
Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2024 to September quarter 2024



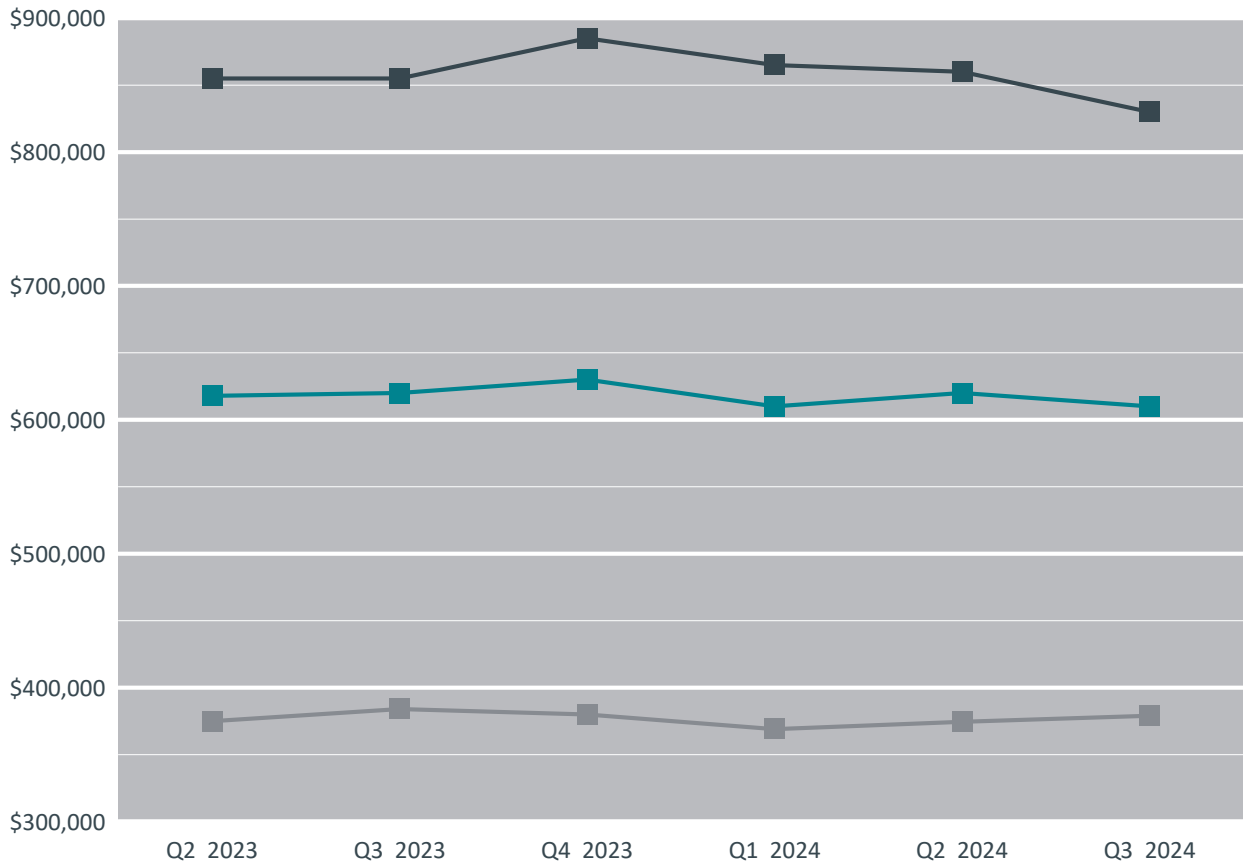
Metropolitan Melbourne houses - yearly change in median prices

September quarter 2023 to September quarter 2024



MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

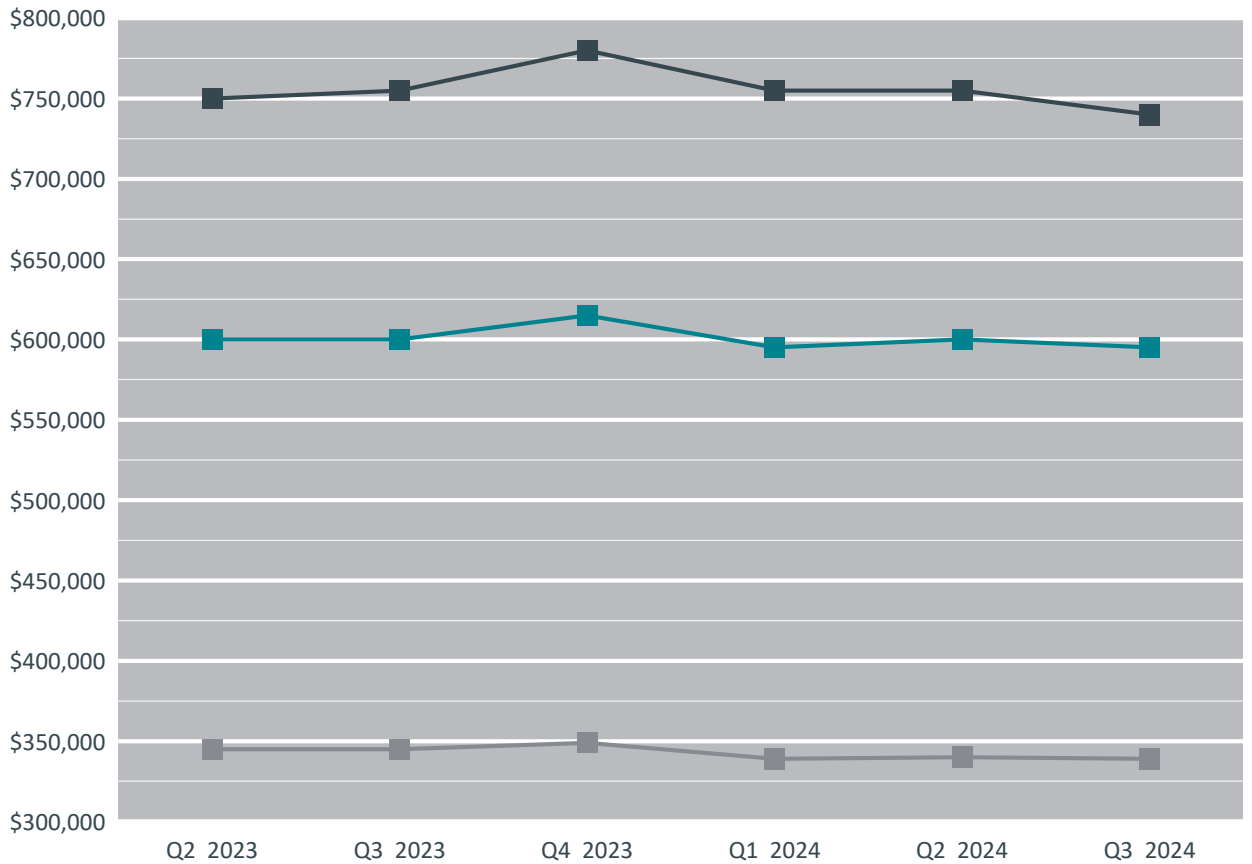
■ Unit/Apartment Median

■ Vacant House Block Median

| Qtr | | Houses | | | Units/Apartments | | | Vacant House Blocks | | |
|---------|------|--------------|--------------|------------|------------------|--------------|------------|---------------------|--------------|------------|
| | | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) |
| Apr-Jun | 2023 | 13,726 | 855,000 | 0.0 | 9,631 | 618,000 | 0.0 | 2,146 | 375,000 | 0.0 |
| Jul-Sep | 2023 | 14,076 | 855,000 | 0.0 | 10,239 | 620,000 | 0.3 | 2,094 | 384,000 | 2.4 |
| Oct-Dec | 2023 | 15,303 | 885,000 | 3.5 | 10,798 | 630,000 | 1.6 | 2,039 | 380,000 | -1.0 |
| Jan-Mar | 2024 | 13,678 | 865,000 | -2.3 | 9,874 | 610,000 | -3.2 | 1,951 | 369,000 | -2.9 |
| Apr-Jun | 2024 | 15,718 | 860,000 | -0.6 | 11,422 | 620,000 | 1.6 | 2,258 | 374,500 | 1.5 |
| Jul-Sep | 2024 | 14,787 | 830,000 | -3.5 | 10,640 | 610,000 | -1.6 | 1,996 | 379,000 | 1.2 |

VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

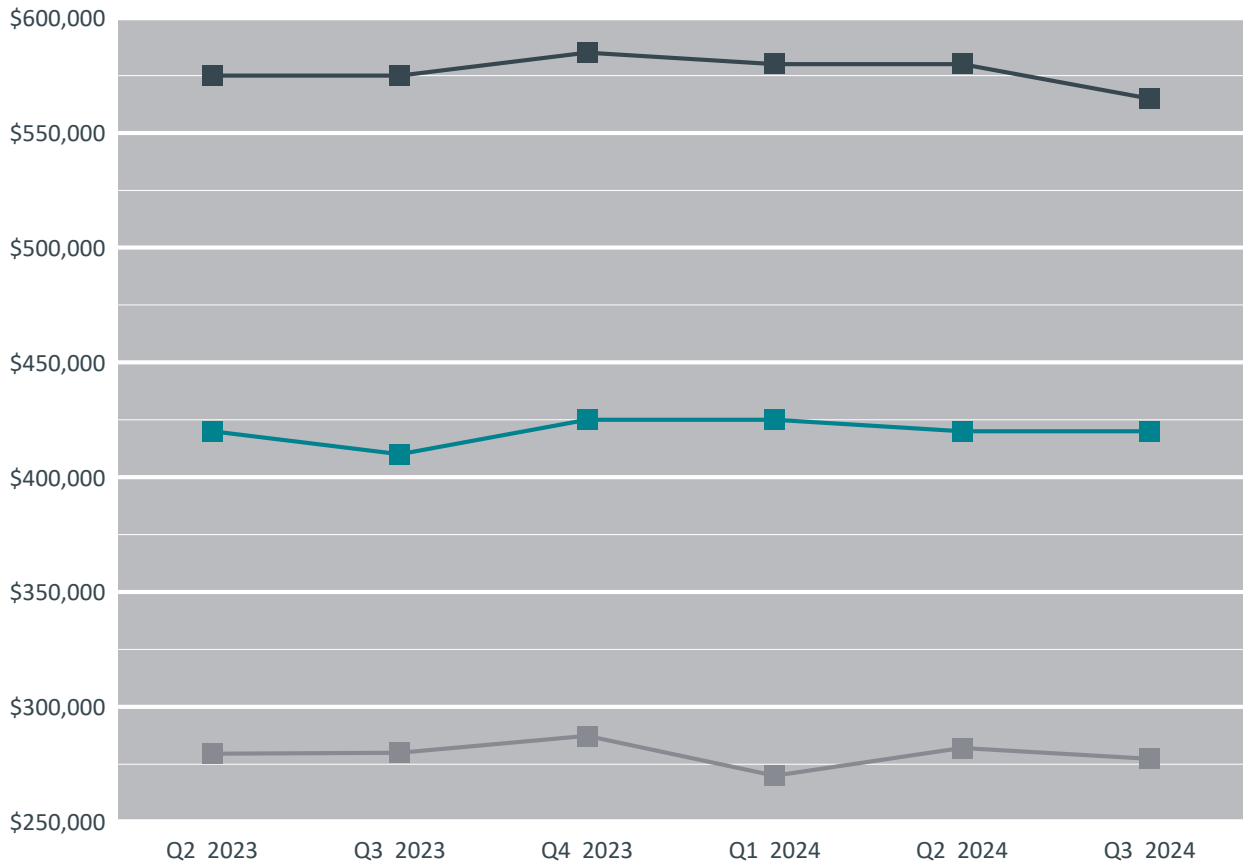
■ Unit/Apartment Median

■ Vacant House Block Median

| Qtr | | Houses | | | Units/Apartments | | | Vacant House Blocks | | |
|---------|------|--------------|--------------|------------|------------------|--------------|------------|---------------------|--------------|------------|
| | | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) |
| Apr-Jun | 2023 | 19,464 | 750,000 | 0.0 | 10,505 | 600,000 | 0.0 | 3,294 | 345,000 | 0.0 |
| Jul-Sep | 2023 | 19,761 | 755,000 | 0.7 | 11,150 | 600,000 | 0.0 | 3,216 | 345,000 | 0.0 |
| Oct-Dec | 2023 | 21,326 | 780,000 | 3.3 | 11,697 | 615,000 | 2.5 | 3,101 | 349,000 | 1.2 |
| Jan-Mar | 2024 | 19,650 | 755,000 | -3.2 | 10,839 | 595,000 | -3.3 | 3,043 | 339,000 | -2.9 |
| Apr-Jun | 2024 | 22,140 | 755,000 | 0.0 | 12,374 | 600,000 | 0.8 | 3,513 | 340,000 | 0.3 |
| Jul-Sep | 2024 | 20,971 | 740,000 | -2.0 | 11,694 | 595,000 | -0.8 | 3,136 | 339,000 | -0.3 |

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

■ Unit/Apartment Median

■ Vacant House Block Median

| Qtr | | Houses | | | Units/Apartments | | | Vacant House Blocks | | |
|---------|------|--------------|--------------|------------|------------------|--------------|------------|---------------------|--------------|------------|
| | | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) | No. of Sales | Median Price | Change (%) |
| Apr-Jun | 2023 | 5,738 | 575,000 | 0.0 | 874 | 420,000 | 0.0 | 1,148 | 279,500 | 0.0 |
| Jul-Sep | 2023 | 5,685 | 575,000 | 0.0 | 911 | 410,000 | -2.4 | 1,122 | 280,000 | 0.2 |
| Oct-Dec | 2023 | 6,023 | 585,000 | 1.7 | 899 | 425,000 | 3.7 | 1,062 | 287,300 | 2.6 |
| Jan-Mar | 2024 | 5,972 | 580,000 | -0.9 | 965 | 425,000 | 0.0 | 1,092 | 270,000 | -6.0 |
| Apr-Jun | 2024 | 6,422 | 580,000 | 0.0 | 952 | 420,000 | -1.2 | 1,255 | 282,000 | 4.4 |
| Jul-Sep | 2024 | 6,184 | 565,000 | -2.6 | 1,054 | 420,000 | 0.0 | 1,140 | 277,300 | -1.7 |

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------------|----------|---------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| ABBOTSFORD | 1280000 | 1283800 | 1190000 | 1275000 | 1147500 | 12 | 48 | -10.4 | -10.0 |
| ABERFELDIE | 1550000^ | 1565000 | 2050000 | 1725000^ | 2487500^ | 6 | 32 | 60.5 | 44.2 |
| AINTREE | 800100 | 732500 | 745000 | 782500 | 730000 | 41 | 117 | -8.8 | -6.7 |
| AIREYS INLET | 1745000^ | 1587500 | 1605000^ | 1330000^ | 1450000^ | 1 | 10 | -16.9 | 9.0 |
| AIRPORT WEST | 932500 | 975000 | 1000000 | 953800 | 901500 | 27 | 82 | -3.3 | -5.5 |
| ALBANVALE | 600000 | 638000^ | 625000 | 610000 | 620000 | 19 | 51 | 3.3 | 1.6 |
| ALBERT PARK | 2275000 | 2350000 | 2245000 | 1860000 | 2435000 | 23 | 83 | 7.0 | 30.9 |
| ALBION | 765000^ | 765000^ | 715000^ | 737500 | 780000 | 12 | 35 | 2.0 | 5.8 |
| ALEXANDRA | 520000 | 471000 | 560000 | 532500^ | 525000^ | 9 | 28 | 1.0 | -1.4 |
| ALFREDTON | 610000 | 660000 | 621000 | 630000 | 590000 | 59 | 178 | -3.3 | -6.3 |
| ALPHINGTON | 2257000 | 1900000 | 2400000 | 2070000 | 2185000^ | 6 | 34 | -3.2 | 5.6 |
| ALTONA | 1200000 | 1100000 | 1035500 | 1170000 | 1170000 | 37 | 96 | -2.5 | 0.0 |
| ALTONA EAST | 1083000^ | 846000^ | 1000000^ | 1095000 | 1120000^ | 8 | 27 | 3.4 | 2.3 |
| ALTONA MEADOWS | 670000 | 735000 | 700000 | 708500 | 690000 | 29 | 86 | 3.0 | -2.6 |
| ALTONA NORTH | 872500 | 867500 | 915000 | 956000 | 950000 | 41 | 117 | 8.9 | -0.6 |
| ANGLESEA | 1522500 | 1482500 | 1825000 | 1400000 | 1690000 | 10 | 40 | 11.0 | 20.7 |
| APOLLO BAY | 1060000^ | 998800^ | 850000^ | 1042500 | 905000^ | 7 | 23 | -14.6 | -13.2 |
| ARARAT | 363500 | 385000 | 345000 | 340500 | 390000 | 43 | 112 | 7.3 | 14.5 |
| ARDEER | 612500^ | 605000 | 700000^ | 675100 | 700000 | 10 | 28 | 14.3 | 3.7 |
| ARMADALE | 2735000 | 2585000 | 2700000 | 2125000 | 2100000 | 19 | 66 | -23.2 | -1.2 |
| ARMSTRONG CREEK | 675000 | 670000 | 675000 | 653800 | 665000 | 125 | 340 | -1.5 | 1.7 |
| ASCOT (GREATER BENDIGO) | 593800^ | 622000^ | 562800^ | 565800 | 610000^ | 9 | 31 | 2.7 | 7.8 |
| ASCOT VALE | 1375000 | 1300500 | 1382000 | 1265000 | 1200000 | 42 | 120 | -12.7 | -5.1 |
| ASHBURTON | 2100000 | 2310000 | 1880000 | 2172000 | 1812500 | 20 | 76 | -13.7 | -16.6 |
| ASHWOOD | 1545000 | 1483000 | 1670000^ | 1555000 | 1470000 | 23 | 40 | -4.9 | -5.5 |
| ASPENDALE | 1235000 | 1447500 | 1385000 | 1330800 | 1327500 | 16 | 70 | 7.5 | -0.2 |
| ASPENDALE GARDENS | 1176000 | 1075000 | 1150000^ | 1168500 | 1180500 | 18 | 39 | 0.4 | 1.0 |
| ATTWOOD | 744000^ | 1077500 | 930000^ | 1057800 | 815000^ | 2 | 19 | 9.5 | -22.9 |
| AVENEL | 560000^ | 585000^ | 467500^ | 617500^ | 512000^ | 3 | 11 | -8.6 | -17.1 |
| AVOCA | 340000^ | 400000^ | 335000^ | 415000^ | 375000^ | 4 | 14 | 10.3 | -9.6 |
| AVONDALE HEIGHTS | 980000 | 915000 | 945000 | 986500 | 1000000 | 43 | 119 | 2.0 | 1.4 |
| BACCHUS MARSH | 630000 | 632500 | 617500 | 633200 | 600000 | 37 | 113 | -4.8 | -5.2 |
| BADGER CREEK | 820000^ | 685000^ | 690000^ | 740000^ | 620000^ | 2 | 14 | -24.4 | -16.2 |

^ means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|---------------------|----------------------|----------------------|----------------------|---------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| BAIRNSDALE | 430000 | 437000 | 380000 | 460000 | 430000 | 43 | 119 | 0.0 | -6.5 |
| BALACLAVA | 1280000 [^] | 1432500 | 1596300 [^] | 1435000 | 1307500 [^] | 8 | 29 | 2.1 | -8.9 |
| BALCOMBE | 1640000 | 1670000 | 2100000 | 1482500 | 1675000 | 25 | 88 | 2.1 | 13.0 |
| BALLAN | 600000 [^] | 630000 | 665000 | 650000 | 597500 | 10 | 33 | -0.4 | -8.1 |
| BALLARAT CENTRAL | 615000 | 655000 | 650000 | 530000 | 530000 | 27 | 85 | -13.8 | 0.0 |
| BALLARAT EAST | 528800 | 490000 | 485000 | 480000 | 462500 | 32 | 100 | -12.5 | -3.6 |
| BALLARAT NORTH | 570000 | 571800 | 555000 | 496300 | 525000 | 13 | 47 | -7.9 | 5.8 |
| BALNARRING | 1452500 [^] | 1275000 [^] | 1310000 | 1277500 | 1160000 [^] | 3 | 28 | -20.1 | -9.2 |
| BALWYN | 3179000 | 2879000 | 3122400 | 2960000 | 2715000 | 44 | 125 | -14.6 | -8.3 |
| BALWYN NORTH | 2380000 | 2374000 | 2430000 | 2338000 | 2142500 | 78 | 228 | -10.0 | -8.4 |
| BANDIANA | 595000 [^] | 582000 [^] | 732000 [^] | 600000 [^] | 595000 [^] | 9 | 17 | 0.0 | -0.8 |
| BANNOCKBURN | 710000 | 752500 | 710000 | 718500 | 745500 | 14 | 45 | 5.0 | 3.8 |
| BARANDUDA | 639500 [^] | 620000 | 637500 | 649000 [^] | 617500 | 14 | 41 | -3.4 | -4.9 |
| BARWON HEADS | 1550000 | 1825000 | 1840000 | 1250000 | 1603500 | 12 | 37 | 3.5 | 28.3 |
| BAXTER | 702100 [^] | 646300 [^] | 755000 [^] | 706000 [^] | 705000 [^] | 7 | 20 | 0.4 | -0.1 |
| BAYSWATER | 840000 | 909000 | 800000 | 836500 | 880400 | 26 | 62 | 4.8 | 5.2 |
| BAYSWATER NORTH | 896500 | 830000 | 840000 | 890000 | 917500 | 18 | 54 | 2.3 | 3.1 |
| BEACONSFIELD | 1079000 | 1035000 | 882000 | 950000 | 1012500 | 22 | 66 | -6.2 | 6.6 |
| BEAUFORT | 480000 [^] | 488000 [^] | 400000 | 365000 [^] | 355000 | 10 | 31 | -26.0 | -2.7 |
| BEAUMARIS | 2012000 | 2177500 | 2000000 | 1990000 | 2100000 | 33 | 123 | 4.4 | 5.5 |
| BEEAC | 375000 [*] | 380000 [^] | 687500 [^] | 687500 [*] | 380000 [^] | 1 | 2 | NA | NA |
| BEECHWORTH | 860000 [^] | 740500 [^] | 780000 [^] | 782500 [^] | 854000 [^] | 8 | 22 | -0.7 | 9.1 |
| BELGRAVE | 830000 | 821000 | 790000 | 861000 | 760000 | 17 | 50 | -8.4 | -11.7 |
| BELL PARK | 620000 | 630000 | 632500 | 610000 | 610000 | 21 | 66 | -1.6 | 0.0 |
| BELL POST HILL | 639000 | 611500 | 685000 | 670000 | 652500 | 28 | 63 | 2.1 | -2.6 |
| BELLFIELD (BANYULE) | 937500 [^] | 950000 [^] | 925500 [^] | 940000 [^] | 1130000 [^] | 5 | 16 | 20.5 | 20.2 |
| BELMONT | 699500 | 670000 | 695000 | 680000 | 720000 | 54 | 189 | 2.9 | 5.9 |
| BENALLA | 405500 | 432500 | 450000 | 453800 | 421000 | 45 | 138 | 3.8 | -7.2 |
| BENDIGO | 505000 | 600000 | 530000 | 600000 | 720000 | 24 | 72 | 42.6 | 20.0 |
| BENTLEIGH | 1691600 | 1690000 | 1727500 | 1612500 | 1630000 | 30 | 106 | -3.6 | 1.1 |
| BENTLEIGH EAST | 1431500 | 1420000 | 1540000 | 1514000 | 1480000 | 91 | 259 | 3.4 | -2.2 |
| BERWICK | 850000 | 890000 | 870000 | 881000 | 870000 | 223 | 648 | 2.4 | -1.2 |
| BEVERIDGE | 620000 | 658000 | 683500 | 680000 | 641500 | 52 | 158 | 3.5 | -5.7 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-----------------|----------------------|----------------------|---------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| BIRCHIP | 178800 [^] | 191500 [^] | 160000 [^] | 186000 [^] | 150000 [^] | 1 | 12 | -16.1 | -19.4 |
| BIRREGURRA | 835000 [^] | 705000 [^] | 627500 [^] | 700000 [^] | 645000 [^] | 3 | 8 | -22.8 | -7.9 |
| BITTERN | 852500 [^] | 902500 [^] | 880000 [^] | 830000 | 737000 [^] | 7 | 26 | -13.5 | -11.2 |
| BLACK HILL | 622000 [^] | 565000 | 510000 [^] | 600000 [^] | 617500 [^] | 8 | 22 | -0.7 | 2.9 |
| BLACK ROCK | 2850000 | 2295000 | 3000000 | 2305000 | 2262500 | 14 | 51 | -20.6 | -1.8 |
| BLACKBURN | 1591000 | 1562000 | 1805000 | 1450000 | 1502000 | 18 | 69 | -5.6 | 3.6 |
| BLACKBURN NORTH | 1337000 | 1249300 | 1265000 | 1332000 | 1211500 | 24 | 71 | -9.4 | -9.0 |
| BLACKBURN SOUTH | 1362500 | 1400000 | 1375000 | 1323000 | 1400000 | 37 | 101 | 2.8 | 5.8 |
| BLAIRGOWRIE | 1723800 | 1541500 | 1625000 | 1340000 | 1192500 | 26 | 97 | -30.8 | -11.0 |
| BLIND BIGHT | 860000 [^] | 695000 [^] | 850000 [^] | 700000 [^] | 715000 [^] | 5 | 15 | -16.9 | 2.1 |
| BONBEACH | 1160000 | 1227500 | 961000 | 1037500 | 1048500 [^] | 8 | 30 | -9.6 | 1.1 |
| BONNIE BROOK | 649900 | 689000 | 670000 | 702500 | 644000 | 36 | 90 | -0.9 | -8.3 |
| BONNIE DOON | 612500 [^] | 720000 [^] | 740000 [^] | 785000 [^] | 675000 [^] | 2 | 6 | 10.2 | -14.0 |
| BONSHAW | 600000 [^] | 560000 [^] | 545000 | 500000 | 519800 [^] | 6 | 27 | -13.4 | 4.0 |
| BOORT | 287500 [^] | 225000 [^] | 291300 [^] | 370000 [^] | 259500 [^] | 4 | 13 | -9.7 | -29.9 |
| BORONIA | 889400 | 838000 | 859300 | 850000 | 835000 | 40 | 149 | -6.1 | -1.8 |
| BOTANIC RIDGE | 890000 | 915000 | 817500 | 927500 | 845000 | 39 | 101 | -5.1 | -8.9 |
| BOX HILL | 1680000 [^] | 1758000 | 1720000 | 1680000 [^] | 1780000 [^] | 9 | 29 | 6.0 | 6.0 |
| BOX HILL NORTH | 1341500 | 1415500 | 1400000 | 1310000 | 1329000 | 33 | 89 | -0.9 | 1.5 |
| BOX HILL SOUTH | 1500000 | 1541000 | 1485000 | 1472500 | 1610000 | 24 | 80 | 7.3 | 9.3 |
| BRAYBROOK | 680000 | 765000 | 728000 | 671300 | 725000 | 18 | 64 | 6.6 | 8.0 |
| BREAKWATER | 612000 [^] | 550000 [^] | 590000 [^] | 445000 [^] | 515000 [^] | 5 | 13 | -15.8 | 15.7 |
| BRIAR HILL | 1022500 | 1001000 [^] | 997000 [^] | 1085000 [^] | 950000 [^] | 5 | 23 | -7.1 | -12.4 |
| BRIGHT | 915000 [^] | 1125000 [^] | 1112500 | 901000 [^] | 1037500 [^] | 6 | 25 | 13.4 | 15.1 |
| BRIGHTON | 3137500 | 3167500 | 3700000 | 3550000 | 3170000 | 49 | 172 | 1.0 | -10.7 |
| BRIGHTON EAST | 2520000 | 2250000 | 2500000 | 2342500 | 1962500 | 38 | 147 | -22.1 | -16.2 |
| BROADFORD | 555000 | 571300 | 511000 | 525000 | 545000 | 21 | 62 | -1.8 | 3.8 |
| BROADMEADOWS | 550000 | 592500 | 541000 | 600000 | 570000 | 39 | 119 | 3.6 | -5.0 |
| BROOKFIELD | 555000 | 562000 | 570000 | 550000 | 527500 | 66 | 180 | -5.0 | -4.1 |
| BROOKLYN | 697500 [^] | 1040000 [^] | 757500 [^] | 870000 [^] | 710000 [^] | 2 | 16 | 1.8 | -18.4 |
| BROWN HILL | 645000 [^] | 815000 | 652500 | 525000 | 570000 | 19 | 62 | -11.6 | 8.6 |
| BRUNSWICK | 1265000 | 1274000 | 1360000 | 1300000 | 1229000 | 69 | 203 | -2.8 | -5.5 |
| BRUNSWICK EAST | 1406300 | 1480000 | 1373500 | 1353000 | 1300000 | 23 | 70 | -7.6 | -3.9 |

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MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| BRUNSWICK WEST | 1350000 | 1446000 | 1300000 | 1255000 | 1410000 | 29 | 71 | 4.4 | 12.4 |
| BULLEEN | 1400000 | 1450000 | 1314500 | 1302500 | 1354500 | 34 | 92 | -3.3 | 4.0 |
| BUNDALONG | 675000 [^] | 968000 [^] | 830000 [^] | 720000 [^] | 750000 [^] | 1 | 8 | 11.1 | 4.2 |
| BUNDOORA | 845000 | 870000 | 858000 | 897500 | 923500 | 54 | 201 | 9.3 | 2.9 |
| BUNINYONG | 715000 | 687500 | 675000 | 740000 | 632500 [^] | 8 | 38 | -11.5 | -14.5 |
| BUNYIP | 677500 | 890000 [^] | 705000 | 705000 | 700000 | 13 | 37 | 3.3 | -0.7 |
| BURNLEY | 1535000 [^] | 1915000 [^] | 1110000 [^] | 1488000 [^] | 1488000 [*] | 0 | 6 | NA | NA |
| BURNSIDE | 754800 | 698500 | 730500 | 690000 | 794000 | 18 | 40 | 5.2 | 15.1 |
| BURNSIDE HEIGHTS | 795000 | 700000 | 730000 | 749000 | 849000 | 12 | 52 | 6.8 | 13.4 |
| BURWOOD | 1511500 | 1549000 | 1400000 | 1320000 | 1402500 | 32 | 114 | -7.2 | 6.3 |
| BURWOOD EAST | 1305000 | 1253500 | 1276500 | 1311000 | 1280000 | 34 | 94 | -1.9 | -2.4 |
| CAIRNLEA | 950000 | 930000 | 1090000 | 1027500 | 860000 | 11 | 41 | -9.5 | -16.3 |
| CALIFORNIA GULLY | 458800 | 482000 | 503000 | 461000 | 425000 | 19 | 53 | -7.4 | -7.8 |
| CAMBERWELL | 2453000 | 2700000 | 2840000 | 2580000 | 2425000 | 53 | 180 | -1.1 | -6.0 |
| CAMPBELLFIELD | 600000 | 617500 | 653500 [^] | 594000 [^] | 610000 [^] | 9 | 23 | 1.7 | 2.7 |
| CAMPBELLS CREEK | 640000 [^] | 745000 [^] | 640000 [^] | 641000 | 697500 [^] | 6 | 28 | 9.0 | 8.8 |
| CAMPERDOWN | 475000 | 420000 | 441500 | 353000 | 465000 | 22 | 54 | -2.1 | 31.7 |
| CANADIAN | 557500 | 597000 | 450000 | 505000 | 500000 | 19 | 62 | -10.3 | -1.0 |
| CANTERBURY | 3200000 | 3555000 | 2935000 | 3490000 | 3000000 | 21 | 72 | -6.3 | -14.0 |
| CAPE PATERSON | 817500 | 745000 [^] | 830000 [^] | 1085000 [^] | 1000000 [^] | 9 | 19 | 22.3 | -7.8 |
| CAPE SCHANCK | 1497500 [^] | 1497500 [*] | 1692500 [^] | 1420000 [^] | 2650000 [^] | 1 | 10 | 77.0 | 86.6 |
| CAPEL SOUND | 729000 | 720000 | 722500 | 665000 | 687500 | 24 | 63 | -5.7 | 3.4 |
| CARDIGAN | 965000 [^] | 1114000 [^] | 1190000 [^] | 1300000 [^] | 1360000 [^] | 2 | 5 | 40.9 | 4.6 |
| CARISBROOK | 525000 [^] | 422500 [^] | 407500 [^] | 665000 [^] | 530000 [^] | 2 | 7 | 1.0 | -20.3 |
| CARLTON | 1425000 | 1410000 | 1482500 | 1421000 | 1390000 [^] | 7 | 34 | -2.5 | -2.2 |
| CARLTON NORTH | 1385000 | 1462500 | 1475000 | 1590000 | 1440000 | 17 | 59 | 4.0 | -9.4 |
| CARNEGIE | 1690000 | 1600000 | 1732500 [^] | 1707500 | 1785000 | 32 | 60 | 5.6 | 4.5 |
| CAROLINE SPRINGS | 720800 | 742500 | 745000 | 766000 | 727000 | 67 | 216 | 0.9 | -5.1 |
| CARRUM | 1003100 | 1125000 | 1123500 [^] | 1230000 [^] | 1016000 [^] | 7 | 17 | 1.3 | -17.4 |
| CARRUM DOWNS | 709000 | 715000 | 720000 | 718500 | 711000 | 89 | 220 | 0.3 | -1.0 |
| CASTERTON | 330000 [^] | 290000 [^] | 229000 [^] | 298600 [^] | 250000 [^] | 7 | 21 | -24.2 | -16.3 |
| CASTLEMAINE | 715000 | 720000 | 765000 | 757500 | 716500 | 30 | 84 | 0.2 | -5.4 |
| CAULFIELD | 1945000 | 2250000 [^] | 2250000 [*] | 2642500 | 2335000 | 10 | 20 | 20.1 | -11.6 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| CAULFIELD EAST | 1500000^ | 1735000^ | 1690000^ | 1510000^ | 1775000^ | 1 | 9 | 18.3 | 17.5 |
| CAULFIELD NORTH | 2830000 | 2585000 | 2555000 | 2520000 | 2270000 | 29 | 78 | -19.8 | -9.9 |
| CAULFIELD SOUTH | 2050000 | 1900000 | 1806000 | 1840000 | 1845000 | 26 | 82 | -10.0 | 0.3 |
| CHADSTONE | 1307000 | 1230000 | 1275000 | 1290000 | 1155500 | 18 | 58 | -11.6 | -10.4 |
| CHARLEMONT | 585000 | 599000 | 597500 | 606800 | 635000 | 40 | 88 | 8.5 | 4.7 |
| CHARLTON | 335000^ | 275000^ | 299000^ | 505000^ | 285000^ | 5 | 14 | -14.9 | -43.6 |
| CHELSEA | 1200000 | 1100000 | 1366300 | 1180000 | 1095000 | 10 | 45 | -8.8 | -7.2 |
| CHELSEA HEIGHTS | 950000 | 895500 | 945000 | 950000 | 957500^ | 8 | 40 | 0.8 | 0.8 |
| CHELTENHAM | 1306000 | 1300000 | 1410000 | 1380000 | 1263000 | 44 | 130 | -3.3 | -8.5 |
| CHELTENHAM EAST | 1107000 | 1165000 | 1150000 | 1112500 | 1081300 | 14 | 48 | -2.3 | -2.8 |
| CHELTENHAM NORTH | 1000000^ | 946500 | 1135000^ | 1030000 | 960000 | 16 | 44 | -4.0 | -6.8 |
| CHILTERN | 380000^ | 412500^ | 415000^ | 500000^ | 432500^ | 6 | 13 | 13.8 | -13.5 |
| CHIRNSIDE PARK | 908800 | 900000 | 955000 | 888000 | 855000 | 47 | 132 | -5.9 | -3.7 |
| CHUM CREEK | 620000^ | 870000^ | 890000^ | 802500^ | 845000^ | 5 | 9 | 36.3 | 5.3 |
| CHURCHILL | 345000 | 345000 | 340000 | 355000 | 380000 | 19 | 58 | 10.1 | 7.0 |
| CLARINDA | 1005000 | 995000 | 1025000^ | 955500^ | 1015000 | 11 | 25 | 1.0 | 6.2 |
| CLAYTON | 1109500 | 1162500 | 1188900 | 1159500 | 1125500 | 20 | 63 | 1.4 | -2.9 |
| CLAYTON NORTH | 1333000^ | 1186300^ | 1190000^ | 1528000^ | 1242500^ | 4 | 19 | -6.8 | -18.7 |
| CLAYTON SOUTH | 973000 | 945000 | 973500 | 932500 | 1022500 | 12 | 50 | 5.1 | 9.7 |
| CLEMATIS | 991000^ | 865000^ | 865000* | 817000^ | 890000^ | 5 | 8 | -10.2 | 8.9 |
| CLIFTON HILL | 1516000 | 1820000 | 1525000 | 1506200 | 1555000 | 14 | 50 | 2.6 | 3.2 |
| CLIFTON SPRINGS | 670000 | 647500 | 740000 | 655000 | 721000 | 29 | 94 | 7.6 | 10.1 |
| CLUNES | 510000^ | 575000^ | 410000^ | 515000^ | 515000^ | 7 | 23 | 1.0 | 0.0 |
| CLYDE | 678500 | 691500 | 690000 | 680000 | 698500 | 114 | 301 | 2.9 | 2.7 |
| CLYDE NORTH | 725000 | 720000 | 725000 | 733500 | 733000 | 243 | 639 | 1.1 | -0.1 |
| COBBLEBANK | 683500 | 610000 | 605000 | 667500 | 636000 | 20 | 71 | -6.9 | -4.7 |
| COBDEN | 425000^ | 380000 | 350000 | 365000^ | 300000^ | 3 | 21 | -29.4 | -17.8 |
| COBRAM | 450000 | 492500 | 390000 | 454300 | 411300 | 20 | 50 | -8.6 | -9.5 |
| COBURG | 1215000 | 1281500 | 1160000 | 1150000 | 1150000 | 56 | 202 | -5.3 | 0.0 |
| COBURG EAST | 990000 | 1220000 | 950000 | 1130000 | 1010000 | 27 | 61 | 2.0 | -10.6 |
| COBURG NORTH | 1017500 | 1109500 | 1067000 | 1110000 | 990000 | 15 | 55 | -2.7 | -10.8 |
| COCKATOO | 700000^ | 770000 | 811000 | 672500 | 720000 | 13 | 39 | 2.9 | 7.1 |
| COHUNA | 315000^ | 350000^ | 341000 | 340000 | 262500^ | 4 | 27 | -16.7 | -22.8 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| COLAC | 465000 | 498000 | 452500 | 482000 | 452800 | 40 | 125 | -2.6 | -6.1 |
| COLDSTREAM | 865000 [^] | 770000 [^] | 826500 [^] | 767500 [^] | 922000 [^] | 3 | 12 | 6.6 | 20.1 |
| COLERAINE | 210000 [^] | 180000 [^] | 245000 [^] | 270000 [^] | 265000 [^] | 1 | 12 | 26.2 | -1.9 |
| COLLINGWOOD | 1300000 | 1087500 | 1101000 [^] | 1320000 | 1100000 | 19 | 47 | -15.4 | -16.7 |
| CONNEWARRE | 2042500 [^] | 2300000 [^] | 2035000 [^] | 2500000 [^] | 1270000 [^] | 2 | 7 | -37.8 | -49.2 |
| COOLAROO | 535000 [^] | 542500 | 525000 | 559400 | 542000 | 11 | 38 | 1.3 | -3.1 |
| COONANS HILL | 1237800 | 1150000 [^] | 1545000 [^] | 1155000 [^] | 1175000 [^] | 5 | 19 | -5.1 | 1.7 |
| CORINELLA | 697000 [^] | 860000 [^] | 595000 [^] | 715000 | 585000 [^] | 7 | 22 | -16.1 | -18.2 |
| CORIO | 477500 | 487800 | 480000 | 495000 | 485000 | 73 | 202 | 1.6 | -2.0 |
| CORONET BAY | 597500 | 494000 [^] | 580000 | 510000 | 485000 [^] | 8 | 37 | -18.8 | -4.9 |
| CORRYONG | 290000 [^] | 320000 [^] | 380000 [^] | 351500 [^] | 290000 [^] | 3 | 12 | 0.0 | -17.5 |
| COWES | 940000 [^] | 784000 | 697500 | 831000 [^] | 832500 [^] | 9 | 26 | -11.4 | 0.2 |
| COWES WEST | 757500 | 770000 | 770000 | 687500 | 735000 | 35 | 100 | -3.0 | 6.9 |
| CRAIGIEBURN | 652000 | 650000 | 662500 | 658000 | 650000 | 244 | 686 | -0.3 | -1.2 |
| CRANBOURNE | 680000 | 662000 | 648500 | 669000 | 650000 | 97 | 267 | -4.4 | -2.8 |
| CRANBOURNE EAST | 714000 | 710000 | 727200 | 715000 | 720000 | 99 | 302 | 0.8 | 0.7 |
| CRANBOURNE NORTH | 738500 | 697500 | 742500 | 720000 | 740000 | 99 | 248 | 0.2 | 2.8 |
| CRANBOURNE SOUTH | 777500 | 650000 | 659000 | 822500 | 723500 | 16 | 43 | -6.9 | -12.0 |
| CRANBOURNE WEST | 683000 | 672500 | 677500 | 665000 | 690000 | 89 | 262 | 1.0 | 3.8 |
| CREMORNE | 1392500 | 1166500 [^] | 1640000 [^] | 1550000 | 1168500 [^] | 8 | 22 | -16.1 | -24.6 |
| CRESWICK | 515000 | 524500 | 484300 [^] | 517500 | 535000 | 15 | 35 | 3.9 | 3.4 |
| CRIB POINT | 835000 | 715000 | 740000 [^] | 680000 | 725000 | 12 | 34 | -13.2 | 6.6 |
| CROYDON | 900000 | 950000 | 966000 | 900000 | 925000 | 69 | 228 | 2.8 | 2.8 |
| CROYDON HILLS | 1324000 [^] | 1196000 | 1200000 | 1237500 | 1060500 | 10 | 35 | -19.9 | -14.3 |
| CROYDON NORTH | 1121900 | 1000000 | 1165000 | 1115000 | 1034800 | 16 | 65 | -7.8 | -7.2 |
| CROYDON SOUTH | 876800 [^] | 943000 | 950500 | 900000 | 885000 | 15 | 48 | 0.9 | -1.7 |
| CURLEWIS | 662300 | 767500 | 650000 | 672500 | 630000 | 15 | 58 | -4.9 | -6.3 |
| DALLAS | 507500 | 525000 | 525000 | 545000 | 563000 | 17 | 62 | 10.9 | 3.3 |
| DALYSTON | 555000 [^] | 483000 [^] | 512500 [^] | 574500 [^] | 540000 [^] | 4 | 16 | -2.7 | -6.0 |
| DANDENONG | 682500 | 705000 | 681200 | 707000 | 750000 | 34 | 100 | 9.9 | 6.1 |
| DANDENONG NORTH | 738500 | 750000 | 742000 | 750000 | 760000 | 62 | 172 | 2.9 | 1.3 |
| DARLEY | 720000 | 693500 | 622500 | 615000 | 645000 | 37 | 103 | -10.4 | 4.9 |
| DAYLESFORD | 890000 | 869000 | 870000 | 910000 | 880000 | 19 | 51 | -1.1 | -3.3 |

[^] means there were fewer than 10 sales for the quarter

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NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-----------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| DEANSIDE | 639000 | 670000 | 639900 | 650000 | 694500 | 56 | 158 | 8.7 | 6.8 |
| DEEPDENE | 3100000^ | 2750000^ | 3356000^ | 3500000^ | 4275000^ | 5 | 21 | 37.9 | 22.1 |
| DEER PARK | 644000 | 628000 | 641000 | 675500 | 660000 | 60 | 169 | 2.5 | -2.3 |
| DELACOMBE | 517500 | 539500 | 535000 | 550000 | 525000 | 33 | 71 | 1.4 | -4.5 |
| DELAHEY | 606000 | 682000 | 638500 | 637000 | 692000 | 23 | 58 | 14.2 | 8.6 |
| DENNINGTON | 550000 | 627500^ | 550000^ | 625000^ | 610000^ | 8 | 22 | 10.9 | -2.4 |
| Derrimut | 700000 | 754500 | 826000 | 750000 | 718500 | 22 | 56 | 2.6 | -4.2 |
| DIAMOND CREEK | 962500 | 1005000 | 1120500 | 1060000 | 1168000 | 37 | 111 | 21.4 | 10.2 |
| DIGGERS REST | 652500 | 660000 | 663000 | 670000 | 650000 | 39 | 114 | -0.4 | -3.0 |
| DIMBOOLA | 281000 | 260000^ | 430000^ | 245000 | 260000 | 16 | 32 | -7.5 | 6.1 |
| DINGLEY VILLAGE | 1155000 | 1069500 | 1150000 | 1070000 | 1117800 | 24 | 74 | -3.2 | 4.5 |
| DONALD | 235000^ | 158000^ | 230000^ | 280000^ | 280000^ | 5 | 17 | 19.1 | 0.0 |
| DONCASTER | 1600000 | 1487500 | 1559000 | 1500000 | 1463000 | 60 | 183 | -8.6 | -2.5 |
| DONCASTER EAST | 1630000 | 1610000 | 1610000 | 1670000 | 1670000 | 85 | 252 | 2.5 | 0.0 |
| DONNYBROOK | 668500 | 647500 | 660000 | 650000 | 658500 | 129 | 342 | -1.5 | 1.3 |
| DONVALE | 1399000 | 1567500 | 1295000 | 1621000 | 1554500 | 22 | 68 | 11.1 | -4.1 |
| DOREEN | 737800 | 736000 | 750000 | 750000 | 757500 | 98 | 339 | 2.7 | 1.0 |
| DOVETON | 550000 | 617500 | 595000 | 600000 | 610000 | 37 | 97 | 10.9 | 1.7 |
| DROMANA | 1155000 | 1020000 | 950000 | 1050000 | 1020000 | 27 | 92 | -11.7 | -2.9 |
| DROUIN | 623000 | 602000 | 630000 | 600000 | 600000 | 87 | 255 | -3.7 | 0.0 |
| DRYSDALE | 680000 | 820000 | 655000 | 765000 | 676500 | 16 | 59 | -0.5 | -11.6 |
| DUNOLLY | 325000^ | 485000^ | 315000^ | 347500^ | 322500^ | 2 | 10 | -0.8 | -7.2 |
| EAGLE POINT | 599800^ | 438000^ | 675000^ | 614500^ | 379800^ | 4 | 16 | -36.7 | -38.2 |
| EAGLEHAWK | 472500 | 432500 | 526800 | 474300 | 512000 | 29 | 75 | 8.4 | 7.9 |
| EAGLEMONT | 2650000 | 2200000 | 2025000 | 2980000 | 2100000 | 13 | 40 | -20.8 | -29.5 |
| EAST BAIRNSDALE | 386500^ | 325000^ | 406000^ | 357500^ | 337500^ | 6 | 16 | -12.7 | -5.6 |
| EAST BENDIGO | 512500 | 450000^ | 615000^ | 578000^ | 670000^ | 7 | 22 | 30.7 | 15.9 |
| EAST GEELONG | 850000 | 762500 | 803500 | 820000 | 696000 | 10 | 39 | -18.1 | -15.1 |
| EAST MELBOURNE | 2980000^ | 3750000^ | 4260000^ | 3750000^ | 3550000^ | 1 | 9 | 19.1 | -5.3 |
| EAST WARBURTON | 715000^ | 532000^ | 650000^ | 522500^ | 560000^ | 3 | 5 | -21.7 | 7.2 |
| EASTWOOD | 639000^ | 560800 | 595000^ | 568800 | 658500^ | 8 | 26 | 3.1 | 15.8 |
| ECHUCA | 577500 | 586000 | 572500 | 584000 | 556300 | 50 | 146 | -3.7 | -4.8 |
| EDENHOPE | 345000^ | 205000^ | 320000^ | 195100^ | 230000^ | 5 | 10 | -33.3 | 17.9 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-----------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| EDITHVALE | 1283600 | 1345000 | 1320000 | 1361500 | 1262500 | 19 | 47 | -1.6 | -7.3 |
| EILDON | 558000^ | 520000^ | 453800^ | 377500^ | 407500^ | 4 | 10 | -27.0 | 7.9 |
| ELLIMINYT | 755000 | 675000^ | 540000^ | 650000 | 587500 | 10 | 29 | -22.2 | -9.6 |
| ELMORE | 520000^ | 349000^ | 322500^ | 305000^ | 490000^ | 2 | 8 | -5.8 | 60.7 |
| ELSTERNWICK | 2300000 | 2015000 | 2285000^ | 2170000 | 1810000 | 25 | 56 | -21.3 | -16.6 |
| ELTHAM | 1225000 | 1239800 | 1327000 | 1180500 | 1238000 | 50 | 137 | 1.1 | 4.9 |
| ELTHAM NORTH | 1180000 | 1264500 | 1215000 | 1350000 | 1170000 | 21 | 60 | -0.8 | -13.3 |
| ELWOOD | 2200000 | 2110000 | 2400000 | 1930000 | 1740000 | 21 | 75 | -20.9 | -9.8 |
| EMERALD | 869000 | 750000 | 905000 | 899000 | 910000 | 15 | 46 | 4.7 | 1.2 |
| ENDEAVOUR HILLS | 780000 | 804000 | 805000 | 825500 | 816000 | 61 | 173 | 4.6 | -1.2 |
| EPPING | 673000 | 669000 | 690500 | 690000 | 654000 | 99 | 294 | -2.8 | -5.2 |
| EPSOM | 592500 | 590000 | 608300 | 587000 | 560000 | 13 | 52 | -5.5 | -4.6 |
| ESSENDON | 1800000 | 1755000 | 1753800 | 1870000 | 1608000 | 36 | 138 | -10.7 | -14.0 |
| ESSENDON NORTH | 1415000^ | 1645000^ | 1362500 | 1180000 | 1350000^ | 4 | 25 | -4.6 | 14.4 |
| ESSENDON WEST | 1235000^ | 1160000^ | 1429000 | 1810000^ | 1675000^ | 3 | 20 | 35.6 | -7.5 |
| EUMEMMERRING | 680000^ | 645000 | 670000^ | 625000 | 669000^ | 7 | 26 | -1.6 | 7.0 |
| EUREKA | 470000^ | 525000^ | 457500^ | 587800^ | 392300^ | 2 | 6 | -16.5 | -33.3 |
| EUROA | 425000^ | 520000 | 542000 | 577000 | 485000 | 16 | 41 | 14.1 | -15.9 |
| EYNESBURY | 637000 | 710000 | 675000 | 695000 | 750000 | 29 | 61 | 17.7 | 7.9 |
| FAIRFIELD | 1300000^ | 1685000 | 1626000 | 1640000 | 1575000 | 11 | 37 | 21.2 | -4.0 |
| FAWKNER | 745000 | 800000 | 780000 | 780500 | 753500 | 46 | 120 | 1.1 | -3.5 |
| FERNTREE GULLY | 936000 | 892000 | 912000 | 870000 | 867900 | 92 | 230 | -7.3 | -0.2 |
| FERNY CREEK | 835000^ | 1222500^ | 1157500^ | 882500^ | 1027500^ | 4 | 14 | 23.1 | 16.4 |
| FITZROY | 1390000 | 1555000 | 1815500 | 1750000 | 1657500 | 18 | 53 | 19.2 | -5.3 |
| FITZROY NORTH | 1345000 | 1850000 | 1827500 | 1595000 | 1400000 | 29 | 89 | 4.1 | -12.2 |
| FIVEWAYS | 535000* | 670000^ | 892500^ | 1055000^ | 1055000* | 0 | 6 | NA | NA |
| FLEMINGTON | 983800 | 999500 | 1115000 | 985000 | 1060000 | 20 | 55 | 7.8 | 7.6 |
| FLINDERS | 2100000^ | 3150000^ | 2500000^ | 2375000^ | 1921000^ | 1 | 14 | -8.5 | -19.1 |
| FLORA HILL | 535000 | 500000 | 530500 | 527500 | 557500 | 16 | 63 | 4.2 | 5.7 |
| FOOTSCRAY | 987500 | 937500 | 965000 | 960000 | 937500 | 37 | 111 | -5.1 | -2.3 |
| FOREST HILL | 1245900 | 1325000 | 1095000 | 1185000 | 1210000 | 35 | 88 | -2.9 | 2.1 |
| FOSTER | 512500^ | 750000^ | 687500^ | 552500^ | 580000^ | 3 | 17 | 13.2 | 5.0 |
| FRANKSTON | 725000 | 745700 | 745000 | 750000 | 717500 | 134 | 381 | -1.0 | -4.3 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| FRANKSTON NORTH | 575000 | 577500 | 590500 | 597600 | 601500 | 32 | 104 | 4.6 | 0.7 |
| FRANKSTON SOUTH | 1141000 | 1350000 | 1100000 | 1185000 | 1152500 | 68 | 206 | 1.0 | -2.7 |
| FRASER RISE | 715000 | 700000 | 735000 | 700000 | 710000 | 91 | 266 | -0.7 | 1.4 |
| FYANSFORD | 940000 [^] | 780000 [^] | 975000 [^] | 912500 [^] | 914000 [^] | 8 | 17 | -2.8 | 0.2 |
| GARDEN CITY | 1467500 [^] | 1798300 [^] | 1630000 [^] | 1560500 [^] | 1425000 [^] | 4 | 11 | -2.9 | -8.7 |
| GARFIELD | 837500 [^] | 690000 [^] | 540000 [^] | 750000 [^] | 690000 [^] | 7 | 21 | -17.6 | -8.0 |
| GEELONG | 1362500 | 1000000 | 992500 | 800000 [^] | 890000 | 12 | 31 | -34.7 | 11.3 |
| GEELONG WEST | 912500 | 940000 | 870000 | 882500 | 811300 | 32 | 104 | -11.1 | -8.1 |
| GEMBROOK | 770000 [^] | 777500 [^] | 900000 [^] | 865000 [^] | 1155000 [^] | 2 | 14 | 50.0 | 33.5 |
| GISBORNE | 997500 | 1012500 | 932000 | 980000 | 920000 | 33 | 104 | -7.8 | -6.1 |
| GLADSTONE PARK | 710000 | 740000 | 702500 | 715000 | 710000 | 30 | 81 | 0.0 | -0.7 |
| GLEN HUNTLY | 2150000 [^] | 1735500 [^] | 1535000 [^] | 1530000 [^] | 1811000 [^] | 3 | 8 | -15.8 | 18.4 |
| GLEN IRIS | 2467500 | 2496000 | 2437500 | 2420000 | 2240000 | 59 | 166 | -9.2 | -7.4 |
| GLEN WAVERLEY | 1704000 | 1641500 | 1721000 | 1690000 | 1650000 | 119 | 343 | -3.2 | -2.4 |
| GLENROY | 790000 | 813500 | 828300 | 830000 | 800000 | 57 | 162 | 1.3 | -3.6 |
| GOLDEN BEACH | 590000 [^] | 260000 [^] | 395000 [^] | 455000 [^] | 440000 [^] | 7 | 17 | -25.4 | -3.3 |
| GOLDEN POINT (BALLARAT) | 465300 | 580000 [^] | 444000 | 610000 [^] | 490000 | 19 | 38 | 5.3 | -19.7 |
| GOLDEN SQUARE | 540000 | 505000 | 497800 | 520000 | 565000 | 26 | 125 | 4.6 | 8.7 |
| GORDON | 595800 [^] | 707500 [^] | 670000 [^] | 599000 [^] | 600000 [^] | 3 | 5 | 0.7 | 0.2 |
| GOUGHS BAY | 590000 [^] | 647500 [^] | 550000 [^] | 537500 [^] | 537500 [*] | 0 | 7 | NA | NA |
| GOWANBRAE | 800000 [^] | 920000 [^] | 970000 [^] | 1085000 [^] | 1025000 | 11 | 20 | 28.1 | -5.5 |
| GRANTVILLE | 620000 [^] | 562500 [^] | 600000 [^] | 590000 | 540000 [^] | 6 | 24 | -12.9 | -8.5 |
| GREENSBOROUGH | 983800 | 1070000 | 1022500 | 1090000 | 1010000 | 61 | 180 | 2.7 | -7.3 |
| GREENVALE | 800000 | 871300 | 872500 | 920000 | 850000 | 71 | 249 | 6.3 | -7.6 |
| GROVEDALE | 675000 | 650000 | 651000 | 682500 | 652500 | 52 | 164 | -3.3 | -4.4 |
| GUNBOWER | 200000 [*] | 500000 [^] | 310000 [^] | 220000 [^] | 276000 [^] | 1 | 7 | NA | 25.5 |
| HADFIELD | 870000 | 850000 | 890000 | 842000 | 853000 | 29 | 69 | -2.0 | 1.3 |
| HALLAM | 735000 | 740000 | 737500 | 755000 | 752000 | 29 | 96 | 2.3 | -0.4 |
| HALLS GAP | 630000 [^] | 470000 [^] | 630000 [^] | 611000 [^] | 609000 [^] | 2 | 8 | -3.3 | -0.3 |
| HAMILTON | 360000 | 369500 | 362500 | 356500 | 404000 | 40 | 126 | 12.2 | 13.3 |
| HAMLIN HEIGHTS | 775000 | 748000 | 655000 | 722500 | 637500 | 30 | 85 | -17.7 | -11.8 |
| HAMPTON | 2464000 | 2490000 | 2760000 | 2670000 | 2247500 | 40 | 124 | -8.8 | -15.8 |
| HAMPTON EAST | 1427500 | 1455000 | 1390000 | 1460000 | 1442500 | 16 | 67 | 1.1 | -1.2 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| HAMPTON PARK | 645000 | 650000 | 680000 | 675000 | 665000 | 86 | 262 | 3.1 | -1.5 |
| HARCOURT | 770000 [^] | 700000 [^] | 802500 [^] | 650000 [^] | 553500 [^] | 2 | 5 | -28.1 | -14.8 |
| HARKNESS | 579000 | 550000 | 570000 | 547500 | 580000 | 72 | 185 | 0.2 | 5.9 |
| HASTINGS | 691500 | 690000 | 670000 | 670000 | 685000 | 27 | 81 | -0.9 | 2.2 |
| HASTINGS WEST | 563000 | 620000 | 610000 | 650000 [^] | 603000 [^] | 4 | 22 | 7.1 | -7.2 |
| HAWTHORN | 2670000 | 3575000 | 2919500 | 2983000 | 2600000 | 30 | 116 | -2.6 | -12.8 |
| HAWTHORN EAST | 2570000 | 2565000 | 2530000 | 2585000 | 2504800 | 35 | 89 | -2.5 | -3.1 |
| HEALESVILLE | 825000 | 740000 | 820000 | 765000 | 767500 | 20 | 86 | -7.0 | 0.3 |
| HEATHCOTE | 415000 | 575000 | 440000 [^] | 491500 [^] | 590000 [^] | 7 | 22 | 42.2 | 20.0 |
| HEATHERTON | 1235000 [^] | 1200000 [^] | 1100000 [^] | 1300000 [^] | 1100000 [^] | 9 | 21 | -10.9 | -15.4 |
| HEATHMONT | 1225800 | 940000 | 1060000 | 1055000 | 1017100 | 24 | 69 | -17.0 | -3.6 |
| HEIDELBERG | 1490000 | 1429000 | 1522500 | 1387000 [^] | 812000 [^] | 2 | 20 | -45.5 | -41.5 |
| HEIDELBERG HEIGHTS | 979500 | 1050000 | 995000 | 1172500 | 910000 | 19 | 58 | -7.1 | -22.4 |
| HEIDELBERG WEST | 725000 | 760000 | 800000 | 765000 | 798400 | 18 | 58 | 10.1 | 4.4 |
| HEPBURN | 682500 [^] | 600000 [^] | 760000 [^] | 601000 [^] | 753500 [^] | 6 | 11 | 10.4 | 25.4 |
| HERNE HILL | 690000 | 732000 | 650000 [^] | 695500 | 705000 [^] | 7 | 34 | 2.2 | 1.4 |
| HEYFIELD | 435000 [^] | 452500 [^] | 300000 [^] | 325000 | 365000 [^] | 6 | 23 | -16.1 | 12.3 |
| HEYWOOD | 295000 [^] | 345000 [^] | 440000 [^] | 340000 | 275000 [^] | 4 | 25 | -6.8 | -19.1 |
| HIGHETT | 1460000 | 1455000 | 1495000 | 1452000 | 1715000 | 20 | 81 | 17.5 | 18.1 |
| HIGHTON | 960000 | 912000 | 855000 | 890000 | 818000 | 68 | 203 | -14.8 | -8.1 |
| HILLSIDE (MELTON) | 750000 | 777500 | 757500 | 881000 | 724000 | 52 | 133 | -3.5 | -17.8 |
| HOPETOUN | 75000 [^] | 174900 [^] | 205000 [^] | 185000 [^] | 310000 [^] | 2 | 12 | 313.3 | 67.6 |
| HOPPERS CROSSING | 620000 | 615000 | 625000 | 634500 | 605500 | 136 | 413 | -2.3 | -4.6 |
| HORSHAM | 407500 | 373500 | 377000 | 395000 | 387500 | 82 | 227 | -4.9 | -1.9 |
| HUGHESDALE | 1340000 [^] | 1424500 | 1650000 | 1300000 | 1451000 | 13 | 36 | 8.3 | 11.6 |
| HUNTINGDALE | 1032000 [^] | 1175000 [^] | 1340000 [^] | 1250500 [^] | 1174000 [^] | 4 | 12 | 13.8 | -6.1 |
| HUNTLY | 581500 | 550000 | 570000 | 577500 | 555000 | 27 | 72 | -4.6 | -3.9 |
| HURSTBRIDGE | 930000 | 932500 | 1002600 [^] | 890200 | 875000 | 13 | 27 | -5.9 | -1.7 |
| INDENTED HEAD | 830000 [^] | 792500 [^] | 881800 | 1037500 [^] | 795000 [^] | 4 | 23 | -4.2 | -23.4 |
| INGLEWOOD | 325000 [^] | 340000 [^] | 475000 [^] | 315000 [^] | 322500 [^] | 4 | 14 | -0.8 | 2.4 |
| INVERLOCH | 800800 | 975000 | 896000 | 782500 | 835000 | 29 | 93 | 4.3 | 6.7 |
| INVERMAY PARK | 650000 [^] | 692500 | 536500 [^] | 505000 [^] | 560500 [^] | 4 | 13 | -13.8 | 11.0 |
| IRONBARK | 580000 [^] | 547500 [^] | 520000 [^] | 387500 [^] | 485000 [^] | 5 | 11 | -16.4 | 25.2 |

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MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales | No. of | Change (%) | |
|-----------------------|----------|----------|----------|----------|----------|--------------|--------|------------|---------|
| | 2023 | 2023 | 2024 | 2024 | 2024 | Jul-Sep | Sales | Jul-Sep | Apr-Jun |
| | | | | | | 2024 | 2024 | 2023 | 2024 |
| | | | | | | | | to | to |
| | | | | | | | | Jul-Sep | Jul-Sep |
| | | | | | | | | 2024 | 2024 |
| IRYMPLE | 530000 | 515200 | 525000 | 560000 | 552500 | 20 | 67 | 4.2 | -1.3 |
| IVANHOE | 1760000 | 1725000 | 1865000 | 1765000 | 1825000 | 20 | 70 | 3.7 | 3.4 |
| IVANHOE EAST | 2875000^ | 1755000^ | 2412500 | 2565000 | 2270000^ | 5 | 26 | -21.0 | -11.5 |
| JACANA | 595000^ | 568800 | 589500^ | 587500 | 587500^ | 6 | 25 | -1.3 | 0.0 |
| JACKASS FLAT | 495000^ | 521500^ | 572500 | 550000 | 530000 | 17 | 45 | 7.1 | -3.6 |
| JAN JUC | 1158500^ | 1287500 | 1320000^ | 1250000 | 1334500^ | 6 | 26 | 15.2 | 6.8 |
| JEERALANG NORTH | 371800^ | 518000^ | 392500^ | 410000^ | 395000^ | 7 | 16 | 6.2 | -3.7 |
| JEPARIT | 260000^ | 213000^ | 140000^ | 130000^ | 148500^ | 5 | 12 | -42.9 | 14.2 |
| JUNCTION VILLAGE | 702000^ | 650000^ | 710000^ | 780000^ | 665000^ | 8 | 19 | -5.3 | -14.7 |
| JUNORTOUN | 770000^ | 832500^ | 690000^ | 825000^ | 870000^ | 8 | 15 | 13.0 | 5.5 |
| KALIMNA | 499000^ | 435000^ | 575000^ | 580000^ | 358800^ | 6 | 12 | -28.1 | -38.1 |
| KALKALLO | 635300 | 629500 | 610000 | 641800 | 640000 | 69 | 209 | 0.7 | -0.3 |
| KALLISTA | 845000^ | 780000^ | 780000* | 830000^ | 875000^ | 5 | 8 | 3.6 | 5.4 |
| KALORAMA | 869000^ | 825000^ | 842500^ | 985300^ | 985000^ | 2 | 12 | 13.3 | 0.0 |
| KANGAROO FLAT | 502500 | 508000 | 540000 | 547500 | 515000 | 51 | 145 | 2.5 | -5.9 |
| KANGAROO GROUND SOUTH | 1175000^ | 1100000^ | 1030500^ | 1100000^ | 1135000^ | 6 | 13 | -3.4 | 3.2 |
| KANIVA | 187500^ | 188000^ | 132500^ | 285000^ | 280000^ | 3 | 10 | 49.3 | -1.8 |
| KEALBA | 672500 | 647500 | 715000^ | 710000 | 657500 | 10 | 35 | -2.2 | -7.4 |
| KEILOR | 1222000 | 1260000 | 1156000 | 1187500 | 1130000 | 19 | 56 | -7.5 | -4.8 |
| KEILOR DOWNS | 719500 | 806000 | 702800 | 774000 | 780000 | 17 | 67 | 8.4 | 0.8 |
| KEILOR EAST | 980500 | 1005100 | 1052500 | 1057500 | 1020000 | 43 | 145 | 4.0 | -3.5 |
| KEILOR LODGE | 895000^ | 986000^ | 1100000^ | 958800^ | 821000^ | 1 | 11 | -8.3 | -14.4 |
| KEILOR PARK | 810000^ | 801000 | 905000^ | 851000^ | 782000^ | 9 | 23 | -3.5 | -8.1 |
| KENNINGTON | 567500 | 610000 | 562500 | 593000 | 500000 | 17 | 61 | -11.9 | -15.7 |
| KENSINGTON | 1050000 | 1010000 | 1102500 | 1181500 | 1018000 | 31 | 93 | -3.0 | -13.8 |
| KERANG | 273000 | 311000 | 282500 | 445000 | 300000 | 23 | 54 | 9.9 | -32.6 |
| KEW | 2900000 | 2745500 | 3105000 | 2660000 | 2781000 | 47 | 155 | -4.1 | 4.5 |
| KEW EAST | 2200000^ | 2100200^ | 2888000^ | 2955000^ | 1500000^ | 1 | 4 | -31.8 | -49.2 |
| KEW NORTH | 2050000 | 2350000 | 2230000 | 2310000 | 2100000 | 18 | 56 | 2.4 | -9.1 |
| KEYSBOROUGH | 927800 | 929500 | 945000 | 905000 | 948700 | 70 | 207 | 2.3 | 4.8 |
| KIALLA | 600000 | 667500 | 670000 | 660000 | 655000 | 29 | 93 | 9.2 | -0.8 |
| KILLARA (WODONGA) | 665000^ | 652500^ | 630000 | 632500 | 762500^ | 9 | 32 | 14.7 | 20.6 |
| KILMORE | 575000 | 600000 | 600000 | 593500 | 615000 | 50 | 131 | 7.0 | 3.6 |

^ means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| KILSYTH | 825500 | 827500 | 815000 | 808500 | 780000 | 25 | 96 | -5.5 | -3.5 |
| KILSYTH SOUTH | 920000^ | 1020000^ | 1072500^ | 1225000^ | 1253000^ | 4 | 20 | 36.2 | 2.3 |
| KINGLAKE | 740000^ | 761000^ | 805000^ | 587500^ | 737500 | 10 | 16 | -0.3 | 25.5 |
| KINGS PARK | 590000 | 600000 | 630500 | 620000 | 600000 | 17 | 67 | 1.7 | -3.2 |
| KINGSBURY | 685000 | 820000 | 758000^ | 870000^ | 848300 | 10 | 18 | 23.8 | -2.5 |
| KINGSVILLE | 1375000^ | 1262000 | 1077500 | 1125000 | 1247500 | 13 | 35 | -9.3 | 10.9 |
| KNOXFIELD | 923000 | 1042000 | 1000000 | 940000 | 950000 | 19 | 65 | 2.9 | 1.1 |
| KOO WEE RUP | 640000 | 715000 | 670000 | 645000 | 674000 | 22 | 54 | 5.3 | 4.5 |
| KOONDROOK | 450000^ | 545000^ | 325000^ | 512500^ | 355000^ | 4 | 13 | -21.1 | -30.7 |
| KOROIT | 670000^ | 595000^ | 550000^ | 614600^ | 600000^ | 9 | 27 | -10.4 | -2.4 |
| KORUMBURRA | 535000 | 585000 | 535000 | 570000 | 525000 | 23 | 59 | -1.9 | -7.9 |
| KURUNJANG | 512500 | 535000 | 505000 | 529500 | 520000 | 50 | 144 | 1.5 | -1.8 |
| KYABRAM | 454500 | 455000 | 430000 | 495000 | 480000 | 23 | 68 | 5.6 | -3.0 |
| KYNETON | 700000 | 750000 | 725000 | 847000 | 770400 | 22 | 66 | 10.1 | -9.0 |
| LAKE BOGA | 290000^ | 468000^ | 837000^ | 220000^ | 875000^ | 2 | 12 | 201.7 | 297.7 |
| LAKE GARDENS | 783500 | 705000^ | 686500^ | 751400 | 690000^ | 5 | 21 | -11.9 | -8.2 |
| LAKE TYERS BEACH | 680000^ | 525000^ | 552500 | 552500* | 601500^ | 4 | 14 | -11.5 | NA |
| LAKE WENDOUREE | 1825000^ | 1112500 | 1450000 | 1310000^ | 900000^ | 3 | 27 | -50.7 | -31.3 |
| LAKES ENTRANCE | 490000 | 481000 | 625000 | 554500 | 517500 | 18 | 61 | 5.6 | -6.7 |
| LALOR | 705000 | 700000 | 703000 | 698000 | 686800 | 62 | 222 | -2.6 | -1.6 |
| LANCEFIELD | 655000^ | 615000^ | 662500 | 560000^ | 670000^ | 9 | 30 | 2.3 | 19.6 |
| LANG LANG | 715000 | 691300 | 737500 | 707500 | 680000 | 17 | 53 | -4.9 | -3.9 |
| LANGWARRIN | 850000 | 840000 | 855000 | 832500 | 873500 | 62 | 195 | 2.8 | 4.9 |
| LARA | 662500 | 692000 | 690000 | 675000 | 685000 | 49 | 114 | 3.4 | 1.5 |
| LARA LAKE | 675000 | 750000 | 685000 | 696000 | 670000 | 43 | 132 | -0.7 | -3.7 |
| LAUNCHING PLACE | 667500^ | 650000^ | 675000^ | 680000^ | 698800^ | 6 | 21 | 4.7 | 2.8 |
| LAVERTON | 590000 | 620000 | 590000 | 595000 | 585800 | 18 | 77 | -0.7 | -1.6 |
| LAVERTON SOUTH | 713500 | 752000 | 800000 | 750000 | 745000 | 27 | 81 | 4.4 | -0.7 |
| LENEVA | 690000^ | 647500^ | 650000 | 770000^ | 675000 | 15 | 33 | -2.2 | -12.3 |
| LEONGATHA | 549000 | 585000 | 598800 | 520000 | 525000 | 15 | 61 | -4.4 | 1.0 |
| LEOPOLD | 652500 | 700000 | 680000 | 662000 | 635000 | 55 | 196 | -2.7 | -4.1 |
| LILYDALE | 890000 | 1020000 | 962500 | 860500 | 850000 | 43 | 133 | -4.5 | -1.2 |
| LOCH SPORT | 395000 | 349000 | 380000 | 341500 | 460000^ | 4 | 31 | 16.5 | 34.7 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| LONG GULLY | 361000 | 455000^ | 445000 | 450000 | 410500 | 16 | 49 | 13.7 | -8.8 |
| LONGWARRY | 561000^ | 572500 | 590000 | 558000 | 600800 | 10 | 40 | 7.1 | 7.7 |
| LORNE | 1550000^ | 2710000^ | 2000000^ | 2000000^ | 1545000^ | 1 | 19 | -0.3 | -22.8 |
| LOVELY BANKS | 580000^ | 690000^ | 727500^ | 770000^ | 690000^ | 5 | 17 | 19.0 | -10.4 |
| LOWER PLENTY | 1244000^ | 1320300 | 1264000^ | 1455000^ | 1370000 | 10 | 23 | 10.1 | -5.8 |
| LUCAS | 640000 | 647500 | 627500 | 619000 | 640000 | 31 | 104 | 0.0 | 3.4 |
| LUCKNOW | 360000^ | 470000^ | 579500^ | 592000^ | 487500^ | 4 | 20 | 35.4 | -17.7 |
| LYNBROOK | 760000 | 715200 | 865500 | 730000 | 775000 | 20 | 64 | 2.0 | 6.2 |
| LYNDHURST | 836300 | 965000 | 862000 | 900000 | 904000 | 28 | 90 | 8.1 | 0.4 |
| LYSTERFIELD | 1350500 | 1262600 | 1300000 | 1340000 | 1175000 | 11 | 52 | -13.0 | -12.3 |
| MACEDON | 927000^ | 1000000^ | 1000000^ | 1010000^ | 1382500^ | 2 | 12 | 49.1 | 36.9 |
| MACLEOD | 1102500 | 1150000 | 1240000 | 1242500 | 1020000 | 21 | 71 | -7.5 | -17.9 |
| MADDINGLEY | 605000 | 620000 | 621300 | 607500 | 633800 | 26 | 90 | 4.8 | 4.3 |
| MAFFRA | 405000 | 415000 | 455000 | 401000 | 430000 | 25 | 75 | 6.2 | 7.2 |
| MAIDEN GULLY | 780000 | 830000 | 785000 | 830000 | 776500 | 12 | 38 | -0.4 | -6.4 |
| MAIDSTONE | 916300 | 829000 | 875000 | 875000 | 850000 | 27 | 59 | -7.2 | -2.9 |
| MALDON | 676000^ | 747500^ | 757500^ | 745000^ | 657500^ | 4 | 18 | -2.7 | -11.7 |
| MALLACOOTA | 550000^ | 210000^ | 767500^ | 700000^ | 470000^ | 4 | 7 | -14.5 | -32.9 |
| MALMSBURY | 731500^ | 965000^ | 661000^ | 600000^ | 775000^ | 3 | 13 | 5.9 | 29.2 |
| MALVERN | 3457000 | 2365000 | 3265000 | 3257500 | 2950000 | 21 | 94 | -14.7 | -9.4 |
| MALVERN EAST | 2101000 | 2587500 | 2107500 | 2039100 | 2052500 | 46 | 156 | -2.3 | 0.7 |
| MAMBOURIN | 615000 | 640000 | 620500 | 632500 | 637500 | 28 | 66 | 3.7 | 0.8 |
| MANIFOLD HEIGHTS | 1095000 | 928500^ | 920000^ | 1316000 | 1352500^ | 8 | 25 | 23.5 | 2.8 |
| MANOR LAKES | 642500 | 660000 | 630000 | 642000 | 655000 | 59 | 196 | 1.9 | 2.0 |
| MANSFIELD | 795000 | 900000^ | 750000 | 740000 | 755000 | 11 | 41 | -5.0 | 2.0 |
| MARIBYRNONG | 1207500 | 1100000 | 1240000 | 1437500 | 1190000 | 21 | 69 | -1.4 | -17.2 |
| MARONG | 655000^ | 610000^ | 675000 | 660000^ | 705000^ | 7 | 28 | 7.6 | 6.8 |
| MARSHALL | 600000^ | 550000^ | 630000^ | 665000^ | 575000^ | 7 | 21 | -4.2 | -13.5 |
| MARYBOROUGH | 425000 | 372500 | 401500 | 387000 | 415000 | 41 | 128 | -2.4 | 7.2 |
| MCCRAE | 1033000 | 1325000 | 1470000 | 1500000 | 1057500 | 12 | 51 | 2.4 | -29.5 |
| MCKENZIE HILL | 745000^ | 715000^ | 850000^ | 840000^ | 815000^ | 3 | 11 | 9.4 | -3.0 |
| MCKINNON | 1930000 | 2100000 | 2050000^ | 1802500 | 1850000 | 11 | 33 | -4.1 | 2.6 |
| MEADOW HEIGHTS | 599500 | 570000 | 577500 | 597500 | 581500 | 42 | 106 | -3.0 | -2.7 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------|---------------------|---------------------|----------------------|---------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| MELTON | 472000 | 489400 | 465000 | 486300 | 465000 | 45 | 128 | -1.5 | -4.4 |
| MELTON SOUTH | 521000 | 515000 | 466500 | 510000 | 517500 | 68 | 203 | -0.7 | 1.5 |
| MELTON WEST | 563000 | 520000 | 510000 | 525000 | 520000 | 44 | 130 | -7.6 | -1.0 |
| MENTONE | 1220000 | 1415000 | 1346300 | 1370000 | 1300000 | 30 | 93 | 6.6 | -5.1 |
| MERBEIN | 301500 | 295000 | 340000 [^] | 300000 | 302000 | 12 | 37 | 0.2 | 0.7 |
| MERINDA PARK | 590000 [^] | 645000 [^] | 640000 | 654500 | 650000 [^] | 9 | 30 | 10.2 | -0.7 |
| MERNDA | 690000 | 683000 | 699000 | 720000 | 700000 | 95 | 295 | 1.4 | -2.8 |
| MERRIGUM | 224000 [^] | 300000 [^] | 300000 [*] | 267500 [^] | 257500 [^] | 3 | 7 | 15.0 | -3.7 |
| METUNG | 785000 [^] | 857500 [^] | 1050000 [^] | 675000 [^] | 600500 [^] | 8 | 20 | -23.5 | -11.0 |
| MICKLEHAM | 682500 | 681000 | 690000 | 670000 | 675000 | 184 | 496 | -1.1 | 0.7 |
| MIDDLE PARK | 2475000 | 2642500 | 2513500 | 3150000 | 2860000 [^] | 6 | 33 | 15.6 | -9.2 |
| MILDURA | 415100 | 451500 | 465000 | 428800 | 455000 | 197 | 510 | 9.6 | 6.1 |
| MILL PARK | 780000 | 787000 | 783300 | 780000 | 760000 | 85 | 242 | -2.6 | -2.6 |
| MILLGROVE | 570000 | 581500 [^] | 592500 | 625000 [^] | 593800 [^] | 8 | 25 | 4.2 | -5.0 |
| MINERS REST | 640000 | 572500 | 590000 | 612500 | 607800 | 14 | 49 | -5.0 | -0.8 |
| MINYIP | 179000 [^] | 92000 [^] | 185000 [^] | 169500 [^] | 182500 [^] | 8 | 14 | 2.0 | 7.7 |
| MIRBOO NORTH | 580000 [^] | 542500 [^] | 500000 [^] | 420000 [^] | 580000 [^] | 6 | 18 | 0.0 | 38.1 |
| MITCHAM | 1220000 | 1220000 | 1213500 | 1175500 | 1142500 | 38 | 112 | -6.4 | -2.8 |
| MOE | 340000 | 367000 | 358500 | 365000 | 369000 | 60 | 153 | 8.5 | 1.1 |
| MONBULK | 705000 [^] | 835000 [^] | 781500 [^] | 937500 | 805500 [^] | 6 | 24 | 14.3 | -14.1 |
| MONT ALBERT | 1990000 | 2996700 | 2332000 [^] | 2745000 | 2495000 [^] | 7 | 32 | 25.4 | -9.1 |
| MONT ALBERT NORTH | 1732500 | 1660000 | 1498500 [^] | 1651900 | 1585000 | 10 | 38 | -8.5 | -4.0 |
| MONTMORENCY | 1060000 | 1070000 | 1205000 | 1161500 | 1217500 | 22 | 65 | 14.9 | 4.8 |
| MONTROSE | 835500 | 878500 | 862000 | 945000 | 914000 | 20 | 66 | 9.4 | -3.3 |
| MOONEE PONDS | 1438000 | 1620000 | 1530000 | 1575000 | 1513500 | 24 | 95 | 5.3 | -3.9 |
| MOORABBIN | 1335000 | 1320000 | 1342500 | 1340000 | 1256000 | 21 | 67 | -5.9 | -6.3 |
| MOOROOLBARK | 847500 | 823300 | 846000 | 880000 | 842300 | 76 | 223 | -0.6 | -4.3 |
| MOOROOPNA | 389500 | 347000 | 410000 | 380000 | 400000 | 37 | 119 | 2.7 | 5.3 |
| MORDIALLOC | 1535000 | 1224800 | 1350000 [^] | 1262500 | 1467000 | 25 | 56 | -4.4 | 16.2 |
| MORNINGTON | 1051800 | 1175000 | 1160000 | 1100000 | 979000 | 64 | 225 | -6.9 | -11.0 |
| MORTLAKE | 384300 [^] | 300000 [^] | 405000 [^] | 297500 [^] | 364000 [^] | 6 | 18 | -5.3 | 22.4 |
| MORWELL | 322500 | 340000 | 322000 | 331500 | 336500 | 94 | 262 | 4.3 | 1.5 |
| MOUNT BEAUTY | 590000 [^] | 531500 [^] | 575000 [^] | 600000 [^] | 572500 [^] | 4 | 17 | -3.0 | -4.6 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|---------------------------|---------------------|----------------------|----------------------|---------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| MOUNT CLEAR | 542500 | 477500 | 555000 | 500000 | 547500 | 18 | 45 | 0.9 | 9.5 |
| MOUNT DANDENONG | 750000 [^] | 1007500 [^] | 865000 [^] | 782500 [^] | 1220000 [^] | 3 | 14 | 62.7 | 55.9 |
| MOUNT DUNEED | 710000 | 730000 | 705000 | 705000 | 695000 | 61 | 174 | -2.1 | -1.4 |
| MOUNT ELIZA | 1675000 | 1722500 | 1468000 | 1635000 | 1560000 | 55 | 189 | -6.9 | -4.6 |
| MOUNT EVELYN | 855000 | 830000 | 840000 | 817500 | 822500 | 32 | 107 | -3.8 | 0.6 |
| MOUNT HELEN | 572300 | 555000 | 760000 [^] | 633500 | 620000 | 12 | 29 | 8.3 | -2.1 |
| MOUNT MARTHA | 1962500 | 1700000 | 2025000 | 2100000 | 1470000 | 23 | 67 | -25.1 | -30.0 |
| MOUNT PLEASANT | 420000 | 470000 | 465000 [^] | 467500 | 522500 [^] | 6 | 21 | 24.4 | 11.8 |
| MOUNT WAVERLEY | 1600000 | 1550500 | 1670000 | 1550000 | 1570000 | 88 | 272 | -1.9 | 1.3 |
| MULGRAVE | 1120000 | 1077000 | 975000 | 1050000 | 1093000 | 70 | 192 | -2.4 | 4.1 |
| MURCHISON | 344500 [^] | 275000 [^] | 515000 [^] | 445000 [^] | 515000 [^] | 3 | 6 | 49.5 | 15.7 |
| MURRUMBEENA | 1690500 | 1670000 | 1885000 [^] | 1790000 | 1535000 | 12 | 37 | -9.2 | -14.2 |
| MURTOA | 331000 [^] | 331000 [*] | 262000 [^] | 280000 [^] | 135000 [^] | 2 | 13 | -59.2 | -51.8 |
| MYRTLEFORD | 585000 [^] | 550000 [^] | 595000 | 540000 | 580000 | 13 | 44 | -0.9 | 7.4 |
| NAGAMBIE | 505000 [^] | 620000 | 600500 | 635000 [^] | 505000 [^] | 5 | 26 | 0.0 | -20.5 |
| NAR NAR GOON NORTH | - | - | 735000 [^] | 955000 [^] | 699000 [^] | 5 | 9 | 0.0 | -26.8 |
| NARRE WARREN | 735000 | 720000 | 740000 | 750000 | 740000 | 89 | 275 | 0.7 | -1.3 |
| NARRE WARREN NORTH | 1510000 | 1730000 | 1510000 | 1692500 | 1767500 [^] | 8 | 37 | 17.1 | 4.4 |
| NARRE WARREN SOUTH | 805000 | 870000 | 802500 | 845000 | 822500 | 102 | 297 | 2.2 | -2.7 |
| NATHALIA | 370000 | 390000 [^] | 382500 [^] | 428800 [^] | 445000 [^] | 7 | 21 | 20.3 | 3.8 |
| NEERIM SOUTH | 630000 [^] | 555000 [^] | 617500 [^] | 680000 [^] | 570000 [^] | 3 | 12 | -9.5 | -16.2 |
| NEW GISBORNE | 820000 [^] | 745000 [^] | 1025000 [^] | 735000 [^] | 800000 [^] | 3 | 16 | -2.4 | 8.8 |
| NEWBOROUGH | 429000 | 450000 | 410000 | 437500 | 405000 | 37 | 106 | -5.6 | -7.4 |
| NEWCOMB | 575500 | 597300 | 608000 | 555800 | 553500 | 20 | 57 | -3.8 | -0.4 |
| NEWINGTON | 480000 [^] | 690000 | 600000 | 555000 | 750000 [^] | 4 | 24 | 56.3 | 35.1 |
| NEWLANDS ARM | 601000 [^] | 675000 [^] | 937500 [^] | 572500 [^] | 540000 [^] | 2 | 10 | -10.1 | -5.7 |
| NEWPORT | 1316000 | 1215000 | 1250000 | 1300000 | 1275000 | 38 | 110 | -3.1 | -1.9 |
| NEWTOWN (GREATER GEELONG) | 1072000 | 1338800 | 1295000 | 1260000 | 1177500 | 32 | 92 | 9.8 | -6.5 |
| NHILL | 202000 [^] | 199000 | 279000 | 320000 | 220000 | 13 | 39 | 8.9 | -31.3 |
| NICHOLS POINT | 557500 [^] | 517500 [^] | 880000 [^] | 731000 [^] | 652500 [^] | 5 | 8 | 17.0 | -10.7 |
| NIDDRIE | 1242500 | 1188800 | 1260000 | 1130000 | 1191500 | 25 | 73 | -4.1 | 5.4 |
| NOBLE PARK | 735000 | 755000 | 782500 | 785000 | 753000 | 34 | 141 | 2.4 | -4.1 |
| NOBLE PARK NORTH | 752500 | 758300 | 765000 | 800000 | 765000 | 12 | 48 | 1.7 | -4.4 |

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Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------|----------|----------|----------|----------|----------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| NORLANE | 450000 | 452500 | 479000 | 422500 | 461800 | 38 | 103 | 2.6 | 9.3 |
| NORTH BENDIGO | 520000 | 530000 | 479500 | 552000 | 415000 | 18 | 51 | -20.2 | -24.8 |
| NORTH GEELONG | 650000 | 616300^ | 620000 | 710000 | 647000 | 13 | 40 | -0.5 | -8.9 |
| NORTH MELBOURNE | 1460000 | 1155000 | 1221900 | 1190000 | 1742000^ | 8 | 37 | 19.3 | 46.4 |
| NORTH WONTHAGGI | 649500 | 558000 | 578200 | 545500 | 528500 | 16 | 51 | -18.6 | -3.1 |
| NORTHCOTE | 1722500 | 1600000 | 1737500 | 1526000 | 1729000 | 53 | 151 | 0.4 | 13.3 |
| NOTTING HILL | 1151000^ | 1144000^ | 1121000^ | 997500^ | 1294700^ | 4 | 11 | 12.5 | 29.8 |
| NUMURKAH | 310000 | 367500 | 350000^ | 402500 | 422500 | 18 | 45 | 36.3 | 5.0 |
| NUNAWADING | 1205000 | 1231500 | 1210200 | 1240000 | 1200000 | 27 | 96 | -0.4 | -3.2 |
| OAK PARK | 1127500 | 1245300^ | 1200000 | 1230000 | 969500 | 10 | 30 | -14.0 | -21.2 |
| OAKLEIGH | 1430000 | 1320000 | 1455000 | 1340500 | 1250000 | 15 | 52 | -12.6 | -6.8 |
| OAKLEIGH EAST | 1172500 | 1095000^ | 1255000^ | 1110000 | 1215000^ | 6 | 18 | 3.6 | 9.5 |
| OAKLEIGH SOUTH | 1170800 | 1233000 | 1252800 | 1271000 | 1200000 | 13 | 66 | 2.5 | -5.6 |
| OCEAN GROVE | 977500 | 980000 | 970000 | 982500 | 915000 | 69 | 223 | -6.4 | -6.9 |
| OFFICER | 725000 | 750000 | 713300 | 712000 | 730000 | 151 | 358 | 0.7 | 2.5 |
| OFFICER SOUTH | 830000^ | 809500^ | 780000 | 660500^ | 826000^ | 6 | 23 | -0.5 | 25.1 |
| OLINDA | 765000^ | 996000^ | 975000^ | 1065000^ | 895000^ | 4 | 18 | 17.0 | -16.0 |
| ORBOST | 336500^ | 325000 | 357000^ | 278500 | 395000^ | 8 | 31 | 17.4 | 41.8 |
| ORMOND | 1843000 | 1866000 | 1855500 | 1991000^ | 1630500^ | 6 | 30 | -11.5 | -18.1 |
| OSBORNE | 960000 | 1035000 | 1020000 | 934000 | 924500 | 20 | 59 | -3.7 | -1.0 |
| OUYEN | 165000^ | 208500^ | 195000^ | 240000^ | 270000^ | 2 | 14 | 63.6 | 12.5 |
| PAKENHAM | 645000 | 650000 | 661000 | 670500 | 637500 | 246 | 735 | -1.2 | -4.9 |
| PARADISE BEACH | 357500^ | 375000^ | 245000^ | 460000^ | 320000^ | 4 | 14 | -10.5 | -30.4 |
| PARK ORCHARDS | 1810000^ | 1760000^ | 1910000^ | 2405000^ | 1900000^ | 9 | 19 | 5.0 | -21.0 |
| PARKDALE | 1520000 | 1390500 | 1700000 | 1505000 | 1450000 | 25 | 94 | -4.6 | -3.7 |
| PARKVILLE | 2477000^ | 3120000^ | 1575000^ | 1642000^ | 1982500^ | 4 | 15 | -20.0 | 20.7 |
| PASCOE VALE | 1190000 | 965000 | 1040000 | 1050000 | 1000000 | 32 | 120 | -16.0 | -4.8 |
| PASCOE VALE SOUTH | 1115000 | 1105000 | 1295000 | 1050000 | 1230000 | 22 | 60 | 10.3 | 17.1 |
| PATTERSON GARDENS | 1283800^ | 1237500^ | 1450000^ | 1265000^ | 1026000^ | 6 | 13 | -20.1 | -18.9 |
| PATTERSON LAKES | 1300000 | 1550000 | 1578500 | 1230000 | 1525000 | 20 | 54 | 17.3 | 24.0 |
| PAYNESVILLE | 530000 | 490000 | 470000 | 545000 | 535000 | 21 | 78 | 0.9 | -1.8 |
| PEARCEDALE | 945000^ | 745000^ | 895000^ | 935000 | 805000 | 12 | 31 | -14.8 | -13.9 |
| PENSHURST | 310000^ | 245000^ | 265000^ | 265000* | 332500^ | 4 | 7 | 7.3 | NA |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|----------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| PIONEER BAY | 540000 [^] | 700000 [^] | 605000 [^] | 525000 [^] | 588800 [^] | 6 | 16 | 9.0 | 12.1 |
| PLENTY | 1595000 [^] | 1765000 [^] | 1525000 [^] | 1697500 [^] | 1480000 [^] | 1 | 6 | -7.2 | -12.8 |
| POINT COOK | 775000 | 770000 | 810000 | 770000 | 781000 | 192 | 550 | 0.8 | 1.4 |
| POINT LONSDALE | 1252500 | 1220000 | 1405000 | 1147000 | 1225000 | 16 | 51 | -2.2 | 6.8 |
| POREPUNKAH | 979000 [^] | 995000 [^] | 740000 [^] | 820000 [^] | 1250000 [^] | 1 | 9 | 27.7 | 52.4 |
| PORT FAIRY | 950000 [^] | 875000 [^] | 1200000 | 788500 | 830000 [^] | 9 | 32 | -12.6 | 5.3 |
| PORT MELBOURNE | 1565000 | 1850000 | 1600000 | 1720000 | 1475000 | 31 | 96 | -5.8 | -14.2 |
| PORTARLINGTON | 972500 | 970000 | 1020000 | 878500 | 852500 | 13 | 58 | -12.3 | -3.0 |
| PORTLAND | 397500 | 457500 | 400000 | 440000 | 425000 | 51 | 136 | 6.9 | -3.4 |
| PORTSEA | 3225000 [^] | 3250000 | 3190000 | 2830000 [^] | 1950000 [^] | 5 | 20 | -39.5 | -31.1 |
| PRAHRAN | 1746000 | 2107500 | 1731000 | 1500000 | 1313000 | 23 | 90 | -24.8 | -12.5 |
| PRESTON | 1140000 | 1180000 | 1170000 | 1262000 | 1172500 | 76 | 230 | 2.9 | -7.1 |
| PRINCES HILL | 1230000 [^] | 2025000 [^] | 2350000 [^] | 1577500 | 1787500 [^] | 6 | 23 | 45.3 | 13.3 |
| PYRAMID HILL | 182500 [^] | 270000 [^] | 212500 [^] | 315000 [^] | 270000 [^] | 1 | 5 | 47.9 | -14.3 |
| QUARRY HILL | 580000 [^] | 601000 | 757500 | 612500 | 652500 | 10 | 30 | 12.5 | 6.5 |
| QUEENSCLIFF | 1637500 [^] | 1565000 [^] | 1300000 [^] | 1200000 [^] | 1265000 [^] | 6 | 13 | -22.7 | 5.4 |
| RAINBOW | 195000 [^] | 240000 [^] | 235000 [^] | 225000 [^] | 160000 [^] | 2 | 9 | -17.9 | -28.9 |
| RAYMOND ISLAND | 610000 [^] | 540000 [^] | 505000 [^] | 380000 [^] | 430000 [^] | 3 | 13 | -29.5 | 13.2 |
| RED CLIFFS | 285000 | 337500 | 400000 | 340000 | 395000 | 17 | 55 | 38.6 | 16.2 |
| REDAN | 490500 | 540000 | 432000 | 472500 | 425000 | 14 | 41 | -13.4 | -10.1 |
| RESEARCH | 1029900 [^] | 1342500 [^] | 1107000 [^] | 1900000 [^] | 1450000 [^] | 1 | 10 | 40.8 | -23.7 |
| RESERVOIR | 870800 | 895000 | 918500 | 900000 | 902500 | 112 | 357 | 3.6 | 0.3 |
| RICHMOND | 1426000 | 1308000 | 1470000 | 1360000 | 1462000 | 87 | 226 | 2.5 | 7.5 |
| RIDDELLS CREEK | 825000 [^] | 940000 [^] | 900000 | 795000 [^] | 800000 [^] | 7 | 26 | -3.0 | 0.6 |
| RINGWOOD | 995000 | 1000000 | 1067800 | 1042000 | 1018000 | 47 | 124 | 2.3 | -2.3 |
| RINGWOOD EAST | 1110000 | 970500 | 1215000 | 975000 | 1067500 | 24 | 67 | -3.8 | 9.5 |
| RINGWOOD NORTH | 1225000 | 1320000 | 1313800 | 1225000 | 1185000 | 26 | 88 | -3.3 | -3.3 |
| RIPPLESIDE | 1275000 [^] | 1110000 [^] | 1205000 [^] | 1055000 [^] | 1185000 [^] | 1 | 8 | -7.1 | 12.3 |
| RIPPONLEA | 1065000 [^] | 1065000 [*] | 1495000 [^] | 2010000 [^] | 2325000 [^] | 6 | 10 | 118.3 | 15.7 |
| ROBINVALE | 340000 | 350000 [^] | 400000 | 385000 | 381500 [^] | 6 | 29 | 12.2 | -0.9 |
| ROCHESTER | 270000 | 270000 | 490000 [^] | 220000 | 220000 | 10 | 32 | -18.5 | 0.0 |
| ROCKBANK | 632500 | 600000 | 635000 | 637500 | 630000 | 59 | 159 | -0.4 | -1.2 |
| ROMSEY | 762300 | 770000 | 750000 | 705100 | 825000 | 14 | 46 | 8.2 | 17.0 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| ROSANNA | 1275000 | 1312500 | 1316000 | 1500000 | 1375000 | 31 | 75 | 7.8 | -8.3 |
| ROSEBUD | 765000 | 720000 | 700000 | 732500 | 735000 | 48 | 156 | -3.9 | 0.3 |
| ROSEBUD SOUTH | 1110000 | 966000 | 940000 | 1095000 | 850000 | 19 | 52 | -23.4 | -22.4 |
| ROSEDALE | 433800 [^] | 520000 [^] | 585000 [^] | 565000 [^] | 420000 | 11 | 19 | -3.2 | -25.7 |
| ROWVILLE | 1160000 | 1098000 | 1130000 | 1054100 | 1016000 | 88 | 236 | -12.4 | -3.6 |
| ROXBURGH PARK | 622500 | 642500 | 675000 | 670000 | 650000 | 73 | 203 | 4.4 | -3.0 |
| RUSHWORTH | 392000 [^] | 369000 [^] | 405000 [^] | 296300 [^] | 437500 [^] | 4 | 11 | 11.6 | 47.7 |
| RUTHERGLEN | 444500 | 490000 [^] | 482000 [^] | 545000 | 555000 [^] | 9 | 30 | 24.9 | 1.8 |
| RYE | 1080000 | 1141000 | 1120000 | 1075000 | 1000000 | 74 | 213 | -7.4 | -7.0 |
| SAFETY BEACH | 1122500 | 1285000 | 1250000 | 1200000 | 1170000 | 27 | 68 | 4.2 | -2.5 |
| SAILORS GULLY | 430000 [^] | 465000 [^] | 700000 [^] | 500000 [^] | 495000 [^] | 2 | 8 | 15.1 | -1.0 |
| SALE | 520000 | 517000 | 479000 | 482500 | 505000 | 65 | 181 | -2.9 | 4.7 |
| SAN REMO | 945000 [^] | 890000 [^] | 940000 [^] | 989500 [^] | 900000 [^] | 7 | 20 | -4.8 | -9.0 |
| SANCTUARY LAKES | 720500 | 748000 | 752500 | 721000 | 750000 | 125 | 358 | 4.1 | 4.0 |
| SANDHURST | 1082500 | 1085500 | 992500 | 997000 | 1008500 | 21 | 78 | -6.8 | 1.2 |
| SANDRINGHAM | 2115000 | 2180000 | 2020000 | 2057500 | 2102500 | 16 | 66 | -0.6 | 2.2 |
| SASSAFRAS | 894500 [^] | 860000 [^] | 1150000 [^] | 860000 [^] | 915000 [^] | 3 | 11 | 2.3 | 6.4 |
| SCORESBY | 935000 | 990000 | 960500 [^] | 961000 | 957000 | 16 | 46 | 2.4 | -0.4 |
| SEA LAKE | 135000 [^] | 258500 [^] | 142500 [^] | 290000 [^] | 162000 [^] | 2 | 14 | 20.0 | -44.1 |
| SEABROOK | 745000 | 735000 | 765000 | 770000 [^] | 749500 | 21 | 51 | 0.6 | -2.7 |
| SEAFORD | 835000 | 865000 | 850000 | 845000 | 850000 | 57 | 145 | 1.8 | 0.6 |
| SEAHOLME | 1420000 [^] | 1525000 [^] | 1485500 [^] | 1260000 [^] | 1245000 [^] | 9 | 24 | -12.3 | -1.2 |
| SEBASTOPOL | 435000 | 451500 | 425000 | 401000 | 420000 | 63 | 159 | -3.4 | 4.7 |
| SEDDON | 1077500 | 1050000 | 1100000 | 1100000 | 1195000 | 23 | 65 | 10.9 | 8.6 |
| SELBY | 860000 [^] | 480000 [^] | 900000 [^] | 657000 [^] | 945000 [^] | 3 | 7 | 9.9 | 43.8 |
| SEVILLE | 824800 [^] | 817500 [^] | 871500 [^] | 851000 [^] | 773800 [^] | 8 | 18 | -6.2 | -9.1 |
| SEYMOUR | 420000 | 480000 | 450000 | 425000 | 482500 | 26 | 78 | 14.9 | 13.5 |
| SHEPPARTON | 435000 | 450700 | 480000 | 443000 | 450000 | 127 | 394 | 3.4 | 1.6 |
| SHEPPARTON NORTH | 632500 [^] | 665500 [^] | 599000 [^] | 860000 | 625000 [^] | 7 | 23 | -1.2 | -27.3 |
| SHOREHAM | 2250000 [^] | 2262500 [^] | 1770000 [^] | 1770000 [*] | 1770000 [*] | 0 | 5 | NA | NA |
| SKYE | 780000 | 747800 | 753300 | 800000 | 778800 | 26 | 79 | -0.2 | -2.7 |
| SMITHS BEACH | 1040000 [^] | 840000 [^] | 1058500 [^] | 825000 [^] | 811200 [^] | 4 | 11 | -22.0 | -1.7 |
| SMYTHES CREEK | 530000 [^] | 600000 [^] | 515000 [^] | 540000 [^] | 539000 | 14 | 23 | 1.7 | -0.2 |

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^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales | No. of | Change (%) | |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------|--------|------------|---------|
| | 2023 | 2023 | 2024 | 2024 | 2024 | Jul-Sep | Sales | Jul-Sep | Apr-Jun |
| | | | | | | 2024 | 2024 | 2023 | 2024 |
| | | | | | | | | to | to |
| | | | | | | | | Jul-Sep | Jul-Sep |
| | | | | | | | | 2024 | 2024 |
| SMYTHESDALE | 572000 [^] | 750000 [^] | 505000 [^] | 511800 [^] | 525000 [^] | 5 | 8 | -8.2 | 2.6 |
| SOLDIERS HILL | 485000 | 537500 | 570000 | 660000 | 585000 | 22 | 58 | 20.6 | -11.4 |
| SOMERS | 1612500 | 1550000 [^] | 1143800 | 1345000 [^] | 1280000 [^] | 7 | 24 | -20.6 | -4.8 |
| SOMERVILLE | 727500 | 802500 | 880000 | 782000 | 862500 | 29 | 95 | 18.6 | 10.3 |
| SORRENTO | 2200000 | 2145000 | 2380000 | 2050000 | 1856300 | 20 | 74 | -15.6 | -9.5 |
| SOUTH GEELONG | 950000 [^] | 902500 [^] | 952500 [^] | 867500 [^] | 867500 [*] | 0 | 11 | NA | NA |
| SOUTH KINGSVILLE | 1344800 | 865000 [^] | 1092500 [^] | 1065000 [^] | 1060000 [^] | 4 | 17 | -21.2 | -0.5 |
| SOUTH MELBOURNE | 1402500 | 1695000 | 1725000 | 1616300 | 1317500 | 24 | 66 | -6.1 | -18.5 |
| SOUTH MORANG | 726000 | 745000 | 780000 | 750000 | 737500 | 96 | 259 | 1.6 | -1.7 |
| SOUTH YARRA | 2420000 | 2409000 | 2325000 | 2203800 | 1551500 | 29 | 88 | -35.9 | -29.6 |
| SPOTSWOOD | 1160000 [^] | 1105000 | 1200000 [^] | 1120000 | 1032000 [^] | 9 | 31 | -11.0 | -7.9 |
| SPRING GULLY | 775000 [^] | 797500 [^] | 650000 [^] | 632500 | 590000 | 15 | 34 | -23.9 | -6.7 |
| SPRINGVALE | 860000 | 886500 | 860000 | 855000 | 826500 | 32 | 76 | -3.9 | -3.3 |
| SPRINGVALE SOUTH | 792500 | 800000 | 840300 | 846000 | 882500 | 18 | 49 | 11.4 | 4.3 |
| ST ALBANS | 650000 | 647000 | 651000 | 650000 | 660000 | 84 | 260 | 1.5 | 1.5 |
| ST ALBANS PARK | 585000 | 565000 | 562500 | 600000 [^] | 575000 | 23 | 45 | -1.7 | -4.2 |
| ST ANDREWS BEACH | 1500000 [^] | 1620000 [^] | 3500000 [^] | 1450000 [^] | 1670500 [^] | 2 | 8 | 11.4 | 15.2 |
| ST ARNAUD | 300000 [^] | 285200 | 242000 [^] | 242500 | 330000 | 17 | 36 | 10.0 | 36.1 |
| ST HELENA | 1175000 [^] | 1200000 [^] | 1176000 [^] | 1230000 [^] | 1087500 [^] | 7 | 23 | -7.4 | -11.6 |
| ST KILDA | 1362500 | 1600000 | 1463000 | 1435000 | 1538000 | 15 | 58 | 12.9 | 7.2 |
| ST KILDA EAST | 1952500 | 1598000 | 2110000 | 1560000 | 1517500 | 22 | 54 | -22.3 | -2.7 |
| ST KILDA WEST | 2855000 [^] | 2475000 | 4085500 [^] | 1445000 [^] | 1910000 [^] | 4 | 13 | -33.1 | 32.2 |
| ST LEONARDS | 750000 | 750000 | 725000 | 705000 | 740000 | 43 | 106 | -1.3 | 5.0 |
| STANHOPE | 325000 [^] | 385000 [^] | 410000 [^] | 337500 [^] | 314000 [^] | 6 | 11 | -3.4 | -7.0 |
| STAWELL | 342500 | 289000 | 310000 | 315000 | 305000 | 31 | 95 | -10.9 | -3.2 |
| STRATFORD | 480000 [^] | 475000 | 420000 [^] | 450000 | 525000 | 11 | 26 | 9.4 | 16.7 |
| STRATHDALE | 575000 | 635000 | 597500 | 680000 | 625000 | 22 | 67 | 8.7 | -8.1 |
| STRATHFIELDSAYE | 756000 | 677500 | 690000 | 633500 | 693000 | 34 | 78 | -8.3 | 9.4 |
| STRATHMERTON | 432500 [*] | 432500 [*] | 330000 [^] | 330000 [^] | 469300 [^] | 2 | 10 | NA | 42.2 |
| STRATHMORE | 1380000 | 1395000 | 1431000 | 1535000 | 1670000 | 30 | 77 | 21.0 | 8.8 |
| STRATHMORE HEIGHTS | 1100000 [^] | 940000 [^] | 1050000 [^] | 910000 [^] | 910000 [*] | 0 | 8 | NA | NA |
| STRATHTULLOH | 665000 | 612500 | 629000 | 634500 | 654000 | 51 | 153 | -1.7 | 3.1 |
| STUDFIELD | 1170000 | 943500 | 953000 [^] | 1085000 [^] | 1027500 | 10 | 23 | -12.2 | -5.3 |

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MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|---------------------------|---------|---------|---------|---------|---------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| SUNBURY | 660000 | 650000 | 650000 | 670000 | 677500 | 214 | 630 | 2.7 | 1.1 |
| SUNDERLAND BAY | 652500^ | 685000^ | 575000^ | 640000^ | 625000^ | 1 | 11 | -4.2 | -2.3 |
| SUNSET STRIP | 730000^ | 700000^ | 640000^ | 665000^ | 687500^ | 2 | 10 | -5.8 | 3.4 |
| SUNSHINE | 746000 | 805000 | 840000 | 815000 | 800000 | 25 | 72 | 7.2 | -1.8 |
| SUNSHINE NORTH | 740000 | 748000 | 730000 | 742000 | 777500 | 26 | 74 | 5.1 | 4.8 |
| SUNSHINE WEST | 693300 | 723000 | 685000 | 680000 | 675500 | 55 | 141 | -2.6 | -0.7 |
| SURF BEACH | 750000^ | 817500^ | 802500^ | 705000^ | 728000^ | 3 | 12 | -2.9 | 3.3 |
| SURREY HILLS | 2510000 | 2409000 | 2350000 | 2310000 | 2176000 | 34 | 134 | -13.3 | -5.8 |
| SWAN HILL | 401000 | 438800 | 497000 | 480000 | 452500 | 46 | 151 | 12.8 | -5.7 |
| SYDENHAM | 750000 | 751500 | 757000 | 702500 | 685000 | 25 | 62 | -8.7 | -2.5 |
| SYNDAL | 2202500 | 1725000 | 1775000 | 2110000 | 1950500 | 16 | 38 | -11.4 | -7.6 |
| TALLANGATTA | 510000^ | 509500^ | 445000^ | 500000^ | 460000^ | 6 | 13 | -9.8 | -8.0 |
| TANGAMBALANGA | 650000^ | 649500^ | 795000^ | 672000^ | 672500^ | 4 | 16 | 3.5 | 0.1 |
| TARNEIT | 647800 | 650000 | 655000 | 645000 | 645000 | 407 | 1,161 | -0.4 | 0.0 |
| TATURA | 495000 | 447500 | 440000 | 510000 | 400000 | 14 | 46 | -19.2 | -21.6 |
| TAWONGA SOUTH | 800000^ | 383100^ | 720000^ | 630000^ | 596500^ | 6 | 15 | -25.4 | -5.3 |
| TAYLORS HILL | 896000 | 941000 | 891000 | 919000 | 855000 | 24 | 97 | -4.6 | -7.0 |
| TAYLORS LAKES | 940000 | 933800 | 945000 | 988500 | 935000 | 30 | 97 | -0.5 | -5.4 |
| TECOMA | 935900^ | 826000 | 910000 | 815000^ | 835000 | 10 | 28 | -10.8 | 2.5 |
| TEMPLESTOWE | 1735000 | 1782800 | 1625000 | 1575000 | 1613000 | 39 | 105 | -7.0 | 2.4 |
| TEMPLESTOWE LOWER | 1410000 | 1370500 | 1440000 | 1385000 | 1355000 | 41 | 115 | -3.9 | -2.2 |
| TERANG | 400000 | 330000^ | 440000^ | 382500 | 450000^ | 7 | 28 | 12.5 | 17.6 |
| THE BASIN | 840000 | 853000 | 917500 | 870000 | 885000 | 16 | 48 | 5.4 | 1.7 |
| THOMASTOWN | 696000 | 696000 | 738900 | 719000 | 728800 | 74 | 173 | 4.7 | 1.4 |
| THOMSON (GREATER GEELONG) | 500000^ | 525000^ | 515000^ | 557300 | 558000^ | 9 | 30 | 11.6 | 0.1 |
| THORNBURY | 1428000 | 1412500 | 1460000 | 1400000 | 1500000 | 40 | 122 | 5.0 | 7.1 |
| THORNHILL PARK | 600000 | 606500 | 607000 | 599300 | 575000 | 52 | 167 | -4.2 | -4.0 |
| TIMBOON | 485500^ | 425000^ | 534500^ | 545000^ | 430000^ | 3 | 11 | -11.4 | -21.1 |
| TONGALA | 392500^ | 470000^ | 415000^ | 493800^ | 443000^ | 5 | 14 | 12.9 | -10.3 |
| TOONGABBIE | 585000^ | 660000^ | 625000^ | 638000^ | 548800^ | 2 | 9 | -6.2 | -14.0 |
| TOORADIN | 910000^ | 947500^ | 832500^ | 800000^ | 830000^ | 5 | 10 | -8.8 | 3.8 |
| TOORAK | 6300000 | 6550000 | 6474500 | 5015000 | 3830000 | 15 | 66 | -39.2 | -23.6 |
| TOOTGAROOK | 880000 | 945000 | 865000 | 1035000 | 790000 | 13 | 64 | -10.2 | -23.7 |

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MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales | No. of | Change (%) | |
|----------------------|----------|----------|----------|---------|----------|--------------|--------|------------|---------|
| | 2023 | 2023 | 2024 | 2024 | 2024 | Jul-Sep | Sales | Jul-Sep | Apr-Jun |
| | | | | | | 2024 | 2024 | 2023 | 2024 |
| | | | | | | | | to | to |
| | | | | | | | | Jul-Sep | Jul-Sep |
| | | | | | | | | 2024 | 2024 |
| TORQUAY | 1255000 | 1206000 | 1290000 | 1207500 | 1117500 | 66 | 215 | -11.0 | -7.5 |
| TRAFALGAR | 560000 | 550000 | 580000 | 590000 | 535000 | 17 | 55 | -4.5 | -9.3 |
| TRARALGON | 500000 | 515000 | 540000 | 485000 | 504500 | 138 | 396 | 0.9 | 4.0 |
| TRARALGON EAST | 832500^ | 727500^ | 645000^ | 850000^ | 700000^ | 5 | 7 | -15.9 | -17.6 |
| TRENTHAM | 877500^ | 1060000^ | 1287500 | 782500^ | 750000^ | 9 | 25 | -14.5 | -4.2 |
| TRUGANINA | 662000 | 645000 | 650000 | 640500 | 648000 | 220 | 639 | -2.1 | 1.2 |
| TULLAMARINE | 720000 | 730000 | 700000 | 724500 | 741500 | 14 | 55 | 3.0 | 2.3 |
| TUNGAMAH | - | 370000^ | 250000^ | 170000^ | 273000^ | 1 | 8 | 0.0 | 60.6 |
| TYABB | 705000^ | 825000^ | 872500^ | 860000^ | 715000 | 14 | 23 | 1.4 | -16.9 |
| UNDERBOOL | 75000^ | 75000* | 165800^ | 147500^ | 147500* | 0 | 8 | NA | NA |
| UPPER FERNTREE GULLY | 925000 | 890000 | 835000^ | 844200^ | 797500 | 12 | 29 | -13.8 | -5.5 |
| UPWEY | 1057000 | 960000 | 940000 | 842500 | 855100 | 20 | 69 | -19.1 | 1.5 |
| VENTNOR | 808500^ | 771000^ | 865000^ | 805000 | 780000^ | 9 | 24 | -3.5 | -3.1 |
| VENUS BAY | 577500 | 600000 | 620000 | 522900 | 466000 | 14 | 47 | -19.3 | -10.9 |
| VERMONT | 1300000 | 1205000 | 1241000 | 1334000 | 1193000 | 20 | 80 | -8.2 | -10.6 |
| VERMONT SOUTH | 1500000 | 1533000 | 1561000 | 1460000 | 1465500 | 28 | 86 | -2.3 | 0.4 |
| VIEWBANK | 1191000 | 1220000 | 1225000 | 1218000 | 1140000 | 24 | 68 | -4.3 | -6.4 |
| VIOLET TOWN | 570000^ | 520000^ | 480000^ | 360000^ | 540000^ | 4 | 11 | -5.3 | 50.0 |
| WAHGUNYAH | 255000^ | 310000^ | 520000^ | 519500^ | 645000^ | 3 | 8 | 152.9 | 24.2 |
| WALLAN | 644000 | 620000 | 605000 | 652500 | 630000 | 44 | 133 | -2.2 | -3.4 |
| WALLAN EAST | 626000 | 605000 | 595000 | 600000 | 635000 | 38 | 102 | 1.4 | 5.8 |
| WANDANA HEIGHTS | 998000 | 1090000^ | 860000^ | 930000^ | 876300^ | 4 | 20 | -12.2 | -5.8 |
| WANDIN NORTH | 710000^ | 765000^ | 880000^ | 950000^ | 847000^ | 9 | 18 | 19.3 | -10.8 |
| WANGARATTA | 532500 | 522500 | 547500 | 525000 | 512500 | 69 | 230 | -3.8 | -2.4 |
| WANTIRNA | 1150000 | 1180000 | 1084000 | 1090000 | 1095000 | 41 | 117 | -4.8 | 0.5 |
| WANTIRNA SOUTH | 1443000 | 1355000 | 1288000 | 1260000 | 1300000 | 57 | 141 | -9.9 | 3.2 |
| WARBURTON | 714400 | 616300 | 592500 | 608500 | 700000^ | 9 | 29 | -2.0 | 15.0 |
| WARRACKNABEAL | 262000 | 218500 | 247000 | 180000^ | 199500 | 16 | 44 | -23.9 | 10.8 |
| WARRAGUL | 655000 | 651300 | 630000 | 640000 | 648800 | 94 | 293 | -1.0 | 1.4 |
| WARRANTYTE | 1166000 | 1215000 | 1550000^ | 1465500 | 1380000 | 12 | 29 | 18.4 | -5.8 |
| WARRANWOOD | 1230000 | 1270000^ | 1231800 | 1380000 | 1280000 | 11 | 44 | 4.1 | -7.2 |
| WARRNAMBOOL | 560000 | 616000 | 570000 | 602500 | 586000 | 103 | 338 | 4.6 | -2.7 |
| WATERWAYS | 1750000^ | 1680000^ | 1688000^ | 1573500 | 1475500^ | 4 | 21 | -15.7 | -6.2 |

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| WATSONIA | 927500 | 963500 | 1005000 [^] | 900800 | 980000 | 17 | 40 | 5.7 | 8.8 |
| WATSONIA NORTH | 990000 | 920300 | 963500 [^] | 920800 | 897500 [^] | 6 | 24 | -9.3 | -2.5 |
| WATTLE GLEN | 933000 [^] | 877500 [^] | 1232000 [^] | 1085000 [^] | 1050000 [^] | 3 | 11 | 12.5 | -3.2 |
| WAURN PONDS | 740000 | 845000 | 790000 [^] | 760000 | 792900 | 16 | 46 | 7.2 | 4.3 |
| WEDDERBURN | 230000 [^] | 305000 [^] | 212500 [^] | 305000 [^] | 349000 [^] | 3 | 11 | 51.7 | 14.4 |
| WEIR VIEWS | 560000 | 575000 | 575000 | 565000 | 568300 | 52 | 130 | 1.5 | 0.6 |
| WENDOUREE | 483800 | 452500 | 435000 | 440000 | 435000 | 51 | 127 | -10.1 | -1.1 |
| WENDOUREE WEST | 175000 [^] | 377500 [^] | 325000 | 362500 [^] | 357500 | 16 | 33 | 104.3 | -1.4 |
| WERRIBEE | 616500 | 612300 | 610000 | 628500 | 618500 | 244 | 706 | 0.3 | -1.6 |
| WERRIBEE SOUTH | 881000 [^] | 955000 [^] | 900000 | 931000 [^] | 812500 [^] | 4 | 16 | -7.8 | -12.7 |
| WEST FOOTSCRAY | 950000 | 912500 | 908000 | 1015000 | 925000 | 23 | 89 | -2.6 | -8.9 |
| WEST MELBOURNE | 1330000 [^] | 1215000 [^] | 1175000 [^] | 1075500 [^] | 1299000 [^] | 3 | 11 | -2.3 | 20.8 |
| WEST WODONGA | 545000 | 515000 | 565000 | 549000 | 545000 | 62 | 164 | 0.0 | -0.7 |
| WESTALL | 900000 | 861600 | 895500 | 887500 | 866800 | 16 | 42 | -3.7 | -2.3 |
| WESTGARTH | 2075000 | 1670000 | 1725000 | 1862500 | 1750000 [^] | 7 | 36 | -15.7 | -6.0 |
| WESTMEADOWS | 731000 | 700000 | 662500 | 765500 | 650000 | 19 | 45 | -11.1 | -15.1 |
| WHEELERS HILL | 1472500 | 1600000 | 1525000 | 1396000 | 1375000 | 57 | 157 | -6.6 | -1.5 |
| WHITE HILLS | 496100 | 547000 | 546000 | 485000 | 522500 | 15 | 49 | 5.3 | 7.7 |
| WHITTINGTON | 495000 [^] | 500000 [^] | 535000 | 507500 | 528300 | 20 | 44 | 6.7 | 4.1 |
| WHITTLESEA | 778500 | 710500 | 670000 | 742500 | 675000 | 16 | 57 | -13.3 | -9.1 |
| WILLIAMS LANDING | 802800 | 740000 | 801000 | 800000 | 781500 | 45 | 128 | -2.6 | -2.3 |
| WILLIAMSTOWN | 1627500 | 1687500 | 1640000 | 1600000 | 1480500 | 42 | 124 | -9.0 | -7.5 |
| WILLIAMSTOWN NORTH | 1612500 [^] | 1000000 [^] | 1115000 [^] | 1410000 [^] | 1300000 [^] | 1 | 5 | -19.4 | -7.8 |
| WIMBLEDON HEIGHTS | 565000 [^] | 650000 [^] | 599000 [^] | 615000 [^] | 476000 [^] | 2 | 10 | -15.8 | -22.6 |
| WINCHELSEA | 635000 | 670000 | 740000 [^] | 740000 | 591000 | 12 | 36 | -6.9 | -20.1 |
| WINDSOR | 1525000 | 1650000 | 1385000 | 1635000 | 1260000 | 18 | 51 | -17.4 | -22.9 |
| WINTER VALLEY | 550000 | 590000 | 575000 | 537000 | 555000 | 45 | 116 | 0.9 | 3.4 |
| WODONGA | 540000 | 559000 | 525000 | 523000 | 546000 | 78 | 264 | 1.1 | 4.4 |
| WOLLERT | 710000 | 705000 | 690800 | 695000 | 682500 | 188 | 530 | -3.9 | -1.8 |
| WONGA PARK | 1560000 | 1271000 [^] | 1447500 | 1224000 [^] | 1300000 | 12 | 29 | -16.7 | 6.2 |
| WONTHAGGI | 522500 | 520000 | 580000 | 590000 | 520000 | 34 | 75 | -0.5 | -11.9 |
| WOODEND | 1100000 | 1030000 | 857500 | 937500 | 967500 | 10 | 51 | -12.0 | 3.2 |
| WOOLAMAI WATERS | 765000 | 752500 | 752500 | 790000 [^] | 676300 | 12 | 35 | -11.6 | -14.4 |

[^] means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales | No. of | Change (%) | |
|----------------|---------------------|----------------------|----------------------|---------------------|---------------------|--------------|--------|------------|---------|
| | 2023 | 2023 | 2024 | 2024 | 2024 | Jul-Sep | Sales | Jul-Sep | Apr-Jun |
| | | | | | | 2024 | 2024 | 2023 | 2024 |
| | | | | | | | | to | to |
| | | | | | | | | Jul-Sep | Jul-Sep |
| | | | | | | | | 2024 | 2024 |
| WOORI YALLOCK | 630000 | 704200 [^] | 635000 | 642500 | 690000 | 13 | 46 | 9.5 | 7.4 |
| WY YUNG | 580000 [^] | 607500 [^] | 518500 [^] | 476300 [^] | 525000 [^] | 6 | 12 | -9.5 | 10.2 |
| WYNDHAM VALE | 600000 | 599900 | 589900 | 575500 | 590000 | 131 | 379 | -1.7 | 2.5 |
| YACKANDANDAH | 725000 [^] | 770000 [^] | 580000 [^] | 747000 [^] | 820000 [^] | 5 | 8 | 13.1 | 9.8 |
| YALLAMBIE | 950000 [^] | 1066000 [^] | 1010000 [^] | 1025000 | 960000 | 15 | 35 | 1.1 | -6.3 |
| YALLOURN NORTH | 315000 [^] | 310000 [^] | 299000 [^] | 273800 [^] | 340000 | 10 | 19 | 7.9 | 24.2 |
| YARRA GLEN | 785000 [^] | 800000 [^] | 740000 [^] | 870000 | 815000 [^] | 5 | 22 | 3.8 | -6.3 |
| YARRA JUNCTION | 738000 | 685000 [^] | 700000 | 715000 [^] | 767500 | 10 | 30 | 4.0 | 7.3 |
| YARRAGON | 640000 | 649000 [^] | 610000 [^] | 612500 [^] | 550000 [^] | 6 | 21 | -14.1 | -10.2 |
| YARRAM | 407500 [^] | 347500 | 427500 | 375000 | 400000 [^] | 7 | 31 | -1.8 | 6.7 |
| YARRAVILLE | 1100000 | 1085000 | 1160000 | 1113000 | 1172500 | 54 | 171 | 6.6 | 5.3 |
| YARRAWONGA | 620000 | 670000 | 655000 | 652500 | 600000 | 33 | 122 | -3.2 | -8.0 |
| YEA | 615000 [^] | 507500 [^] | 545000 | 550000 [^] | 575000 [^] | 6 | 25 | -6.5 | 4.5 |
| YINNAR | 569500 [^] | 560000 [^] | 480000 [^] | 445000 [^] | 468500 [^] | 4 | 15 | -17.7 | 5.3 |

[^] means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| ABBOTSFORD | 595000 | 499000 | 505000 | 512500 | 522300 | 82 | 273 | -12.2 | 1.9 |
| ABERFELDIE | 1017500 [^] | 750000 [^] | 696500 [^] | 846000 [^] | 428200 | 11 | 22 | -57.9 | -49.4 |
| AIRPORT WEST | 636000 | 630000 | 647500 | 665000 | 670000 | 26 | 71 | 5.3 | 0.8 |
| ALBERT PARK | 1190000 [^] | 1333500 [^] | 1227500 [^] | 1970000 [^] | 1212500 [^] | 2 | 16 | 1.9 | -38.5 |
| ALBION | 340000 | 250000 | 437500 | 295500 | 342500 | 18 | 44 | 0.7 | 15.9 |
| ALFREDTON | 320000 [^] | 455000 [^] | 381000 [^] | 780000 [^] | 448000 [^] | 9 | 16 | 40.0 | -42.6 |
| ALPHINGTON | 857500 | 850000 | 760000 | 770000 | 725000 | 32 | 75 | -15.5 | -5.8 |
| ALTONA | 710000 | 685000 | 714300 | 635000 | 660000 | 45 | 129 | -7.0 | 3.9 |
| ALTONA EAST | 920000 [^] | 825000 | 727000 [^] | 820000 [^] | 750000 [^] | 3 | 16 | -18.5 | -8.5 |
| ALTONA MEADOWS | 540000 [^] | 585000 [^] | 542500 [^] | 593000 [^] | 505000 [^] | 3 | 15 | -6.5 | -14.8 |
| ALTONA NORTH | 805000 | 890000 | 708300 | 755000 | 715000 | 22 | 64 | -11.2 | -5.3 |
| ARARAT | 335000 [^] | 270300 [^] | 321000 [^] | 300000 [^] | 300000 [^] | 3 | 10 | -10.4 | 0.0 |
| ARDEER | 559500 [^] | 617500 [^] | 545000 [^] | 587500 [^] | 575000 [^] | 7 | 20 | 2.8 | -2.1 |
| ARMADALE | 840000 | 794000 | 768500 | 725000 | 620000 | 52 | 156 | -26.2 | -14.5 |
| ASCOT VALE | 530000 | 555000 | 490000 | 538000 | 517500 | 34 | 107 | -2.4 | -3.8 |
| ASHBURTON | 1296000 | 1600000 [^] | 1120900 [^] | 1260000 | 1515000 [^] | 5 | 24 | 16.9 | 20.2 |
| ASHWOOD | 884000 | 1144000 | 1222000 | 1240000 | 1345000 | 20 | 54 | 52.1 | 8.5 |
| ASPENDALE | 940000 | 760000 [^] | 807500 | 1007500 [^] | 810000 | 15 | 41 | -13.8 | -19.6 |
| AVONDALE HEIGHTS | 613500 | 680000 [^] | 637500 [^] | 703000 | 690000 [^] | 5 | 25 | 12.5 | -1.8 |
| BACCHUS MARSH | 480000 | 430000 [^] | 435000 [^] | 465000 [^] | 345000 [^] | 8 | 20 | -28.1 | -25.8 |
| BALACLAVA | 615000 | 547500 | 565000 | 505000 | 550000 | 25 | 78 | -10.6 | 8.9 |
| BALLAN | 407500 [^] | 407500 [*] | 535000 [^] | 440000 [^] | 440000 [^] | 4 | 18 | 8.0 | 0.0 |
| BALLARAT CENTRAL | 402500 [^] | 367500 [^] | 285000 [^] | 370000 [^] | 469000 [^] | 9 | 20 | 16.5 | 26.8 |
| BALLARAT EAST | 377500 [^] | 440000 [^] | 399000 | 413800 [^] | 350000 [^] | 5 | 23 | -7.3 | -15.4 |
| BALLARAT NORTH | 535000 [^] | 380000 [^] | 477500 [^] | 567000 [^] | 457500 [^] | 8 | 15 | -14.5 | -19.3 |
| BALWYN | 880000 | 1130000 | 890000 | 820000 | 800000 | 33 | 97 | -9.1 | -2.4 |
| BALWYN NORTH | 1539900 | 1150000 | 1250000 | 1120000 | 1198900 | 17 | 62 | -22.1 | 7.0 |
| BARWON HEADS | 1055000 [^] | 977500 [^] | 1030000 [^] | 920000 [^] | 1025000 [^] | 3 | 12 | -2.8 | 11.4 |
| BAYSWATER | 693500 | 585000 | 655000 | 675000 | 670000 | 37 | 112 | -3.4 | -0.7 |
| BAYSWATER NORTH | 605000 | 602500 | 662500 | 716000 | 637500 | 31 | 79 | 5.4 | -11.0 |
| BEACONSFIELD | 630000 [^] | 545000 [^] | 625000 [^] | 533800 [^] | 715000 [^] | 5 | 18 | 13.5 | 34.0 |
| BEAUMARIS | 1250000 | 1320000 | 1008500 | 1398000 | 1042500 | 14 | 43 | -16.6 | -25.4 |
| BELL PARK | 551300 [^] | 520000 [^] | 500000 [^] | 525000 [^] | 485000 [^] | 7 | 20 | -12.0 | -7.6 |
| BELL POST HILL | 480000 [^] | 480000 [*] | 490000 [^] | 452500 [^] | 435500 [^] | 6 | 9 | -9.3 | -3.8 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| BELLFIELD (BANYULE) | 835800 [^] | 715000 | 850000 [^] | 688800 [^] | 686800 [^] | 2 | 10 | -17.8 | -0.3 |
| BELMONT | 550000 | 620000 | 480000 | 526500 | 550000 | 25 | 81 | 0.0 | 4.5 |
| BENALLA | 255000 [^] | 295000 | 297500 [^] | 295000 [^] | 332500 | 12 | 27 | 30.4 | 12.7 |
| BENDIGO | 520000 [^] | 560000 [^] | 500000 [^] | 446300 [^] | 530000 [^] | 7 | 19 | 1.9 | 18.8 |
| BENTLEIGH | 850000 | 805000 | 880000 | 841000 | 711300 | 62 | 185 | -16.3 | -15.4 |
| BENTLEIGH EAST | 1290000 | 1081000 | 966000 | 972500 | 940000 | 61 | 184 | -27.1 | -3.3 |
| BERWICK | 675000 | 640000 | 635000 | 675000 | 660000 | 33 | 111 | -2.2 | -2.2 |
| BLACK HILL | 256000 [^] | 385000 [^] | 450000 [^] | 212000 [^] | 420000 [^] | 3 | 6 | 64.1 | 98.1 |
| BLACK ROCK | 1290000 | 1148800 | 1245000 | 1555500 | 895000 | 13 | 41 | -30.6 | -42.5 |
| BLACKBURN | 755500 | 781500 | 688500 | 709500 | 659500 | 52 | 138 | -12.7 | -7.0 |
| BLACKBURN NORTH | 830000 | 925000 [^] | 1041500 | 1044500 [^] | 910000 [^] | 8 | 28 | 9.6 | -12.9 |
| BLACKBURN SOUTH | 910500 | 892500 | 795000 [^] | 650000 | 840000 | 13 | 34 | -7.7 | 29.2 |
| BONBEACH | 638500 | 705000 | 655000 | 721500 | 785000 | 24 | 82 | 22.9 | 8.8 |
| BORONIA | 661800 | 650000 | 650000 | 690000 | 667500 | 65 | 212 | 0.9 | -3.3 |
| BOX HILL | 585000 | 600000 | 587500 | 577000 | 590000 | 103 | 376 | 0.9 | 2.3 |
| BOX HILL NORTH | 772400 | 775000 | 906000 | 888000 | 926800 | 24 | 79 | 20.0 | 4.4 |
| BOX HILL SOUTH | 860000 | 830000 | 905000 | 911500 | 818000 | 21 | 58 | -4.9 | -10.3 |
| BRAYBROOK | 617500 | 612500 | 645000 | 575000 | 627000 | 17 | 60 | 1.5 | 9.0 |
| BRIAR HILL | 866000 [^] | 850000 [^] | 885000 [^] | 787500 [^] | 867000 [^] | 9 | 26 | 0.1 | 10.1 |
| BRIGHT | 55000 [^] | 850000 [^] | 610000 [^] | 450000 [^] | 665000 [^] | 2 | 10 | 1,109.1 | 47.8 |
| BRIGHTON | 1305000 | 1445000 | 1435000 | 1383000 | 1071900 | 79 | 227 | -17.9 | -22.5 |
| BRIGHTON EAST | 1265000 | 1215000 | 1197500 | 1442500 | 1175000 | 24 | 68 | -7.1 | -18.5 |
| BROADFORD | 418000 [^] | 470000 [^] | 470000 [*] | 480000 [^] | 430000 [^] | 1 | 3 | 2.9 | -10.4 |
| BROADMEADOWS | 485000 | 400000 | 443700 | 437500 | 445000 | 37 | 102 | -8.2 | 1.7 |
| BROOKLYN | 620000 | 647000 [^] | 644000 | 645000 | 704000 [^] | 7 | 36 | 13.5 | 9.1 |
| BROWN HILL | 422500 | 380000 | 385000 [^] | 405000 [^] | 350000 [^] | 6 | 21 | -17.2 | -13.6 |
| BRUNSWICK | 554000 | 599500 | 557500 | 570000 | 567500 | 120 | 349 | 2.4 | -0.4 |
| BRUNSWICK EAST | 600000 | 550000 | 605000 | 550000 | 545000 | 86 | 259 | -9.2 | -0.9 |
| BRUNSWICK WEST | 478000 | 487500 | 446000 | 472500 | 451000 | 91 | 244 | -5.6 | -4.6 |
| BULLEEN | 777500 | 876700 | 1077500 | 790000 | 555000 [^] | 6 | 27 | -28.6 | -29.7 |
| BUNDOORA | 442000 | 488000 | 452000 | 475600 | 471300 | 62 | 170 | 6.6 | -0.9 |
| BURWOOD | 934300 | 840000 | 612500 | 912800 | 764500 | 50 | 174 | -18.2 | -16.2 |
| BURWOOD EAST | 563900 | 658500 | 673000 | 552000 [^] | 830000 | 17 | 51 | 47.2 | 50.4 |
| CAIRNLEA | 407500 [^] | 399000 [^] | 400000 [^] | 385000 [^] | 400000 [^] | 5 | 17 | -1.8 | 3.9 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| CAMBERWELL | 838500 | 1101000 | 958800 | 877500 | 902500 | 51 | 163 | 7.6 | 2.8 |
| CANADIAN | 325000 [^] | 384500 [^] | 394500 | 390000 | 390000 [^] | 9 | 31 | 20.0 | 0.0 |
| CANTERBURY | 1325000 | 1115000 | 1164000 | 1230000 | 875000 | 15 | 42 | -34.0 | -28.9 |
| CAPEL SOUND | 622000 | 705500 [^] | 642500 [^] | 652500 | 550000 [^] | 7 | 27 | -11.6 | -15.7 |
| CARLTON | 364000 | 350000 | 350000 | 413500 | 400000 | 91 | 298 | 9.9 | -3.3 |
| CARLTON NORTH | 769000 [^] | 670000 | 689000 [^] | 1020000 | 678000 | 10 | 28 | -11.8 | -33.5 |
| CARNEGIE | 614500 | 668700 | 597500 | 604000 | 607500 | 110 | 324 | -1.1 | 0.6 |
| CAROLINE SPRINGS | 485000 | 515000 | 503000 | 532500 | 515000 | 15 | 51 | 6.2 | -3.3 |
| CARRUM | 706000 | 740500 | 726500 | 825500 | 745000 | 13 | 53 | 5.5 | -9.8 |
| CARRUM DOWNS | 542500 | 565000 | 570000 | 590000 | 592500 | 40 | 128 | 9.2 | 0.4 |
| CASTLEMAINE | 560000 [^] | 741300 [^] | 625000 [^] | 615000 [^] | 505000 [^] | 6 | 16 | -9.8 | -17.9 |
| CAULFIELD | 761000 | 680000 | 985000 | 913500 | 560000 | 11 | 43 | -26.4 | -38.7 |
| CAULFIELD EAST | 994000 [^] | 517500 [^] | 1255000 [^] | 365000 [^] | 945000 [^] | 5 | 17 | -4.9 | 158.9 |
| CAULFIELD NORTH | 685000 | 810000 | 645000 | 720000 | 650000 | 65 | 208 | -5.1 | -9.7 |
| CAULFIELD SOUTH | 1070000 | 1200000 | 1202500 | 1110000 | 923000 | 31 | 96 | -13.7 | -16.8 |
| CHADSTONE | 857500 | 971800 | 826500 | 912000 | 630000 | 27 | 88 | -26.5 | -30.9 |
| CHELSEA | 690000 | 712500 | 638500 | 777500 | 635500 | 46 | 108 | -7.9 | -18.3 |
| CHELSEA HEIGHTS | 640000 [^] | 602500 [^] | 794500 [^] | 794500 [*] | 743500 [^] | 6 | 10 | 16.2 | NA |
| CHELTENHAM | 696500 | 667500 | 697500 | 732500 | 665000 | 51 | 193 | -4.5 | -9.2 |
| CHELTENHAM EAST | 734500 | 766000 [^] | 715000 [^] | 603800 [^] | 630000 [^] | 5 | 13 | -14.2 | 4.3 |
| CHELTENHAM NORTH | 820000 [^] | 815000 | 859000 [^] | 857500 [^] | 802000 [^] | 8 | 21 | -2.2 | -6.5 |
| CHIRNSIDE PARK | 695500 | 710000 | 690000 [^] | 732500 | 701300 | 10 | 28 | 0.8 | -4.3 |
| CLARINDA | 762500 [^] | 890800 [^] | 884000 [^] | 740000 [^] | 697500 [^] | 2 | 14 | -8.5 | -5.7 |
| CLAYTON | 585000 | 665000 | 755000 | 782000 | 753900 | 58 | 168 | 28.9 | -3.6 |
| CLAYTON NORTH | 820000 [^] | 780000 | 534000 | 505000 | 840000 [^] | 8 | 32 | 2.4 | 66.3 |
| CLAYTON SOUTH | 525000 [^] | 550000 | 805000 [^] | 524000 | 715000 | 13 | 32 | 36.2 | 36.5 |
| CLIFTON HILL | 639000 | 805000 | 735000 | 511000 | 880000 | 24 | 54 | 37.7 | 72.2 |
| CLIFTON SPRINGS | 415000 [^] | 700000 [^] | 500000 [^] | 450000 [^] | 537500 [^] | 2 | 8 | 29.5 | 19.4 |
| CLYDE NORTH | 530000 [^] | 552500 [^] | 552500 [^] | 590000 [^] | 472000 | 17 | 25 | -10.9 | -20.0 |
| COBRAM | 251500 [^] | 315000 [^] | 350000 [^] | 346500 [^] | 383800 [^] | 2 | 15 | 52.6 | 10.8 |
| COBURG | 570000 | 605000 | 660000 | 580000 | 620000 | 63 | 219 | 8.8 | 6.9 |
| COBURG EAST | 732500 | 770000 [^] | 797500 [^] | 652500 | 690000 | 10 | 37 | -5.8 | 5.7 |
| COBURG NORTH | 763900 | 787500 | 668000 | 779000 [^] | 700000 | 15 | 37 | -8.4 | -10.1 |
| COLAC | 520000 [^] | 445000 [^] | 420000 [^] | 455000 | 380000 | 10 | 25 | -26.9 | -16.5 |

[^] means there were fewer than 10 sales for the quarter

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|---------------------|----------------------|---------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| COLLINGWOOD | 640000 | 700000 | 571500 | 660000 | 593500 | 66 | 197 | -7.3 | -10.1 |
| CORIO | 337500 [^] | 375000 [^] | 390000 [^] | 343000 [^] | 352500 [^] | 6 | 13 | 4.4 | 2.8 |
| COWES | 615000 [^] | 644000 [^] | 540000 [^] | 700000 [^] | 415000 [^] | 7 | 19 | -32.5 | -40.7 |
| COWES WEST | 695000 [^] | 640000 [^] | 507800 [^] | 583300 [^] | 630000 [^] | 9 | 17 | -9.4 | 8.0 |
| CRAIGIEBURN | 449000 | 441500 | 426300 | 445000 | 447500 | 62 | 171 | -0.3 | 0.6 |
| CRANBOURNE | 448000 | 460000 | 492000 | 500000 | 477000 | 18 | 64 | 6.5 | -4.6 |
| CRANBOURNE EAST | 515000 [^] | 517500 [^] | 450000 [^] | 505200 [^] | 522500 [^] | 8 | 17 | 1.5 | 3.4 |
| CRANBOURNE NORTH | 535000 [^] | 505500 [^] | 470000 [^] | 490000 [^] | 522500 [^] | 6 | 20 | -2.3 | 6.6 |
| CRANBOURNE WEST | 547500 | 556000 [^] | 515000 [^] | 507000 | 508200 | 10 | 30 | -7.2 | 0.2 |
| CREMORNE | 715000 [^] | 587500 | 600000 | 652500 | 520000 | 13 | 36 | -27.3 | -20.3 |
| CRIB POINT | 590000 [^] | 585000 [^] | 500000 [^] | 510500 [^] | 605000 [^] | 4 | 11 | 2.5 | 18.5 |
| CROYDON | 660000 | 709000 | 705000 | 695000 | 725000 | 86 | 256 | 9.8 | 4.3 |
| CROYDON NORTH | 720000 | 752500 | 690200 [^] | 745000 | 790000 | 13 | 34 | 9.7 | 6.0 |
| CROYDON SOUTH | 693000 [^] | 788500 [^] | 753500 [^] | 870000 [^] | 820400 [^] | 2 | 11 | 18.4 | -5.7 |
| DALLAS | 526300 [^] | 400000 [^] | 460000 [^] | 390000 [^] | 480000 [^] | 7 | 16 | -8.8 | 23.1 |
| DANDENONG | 390000 | 415000 | 380000 | 421500 | 392500 | 140 | 376 | 0.6 | -6.9 |
| DANDENONG NORTH | 517500 | 570000 | 530000 | 597500 | 575000 | 20 | 56 | 11.1 | -3.8 |
| DARLEY | 410000 [^] | 383000 [^] | 400000 [^] | 440000 [^] | 413500 [^] | 6 | 22 | 0.9 | -6.0 |
| DAYLESFORD | 725000 [^] | 580000 [^] | 535000 [^] | 535000 [^] | 685000 [^] | 1 | 6 | -5.5 | 28.0 |
| DEANSIDE | 538300 [^] | 558000 [^] | 555000 [^] | 495000 [^] | 495000 [*] | 0 | 5 | NA | NA |
| DEEPDENE | 617000 [^] | 1004000 [^] | 842500 [^] | 1077000 [^] | 1625000 [^] | 2 | 7 | 163.4 | 50.9 |
| DEER PARK | 511300 | 475000 | 515000 | 520000 | 488300 | 21 | 49 | -4.5 | -6.1 |
| DELAHEY | 460000 [^] | 500000 [^] | 573300 [^] | 485000 [^] | 512500 [^] | 2 | 9 | 11.4 | 5.7 |
| DIAMOND CREEK | 852500 | 747500 [^] | 860000 [^] | 780000 [^] | 840000 | 10 | 26 | -1.5 | 7.7 |
| DINGLEY VILLAGE | 860000 [^] | 701000 | 847500 | 747500 | 768000 [^] | 7 | 37 | -10.7 | 2.7 |
| DINNER PLAIN | 555000 [^] | 1250000 [^] | 523500 [^] | 400000 [^] | 580000 [^] | 1 | 5 | 4.5 | 45.0 |
| DOCKLANDS | 570000 | 570000 | 600000 | 590000 | 607500 | 140 | 432 | 6.6 | 3.0 |
| DONCASTER | 629400 | 745000 | 595000 | 685000 | 632400 | 84 | 267 | 0.5 | -7.7 |
| DONCASTER EAST | 894000 | 760000 | 972500 | 780000 | 891500 | 60 | 201 | -0.3 | 14.3 |
| DONVALE | 1068000 | 815000 | 920500 | 850000 | 880000 | 17 | 52 | -17.6 | 3.5 |
| DOREEN | 534000 [^] | 555000 | 457000 [^] | 542500 [^] | 538000 [^] | 3 | 20 | 0.7 | -0.8 |
| DOVETON | 520000 | 513000 | 520000 | 540000 | 563000 | 21 | 65 | 8.3 | 4.3 |
| DROMANA | 737500 [^] | 817500 | 782500 [^] | 702500 [^] | 782500 [^] | 2 | 18 | 6.1 | 11.4 |
| DROUIN | 457000 | 440000 | 461500 | 445000 | 436800 | 20 | 60 | -4.4 | -1.9 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-----------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| DRYSDALE | 485500 [^] | 550000 [^] | 550000 [^] | 545000 [^] | 583500 [^] | 6 | 22 | 20.2 | 7.1 |
| EAGLEHAWK | 426500 [^] | 400000 [^] | 412800 [^] | 375000 [^] | 397500 [^] | 6 | 16 | -6.8 | 6.0 |
| EAGLEMONT | 712500 [^] | 1692500 [^] | 1070000 [^] | 1015000 [^] | 801300 [^] | 4 | 11 | 12.5 | -21.1 |
| EAST BENDIGO | 320000 [^] | 413800 [^] | 413800 [*] | 446000 [^] | 468800 [^] | 4 | 6 | 46.5 | 5.1 |
| EAST GEELONG | 517500 [^] | 355000 [^] | 501000 [^] | 545000 [^] | 515000 [^] | 2 | 8 | -0.5 | -5.5 |
| EAST MELBOURNE | 595000 | 700000 | 625000 | 660000 | 860000 | 23 | 81 | 44.5 | 30.3 |
| ECHUCA | 342500 | 400000 | 500000 [^] | 445000 | 472500 | 12 | 32 | 38.0 | 6.2 |
| EDITHVALE | 930500 | 853500 | 855000 | 780000 | 807500 | 18 | 62 | -13.2 | 3.5 |
| ELSTERNWICK | 585000 | 635000 | 720000 | 730000 | 740000 | 49 | 152 | 26.5 | 1.4 |
| ELTHAM | 710000 | 708500 | 775000 | 820000 | 708000 | 22 | 72 | -0.3 | -13.7 |
| ELTHAM NORTH | 900000 [^] | 807500 [^] | 917500 [^] | 846000 [^] | 815000 [^] | 4 | 9 | -9.4 | -3.7 |
| ELWOOD | 650000 | 697500 | 630000 | 692000 | 608500 | 98 | 283 | -6.4 | -12.1 |
| ENDEAVOUR HILLS | 575000 | 687000 [^] | 580000 [^] | 690000 | 590000 | 20 | 40 | 2.6 | -14.5 |
| EPPING | 477500 | 454800 | 490500 | 509000 | 481500 | 29 | 96 | 0.8 | -5.4 |
| ESSENDON | 535000 | 575000 | 547500 | 580000 | 490000 | 72 | 235 | -8.4 | -15.5 |
| ESSENDON NORTH | 387500 | 403000 | 415000 | 385000 | 406500 | 32 | 87 | 4.9 | 5.6 |
| ESSENDON WEST | 600000 [^] | 790000 [^] | 790000 [*] | 757500 [^] | 757500 [*] | 0 | 2 | NA | NA |
| EUMEMMERRING | 485000 [^] | 502500 [^] | 597500 | 580000 | 580000 [^] | 7 | 30 | 19.6 | 0.0 |
| FAIRFIELD | 420000 | 550000 | 720000 | 470500 | 615000 | 25 | 68 | 46.4 | 30.7 |
| FAWKNER | 631000 | 555000 | 610000 | 542500 | 533500 | 20 | 83 | -15.5 | -1.7 |
| FERNTREE GULLY | 715000 | 672500 | 677500 | 692500 | 665000 | 40 | 132 | -7.0 | -4.0 |
| FISHERMANS BEND | 850000 | 1030000 | 765000 | 975000 | 877500 | 18 | 56 | 3.2 | -10.0 |
| FITZROY | 820000 | 830000 | 750000 | 757500 | 757000 | 37 | 118 | -7.7 | -0.1 |
| FITZROY NORTH | 652300 | 882500 | 600000 | 739000 | 778000 | 43 | 105 | 19.3 | 5.3 |
| FLEMINGTON | 430000 | 415000 | 370000 | 375500 | 396500 | 28 | 101 | -7.8 | 5.6 |
| FLORA HILL | 325000 | 435000 [^] | 408800 [^] | 435000 [^] | 445000 [^] | 9 | 20 | 36.9 | 2.3 |
| FOOTSCRAY | 530000 | 527000 | 589000 | 575000 | 465000 | 109 | 394 | -12.3 | -19.1 |
| FOREST HILL | 860000 | 863000 | 815000 | 912800 | 786500 | 20 | 51 | -8.5 | -13.8 |
| FRANKSTON | 491000 | 518000 | 505000 | 535000 | 537500 | 129 | 333 | 9.5 | 0.5 |
| FRANKSTON NORTH | 570000 [^] | 522500 [^] | 605500 [^] | 611000 [^] | 512500 [^] | 2 | 13 | -10.1 | -16.1 |
| FRANKSTON SOUTH | 740000 | 790000 | 765000 | 762000 | 688000 | 15 | 43 | -7.0 | -9.7 |
| GARDENVALE | 1055000 [^] | 270500 [^] | 650000 [^] | 456300 [^] | 540000 [^] | 7 | 18 | -48.8 | 18.4 |
| GEELONG | 690000 | 700000 | 647500 | 625000 | 609000 | 15 | 53 | -11.7 | -2.6 |
| GEELONG WEST | 580000 [^] | 700000 [^] | 541300 | 420000 | 550000 | 17 | 38 | -5.2 | 31.0 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| GISBORNE | 535000 | 600000 [^] | 550000 [^] | 575000 | 512500 [^] | 2 | 22 | -4.2 | -10.9 |
| GLEN HUNTLY | 640000 | 520000 | 585000 | 675000 | 641300 | 32 | 98 | 0.2 | -5.0 |
| GLEN IRIS | 760000 | 800000 | 722500 | 759000 | 733500 | 106 | 274 | -3.5 | -3.4 |
| GLEN WAVERLEY | 823000 | 810000 | 832500 | 870000 | 857000 | 60 | 172 | 4.1 | -1.5 |
| GLENROY | 590000 | 587500 | 597500 | 611300 | 553300 | 76 | 258 | -6.2 | -9.5 |
| GOLDEN SQUARE | 450000 [^] | 388800 [^] | 393800 [^] | 455000 | 435000 | 13 | 30 | -3.3 | -4.4 |
| GOWANBRAE | 717000 [^] | 725000 [^] | 725500 [^] | 670000 [^] | 750000 [^] | 5 | 13 | 4.6 | 11.9 |
| GREENSBOROUGH | 739000 | 763000 | 700000 | 755000 | 705000 | 21 | 70 | -4.6 | -6.6 |
| GREENVALE | 621000 [^] | 560000 [^] | 571000 [^] | 600000 [^] | 557500 [^] | 8 | 18 | -10.2 | -7.1 |
| GROVEDALE | 484000 [^] | 492500 | 498800 | 468800 | 490500 | 14 | 40 | 1.3 | 4.6 |
| HADFIELD | 585000 | 650000 | 625000 | 562500 | 662000 | 19 | 62 | 13.2 | 17.7 |
| HALLAM | 550000 | 553000 | 550000 | 590000 | 541000 | 11 | 39 | -1.6 | -8.3 |
| HAMILTON | 348000 [^] | 482500 [^] | 297900 [^] | 322500 [^] | 266500 [^] | 8 | 14 | -23.4 | -17.4 |
| HAMLYN HEIGHTS | 520000 [^] | 550000 [^] | 526000 [^] | 579000 [^] | 485200 | 13 | 27 | -6.7 | -16.2 |
| HAMPTON | 1054500 | 970000 | 903500 | 985000 | 878000 | 34 | 125 | -16.7 | -10.9 |
| HAMPTON EAST | 880000 | 926000 | 735800 | 1040000 | 801500 [^] | 9 | 36 | -8.9 | -22.9 |
| HAMPTON PARK | 520000 | 527500 | 560000 | 560000 | 550000 | 24 | 77 | 5.8 | -1.8 |
| HARKNESS | 397500 [^] | 430000 [^] | 360000 | 370000 [^] | 445000 | 10 | 29 | 11.9 | 20.3 |
| HASTINGS | 565000 | 515000 | 505000 | 582500 | 510000 | 28 | 72 | -9.7 | -12.4 |
| HASTINGS WEST | 749000 [*] | 477000 [^] | 477000 [^] | 477000 [*] | 445000 [^] | 1 | 3 | NA | NA |
| HAWTHORN | 585000 | 620000 | 582500 | 556000 | 592500 | 148 | 410 | 1.3 | 6.6 |
| HAWTHORN EAST | 596500 | 630000 | 615000 | 615000 | 610500 | 70 | 214 | 2.3 | -0.7 |
| HEALESVILLE | 600000 [^] | 650000 | 685000 [^] | 625000 | 690000 [^] | 7 | 29 | 15.0 | 10.4 |
| HEATHERTON | 325000 [^] | 450000 [^] | 405000 [^] | 315000 [^] | 310000 [^] | 2 | 9 | -4.6 | -1.6 |
| HEATHMONT | 735000 | 861300 | 735000 | 811000 [^] | 777500 | 10 | 30 | 5.8 | -4.1 |
| HEIDELBERG | 858900 | 615000 | 642000 | 635000 | 650000 | 29 | 79 | -24.3 | 2.4 |
| HEIDELBERG HEIGHTS | 742500 | 740000 | 710000 | 748800 | 710000 | 35 | 108 | -4.4 | -5.2 |
| HEIDELBERG WEST | 615000 | 622500 | 540000 | 451000 | 592500 | 30 | 78 | -3.7 | 31.4 |
| HERNE HILL | 482500 [^] | 422500 [^] | 347500 [^] | 357500 [^] | 400000 [^] | 9 | 21 | -17.1 | 11.9 |
| HIGHETT | 715500 | 645000 | 736500 | 658800 | 667300 | 52 | 164 | -6.7 | 1.3 |
| HIGHTON | 537500 | 532500 | 520000 | 572500 | 490000 | 22 | 65 | -8.8 | -14.4 |
| HILLSIDE (MELTON) | 525000 [^] | 557500 [^] | 484000 [^] | 527500 | 555000 [^] | 8 | 28 | 5.7 | 5.2 |
| HOPPERS CROSSING | 450000 | 440000 | 475000 | 454500 | 452500 | 26 | 61 | 0.6 | -0.4 |
| HORSHAM | 342500 | 282000 [^] | 399000 | 275000 | 288300 | 10 | 34 | -15.8 | 4.8 |

[^] means there were fewer than 10 sales for the quarter

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NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| HUGHESDALE | 745000 | 820000 | 650300 | 755000 | 555000 | 16 | 59 | -25.5 | -26.5 |
| HUNTINGDALE | 749000 [^] | 515000 [^] | 380000 [^] | 410000 [^] | 693000 [^] | 2 | 8 | -7.5 | 69.0 |
| INVERLOCH | 980000 [^] | 735000 [^] | 843800 [^] | 676800 [^] | 650000 [^] | 3 | 17 | -33.7 | -4.0 |
| IVANHOE | 716500 | 791000 | 650000 | 661300 | 752500 | 82 | 207 | 5.0 | 13.8 |
| IVANHOE EAST | 1025000 [^] | 1370000 | 1300000 | 1271300 | 1290000 [^] | 5 | 32 | 25.9 | 1.5 |
| JACANA | 524500 [^] | 410000 [^] | 455000 [^] | 488200 [^] | 440000 [^] | 7 | 18 | -16.1 | -9.9 |
| JOLIMONT | 1250000 [^] | 852500 | 960000 | 1100000 | 850000 | 17 | 44 | -32.0 | -22.7 |
| JUNCTION VILLAGE | 380000 [^] | 367500 [^] | 420000 [^] | 482500 [^] | 455000 [^] | 2 | 5 | 19.7 | -5.7 |
| KANGAROO FLAT | 460000 [^] | 390000 [^] | 420000 | 400000 [^] | 409000 | 13 | 29 | -11.1 | 2.3 |
| KEILOR | 580000 [^] | 580000 [*] | 882500 [^] | 720000 [^] | 885000 [^] | 2 | 11 | 52.6 | 22.9 |
| KEILOR DOWNS | 615000 [^] | 600300 [^] | 587000 [^] | 600000 [^] | 620000 [^] | 5 | 14 | 0.8 | 3.3 |
| KEILOR EAST | 793800 [^] | 829500 | 745000 | 780500 [^] | 688800 | 12 | 36 | -13.2 | -11.8 |
| KENNINGTON | 370000 [^] | 475000 | 410000 | 429000 | 330000 | 19 | 40 | -10.8 | -23.1 |
| KENSINGTON | 505000 | 485000 | 520000 | 514500 | 530000 | 33 | 86 | 5.0 | 3.0 |
| KERANG | 280000 [^] | 280000 [*] | 245000 [^] | 257500 [^] | 257500 [*] | 0 | 9 | NA | NA |
| KEW | 845000 | 745000 | 830000 | 906000 | 855000 | 105 | 257 | 1.2 | -5.6 |
| KEW EAST | 1059400 [^] | 920500 [^] | 1510000 [^] | 1043500 [^] | 1043500 [*] | 0 | 7 | NA | NA |
| KEW NORTH | 1367500 [^] | 775000 [^] | 862500 [^] | 665000 | 760300 | 10 | 29 | -44.4 | 14.3 |
| KEYSBOROUGH | 650000 [^] | 685500 | 640000 | 677500 | 682500 | 14 | 51 | 5.0 | 0.7 |
| KILMORE | 402500 [^] | 396300 [^] | 378500 [^] | 424500 [^] | 400000 [^] | 3 | 13 | -0.6 | -5.8 |
| KILSYTH | 700000 | 692000 | 720000 | 678800 | 720000 | 37 | 104 | 2.9 | 6.1 |
| KINGSBURY | 440000 | 660500 [^] | 593800 | 576500 | 485000 | 13 | 35 | 10.2 | -15.9 |
| KINGSVILLE | 290000 | 367500 | 407500 | 427000 | 546000 [^] | 9 | 36 | 88.3 | 27.9 |
| KNOXFIELD | 760000 | 812500 | 777000 [^] | 820000 | 765000 | 16 | 34 | 0.7 | -6.7 |
| KOO WEE RUP | 480000 [^] | 530000 [^] | 465000 [^] | 476300 [^] | 550000 [^] | 1 | 6 | 14.6 | 15.5 |
| KOOYONG | 932500 [^] | 1527500 [^] | 1665500 [^] | 885000 [^] | 760000 [^] | 1 | 9 | -18.5 | -14.1 |
| KORUMBURRA | 382500 [^] | 450000 [^] | 455000 [^] | 450000 [^] | 450000 [*] | 0 | 7 | NA | NA |
| KURUNJANG | 420000 [^] | 428000 [^] | 450000 [^] | 374000 [^] | 374000 [*] | 0 | 7 | NA | NA |
| KYABRAM | 354000 [^] | 367500 [^] | 368800 [^] | 392500 [^] | 379000 [^] | 9 | 19 | 7.1 | -3.4 |
| LAKE WENDOUREE | 655000 [^] | 525000 [^] | 595000 [^] | 575000 [^] | 520000 [^] | 7 | 17 | -20.6 | -9.6 |
| LALOR | 522000 | 525000 | 530000 | 505000 | 565000 | 25 | 59 | 8.2 | 11.9 |
| LANGWARRIN | 617500 | 637500 | 605000 | 578000 | 555500 | 44 | 129 | -10.0 | -3.9 |
| LARA | 525000 [^] | 440000 [^] | 487500 [^] | 485000 [^] | 465800 [^] | 6 | 17 | -11.3 | -4.0 |
| LARA LAKE | 505000 [^] | 460000 [^] | 440000 [^] | 457500 [^] | 469500 [^] | 8 | 17 | -7.0 | 2.6 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------|---------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| LAVERTON | 507500 | 510000 | 550000 | 576700 | 548800 [^] | 8 | 34 | 8.1 | -4.8 |
| LAVERTON SOUTH | 545000 | 515000 [^] | 512000 | 560000 [^] | 551000 [^] | 8 | 26 | 1.1 | -1.6 |
| LEONGATHA | 419000 [^] | 506500 [^] | 385000 [^] | 485000 [^] | 487500 [^] | 4 | 12 | 16.3 | 0.5 |
| LEOPOLD | 530000 [^] | 450000 [^] | 500000 [^] | 535000 [^] | 505000 [^] | 1 | 16 | -4.7 | -5.6 |
| LILYDALE | 606500 | 625000 | 650800 | 620000 | 590000 | 53 | 116 | -2.7 | -4.8 |
| LORNE | 975000 [^] | 1275000 [^] | 1557500 [^] | 984300 [^] | 2350000 [^] | 2 | 10 | 141.0 | 138.8 |
| LOWER PLENTY | 732500 | 610000 | 590000 [^] | 750000 | 735000 | 11 | 29 | 0.3 | -2.0 |
| MACLEOD | 775000 | 847000 | 883000 | 827900 | 738500 | 22 | 62 | -4.7 | -10.8 |
| MAIDSTONE | 608800 | 672500 | 615000 | 625000 | 633500 | 34 | 88 | 4.1 | 1.4 |
| MALVERN | 732500 | 733800 | 842000 | 575000 | 782500 | 32 | 79 | 6.8 | 36.1 |
| MALVERN EAST | 540000 | 643000 | 609000 | 580000 | 587000 | 58 | 183 | 8.7 | 1.2 |
| MANSFIELD | 600000 [^] | 615000 [^] | 510000 [^] | 585000 [^] | 600000 [^] | 1 | 11 | 0.0 | 2.6 |
| MARIBYRNONG | 536800 | 495000 | 480000 | 450000 | 477500 | 58 | 174 | -11.0 | 6.1 |
| MARSHALL | 492000 [^] | 492000 [*] | 465000 [^] | 503500 [^] | 490000 [^] | 2 | 8 | -0.4 | -2.7 |
| MARYBOROUGH | 349000 [^] | 320000 [^] | 295500 [^] | 350000 [^] | 332000 [^] | 6 | 19 | -4.9 | -5.1 |
| MCCRAE | 940000 [^] | 780300 [^] | 720000 [^] | 1050000 [^] | 775000 [^] | 5 | 14 | -17.6 | -26.2 |
| MCKINNON | 845000 | 848500 | 795000 | 820000 | 921000 | 26 | 78 | 9.0 | 12.3 |
| MEADOW HEIGHTS | 438300 | 475000 | 447500 | 466000 | 490000 | 21 | 47 | 11.8 | 5.2 |
| MELBOURNE | 547400 | 580000 | 578400 | 580000 | 577500 | 704 | 2,109 | 5.5 | -0.4 |
| MELTON | 360000 [^] | 370500 | 399500 [^] | 379500 | 369000 | 12 | 32 | 2.5 | -2.8 |
| MELTON SOUTH | 372500 | 350000 | 365000 | 405000 | 370000 | 15 | 43 | -0.7 | -8.6 |
| MELTON WEST | 407500 [^] | 352500 [^] | 401300 [^] | 400000 [^] | 444000 [^] | 3 | 12 | 9.0 | 11.0 |
| MENTONE | 690000 | 638500 | 665500 | 550000 | 600000 | 41 | 159 | -13.0 | 9.1 |
| MERINDA PARK | 510000 [^] | 505000 [^] | 528600 [^] | 640000 [^] | 522500 [^] | 2 | 9 | 2.5 | -18.4 |
| MERNSDA | 415000 [^] | 435000 [^] | 455000 [^] | 502500 | 541000 [^] | 7 | 28 | 30.4 | 7.7 |
| MICKLEHAM | 552500 [^] | 620000 [^] | 600000 [^] | 615000 [^] | 583000 [^] | 6 | 13 | 5.5 | -5.2 |
| MIDDLE PARK | 700000 [^] | 690000 | 765000 [^] | 974000 [^] | 850000 [^] | 6 | 20 | 21.4 | -12.7 |
| MILDURA | 320000 | 315000 | 321500 | 319000 | 310000 | 41 | 123 | -3.1 | -2.8 |
| MILL PARK | 527000 | 450000 | 540300 | 471500 | 507500 | 20 | 62 | -3.7 | 7.6 |
| MITCHAM | 816300 | 813000 | 810000 | 925000 | 825000 | 53 | 138 | 1.1 | -10.8 |
| MOE | 260000 | 236500 | 272500 | 242500 [^] | 270000 | 13 | 33 | 3.8 | 11.3 |
| MONT ALBERT | 760000 | 775000 | 760000 | 786000 | 805000 | 21 | 52 | 5.9 | 2.4 |
| MONT ALBERT NORTH | 1420000 | 1270000 | 1342500 [^] | 1150000 | 1056100 | 14 | 31 | -25.6 | -8.2 |
| MONTMORENCY | 733500 | 899500 | 825000 | 785800 | 907500 | 22 | 66 | 23.7 | 15.5 |

[^] means there were fewer than 10 sales for the quarter

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------------|---------------------|---------------------|----------------------|---------------------|----------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| MOONEE PONDS | 485000 | 540000 | 571000 | 547500 | 615000 | 83 | 221 | 26.8 | 12.3 |
| MOORABBIN | 741000 | 630000 | 710000 | 580000 | 840000 | 17 | 59 | 13.4 | 44.8 |
| MOOROOLBARK | 695000 | 658000 | 690000 | 710000 | 699000 | 40 | 104 | 0.6 | -1.5 |
| MOORoopna | 304000 [^] | 307500 [^] | 330500 [^] | 270000 [^] | 295000 [^] | 4 | 12 | -3.0 | 9.3 |
| MORDIALLOC | 705000 | 800000 | 640000 | 758000 | 670000 | 36 | 110 | -5.0 | -11.6 |
| MORNINGTON | 853000 | 752500 | 749500 | 790000 | 775000 | 67 | 175 | -9.1 | -1.9 |
| MORWELL | 253000 [^] | 280000 | 250000 | 245000 | 300000 [^] | 9 | 35 | 18.6 | 22.4 |
| MOUNT CLEAR | 366500 [^] | 376000 [^] | 410000 [^] | 366000 [^] | 410000 [^] | 9 | 17 | 11.9 | 12.0 |
| MOUNT ELIZA | 720000 | 777500 | 830000 | 870000 | 845000 [^] | 9 | 32 | 17.4 | -2.9 |
| MOUNT EVELYN | 778400 [^] | 662500 [^] | 770100 [^] | 770000 [^] | 672000 [^] | 5 | 10 | -13.7 | -12.7 |
| MOUNT MARTHA | 445000 [^] | 849000 [^] | 430000 [^] | 682000 [^] | 605000 [^] | 6 | 18 | 36.0 | -11.3 |
| MOUNT PLEASANT | 380000 [^] | 528000 [^] | 420000 [^] | 360000 [^] | 382500 [^] | 2 | 10 | 0.7 | 6.3 |
| MOUNT WAVERLEY | 1040500 | 1045300 | 1135000 | 1017500 | 960000 | 57 | 155 | -7.7 | -5.7 |
| MULGRAVE | 782000 [^] | 733800 | 891000 | 787500 | 1025000 [^] | 9 | 34 | 31.1 | 30.2 |
| MURRUMBEENA | 495000 | 645000 | 535000 | 595000 | 580000 | 37 | 117 | 17.2 | -2.5 |
| NARRE WARREN | 570000 | 598800 | 560000 | 545000 | 570000 | 15 | 64 | 0.0 | 4.6 |
| NEWCOMB | 452500 [^] | 500000 [^] | 469000 | 419000 [^] | 479000 [^] | 7 | 25 | 5.9 | 14.3 |
| NEWPORT | 761000 | 832500 | 765000 | 825000 | 761600 | 32 | 90 | 0.1 | -7.7 |
| NEWTOWN (GREATER GEELON | 562500 | 569700 | 515000 [^] | 700000 | 567500 | 14 | 38 | 0.9 | -18.9 |
| NIDDRIE | 587500 [^] | 737500 | 700000 | 725000 | 770000 [^] | 9 | 34 | 31.1 | 6.2 |
| NOBLE PARK | 550000 | 532500 | 525000 | 565000 | 520000 | 75 | 236 | -5.5 | -8.0 |
| NOBLE PARK NORTH | 547600 [^] | 572500 [^] | 564000 [^] | 620000 [^] | 630000 [^] | 1 | 10 | 15.0 | 1.6 |
| NORLANE | 455000 [^] | 390000 [^] | 375000 | 390000 [^] | 402500 [^] | 6 | 26 | -11.5 | 3.2 |
| NORTH BENDIGO | 330000 [^] | 371300 [^] | 355000 [^] | 445000 [^] | 484500 [^] | 8 | 22 | 46.8 | 8.9 |
| NORTH MELBOURNE | 550000 | 553000 | 573000 | 505000 | 501500 | 80 | 257 | -8.8 | -0.7 |
| NORTHCOTE | 550000 | 640000 | 595000 | 700000 | 615000 | 61 | 167 | 11.8 | -12.1 |
| NOTTING HILL | 407500 | 422800 | 405000 | 430000 | 373800 | 20 | 43 | -8.3 | -13.1 |
| NUMURKAH | 280000 [^] | 245000 [^] | 305000 [^] | 275000 [^] | 285000 [^] | 4 | 11 | 1.8 | 3.6 |
| NUNAWADING | 715000 | 730000 | 650000 | 841000 | 825000 | 17 | 68 | 15.4 | -1.9 |
| OAK PARK | 607500 | 614000 | 578500 | 680000 | 675000 | 31 | 88 | 11.1 | -0.7 |
| OAKLEIGH | 605000 | 505000 | 524500 | 557500 | 604000 | 31 | 103 | -0.2 | 8.3 |
| OAKLEIGH EAST | 967500 | 971000 [^] | 952000 | 860000 | 820000 | 17 | 45 | -15.2 | -4.7 |
| OAKLEIGH SOUTH | 920000 | 865000 | 1000000 [^] | 827500 | 833000 | 13 | 36 | -9.5 | 0.7 |
| OCEAN GROVE | 935000 [^] | 1075000 | 710000 | 695000 | 785000 | 12 | 36 | -16.0 | 12.9 |

[^] means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-------------------|----------------------|---------------------|---------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| OFFICER | 560000 [^] | 529000 [^] | 540000 | 578000 [^] | 575000 [^] | 9 | 29 | 2.7 | -0.5 |
| ORMOND | 550000 | 570000 | 612500 | 585000 | 565000 | 33 | 94 | 2.7 | -3.4 |
| OSBORNE | 887500 [^] | 795000 [^] | 730000 | 820000 | 800000 [^] | 7 | 31 | -9.9 | -2.4 |
| PAKENHAM | 475000 | 490000 | 485000 | 500000 | 477500 | 50 | 154 | 0.5 | -4.5 |
| PARKDALE | 814500 | 724000 | 657500 | 817500 | 728300 | 28 | 76 | -10.6 | -10.9 |
| PARKVILLE | 655000 | 501800 | 496300 | 550000 | 520000 | 21 | 72 | -20.6 | -5.5 |
| PASCOE VALE | 625000 | 628500 | 635000 | 645000 | 627500 | 106 | 279 | 0.4 | -2.7 |
| PASCOE VALE SOUTH | 625000 | 690500 | 695000 | 644000 | 685000 | 10 | 44 | 9.6 | 6.4 |
| PATTERSON LAKES | 718000 [^] | 670000 | 668000 | 590000 | 692500 | 16 | 47 | -3.6 | 17.4 |
| PAYNESVILLE | 371500 [^] | 371500 [*] | 410000 [^] | 382000 [^] | 444000 [^] | 3 | 10 | 19.5 | 16.2 |
| PEARCEDALE | 650000 [^] | 650000 [*] | 650000 [*] | 650000 [*] | 650000 [^] | 6 | 6 | 0.0 | NA |
| POINT COOK | 507500 | 583000 | 537500 | 550000 | 495000 | 23 | 64 | -2.5 | -10.0 |
| PORT MELBOURNE | 695000 | 800000 | 749000 | 790000 | 762500 | 80 | 227 | 9.7 | -3.5 |
| PORTARLINGTON | 712500 [^] | 617500 [^] | 632500 [^] | 800000 | 1112500 [^] | 4 | 18 | 56.1 | 39.1 |
| PORTLAND | 195000 [^] | 380000 [^] | 320000 [^] | 299000 [^] | 304000 [^] | 6 | 17 | 55.9 | 1.7 |
| PRAHRAN | 555000 | 565000 | 520000 | 550000 | 472000 | 89 | 266 | -15.0 | -14.2 |
| PRESTON | 640000 | 511000 | 600000 | 649500 | 600000 | 97 | 320 | -6.3 | -7.6 |
| REDAN | 361000 [^] | 424000 [^] | 385000 [^] | 327500 [^] | 327500 [^] | 8 | 21 | -9.3 | 0.0 |
| RESERVOIR | 611300 | 608500 | 636000 | 620000 | 625000 | 135 | 415 | 2.2 | 0.8 |
| RICHMOND | 600000 | 640000 | 572000 | 598500 | 540000 | 144 | 429 | -10.0 | -9.8 |
| RIDDELLS CREEK | 600000 [^] | 450000 [^] | 525000 [^] | 600000 [^] | 640000 [^] | 7 | 14 | 6.7 | 6.7 |
| RINGWOOD | 619000 | 639300 | 636000 | 611400 | 646000 | 74 | 226 | 4.4 | 5.7 |
| RINGWOOD EAST | 685000 | 746000 | 730500 | 730000 | 753500 | 24 | 88 | 10.0 | 3.2 |
| RINGWOOD NORTH | 1580000 [^] | 820000 [^] | 710000 [^] | 1100000 [^] | 980000 [^] | 9 | 21 | -38.0 | -10.9 |
| RIPPLESIDE | 532000 [*] | 532000 [*] | 750000 [^] | 1197500 [^] | 775000 [^] | 3 | 12 | NA | -35.3 |
| RIPPONLEA | 622500 | 607000 | 735000 [^] | 622500 [^] | 355000 [^] | 5 | 16 | -43.0 | -43.0 |
| ROMSEY | 445000 [^] | 495000 [^] | 542500 [^] | 575000 [^] | 565000 [^] | 1 | 8 | 27.0 | -1.7 |
| ROSANNA | 865000 | 847500 | 840500 | 975000 | 894500 | 18 | 51 | 3.4 | -8.3 |
| ROSEBUD | 732500 | 649500 | 696000 | 686000 | 710000 | 21 | 71 | -3.1 | 3.5 |
| ROSEBUD SOUTH | 775000 [^] | 749000 [^] | 730000 [^] | 814000 [^] | 690000 [^] | 5 | 17 | -11.0 | -15.2 |
| ROWVILLE | 712500 | 742000 | 660000 | 737500 | 678500 | 22 | 65 | -4.8 | -8.0 |
| ROXBURGH PARK | 460000 | 528500 [^] | 522500 | 462000 | 507500 [^] | 8 | 29 | 10.3 | 9.8 |
| RYE | 660300 [^] | 677500 [^] | 801500 [^] | 745000 [^] | 637500 [^] | 6 | 11 | -3.4 | -14.4 |
| SAFETY BEACH | 944700 | 800000 | 1050000 | 832500 | 1107500 [^] | 6 | 37 | 17.2 | 33.0 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| SALE | 335000 | 360000 | 345000 | 318000 | 360000 | 13 | 47 | 7.5 | 13.2 |
| SAN REMO | 550000 [^] | 377500 [^] | 580000 [^] | 440000 [^] | 640000 [^] | 1 | 10 | 16.4 | 45.5 |
| SANCTUARY LAKES | 522500 | 690000 [^] | 600000 | 649500 [^] | 665000 [^] | 3 | 24 | 27.3 | 2.4 |
| SANDRINGHAM | 787500 | 682500 | 732500 | 880000 | 621000 | 37 | 132 | -21.1 | -29.4 |
| SCORESBY | 652500 [^] | 700000 | 730000 [^] | 756500 [^] | 672500 [^] | 2 | 14 | 3.1 | -11.1 |
| SEAFORD | 650000 | 618000 | 630000 | 640300 | 660000 | 53 | 143 | 1.5 | 3.1 |
| SEAHOLME | 980000 [*] | 838000 [^] | 348000 [^] | 596000 [^] | 596000 [*] | 0 | 5 | NA | NA |
| SEBASTOPOL | 350000 | 345000 | 342800 | 325000 | 345000 | 26 | 65 | -1.4 | 6.2 |
| SEDDON | 302500 | 452500 [^] | 507500 | 451300 | 507000 [^] | 5 | 27 | 67.6 | 12.4 |
| SEYMOUR | 259000 [^] | 402500 [^] | 250000 | 465000 [^] | 400000 [^] | 3 | 14 | 54.4 | -14.0 |
| SHEPPARTON | 340000 | 342500 | 357000 | 366000 | 389000 | 19 | 47 | 14.4 | 6.3 |
| SKYE | 547500 [^] | 540000 [^] | 560000 [^] | 600000 [^] | 630000 [^] | 6 | 14 | 15.1 | 5.0 |
| SOLDIERS HILL | 330000 [^] | 340000 [^] | 352500 [^] | 375000 [^] | 340000 [^] | 5 | 11 | 3.0 | -9.3 |
| SOMERVILLE | 567500 | 617500 [^] | 618000 | 652500 | 610000 | 15 | 38 | 7.5 | -6.5 |
| SOUTH KINGSVILLE | 700000 [^] | 685000 | 675000 [^] | 820000 | 692500 | 18 | 37 | -1.1 | -15.5 |
| SOUTH MELBOURNE | 657500 | 693000 | 625000 | 526800 | 600000 | 66 | 218 | -8.7 | 13.9 |
| SOUTH MORANG | 501000 | 550000 | 549000 | 500000 | 536000 | 18 | 60 | 7.0 | 7.2 |
| SOUTH YARRA | 580000 | 591000 | 540000 | 530000 | 560000 | 222 | 665 | -3.4 | 5.7 |
| SOUTHBANK | 615000 | 620000 | 619000 | 600000 | 607000 | 278 | 812 | -1.3 | 1.2 |
| SPOTSWOOD | 895000 [^] | 857500 [^] | 655000 [^] | 734500 [^] | 619000 | 13 | 28 | -30.8 | -15.7 |
| SPRING GULLY | 495000 [^] | 375000 [^] | 283500 [^] | 335500 [^] | 457800 | 12 | 19 | -7.5 | 36.5 |
| SPRINGVALE | 628500 | 600000 | 700000 | 650000 | 600000 | 35 | 91 | -4.5 | -7.7 |
| SPRINGVALE SOUTH | 695000 | 630000 | 567000 | 670000 | 623000 | 23 | 48 | -10.4 | -7.0 |
| ST ALBANS | 500000 | 470000 | 490000 | 512500 | 500000 | 59 | 160 | 0.0 | -2.4 |
| ST ALBANS PARK | 630000 [^] | 385000 [^] | 395000 [^] | 475000 [^] | 517500 [^] | 4 | 11 | -17.9 | 8.9 |
| ST HELENA | 840000 [^] | 1005000 [^] | 1005000 [*] | 1012000 [^] | 672000 [^] | 1 | 2 | -20.0 | -33.6 |
| ST KILDA | 525000 | 575000 | 480500 | 540000 | 521000 | 169 | 492 | -0.8 | -3.5 |
| ST KILDA EAST | 613500 | 602000 | 532800 | 580000 | 580000 | 77 | 204 | -5.5 | 0.0 |
| ST KILDA WEST | 455000 | 570000 | 566000 [^] | 590000 | 572500 | 25 | 61 | 25.8 | -3.0 |
| ST LEONARDS | 620000 [^] | 415000 [^] | 632500 [^] | 566000 [^] | 310000 [^] | 3 | 11 | -50.0 | -45.2 |
| STAWELL | 173800 [^] | 237500 [^] | 300000 [^] | 300000 [*] | 256000 [^] | 2 | 3 | 47.3 | NA |
| STRATHDALE | 420000 [^] | 483800 [^] | 415000 [^] | 352300 [^] | 442500 [^] | 6 | 18 | 5.4 | 25.6 |
| STRATHMORE | 853500 [^] | 550000 [^] | 529500 [^] | 670000 | 760000 | 13 | 35 | -11.0 | 13.4 |
| STUDFIELD | 1010000 [^] | 740000 | 691000 [^] | 702000 [^] | 754000 [^] | 7 | 17 | -25.3 | 7.4 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|---------------------------|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| SUNBURY | 475600 | 471000 | 525000 | 512500 | 497000 | 39 | 93 | 4.5 | -3.0 |
| SUNSHINE | 555000 [^] | 475000 | 517500 | 407000 | 453000 | 28 | 59 | -18.4 | 11.3 |
| SUNSHINE NORTH | 647500 | 583800 | 607500 | 620000 | 540000 | 25 | 49 | -16.6 | -12.9 |
| SUNSHINE WEST | 586000 | 537500 | 612500 | 610000 | 560000 | 13 | 51 | -4.4 | -8.2 |
| SURREY HILLS | 959000 | 955000 | 1095500 | 874000 | 865000 | 29 | 95 | -9.8 | -1.0 |
| SWAN HILL | 333800 [^] | 422500 [^] | 343500 [^] | 322500 [^] | 300000 [^] | 4 | 18 | -10.1 | -7.0 |
| SYDENHAM | 460000 | 490000 | 521000 | 500000 | 505000 | 28 | 93 | 9.8 | 1.0 |
| SYNDAL | 1155000 | 1230000 | 1118000 [^] | 798000 [^] | 850000 [^] | 9 | 23 | -26.4 | 6.5 |
| TARNEIT | 485000 | 415000 | 493800 | 495700 | 452800 | 26 | 65 | -6.6 | -8.7 |
| TAYLORS HILL | 535000 [^] | 505000 [^] | 571000 [^] | 550800 [^] | 573500 [^] | 4 | 16 | 7.2 | 4.1 |
| TAYLORS LAKES | 557500 [^] | 725000 [^] | 682500 [^] | 610000 [^] | 641000 [^] | 6 | 19 | 15.0 | 5.1 |
| TEMPLESTOWE | 725000 | 865000 | 852500 | 980000 | 965000 | 19 | 63 | 33.1 | -1.5 |
| TEMPLESTOWE LOWER | 941000 | 886000 | 1040000 | 1137500 | 1075500 | 18 | 52 | 14.3 | -5.5 |
| THOMASTOWN | 469000 | 461000 | 491000 | 520000 | 526500 | 20 | 77 | 12.3 | 1.3 |
| THOMSON (GREATER GEELONG) | 420000 [^] | 570000 [^] | 465000 [^] | 387000 [^] | 370000 [^] | 1 | 8 | -11.9 | -4.4 |
| THORNBURY | 605000 | 627500 | 580000 | 621000 | 515000 | 49 | 166 | -14.9 | -17.1 |
| TOORAK | 1602500 | 900000 | 1051000 | 1250000 | 835000 | 62 | 208 | -47.9 | -33.2 |
| TORQUAY | 890000 | 922500 | 1005000 | 838000 | 837500 | 14 | 41 | -5.9 | -0.1 |
| TRAFALGAR | 365000 [^] | 420000 [^] | 355000 [^] | 425000 [^] | 495000 [^] | 3 | 9 | 35.6 | 16.5 |
| TRARALGON | 323000 | 335000 | 312000 | 357500 | 325000 | 21 | 51 | 0.6 | -9.1 |
| TRAVANCORE | 352000 | 367300 | 365000 | 389000 | 362000 | 15 | 54 | 2.8 | -6.9 |
| TRUGANINA | 485000 | 492500 | 495000 [^] | 516500 | 490000 | 11 | 30 | 1.0 | -5.1 |
| TULLAMARINE | 512500 | 530000 | 530000 | 571000 | 562000 | 21 | 59 | 9.7 | -1.6 |
| TYABB | 677500 [^] | 585000 [^] | 515000 [^] | 585000 [^] | 520000 [^] | 5 | 9 | -23.2 | -11.1 |
| VERMONT | 1038300 | 1100000 | 988000 | 935500 | 933900 | 20 | 52 | -10.0 | -0.2 |
| VERMONT SOUTH | 685000 [^] | 950000 [^] | 935000 | 869000 | 732500 [^] | 5 | 29 | 6.9 | -15.7 |
| VIEWBANK | 761800 [^] | 740000 [^] | 567500 [^] | 699900 | 672400 | 12 | 27 | -11.7 | -3.9 |
| WALLAN | 410000 [^] | 440000 [^] | 400000 | 450000 [^] | 416500 | 14 | 27 | 1.6 | -7.4 |
| WALLAN EAST | 425000 [^] | 432500 [^] | 440000 [^] | 425000 [^] | 470000 [^] | 3 | 10 | 10.6 | 10.6 |
| WANGARATTA | 330000 | 311300 [^] | 475000 [^] | 315000 | 355000 | 18 | 43 | 7.6 | 12.7 |
| WANTIRNA | 773000 | 924000 | 777000 [^] | 645000 | 700000 | 11 | 30 | -9.4 | 8.5 |
| WANTIRNA SOUTH | 447500 | 522500 | 475000 | 630000 | 506500 | 14 | 45 | 13.2 | -19.6 |
| WARRAGUL | 410000 | 447500 | 430000 | 485000 [^] | 450000 | 11 | 35 | 9.8 | -7.2 |
| WARRNAMBOOL | 412000 | 425000 | 432000 | 411300 | 430000 | 29 | 82 | 4.4 | 4.6 |

[^] means there were fewer than 10 sales for the quarter

* means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep | Oct-Dec | Jan-Mar | Apr-Jun | Jul-Sep | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|--------------------|---------------------|---------------------|----------------------|----------------------|---------------------|---------------------------------|-------------------------|--|--|
| | 2023 | 2023 | 2024 | 2024 | 2024 | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| WATSONIA | 759500 | 880000 [^] | 735000 | 812000 | 757500 | 12 | 40 | -0.3 | -6.7 |
| WENDOUREE | 445000 [^] | 385000 | 330000 | 367500 | 295000 | 15 | 38 | -33.7 | -19.7 |
| WERRIBEE | 440000 | 445000 | 435000 | 450000 | 421000 | 46 | 152 | -4.3 | -6.4 |
| WERRIBEE SOUTH | 407500 [^] | 485000 [^] | 424500 [^] | 521000 [^] | 510000 [^] | 5 | 20 | 25.2 | -2.1 |
| WEST FOOTSCRAY | 427900 | 497500 | 365000 | 570000 | 598500 | 40 | 116 | 39.9 | 5.0 |
| WEST MELBOURNE | 689000 | 560000 | 582500 | 582000 | 517500 | 72 | 216 | -24.9 | -11.1 |
| WEST WODONGA | 340000 | 383500 | 375500 | 367500 | 378500 | 18 | 39 | 11.3 | 3.0 |
| WESTALL | 615000 | 577000 | 682500 | 545000 | 615000 | 26 | 83 | 0.0 | 12.8 |
| WESTGARTH | 560000 [^] | 625000 | 800000 | 772000 | 645000 [^] | 7 | 34 | 15.2 | -16.5 |
| WESTMEADOWS | 645000 [^] | 523000 | 635000 | 565000 [^] | 560000 [^] | 6 | 26 | -13.2 | -0.9 |
| WHEELERS HILL | 991000 [^] | 814000 [^] | 1225000 [^] | 1200000 [^] | 885400 [^] | 8 | 13 | -10.7 | -26.2 |
| WHITE HILLS | 465000 [^] | 590000 [^] | 377500 [^] | 548800 [^] | 360000 [^] | 3 | 9 | -22.6 | -34.4 |
| WHITTINGTON | 355000 [^] | 410000 [^] | 423300 [^] | 372500 [^] | 390000 [^] | 6 | 16 | 9.9 | 4.7 |
| WHITTLESEA | 512500 [^] | 420000 [^] | 485000 [^] | 430000 [^] | 498500 [^] | 8 | 19 | -2.7 | 15.9 |
| WILLIAMS LANDING | 342500 [^] | 400000 [^] | 332000 [^] | 420000 | 413500 [^] | 6 | 21 | 20.7 | -1.5 |
| WILLIAMSTOWN | 720000 | 809200 | 620000 | 780000 | 630500 | 32 | 98 | -12.4 | -19.2 |
| WILLIAMSTOWN NORTH | 785000 [^] | 785000 [*] | 860000 [^] | 860000 [^] | 875000 [^] | 5 | 13 | 11.5 | 1.7 |
| WINDSOR | 565500 | 550000 | 530000 | 585000 | 517000 | 27 | 109 | -8.6 | -11.6 |
| WODONGA | 368000 | 356300 | 337500 | 342800 | 372000 | 22 | 66 | 1.1 | 8.5 |
| WOLLERT | 427500 | 448000 | 450000 | 465000 | 470000 | 19 | 59 | 9.9 | 1.1 |
| WONTHAGGI | 410000 [^] | 392500 [^] | 492500 [^] | 432500 [^] | 400000 [^] | 9 | 21 | -2.4 | -7.5 |
| WOODEND | 557500 [^] | 728000 [^] | 730000 [^] | 731300 [^] | 599000 [^] | 4 | 11 | 7.4 | -18.1 |
| WYNDHAM VALE | 489900 | 467500 [^] | 492500 | 480000 | 489000 [^] | 9 | 44 | -0.2 | 1.9 |
| YARRA JUNCTION | 572500 [^] | 660000 [^] | 410000 [^] | 620000 [^] | 570000 [^] | 1 | 13 | -0.4 | -8.1 |
| YARRAVILLE | 620000 | 575000 | 655000 | 600000 | 637500 | 30 | 94 | 2.8 | 6.3 |
| YARRAWONGA | 462500 | 470000 [^] | 430000 | 459000 [^] | 515000 | 10 | 30 | 11.4 | 12.2 |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|---------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| AINTREE | 478000 | 491000 | 442500 | 485000 | 403000 | 14 | 39 | -15.7 | -16.9 |
| ALFREDTON | 299000 [^] | 293000 [^] | 265000 [^] | 282500 [^] | 235000 [^] | 4 | 12 | -21.4 | -16.8 |
| APOLLO BAY | 487500 [*] | 410000 [^] | 445000 [^] | 340000 [^] | 395000 [^] | 1 | 10 | NA | 16.2 |
| ARARAT | 150000 [^] | 242000 [^] | 149000 [^] | 260000 [^] | 203000 [^] | 2 | 10 | 35.3 | -21.9 |
| ARMSTRONG CREEK | 360000 | 346000 | 365000 | 375000 | 375000 | 58 | 170 | 4.2 | 0.0 |
| AVENEL | 287500 [^] | 280000 [^] | 280000 [*] | 320000 [^] | 330000 [^] | 1 | 4 | 14.8 | 3.1 |
| BACCHUS MARSH | 340000 [^] | 280000 [^] | 310000 [^] | 380000 [^] | 300000 [^] | 5 | 17 | -11.8 | -21.1 |
| BALLARAT EAST | 335200 [^] | 317500 [^] | 380000 [^] | 400000 [^] | 310000 [^] | 5 | 11 | -7.5 | -22.5 |
| BARANDUDA | 217500 | 225000 [^] | 190000 | 200000 | 227500 | 16 | 52 | 4.6 | 13.8 |
| BARNAWARTHA | 110000 [^] | 110000 [*] | 110000 [*] | 245000 [^] | 255000 [^] | 4 | 11 | 131.8 | 4.1 |
| BEECHWORTH | 420000 [^] | 450000 [^] | 539000 [^] | 415000 [^] | 370000 [^] | 1 | 6 | -11.9 | -10.8 |
| BENALLA | 185000 [^] | 187500 [^] | 150000 [^] | 181300 | 175000 | 16 | 35 | -5.4 | -3.4 |
| BERWICK | 507400 | 545000 | 490000 | 437000 | 472000 | 31 | 143 | -7.0 | 8.0 |
| BEVERIDGE | 314000 | 319300 | 307500 | 320000 | 312000 | 41 | 144 | -0.6 | -2.5 |
| BLACKBURN | 935000 [*] | 1395000 [^] | 1395000 [*] | 1395000 [*] | 1395000 [*] | 0 | 0 | NA | NA |
| BONNIE BROOK | 383500 | 358100 | 350300 [^] | 437000 [^] | 397000 [^] | 7 | 24 | 3.5 | -9.2 |
| BONSHAW | 277000 [^] | 249500 [^] | 275000 [^] | 267500 | 275000 [^] | 4 | 21 | -0.7 | 2.8 |
| BOTANIC RIDGE | 450000 | 451000 | 452000 | 478000 | 490000 | 15 | 67 | 8.9 | 2.5 |
| BROADFORD | 259000 [^] | 245000 [^] | 250000 [^] | 275000 [^] | 272500 [^] | 4 | 18 | 5.2 | -0.9 |
| BROOKFIELD | 261000 [^] | 177000 | 340200 [^] | 421500 | 305000 [^] | 7 | 22 | 16.9 | -27.6 |
| BURNSIDE | 472000 | 569000 [^] | 472000 | 574000 [^] | 519000 [^] | 9 | 28 | 10.0 | -9.6 |
| CARDIGAN | 572500 [^] | 552500 [^] | 505000 [^] | 510000 [^] | 545000 [^] | 9 | 18 | -4.8 | 6.9 |
| CHARLEMONT | 310000 [^] | 313000 | 335000 | 340000 | 312500 | 22 | 62 | 0.8 | -8.1 |
| CLIFTON SPRINGS | 445000 [^] | 445000 [*] | 505000 [^] | 360000 [^] | 340000 [^] | 1 | 3 | -23.6 | -5.6 |
| CLYDE | 382000 | 372000 | 333900 | 345000 | 365500 | 54 | 194 | -4.3 | 5.9 |
| CLYDE NORTH | 410000 | 429300 | 431000 | 425000 | 421000 | 162 | 628 | 2.7 | -0.9 |
| COBBLEBANK | 252150 [*] | 284400 [^] | 307500 [^] | 312800 [^] | 312800 [*] | 0 | 7 | NA | NA |
| COBRAM | 255000 [^] | 210000 [^] | 211300 [^] | 200000 [^] | 202500 [^] | 2 | 11 | -20.6 | 1.3 |
| COLDSTREAM | 460000 | 460000 | 460000 [^] | 482500 [^] | 480000 [^] | 1 | 12 | 4.3 | -0.5 |
| CORINELLA | 492500 [^] | 530000 [^] | 517500 [^] | 270000 [^] | 265000 [^] | 3 | 8 | -46.2 | -1.9 |
| COWES WEST | 335000 [^] | 446300 [^] | 560000 [^] | 432500 [^] | 410800 [^] | 2 | 8 | 22.6 | -5.0 |
| CRAIGIEBURN | 492500 [^] | 242500 | 472500 [^] | 515000 [^] | 535000 [^] | 4 | 19 | 8.6 | 3.9 |
| CRANBOURNE | 335000 | 429000 | 450000 [^] | 534500 [^] | 397000 [^] | 6 | 21 | 18.5 | -25.7 |
| CRANBOURNE EAST | 379000 | 388700 | 440000 [^] | 402000 [^] | 395000 [^] | 3 | 19 | 4.2 | -1.7 |
| CRANBOURNE SOUTH | 427500 [^] | 427500 [*] | 393400 [^] | 393400 [*] | 470000 [^] | 3 | 4 | 9.9 | NA |

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| CRANBOURNE WEST | 474500 [^] | 527800 [^] | 470000 [^] | 413000 [^] | 392000 | 14 | 27 | -17.4 | -5.1 |
| CRESWICK | 360000 [^] | 170000 [^] | 187500 [^] | 185000 [^] | 205000 [^] | 5 | 10 | -43.1 | 10.8 |
| DEANSIDE | 367500 | 404000 | 359000 | 334000 | 377000 | 43 | 159 | 2.6 | 12.9 |
| DIAMOND CREEK | 716000 [^] | 550000 [^] | 607500 [^] | 580000 [^] | 465000 [^] | 4 | 11 | -35.1 | -19.8 |
| DIGGERS REST | 309000 | 277000 | 301000 | 340000 | 291000 | 33 | 94 | -5.8 | -14.4 |
| DINNER PLAIN | 270000 [^] | 260000 [^] | 260000 [*] | 280000 [^] | 280000 [*] | 0 | 3 | NA | NA |
| DONNYBROOK | 291000 | 220000 | 332500 | 325000 | 330000 | 74 | 197 | 13.4 | 1.5 |
| DOREEN | 330000 [^] | 445000 [^] | 340000 [^] | 370000 [^] | 432500 [^] | 8 | 22 | 31.1 | 16.9 |
| DROUIN | 281500 | 350000 | 362500 | 345000 | 340000 | 16 | 45 | 20.8 | -1.4 |
| EAGLE POINT | 325000 [^] | 310000 [^] | 282500 [^] | 171000 [^] | 171000 [*] | 0 | 4 | NA | NA |
| EAST BAIRNSDALE | 130000 [*] | 130000 [*] | 98500 [^] | 158000 [^] | 145000 [^] | 5 | 8 | NA | -8.2 |
| ECHUCA | 1365000 [^] | 392500 [^] | 520000 [^] | 290000 [^] | 287500 [^] | 4 | 11 | -78.9 | -0.9 |
| EPPING | 435000 [^] | 250000 [^] | 369500 [^] | 407500 [^] | 287500 [^] | 2 | 13 | -33.9 | -29.4 |
| EPSOM | 262500 [^] | 320000 [^] | 305000 [^] | 295000 [^] | 287500 [^] | 4 | 12 | 9.5 | -2.5 |
| EYNEBURY | 308300 [^] | 588500 [^] | 350000 [^] | 605000 [^] | 385000 [^] | 5 | 12 | 24.9 | -36.4 |
| FRANKSTON SOUTH | 692300 [^] | 764000 [^] | 852500 [^] | 785000 [^] | 710000 [^] | 1 | 8 | 2.6 | -9.6 |
| FRASER RISE | 385000 | 387900 | 367000 | 367800 | 278500 | 93 | 239 | -27.7 | -24.3 |
| FYANSFORD | 480000 [^] | 490000 [^] | 421500 [^] | 460000 [^] | 605000 [^] | 2 | 9 | 26.0 | 31.5 |
| GISBORNE | 478000 | 454500 | 440000 | 457600 | 406500 [^] | 7 | 42 | -15.0 | -11.2 |
| GLENGARRY | 289000 [^] | 287000 [^] | 279000 [^] | 290500 [^] | 280000 [^] | 6 | 15 | -3.1 | -3.6 |
| GOLDEN BEACH | 140000 [^] | 116300 [^] | 110000 [^] | 105000 [^] | 100000 [^] | 3 | 14 | -28.6 | -4.8 |
| GOLDEN SQUARE | 355000 [^] | 280000 [^] | 260000 [^] | 240000 [^] | 220000 [^] | 1 | 11 | -38.0 | -8.3 |
| GREENVALE | 365600 | 425000 | 340000 | 423000 | 400000 | 47 | 133 | 9.4 | -5.4 |
| HARKNESS | 305000 [^] | 310000 | 265000 [^] | 262500 [^] | 335000 [^] | 5 | 16 | 9.8 | 27.6 |
| HIGHTON | 520000 [^] | 490000 [^] | 430000 [^] | 330000 [^] | 500000 [^] | 1 | 11 | -3.8 | 51.5 |
| HORSHAM | 256000 [^] | 222500 [^] | 239500 | 205000 | 200300 [^] | 5 | 30 | -21.8 | -2.3 |
| HUNTLY | 238800 | 280000 | 247000 | 256500 | 253400 | 20 | 57 | 6.1 | -1.2 |
| HUON CREEK | 445000 [^] | 665000 [^] | 665000 [*] | 665000 [*] | 470000 [^] | 3 | 3 | 5.6 | NA |
| INVERLOCH | 585000 [^] | 592500 [^] | 542500 [^] | 437500 [^] | 417500 [^] | 2 | 12 | -28.6 | -4.6 |
| IRYMPLE | 174000 [^] | 166000 | 179000 | 180000 [^] | 175000 | 17 | 36 | 0.6 | -2.8 |
| JACKASS FLAT | 297500 [^] | 275000 [^] | 275000 [^] | 297400 | 268500 [^] | 4 | 18 | -9.7 | -9.7 |
| JOHNSONVILLE | 240000 [^] | 235000 [^] | 235000 [^] | 235000 [*] | 235000 [*] | 0 | 3 | NA | NA |
| JUNCTION VILLAGE | 436500 | 430000 [^] | 430000 [^] | 405500 [^] | 395000 [^] | 2 | 11 | -9.5 | -2.6 |
| KALKALLO | 335000 | 320500 | 332000 | 290500 | 317000 | 42 | 181 | -5.4 | 9.1 |
| KANGAROO FLAT | 279000 [^] | 450000 [^] | 202000 [^] | 305000 [^] | 275000 [^] | 1 | 7 | -1.4 | -9.8 |

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) Apr-Jun 2024 to Jul-Sep 2024 | |
|----------------|---------------------|----------------------|----------------------|---------------------|---------------------|---------------------------|-------------------|--|-------|
| KEILOR PARK | - | - | 850000 [^] | 850000 [^] | 850000 [*] | 0 | 8 | NA | NA |
| KEYSBOROUGH | - | 1020000 [^] | 1020000 [*] | 725000 [^] | 860000 [^] | 7 | 10 | 0.0 | 18.6 |
| KIALLA | 281000 | 280000 [^] | 275000 [^] | 265000 | 260000 | 13 | 33 | -7.5 | -1.9 |
| KILMORE | 292500 [^] | 300500 [^] | 303500 [^] | 315000 [^] | 300000 [^] | 6 | 17 | 2.6 | -4.8 |
| KILSYTH | 410000 [*] | 410000 [*] | 410000 [*] | 327500 [^] | 310000 [^] | 1 | 3 | NA | -5.3 |
| KORUMBURRA | 240000 [^] | 271300 [^] | 255000 [^] | 289500 [^] | 287500 [^] | 2 | 7 | 19.8 | -0.7 |
| KYABRAM | 208300 [^] | 210000 [^] | 203300 [^] | 199000 [^] | 195800 [^] | 4 | 14 | -6.0 | -1.6 |
| LAKES ENTRANCE | 232500 [^] | 243000 [^] | 237500 [^] | 208000 [^] | 237500 [^] | 2 | 14 | 2.2 | 14.2 |
| LALOR | - | - | - | 495000 [^] | 474000 [^] | 5 | 7 | 0.0 | -4.2 |
| LARA | 349900 | 363000 | 365000 | 379900 | 372500 | 30 | 88 | 6.5 | -1.9 |
| LARA LAKE | 548500 [^] | 780000 [^] | 566300 [^] | 566300 [*] | 566300 [*] | 0 | 2 | NA | NA |
| LAVERTON SOUTH | 505000 [*] | 552500 [^] | 560000 [^] | 560000 [*] | 600000 [^] | 5 | 6 | NA | NA |
| LENEVA | 216400 [^] | 220000 | 215000 | 214000 | 210000 | 41 | 124 | -3.0 | -1.9 |
| LEONGATHA | 288300 [^] | 342500 [^] | 294000 [^] | 395000 [^] | 295000 [^] | 6 | 13 | 2.3 | -25.3 |
| LEOPOLD | 375000 [^] | 353000 [^] | 353000 [*] | 329200 [^] | 329200 [*] | 0 | 2 | NA | NA |
| LILYDALE | 675000 [^] | 645000 [^] | 685000 [^] | 670300 [^] | 517500 [^] | 2 | 12 | -23.3 | -22.8 |
| LOCH SPORT | 131000 | 130000 | 124000 [^] | 115000 [^] | 137500 [^] | 5 | 17 | 5.0 | 19.6 |
| LUCAS | 325000 | 335000 | 307500 | 320000 | 310000 | 12 | 45 | -4.6 | -3.1 |
| LUCKNOW | 175000 | 175000 | 185000 | 160000 [^] | 185000 | 10 | 32 | 5.7 | 15.6 |
| MADDINGLEY | 294000 | 225000 [^] | 320400 [^] | 290000 | 315000 | 15 | 36 | 7.1 | 8.6 |
| MAIDEN GULLY | 360000 [^] | 395000 [^] | 291000 [^] | 463000 [^] | 357500 [^] | 2 | 7 | -0.7 | -22.8 |
| MAMBOURIN | 370000 | 360000 | 355000 | 340000 | 304000 | 38 | 117 | -17.8 | -10.6 |
| MANOR LAKES | 390300 | 278000 | 335000 | 365000 | 378000 | 36 | 110 | -3.2 | 3.6 |
| MANSFIELD | 376800 [^] | 357500 [^] | 357500 [*] | 427500 [^] | 370000 [^] | 4 | 8 | -1.8 | -13.5 |
| MARONG | 273000 [^] | 272000 [^] | 278000 [^] | 271000 [^] | 269000 [^] | 7 | 21 | -1.5 | -0.7 |
| MARYBOROUGH | 116500 [^] | 332500 [^] | 100000 [^] | 165000 [^] | 160000 [^] | 3 | 11 | 37.3 | -3.0 |
| MELTON SOUTH | 310000 | 320000 | 312000 | 320000 | 312500 [^] | 8 | 54 | 0.8 | -2.3 |
| MERBEIN | 115000 [^] | 130000 [^] | 122500 [^] | 146000 [^] | 117500 [^] | 2 | 7 | 2.2 | -19.5 |
| MERINDA PARK | 435000 [^] | 435000 [*] | 435000 [^] | 380000 [^] | 426300 [^] | 4 | 9 | -2.0 | 12.2 |
| MERNDA | 394000 | 390000 | 402000 | 425000 | 458000 | 17 | 45 | 16.2 | 7.8 |
| METUNG | 275000 [^] | 195000 [^] | 232500 [^] | 250000 [^] | 199800 | 11 | 20 | -27.4 | -20.1 |
| MICKLEHAM | 386000 | 349000 | 389000 | 379000 | 398000 | 145 | 366 | 3.1 | 5.0 |
| MILDURA | 185000 | 185000 [^] | 182000 | 181400 | 175000 | 25 | 73 | -5.4 | -3.5 |
| MOE | 210000 | 207000 [^] | 235000 [^] | 215000 [^] | 198000 [^] | 7 | 18 | -5.7 | -7.9 |
| MOOROOPNA | 220000 [^] | 251000 [^] | 195000 [^] | 235000 [^] | 245000 [^] | 5 | 10 | 11.4 | 4.3 |

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| MORNINGTON | 1300000 [^] | 887500 [^] | 1032500 [^] | 2930000 [^] | 2930000 [*] | 0 | 4 | NA | NA |
| MOUNT DUNEED | 287500 | 348500 | 420000 | 354900 | 318600 | 30 | 81 | 10.8 | -10.2 |
| NAGAMBIE | 264000 [^] | 260000 [^] | 262500 [^] | 250000 [^] | 270000 [^] | 3 | 14 | 2.3 | 8.0 |
| NAR NAR GOON NORTH | 155600 [^] | 316300 [^] | 320000 [^] | 303000 [^] | 387000 [^] | 2 | 10 | 148.7 | 27.7 |
| NARRE WARREN NORTH | 1500000 [^] | 1060000 [^] | 950000 [^] | 850000 [^] | 599000 [^] | 1 | 13 | -60.1 | -29.5 |
| NARRE WARREN SOUTH | 292050 [*] | 292050 [*] | 292050 [*] | 398100 [^] | 620000 [^] | 5 | 8 | NA | 55.7 |
| NEW GISBORNE | 455000 [^] | 390000 [^] | 475000 [^] | 430000 [^] | 435000 [^] | 3 | 12 | -4.4 | 1.2 |
| NEWBOROUGH | 253500 [^] | 255000 [^] | 195500 [^] | 275000 [^] | 245000 [^] | 3 | 9 | -3.4 | -10.9 |
| NORTH WONTHAGGI | 285000 [^] | 231000 [^] | 275000 [^] | 206000 [^] | 290000 [^] | 3 | 13 | 1.8 | 40.8 |
| NUMURKAH | 172000 [^] | 185000 [^] | 175000 [^] | 180000 [^] | 135000 [^] | 1 | 7 | -21.5 | -25.0 |
| OCEAN GROVE | 502500 [^] | 490000 | 482000 | 485000 | 492500 | 10 | 39 | -2.0 | 1.5 |
| OFFICER | 451600 | 417900 | 415000 | 418500 | 452500 | 76 | 169 | 0.2 | 8.1 |
| OFFICER SOUTH | 544500 [^] | 509000 [^] | 561800 [^] | 499000 [^] | 494000 [^] | 1 | 6 | -9.3 | -1.0 |
| PAKENHAM | 375000 | 370000 | 372500 | 280000 | 407300 | 24 | 57 | 8.6 | 45.4 |
| PARADISE BEACH | 110000 [^] | 93800 [^] | 135000 [^] | 137500 [^] | 87500 [^] | 1 | 8 | -20.5 | -36.4 |
| PAYNESVILLE | 240000 | 270000 [^] | 215000 [^] | 208000 [^] | 255000 [^] | 5 | 15 | 6.3 | 22.6 |
| POINT COOK | 746000 [^] | 585000 [^] | 354800 [^] | 409000 [^] | 360600 | 21 | 38 | -51.7 | -11.8 |
| PORTARLINGTON | 575000 [^] | 600000 [^] | 531300 [^] | 770000 [^] | 572500 [^] | 6 | 10 | -0.4 | -25.6 |
| PORTLAND | 182500 [^] | 168500 [^] | 197000 [^] | 205000 [^] | 184500 [^] | 4 | 12 | 1.1 | -10.0 |
| RED CLIFFS | 142000 [^] | 132500 [^] | 145000 [^] | 125000 [^] | 140000 [^] | 2 | 10 | -1.4 | 12.0 |
| ROBINVALE | 110000 [^] | 204000 [^] | 204000 [*] | 125000 [^] | 145000 [^] | 1 | 2 | 31.8 | 16.0 |
| ROCKBANK | 310000 | 335000 | 269000 | 299600 | 316000 | 34 | 87 | 1.9 | 5.5 |
| ROMSEY | 445000 [^] | 442500 [^] | 370000 [^] | 370000 [^] | 370000 [^] | 1 | 10 | -16.9 | 0.0 |
| ROWVILLE | 750500 [^] | 746500 [^] | 792500 [^] | 776600 [^] | 867000 [^] | 2 | 11 | 15.5 | 11.6 |
| RUPANYUP | - | 52500 [^] | 83300 [^] | 83300 [*] | 83300 [*] | 0 | 6 | NA | NA |
| RYE | 535000 [^] | 647000 [^] | 690000 [^] | 530000 | 595000 [^] | 4 | 21 | 11.2 | 12.3 |
| SALE | 247500 [^] | 250000 [^] | 262000 [^] | 280000 [^] | 340000 [^] | 5 | 15 | 37.4 | 21.4 |
| SAN REMO | 532500 [^] | 450000 [^] | 718000 [^] | 495000 [^] | 530000 [^] | 6 | 14 | -0.5 | 7.1 |
| SANCTUARY LAKES | 620000 [^] | 360000 [^] | 562000 [^] | 525000 [^] | 499100 [^] | 8 | 14 | -19.5 | -4.9 |
| SEBASTOPOL | 240000 [^] | 265000 [^] | 242500 [^] | 240000 [^] | 367500 [^] | 2 | 9 | 53.1 | 53.1 |
| SEYMOUR | 217500 [^] | 220000 [^] | 245000 [^] | 253800 [^] | 165000 [^] | 9 | 16 | -24.1 | -35.0 |
| SHEPPARTON | 245000 | 230000 | 250000 | 277500 | 265000 | 27 | 56 | 8.2 | -4.5 |
| SHEPPARTON NORTH | 377500 [^] | 420000 [^] | 385000 [^] | 350000 [^] | 362000 [^] | 1 | 10 | -4.1 | 3.4 |
| SKYE | 581500 [^] | 565000 [^] | 531000 [^] | 590000 [^] | 535000 [^] | 6 | 19 | -8.0 | -9.3 |
| SMYTHESDALE | 220000 [^] | 175000 [^] | 177000 [^] | 239000 [^] | 239000 [*] | 0 | 2 | NA | NA |

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|-----------------|----------------------|---------------------|----------------------|----------------------|----------------------|---------------------------|-------------------|------------------------------|------------------------------|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| SOUTH MORANG | 477000 [^] | 466000 [^] | 399500 [^] | 589900 [^] | 314600 [^] | 9 | 16 | -34.0 | -46.7 |
| ST LEONARDS | 382500 [^] | 415000 [^] | 327000 | 320000 [^] | 340000 [^] | 9 | 29 | -11.1 | 6.3 |
| STAWELL | 186200 | 145000 [^] | 162000 [^] | 162000 [*] | 162000 [*] | 0 | 2 | NA | NA |
| STRATFORD | 195000 [^] | 184000 [^] | 180000 [^] | 190000 [^] | 210000 [^] | 1 | 8 | 7.7 | 10.5 |
| STRATHFIELDSAYE | 334000 [^] | 317300 | 285000 [^] | 295000 | 300000 | 13 | 30 | -10.2 | 1.7 |
| STRATHTULLOH | 285200 | 315000 | 298500 | 300000 | 295000 | 19 | 47 | 3.4 | -1.7 |
| SUNBURY | 353900 | 360000 | 363000 | 335000 | 353900 | 72 | 221 | 0.0 | 5.7 |
| SUNSHINE NORTH | 535000 [^] | 465000 [^] | 567500 [^] | 567500 [*] | 501500 [^] | 2 | 4 | -6.3 | NA |
| SWAN HILL | 170000 [^] | 185000 [^] | 280000 [^] | 200000 | 170000 | 10 | 22 | 0.0 | -15.0 |
| TANKERTON | - | 23000 [^] | 50000 [^] | 20000 [^] | 20000 [*] | 0 | 6 | NA | NA |
| TARNEIT | 352000 | 354200 | 319500 | 344000 | 361000 | 241 | 831 | 2.6 | 4.9 |
| TATURA | 233500 [*] | 270000 [^] | 246500 [^] | 229500 [^] | 230000 | 11 | 23 | NA | 0.2 |
| TEMPLESTOWE | 120000 [^] | 830000 [^] | 1230000 [^] | 1230000 [*] | 1230000 [*] | 0 | 5 | NA | NA |
| THOMASTOWN | 495500 [^] | 379200 [^] | 499500 [^] | 517000 [^] | 544000 [^] | 7 | 18 | 9.8 | 5.2 |
| THORNHILL PARK | 280500 [^] | 200000 | 257000 | 250000 | 259000 | 57 | 98 | -7.7 | 3.6 |
| TORQUAY | 713300 [^] | 855000 [^] | 650000 [^] | 662500 [^] | 695000 | 14 | 25 | -2.6 | 4.9 |
| TRARALGON | 276000 | 294500 | 270000 | 284000 | 294000 | 29 | 63 | 6.5 | 3.5 |
| TRUGANINA | 401000 | 361000 | 305500 | 350000 | 373000 | 52 | 237 | -7.0 | 6.6 |
| VENUS BAY | 250000 [^] | 240000 [^] | 235000 [^] | 245000 [^] | 175000 [^] | 3 | 13 | -30.0 | -28.6 |
| WALLAN | 340000 [^] | 385000 [^] | 287500 [^] | 150000 [^] | 290000 [^] | 8 | 19 | -14.7 | 93.3 |
| WALLAN EAST | 320000 [^] | 552500 [^] | 310000 [^] | 315000 [^] | 435000 [^] | 4 | 15 | 35.9 | 38.1 |
| WANGARATTA | 275000 [^] | 295400 | 281500 | 282900 [^] | 283000 | 11 | 32 | 2.9 | 0.0 |
| WARRAGUL | 320000 | 307800 | 316500 | 315000 | 306500 | 31 | 94 | -4.2 | -2.7 |
| WARRNAMBOOL | 265000 | 262500 | 270000 | 255000 | 260000 | 23 | 81 | -1.9 | 2.0 |
| WAURN PONDS | 475000 [^] | 365000 [^] | 541000 [^] | 430000 [^] | 435500 [^] | 4 | 12 | -8.3 | 1.3 |
| WEIR VIEWS | 319500 | 335000 | 295000 | 355000 | 258500 | 18 | 42 | -19.1 | -27.2 |
| WERRIBEE | 358000 | 338500 | 360000 | 340000 | 332000 | 42 | 143 | -7.3 | -2.4 |
| WEST WODONGA | 292500 [^] | 447500 [^] | 300000 [^] | 255000 [^] | 255000 [*] | 0 | 4 | NA | NA |
| WILLIAMSTOWN | 1170000 [^] | 400000 [^] | 400000 [*] | 3820000 [^] | 3820000 [*] | 0 | 1 | NA | NA |
| WINCHELSEA | 315000 [^] | 308800 [^] | 350000 [^] | 420000 [^] | 402500 | 10 | 22 | 27.8 | -4.2 |
| WINTER VALLEY | 299000 | 272000 | 272000 | 260000 | 285000 | 25 | 83 | -4.7 | 9.6 |
| WODONGA | 214500 [^] | 222500 [^] | 230000 | 225000 | 240000 | 14 | 44 | 11.9 | 6.7 |
| WOLLERT | 356000 | 370000 | 342000 | 383000 | 399900 | 119 | 328 | 12.3 | 4.4 |
| WONTHAGGI | 268000 [^] | 269000 | 270000 [^] | 410000 [^] | 230000 | 10 | 25 | -14.2 | -43.9 |
| WYNDHAM VALE | 300000 | 279000 | 245000 | 300000 | 322500 | 38 | 152 | 7.5 | 7.5 |

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

| Locality | Jul-Sep 2023 | Oct-Dec 2023 | Jan-Mar 2024 | Apr-Jun 2024 | Jul-Sep 2024 | No. of Sales Jul-Sep 2024 | No. of Sales 2024 | Change (%) | |
|------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------------------|-------------------------|--|--|
| | | | | | | | | Jul-Sep 2023 to Jul-Sep 2024 | Apr-Jun 2024 to Jul-Sep 2024 |
| YARRAWONGA | 239000 | 250000 | 225000 | 229000 | 220000 | 13 | 63 | -7.9 | -3.9 |


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Department
of Transport
and Planning

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