

Victorian Property Sales Report

June 2024 Quarter





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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 0.2 per cent from \$751,500 to \$750,000 in the June 2024 quarter, having decreased by 3.3 per cent in the previous quarter (December 2023 to March 2024). For the 12 months from June 2023 to June 2024, the median house price in Victoria remained at \$750,000.

The median price of units in Victoria increased by 1.7 per cent from \$590,000 to \$600,000 in the June 2024 quarter, having decreased by 4.1 per cent in the previous quarter. The median price of units in Victoria for the June 2024 quarter was lower than the median price of houses. For the 12 months from June 2023 to June 2024, the median unit price remained at \$600,000.

The metropolitan Melbourne median house price decreased by 1.2 per cent to \$850,000 in the June 2024 quarter and the median unit price increased by 1.7 per cent to \$615,000. For the 12 months to June 2024, median sales prices in metropolitan Melbourne decreased by 0.6 per cent for houses and showed no change for units.

In the June 2024 quarter, the median house price in country Victoria decreased by 0.9 per cent to \$575,000 and units decreased by 1.2 per cent to \$420,000. Over the 12 months to June 2024, median sale prices in country Victoria showed no change for both houses and units.

Of the 743 listed Victorian locations, 199 had median house price increases for the June 2024 quarter compared to 210 in the March 2023 quarter. Eight localities recorded no change, 231 showed a decrease and 238 had insufficient sales.

The maximum number of house sales for the quarter was 362 in Tarnet and there were 30 locations with 100 or more sales in the June 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 June 2024 indicates that the median house sale price decreased by 0.2 per cent from \$751,500 to \$750,000. Metropolitan house prices decreased by 1.2 per cent from \$860,000 to \$850,000 and country Victoria house prices decreased by 0.9 per cent to \$575,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to June 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 June quarter of 2024 and 98 per cent for the March 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 June 2024 quarter is 21,453. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the June 2024 quarter will be approximately 23,068. This is a 16.9 per cent increase from the number of sales in the March 2024 quarter and an 18.7 per cent

increase on the same quarter the previous year (June 2023).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$860,000 in the March quarter to \$850,000 in the June 2024 quarter. This follows a decrease of 2.6 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 June 2024 quarter compared to the March 2023 quarter (134 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 148 suburbs for the March quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 52 shifted from showing a median price increase for the March 2024 quarter to a median price decrease for the June 2024 quarter. For example, Richmond increased by 4 per cent in the March 2024 quarter, while it decreased by 7.5 per cent in the June 2024 quarter. This compares to 42 metropolitan suburbs shifting from an increase in the December 2023 quarter to a decrease in the March 2024 quarter.

Conversely, 42 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2024 quarter to a median price increase in the June 2024 quarter. This compares to 54 metropolitan suburbs shifting from a decrease in the December 2023 quarter to an increase in the March 2024 quarter.

One-hundred and one metropolitan suburbs with 10 or more sales showed decreases for both the March 2024 and June 2024 quarters. Significant examples include Mornington and Lilydale. This compares to 106 metropolitan suburbs in the December 2023 and March 2024 quarters.



The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Eaglemont, which had 10 sales and increased by 51.9 per cent (\$1,880,000 to \$2,855,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Cranbourne South, which had 10 sales and rose by 23.7 per cent to \$828,500.

For the quarter, St Kilda East had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 11 house

sales and its median house price decreased by 37.6 per cent, from \$2,090,000 to \$1,305,000.

Black Rock experienced the second highest median price decrease in metropolitan Melbourne. It had 15 sales and its median price decreased by 23.3 per cent from \$3,000,000 to \$2,300,000.

Melton's median price of \$486,300 was the lowest for metropolitan suburbs in the June 2024 quarter. It had 44 sales and its median price increased by 4.6 per cent from the March 2024 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023–Jun 2024	% Change Mar 2024–Jun 2024
Ascot Vale	1,200,000	1,347,500	1,257,500	4.8	-6.7
Bentleigh	1,635,500	1,727,500	1,600,000	-2.2	-7.4
Bentleigh East	1,452,500	1,540,000	1,510,000	4.0	-1.9
Brighton	3,675,000	3,518,700	3,225,000	-12.2	-8.3
Brunswick	1,325,000	1,330,000	1,292,500	-2.5	-2.8
Caulfield South	1,712,000	1,806,000	1,770,000	3.4	-2.0
Elwood	1,895,000	2,225,000	1,790,000	-5.5	-19.6
Footscray	870,000	965,000	960,000	10.3	-0.5
Hawthorn	2,550,000	2,846,000	2,600,000	2.0	-8.6
Kensington	1,110,000	1,102,500	1,181,500	6.4	7.2
Malvern	3,117,500	2,860,000	3,215,000	3.1	12.4
Northcote	1,467,000	1,725,000	1,522,000	3.7	-11.8
Preston	1,120,000	1,177,500	1,266,500	13.1	7.6
Richmond	1,427,500	1,470,000	1,360,000	-4.7	-7.5
South Melbourne	1,555,000	1,725,000	1,643,800	5.7	-4.7
South Yarra	2,255,000	2,325,000	2,150,000	-4.7	-7.5
Toorak	6,550,000	5,602,000	5,559,300	-15.1	-0.8
Williamstown	1,550,000	1,620,000	1,595,000	2.9	-1.5



Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023–Jun 2024	% Change Mar 2024–Jun 2024
Balwyn	3,135,000	3,122,400	2,960,000	-5.6	-5.2
Blackburn	1,640,000	1,805,000	1,450,000	-11.6	-19.7
Box Hill North	1,315,500	1,400,000	1,325,000	0.7	-5.4
Box Hill South	1,452,500	1,485,000	1,465,000	0.9	-1.3
Burwood East	1,283,500	1,276,500	1,311,000	2.1	2.7
Camberwell	2,310,000	2,819,500	2,580,000	11.7	-8.5
Glen Iris	2,570,000	2,437,500	2,430,000	-5.4	-0.3
Oakleigh South	1,100,000	1,255,000	1,245,500	13.2	-0.8
Surrey Hills	2,410,000	2,350,000	2,250,000	-6.6	-4.3

Western suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023–Jun 2024	% Change Mar 2024–Jun 2024
Altona	1,100,000	1,035,500	1,140,000	3.6	10.1
Braybrook	669,000	728,000	671,300	0.3	-7.8
Deer Park	660,000	641,000	675,500	2.3	5.4
Keilor Downs	752,500	702,800	768,000	2.1	9.3
Keilor East	1,020,000	1,052,500	1,057,500	3.7	0.5
St Albans	632,500	651,000	650,000	2.8	-0.2
Sunshine North	710,000	725,000	742,000	4.5	2.3
Sunshine West	720,000	685,000	680,000	-5.6	-0.7



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

Suburb	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023-Jun 2024	% Change Mar 2024-Jun 2024
Burnside Heights	748,000	730,000	749,000	0.1	2.6
Caroline Springs	752,500	742,500	766,000	1.8	3.2
Hoppers Crossing	600,000	625,000	634,500	5.8	1.5
Point Cook	765,000	810,000	770,000	0.7	-4.9
Sydenham	760,000	757,000	702,500	-7.6	-7.2
Tarneit	661,000	655,000	646,800	-2.2	-1.3
Taylors Hill	902,000	891,000	922,500	2.3	3.5
Werribee	617,000	610,000	625,000	1.3	2.5

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

Suburb	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023-Jun 2024	% Change Mar 2024-Jun 2024
Bayswater	864,900	800,000	836,500	-3.3	4.6
Bayswater North	820,000	840,000	887,500	8.2	5.7
Boronia	865,000	859,300	850,000	-1.7	-1.1
Ferntree Gully	852,000	912,000	870,000	2.1	-4.6
Heathmont	1,072,500	1,060,000	1,055,000	-1.6	-0.5
Wantirna	1,225,000	1,084,000	1,090,000	-11.0	0.6
Wheelers Hill	1,413,500	1,502,500	1,390,500	-1.6	-7.5



Country Victoria

Country Victoria's median house price decreased by 0.9 per cent from \$580,000 to \$575,000 in the June 2024 quarter. Over the 12 months to June 2024, the median house price in country Victoria showed no change, remaining at \$575,000.

The number of country Victoria house sales for the June 2024 quarter is expected to be 6,791, which is 18.4 per cent more than the June 2023 quarter.

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

Bendigo median house prices increased by 14.6 per cent, having increased by 1.3 per cent in the previous quarter. Mildura decreased by 8.2 per cent for the June 2024 quarter, having decreased by 5.5 per cent in the previous quarter.

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

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

Bairnsdale increased by 19.1 per cent for the June 2024 quarter, having increased by 3.5 per cent in the previous quarter. Wangaratta decreased by 4.1 per cent and Sale increased by 1.3 per cent in the June 2024 quarter, having decreased by 6.2 per cent in the previous quarter.

The sample of seaside towns shows that two out of the nine towns had increases in their median house prices from the March 2024 to June 2024 quarters. Anglesea decreased by 22.1 per cent for this quarter, having decreased by 4 per cent during the previous quarter. Cowes West's median house price decreased by 14.9 per cent for the June 2024 quarter, having decreased by 14.9 per cent in the previous quarter. Venus Bay decreased by 15.7 per cent for the June 2024 quarter, having decreased by 12.9 per cent for March 2024.

Regional cities

Suburbs in regional cities	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023-Jun 2024	% Change Mar 2024-Jun 2024
Ballarat Central	611,300	600,000	530,000	-13.3	-11.7
Bendigo	563,500	530,000	607,500	7.8	14.6
Geelong West	832,500	860,000	875,000	5.1	1.7
Horsham	415,000	379,000	395,000	-4.8	4.2
Mildura	450,000	465,000	426,800	-5.2	-8.2
Shepparton	425,500	480,000	443,000	4.1	-7.7
Warrnambool	600,000	565,000	600,000	0.0	6.2
Wodonga	521,000	525,000	523,000	0.4	-0.4



Large towns

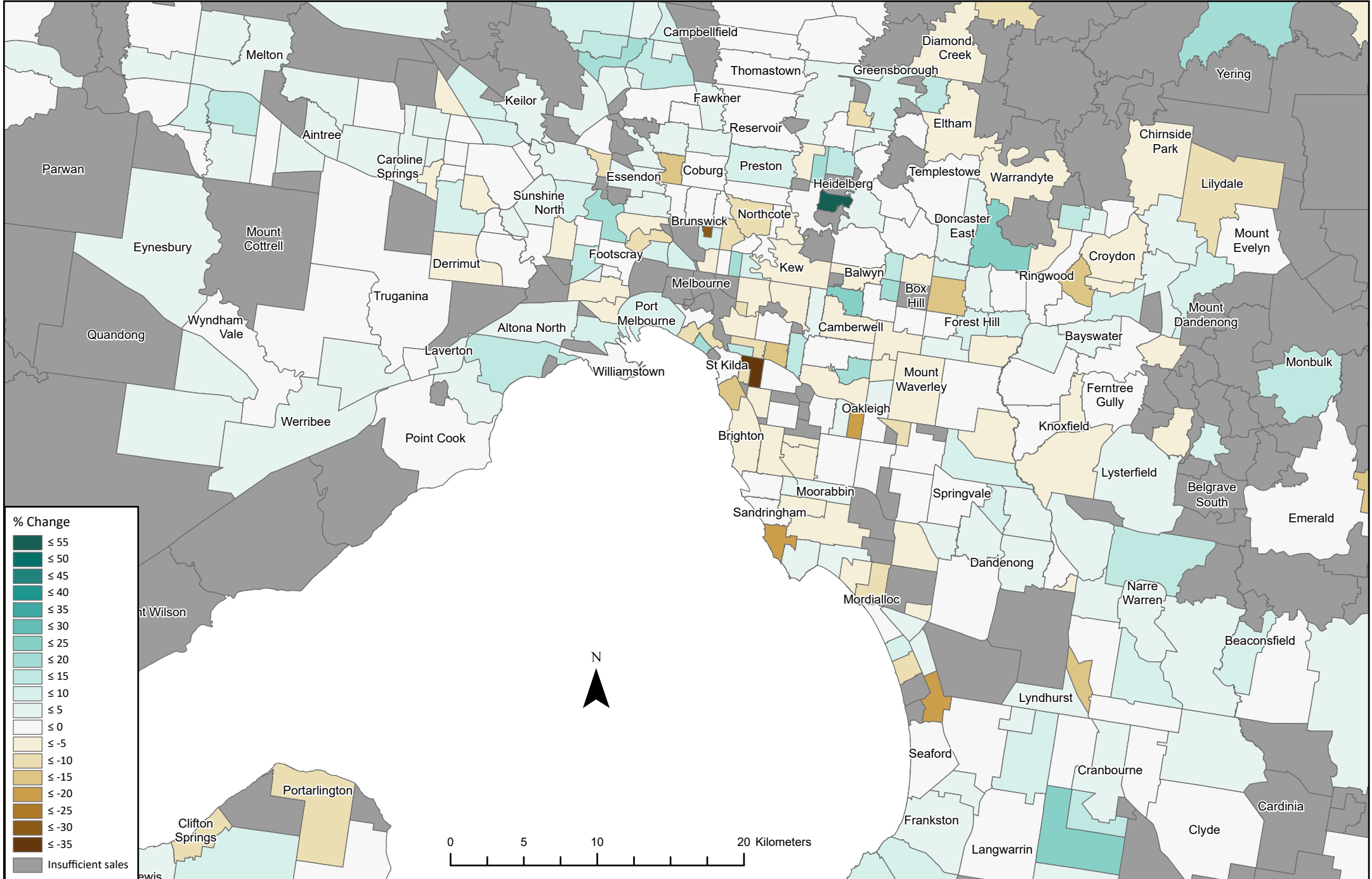
Suburbs in large towns	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023-Jun 2024	% Change Mar 2024-Jun 2024
Bairnsdale	423,000	380,000	452,500	7.0	19.1
Castlemaine	715,000	760,000	750,000	4.9	-1.3
Colac	470,000	452,500	481,000	2.3	6.3
Echuca	540,000	572,500	588,000	8.9	2.7
Hamilton	370,000	362,500	356,500	-3.6	-1.7
Moe	365,000	358,500	370,000	1.4	3.2
Morwell	375,000	322,000	331,500	-11.6	3.0
Sale	472,000	479,000	485,000	2.8	1.3
Swan Hill	463,500	497,000	480,000	3.6	-3.4
Traralgon	493,000	540,000	485,000	-1.6	-10.2
Wangaratta	550,000	547,500	525,000	-4.5	-4.1
Yarrawonga	640,800	655,000	652,500	1.8	-0.4

Seaside towns

Suburbs in seaside towns	June quarter 2023 \$	March quarter 2024 \$	June quarter 2024 \$	% Change Jun 2023-Jun 2024	% Change Mar 2024-Jun 2024
Anglesea	1,720,000	1,825,000	1,422,500	-17.3	-22.1
Cowes West	780,000	770,000	655,000	-16.0	-14.9
Inverloch	941,000	896,000	782,500	-16.8	-12.7
Lakes Entrance	482,500	625,000	554,500	14.9	-11.3
Ocean Grove	985,000	967,500	970,000	-1.5	0.3
Portland	443,000	400,000	440,000	-0.7	10.0
St Leonards	782,500	710,000	692,500	-11.5	-2.5
Torquay	1,177,500	1,250,000	1,200,000	1.9	-4.0
Venus Bay	712,500	620,000	522,900	-26.6	-15.7

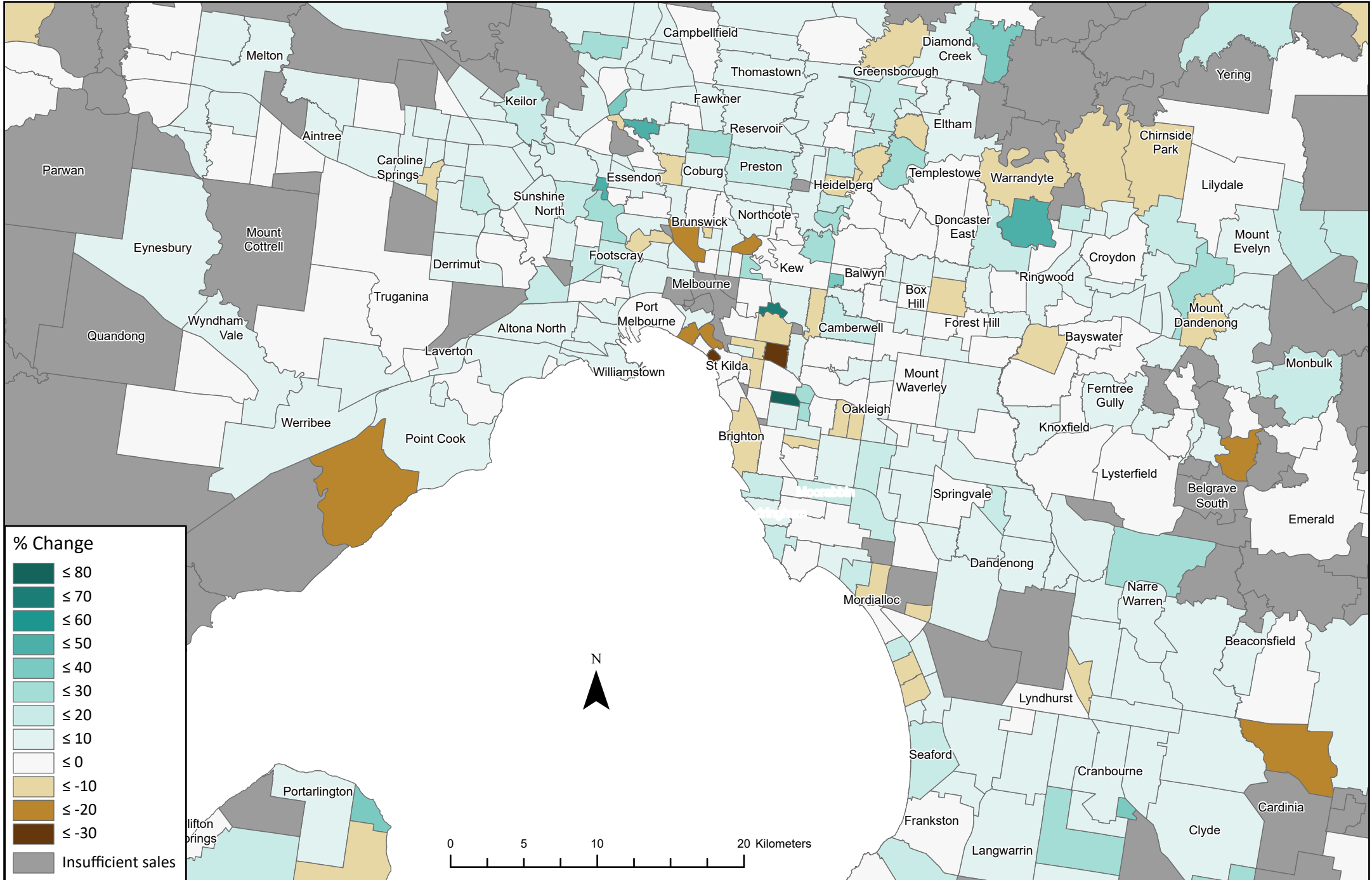
Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2024 to June quarter 2024



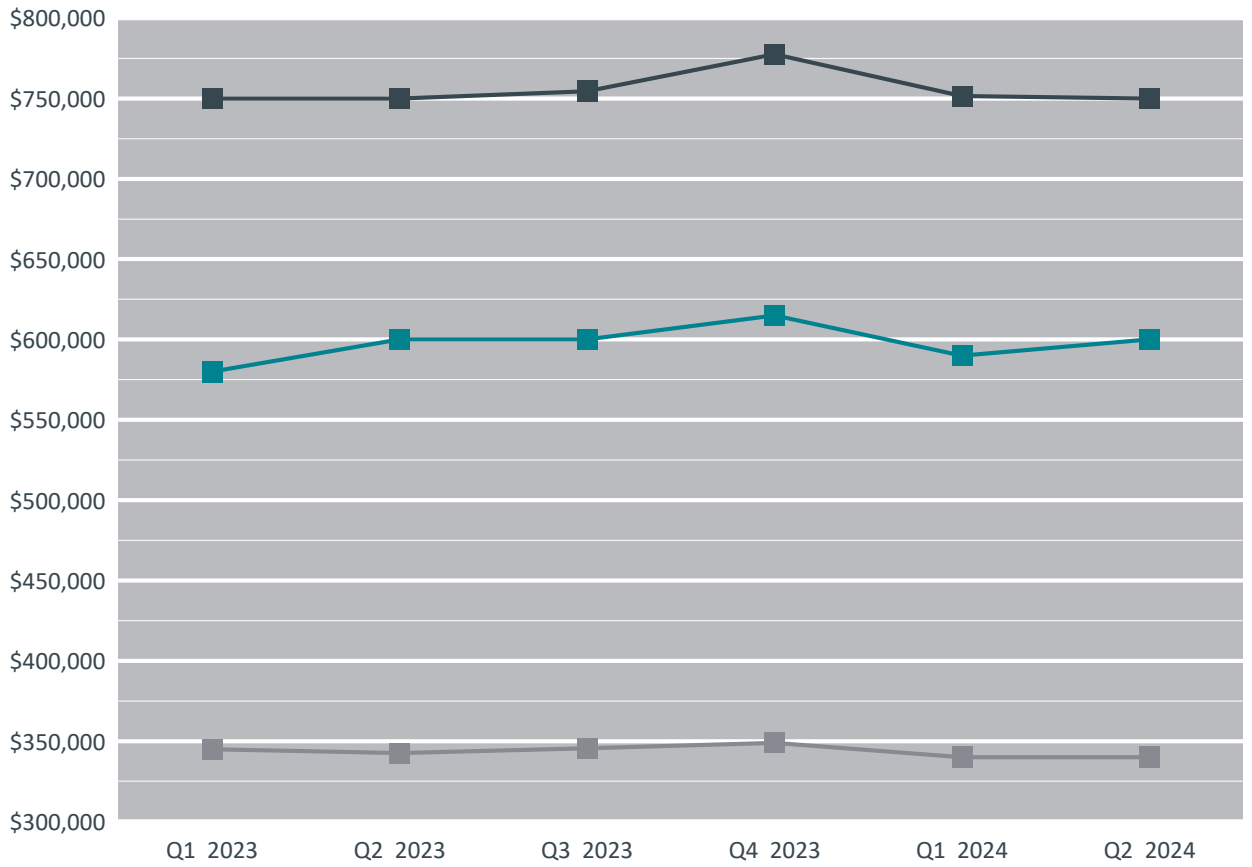
Metropolitan Melbourne houses - yearly change in median prices

June quarter 2023 to June quarter 2024



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

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

■ House Median

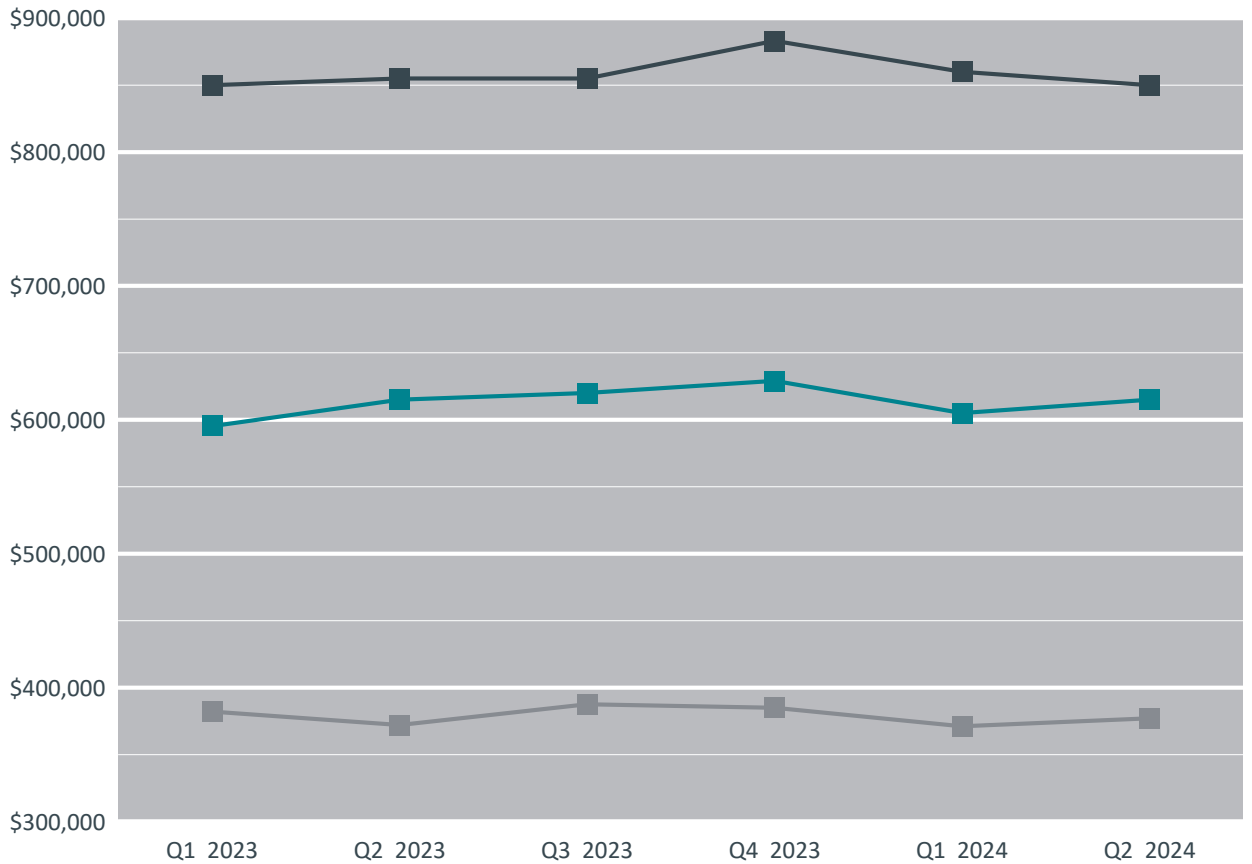
■ Unit/Apartment Median

■ 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 (%)
Jan-Mar	2023	16,852	750,000	0.0	8,925	580,000	0.0	2,804	345,000	0.0
Apr-Jun	2023	19,427	750,000	0.0	10,403	600,000	3.4	3,119	342,500	-0.7
Jul-Sep	2023	19,711	754,500	0.6	11,052	600,000	0.0	2,990	345,500	0.9
Oct-Dec	2023	21,205	777,500	3.0	11,581	615,000	2.5	2,817	349,000	1.0
Jan-Mar	2024	19,340	751,500	-3.3	10,726	590,000	-4.1	2,744	340,000	-2.6
Apr-Jun	2024	21,453	750,000	-0.2	12,129	600,000	1.7	3,074	340,000	0.0

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

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

■ House Median

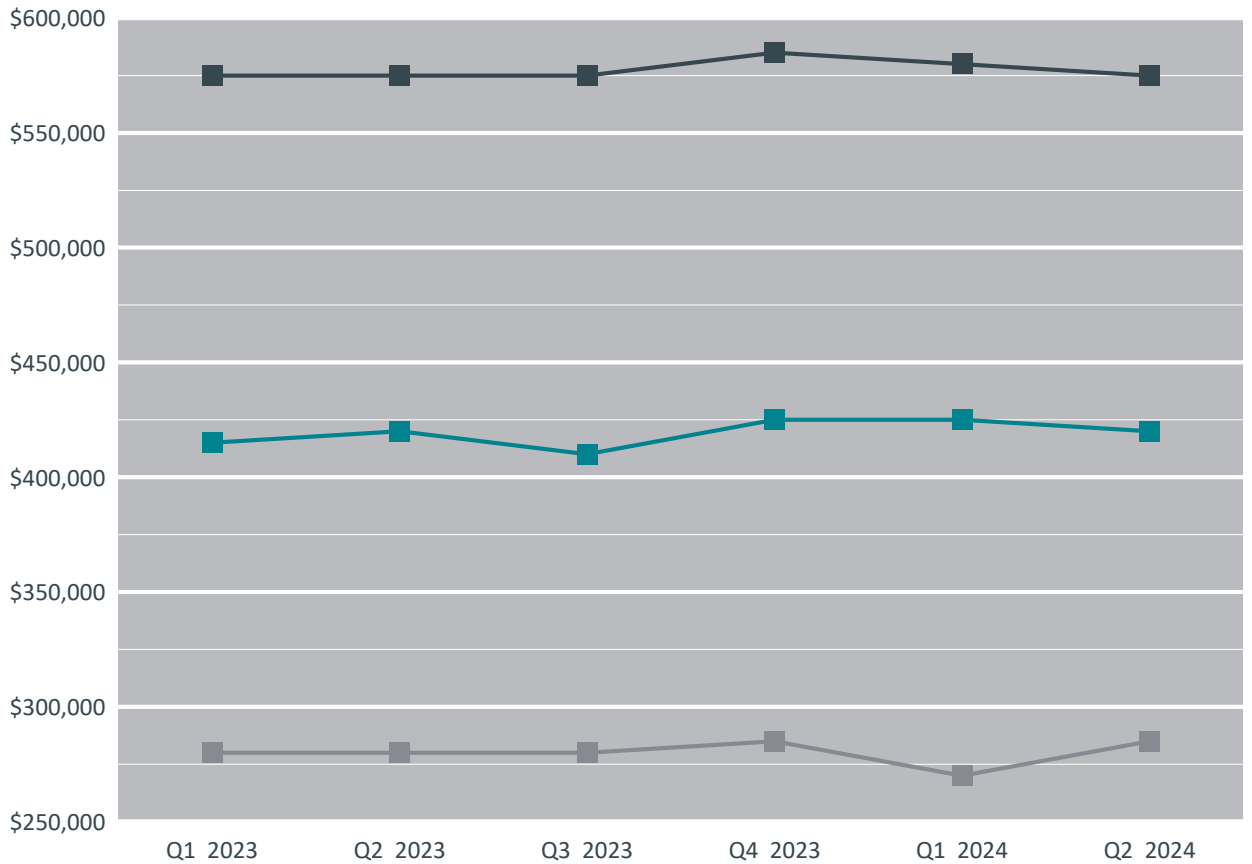
■ Unit/Apartment Median

■ 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 (%)
Jan-Mar	2023	11,447	850,000	0.0	8,132	595,300	0.0	1,723	382,000	0.0
Apr-Jun	2023	13,690	855,000	0.6	9,529	615,000	3.3	1,999	372,000	-2.6
Jul-Sep	2023	14,034	855,000	0.0	10,145	620,000	0.8	1,902	387,500	4.2
Oct-Dec	2023	15,201	883,000	3.3	10,688	629,000	1.5	1,819	385,000	-0.6
Jan-Mar	2024	13,424	860,000	-2.6	9,767	605,000	-3.8	1,725	371,000	-3.6
Apr-Jun	2024	15,137	850,000	-1.2	11,194	615,000	1.7	1,928	377,000	1.6

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 (%)
Jan-Mar	2023	5,405	575,000	0.0	793	415,000	0.0	1,081	280,000	0.0
Apr-Jun	2023	5,737	575,000	0.0	874	420,000	1.2	1,120	280,000	0.0
Jul-Sep	2023	5,677	575,000	0.0	907	410,000	-2.4	1,088	280,000	0.0
Oct-Dec	2023	6,004	585,000	1.7	893	425,000	3.7	998	285,000	1.8
Jan-Mar	2024	5,916	580,000	-0.9	959	425,000	0.0	1,019	270,000	-5.3
Apr-Jun	2024	6,316	575,000	-0.9	935	420,000	-1.2	1,146	285,000	5.6

MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
ABBOTSFORD	1005000	1280000	1283800	1190000	1275000	13	36	26.9	7.1
ABERFELDIE	1820300	1550000^	1540000	1950000	1798400^	6	21	-1.2	-7.8
AINTREE	735000	800100	735000	750000	782500	30	69	6.5	4.3
AIREYS INLET	1900000^	1745000^	1587500	1605000^	1330000^	5	9	-30.0	-17.1
AIRPORT WEST	955000	920000	967500	1000000	953800	28	54	-0.1	-4.6
ALBANVALE	587500	600000	638000^	625000	610000	13	32	3.8	-2.4
ALBERT PARK	2500000	2275000	2350000	2150000	1855000	26	57	-25.8	-13.7
ALBION	800000^	765000^	765000^	715000^	737500	14	23	-7.8	3.1
ALEXANDRA	468000	520000	471000	527500	532500^	6	18	13.8	0.9
ALFREDTON	668500	610000	660000	620000	630000	54	117	-5.8	1.6
ALPHINGTON	2115000^	2257000	1900000	2205000	2070000	11	25	-2.1	-6.1
ALTONA	1100000	1200000	1100000	1035500	1140000	33	55	3.6	10.1
ALTONA EAST	1215000^	1083000^	846000^	1000000^	1095000	12	19	-9.9	9.5
ALTONA MEADOWS	721000	670000	735000	692500	708500	28	56	-1.7	2.3
ALTONA NORTH	885000	872500	867500	912500	956000	33	75	8.0	4.8
ANGLESEA	1720000	1522500	1482500	1825000	1422500	16	28	-17.3	-22.1
APOLLO BAY	1200000^	1060000^	998800^	850000^	1042500	10	16	-13.1	22.6
ARARAT	390000	363500	385000	347500	350000	35	65	-10.3	0.7
ARDEER	670000	612500^	605000	700000^	675100	11	18	0.8	-3.6
ARMADALE	3411100	2720000	2585000	2700000	2180000	23	44	-36.1	-19.3
ARMSTRONG CREEK	677500	675000	670000	675000	655000	115	214	-3.3	-3.0
ASCOT (GREATER BENDIGO)	635000	593800^	622000^	562800^	565800	14	22	-10.9	0.5
ASCOT VALE	1200000	1375000	1300500	1347500	1257500	44	74	4.8	-6.7
ASHBURTON	2070000	2100000	2310000	1865000	2216000	32	54	7.1	18.8
ASHWOOD	1490000	1545000	1483000	1670000^	1555000	11	17	4.4	-6.9
ASPENDALE	1394000	1235000	1395000	1400000	1330800	30	53	-4.5	-4.9
ASPENDALE GARDENS	1235000	1176000	1075000	1150000^	1168500	14	21	-5.4	1.6
ATTWOOD	830000^	744000^	1077500	930000^	1057800	10	17	27.4	13.7
AVENEL	540000^	560000^	585000^	467500^	617500^	6	8	14.4	32.1
AVOCA	336500^	340000^	400000^	335000^	415000^	6	10	23.3	23.9
AVONDALE HEIGHTS	880300	980000	915000	905000	975000	40	72	10.8	7.7
BACCHUS MARSH	652500	630000	632500	617500	633200	40	76	-3.0	2.5
BADGER CREEK	767500^	820000^	685000^	690000^	740000^	5	12	-3.6	7.2

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
BAIRNSDALE	423000	430000	437000	380000	452500	42	75	7.0	19.1
BALACLAVA	1523500 [^]	1280000 [^]	1432500	1596300 [^]	1435000	15	21	-5.8	-10.1
BALCOMBE	1875000	1640000	1647500	1900000	1465000	25	59	-21.9	-22.9
BALLAN	582000 [^]	600000 [^]	630000	665000	650000	11	23	11.7	-2.3
BALLARAT CENTRAL	611300	615000	655000	600000	530000	30	56	-13.3	-11.7
BALLARAT EAST	555000	528800	485000	485000	480000	33	68	-13.5	-1.0
BALLARAT NORTH	665000	570000	571800	555000	482500	17	33	-27.4	-13.1
BALNARRING	1117500 [^]	1452500 [^]	1275000 [^]	1310000	1235000 [^]	9	24	10.5	-5.7
BALWYN	3135000	3179000	2870000	3122400	2960000	39	75	-5.6	-5.2
BALWYN NORTH	2515000	2380000	2374000	2495000	2429800	69	139	-3.4	-2.6
BANDIANA	626000 [^]	595000 [^]	582000 [^]	732000 [^]	600000 [^]	7	8	-4.2	-18.0
BANNOCKBURN	677500	710000	752500	710000	718500	16	31	6.1	1.2
BARANDUDA	623800	639500 [^]	620000	655000	649000 [^]	9	26	4.0	-0.9
BARWON HEADS	2000000	1550000	1750000	1785000 [^]	1287500	12	20	-35.6	-27.9
BAXTER	668000	702100 [^]	646300 [^]	755000 [^]	706000 [^]	7	13	5.7	-6.5
BAYSWATER	864900	840000	909000	800000	836500	17	36	-3.3	4.6
BAYSWATER NORTH	820000	896500	830000	840000	887500	22	35	8.2	5.7
BEACONSFIELD	879800	1079000	1035000	882000	940000	22	43	6.8	6.6
BEACONSFIELD UPPER	1180000 [^]	1180000 [*]	1359000 [^]	880000 [^]	980000 [^]	3	4	-16.9	11.4
BEAUFORT	395000	480000 [^]	488000 [^]	400000	365000 [^]	7	21	-7.6	-8.8
BEAUMARIS	2057500	2012000	2177500	1950000	1995000	46	87	-3.0	2.3
BEEAC	375000 [^]	375000 [*]	380000 [^]	687500 [^]	687500 [*]	0	1	NA	NA
BEECHWORTH	720000	860000 [^]	740500 [^]	780000 [^]	782500 [^]	8	14	8.7	0.3
BELGRAVE	790000	830000	821000	790000	861000	20	33	9.0	9.0
BELL PARK	600000	620000	630000	632500	610000	25	45	1.7	-3.6
BELL POST HILL	617500	639000	611500	685000	670000	15	35	8.5	-2.2
BELFIELD (BANYULE)	930000	937500 [^]	950000 [^]	925500 [^]	932500 [^]	4	10	0.3	0.8
BELMONT	700000	699500	670000	692500	678800	80	132	-3.0	-2.0
BENALLA	412500	405500	432500	450000	453800	48	93	10.0	0.8
BENDIGO	563500	505000	600000	530000	607500	24	47	7.8	14.6
BENTLEIGH	1635500	1691600	1690000	1727500	1600000	42	74	-2.2	-7.4
BENTLEIGH EAST	1452500	1431500	1417500	1540000	1510000	73	156	4.0	-1.9
BERWICK	821100	850000	890000	870000	877000	189	416	6.8	0.8

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
BEVERIDGE	653500	620000	658000	690000	680000	58	97	4.1	-1.4
BIRCHIP	175000 [^]	178800 [^]	191500 [^]	160000 [^]	186000 [^]	6	11	6.3	16.3
BIRREGURRA	750000 [^]	835000 [^]	705000 [^]	627500 [^]	700000 [^]	3	5	-6.7	11.6
BITTERN	753600 [^]	852500 [^]	902500 [^]	880000 [^]	810000	11	18	7.5	-8.0
BLACK HILL	670000 [^]	622000 [^]	565000	510000 [^]	600000 [^]	5	14	-10.4	17.6
BLACK ROCK	2060000	2850000	2295000	3000000	2300000	15	32	11.7	-23.3
BLACKBURN	1640000	1591000	1600300	1805000	1450000	28	51	-11.6	-19.7
BLACKBURN NORTH	1283400	1337000	1249300	1265000	1335000	25	46	4.0	5.5
BLACKBURN SOUTH	1350000	1362500	1400000	1375000	1326000	31	63	-1.8	-3.6
BLAIRGOWRIE	1600000	1723800	1541500	1625000	1307500	20	67	-18.3	-19.5
BLIND BIGHT	813500 [^]	860000 [^]	695000 [^]	850000 [^]	700000 [^]	5	10	-14.0	-17.6
BONBEACH	1110000	1160000	1205000	970000	985000 [^]	9	20	-11.3	1.5
BONNIE BROOK	669900	656000	689000	680000	694900	24	50	3.7	2.2
BONNIE DOON	712500 [*]	612500 [^]	720000 [^]	740000 [^]	785000 [^]	2	4	NA	6.1
BONSHAW	545000	600000 [^]	560000 [^]	545000 [^]	500000	10	19	-8.3	-8.3
BOORT	265000 [*]	287500 [^]	225000 [^]	291300 [^]	370000 [^]	5	9	NA	27.0
BORONIA	865000	889400	838000	859300	850000	58	108	-1.7	-1.1
BOTANIC RIDGE	843800	890000	915000	817500	927500	38	62	9.9	13.5
BOX HILL	1760000	1680000 [^]	1758000	1720000	1680000 [^]	6	18	-4.5	-2.3
BOX HILL NORTH	1315500	1341500	1415500	1400000	1325000	36	55	0.7	-5.4
BOX HILL SOUTH	1452500	1500000	1541000	1485000	1465000	27	55	0.9	-1.3
BRAYBROOK	669000	680000	765000	728000	671300	20	46	0.3	-7.8
BREAKWATER	470000 [^]	612000 [^]	550000 [^]	590000 [^]	445000 [^]	3	8	-5.3	-24.6
BRIAR HILL	1050000 [^]	1022500	1001000 [^]	997000 [^]	1085000 [^]	9	18	3.3	8.8
BRIGHT	1195000	915000 [^]	1125000 [^]	1112500	895500 [^]	8	18	-25.1	-19.5
BRIGHTON	3675000	3125000	3155000	3518700	3225000	57	110	-12.2	-8.3
BRIGHTON EAST	2370000	2520000	2250000	2500000	2305000	52	105	-2.7	-7.8
BROADFORD	540000	552500	571300	516000	525000	20	40	-2.8	1.7
BROADMEADOWS	555000	550000	592500	541000	600000	50	78	8.1	10.9
BROOKFIELD	560000	555000	562000	570000	550800	64	113	-1.7	-3.4
BROOKLYN	760000 [^]	697500 [^]	1040000 [^]	757500 [^]	855000 [^]	8	13	12.5	12.9
BROWN HILL	715000	645000 [^]	815000	652500	525000	21	43	-26.6	-19.5
BRUNSWICK	1325000	1265000	1274000	1330000	1292500	78	130	-2.5	-2.8

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
BRUNSWICK EAST	1365000	1406300	1480000	1373500	1353000	25	47	-0.9	-1.5
BRUNSWICK WEST	1243000	1350000	1446000	1300000	1250000	25	41	0.6	-3.8
BRUTHEN	540000^	365000^	540000^	529000^	282300^	4	5	-47.7	-46.6
BULLEEN	1405000	1400000	1450000	1260000	1285000	25	52	-8.5	2.0
BUNDALONG	1390000^	675000^	968000^	830000^	720000^	3	7	-48.2	-13.3
BUNDOORA	867500	845000	870000	858000	897500	76	147	3.5	4.6
BUNINYONG	630000	715000	687500	675000	715000	18	29	13.5	5.9
BUNYIP	705000^	677500	890000^	705000	702500	12	23	-0.4	-0.4
BURNLEY	915000^	1535000^	1915000^	1110000^	1488000^	3	6	62.6	34.1
BURNSIDE	770000^	754800	698500	730500	690000	10	22	-10.4	-5.5
BURNSIDE HEIGHTS	748000	795000	700000	730000	749000	23	40	0.1	2.6
BURWOOD	1403000	1511500	1549000	1400000	1320000	38	81	-5.9	-5.7
BURWOOD EAST	1283500	1305000	1253500	1276500	1311000	35	56	2.1	2.7
CAIRNLEA	902500	950000	930000	1090000	1027500	16	30	13.9	-5.7
CALIFORNIA GULLY	458000	458800	482000	503000	463500	16	33	1.2	-7.9
CAMBERWELL	2310000	2453000	2700000	2819500	2580000	63	121	11.7	-8.5
CAMPBELLFIELD	620000^	600000	617500	653500^	594000^	6	14	-4.2	-9.1
CAMPBELLS CREEK	716300^	640000^	745000^	640000^	640500	12	21	-10.6	0.1
CAMPERDOWN	515000	475000	420000	441500	352000	11	31	-31.7	-20.3
CANADIAN	520000	557500	597000	450000	505000	27	42	-2.9	12.2
CANTERBURY	3330000	3200000	3555000	2742500	3382500	16	44	1.6	23.3
CAPE PATERSON	695000^	817500	745000^	830000^	1085000^	3	10	56.1	30.7
CAPE SCHANCK	1260500^	1497500^	1497500*	1692500^	1420000^	5	9	12.7	-16.1
CAPEL SOUND	776300	718000	720000	722500	665000	19	39	-14.3	-8.0
CARDIGAN	1050000^	965000^	1114000^	1190000^	1300000^	1	3	23.8	9.2
CARISBROOK	390000^	525000^	422500^	407500^	665000^	3	5	70.5	63.2
CARLTON	1492500	1425000	1410000	1482500	1394500	14	26	-6.6	-5.9
CARLTON NORTH	1485000	1385000	1462500	1475000	1552500	26	41	4.5	5.3
CARNEGIE	1808000	1690000	1600000	1732500^	1700000	19	27	-6.0	-1.9
CAROLINE SPRINGS	752500	720800	742500	742500	766000	80	148	1.8	3.2
CARRUM	1035000^	1003100	1125000	1123500^	1040000^	5	9	0.5	-7.4
CARRUM DOWNS	690300	709000	715000	720000	716000	66	129	3.7	-0.6
CASTERTON	305000^	330000^	290000^	229000^	298600^	6	14	-2.1	30.4

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
CASTLEMAINE	715000	715000	720000	760000	750000	29	52	4.9	-1.3
CAULFIELD	1670000^	1945000	2250000^	2250000*	3000000^	8	8	79.6	NA
CAULFIELD EAST	1227000^	1500000^	1735000^	1690000^	1510000^	3	8	23.1	-10.7
CAULFIELD NORTH	2725000	2660000	2585000	2505000	2502100	19	45	-8.2	-0.1
CAULFIELD SOUTH	1712000	2050000	1900000	1806000	1770000	21	54	3.4	-2.0
CHADSTONE	1300500	1307000	1220000	1270000	1290000	20	39	-0.8	1.6
CHARLEMONT	607500	585000	599000	597500	606800	26	48	-0.1	1.5
CHARLTON	220000^	335000^	275000^	299000^	505000^	2	9	129.5	68.9
CHELSEA	1400000	1200000	1100000	1366300	1180000	21	35	-15.7	-13.6
CHELSEA HEIGHTS	897300	950000	895500	940000	950000	15	31	5.9	1.1
CHELTENHAM	1425000	1300000	1300000	1410000	1330000	43	84	-6.7	-5.7
CHELTENHAM EAST	1215000	1107000	1165000	1150000	1125000	17	33	-7.4	-2.2
CHELTENHAM NORTH	1083000	1000000^	946500	1135000^	1030000	19	28	-4.9	-9.3
CHILTERN	360000^	380000^	412500^	415000^	500000^	5	7	38.9	20.5
CHIRNSIDE PARK	1000000	908800	900000	955000	886500	46	84	-11.4	-7.2
CHURCHILL	350000	345000	345000	340000	355000	25	39	1.4	4.4
CLARINDA	920000	1005000	995000	975000^	955500^	8	13	3.9	-2.0
CLAYTON	1138900	1109500	1162500	1171900	1159500	22	40	1.8	-1.1
CLAYTON NORTH	1306000^	1333000^	1186300^	1190000^	1515000^	7	14	16.0	27.3
CLAYTON SOUTH	921000	973000	945000	973500	932500	28	38	1.2	-4.2
CLIFTON HILL	1900000	1516000	1790000	1525000	1506200	21	36	-20.7	-1.2
CLIFTON SPRINGS	680000	670000	647500	740000	655000	32	65	-3.7	-11.5
CLUNES	490000	510000^	575000^	410000^	515000^	8	16	5.1	25.6
CLYDE	662500	678500	690000	690000	680000	94	187	2.6	-1.4
CLYDE NORTH	703800	725000	721000	728000	740500	196	375	5.2	1.7
COBBLEBANK	660000	683500	610000	605000	667500	26	51	1.1	10.3
COBDEN	397500^	425000^	380000	350000	365000^	7	18	-8.2	4.3
COBRAM	412500	450000	492500	390000	454300	18	30	10.1	16.5
COBURG	1120000	1215000	1281500	1160000	1160100	96	143	3.6	0.0
COBURG EAST	974000	990000	1220000	950000	1157500	16	31	18.8	21.8
COBURG NORTH	880000	1017500	1109500	1067000	1110000	23	40	26.1	4.0
COCKATOO	683000	700000^	770000	813000	672500	13	25	-1.5	-17.3
COHUNA	337500	315000^	350000^	341000	340000	13	23	0.7	-0.3

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								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
COLAC	470000	465000	494000	452500	481000	48	84	2.3	6.3
COLDSTREAM	838000 [^]	865000 [^]	770000 [^]	826500 [^]	767500 [^]	6	9	-8.4	-7.1
COLERAINE	202500 [^]	210000 [^]	180000 [^]	245000 [^]	270000 [^]	6	11	33.3	10.2
COLLINGWOOD	1339000	1300000	1087500	1101000 [^]	1320000	23	28	-1.4	19.9
CONNEWARRE	1000000 [^]	2042500 [^]	2300000 [^]	2035000 [^]	2035000 [*]	0	4	NA	NA
COOLAROO	525000	535000 [^]	542500	525000	559400	12	27	6.6	6.6
COONANS HILL	1205000 [^]	1237800	1150000 [^]	1545000 [^]	1155000 [^]	9	14	-4.1	-25.2
CORINELLA	620000 [^]	697000 [^]	860000 [^]	572500 [^]	715000	10	14	15.3	24.9
CORIO	490000	477500	487800	480000	495000	79	129	1.0	3.1
CORONET BAY	610000 [^]	597500	494000 [^]	580000	510000	13	29	-16.4	-12.1
CORRYONG	322500 [^]	290000 [^]	320000 [^]	380000 [^]	351500 [^]	4	9	9.0	-7.5
COWES	797800 [^]	940000 [^]	784000	697500	920000 [^]	5	15	15.3	31.9
COWES WEST	780000	757500	770000	770000	655000	29	64	-16.0	-14.9
CRAIGIEBURN	650000	652000	650000	660000	655800	246	433	0.9	-0.6
CRANBOURNE	635000	680000	662000	648500	673000	73	169	6.0	3.8
CRANBOURNE EAST	710000	714000	710000	725000	712500	92	199	0.4	-1.7
CRANBOURNE NORTH	690000	738500	697500	742500	720000	76	148	4.3	-3.0
CRANBOURNE SOUTH	668800	777500	670000	669500	828500	10	24	23.9	23.7
CRANBOURNE WEST	625000	683000	672500	677500	665000	95	173	6.4	-1.8
CREMORNE	1517500	1392500	1166500 [^]	1640000 [^]	1440000	10	13	-5.1	-12.2
CRESWICK	458500	515000	524500	484300 [^]	517500	14	20	12.9	6.9
CRIB POINT	752500	835000	715000	740000 [^]	680000	13	22	-9.6	-8.1
CROYDON	900000	900000	950000	966000	899500	78	157	-0.1	-6.9
CROYDON HILLS	1150000	1324000 [^]	1196000	1200000	1225000	11	24	6.5	2.1
CROYDON NORTH	1114000	1121900	1000000	1165000	1119500	22	48	0.5	-3.9
CROYDON SOUTH	898000	876800 [^]	943000	950500	900000	17	33	0.2	-5.3
CURLEWIS	667500	662300	767500	650000	670000	19	42	0.4	3.1
DALLAS	515000	507500	525000	525000	545000	26	45	5.8	3.8
DALYSTON	530000 [^]	555000 [^]	483000 [^]	525000 [^]	574500 [^]	6	11	8.4	9.4
DANDENONG	693000	682500	705000	681200	707000	33	64	2.0	3.8
DANDENONG NORTH	700000	738500	750000	742000	750000	66	109	7.1	1.1
DARLEY	749500	720000	693500	622500	616300	22	65	-17.8	-1.0
DAYLESFORD	887000	890000	869000	870000	910000	18	31	2.6	4.6

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	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
DEANSIDE	644000	639000	670000	639000	649500	52	97	0.9	1.6
DEEPDENE	2962500 [^]	3100000 [^]	2750000 [^]	3143000 [^]	3950000 [^]	8	14	33.3	25.7
DEER PARK	660000	644000	628000	641000	675500	60	109	2.3	5.4
DELACOMBE	537500	517500	539500	535000	550000	19	38	2.3	2.8
DELAHEY	620000	606000	682000	638500	637000	19	35	2.7	-0.2
DENNINGTON	630000 [^]	550000	600000 [^]	550000 [^]	625000 [^]	9	14	-0.8	13.6
Derrimut	745000	700000	754500	826000	750000	19	34	0.7	-9.2
DIAMOND CREEK	950000	962500	1005000	1092500	1036000	31	69	9.1	-5.2
DIGGERS REST	661300	652500	652500	661500	670000	38	72	1.3	1.3
DIMBOOLA	355000 [^]	281000	260000 [^]	430000 [^]	257000	12	15	-27.6	-40.2
DINGLEY VILLAGE	1165000	1155000	1069500	1150000	1071000	28	49	-8.1	-6.9
DONALD	270000 [^]	235000 [^]	158000 [^]	230000 [^]	280000 [^]	3	12	3.7	21.7
DONCASTER	1597500	1600000	1487500	1560000	1550000	63	114	-3.0	-0.6
DONCASTER EAST	1680000	1625000	1610400	1612500	1670000	80	158	-0.6	3.6
DONNYBROOK	640000	668500	650000	662500	645000	97	201	0.8	-2.6
DONVALE	1385000	1399000	1567500	1295000	1600000	29	45	15.5	23.6
DOREEN	716000	735000	736000	750000	745000	134	236	4.1	-0.7
DOVETON	565000	550000	617500	595000	585000	29	58	3.5	-1.7
DROMANA	1105000	1155000	1020000	950000	1050000	25	60	-5.0	10.5
DROUIN	631000	623000	602000	630000	600000	92	167	-4.9	-4.8
DRYSDALE	640000	680000	820000	655000	720000	23	40	12.5	9.9
DUNOLLY	350000 [^]	325000 [^]	485000 [^]	315000 [^]	347500 [^]	4	8	-0.7	10.3
EAGLE POINT	470000 [^]	599800 [^]	438000 [^]	675000 [^]	614500 [^]	4	12	30.7	-9.0
EAGLEHAWK	502500	472500	432500	526800	474300	18	46	-5.6	-10.0
EAGLEMONT	2522500	2650000	2200000	1880000	2855000	10	23	13.2	51.9
EAST BAIRNSDALE	347500 [^]	386500 [^]	325000 [^]	406000 [^]	357500 [^]	4	10	2.9	-11.9
EAST BENDIGO	549000 [^]	512500	450000 [^]	615000 [^]	578000 [^]	7	15	5.3	-6.0
EAST GEELONG	990000	850000	762500	803500	820000	19	29	-17.2	2.1
EAST MELBOURNE	2020000 [^]	2980000 [^]	3750000 [^]	3405000 [^]	9142500 [^]	2	6	352.6	168.5
EAST WARBURTON	600000	715000 [^]	532000 [^]	650000 [^]	522500 [^]	1	2	-12.9	-19.6
EASTWOOD	607300	639000 [^]	560800	595000 [^]	568800	10	18	-6.3	-4.4
ECHUCA	540000	577500	586000	572500	588000	49	95	8.9	2.7
EDENHOPE	265500 [^]	345000 [^]	205000 [^]	320000 [^]	195100 [^]	3	5	-26.5	-39.0

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
EDITHVALE	1267500	1296800	1345000	1320000	1398000	13	27	10.3	5.9
EILDON	426300^	558000^	520000^	453800^	377500^	2	6	-11.4	-16.8
ELLMINYT	602500^	755000	675000^	540000^	650000	12	19	7.9	20.4
ELMORE	371000^	520000^	349000^	322500^	305000^	1	6	-17.8	-5.4
ELSTERNWICK	2300000	2300000	2015000	2285000^	2160000	19	28	-6.1	-5.5
ELTHAM	1159000	1225000	1239800	1327000	1200000	49	86	3.5	-9.6
ELTHAM NORTH	1260000	1180000	1264500	1215000	1345000	16	38	6.7	10.7
ELWOOD	1895000	2200000	2110000	2225000	1790000	26	50	-5.5	-19.6
EMERALD	890000	869000	750000	905000	886500	18	29	-0.4	-2.0
ENDEAVOUR HILLS	820000	780000	804000	805000	821000	59	111	0.1	2.0
EPPING	665000	673000	669000	690500	690000	102	194	3.8	-0.1
EPSOM	610000	592500	588800	608300	587000	19	39	-3.8	-3.5
ESSENDON	1745500	1800000	1755000	1710000	1787500	44	91	2.4	4.5
ESSENDON NORTH	1108500^	1415000^	1645000^	1325000^	1180000^	9	18	6.5	-10.9
ESSENDON WEST	1277500^	1235000^	1160000^	1429000	1825000^	5	15	42.9	27.7
EUMEMMERRING	624000^	680000^	645000	670000^	625000	13	19	0.2	-6.7
EUREKA	480000^	470000^	525000^	457500^	587800^	2	4	22.4	28.5
EUROA	490000^	487500^	520000	542000	577000	10	25	17.8	6.5
EYNESBURY	670000	628500	710000	675000	695000	13	32	3.7	3.0
FAIRFIELD	1700000	1300000^	1685000	1626000	1572500	14	25	-7.5	-3.3
FAWKNER	750000	745000	800000	780000	782800	46	73	4.4	0.4
FERNTREE GULLY	852000	936000	886000	912000	870000	75	138	2.1	-4.6
FERNY CREEK	890000^	835000^	1222500^	1157500^	882500^	4	10	-0.8	-23.8
FITZROY	1718400	1390000	1555000	1815500	1750000	19	35	1.8	-3.6
FITZROY NORTH	1587500	1345000	1850000	1827500	1590000	31	59	0.2	-13.0
FIVEWAYS	535000^	535000*	670000^	892500^	1055000^	5	6	97.2	18.2
FLEMINGTON	1190000	983800	999500	1115000	985000	17	35	-17.2	-11.7
FLINDERS	2050000^	2100000^	3150000^	2500000^	2087500^	4	11	1.8	-16.5
FLORA HILL	565000	535000	500000	530500	525000	21	46	-7.1	-1.0
FOOTSCRAY	870000	987500	935000	965000	960000	39	74	10.3	-0.5
FOREST HILL	1220000	1245900	1325000	1090000	1185000	25	52	-2.9	8.7
FOSTER	560000^	512500^	750000^	687500^	552500^	6	14	-1.3	-19.6
FRANKSTON	750000	725000	745700	745000	748500	136	245	-0.2	0.5

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
FRANKSTON NORTH	572500	575000	577500	590500	597600	36	72	4.4	1.2
FRANKSTON SOUTH	1028800	1141000	1300000	1087500	1180300	64	132	14.7	8.5
FRASER RISE	735500	715000	705000	735000	700000	106	170	-4.8	-4.8
FYANSFORD	1127500 [^]	940000 [^]	780000 [^]	975000 [^]	912500 [^]	4	9	-19.1	-6.4
GARDEN CITY	1799500 [^]	1467500 [^]	1798300 [^]	1630000 [^]	1560500 [^]	2	7	-13.3	-4.3
GARFIELD	730000 [^]	837500 [^]	690000 [^]	540000 [^]	762500 [^]	8	13	4.5	41.2
GEELONG	797500 [^]	1362500	1000000	935000	800000 [^]	7	18	0.3	-14.4
GEELONG WEST	832500	912500	940000	860000	875000	40	69	5.1	1.7
GEMBROOK	737500 [^]	770000 [^]	777500 [^]	900000 [^]	802500 [^]	4	11	8.8	-10.8
GISBORNE	975000	997500	1012500	932000	980000	38	69	0.5	5.2
GLADSTONE PARK	723800	710000	740000	702500	715000	29	51	-1.2	1.8
GLEN HUNTLY	1251000 [^]	2150000 [^]	1735500 [^]	1535000 [^]	1530000 [^]	2	5	22.3	-0.3
GLEN IRIS	2570000	2467500	2496000	2437500	2430000	58	102	-5.4	-0.3
GLEN WAVERLEY	1650000	1704000	1653000	1710000	1694000	134	217	2.7	-0.9
GLENGARRY	595000 [^]	580000 [^]	790000 [^]	790000 [*]	445000 [^]	3	3	-25.2	NA
GLENROY	815000	790000	813500	828300	820000	55	99	0.6	-1.0
GOLDEN BEACH	451500 [^]	590000 [^]	260000 [^]	395000 [^]	455000 [^]	3	10	0.8	15.2
GOLDEN POINT (BALLARAT)	529000	465300	580000 [^]	444000	610000 [^]	7	19	15.3	37.4
GOLDEN SQUARE	515000	540000	505000	497800	520000	49	99	1.0	4.5
GORDON	757500 [^]	595800 [^]	707500 [^]	670000 [^]	599000 [^]	1	2	-20.9	-10.6
GOUGHS BAY	580000 [^]	590000 [^]	647500 [^]	550000 [^]	537500 [^]	4	7	-7.3	-2.3
GOWANBRAE	803500 [^]	800000 [^]	920000 [^]	970000 [^]	1085000 [^]	5	9	35.0	11.9
GRANTVILLE	645000 [^]	620000 [^]	562500 [^]	600000 [^]	590000	11	18	-8.5	-1.7
GREEN LAKE	433000 [^]	482500 [^]	400000 [^]	507500 [^]	450000 [^]	3	5	3.9	-11.3
GREENSBOROUGH	965000	983800	1070000	1020000	1100000	59	116	14.0	7.8
GREENVALE	900000	800000	871300	872500	920000	94	171	2.2	5.4
GROVEDALE	670000	673800	650000	651000	680000	56	110	1.5	4.5
GUNBOWER	200000 [^]	200000 [*]	500000 [^]	310000 [^]	220000 [^]	3	6	10.0	-29.0
HADFIELD	895000	870000	850000	890000	846000	16	39	-5.5	-4.9
HALLAM	705000	735000	740000	737500	755000	37	67	7.1	2.4
HALLS GAP	497500 [^]	630000 [^]	470000 [^]	630000 [^]	611000 [^]	3	6	22.8	-3.0
HAMILTON	370000	360000	369500	362500	356500	48	86	-3.6	-1.7
HAMLYN HEIGHTS	705000	775000	748000	655000	717500	32	53	1.8	9.5

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
HAMPTON	2275000	2464000	2490000	2750000	2660000	48	77	16.9	-3.3
HAMPTON EAST	1575000	1427500	1455000	1390000	1460000	26	49	-7.3	5.0
HAMPTON PARK	627800	645000	650000	680000	675000	95	176	7.5	-0.7
HARCOURT	760000^	770000^	700000^	802500^	650000^	1	3	-14.5	-19.0
HARKNESS	584500	579000	550000	570000	547500	52	113	-6.3	-3.9
HASTINGS	737500	691500	690000	670000	670000	25	54	-9.2	0.0
HASTINGS WEST	552500^	563000	620000	610000	650000^	5	18	17.6	6.6
HAWTHORN	2550000	2670000	3332500	2846000	2600000	45	79	2.0	-8.6
HAWTHORN EAST	3060000	2570000	2500000	2415000	2517500	30	52	-17.7	4.2
HEALESVILLE	860000	825000	740000	820000	765000	39	66	-11.0	-6.7
HEATHCOTE	465000^	415000	550000^	440000^	491500^	8	15	5.7	11.7
HEATHERTON	1125300	1235000^	1200000^	1100000^	1300000^	7	12	15.5	18.2
HEATHMONT	1072500	1225800	940000	1060000	1055000	22	43	-1.6	-0.5
HEIDELBERG	1637300	1490000	1429000	1522500	1387000^	8	18	-15.3	-8.9
HEIDELBERG HEIGHTS	1092500	979500	1050000	995000	1172500	26	39	7.3	17.8
HEIDELBERG WEST	715000	725000	760000	800000	753800	20	37	5.4	-5.8
HEPBURN	625000^	682500^	600000^	760000^	601000^	3	5	-3.8	-20.9
HERNE HILL	627500^	690000	732000	650000^	695500	18	27	10.8	7.0
HEYFIELD	385000^	435000^	452500^	300000^	325000	10	17	-15.6	8.3
HEYWOOD	380000	295000^	345000^	440000^	340000	14	21	-10.5	-22.7
HIGHETT	1477500	1460000	1455000	1530000	1450000	31	58	-1.9	-5.2
HIGHTON	912500	960000	912000	855000	890000	69	134	-2.5	4.1
HILLSIDE (MELTON)	739000	750000	785000	757500	881000	47	81	19.2	16.3
HOPETOUN	75000^	75000^	174900^	205000^	185000^	5	10	146.7	-9.8
HOPPERS CROSSING	600000	620000	615000	625000	634500	148	276	5.8	1.5
HORSHAM	415000	407500	373500	379000	395000	65	144	-4.8	4.2
HUGHESDALE	1575000^	1340000^	1424500	1650000	1300000	11	23	-17.5	-21.2
HUNTINGDALE	1225000^	1032000^	1175000^	1340000^	1250500^	4	8	2.1	-6.7
HUNTLY	586500	581500	550000	570000	577500	26	45	-1.5	1.3
HURSTBRIDGE	890500^	930000	932500	1002600^	890200	12	14	0.0	-11.2
INDENTED HEAD	765000^	830000^	792500^	881800	1037500^	5	19	35.6	17.7
INGLEWOOD	310000^	325000^	340000^	475000^	315000^	3	10	1.6	-33.7
INVERLOCH	941000	800800	975000	896000	782500	26	64	-16.8	-12.7

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
INVERMAY PARK	770000^	650000^	692500	536500^	505000^	5	9	-34.4	-5.9
IRONBARK	475000^	580000^	547500^	520000^	387500^	2	6	-18.4	-25.5
IRYMPLE	490000	530000	515200	525000	560000	23	47	14.3	6.7
IVANHOE	1670000	1760000	1673000	1850000	1770000	26	47	6.0	-4.3
IVANHOE EAST	2090000	2875000^	1755000^	2325000^	2549000^	9	18	22.0	9.6
JACANA	593000^	595000^	568800	589500^	600000	11	18	1.2	1.8
JACKASS FLAT	515000	495000^	521500^	572500	550000	14	28	6.8	-3.9
JAN JUC	1320000	1158500^	1287500	1235000^	1250000	13	19	-5.3	1.2
JEERALANG NORTH	410000^	371800^	518000^	392500^	410000^	5	9	0.0	4.5
JUNCTION VILLAGE	595000^	702000^	650000^	710000^	780000^	7	11	31.1	9.9
JUNORTOUN	767500^	770000^	832500^	690000^	825000^	4	7	7.5	19.6
KALIMNA	520000^	499000^	435000^	575000^	580000^	3	6	11.5	0.9
KALKALLO	635200	630500	630000	610000	641800	72	138	1.0	5.2
KALLISTA	911100^	845000^	780000^	780000*	830000^	3	3	-8.9	NA
KALORAMA	982500	869000^	825000^	842500^	985300^	6	10	0.3	16.9
KANGAROO FLAT	503800	502500	508000	540000	547500	54	94	8.7	1.4
KANGAROO GROUND SOUTH	1010000^	1175000^	1100000^	1030500^	1100000^	5	7	8.9	6.7
KANIVA	285000^	187500^	188000^	132500^	285000^	3	7	0.0	115.1
KEALBA	680000^	672500	647500	715000^	710000	18	25	4.4	-0.7
KEILOR	1000000	1222000	1260000	1156000	1187500	22	37	18.8	2.7
KEILOR DOWNS	752500	719500	806000	702800	768000	29	49	2.1	9.3
KEILOR EAST	1020000	980500	1005100	1052500	1057500	58	100	3.7	0.5
KEILOR LODGE	900000^	895000^	986000^	1100000^	958800^	4	10	6.5	-12.8
KEILOR PARK	785000^	810000^	801000	905000^	851000^	7	14	8.4	-6.0
KENNINGTON	643000	567500	610000	562500	590000	13	43	-8.2	4.9
KENSINGTON	1110000	1050000	995000	1102500	1181500	32	62	6.4	7.2
KERANG	270000	273000	311000	282500	410000	16	30	51.9	45.1
KEW	3036000	2900000	2695500	3075000	2820000	62	98	-7.1	-8.3
KEW EAST	2362500^	2200000^	2100200^	2888000^	2955000^	2	3	25.1	2.3
KEW NORTH	2094000	2050000	2350000	2217500	2275000	18	36	8.6	2.6
KEYSBOROUGH	864500	927800	929500	940000	903500	60	135	4.5	-3.9
KIALLA	645000	600000	667500	670000	660000	25	64	2.3	-1.5
KILLARA (WODONGA)	667500^	665000^	652500^	630000	632500	10	23	-5.2	0.4

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
KILMORE	570000	575000	600000	600000	587000	35	80	3.0	-2.2
KILSYTH	780000	825500	827500	807500	808500	36	70	3.7	0.1
KILSYTH SOUTH	1200000 [^]	920000 [^]	1020000 [^]	1072500 [^]	1225000 [^]	9	16	2.1	14.2
KINGLAKE	651700	740000 [^]	761000 [^]	805000 [^]	587500 [^]	2	6	-9.8	-27.0
KINGS PARK	600000	590000	600000	630500	620000	26	50	3.3	-1.7
KINGSBURY	850000	685000	820000	758000 [^]	870000 [^]	6	8	2.4	14.8
KINGSVILLE	997500 [^]	1375000 [^]	1262000	1077500	1125000	12	22	12.8	4.4
KNOXFIELD	950000	923000	1058500	1000000	930000	25	44	-2.1	-7.0
KOO WEE RUP	675000	640000	715000	670000	645000	15	32	-4.4	-3.7
KOONDROOK	290000 [^]	450000 [^]	545000 [^]	325000 [^]	512500 [^]	6	9	76.7	57.7
KOROIT	770000 [^]	670000 [^]	595000 [^]	550000 [^]	599800 [^]	8	17	-22.1	9.1
KORUMBURRA	550000	535000	585000	535000	570000	19	36	3.6	6.5
KURUNJANG	515000	512500	535000	505000	529000	53	93	2.7	4.8
KYABRAM	441000	454500	455000	430000	495000	21	45	12.2	15.1
KYNETON	814000	700000	750000	725000	847000	23	44	4.1	16.8
LAKE BOGA	560000 [^]	290000 [^]	468000 [^]	837000 [^]	220000 [^]	5	10	-60.7	-73.7
LAKE GARDENS	833000 [^]	783500	705000 [^]	686500 [^]	751400	12	16	-9.8	9.5
LAKE TYERS BEACH	625000 [^]	680000 [^]	525000 [^]	552500	552500 [*]	0	10	NA	NA
LAKE WENDOUREE	1390000 [^]	1825000 [^]	1112500	1450000	1310000 [^]	9	24	-5.8	-9.7
LAKES ENTRANCE	482500	490000	481000	625000	554500	23	43	14.9	-11.3
LALOR	675000	705000	700000	703000	700000	88	158	3.7	-0.4
LANCEFIELD	630000 [^]	655000 [^]	615000 [^]	662500	560000 [^]	5	21	-11.1	-15.5
LANG LANG	725000	715000	691300	737500	705000	19	35	-2.8	-4.4
LANGWARRIN	787500	850000	840000	855000	837500	60	131	6.3	-2.0
LARA	705000	662500	692000	690000	676500	38	64	-4.0	-1.9
LARA LAKE	707500	675000	750000	685000	692000	47	88	-2.2	1.0
LAUNCHING PLACE	671500	667500 [^]	650000 [^]	675000 [^]	680000 [^]	9	15	1.3	0.7
LAVERTON	557500	590000	620000	590000	595000	32	59	6.7	0.8
LAVERTON SOUTH	743000	713500	752000	800000	750000	29	54	0.9	-6.3
LENEVA	665000 [^]	690000 [^]	647500 [^]	650000	770000 [^]	5	18	15.8	18.5
LEONGATHA	582500	549000	585000	598800	520000	28	46	-10.7	-13.2
LEOPOLD	677500	652500	700000	680000	663500	60	140	-2.1	-2.4
LILYDALE	875000	895800	1020000	962500	860500	50	90	-1.7	-10.6

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	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
LOCH SPORT	420000	395000	349000	380000	341500	10	27	-18.7	-10.1
LOCKINGTON	405000 [^]	285000 [^]	285000 [*]	430000 [^]	310000 [^]	1	4	-23.5	-27.9
LONG GULLY	400000	361000	455000 [^]	445000	450000	16	33	12.5	1.1
LONGWARRY	574500	561000 [^]	572500	590000	558000	14	30	-2.9	-5.4
LORNE	2204500	1550000 [^]	2710000 [^]	2000000 [^]	1898000 [^]	8	17	-13.9	-5.1
LOVELY BANKS	690000 [^]	580000 [^]	690000 [^]	727500 [^]	770000 [^]	8	12	11.6	5.8
LOWER PLENTY	1188500 [^]	1244000 [^]	1320300	1264000 [^]	1455000 [^]	9	13	22.4	15.1
LUCAS	680000	640000	647500	627500	612500	36	71	-9.9	-2.4
LUCKNOW	441300 [^]	360000 [^]	470000 [^]	579500 [^]	592000 [^]	8	16	34.2	2.2
LYNBROOK	825000	760000	715200	865500	730000	23	44	-11.5	-15.7
LYNDHURST	900000	836300	965000	862000	900000	25	62	0.0	4.4
LYSTERFIELD	1400800	1350500	1262600	1300000	1335500	20	39	-4.7	2.7
MACEDON	1292500 [^]	927000 [^]	1000000 [^]	1000000 [^]	1010000 [^]	5	10	-21.9	1.0
MACLEOD	1240000	1102500	1150000	1240000	1200000	25	49	-3.2	-3.2
MADDINGLEY	650500	605000	620000	621300	605000	29	63	-7.0	-2.6
MAFFRA	440000	405000	415000	455000	401000	25	50	-8.9	-11.9
MAIDEN GULLY	800000	780000	830000	785000	830000	14	26	3.8	5.7
MAIDSTONE	925000	916300	829000	875000	875000	13	32	-5.4	0.0
MALDON	705000 [^]	676000 [^]	747500 [^]	757500 [^]	745000 [^]	8	14	5.7	-1.7
MALLACOOTA	560000 [^]	550000 [^]	210000 [^]	767500 [^]	700000 [^]	1	3	25.0	-8.8
MALMSBURY	762500 [^]	731500 [^]	965000 [^]	661000 [^]	580000 [^]	4	9	-23.9	-12.3
MALVERN	3117500	3457000	2365000	2860000	3215000	33	64	3.1	12.4
MALVERN EAST	2060000	2101000	2587500	2107500	2000000	49	103	-2.9	-5.1
MAMBOURIN	646000	615000	640000	620500	632500	21	38	-2.1	1.9
MANIFOLD HEIGHTS	1240000	1095000	928500 [^]	920000 [^]	1316000	12	17	6.1	43.0
MANOR LAKES	645000	642500	660000	630000	640000	61	128	-0.8	1.6
MANSFIELD	760000	795000	900000 [^]	750000	740000	11	30	-2.6	-1.3
MARIBYRNONG	1107500	1207500	1100000	1240000	1437500	30	48	29.8	15.9
MARONG	585000	655000 [^]	610000 [^]	675000	660000 [^]	9	21	12.8	-2.2
MARSHALL	615000	600000 [^]	550000 [^]	630000 [^]	665000 [^]	8	14	8.1	5.6
MARYBOROUGH	412500	425000	372500	401500	387000	47	87	-6.2	-3.6
MCCRAE	1299000	1033000	1325000	1470000	1500000	14	39	15.5	2.0
MCKENZIE HILL	800500 [^]	745000 [^]	715000 [^]	850000 [^]	776000 [^]	2	7	-3.1	-8.7

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
MCKINNON	2010000	1930000	2100000	1970000 [^]	1795000	13	20	-10.7	-8.9
MEADOW HEIGHTS	560000	599500	570000	577500	597500	34	64	6.7	3.5
MELTON	470000	468500	489400	465000	486300	44	83	3.5	4.6
MELTON SOUTH	492500	520000	515000	466500	510000	71	135	3.6	9.3
MELTON WEST	540000	563000	520000	510000	525000	43	86	-2.8	2.9
MENTONE	1340000	1220000	1415000	1346300	1360000	34	62	1.5	1.0
MERBEIN	282500	301500	295000	340000 [^]	300000	16	25	6.2	-11.8
MEREDITH	650000 [^]	540000 [^]	540000 [*]	540000 [*]	540000 [*]	0	0	NA	NA
MERINDA PARK	627000 [^]	590000 [^]	645000 [^]	640000	654500	10	21	4.4	2.3
MERNDA	663800	690000	681000	695800	721300	108	196	8.7	3.7
MERRIGUM	300000 [^]	224000 [^]	300000 [^]	300000 [*]	267500 [^]	4	4	-10.8	NA
METUNG	680000 [^]	785000 [^]	857500 [^]	905000 [^]	675000 [^]	7	11	-0.7	-25.4
MICKLEHAM	673000	682500	690000	690000	670000	157	295	-0.4	-2.9
MIDDLE PARK	3030000	2475000	2642500	2577000	3030000	12	23	0.0	17.6
MILDURA	450000	415100	451500	465000	426800	168	311	-5.2	-8.2
MILL PARK	793500	780000	783900	783300	777500	94	156	-2.0	-0.7
MILLGROVE	535000	570000	581500 [^]	592500	625000 [^]	7	17	16.8	5.5
MINERS REST	625000 [^]	640000	572500	590000	612500	18	35	-2.0	3.8
MIRBOO NORTH	487500 [^]	580000 [^]	542500 [^]	500000 [^]	420000 [^]	7	12	-13.8	-16.0
MITCHAM	1230500	1220000	1220000	1197000	1150000	45	72	-6.5	-3.9
MOE	365000	340000	367000	358500	370000	56	92	1.4	3.2
MONBULK	782000	705000 [^]	835000 [^]	781500 [^]	895000	13	17	14.5	14.5
MONT ALBERT	2671500	1990000	2996700	2332000 [^]	2745000	16	21	2.8	17.7
MONT ALBERT NORTH	1591500	1732500	1660000	1498500 [^]	1650000	19	27	3.7	10.1
MONTMORENCY	1292500	1060000	1070000	1205000	1150000	27	42	-11.0	-4.6
MONTROSE	785000	835500	878500	862000	945000	21	46	20.4	9.6
MOONEE PONDS	1592500	1438000	1610000	1530000	1570000	37	68	-1.4	2.6
MOORABBIN	1210000	1335000	1320000	1325000	1350000	25	44	11.6	1.9
MOOROOLBARK	795000	847500	823300	850000	880000	71	146	10.7	3.5
MOORoopna	391500	389500	347000	410000	380000	49	82	-2.9	-7.3
MORDIALLOC	1400500	1535000	1224800	1350000 [^]	1195000	21	30	-14.7	-11.5
MORNINGTON	1005000	1053500	1170000	1145000	1050000	75	149	4.5	-8.3
MORTLAKE	349500	384300 [^]	300000 [^]	405000 [^]	297500 [^]	6	12	-14.9	-26.5

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
MORWELL	375000	322500	340000	322000	331500	85	168	-11.6	3.0
MOUNT BEAUTY	550000^	590000^	531500^	575000^	600000^	6	13	9.1	4.3
MOUNT CLEAR	495000	542500	480000	555000	500000	13	27	1.0	-9.9
MOUNT COTTRELL	675000^	675000^	615000^	685000^	685000*	0	3	NA	NA
MOUNT DANDENONG	900000^	750000^	1007500^	865000^	782500^	6	11	-13.1	-9.5
MOUNT DUNEED	720000	710000	737500	707500	707500	56	108	-1.7	0.0
MOUNT ELIZA	1600000	1675000	1707500	1472500	1600000	65	127	0.0	8.7
MOUNT EVELYN	784500	855000	830000	835000	817500	40	74	4.2	-2.1
MOUNT HELEN	675000^	572300	555000	760000^	633500	12	17	-6.1	-16.6
MOUNT MARTHA	1849400	1962500	1700000	1950000	2150000	18	36	16.3	10.3
MOUNT PLEASANT	545000^	420000	470000	465000^	467500	10	15	-14.2	0.5
MOUNT WAVERLEY	1700000	1600000	1550000	1670000	1550000	99	179	-8.8	-7.2
MULGRAVE	986300	1120000	1077000	975000	1053500	62	119	6.8	8.1
MURCHISON	337000^	344500^	275000^	515000^	445000^	2	3	32.0	-13.6
MURRUMBEENA	1950000	1650000	1650000	1630000	1706000	13	24	-12.5	4.7
MURTOA	217500^	331000^	331000*	262000^	280000^	5	11	28.7	6.9
MYRTLEFORD	607500	585000^	550000^	595000	540000	13	31	-11.1	-9.2
NAGAMBIE	660000^	505000^	620000	600500	635000^	9	21	-3.8	5.7
NARRE WARREN	745000	735000	720000	740000	750000	99	184	0.7	1.4
NARRE WARREN NORTH	1401000	1510000	1730000	1510000	1685000	17	28	20.3	11.6
NARRE WARREN SOUTH	786100	805000	870000	800000	842500	92	193	7.2	5.3
NATHALIA	290000^	370000	390000^	382500^	428800^	6	14	47.8	12.1
NEERIM SOUTH	815000^	630000^	555000^	585000^	680000^	7	8	-16.6	16.2
NEW GISBORNE	900000	820000^	745000^	1025000^	738500^	6	12	-17.9	-28.0
NEWBOROUGH	410000	429000	450000	410000	440000	35	68	7.3	7.3
NEWCOMB	572500	575500	597300	599000	555800	22	36	-2.9	-7.2
NEWINGTON	644500^	480000^	690000	600000	555000	10	20	-13.9	-7.5
NEWLANDS ARM	917500^	601000^	675000^	937500^	572500^	6	8	-37.6	-38.9
NEWPORT	1250000	1316000	1207500	1250000	1315000	39	70	5.2	5.2
NEWTOWN (GREATER GEELONG)	1220000	1072000	1338800	1295000	1257500	23	58	3.1	-2.9
NHILL	177500	202000^	199000	279000	320000	15	26	80.3	14.7
NICHOLS POINT	640000*	557500^	517500^	880000^	731000^	2	3	NA	-16.9
NIDDRIE	1050000	1242500	1188800	1260000	1130000	27	48	7.6	-10.3

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	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
NOBLE PARK	726000	733800	755000	782500	785000	59	107	8.1	0.3
NOBLE PARK NORTH	710000	752500	758300	765000	805000	16	35	13.4	5.2
NORLANE	466400	450000	452500	479000	422500	31	65	-9.4	-11.8
NORTH BENDIGO	500000	520000	530000	479500	552000	15	33	10.4	15.1
NORTH GEELONG	602600	650000	616300 [^]	620000	710000	10	27	17.8	14.5
NORTH MELBOURNE	1180000	1460000	1110000	1143900	1245500	14	27	5.6	8.9
NORTH WONTHAGGI	602000	649500	558000	578200	545500	14	35	-9.4	-5.7
NORTHCOTE	1467000	1722500	1590000	1725000	1522000	49	96	3.7	-11.8
NOTTING HILL	1070000 [^]	1151000 [^]	1144000 [^]	1121000 [^]	997500 [^]	2	7	-6.8	-11.0
NUMURKAH	405000	310000	367500	350000 [^]	402500	18	27	-0.6	15.0
NUNAWADING	1199500	1205000	1231500	1210200	1240000	46	69	3.4	2.5
OAK PARK	895000 [^]	1105000	1245300 [^]	1172500 [^]	1260000 [^]	9	17	40.8	7.5
OAKLEIGH	1305000	1430000	1320000	1407500	1340500	18	36	2.7	-4.8
OAKLEIGH EAST	1215000 [^]	1172500	1095000 [^]	1255000 [^]	1110000	10	12	-8.6	-11.6
OAKLEIGH SOUTH	1100000	1170800	1233000	1255000	1245500	26	51	13.2	-0.8
OCEAN GROVE	985000	977500	962500	967500	970000	70	146	-1.5	0.3
OFFICER	743000	725000	750000	715000	711000	116	203	-4.3	-0.6
OFFICER SOUTH	935000	830000 [^]	809500 [^]	780000	660500 [^]	6	17	-29.4	-15.3
OLINDA	1010000 [^]	765000 [^]	996000 [^]	975000 [^]	1065000 [^]	5	14	5.4	9.2
ORBOST	347500	336500 [^]	325000	357000 [^]	278500	14	23	-19.9	-22.0
ORMOND	2000000	1843000	1840500	1861000	2080000 [^]	5	22	4.0	11.8
OSBORNE	1040000	960000	1060000	1090000	934000	14	34	-10.2	-14.3
OUYEN	185000 [^]	165000 [^]	208500 [^]	195000 [^]	240000 [^]	7	12	29.7	23.1
PAKENHAM	629000	645000	650000	663500	670000	242	484	6.5	1.0
PARADISE BEACH	416000 [^]	357500 [^]	375000 [^]	245000 [^]	460000 [^]	5	10	10.6	87.8
PARK ORCHARDS	1700000 [^]	1810000 [^]	1760000 [^]	1910000 [^]	2405000 [^]	5	10	41.5	25.9
PARKDALE	1330000	1520000	1390500	1590000	1510000	37	63	13.5	-5.0
PARKVILLE	2137000 [^]	2477000 [^]	3120000 [^]	1575000 [^]	1642000 [^]	9	11	-23.2	4.3
PASCOE VALE	1050000	1225000	957500	1040000	1057500	44	85	0.7	1.7
PASCOE VALE SOUTH	1175000	1115000	1105000	1295000	1050000	19	38	-10.6	-18.9
PATTERSON GARDENS	1300000 [^]	1283800 [^]	1237500 [^]	1450000 [^]	1265000 [^]	4	7	-2.7	-12.8
PATTERSON LAKES	1215000	1300000	1550000	1578500	1230000	16	34	1.2	-22.1
PAYNESVILLE	511500	530000	490000	465000	545000	26	55	6.5	17.2

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
PEARCEDALE	885000^	945000^	745000^	895000^	929500	10	18	5.0	3.9
PENSHURST	257500*	310000^	190000^	265000^	265000*	0	3	NA	NA
PIONEER BAY	525000^	540000^	700000^	605000^	525000^	7	10	0.0	-13.2
PLENTY	1960000^	1595000^	1765000^	1525000^	1697500^	2	5	-13.4	11.3
POINT COOK	765000	775000	770000	810000	770000	172	355	0.7	-4.9
POINT LONSDALE	1325000	1252500	1220000	1225000	1147000	19	33	-13.4	-6.4
POREPUNKAH	895000^	979000^	995000^	740000^	820000^	3	8	-8.4	10.8
PORT ALBERT	515000^	515000*	490000^	512500^	357500^	4	6	-30.6	-30.2
PORT FAIRY	817500	950000^	875000^	1225000	788500	10	20	-3.5	-35.6
PORT MELBOURNE	1850000	1565000	1850000	1600000	1710000	28	64	-7.6	6.9
PORTARLINGTON	872500	972500	970000	1020000	878500	28	45	0.7	-13.9
PORTLAND	443000	397500	457500	400000	440000	48	85	-0.7	10.0
PORTSEA	3255000^	3225000^	3075000	3190000	2242000^	3	13	-31.1	-29.7
PRAHRAN	1710000	1746000	2107500	1682000	1500000	35	66	-12.3	-10.8
PRESTON	1120000	1140000	1182500	1177500	1266500	86	148	13.1	7.6
PRINCES HILL	1752500^	1230000^	2025000^	2350000^	1577500	12	17	-10.0	-32.9
PYRAMID HILL	180000^	182500^	270000^	212500^	315000^	1	4	75.0	48.2
QUARRY HILL	615000^	580000^	601000	757500	612500	10	20	-0.4	-19.1
QUEENSCLIFF	1470000^	1637500^	1565000^	1287500^	1200000^	2	6	-18.4	-6.8
RAINBOW	177500^	195000^	240000^	235000^	225000^	6	7	26.8	-4.3
RAYMOND ISLAND	510000^	610000^	540000^	505000^	380000^	7	10	-25.5	-24.8
RED CLIFFS	340000	285000	337500	400000	340000	21	38	0.0	-15.0
REDAN	470000	490500	540000	432000	472500	12	27	0.5	9.4
RESEARCH	930000^	1029900^	1342500^	1107000^	1900000^	4	9	104.3	71.6
RESERVOIR	880000	870800	883800	911000	895000	126	238	1.7	-1.8
RHYLL	932500^	770000^	765000^	980000^	767500^	2	6	-17.7	-21.7
RICHMOND	1427500	1426000	1308000	1470000	1360000	76	135	-4.7	-7.5
RIDDELLS CREEK	1116300	825000^	940000^	900000	795000^	8	19	-28.8	-11.7
RINGWOOD	950000	995000	1000000	1067800	1040000	44	76	9.5	-2.6
RINGWOOD EAST	941300	1110000	970500	1215000	975000	21	43	3.6	-19.8
RINGWOOD NORTH	1260000	1225000	1320000	1313800	1205000	34	60	-4.4	-8.3
RIPPLESIDE	816000^	1275000^	1110000^	1205000^	1055000^	5	7	29.3	-12.4
ROBINVALE	402500	340000	385000^	400000	385000	10	23	-4.3	-3.8

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	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
ROCHESTER	260000	270000	270000	490000 [^]	220000	17	22	-15.4	-55.1
ROCKBANK	675000	632500	600000	635000	637500	47	99	-5.6	0.4
ROMSEY	757500	762300	770000	750000	705100	21	31	-6.9	-6.0
ROSANNA	1285000	1275000	1312500	1316000	1510000	24	43	17.5	14.7
ROSEBUD	740000	765000	720000	690000	732500	48	107	-1.0	6.2
ROSEBUD SOUTH	936000	1110000	966000	945000	1070000	18	30	14.3	13.2
ROSEDALE	475000 [^]	433800 [^]	520000 [^]	585000 [^]	565000 [^]	3	8	18.9	-3.4
ROWVILLE	1096000	1160000	1098000	1130000	1054100	77	148	-3.8	-6.7
ROXBURGH PARK	618800	622500	642500	675000	669000	68	129	8.1	-0.9
RUSHWORTH	380000 [^]	392000 [^]	369000 [^]	405000 [^]	296300 [^]	4	7	-22.0	-26.9
RUTHERGLEN	460000 [^]	444500	490000 [^]	482000 [^]	545000	12	21	18.5	13.1
RYE	1101000	1080000	1141000	1130000	1065500	62	137	-3.2	-5.7
SAFETY BEACH	1225000	1122500	1310000	1200000	1200000	17	36	-2.0	0.0
SAILORS GULLY	521000 [^]	430000 [^]	465000 [^]	700000 [^]	500000 [^]	3	6	-4.0	-28.6
SALE	472000	520000	517000	479000	485000	57	115	2.8	1.3
SAN REMO	1083800	945000 [^]	890000 [^]	940000 [^]	989500 [^]	6	13	-8.7	5.3
SANCTUARY LAKES	725000	720500	748000	752500	720500	126	232	-0.6	-4.3
SANDHURST	1100100	1082500	1085500	992500	997000	25	57	-9.4	0.5
SANDRINGHAM	1950000	2115000	2275000	2140000	2057500	16	45	5.5	-3.9
SASSAFRAS	1520000 [^]	894500 [^]	860000 [^]	1150000 [^]	860000 [^]	5	8	-43.4	-25.2
SCORESBY	953000	935000	990000	969300 [^]	960500	20	28	0.8	-0.9
SEA LAKE	200000 [^]	135000 [^]	258500 [^]	142500 [^]	290000 [^]	4	12	45.0	103.5
SEABROOK	700900	745000	735000	765000	770000 [^]	7	30	9.9	0.7
SEAFORD	755500	835000	865000	850000	850000	46	87	12.5	0.0
SEAHOLME	1354000 [^]	1420000 [^]	1525000 [^]	1485500 [^]	1310500 [^]	8	14	-3.2	-11.8
SEBASTOPOL	462500	435000	451500	425000	401000	49	95	-13.3	-5.6
SEDDON	1201000	1077500	1050000	1100000	1100000	25	42	-8.4	0.0
SELBY	932000 [^]	860000 [^]	480000 [^]	900000 [^]	657000 [^]	1	4	-29.5	-27.0
SEVILLE	747500 [^]	824800 [^]	817500 [^]	871500 [^]	851000 [^]	4	10	13.8	-2.4
SEYMOUR	430000	420000	480000	450000	407500	30	51	-5.2	-9.4
SHEPPARTON	425500	435000	450700	480000	443000	142	266	4.1	-7.7
SHEPPARTON NORTH	466500 [^]	632500 [^]	665500 [^]	599000 [^]	860000	11	16	84.4	43.6
SHOREHAM	1200000 [^]	2250000 [^]	2262500 [^]	1770000 [^]	1770000 [*]	0	5	NA	NA

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NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
SKYE	785000	780000	747800	753300	800000	31	53	1.9	6.2
SMITHS BEACH	872500^	1040000^	840000^	1058500^	825000^	3	7	-5.4	-22.1
SMYTHES CREEK	625000^	530000^	600000^	515000^	540000^	4	9	-13.6	4.9
SMYTHESDALE	465000^	572000^	750000^	505000^	511800^	2	3	10.1	1.4
SOLDIERS HILL	635000	485000	537500	570000	657500	22	35	3.5	15.4
SOMERS	1552000	1612500	1510000^	1143800	1345000^	7	17	-13.3	17.6
SOMERVILLE	762000	727500	802500	880000	778500	32	65	2.2	-11.5
SORRENTO	2037500	2200000	2122500	2380000	1875000	18	53	-8.0	-21.2
SOUTH GEELONG	785000^	950000^	902500^	952500^	867500^	7	11	10.5	-8.9
SOUTH KINGSVILLE	1123000^	1446500^	817000^	1092500^	1065000^	5	13	-5.2	-2.5
SOUTH MELBOURNE	1555000	1402500	1695000	1725000	1643800	22	40	5.7	-4.7
SOUTH MORANG	692000	733800	760000	780400	755000	89	155	9.1	-3.3
SOUTH YARRA	2255000	2420000	2409000	2325000	2150000	29	56	-4.7	-7.5
SPOTSWOOD	1030000^	1160000^	1105000	1200000^	1120000	13	22	8.7	-6.7
SPRING GULLY	610000^	775000^	797500^	650000^	632500	10	19	3.7	-2.7
SPRINGVALE	875000	863000	886500	860000	855000	25	44	-2.3	-0.6
SPRINGVALE SOUTH	810500	792500	800000	840300	846000	17	31	4.4	0.7
ST ALBANS	632500	650000	647000	651000	650000	113	175	2.8	-0.2
ST ALBANS PARK	605000	585000	565000	562500	600000^	8	22	-0.8	6.7
ST ANDREWS BEACH	1512500^	1500000^	1620000^	3500000^	1450000^	5	6	-4.1	-58.6
ST ARNAUD	270000^	300000^	285200	242000^	242500	14	19	-10.2	0.2
ST HELENA	1239000^	1175000^	1200000^	1176000^	1232500^	6	15	-0.5	4.8
ST KILDA	1525000	1270000	1600000	1463000	1398000	16	41	-8.3	-4.4
ST KILDA EAST	1557500	1955000	1598000	2090000	1305000	11	29	-16.2	-37.6
ST KILDA WEST	2300000^	2855000^	2475000	4085500^	1435000^	4	8	-37.6	-64.9
ST LEONARDS	782500	750000	750000	710000	692500	22	60	-11.5	-2.5
STANHOPE	290000^	325000^	385000^	410000^	337500^	2	5	16.4	-17.7
STAWELL	295000	342500	289000	310000	315000	29	64	6.8	1.6
STRATFORD	500000	480000^	475000	420000^	450000	10	15	-10.0	7.1
STRATHDALE	620000	575000	635000	597500	680000	23	45	9.7	13.8
STRATHFIELDSAYE	725000	756000	677500	690000	633500	25	44	-12.6	-8.2
STRATHMERTON	432500^	432500*	432500*	330000^	330000^	3	8	-23.7	0.0
STRATHMORE	1563800	1380000	1395000	1529800	1535000	32	42	-1.8	0.3

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
STRATHMORE HEIGHTS	1061800 [^]	1100000 [^]	940000 [^]	1050000 [^]	910000 [^]	1	8	-14.3	-13.3
STRATHTULLOH	650000	665000	612500	629000	630000	55	100	-3.1	0.2
STUDFIELD	1097800 [^]	1170000	943500	953000 [^]	1085000 [^]	8	13	-1.2	13.9
SUNBURY	675000	660000	648000	650000	670000	231	413	-0.7	3.1
SUNDERLAND BAY	799000 [^]	652500 [^]	685000 [^]	575000 [^]	640000 [^]	5	10	-19.9	11.3
SUNNYCLIFFS	438000 [^]	327500 [^]	325000 [^]	322300 [^]	232000 [^]	3	7	-47.0	-28.0
SUNSET STRIP	705000 [^]	730000 [^]	700000 [^]	640000 [^]	655000 [^]	2	7	-7.1	2.3
SUNSHINE	827500	746000	805000	840000	815000	22	47	-1.5	-3.0
SUNSHINE NORTH	710000	740000	748000	725000	742000	33	47	4.5	2.3
SUNSHINE WEST	720000	693300	723000	685000	680000	47	86	-5.6	-0.7
SURF BEACH	785000 [^]	750000 [^]	817500 [^]	802500 [^]	705000 [^]	5	9	-10.2	-12.1
SURREY HILLS	2410000	2510000	2409000	2350000	2250000	43	98	-6.6	-4.3
SWAN HILL	463500	401000	438800	497000	480000	59	105	3.6	-3.4
SYDENHAM	760000	750000	751500	757000	702500	18	37	-7.6	-7.2
SYNDAL	2200000	2202500	1725000	1775000	1978000	10	21	-10.1	11.4
TALLANGATTA	410000 [^]	510000 [^]	509500 [^]	445000 [^]	500000 [^]	1	7	22.0	12.4
TANGAMBALANGA	588800 [^]	650000 [^]	649500 [^]	795000 [^]	672000 [^]	7	12	14.1	-15.5
TARNEIT	661000	649300	650000	655000	646800	362	720	-2.2	-1.3
TATURA	480000	495000	447500	440000	510000	15	32	6.3	15.9
TAWONGA SOUTH	550000 [^]	800000 [^]	383100 [^]	720000 [^]	630000 [^]	2	9	14.5	-12.5
TAYLORS HILL	902000	896000	941000	891000	922500	38	71	2.3	3.5
TAYLORS LAKES	930000	940000	933800	945000	995000	35	66	7.0	5.3
TECOMA	794800 [^]	935900 [^]	826000	910000	815000 [^]	6	18	2.5	-10.4
TEMPLESTOWE	1612000	1735000	1782800	1625000	1570000	41	62	-2.6	-3.4
TEMPLESTOWE LOWER	1445000	1410000	1370500	1410000	1385000	35	70	-4.2	-1.8
TERANG	380000 [^]	400000	330000 [^]	440000 [^]	382500	13	21	0.7	-13.1
THE BASIN	820000	840000	853000	917500	870000	16	32	6.1	-5.2
THOMASTOWN	667000	696000	692000	739000	720000	49	96	7.9	-2.6
THOMSON (GREATER GEELONG)	560000 [^]	500000 [^]	525000 [^]	515000 [^]	557300	13	21	-0.5	8.2
THORNBURY	1362000	1428000	1405000	1472500	1400000	41	79	2.8	-4.9
THORNHILL PARK	622500	600000	608000	606000	599000	61	108	-3.8	-1.2
TIMBOON	558000 [*]	485500 [^]	425000 [^]	534500 [^]	545000 [^]	4	8	NA	2.0
TONGALA	364000	392500 [^]	470000 [^]	415000 [^]	493800 [^]	4	9	35.6	19.0

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MEDIAN HOUSE PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
TOONGABBIE	519500*	585000^	660000^	625000^	638000^	5	7	NA	2.1
TOORA	270000^	440000^	540000^	540000*	400000^	3	3	48.1	NA
TOORADIN	660000^	910000^	947500^	832500^	800000^	3	5	21.2	-3.9
TOORAK	6550000	6464000	7100000	5602000	5559300	24	40	-15.1	-0.8
TOOTGAROOK	887500	860000	945000	865000	1035000	22	51	16.6	19.7
TORQUAY	1177500	1255000	1206000	1250000	1200000	65	144	1.9	-4.0
TRAFALGAR	580000	560000	550000	580000	575000	18	37	-0.9	-0.9
TRARALGON	493000	500000	515000	540000	485000	141	258	-1.6	-10.2
TRARALGON EAST	958000^	832500^	727500^	645000^	850000^	1	2	-11.3	31.8
TRENTHAM	1090000^	877500^	1060000^	1200000^	782500^	6	15	-28.2	-34.8
TRUGANINA	645000	662000	645000	650000	640300	240	416	-0.7	-1.5
TULLAMARINE	720000	720000	730000	700000	724500	21	41	0.6	3.5
TUNGAMAH	355000*	355000*	370000^	250000^	170000^	5	7	NA	-32.0
TYABB	715000^	705000^	825000^	872500^	845000^	6	8	18.2	-3.2
UNDERBOOL	-	75000^	75000*	165800^	147500^	6	8	0.0	-11.0
UPPER FERNTREE GULLY	795000	925000	890000	835000^	844200^	9	17	6.2	1.1
UPWEY	865000	1057000	960000	940000	860000	25	48	-0.6	-8.5
VENTNOR	890000^	808500^	771000^	865000^	772600	10	14	-13.2	-10.7
VENUS BAY	712500	577500	600000	620000	522900	17	33	-26.6	-15.7
VERMONT	1250000	1300000	1205000	1227500	1334000	30	58	6.7	8.7
VERMONT SOUTH	1535000	1500000	1533000	1561000	1480000	30	57	-3.6	-5.2
VIEWBANK	1357500	1191000	1220000	1225000	1218000	23	44	-10.3	-0.6
VIOLET TOWN	386800^	570000^	520000^	480000^	360000^	3	7	-6.9	-25.0
WAHGUNYAH	501300^	255000^	310000^	520000^	519500^	2	5	3.6	-0.1
WALLAN	630000	638000	620000	605000	652500	46	87	3.6	7.9
WALLAN EAST	610000	626000	605000	585000	600000	33	62	-1.6	2.6
WANDANA HEIGHTS	1015000^	998000	1090000^	860000^	930000^	9	16	-8.4	8.1
WANDIN NORTH	810000^	710000^	765000^	880000^	950000^	5	9	17.3	8.0
WANGARATTA	550000	532500	520000	547500	525000	91	161	-4.5	-4.1
WANTIRNA	1225000	1150000	1180000	1084000	1090000	27	76	-11.0	0.6
WANTIRNA SOUTH	1296000	1443000	1355000	1284000	1255800	48	82	-3.1	-2.2
WARBURTON	672500	714400	616300	560000^	608500	10	19	-9.5	8.7
WARRACKNABEAL	262500	262000	218500	247000	180000^	9	28	-31.4	-27.1

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
WARRAGUL	650000	655000	651300	630000	640000	106	198	-1.5	1.6
WARRANTYTE	1700000 [^]	1166000	1215000	1550000 [^]	1465500	12	17	-13.8	-5.5
WARRANWOOD	1194800	1230000	1270000 [^]	1231800	1380000	16	32	15.5	12.0
WARRNAMBOOL	600000	560000	616000	565000	600000	118	231	0.0	6.2
WATERWAYS	1840000 [^]	1750000 [^]	1680000 [^]	1688000 [^]	1573500	10	17	-14.5	-6.8
WATSONIA	832500	927500	963500	1005000 [^]	900800	16	23	8.2	-10.4
WATSONIA NORTH	815000 [^]	990000	920300	963500 [^]	920500 [^]	9	17	12.9	-4.5
WATTLE GLEN	732000 [^]	933000 [^]	877500 [^]	1232000 [^]	1007500 [^]	6	7	37.6	-18.2
WAURN PONDS	830000 [^]	740000	837500	790000 [^]	760000	21	30	-8.4	-3.8
WEDDERBURN	280000 [^]	230000 [^]	305000 [^]	212500 [^]	305000 [^]	2	8	8.9	43.5
WEIR VIEWS	556000	560000	575000	575000	565000	46	78	1.6	-1.7
WENDOUREE	480000	483800	452500	435000	440000	43	76	-8.3	1.1
WENDOUREE WEST	340000	175000 [^]	377500 [^]	325000	362500 [^]	6	17	6.6	11.5
WERRIBEE	617000	618000	612500	610000	625000	245	456	1.3	2.5
WERRIBEE SOUTH	1200000 [^]	881000 [^]	955000 [^]	900000	931000 [^]	1	12	-22.4	3.4
WEST FOOTSCRAY	885000	950000	912500	908000	1015000	44	66	14.7	11.8
WEST MELBOURNE	1032500 [^]	1330000 [^]	1215000 [^]	1175000 [^]	1075500 [^]	4	8	4.2	-8.5
WEST WODONGA	545000	545000	515000	565000	549000	55	102	0.7	-2.8
WESTALL	800000	900000	853300	895500	887500	14	26	10.9	-0.9
WESTGARTH	1698000	2075000	1670000	1725000	1862500	14	27	9.7	8.0
WESTMEADOWS	735000	731000	700000	662500	765500	10	26	4.1	15.5
WHEELERS HILL	1413500	1465000	1600000	1502500	1390500	46	96	-1.6	-7.5
WHITE HILLS	507500	496100	547000	546000	485000	13	34	-4.4	-11.2
WHITTINGTON	500000 [^]	495000 [^]	500000 [^]	535000	500000	13	23	0.0	-6.5
WHITTLESEA	775000	778500	710500	670000	750000	21	40	-3.2	11.9
WILLIAMS LANDING	825500	802800	740000	800000	800000	46	81	-3.1	0.0
WILLIAMSTOWN	1550000	1605000	1637500	1620000	1595000	41	76	2.9	-1.5
WILLIAMSTOWN NORTH	1300000 [^]	1612500 [^]	1000000 [^]	1115000 [^]	1410000 [^]	1	4	8.5	26.5
WIMBLEDON HEIGHTS	735000 [^]	565000 [^]	650000 [^]	599000 [^]	615000 [^]	3	8	-16.3	2.7
WINCHELSEA	642500	635000	670000	722500 [^]	740000	15	23	15.2	2.4
WINDSOR	1450000	1525000	1520000	1382500	1580000	18	30	9.0	14.3
WINTER VALLEY	580000	550000	586000	575000	537000	36	71	-7.4	-6.6
WODONGA	521000	540000	559000	525000	523000	103	186	0.4	-0.4

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MEDIAN HOUSE PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
WOLLERT	683600	710000	705000	692000	695000	185	335	1.7	0.4
WONGA PARK	1369500 [^]	1560000	1271000 [^]	1447500	1224000 [^]	5	17	-10.6	-15.4
WONTHAGGI	580000	522500	520000	580000	590000	19	39	1.7	1.7
WOODEND	940000	1100000	1030000	836300	937500	24	38	-0.3	12.1
WOOLAMAI WATERS	790500	765000	752500	752500	790000 [^]	9	23	-0.1	5.0
WOORI YALLOCK	622500	630000	704200 [^]	635000	642500	18	33	3.2	1.2
WYNDHAM VALE	550000	600000	599900	589900	580000	138	238	5.5	-1.7
YALLAMBIE	870000 [^]	950000 [^]	1066000 [^]	1010000 [^]	1023500	10	19	17.6	1.3
YALLOURN NORTH	347000 [^]	315000 [^]	310000 [^]	299000 [^]	273800 [^]	4	9	-21.1	-8.4
YARRA GLEN	786800	785000 [^]	800000 [^]	740000 [^]	870000	11	17	10.6	17.6
YARRA JUNCTION	680000	738000	685000 [^]	700000	715000 [^]	9	20	5.1	2.1
YARRAGON	560000 [^]	640000	649000 [^]	610000 [^]	612500 [^]	6	15	9.4	0.4
YARRAM	560000 [^]	407500 [^]	347500	427500	375000	10	24	-33.0	-12.3
YARRAVILLE	1160500	1100000	1080000	1157800	1100000	55	113	-5.2	-5.0
YARRAWONGA	640800	620000	670000	655000	652500	42	89	1.8	-0.4
YEA	550000 [^]	615000 [^]	507500 [^]	545000	550000 [^]	9	19	0.0	0.9
YINNAR	580000 [^]	569500 [^]	560000 [^]	480000 [^]	445000 [^]	4	11	-23.3	-7.3

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
ABBOTSFORD	530000	595000	499000	505000	510000	105	190	-3.8	1.0
ABERFELDIE	551000 [^]	1017500 [^]	750000 [^]	696500 [^]	846000 [^]	7	11	53.5	21.5
AIRPORT WEST	725000	636000	630000	647500	665000	29	45	-8.3	2.7
ALBERT PARK	680000 [^]	1190000 [^]	1333500 [^]	1227500 [^]	1590000 [^]	7	13	133.8	29.5
ALBION	350000	340000	250000	437500	295500	12	26	-15.6	-32.5
ALFREDTON	307500 [^]	320000 [^]	455000 [^]	381000 [^]	780000 [^]	1	7	153.7	104.7
ALPHINGTON	630000	857500	840000	760000	780000	20	41	23.8	2.6
ALTONA	640000	710000	685000	714300	635000	46	84	-0.8	-11.1
ALTONA EAST	720000 [^]	920000 [^]	825000	727000 [^]	820000 [^]	6	13	13.9	12.8
ALTONA MEADOWS	547500 [^]	540000 [^]	585000 [^]	542500 [^]	593000 [^]	5	12	8.3	9.3
ALTONA NORTH	902600	805000	890000	708300	750000	19	41	-16.9	5.9
ARARAT	355000 [^]	335000 [^]	270300 [^]	321000 [^]	300000 [^]	1	7	-15.5	-6.5
ARDEER	558800 [^]	559500 [^]	617500 [^]	545000 [^]	587500 [^]	6	13	5.1	7.8
ARMADALE	650000	840000	783000	765000	725000	61	102	11.5	-5.2
ASCOT VALE	515000	530000	545000	490000	544000	34	72	5.6	11.0
ASHBURTON	1755000	1250000 [^]	1720000 [^]	1333000 [^]	1260000	10	18	-28.2	-5.5
ASHWOOD	924000	872000	1144000	1222000	1240000	15	34	34.2	1.5
ASPENDALE	796000 [^]	940000	760000 [^]	807500	1007500 [^]	8	26	26.6	24.8
AVONDALE HEIGHTS	652500 [^]	613500	680000 [^]	637500 [^]	703000	12	20	7.7	10.3
BACCHUS MARSH	425000 [^]	480000	430000 [^]	435000 [^]	465000 [^]	3	12	9.4	6.9
BALACLAVA	547500	615000	547500	565000	505000	30	53	-7.8	-10.6
BALLAN	597500 [^]	407500 [^]	407500 [*]	535000 [^]	440000 [^]	7	14	-26.4	-17.8
BALLARAT CENTRAL	415000 [^]	402500 [^]	367500 [^]	285000 [^]	290000 [^]	3	10	-30.1	1.8
BALLARAT EAST	400000 [^]	377500 [^]	440000 [^]	400000	413800 [^]	6	17	3.4	3.4
BALLARAT NORTH	450000 [^]	535000 [^]	380000 [^]	477500 [^]	567000 [^]	3	7	26.0	18.7
BALWYN	820000	880000	1130000	890000	820000	35	64	0.0	-7.9
BALWYN NORTH	1175000	1539900	1150000	1250000	1120000	30	45	-4.7	-10.4
BARWON HEADS	935000 [^]	1000000 [^]	905000 [^]	1022500 [^]	830000 [^]	3	7	-11.2	-18.8
BAYSWATER	627500	693500	585000	655000	682500	36	74	8.8	4.2
BAYSWATER NORTH	660000	605000	600000	662500	705000	26	44	6.8	6.4
BEACONSFIELD	520000 [^]	630000 [^]	545000 [^]	625000 [^]	533800 [^]	4	13	2.6	-14.6
BEAUMARIS	1040000	1250000	1320000	1008500	1398000	15	27	34.4	38.6
BELL PARK	470000 [^]	551300 [^]	520000 [^]	500000 [^]	525000 [^]	5	13	11.7	5.0
BELLFIELD (BANYULE)	835000 [^]	835800 [^]	715000	850000 [^]	688800 [^]	2	8	-17.5	-19.0

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
BELMONT	482500	550000	620000	475000	525000	31	54	8.8	10.5
BENALLA	320000	255000 [^]	295000	297500 [^]	265500 [^]	5	13	-17.0	-10.8
BENDIGO	407500 [^]	520000 [^]	560000 [^]	500000 [^]	446300 [^]	6	12	9.5	-10.8
BENTLEIGH	957000	850000	805000	880000	841000	74	123	-12.1	-4.4
BENTLEIGH EAST	965000	1290000	1081000	966000	952500	64	119	-1.3	-1.4
BERWICK	616500	675000	640000	630000	675000	39	76	9.5	7.1
BITTERN	650000 [^]	785000 [^]	748500 [^]	625000 [^]	660000 [^]	2	5	1.5	5.6
BLACK HILL	500000 [^]	256000 [^]	385000 [^]	450000 [^]	212000 [^]	1	3	-57.6	-52.9
BLACK ROCK	1178300	1290000	1148800	1225000	1601000 [^]	9	26	35.9	30.7
BLACKBURN	638800	730000	776000	638000	682000	45	83	6.8	6.9
BLACKBURN NORTH	930000 [^]	830000	925000 [^]	1041500	1044500 [^]	8	20	12.3	0.3
BLACKBURN SOUTH	1016000	910500	892500	795000 [^]	650000	15	21	-36.0	-18.2
BONBEACH	650000	638500	705000	655000	687500	22	55	5.8	5.0
BORONIA	645800	661800	650000	650000	685000	74	146	6.1	5.4
BOX HILL	505000	578500	601500	584400	570000	135	269	12.9	-2.5
BOX HILL NORTH	942800	772400	775000	906000	888000	30	55	-5.8	-2.0
BOX HILL SOUTH	1005000	860000	830000	905000	911500	24	37	-9.3	0.7
BRAYBROOK	614500	617500	612500	645000	572500	20	42	-6.8	-11.2
BRIAR HILL	819500	866000 [^]	850000 [^]	885000 [^]	787500 [^]	8	17	-3.9	-11.0
BRIGHT	562000 [^]	55000 [^]	850000 [^]	635500 [^]	607500 [^]	2	6	8.1	-4.4
BRIGHTON	1375000	1225000	1340000	1417500	1242500	72	140	-9.6	-12.3
BRIGHTON EAST	1310000	1265000	1215000	1155000	1442500	26	43	10.1	24.9
BROADFORD	430000 [*]	418000 [^]	470000 [^]	470000 [*]	480000 [^]	2	2	NA	NA
BROADMEADOWS	455000	485000	400000	429900	437500	32	64	-3.8	1.8
BROOKLYN	631100	620000	647000 [^]	642000	645000	14	28	2.2	0.5
BROWN HILL	381300 [^]	422500	380000 [^]	385000 [^]	405000 [^]	8	15	6.2	5.2
BRUNSWICK	537500	554000	599000	557500	570000	124	228	6.0	2.2
BRUNSWICK EAST	575300	600000	550000	605000	551300	90	172	-4.2	-8.9
BRUNSWICK WEST	431500	478000	487500	446000	472500	94	153	9.5	5.9
BULLEEN	1045000 [^]	777500	876700	1055000 [^]	790000	11	20	-24.4	-25.1
BUNDOORA	525000	442000	488000	452000	475600	64	108	-9.4	5.2
BURNLEY	736300 [^]	400500 [^]	535000 [^]	1356000 [^]	443300 [^]	2	5	-39.8	-67.3
BURWOOD	850000	934300	840000	612500	912800	74	122	7.4	49.0
BURWOOD EAST	582500	563900	658500	673000	552000 [^]	8	34	-5.2	-18.0

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
CAIRNLEA	460000 [^]	407500 [^]	399000 [^]	400000 [^]	385000 [^]	5	12	-16.3	-3.8
CAMBERWELL	822500	838500	1101000	960000	875000	65	110	6.4	-8.9
CANADIAN	399000	325000 [^]	384500 [^]	394500	390000	12	22	-2.2	-1.1
CANTERBURY	1437500	1325000	1115000	1164000	1177500	12	26	-18.1	1.2
CAPEL SOUND	680500	622000	705500 [^]	642500 [^]	652500	12	20	-4.1	1.6
CARLTON	385000	364000	350000	350000	413500	106	205	7.4	18.1
CARLTON NORTH	710000 [^]	769000 [^]	670000	689000 [^]	973500	12	17	37.1	41.3
CARNEGIE	621000	614500	668700	597500	599800	122	210	-3.4	0.4
CAROLINE SPRINGS	481300	485000	515000	503000	532500	14	36	10.6	5.9
CARRUM	712500	706000	750000	699000	825500	24	38	15.9	18.1
CARRUM DOWNS	543800	542500	565000	570000	590000	43	88	8.5	3.5
CASTLEMAINE	653500 [^]	560000 [^]	741300 [^]	625000 [^]	607500 [^]	4	9	-7.0	-2.8
CAULFIELD	1110000	761000	680000	985000	913500	16	32	-17.7	-7.3
CAULFIELD EAST	824900 [^]	994000 [^]	517500 [^]	1255000 [^]	365000 [^]	6	12	-55.8	-70.9
CAULFIELD NORTH	600000	667500	817500	645000	734500	78	142	22.4	13.9
CAULFIELD SOUTH	1151000	1046500	1180000	1160000	1110000	33	59	-3.6	-4.3
CHADSTONE	905000	857500	971800	826500	912000	29	61	0.8	10.3
CHELSEA	641500	690000	712500	638500	777500	30	60	21.2	21.8
CHELTENHAM	610000	695000	667500	690000	710000	80	139	16.4	2.9
CHELTENHAM EAST	783000 [^]	734500	766000 [^]	715000 [^]	603800 [^]	5	8	-22.9	-15.6
CHELTENHAM NORTH	818000 [^]	820000 [^]	815000	859000 [^]	857500 [^]	6	13	4.8	-0.2
CHIRNSIDE PARK	710000 [^]	695500	710000	690000 [^]	732500	11	18	3.2	6.2
CLARINDA	860000 [^]	762500 [^]	881500 [^]	884000 [^]	740000 [^]	9	12	-14.0	-16.3
CLAYTON	780000	585000	665000	755000	782000	59	110	0.3	3.6
CLAYTON NORTH	860000 [^]	820000 [^]	662500 [^]	534000	505000	11	24	-41.3	-5.4
CLAYTON SOUTH	614000	525000 [^]	550000	805000 [^]	524000	12	19	-14.7	-34.9
CLIFTON HILL	850000	639000	805000	735000	511000	13	30	-39.9	-30.5
CLIFTON SPRINGS	500000 [^]	415000 [^]	700000 [^]	500000 [^]	450000 [^]	1	6	-10.0	-10.0
COBRAM	295000 [^]	251500 [^]	315000 [^]	350000 [^]	346500 [^]	4	13	17.5	-1.0
COBURG	630000	570000	598000	650400	574300	98	151	-8.8	-11.7
COBURG EAST	755000	732500	770000 [^]	797500 [^]	652500	20	27	-13.6	-18.2
COBURG NORTH	810000 [^]	763900	787500	668000	779000 [^]	7	22	-3.8	16.6
COLAC	380000 [^]	520000 [^]	445000 [^]	420000 [^]	410000 [^]	7	12	7.9	-2.4
COLLINGWOOD	600000	640000	700000	571500	660000	73	131	10.0	15.5

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
CORIO	440000 [^]	337500 [^]	375000 [^]	390000 [^]	343000 [^]	2	7	-22.0	-12.1
COWES	458700 [^]	615000 [^]	644000 [^]	540000 [^]	700000 [^]	7	12	52.6	29.6
COWES WEST	720000 [^]	695000 [^]	640000 [^]	507800 [^]	583300 [^]	2	8	-19.0	14.9
CRAIGIEBURN	425000	449000	441500	426300	445000	59	109	4.7	4.4
CRANBOURNE	451800	448000	460000	492000	500000	21	46	10.7	1.6
CRANBOURNE EAST	477500 [^]	515000 [^]	517500 [^]	450000 [^]	505200 [^]	8	9	5.8	12.3
CRANBOURNE NORTH	509000 [^]	535000 [^]	505500 [^]	470000 [^]	490000 [^]	7	14	-3.7	4.3
CRANBOURNE WEST	527300 [^]	547500	556000 [^]	515000 [^]	507000	11	20	-3.9	-1.6
CREMORNE	627500 [^]	715000 [^]	587500	600000	652500	10	23	4.0	8.8
CRIB POINT	501500 [^]	590000 [^]	585000 [^]	500000 [^]	521000 [^]	5	6	3.9	4.2
CROYDON	657000	655000	706000	705000	690000	83	169	5.0	-2.1
CROYDON NORTH	715000	720000	752500	690200 [^]	745000	12	21	4.2	7.9
CROYDON SOUTH	757900 [^]	693000 [^]	788500 [^]	753500 [^]	870000 [^]	3	9	14.8	15.5
DALLAS	460000 [*]	526300 [^]	400000 [^]	460000 [^]	390000 [^]	3	9	NA	-15.2
DANDENONG	420000	390000	407500	380000	420000	128	227	0.0	10.5
DANDENONG NORTH	505000	517500	570000	530000	597500	24	36	18.3	12.7
DARLEY	275000 [^]	410000 [^]	383000 [^]	400000 [^]	440000 [^]	7	16	60.0	10.0
DAYLESFORD	590000 [^]	725000 [^]	580000 [^]	535000 [^]	535000 [^]	3	5	-9.3	0.0
DEANSIDE	560800 [^]	538300 [^]	558000 [^]	555000 [^]	495000 [^]	2	5	-11.7	-10.8
DEEPDENE	1353700 [^]	617000 [^]	1004000 [^]	842500 [^]	1077000 [^]	3	5	-20.4	27.8
DEER PARK	470000	511300	475000	515000	520000	13	28	10.6	1.0
DELAHEY	480000 [^]	460000 [^]	500000 [^]	573300 [^]	485000 [^]	5	7	1.0	-15.4
DIAMOND CREEK	745000	852500	747500 [^]	860000 [^]	768000 [^]	6	15	3.1	-10.7
DINGLEY VILLAGE	769300 [^]	860000 [^]	701000	847500	745000	19	29	-3.2	-12.1
DINNER PLAIN	610000 [^]	555000 [^]	1250000 [^]	523500 [^]	400000 [^]	2	4	-34.4	-23.6
DOCKLANDS	610000	570000	567500	600000	589000	146	290	-3.4	-1.8
DONCASTER	632500	628900	722500	591900	660000	99	175	4.3	11.5
DONCASTER EAST	984000	887500	760000	970000	720000	71	136	-26.8	-25.8
DONVALE	937500	1068000	815000	851000	850000	17	34	-9.3	-0.1
DOREEN	635000 [^]	534000 [^]	555000	457000 [^]	542500 [^]	8	17	-14.6	18.7
DOVETON	530000	516500	513000	520000	540000	20	43	1.9	3.8
DROMANA	820000	737500 [^]	817500	782500 [^]	702500 [^]	8	16	-14.3	-10.2
DROUIN	457000 [^]	457000	440000	461500	445000	20	40	-2.6	-3.6
DRYSDALE	574000 [^]	485500 [^]	550000 [^]	550000 [^]	545000 [^]	7	16	-5.1	-0.9

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
EAGLEHAWK	377500 [^]	426500 [^]	400000 [^]	412800 [^]	375000 [^]	6	10	-0.7	-9.1
EAGLEMONT	1350000 [^]	712500 [^]	1692500 [^]	1070000 [^]	1015000 [^]	3	7	-24.8	-5.1
EAST BENDIGO	445000 [^]	320000 [^]	413800 [^]	413800 [*]	446000 [^]	2	2	0.2	NA
EAST GEELONG	560000 [^]	517500 [^]	355000 [^]	501000 [^]	545000 [^]	5	6	-2.7	8.8
EAST MELBOURNE	685500	595000	700000	625000	654000	30	57	-4.6	4.6
ECHUCA	404000	342500	400000	500000 [^]	445000	11	20	10.1	-11.0
EDITHVALE	785000	893000	852000	855000	780000	17	44	-0.6	-8.8
ELSTERNWICK	675000	585000	635000	720000	727000	54	102	7.7	1.0
ELTHAM	727500	710000	708500	775000	820000	23	50	12.7	5.8
ELTHAM NORTH	805000 [^]	900000 [^]	807500 [^]	917500 [^]	846000 [^]	3	5	5.1	-7.8
ELWOOD	713500	650000	697500	630000	692000	110	185	-3.0	9.8
ENDEAVOUR HILLS	665000 [^]	575000	687000 [^]	580000 [^]	690000	13	20	3.8	19.0
EPPING	500500	477500	454800	490500	509000	34	67	1.7	3.8
ESSENDON	573800	535000	570000	547500	580000	93	163	1.1	5.9
ESSENDON NORTH	386000	387500	403000	415000	385000	34	55	-0.3	-7.2
ESSENDON WEST	473500 [*]	600000 [^]	790000 [^]	790000 [*]	757500 [^]	2	2	NA	NA
EUMEMMERRING	500300 [^]	485000 [^]	502500 [^]	597500	580000	13	23	15.9	-2.9
FAIRFIELD	675000	420000	550000	720000	470500	18	43	-30.3	-34.7
FAWKNER	596000	631000	555000	610000	542500	44	63	-9.0	-11.1
FERNTREE GULLY	690000	715000	672500	677500	692500	44	92	0.4	2.2
FISHERMANS BEND	952500	850000	1030000	765000	975000	19	38	2.4	27.5
FITZROY	770000	820000	830000	750000	755000	43	78	-1.9	0.7
FITZROY NORTH	643800	652300	882500	600000	739000	37	62	14.8	23.2
FLEMINGTON	350000	410000	407500	368800	401500	34	69	14.7	8.9
FLORA HILL	475000 [^]	325000	435000 [^]	408800 [^]	435000 [^]	7	11	-8.4	6.4
FOOTSCRAY	530000	530000	525000	588500	572500	158	282	8.0	-2.7
FOREST HILL	875000	860000	863000	815000	912800	14	31	4.3	12.0
FRANKSTON	506000	491000	518000	505000	535000	97	204	5.7	5.9
FRANKSTON NORTH	490000 [^]	570000 [^]	522500 [^]	605500 [^]	611000 [^]	2	11	24.7	0.9
FRANKSTON SOUTH	747500	740000	790000	765000	762000	11	28	1.9	-0.4
GARDENVALE	285000 [^]	1055000 [^]	270500 [^]	650000 [^]	456300 [^]	8	11	60.1	-29.8
GEELONG	780000	690000	700000	647500	625000	14	38	-19.9	-3.5
GEELONG WEST	495000	580000 [^]	700000 [^]	541300	420000	11	21	-15.2	-22.4
GISBORNE	620000 [^]	535000	600000 [^]	550000 [^]	575000	13	20	-7.3	4.5

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
GLEN HUNTLY	675000	640000	520000	585000	675000	31	66	0.0	15.4
GLEN IRIS	792500	760000	721300	705000	752800	88	156	-5.0	6.8
GLEN WAVERLEY	755500	825500	835000	832500	870800	66	109	15.3	4.6
GLENROY	581000	590000	587500	595000	610000	89	180	5.0	2.5
GOLDEN SQUARE	417500	450000 [^]	388800 [^]	393800 [^]	455000	11	17	9.0	15.6
GOWANBRAE	740000 [^]	717000 [^]	725000 [^]	725500 [^]	670000 [^]	1	8	-9.5	-7.6
GREENSBOROUGH	707500	739500	756800	695000	755000	30	48	6.7	8.6
GREENVALE	600000 [^]	621000 [^]	560000 [^]	571000 [^]	600000 [^]	3	10	0.0	5.1
GROVEDALE	505000 [^]	484000 [^]	492500	498800	468800	12	26	-7.2	-6.0
HADFIELD	600000	585000	650000	625000	562500	24	43	-6.3	-10.0
HALLAM	580000	550000	553000	550000	590000	17	28	1.7	7.3
HAMLYN HEIGHTS	435000	520000 [^]	550000 [^]	526000 [^]	579000 [^]	6	14	33.1	10.1
HAMPTON	849000	1054500	970000	890000	985000	51	89	16.0	10.7
HAMPTON EAST	856300	880000	926000	735800	1040000	17	27	21.5	41.4
HAMPTON PARK	562500	520000	527500	560000	560000	24	53	-0.4	0.0
HARKNESS	442500 [^]	397500 [^]	430000 [^]	360000	370000 [^]	9	19	-16.4	2.8
HASTINGS	600000	565000	515000	505000	582500	18	44	-2.9	15.3
HASTINGS WEST	749000 [^]	749000 [*]	477000 [^]	477000 [^]	477000 [*]	0	2	NA	NA
HAWTHORN	560000	585000	620000	582500	540000	131	259	-3.6	-7.3
HAWTHORN EAST	673500	596500	630000	615000	615000	75	144	-8.7	0.0
HEALESVILLE	607500 [^]	600000 [^]	650000	685000 [^]	625000	13	22	2.9	-8.8
HEATHERTON	537500 [^]	325000 [^]	485500 [^]	405000 [^]	315000 [^]	3	7	-41.4	-22.2
HEATHMONT	900000	735000	861300	735000	811000 [^]	9	20	-9.9	10.3
HEIDELBERG	700000	858900	615000	642000	635000	27	50	-9.3	-1.1
HEIDELBERG HEIGHTS	740000	742500	732500	710000	747500	43	72	1.0	5.3
HEIDELBERG WEST	780000	577000	622500	505000	435000	29	45	-44.2	-13.9
HERNE HILL	365000 [^]	482500 [^]	422500 [^]	347500 [^]	357500 [^]	4	12	-2.1	2.9
HIGHETT	657500	770000	695000	728000	667500	53	102	1.5	-8.3
HIGHTON	557500	537500	532500	520000	572500	14	43	2.7	10.1
HILLSIDE (MELTON)	551000 [^]	525000 [^]	557500 [^]	484000 [^]	527500	12	20	-4.3	9.0
HOPPERS CROSSING	455000	450000	440000	475000	454500	20	35	-0.1	-4.3
HORSHAM	349000	342500	282000 [^]	399000	275000	11	24	-21.2	-31.1
HUGHESDALE	813000	745000	820000	650300	755000	27	43	-7.1	16.1
HUNTINGDALE	305000 [^]	749000 [^]	515000 [^]	380000 [^]	410000 [^]	4	6	34.4	7.9

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
INVERLOCH	865000 [^]	980000 [^]	735000 [^]	843800 [^]	676800 [^]	8	14	-21.8	-19.8
IVANHOE	840000	701500	803000	650000	661300	72	124	-21.3	1.7
IVANHOE EAST	1312000 [^]	1025000 [^]	1370000	1300000	1271300	16	27	-3.1	-2.2
JACANA	482500 [^]	524500 [^]	410000 [^]	455000 [^]	488200 [^]	4	11	1.2	7.3
JOLIMONT	1050000	1250000 [^]	852500	837500	950000 [^]	9	25	-9.5	13.4
JUNCTION VILLAGE	370000 [^]	380000 [^]	367500 [^]	420000 [^]	482500 [^]	2	3	30.4	14.9
KANGAROO FLAT	432500 [^]	460000 [^]	390000 [^]	420000	400000 [^]	5	16	-7.5	-4.8
KEILOR	675000 [^]	580000 [^]	580000 [*]	882500 [^]	720000 [^]	5	9	6.7	-18.4
KEILOR DOWNS	535000 [^]	615000 [^]	600300 [^]	587000 [^]	600000 [^]	3	9	12.1	2.2
KEILOR EAST	796000 [^]	793800 [^]	829500	745000	780500 [^]	6	24	-1.9	4.8
KENNINGTON	385000 [^]	370000 [^]	475000	410000	429000	10	21	11.4	4.6
KENSINGTON	535000	505000	485000	520000	514500	20	53	-3.8	-1.1
KERANG	150000 [^]	280000 [^]	280000 [*]	245000 [^]	257500 [^]	6	9	71.7	5.1
KEW	902500	837500	735000	767000	850000	75	142	-5.8	10.8
KEW EAST	1575000 [^]	1059400 [^]	920500 [^]	1510000 [^]	1043500 [^]	4	7	-33.7	-30.9
KEW NORTH	742500 [^]	1367500 [^]	775000 [^]	862500 [^]	665000	11	19	-10.4	-22.9
KEYSBOROUGH	623000 [^]	650000 [^]	685500	640000	677500	26	37	8.7	5.9
KILMORE	400000 [^]	402500 [^]	396300 [^]	378500 [^]	424500 [^]	6	10	6.1	12.2
KILSYTH	657500	700000	692000	720000	678800	40	67	3.2	-5.7
KINGSBURY	495000 [^]	440000	660500 [^]	593800	576500	10	22	16.5	-2.9
KINGSVILLE	435000	290000	367500	407500	427000	13	27	-1.8	4.8
KNOXFIELD	853000	760000	812500	777000 [^]	820000	11	18	-3.9	5.5
KOO WEE RUP	462500 [^]	480000 [^]	530000 [^]	465000 [^]	476300 [^]	2	5	3.0	2.4
KOORYONG	942500 [^]	932500 [^]	1527500 [^]	1665500 [^]	780000 [^]	2	7	-17.2	-53.2
KORUMBURRA	452500 [^]	382500 [^]	450000 [^]	455000 [^]	450000 [^]	1	7	-0.6	-1.1
KURUNJANG	375000 [^]	420000 [^]	428000 [^]	450000 [^]	374000 [^]	6	7	-0.3	-16.9
KYABRAM	367500 [^]	354000 [^]	367500 [^]	368800 [^]	392500 [^]	6	10	6.8	6.4
LAKE WENDOUREE	412000 [^]	655000 [^]	525000 [^]	595000 [^]	575000 [^]	5	10	39.6	-3.4
LALOR	491000	522000	525000	530000	505000	17	34	2.9	-4.7
LANGWARRIN	580000	617500	630000	597500	572000	47	81	-1.4	-4.3
LARA	445000 [^]	525000 [^]	440000 [^]	487500 [^]	485000 [^]	7	11	9.0	-0.5
LARA LAKE	495000 [^]	505000 [^]	460000 [^]	440000 [^]	457500 [^]	6	9	-7.6	4.0
LAVERTON	585000 [^]	507500	510000	550000	576700	15	26	-1.4	4.8
LAVERTON SOUTH	510000	545000	515000 [^]	512000	560000 [^]	7	18	9.8	9.4

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
LEONGATHA	467500 [^]	419000 [^]	413000 [^]	385000 [^]	485000 [^]	3	8	3.7	26.0
LEOPOLD	487000 [^]	530000 [^]	450000 [^]	500000 [^]	535000 [^]	6	15	9.9	7.0
LILYDALE	615500	606500	625000	650800	625000	27	61	1.5	-4.0
LONGWARRY	450000 [^]	507500 [^]	564000 [^]	461500 [^]	461500 [*]	0	2	NA	NA
LORNE	1595000 [^]	975000 [^]	1275000 [^]	1557500 [^]	984300 [^]	4	8	-38.3	-36.8
LOWER PLENTY	679500 [^]	732500	610000	590000 [^]	750000	11	18	10.4	27.1
MACLEOD	750000	775000	847000	883000	827900	22	40	10.4	-6.2
MAIDSTONE	520000	608800	672500	615000	625000	33	54	20.2	1.6
MALVERN	784500	732500	733800	800000	575000	25	46	-26.7	-28.1
MALVERN EAST	640000	540000	643000	609000	580000	61	125	-9.4	-4.8
MANSFIELD	487500 [^]	600000 [^]	615000 [^]	510000 [^]	585000 [^]	5	10	20.0	14.7
MARIBYRNONG	485000	536800	495000	480000	450000	66	116	-7.2	-6.3
MARSHALL	575000 [*]	492000 [^]	492000 [*]	465000 [^]	503500 [^]	2	6	NA	8.3
MARYBOROUGH	313500 [^]	349000 [^]	320000 [^]	295500 [^]	350000 [^]	7	13	11.6	18.4
MCCRAE	747500 [^]	940000 [^]	780300 [^]	720000 [^]	1000000 [^]	4	8	33.8	38.9
MCKINNON	810000	845000	842000	795000	820000	31	52	1.2	3.1
MEADOW HEIGHTS	461500 [^]	438300	475000	447500	466000	10	26	1.0	4.1
MELBOURNE	526500	547400	580000	574800	577300	726	1,388	9.6	0.4
MELTON	380000	360000 [^]	370500	399500 [^]	379500	12	20	-0.1	-5.0
MELTON SOUTH	410000 [^]	372500	350000	365000	405000	14	28	-1.2	11.0
MELTON WEST	447500 [^]	407500 [^]	352500 [^]	401300 [^]	400000 [^]	5	9	-10.6	-0.3
MENTONE	722500	690000	638500	665500	550000	67	118	-23.9	-17.4
MERINDA PARK	580000 [^]	510000 [^]	505000 [^]	528600 [^]	640000 [^]	5	7	10.3	21.1
MERINDA	505000 [^]	415000 [^]	435000 [^]	455000 [^]	500000	11	19	-1.0	9.9
MICKLEHAM	540000 [*]	552500 [^]	620000 [^]	600000 [^]	615000 [^]	3	7	NA	2.5
MIDDLE PARK	818800 [^]	700000 [^]	690000	765000 [^]	974000 [^]	6	14	19.0	27.3
MILDURA	310000	320000	315000	321500	319000	42	82	2.9	-0.8
MILL PARK	410000	527000	450000	540300	467500	24	40	14.0	-13.5
MITCHAM	900000	816300	806000	810000	920600	34	84	2.3	13.7
MOE	237500	260000	236500	272500	242500 [^]	8	20	2.1	-11.0
MONT ALBERT	710000 [^]	760000	775000	760000	786000	16	31	10.7	3.4
MONT ALBERT NORTH	1135000 [^]	1420000	1270000	1342500 [^]	1150000	13	17	1.3	-14.3
MONTMORENCY	831500	733500	899500	825000	785800	24	44	-5.5	-4.8
MOONEE PONDS	570000	485000	540000	571000	535000	73	137	-6.1	-6.3

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
MOORABBIN	670000	741000	630000	679300	580000	23	41	-13.4	-14.6
MOOROOLBARK	626500	695000	658000	690000	710000	33	60	13.3	2.9
MOOROOPNA	270000 [^]	304000 [^]	307500 [^]	330500 [^]	270000 [^]	6	8	0.0	-18.3
MORDIALLOC	705000	705000	785000	640000	732800	44	73	3.9	14.5
MORNINGTON	810000	853000	752500	740000	785000	52	105	-3.1	6.1
MORWELL	245000 [^]	253000 [^]	280000	250000	245000	15	26	0.0	-2.0
MOUNT CLEAR	485000 [^]	366500 [^]	376000 [^]	410000 [^]	366000 [^]	4	8	-24.5	-10.7
MOUNT ELIZA	715000	720000	777500	830000	870000	12	23	21.7	4.8
MOUNT MARTHA	804000 [^]	445000 [^]	849000 [^]	430000 [^]	553500 [^]	2	11	-31.2	28.7
MOUNT PLEASANT	404900 [^]	380000 [^]	528000 [^]	420000 [^]	360000 [^]	7	8	-11.1	-14.3
MOUNT WAVERLEY	1166000	1040500	1045300	1135000	1017500	54	98	-12.7	-10.4
MULGRAVE	840000	782000 [^]	733800	891000	775000	11	24	-7.7	-13.0
MURRUMBEENA	585000	507500	645000	530000	595000	37	78	1.7	12.3
NARRE WARREN	515000	570000	598800	560000	545000	19	49	5.8	-2.7
NEWCOMB	535000	452500 [^]	500000 [^]	469000	419000 [^]	7	18	-21.7	-10.7
NEWPORT	715000	761000	832500	765000	810000	38	57	13.3	5.9
NEWTOWN (GREATER GEELON)	680000	562500	569700	515000 [^]	662500	14	23	-2.6	28.6
NIDDRIE	505000 [^]	510000 [^]	735000	700000	725000	14	25	43.6	3.6
NOBLE PARK	520000	550000	532500	525000	565000	85	159	8.7	7.6
NOBLE PARK NORTH	678000 [^]	547600 [^]	572500 [^]	564000 [^]	620000 [^]	5	9	-8.6	9.9
NORLANE	450000 [^]	455000 [^]	390000 [^]	375000	390000 [^]	9	20	-13.3	4.0
NORTH BENDIGO	425000 [^]	330000 [^]	371300 [^]	355000 [^]	480000 [^]	6	13	12.9	35.2
NORTH GEELONG	430000 [^]	453500 [^]	370000 [^]	557000 [^]	458300 [^]	2	5	6.6	-17.7
NORTH MELBOURNE	485000	544000	548800	573000	505000	98	177	4.1	-11.9
NORTHCOTE	647500	550000	640000	595000	700000	57	106	8.1	17.6
NOTTING HILL	368000	407500	422800	405000	430000	11	23	16.8	6.2
NUMURKAH	262500 [^]	280000 [^]	245000 [^]	305000 [^]	275000 [^]	3	7	4.8	-9.8
NUNAWADING	691500	715000	730000	650000	841000	25	51	21.6	29.4
OAK PARK	635000	607500	614000	578500	680000	29	57	7.1	17.5
OAKLEIGH	588500	550000	471000	520000	555000	41	69	-5.7	6.7
OAKLEIGH EAST	930000 [^]	967500	971000 [^]	952000	841000	16	27	-9.6	-11.7
OAKLEIGH SOUTH	730000	920000	865000	1000000 [^]	827500	14	23	13.4	-17.3
OCEAN GROVE	818000	935000 [^]	1075000	710000	692500	10	23	-15.3	-2.5
OFFICER	534700 [^]	560000 [^]	529000 [^]	540000	578000 [^]	3	20	8.1	7.0

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
ORMOND	720000	550000	570000	612500	585000	33	61	-18.8	-4.5
OSBORNE	827500 [^]	887500 [^]	795000 [^]	730000	810000	12	23	-2.1	11.0
PAKENHAM	475000	475000	490000	485000	500000	59	104	5.3	3.1
PARKDALE	791500	814500	724000	657500	817500	22	46	3.3	24.3
PARKVILLE	485000	655000	501800	496300	550000	29	51	13.4	10.8
PASCOE VALE	605000	625000	628500	635000	645000	103	173	6.6	1.6
PASCOE VALE SOUTH	535000	625000	690500	695000	642000	16	33	20.0	-7.6
PATTERSON LAKES	735500	718000 [^]	670000	678000	590000	15	30	-19.8	-13.0
PAYNESVILLE	780000 [^]	371500 [^]	371500 [*]	410000 [^]	382000 [^]	2	7	-51.0	-6.8
POINT COOK	560000	507500	583000	537500	557500	26	40	-0.4	3.7
PORT MELBOURNE	742500	695000	800000	749000	800000	69	145	7.7	6.8
PORTARLINGTON	630000 [^]	712500 [^]	617500 [^]	660000 [^]	805000 [^]	9	12	27.8	22.0
PORTLAND	368000 [^]	195000 [^]	380000 [^]	320000 [^]	299000 [^]	7	11	-18.8	-6.6
PRAHRAN	487500	555000	565000	520000	550000	103	174	12.8	5.8
PRESTON	573000	640000	511000	600000	649500	122	223	13.3	8.2
REDAN	369000 [^]	361000 [^]	424000 [^]	385000 [^]	327500 [^]	8	13	-11.2	-14.9
RESERVOIR	642400	613800	610000	639000	622500	151	269	-3.1	-2.6
RICHMOND	590000	600000	640000	572000	598500	138	285	1.4	4.6
RINGWOOD	618000	619000	639300	636000	611400	87	152	-1.1	-3.9
RINGWOOD EAST	740000	685000	742500	730500	730000	38	64	-1.4	-0.1
RINGWOOD NORTH	994000 [^]	1580000 [^]	820000 [^]	710000 [^]	1081300 [^]	6	11	8.8	52.3
RIPPLESIDE	532000 [^]	532000 [*]	532000 [*]	750000 [^]	1197500 [^]	6	9	125.1	59.7
RIPPONLEA	460000 [^]	622500	607000	735000 [^]	622500 [^]	6	11	35.3	-15.3
ROMSEY	600000 [^]	445000 [^]	495000 [^]	542500 [^]	575000 [^]	3	7	-4.2	6.0
ROSANNA	857500	865000	847500	840500	923000	12	32	7.6	9.8
ROSEBUD	677500	732500	649500	696000	686000	24	50	1.3	-1.4
ROSEBUD SOUTH	682000 [^]	775000 [^]	749000 [^]	730000 [^]	814000 [^]	6	12	19.4	11.5
ROWVILLE	705000	725000	742000	660000	737500	18	43	4.6	11.7
ROXBURGH PARK	407500 [^]	460000	528500 [^]	522500	462000	11	21	13.4	-11.6
SAFETY BEACH	800000	944700	800000	1100000	832500	12	28	4.1	-24.3
SALE	209000 [^]	335000	360000	345000	318000	21	34	52.2	-7.8
SAN REMO	632500 [^]	550000 [^]	377500 [^]	580000 [^]	440000 [^]	4	9	-30.4	-24.1
SANCTUARY LAKES	515000 [^]	522500	690000 [^]	600000	649500 [^]	8	21	26.1	8.3
SANDRINGHAM	866000	787500	682500	732500	880000	45	93	1.6	20.1

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Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
SCORESBY	739000	652500 [^]	700000	730000 [^]	756500 [^]	7	12	2.4	3.6
SEAFORD	661200	650000	618000	630000	640300	49	89	-3.2	1.6
SEAHOLME	980000 [^]	980000 [*]	838000 [^]	348000 [^]	596000 [^]	4	5	-39.2	71.3
SEBASTOPOL	350000	350000	342500	342800	325000	19	39	-7.1	-5.2
SEDDON	694500 [^]	302500	452500 [^]	507500	451300	10	22	-35.0	-11.1
SEYMOUR	343000 [^]	259000 [^]	402500 [^]	250000	465000 [^]	1	11	35.6	86.0
SHEPPARTON	289500	340000	342500	357000	366000	14	28	26.4	2.5
SKYE	618000 [^]	547500 [^]	540000 [^]	560000 [^]	600000 [^]	5	8	-2.9	7.1
SOMERVILLE	560000 [^]	567500	617500 [^]	618000	560000 [^]	7	18	0.0	-9.4
SOUTH KINGSVILLE	787500 [^]	700000 [^]	685000	675000 [^]	820000	12	19	4.1	21.5
SOUTH MELBOURNE	640000	657500	693000	625000	526800	84	152	-17.7	-15.7
SOUTH MORANG	472800	501000	550000	549000	500000	27	42	5.8	-8.9
SOUTH YARRA	598000	580000	591000	540000	525000	235	438	-12.2	-2.8
SOUTHBANK	593000	615000	620000	619000	599900	262	528	1.2	-3.1
SPOTSWOOD	1045000 [^]	1040000 [^]	857500 [^]	644500 [^]	734500 [^]	8	14	-29.7	14.0
SPRING GULLY	293500 [^]	495000 [^]	375000 [^]	283500 [^]	335500 [^]	5	7	14.3	18.3
SPRINGVALE	585000	625000	600000	665000	637000	33	53	8.9	-4.2
SPRINGVALE SOUTH	625000	695000	630000	567000	670000	12	25	7.2	18.2
ST ALBANS	494000	500000	470000	490000	510000	51	98	3.2	4.1
ST ALBANS PARK	385000 [^]	630000 [^]	385000 [^]	395000 [^]	475000 [^]	3	7	23.4	20.3
ST HELENA	831800 [^]	840000 [^]	1005000 [^]	1005000 [*]	1012000 [^]	1	1	21.7	NA
ST KILDA	517500	525000	575000	480500	540000	172	322	4.3	12.4
ST KILDA EAST	685000	613500	602000	532500	580000	69	124	-15.3	8.9
ST KILDA WEST	557500	455000	570000	566000 [^]	590000	27	36	5.8	4.2
ST LEONARDS	735000 [*]	620000 [^]	415000 [^]	632500 [^]	566000 [^]	6	8	NA	-10.5
STAWELL	190000 [^]	173800 [^]	237500 [^]	300000 [^]	300000 [*]	0	1	NA	NA
STRATHDALE	525000 [^]	420000 [^]	483800 [^]	415000 [^]	352300 [^]	4	12	-32.9	-15.1
STRATHMORE	785000	853500 [^]	550000 [^]	529500 [^]	670000	14	22	-14.6	26.5
STUDFIELD	1205000 [^]	1010000 [^]	740000	691000 [^]	702000 [^]	7	10	-41.7	1.6
SUNBURY	505000	475600	470000	525000	512500	28	53	1.5	-2.4
SUNSHINE	636000	555000 [^]	475000	517500	407000	11	31	-36.0	-21.4
SUNSHINE NORTH	693000	647500	582500 [^]	600000 [^]	620000	14	23	-10.5	3.3
SUNSHINE WEST	630000	586000	537500	612500	590000	21	37	-6.3	-3.7
SURREY HILLS	815000	914000	942500	1095500	874000	34	66	7.2	-20.2

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	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
SWAN HILL	330000 [^]	333800 [^]	422500 [^]	343500 [^]	322500 [^]	8	14	-2.3	-6.1
SYDENHAM	456500	460000	490000	521000	500000	25	65	9.5	-4.0
SYNDAL	1217500	1155000	1230000	1118000 [^]	798000 [^]	7	14	-34.5	-28.6
TARNEIT	440000	485000	415000	493800	490300	22	38	11.4	-0.7
TAYLORS HILL	550000 [^]	535000 [^]	505000 [^]	527000 [^]	531500 [^]	5	10	-3.4	0.9
TAYLORS LAKES	462500 [*]	557500 [^]	725000 [^]	682500 [^]	610000 [^]	7	13	NA	-10.6
TEMPLESTOWE	850000	725000	865000	852500	980000	20	44	15.3	15.0
TEMPLESTOWE LOWER	1110000	941000	886000	1040000	1080000	17	33	-2.7	3.8
THOMASTOWN	478300	469000	461000	491000	513500	38	54	7.4	4.6
THOMSON (GREATER GEELONG)	550000 [^]	420000 [^]	570000 [^]	465000 [^]	387000 [^]	2	7	-29.6	-16.8
THORNBURY	660000	605000	627500	580000	621000	70	117	-5.9	7.1
TOORAK	960500	1582500	900000	1050500	1070000	75	137	11.4	1.9
TORQUAY	895000 [^]	890000	922500	1005000	844000	10	26	-5.7	-16.0
TRAFALGAR	460000 [^]	365000 [^]	420000 [^]	355000 [^]	380000 [^]	4	5	-17.4	7.0
TRARALGON	332500	323000	335000	312000	357500	18	30	7.5	14.6
TRAVANCORE	340000	352000	367300	365000	389000	20	39	14.4	6.6
TRUGANINA	477500	482500	475000	495000 [^]	516500	10	19	8.2	4.3
TULLAMARINE	560000	512500	530000	540000	571000	23	37	2.0	5.7
TYABB	620000 [^]	677500 [^]	585000 [^]	515000 [^]	585000 [^]	2	4	-5.6	13.6
VERMONT	1053700	1038300	1100000	988000	935500	14	32	-11.2	-5.3
VERMONT SOUTH	718000 [^]	685000 [^]	950000 [^]	935000	869000	14	24	21.0	-7.1
VIEWBANK	710000 [^]	761800 [^]	740000 [^]	567500 [^]	699900	11	15	-1.4	23.3
WALLAN	417500 [^]	410000 [^]	440000 [^]	400000	450000 [^]	3	13	7.8	12.5
WALLAN EAST	468500 [^]	425000 [^]	432500 [^]	440000 [^]	425000 [^]	5	7	-9.3	-3.4
WANGARATTA	390000	330000	311300 [^]	475000 [^]	315000	17	25	-19.2	-33.7
WANTIRNA	665000 [^]	773000	924000	777000 [^]	645000	12	19	-3.0	-17.0
WANTIRNA SOUTH	510000	447500	522500	475000	720000	11	30	41.2	51.6
WARRAGUL	457600	410000	447500	430000	485000 [^]	7	24	6.0	12.8
WARRNAMBOOL	425500	412000	425000	432000	411300	32	53	-3.3	-4.8
WATSONIA	685000 [^]	759500	880000 [^]	735000	812000	13	28	18.5	10.5
WENDOUREE	371300 [^]	445000 [^]	385000	330000	367500	12	23	-1.0	11.4
WERRIBEE	420000	440000	445000	435000	450000	54	106	7.1	3.4
WERRIBEE SOUTH	510000 [^]	407500 [^]	485000 [^]	424500 [^]	521000 [^]	7	15	2.2	22.7
WEST FOOTSCRAY	535000	427900	497500	363000	570000	43	75	6.5	57.0

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MEDIAN UNIT PRICES Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
WEST MELBOURNE	620000	689000	560000	575000	572500	76	138	-7.7	-0.4
WEST WODONGA	365000	340000	383500	375500	367500	10	21	0.7	-2.1
WESTALL	495000	615000	577000	682500	545000	27	57	10.1	-20.1
WESTGARTH	600000 [^]	560000 [^]	625000	800000	701000	12	26	16.8	-12.4
WESTMEADOWS	580000	645000 [^]	523000	635000	565000 [^]	9	20	-2.6	-11.0
WHEELERS HILL	1108600 [^]	991000 [^]	814000 [^]	1010000 [^]	1275000 [^]	2	3	15.0	26.2
WHITE HILLS	400000 [^]	465000 [^]	590000 [^]	377500 [^]	548800 [^]	4	6	37.2	45.4
WHITTINGTON	372000 [^]	355000 [^]	410000 [^]	423300 [^]	372500 [^]	6	10	0.1	-12.0
WHITTLESEA	510000 [^]	512500 [^]	420000 [^]	485000 [^]	430000 [^]	6	11	-15.7	-11.3
WILLIAMS LANDING	430000	342500 [^]	400000 [^]	332000 [^]	420000	10	15	-2.3	26.5
WILLIAMSTOWN	730000	720000	809200	587500	775000	36	62	6.2	31.9
WILLIAMSTOWN NORTH	775000	785000 [^]	785000 [*]	860000 [^]	860000 [^]	7	8	11.0	0.0
WINDSOR	475000	565500	530000	539500	585000	39	79	23.2	8.4
WODONGA	342500	368000	356300	337500	342800	28	44	0.1	1.6
WOLLERT	437500	427500	448000	450000	465000	21	40	6.3	3.3
WONTHAGGI	483000 [^]	410000 [^]	392500 [^]	492500 [^]	432500 [^]	8	12	-10.5	-12.2
WOODEND	1090000 [^]	557500 [^]	728000 [^]	730000 [^]	731300 [^]	4	7	-32.9	0.2
WYNDHAM VALE	447600	490000 [^]	447500 [^]	492500	475000	17	33	6.1	-3.6
YARRA JUNCTION	540000 [^]	572500 [^]	640000 [^]	410000 [^]	620000 [^]	9	12	14.8	51.2
YARRAM	450000 [^]	125000 [^]	320000 [^]	340000 [^]	310000 [^]	3	5	-31.1	-8.8
YARRAVILLE	656500	620000	565000	620000	605000	34	61	-7.8	-2.4
YARRAWONGA	487500	462500	470000 [^]	430000	459000 [^]	9	20	-5.8	6.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
	2023	2023	2023	2024	2024			Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
AINTREE	436000	474000	491000	441000 [^]	510500	12	21	17.1	15.8
ALFREDTON	280000	299000 [^]	293000 [^]	265000 [^]	282500 [^]	5	8	0.9	6.6
APOLLO BAY	487500 [^]	487500 [*]	410000 [^]	445000 [^]	340000 [^]	3	9	-30.3	-23.6
ARARAT	176000 [^]	150000 [^]	242000 [^]	149000 [^]	260000 [^]	3	8	47.7	74.5
ARMSTRONG CREEK	337000	356000	339500	370000	375500	66	103	11.4	1.5
AVENEL	310000 [^]	287500 [^]	280000 [^]	280000 [*]	320000 [^]	3	3	3.2	NA
BACCHUS MARSH	350000 [^]	350000 [^]	280000 [^]	315000 [^]	375000 [^]	4	8	7.1	19.0
BALLARAT EAST	320000	335200 [^]	317500 [^]	380000 [^]	400000 [^]	3	6	25.0	5.3
BARANDUDA	205000	217500	225000 [^]	190000	200000	22	36	-2.4	5.3
BARNAWARTHA	-	110000 [^]	110000 [*]	110000 [*]	245000 [^]	7	7	0.0	NA
BEECHWORTH	375000 [^]	420000 [^]	440000 [^]	428000 [^]	415000 [^]	3	4	10.7	-3.0
BENALLA	187500	185000 [^]	187500 [^]	180000 [^]	181300	12	17	-3.3	0.7
BERWICK	559000	513000	546000	490000	437000	67	100	-21.8	-10.8
BEVERIDGE	334500	316000	326300	307500	321000	53	99	-4.0	4.4
BLACKBURN	935000 [^]	935000 [*]	990000 [^]	990000 [*]	990000 [*]	0	0	NA	NA
BONNIE BROOK	360000 [^]	383500	358100	350300 [^]	437000 [^]	9	17	21.4	24.8
BONSHAW	223000 [^]	277000 [^]	249500 [^]	275000 [^]	267500	10	17	19.9	-2.7
BOTANIC RIDGE	560000 [^]	450000 [^]	452000	452000	502000	25	48	-10.4	11.1
BROADFORD	238000 [^]	259000 [^]	245000 [^]	250000 [^]	275000 [^]	7	14	15.5	10.0
BROOKFIELD	308000	261000 [^]	177000	340200 [^]	373300 [^]	8	13	21.2	9.7
BURNSIDE	636000 [^]	493000	569000 [^]	472000	574000 [^]	7	18	-9.7	21.6
CANADIAN	275000 [^]	275000 [*]	275000 [*]	258700 [^]	258700 [*]	0	2	NA	NA
CHARLEMONT	346000	310000 [^]	313000	335000	340000	23	38	-1.7	1.5
CLIFTON SPRINGS	435000 [^]	445000 [^]	445000 [*]	505000 [^]	360000 [^]	1	2	-17.2	-28.7
CLYDE	370000	375000	355000	330000	331800	65	104	-10.3	0.5
CLYDE NORTH	441500	410000	428300	431000	423000	208	433	-4.2	-1.9
COBBLEBANK	252200	252200 [*]	284400 [^]	307500 [^]	312800 [^]	5	7	24.1	1.7
COBRAM	183300 [^]	230000 [^]	210000 [^]	211300 [^]	200000 [^]	5	9	9.1	-5.3
COLDSTREAM	420000 [^]	460000	460000	460000 [^]	482500 [^]	2	11	14.9	4.9
CORINELLA	420000 [^]	492500 [^]	530000 [^]	350000 [^]	270000 [^]	3	4	-35.7	-22.9
COWES WEST	479000 [^]	335000 [^]	446300 [^]	510000 [^]	432500 [^]	2	4	-9.7	-15.2
CRAIGIEBURN	171100	492500 [^]	225000	472500 [^]	515000 [^]	8	15	201.0	9.0
CRANBOURNE	395000	335000	429000	450000 [^]	534500 [^]	6	15	35.3	18.8
CRANBOURNE EAST	372000	379000	388700	440000 [^]	402000 [^]	9	16	8.1	-8.6
CRANBOURNE SOUTH	335000 [^]	427500 [^]	427500 [*]	393400 [^]	393400 [*]	0	1	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
CRANBOURNE WEST	391000 [^]	435000 [^]	470000 [^]	470000 [^]	413000 [^]	6	12	5.6	-12.1
DEANSIDE	317700	372500	403000	350000	354000	38	107	11.4	1.1
DIAMOND CREEK	495000 [^]	716000 [^]	550000 [^]	607500 [^]	580000 [^]	5	7	17.2	-4.5
DIGGERS REST	310000	309000	277000	301000	340000	37	61	9.7	13.0
DINNER PLAIN	-	270000 [^]	260000 [^]	260000 [*]	280000 [^]	3	3	0.0	NA
DONNYBROOK	323300	291000	169500	327000	325000	53	98	0.5	-0.6
DOREEN	477500 [^]	330000 [^]	445000 [^]	340000 [^]	370000 [^]	9	14	-22.5	8.8
DROUIN	355000	281500	350000	362500	345000	15	29	-2.8	-4.8
EAGLE POINT	305000 [^]	325000 [^]	310000 [^]	282500 [^]	171000 [^]	1	4	-43.9	-39.5
ECHUCA	275000 [^]	1365000 [^]	330000 [^]	520000 [^]	270000 [^]	4	6	-1.8	-48.1
EPPING	345000 [^]	435000 [^]	250000 [^]	329800 [^]	407500 [^]	2	10	18.1	23.6
EPSOM	240000 [^]	262500 [^]	320000 [^]	305000 [^]	295000 [^]	3	8	22.9	-3.3
EYNESBURY	327500 [^]	308300 [^]	588500 [^]	329500 [^]	605000 [^]	1	5	84.7	83.6
FRANKSTON SOUTH	676500 [^]	692300 [^]	797000 [^]	852500 [^]	785000 [^]	5	7	16.0	-7.9
FRASER RISE	369500	384500	390000	371300	384500	76	118	4.1	3.6
FYANSFORD	460000 [^]	480000 [^]	490000 [^]	421500 [^]	460000 [^]	3	7	0.0	9.1
GISBORNE	490000	454000	454000	440000	443500	16	30	-9.5	0.8
GLENGARRY	287000 [^]	289000 [^]	287000 [^]	279000 [^]	290500 [^]	4	9	1.2	4.1
GOLDEN BEACH	160000 [^]	140000 [^]	116300 [^]	110000 [^]	105000 [^]	6	11	-34.4	-4.5
GOLDEN SQUARE	280000 [^]	355000 [^]	280000 [^]	260000 [^]	240000 [^]	1	10	-14.3	-7.7
GREENVALE	425000	485000	426800	468500	462000	31	50	8.7	-1.4
HARKNESS	282500 [^]	305000 [^]	310000	265000 [^]	262500 [^]	6	11	-7.1	-0.9
HIGHTON	452500 [^]	520000 [^]	490000 [^]	430000 [^]	330000 [^]	3	10	-27.1	-23.3
HORSHAM	180000	256000 [^]	222500 [^]	217500 [^]	205000	15	23	13.9	-5.7
HUNTLY	240500	244800	257500	260200	260000	15	29	8.1	-0.1
HUON CREEK	435000 [^]	445000 [^]	665000 [^]	665000 [*]	665000 [*]	0	0	NA	NA
INVERLOCH	476500 [^]	585000 [^]	592500 [^]	542500 [^]	437500 [^]	8	10	-8.2	-19.4
IRYMPLE	180500 [^]	174000 [^]	166000	179000	180000 [^]	7	19	-0.3	0.6
JACKASS FLAT	287500 [^]	297500 [^]	275000 [^]	275000 [^]	297400	13	14	3.4	8.1
JOHNSONVILLE	219000 [^]	240000 [^]	235000 [^]	235000 [^]	235000 [*]	0	3	NA	NA
JUNCTION VILLAGE	420000	436500	430000 [^]	430000 [^]	405500 [^]	4	9	-3.5	-5.7
KALKALLO	321000	357000	320500	330000	239500	66	109	-25.4	-27.4
KANGAROO FLAT	202000 [^]	279000 [^]	450000 [^]	202000 [^]	305000 [^]	1	6	51.0	51.0
KEILOR PARK	-	-	-	850000 [^]	850000 [^]	5	6	0.0	0.0
KIALLA	285000	281000	280000 [^]	275000 [^]	265000	17	20	-7.0	-3.6

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
KILMORE	290000 [^]	292500 [^]	300500 [^]	272000 [^]	315000 [^]	6	9	8.6	15.8
KILSYTH	410000 [^]	410000 [*]	410000 [*]	410000 [*]	360000 [^]	1	1	-12.2	NA
KORUMBURRA	202500 [^]	240000 [^]	271300 [^]	255000 [^]	289500 [^]	3	5	43.0	13.5
KYABRAM	195000 [^]	205000 [^]	206000 [^]	203300 [^]	186500 [^]	5	9	-4.4	-8.2
LAKES ENTRANCE	245000 [^]	232500 [^]	243000 [^]	238800 [^]	194000 [^]	6	10	-20.8	-18.7
LARA	379500	350000	369000	365000	378500	32	53	-0.3	3.7
LARA LAKE	775000 [^]	548500 [^]	780000 [^]	566300 [^]	566300 [*]	0	2	NA	NA
LENEVA	225000	216400 [^]	220000	215000	210000	29	58	-6.7	-2.3
LEONGATHA	352500 [^]	288300 [^]	342500 [^]	294000 [^]	395000 [^]	3	7	12.1	34.4
LILYDALE	605000	675000 [^]	620000 [^]	685000 [^]	670300 [^]	4	10	10.8	-2.2
LOCH SPORT	105000 [^]	131000	130000	124000 [^]	115000 [^]	4	12	9.5	-7.3
LUCAS	290000	325000	325000	305000	320000	11	32	10.3	4.9
LUCKNOW	185000	175000	175000	185000	160000 [^]	7	22	-13.5	-13.5
MADDINGLEY	287500 [^]	294000	215000 [^]	320400 [^]	290000	11	20	0.9	-9.5
MAIDEN GULLY	330000 [^]	360000 [^]	395000 [^]	291000 [^]	463000 [^]	4	5	40.3	59.1
MAMBOURIN	333000	370000	365000	331500	340000	46	74	2.1	2.6
MANOR LAKES	395000	400500	284000	320500	357500	30	72	-9.5	11.5
MANSFIELD	350000 [^]	376800 [^]	357500 [^]	357500 [*]	427500 [^]	4	4	22.1	NA
MARONG	285000 [^]	273000 [^]	272000 [^]	278000 [^]	271000 [^]	8	14	-4.9	-2.5
MARYBOROUGH	157500 [^]	116500 [^]	332500 [^]	100000 [^]	165000 [^]	1	8	4.8	65.0
MELTON SOUTH	312500	310000	320000	312000	320000	21	46	2.4	2.6
MERBEIN	149000 [^]	115000 [^]	130000 [^]	122500 [^]	146000 [^]	1	5	-2.0	19.2
MERINDA PARK	275000 [*]	435000 [^]	435000 [*]	435000 [^]	380000 [^]	3	5	NA	-12.6
MERNDA	377500	391500	389000	392500	412000 [^]	9	23	9.1	5.0
METUNG	275000 [^]	275000 [^]	195000 [^]	232500 [^]	250000 [^]	5	9	-9.1	7.5
MICKLEHAM	356300	390500	381500	388300	356300	101	177	0.0	-8.2
MILDURA	185000	185000	185000 [^]	182000	181000	13	36	-2.2	-0.5
MOE	207000 [^]	210000	207000 [^]	235000 [^]	215000 [^]	5	11	3.8	-8.5
MOOROPNA	195000 [^]	220000 [^]	251000 [^]	195000 [^]	235000 [^]	2	5	20.5	20.5
MORNINGTON	1350000 [*]	1300000 [^]	887500 [^]	1550000 [^]	4500000 [^]	1	2	NA	190.3
MOUNT DUNEED	290900	287500	317500	432500	354900	27	43	22.0	-17.9
NAGAMBIE	260000 [^]	264000 [^]	260000 [^]	262500 [^]	250000 [^]	3	11	-3.8	-4.8
NAR NAR GOON NORTH	157200 [^]	155600 [^]	316300 [^]	320000 [^]	303000 [^]	1	8	92.7	-5.3
NARRE WARREN NORTH	1030000 [^]	1500000 [^]	1060000 [^]	950000 [^]	850000 [^]	6	12	-17.5	-10.5
NEW GISBORNE	450000 [^]	455000 [^]	390000 [^]	475000 [^]	410000 [^]	5	8	-8.9	-13.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
NEWBOROUGH	266300 [^]	257000 [^]	255000 [^]	195500 [^]	275000 [^]	2	6	3.3	40.7
NORTH WONTHAGGI	300000 [^]	285000 [^]	231000 [^]	275000 [^]	206000 [^]	4	10	-31.3	-25.1
NUMURKAH	137500 [^]	172000 [^]	185000 [^]	175000 [^]	180000 [^]	3	6	30.9	2.9
OCEAN GROVE	459900	502500 [^]	480000	482000	485000	17	29	5.5	0.6
OFFICER	457500	451000	420500	415000	420000	45	92	-8.2	1.2
OFFICER SOUTH	515000	544500 [^]	509000 [^]	519000 [^]	499000 [^]	1	4	-3.1	-3.9
PAKENHAM	389000	375000	370000	380000	320000 [^]	6	25	-17.7	-15.8
PARADISE BEACH	117500 [^]	110000 [^]	93800 [^]	135000 [^]	137500 [^]	2	7	17.0	1.9
PAYNESVILLE	220000 [^]	240000	270000 [^]	215000 [^]	208000 [^]	5	10	-5.5	-3.3
POINT COOK	412000 [^]	746000 [^]	585000 [^]	354800 [^]	409000 [^]	9	17	-0.7	15.3
POINT LONSDALE	680000 [^]	680000 [*]	560000 [^]	807500 [^]	580000 [^]	4	6	-14.7	-28.2
PORTARLINGTON	500000 [^]	575000 [^]	600000 [^]	595700 [^]	770000 [^]	1	3	54.0	29.3
PORTLAND	181000 [^]	182500 [^]	168500 [^]	197000 [^]	205000 [^]	6	8	13.3	4.1
RED CLIFFS	135000 [^]	142000 [^]	132500 [^]	145000 [^]	125000 [^]	2	8	-7.4	-13.8
ROBINVALE	-	110000 [^]	204000 [^]	204000 [*]	125000 [^]	1	1	0.0	NA
ROCKBANK	255000	286300	350000	269000	282000	25	42	10.6	4.8
ROMSEY	425000 [^]	445000 [^]	442500 [^]	370000 [^]	370000 [^]	3	9	-12.9	0.0
ROWVILLE	772500 [^]	700500 [^]	720000 [^]	880000 [^]	802000 [^]	3	4	3.8	-8.9
RUPANYUP	-	-	52500 [^]	83300 [^]	83300 [*]	0	6	NA	NA
RYE	653000 [^]	542500 [^]	647000 [^]	678500 [^]	530000	10	16	-18.8	-21.9
SALE	240000 [^]	247500 [^]	250000 [^]	262000 [^]	275000 [^]	4	9	14.6	5.0
SAN REMO	495000 [^]	532500 [^]	450000 [^]	718000 [^]	495000 [^]	6	8	0.0	-31.1
SANCTUARY LAKES	510000 [^]	620000 [^]	360000 [^]	562000 [^]	525000 [^]	3	6	2.9	-6.6
SEBASTOPOL	192000 [^]	240000 [^]	265000 [^]	242500 [^]	240000 [^]	5	7	25.0	-1.0
SEYMOUR	475000 [^]	217500 [^]	220000 [^]	245000 [^]	253800 [^]	4	7	-46.6	3.6
SHEPPARTON	280000 [^]	261500	230000	250000	280000	11	25	0.0	12.0
SHEPPARTON NORTH	395000 [^]	377500 [^]	420000 [^]	385000 [^]	345000 [^]	6	8	-12.7	-10.4
SKYE	555000 [^]	643000 [^]	599000 [^]	531000 [^]	590000 [^]	9	13	6.3	11.1
SMYTHESDALE	155000 [^]	220000 [^]	175000 [^]	177000 [^]	239000 [^]	1	2	54.2	35.0
SOUTH MORANG	560000 [^]	455000 [^]	466000 [^]	399500 [^]	589900 [^]	1	7	5.3	47.7
ST LEONARDS	397000 [^]	382500 [^]	415000 [^]	327000	320000 [^]	6	19	-19.4	-2.1
STAWELL	70000 [^]	186200	145000 [^]	162000 [^]	162000 [*]	0	2	NA	NA
STRATFORD	187500 [^]	195000 [^]	184000 [^]	190000 [^]	190000 [^]	1	4	1.3	0.0
STRATHFIELDSAYE	310000	329000 [^]	317300	320000 [^]	297500	10	13	-4.0	-7.0
STRATHTULLOH	224200	285200	315000	298500	300000	12	28	33.8	0.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2023 to Apr-Jun 2024

Locality	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	No. of Sales Apr-Jun 2024	No. of Sales 2024	Change (%)	
								Apr-Jun 2023 to Apr-Jun 2024	Jan-Mar 2024 to Apr-Jun 2024
SUNBURY	359000	347000	384000	382000	337000	87	132	-6.1	-11.8
SUNSHINE NORTH	630000 [^]	535000 [^]	465000 [^]	567500 [^]	567500 [*]	0	2	NA	NA
SWAN HILL	181100 [^]	170000 [^]	178500 [^]	280000 [^]	181100 [^]	3	5	0.0	-35.3
TANKERTON	30950 [*]	30950 [*]	23000 [^]	50000 [^]	20000 [^]	1	6	NA	-60.0
TARNEIT	363300	370500	357300	326000	352900	244	491	-2.8	8.3
TATURA	233500 [^]	233500 [*]	270000 [^]	246500 [^]	229500 [^]	4	12	-1.7	-6.9
THOMASTOWN	524000 [^]	495500 [^]	379200 [^]	499500 [^]	517000 [^]	7	11	-1.3	3.5
THORNHILL PARK	287000 [^]	280500 [^]	200000	257000	250000	21	41	-12.9	-2.7
TORQUAY	710000 [^]	713300 [^]	855000 [^]	650000 [^]	662500 [^]	6	11	-6.7	1.9
TRARALGON	315000	276000	294500	270000	284000	21	34	-9.8	5.2
TRUGANINA	387000	401000	361000	322000	350000	75	176	-9.6	8.7
VENUS BAY	390000 [^]	250000 [^]	240000 [^]	235000 [^]	245000 [^]	5	10	-37.2	4.3
WALLAN	482500 [^]	340000 [^]	385000 [^]	287500 [^]	150000 [^]	9	11	-68.9	-47.8
WALLAN EAST	325000 [^]	295000 [^]	552500 [^]	315000 [^]	315000 [^]	5	10	-3.1	0.0
WANGARATTA	297100	275000 [^]	291500	276700	282900 [^]	4	16	-4.8	2.2
WARRAGUL	335000	320000	309000	318000	315000	35	58	-6.0	-0.9
WARRNAMBOOL	292500	265000	262500	270000	255000	30	56	-12.8	-5.6
WEIR VIEWS	317500	319500	332000	295000	355000	12	24	11.8	20.3
WERRIBEE	368500	358000	338500	360000	354500	52	90	-3.8	-1.5
WEST WODONGA	155000 [^]	292500 [^]	447500 [^]	300000 [^]	255000 [^]	1	4	64.5	-15.0
WINCHELSEA	352500 [^]	315000 [^]	308800 [^]	350000 [^]	420000 [^]	5	12	19.1	20.0
WINTER VALLEY	273000	299000	272000	272000	258000	33	56	-5.5	-5.1
WODONGA	220000	214500 [^]	222500 [^]	230000	225000	14	30	2.3	-2.2
WOLLERT	373000	352500	360000	359000	380000	89	167	1.9	5.9
WONTHAGGI	307000 [^]	268000 [^]	269000	270000 [^]	410000 [^]	6	15	33.6	51.9
WYNDHAM VALE	265000	300000	262500	273500	296900	47	87	12.0	8.6
YARRAWONGA	241000	240000	255000	282500	236000	29	45	-2.1	-16.5

[^] 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