

About REIV Median Prices

The Real Estate Institute of Victoria Ltd.



What is a median price?

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

Why do you use median prices?

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

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

What is a seasonally adjusted median price?

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

What are upper and lower quartile points?

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

Why do you revise your median prices?

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

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

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

Any more questions? Email research@reiv.com.au

December Quarter 2016 Median Prices



Median Prices, Seasonally Adjusted

Note: Annual growth is based on rolling annual figures

		Dec-16 Quarter	Quarterly Change	Sep-16 Quarter	Annual Change
Metropolitan Melbourne					
	House	\$770,000	5.0%	\$733,000	4.6%
	Unit and Apartment	\$563,500	3.0%	\$547,000	3.8%
Regional Victoria					
	House	\$358,000	2.0%	\$351,000	1.4%
	Unit and Apartment	\$269,000	-1.1%	\$272,000	1.3%
		Dec-16 Quarter	Quarterly Change	Sep-16 Quarter	Annual Change
Inner Melbourne					
	House	\$1,405,000	4.6%	\$1,343,000	8.1%
	Unit and Apartment	\$585,500	2.4%	\$572,000	2.3%
Middle Melbourne					
	House	\$900,500	4.3%	\$863,500	3.6%
	Unit and Apartment	\$623,000	6.0%	\$588,000	2.0%
Outer Melbourne					
	House	\$605,500	5.8%	\$572,500	8.7%
	Unit and Apartment	\$457,000	3.6%	\$441,000	6.1%
		Dec-16 Quarter	Quarterly Change	Sep-16 Quarter	Annual Change
Auctions					
	House	\$910,000	2.5%	\$888,000	1.6%
	Unit and Apartment	\$641,500	3.1%	\$622,000	3.5%
Private Sale					
	House	\$636,500	5.3%	\$604,500	10.1%
	Unit and Apartment	\$467,000	-3.1%	\$482,000	3.7%

Source: REIV

Copyright & Disclaimer

© 2017 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

Because the REIV has relied upon data supplied by third parties, the REIV does not warrant the information's accuracy or completeness. Subscribers specifically accept the information on an "as is" basis. To the full extent allowed by law the REIV excludes liability in contract, tort or otherwise, for any loss or damage sustained by readers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to REIV for the supply of such information.

December Quarter 2016 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne
Median House Prices by Suburb, Original

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

Note: Annual change is based on rolling annual figures

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,180,000	\$1,350,000	\$1,511,000	\$1,153,750	17.0%	25.3%
ABERFELDIE*	\$1,300,000	\$1,346,000	\$1,705,000	-	-	4.7%
AIRPORT WEST*	\$738,000	\$820,000	\$900,000	\$885,000	-7.3%	19.8%
ALBANVALE*	\$460,000	\$500,000	\$550,000	\$439,000	13.9%	28.6%
ALBERT PARK*	\$1,525,000	\$1,885,000	\$2,485,000	\$1,660,000	13.6%	6.8%
ALBION*	\$644,500	\$675,625	\$730,000	-	-	20.6%
ALPHINGTON*	\$1,250,000	\$1,782,500	\$2,100,000	\$1,485,000	20.0%	16.5%
ALTONA*	\$850,000	\$900,000	\$1,150,000	\$765,750	17.5%	10.4%
ALTONA MEADOWS*	\$505,500	\$551,750	\$700,154	\$535,000	3.1%	5.1%
ALTONA NORTH*	\$698,900	\$767,000	\$902,750	\$781,000	-1.8%	10.3%
ARDEER*	\$540,000	\$573,000	\$695,000	\$543,000	5.5%	36.0%
ARMADALE	\$2,050,000	\$2,460,000	\$3,512,500	\$2,020,000	21.8%	5.1%
ASCOT VALE	\$917,500	\$1,130,000	\$1,295,000	\$1,094,000	3.3%	23.2%
ASHBURTON*	\$1,449,000	\$1,615,000	\$1,678,500	\$1,650,000	-2.1%	7.2%
ASHWOOD*	\$1,150,000	\$1,270,000	\$1,510,000	\$1,350,000	-5.9%	7.1%
ASPENDALE*	\$757,500	\$930,000	\$985,000	\$891,500	4.3%	6.2%
ASPENDALE GARDENS*	\$720,000	\$793,000	\$872,000	\$805,000	-1.5%	5.0%
ATTWOOD*	\$710,000	\$750,000	\$771,500	-	-	15.2%
AVONDALE HEIGHTS	\$750,000	\$801,000	\$860,000	\$802,500	-0.2%	16.9%
BALNARRING*	\$681,000	\$821,000	\$1,685,000	-	-	6.6%
BALWYN	\$2,038,500	\$2,367,500	\$2,840,000	\$2,090,000	13.3%	-3.6%
BALWYN NORTH	\$1,550,000	\$1,728,000	\$2,190,000	\$1,667,500	3.6%	-6.3%
BAYSWATER*	\$635,000	\$742,000	\$816,000	\$696,000	6.6%	10.5%
BAYSWATER NORTH*	\$575,500	\$659,000	\$706,000	\$605,000	8.9%	6.1%
BEACONSFIELD*	\$595,000	\$657,000	\$790,000	\$636,000	3.3%	9.6%
BEAUMARIS	\$1,355,000	\$1,592,500	\$1,765,000	\$1,545,000	3.1%	7.1%
BELGRAVE*	\$566,000	\$633,000	\$685,000	\$536,000	18.1%	10.1%
BELLFIELD*	\$799,000	\$870,000	\$890,000	-	-	12.1%
BENTLEIGH	\$1,255,000	\$1,377,500	\$1,450,000	\$1,329,000	3.6%	9.8%
BENTLEIGH EAST	\$1,020,000	\$1,170,000	\$1,293,000	\$1,158,750	1.0%	15.6%
BERWICK	\$550,000	\$645,000	\$730,500	\$600,000	7.5%	7.7%
BLACK ROCK*	\$1,490,000	\$1,695,000	\$2,370,000	\$1,610,000	5.3%	14.6%
BLACKBURN	\$1,285,000	\$1,400,000	\$1,670,000	\$1,241,000	12.8%	5.0%
BLACKBURN NORTH*	\$1,069,000	\$1,115,000	\$1,240,000	\$969,750	15.0%	14.9%
BLACKBURN SOUTH	\$1,073,000	\$1,195,000	\$1,300,000	\$1,059,000	12.8%	13.3%
BLAIRGOWRIE*	\$630,000	\$760,000	\$900,000	-	-	11.9%
BONBEACH*	\$758,000	\$821,000	\$1,100,000	\$767,500	7.0%	12.5%
BORONIA	\$600,000	\$656,000	\$735,000	\$626,000	4.8%	6.3%
BOTANIC RIDGE*	\$570,000	\$581,000	\$590,000	\$645,000	-9.9%	12.6%
BOX HILL*	\$1,125,000	\$1,500,000	\$1,888,888	\$1,600,000	-6.3%	-0.7%
BOX HILL NORTH	\$980,000	\$1,175,000	\$1,360,000	\$1,150,000	2.2%	5.6%
BOX HILL SOUTH	\$1,250,000	\$1,316,000	\$1,600,000	\$1,101,000	19.5%	6.3%
BRAYBROOK*	\$645,000	\$660,000	\$734,000	\$669,000	-1.3%	15.6%
BRIAR HILL*	\$650,000	\$690,250	\$790,000	\$606,000	13.9%	3.3%
BRIGHTON	\$1,830,000	\$2,740,000	\$3,400,000	\$2,245,000	22.0%	4.8%
BRIGHTON EAST	\$1,496,250	\$1,702,500	\$2,097,500	\$1,700,000	0.1%	7.3%
BROADMEADOWS	\$448,500	\$481,000	\$506,666	\$397,000	21.2%	7.0%
BROOKFIELD*	\$319,000	\$348,750	\$398,000	\$327,500	6.5%	4.3%
BROOKLYN*	\$707,000	\$738,750	\$890,000	-	-	8.3%
BRUNSWICK	\$900,000	\$1,125,000	\$1,329,000	\$1,050,000	7.1%	14.1%
BRUNSWICK EAST*	\$1,280,000	\$1,340,000	\$1,511,017	\$1,067,000	25.6%	20.5%
BRUNSWICK WEST*	\$988,000	\$1,133,500	\$1,270,000	\$1,006,000	12.7%	10.4%
BULLEEN	\$1,014,444	\$1,207,500	\$1,302,000	\$1,140,000	5.9%	3.1%
BUNDOORA	\$605,500	\$661,500	\$752,000	\$645,000	2.6%	5.6%
BUNYIP*	\$360,000	\$450,000	\$677,500	-	-	4.7%
BURNSIDE*	\$530,000	\$611,000	\$713,000	\$491,000	24.4%	1.7%
BURNSIDE HEIGHTS*	\$522,000	\$571,000	\$620,000	\$525,500	8.7%	14.6%
BURWOOD	\$1,170,000	\$1,307,944	\$1,521,000	\$1,242,500	5.3%	0.0%
BURWOOD EAST	\$1,005,000	\$1,100,000	\$1,223,888	\$1,003,000	9.7%	2.6%
CAIRNLEA*	\$610,000	\$615,000	\$682,500	\$638,888	-3.7%	7.6%
CAMBERWELL	\$1,735,000	\$2,072,500	\$2,616,500	\$2,125,000	-2.5%	2.7%
CAMPBELLFIELD*	\$417,500	\$432,500	\$487,500	-	-	18.5%
CANTERBURY	\$2,450,000	\$2,775,000	\$3,205,000	\$2,496,500	11.2%	4.1%
CAPEL SOUND*	\$440,000	\$530,000	\$605,000	\$436,000	21.6%	13.2%
CARLTON NORTH*	\$1,300,000	\$1,415,000	\$2,100,000	\$1,400,000	1.1%	19.9%
CARNEGIE*	\$1,275,000	\$1,400,000	\$1,583,000	\$1,400,000	0.0%	4.1%
CAROLINE SPRINGS	\$471,000	\$575,350	\$638,500	\$515,250	11.7%	11.1%
CARRUM*	\$597,000	\$765,000	\$812,500	\$773,250	-1.1%	24.2%
CARRUM DOWNS	\$445,500	\$474,500	\$498,250	\$440,000	7.8%	19.9%
CAULFIELD NORTH	\$1,726,000	\$2,280,000	\$2,680,000	\$2,137,500	6.7%	23.3%
CAULFIELD SOUTH	\$1,173,000	\$1,807,500	\$1,947,500	\$1,450,000	24.7%	13.9%
CHADSTONE*	\$958,000	\$1,071,000	\$1,460,000	\$1,002,000	6.9%	9.1%
CHELSEA*	\$805,000	\$902,500	\$1,022,500	\$886,500	1.8%	21.8%
CHELSEA HEIGHTS*	\$662,000	\$698,000	\$750,000	\$665,500	4.9%	12.4%
CHELtenham	\$895,000	\$1,003,000	\$1,191,000	\$982,500	2.1%	11.8%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
CHIRNSIDE PARK	\$620,000	\$690,000	\$831,000	\$641,000	7.6%	12.6%
CLARINDA*	\$751,000	\$805,000	\$830,000	-	-	9.6%
CLAYTON*	\$1,030,000	\$1,276,000	\$1,410,000	\$1,160,000	10.0%	8.0%
CLAYTON SOUTH*	\$739,000	\$851,500	\$890,000	\$762,500	11.7%	10.0%
CLIFTON HILL*	\$1,209,000	\$1,417,500	\$1,650,000	\$1,270,000	11.6%	14.7%
CLYDE NORTH*	\$440,500	\$454,000	\$510,500	\$419,500	8.2%	1.1%
COBURG	\$816,000	\$948,500	\$1,117,500	\$889,444	6.6%	11.4%
COBURG NORTH*	\$760,000	\$820,000	\$895,000	\$801,000	2.4%	16.6%
COCKATOO*	\$397,000	\$467,500	\$588,000	\$456,000	2.5%	12.6%
COLLINGWOOD*	\$905,000	\$1,007,500	\$1,270,000	\$1,019,000	-1.1%	8.8%
CRAIGIEBURN	\$405,000	\$450,000	\$545,000	\$440,000	2.3%	10.1%
CRANBOURNE	\$390,000	\$442,000	\$515,500	\$390,000	13.3%	11.0%
CRANBOURNE EAST*	\$465,000	\$480,000	\$521,212	\$462,000	3.9%	7.4%
CRANBOURNE NORTH	\$412,119	\$453,500	\$520,250	\$441,000	2.8%	11.3%
CRANBOURNE WEST*	\$384,000	\$435,000	\$455,000	\$395,000	10.1%	12.2%
CREMORNE*	\$895,000	\$1,220,000	\$1,380,000	-	-	-2.9%
CROYDON	\$620,000	\$730,000	\$830,000	\$700,000	4.3%	8.2%
CROYDON HILLS*	\$811,000	\$858,616	\$938,500	-	-	7.8%
CROYDON NORTH	\$680,000	\$815,600	\$902,575	\$737,500	10.6%	5.6%
CROYDON SOUTH	\$620,500	\$708,500	\$774,500	\$690,000	2.7%	12.3%
DALLAS*	\$339,500	\$354,000	\$380,000	\$335,000	5.7%	6.8%
DANDENONG	\$495,500	\$599,950	\$692,500	\$700,000	-14.3%	21.3%
DANDENONG NORTH	\$550,500	\$603,000	\$681,000	\$565,000	6.7%	12.0%
DEER PARK	\$450,000	\$486,000	\$551,500	\$445,000	9.2%	16.2%
DELAHEY*	\$452,500	\$508,000	\$538,000	\$470,000	8.1%	11.9%
DERRIMUT*	\$486,000	\$550,000	\$624,000	\$525,000	4.8%	15.3%
DIAMOND CREEK	\$686,000	\$730,000	\$810,000	\$693,875	5.2%	12.9%
DINGLEY VILLAGE	\$690,000	\$791,000	\$905,000	\$857,500	-7.8%	13.3%
DONCASTER	\$1,202,000	\$1,398,000	\$1,580,000	\$1,202,500	16.3%	4.1%
DONCASTER EAST	\$1,220,000	\$1,312,900	\$1,490,500	\$1,234,000	6.4%	10.2%
DONVALE	\$960,000	\$1,160,000	\$1,535,000	\$1,027,500	12.9%	1.3%
DOREEN	\$459,000	\$550,000	\$620,000	\$530,000	3.8%	8.4%
DOVETON*	\$408,000	\$425,000	\$475,000	\$424,000	0.2%	19.9%
DROMANA	\$523,000	\$659,000	\$740,000	\$566,750	16.3%	3.4%
EAGLEMONT*	\$1,816,000	\$2,012,000	\$2,550,000	\$1,901,000	5.8%	17.6%
EDITHVALE*	\$818,500	\$1,002,500	\$1,101,000	\$846,000	18.5%	15.4%
ELSTERNWICK*	\$1,450,000	\$1,550,000	\$1,655,000	\$1,755,000	-11.7%	11.9%
ELTHAM	\$770,000	\$890,000	\$1,001,000	\$845,000	5.3%	11.9%
ELTHAM NORTH	\$785,000	\$850,600	\$930,000	\$772,500	10.1%	15.8%
ELWOOD	\$1,480,000	\$1,772,000	\$2,350,000	\$2,192,500	-19.2%	16.8%
EMERALD*	\$480,000	\$594,000	\$691,000	\$602,500	-1.4%	12.3%
ENDEAVOUR HILLS	\$550,000	\$603,000	\$690,000	\$581,000	3.8%	14.5%
EPPING	\$450,000	\$496,500	\$570,500	\$486,000	2.2%	16.1%
ESSENDON	\$1,155,000	\$1,463,000	\$1,650,000	\$1,426,000	2.6%	12.9%
EYNESBURY*	\$400,000	\$492,500	\$518,000	-	-	3.6%
FAIRFIELD*	\$1,205,500	\$1,520,500	\$2,291,000	\$1,250,000	21.6%	3.3%
FAWKNER	\$582,000	\$650,000	\$691,000	\$619,000	5.0%	14.2%
FERNTREE GULLY	\$642,000	\$702,944	\$746,500	\$655,000	7.3%	10.0%
FITZROY*	\$1,042,000	\$1,565,000	\$2,550,000	\$1,300,000	20.4%	-2.0%
FITZROY NORTH	\$1,222,500	\$1,400,000	\$2,120,000	\$1,325,000	5.7%	6.4%
FLEMINGTON*	\$855,000	\$962,500	\$1,180,000	\$918,000	4.8%	15.8%
FLINDERS*	\$1,300,000	\$1,465,000	\$2,225,000	-	-	36.4%
FOOTSCRAY	\$794,000	\$895,625	\$1,100,000	\$845,000	6.0%	11.0%
FOREST HILL	\$900,000	\$1,002,500	\$1,099,000	\$905,000	10.8%	0.7%
FRANKSTON	\$470,000	\$515,000	\$600,000	\$505,000	2.0%	9.2%
FRANKSTON NORTH*	\$400,500	\$415,600	\$427,000	\$353,500	17.6%	19.1%
FRANKSTON SOUTH	\$654,000	\$755,000	\$961,000	\$727,500	3.8%	11.0%
GEMBROOK*	\$500,000	\$642,500	\$740,000	\$607,500	5.8%	9.4%
GLADSTONE PARK*	\$550,000	\$566,500	\$596,250	\$525,000	7.9%	15.0%
GLEN IRIS	\$1,735,000	\$2,010,000	\$2,510,000	\$1,872,500	7.3%	4.4%
GLEN WAVERLEY	\$1,111,000	\$1,321,000	\$1,535,000	\$1,260,000	4.8%	2.2%
GLENROY	\$583,000	\$670,000	\$717,000	\$623,000	7.5%	7.2%
GREENSBOROUGH	\$677,500	\$743,806	\$839,000	\$728,750	2.1%	11.7%
GREENVALE	\$565,000	\$645,000	\$757,500	\$628,500	2.6%	6.9%
HADFIELD	\$600,000	\$680,000	\$732,000	\$647,500	5.0%	12.5%
HALLAM*	\$452,500	\$482,000	\$510,000	\$440,000	9.5%	9.6%
HAMPTON	\$1,460,000	\$1,682,000	\$2,140,000	\$2,170,000	-22.5%	8.3%
HAMPTON EAST*	\$1,082,500	\$1,265,000	\$1,465,000	\$1,270,000	-0.4%	24.8%
HAMPTON PARK	\$396,500	\$430,000	\$480,000	\$429,000	0.2%	10.4%
HASTINGS*	\$342,500	\$383,000	\$425,000	\$352,500	8.7%	1.5%
HAWTHORN	\$1,820,000	\$2,470,000	\$3,125,000	\$2,080,000	18.8%	11.0%
HAWTHORN EAST*	\$1,582,000	\$1,790,000	\$2,450,000	\$1,700,000	5.3%	-4.7%
HEALESVILLE*	\$420,000	\$485,000	\$555,000	\$470,000	3.2%	0.0%
HEATHERTON*	\$775,000	\$885,000	\$1,002,500	\$900,000	-1.7%	11.5%
HEATHMONT	\$810,000	\$860,000	\$950,000	\$858,000	0.2%	7.5%
HEIDELBERG*	\$1,027,500	\$1,085,000	\$1,400,000	\$1,155,000	-6.1%	8.5%
HEIDELBERG HEIGHTS*	\$725,000	\$910,000	\$994,000	\$760,000	19.7%	15.2%
HEIDELBERG WEST	\$550,000	\$680,000	\$735,000	\$649,000	4.8%	7.8%
HIGHETT	\$1,050,000	\$1,300,000	\$1,400,000	\$1,160,000	12.1%	20.2%
HILLSIDE	\$539,000	\$595,000	\$695,000	\$536,000	11.0%	12.2%
HOPPERS CROSSING	\$405,500	\$445,000	\$489,000	\$417,000	6.7%	14.1%
HUGHESDALE*	\$1,055,000	\$1,284,000	\$1,455,000	\$1,263,000	1.7%	12.0%
HURSTBRIDGE*	\$620,000	\$660,000	\$955,000	\$637,500	3.5%	6.3%
IVANHOE*	\$1,156,000	\$1,412,500	\$1,605,000	\$1,465,000	-3.6%	11.4%
IVANHOE EAST*	\$1,750,000	\$1,952,750	\$3,150,000	-	-	12.6%
JACANA*	\$482,000	\$500,000	\$510,000	-	-	22.4%
KALORAMA*	\$590,000	\$655,000	\$730,000	\$506,250	29.4%	8.3%
KEALBA*	\$486,000	\$541,500	\$740,000	\$522,500	3.6%	18.7%
KEILOR*	\$660,000	\$846,000	\$1,000,000	\$720,000	17.5%	22.9%
KEILOR DOWNS*	\$565,000	\$604,000	\$665,100	\$599,000	0.8%	13.6%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
KEILOR EAST	\$680,000	\$799,000	\$920,000	\$777,500	2.8%	8.4%
KEILOR PARK*	\$570,000	\$621,000	\$720,000	-	-	13.5%
KENSINGTON	\$952,000	\$1,120,000	\$1,260,000	\$1,165,000	-3.9%	7.5%
KEW	\$1,511,000	\$1,920,000	\$2,715,000	\$2,177,000	-11.8%	0.2%
KEW EAST*	\$1,700,000	\$1,900,000	\$2,110,000	\$1,580,000	20.3%	4.1%
KEYSBOROUGH	\$645,000	\$687,000	\$820,000	\$687,500	-0.1%	8.4%
KILSYTH	\$560,000	\$610,000	\$710,000	\$620,500	-1.7%	11.0%
KINGS PARK*	\$440,000	\$455,000	\$485,000	\$426,000	6.8%	17.2%
KINGSBURY*	\$610,000	\$652,000	\$780,000	\$597,750	9.1%	4.9%
KINGSVILLE*	\$840,000	\$925,500	\$1,340,000	\$988,000	-6.3%	14.2%
KNOXFIELD*	\$720,000	\$790,000	\$895,000	\$686,000	15.2%	5.7%
KOO WEE RUP*	\$400,000	\$490,500	\$767,000	-	-	15.4%
KURUNJANG	\$295,000	\$309,000	\$345,000	\$307,500	0.5%	3.0%
LALOR	\$497,500	\$560,000	\$624,000	\$487,000	15.0%	12.6%
LANG LANG*	\$360,000	\$390,000	\$465,000	\$345,000	13.0%	-
LANGWARRIN	\$530,000	\$591,000	\$692,000	\$560,500	5.4%	13.6%
LAUNCHING PLACE*	\$440,000	\$526,000	\$610,000	-	-	25.0%
LAVERTON*	\$430,000	\$453,000	\$476,600	\$440,000	3.0%	13.2%
LILYDALE	\$580,500	\$684,350	\$789,000	\$643,000	6.4%	13.3%
LOWER PLENTY*	\$955,000	\$1,020,000	\$1,530,000	\$925,000	10.3%	8.6%
LYNBROOK*	\$535,000	\$581,500	\$636,500	\$570,000	2.0%	6.3%
LYNDHURST*	\$649,939	\$730,000	\$830,000	\$542,500	34.6%	8.9%
LYSTERFIELD*	\$712,500	\$908,000	\$1,270,000	\$916,000	-0.9%	8.4%
MACLEOD	\$720,500	\$925,000	\$1,050,000	\$775,000	19.4%	12.6%
MAIDSTONE*	\$741,000	\$840,000	\$1,000,000	\$755,500	11.2%	3.8%
MALVERN	\$1,680,000	\$2,300,000	\$2,750,000	\$2,777,000	-17.2%	3.6%
MALVERN EAST	\$1,486,750	\$1,885,000	\$2,276,500	\$1,967,000	-4.2%	10.2%
MARIBYRNONG*	\$870,000	\$990,000	\$1,320,000	\$980,000	1.0%	12.6%
MCCRAE*	\$670,000	\$752,000	\$940,000	\$670,500	12.2%	17.9%
MCKINNON*	\$1,306,000	\$1,652,750	\$1,850,000	\$1,805,000	-8.4%	10.2%
MEADOW HEIGHTS*	\$324,000	\$415,000	\$421,000	\$338,000	22.8%	4.3%
MELTON*	\$260,000	\$291,000	\$408,000	\$287,000	1.4%	9.8%
MELTON SOUTH	\$265,000	\$285,000	\$314,000	\$270,000	5.6%	5.6%
MELTON WEST	\$307,750	\$352,000	\$381,500	\$345,500	1.9%	7.6%
MENTONE	\$900,000	\$1,127,500	\$1,295,000	\$1,064,000	6.0%	6.9%
MERNDA	\$420,000	\$490,000	\$580,000	\$445,000	10.1%	5.4%
MICKLEHAM*	\$369,000	\$434,500	\$490,000	-	-	-32.1%
MIDDLE PARK*	\$1,945,000	\$2,250,000	\$3,120,000	\$1,800,000	25.0%	-14.7%
MILL PARK	\$533,000	\$582,500	\$661,000	\$565,000	3.1%	14.8%
MILLGROVE*	\$250,000	\$295,000	\$309,500	\$300,000	-1.7%	5.1%
MITCHAM	\$925,000	\$1,010,000	\$1,160,500	\$898,500	12.4%	6.9%
MONBULK*	\$602,700	\$655,000	\$676,750	\$527,732	24.1%	10.5%
MONT ALBERT*	\$1,815,000	\$2,160,000	\$2,240,000	\$2,158,000	0.1%	10.1%
MONT ALBERT NORTH*	\$1,130,000	\$1,395,000	\$2,070,000	\$1,485,500	-6.1%	1.2%
MONTMORENCY*	\$758,000	\$850,000	\$975,000	\$768,500	10.6%	5.4%
MONTROSE*	\$599,999	\$632,500	\$745,000	\$590,000	7.2%	9.2%
MOONEE PONDS	\$1,030,000	\$1,235,000	\$1,630,000	\$1,030,000	19.9%	16.5%
MOORABBIN*	\$931,000	\$1,025,000	\$1,191,000	\$975,000	5.1%	14.7%
MOOROOLBARK	\$585,000	\$652,500	\$725,000	\$625,500	4.3%	7.0%
MORDIALLOC*	\$890,000	\$1,076,500	\$1,275,000	\$915,000	17.7%	21.6%
MORNINGTON	\$602,000	\$773,000	\$1,137,500	\$730,000	5.9%	12.2%
MOUNT ELIZA	\$850,000	\$1,100,000	\$1,390,000	\$990,000	11.1%	11.8%
MOUNT EVELYN	\$525,777	\$593,500	\$750,000	\$550,750	7.8%	7.8%
MOUNT MARTHA	\$750,000	\$945,000	\$1,220,000	\$825,000	14.5%	9.8%
MOUNT WAVERLEY	\$1,181,000	\$1,335,000	\$1,575,000	\$1,287,500	3.7%	-0.4%
MULGRAVE	\$790,000	\$840,000	\$990,000	\$778,250	7.9%	1.6%
MURRUMBEENA*	\$1,101,000	\$1,370,000	\$1,610,000	\$1,350,000	1.5%	8.3%
NARRE WARREN	\$490,000	\$549,500	\$612,500	\$495,000	11.0%	15.0%
NARRE WARREN NORTH*	\$947,500	\$980,250	\$1,056,000	\$1,180,000	-16.9%	10.9%
NARRE WARREN SOUTH	\$520,000	\$577,500	\$695,000	\$500,000	15.5%	8.8%
NEWPORT	\$930,000	\$1,030,000	\$1,185,000	\$909,000	13.3%	15.3%
NIDDRIE*	\$710,000	\$1,155,000	\$1,290,000	\$1,015,000	13.8%	9.4%
NOBLE PARK	\$600,000	\$635,000	\$712,500	\$612,000	3.8%	12.1%
NOBLE PARK NORTH*	\$580,500	\$612,500	\$741,500	\$570,000	7.5%	14.1%
NORTH MELBOURNE*	\$1,150,000	\$1,200,000	\$1,325,000	\$1,292,500	-7.2%	12.7%
NORTHCOTE	\$1,075,000	\$1,317,500	\$1,610,000	\$1,300,000	1.3%	19.6%
NUNAWADING	\$920,000	\$1,026,500	\$1,218,000	\$995,000	3.2%	12.2%
OAK PARK*	\$805,000	\$920,000	\$1,115,000	\$855,333	7.6%	19.3%
OAKLEIGH*	\$1,076,000	\$1,175,000	\$1,310,000	\$1,003,000	17.1%	7.2%
OAKLEIGH EAST*	\$1,052,000	\$1,132,000	\$1,165,000	\$1,026,500	10.3%	5.8%
OAKLEIGH SOUTH	\$862,750	\$985,500	\$1,090,000	\$991,000	-0.6%	9.0%
OFFICER	\$440,000	\$460,000	\$476,000	\$480,000	-4.2%	10.7%
ORMOND	\$1,333,500	\$1,525,000	\$1,722,500	\$1,877,000	-18.8%	19.2%
PAKENHAM	\$370,000	\$410,000	\$477,500	\$410,500	-0.1%	8.1%
PARK ORCHARDS*	\$1,420,000	\$1,500,000	\$1,765,000	\$1,442,500	4.0%	10.9%
PARKDALE*	\$1,175,000	\$1,340,000	\$1,565,000	\$1,182,500	13.3%	25.5%
PARKVILLE*	\$1,300,000	\$1,607,500	\$2,200,000	-	-	27.9%
PASCOE VALE	\$770,000	\$850,500	\$975,000	\$803,500	5.8%	5.4%
PASCOE VALE SOUTH	\$850,000	\$900,000	\$928,000	\$833,000	8.0%	15.0%
PATTERSON LAKES*	\$730,000	\$855,000	\$1,063,000	\$848,000	0.8%	13.6%
PLUMPTON*	\$440,000	\$490,000	\$540,000	-	-	8.3%
POINT COOK	\$513,000	\$580,000	\$665,000	\$550,000	5.5%	6.6%
PORT MELBOURNE	\$1,150,000	\$1,450,000	\$1,916,000	\$1,427,500	1.6%	9.7%
PRAHRAN	\$1,201,888	\$1,685,000	\$1,950,000	\$1,394,000	20.9%	18.4%
PRESTON	\$756,000	\$900,000	\$1,065,000	\$890,000	1.1%	10.1%
RESEARCH*	\$796,000	\$968,000	\$1,451,000	\$933,200	3.7%	9.9%
RESERVOIR	\$680,000	\$780,000	\$890,000	\$705,000	10.6%	15.2%
RICHMOND	\$1,145,000	\$1,300,000	\$1,600,000	\$1,193,750	8.9%	4.3%
RINGWOOD	\$770,000	\$860,000	\$1,023,000	\$795,003	8.2%	4.5%
RINGWOOD EAST	\$715,500	\$900,000	\$1,020,000	\$717,000	25.5%	5.3%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
RINGWOOD NORTH	\$811,000	\$950,500	\$1,220,000	\$815,000	16.6%	4.2%
ROSANNA*	\$915,000	\$1,100,000	\$1,265,000	\$935,000	17.6%	5.2%
ROSEBUD	\$439,000	\$506,000	\$590,000	\$461,000	9.8%	10.0%
ROWVILLE	\$753,000	\$833,000	\$895,000	\$782,000	6.5%	9.7%
ROXBURGH PARK	\$385,500	\$450,000	\$530,000	\$454,000	-0.9%	7.8%
RYE	\$453,000	\$582,500	\$757,500	\$530,000	9.9%	6.8%
SAFETY BEACH*	\$636,000	\$707,500	\$820,000	\$690,000	2.5%	11.5%
SANDHURST*	\$700,000	\$760,000	\$765,000	\$735,000	3.4%	11.5%
SANDRINGHAM*	\$1,656,000	\$2,142,000	\$2,450,000	\$1,820,000	17.7%	15.1%
SCORESBY*	\$715,000	\$773,000	\$800,000	\$721,000	7.2%	3.9%
SEAFORD	\$573,000	\$648,000	\$698,500	\$608,000	6.6%	21.4%
SEDDON*	\$970,000	\$1,055,000	\$1,201,000	\$910,000	15.9%	13.5%
SEVILLE*	\$502,837	\$582,000	\$860,000	-	-	10.8%
SOMERVILLE*	\$455,000	\$507,000	\$1,200,000	\$540,000	-6.1%	11.2%
SORRENTO*	\$1,165,000	\$1,350,000	\$1,525,000	\$1,243,500	8.6%	3.3%
SOUTH KINGSVILLE*	\$817,000	\$952,750	\$1,045,000	-	-	14.8%
SOUTH MELBOURNE*	\$1,355,000	\$1,620,000	\$2,180,000	\$1,600,000	1.3%	29.2%
SOUTH MORANG	\$496,000	\$570,500	\$625,000	\$550,750	3.6%	15.4%
SOUTH YARRA*	\$1,700,000	\$2,285,000	\$2,870,000	\$1,780,000	28.4%	-0.9%
SPOTSWOOD*	\$932,500	\$1,028,000	\$1,070,000	\$917,500	12.0%	27.1%
SPRINGVALE	\$665,000	\$727,500	\$812,500	\$635,000	14.6%	6.1%
SPRINGVALE SOUTH*	\$660,000	\$715,000	\$775,000	\$655,000	9.2%	16.8%
ST ALBANS	\$515,000	\$600,000	\$673,000	\$526,000	14.1%	25.1%
ST ANDREWS BEACH*	\$677,000	\$770,000	\$1,000,000	-	-	37.4%
ST HELENA*	\$721,000	\$769,050	\$807,000	\$823,000	-6.6%	6.1%
ST KILDA*	\$1,840,000	\$1,907,500	\$3,900,000	\$1,424,000	34.0%	7.2%
ST KILDA EAST*	\$1,402,000	\$1,586,250	\$2,007,500	\$1,500,000	5.8%	16.7%
STRATHMORE*	\$920,000	\$1,321,000	\$2,010,000	\$1,100,000	20.1%	10.2%
SUNBURY	\$353,000	\$412,000	\$500,000	\$427,000	-3.5%	11.9%
SUNSHINE	\$650,000	\$755,000	\$910,000	\$691,000	9.3%	24.6%
SUNSHINE NORTH	\$605,000	\$640,000	\$725,000	\$610,500	4.8%	20.6%
SUNSHINE WEST	\$490,000	\$577,500	\$640,000	\$545,000	6.0%	9.7%
SURREY HILLS	\$1,570,000	\$1,812,500	\$2,180,000	\$1,793,000	1.1%	0.1%
SYDENHAM*	\$507,000	\$535,500	\$595,625	\$536,250	-0.1%	13.3%
TARNEIT	\$442,500	\$482,500	\$552,500	\$453,000	6.5%	9.6%
TAYLORS HILL	\$560,000	\$630,000	\$726,000	\$664,500	-5.2%	10.9%
TAYLORS LAKES	\$630,000	\$660,000	\$735,000	\$657,500	0.4%	9.7%
TEMPLESTOWE	\$1,115,000	\$1,325,000	\$1,613,000	\$1,330,000	-0.4%	8.6%
TEMPLESTOWE LOWER	\$1,065,000	\$1,110,000	\$1,250,000	\$1,150,000	-3.5%	5.6%
THE BASIN*	\$603,500	\$625,500	\$716,500	\$605,000	3.4%	9.2%
THOMASTOWN	\$499,000	\$567,000	\$635,000	\$477,500	18.7%	15.9%
THORNBURY	\$920,000	\$1,164,000	\$1,310,000	\$1,050,000	10.9%	17.4%
TOORAK	\$3,040,000	\$4,762,500	\$7,254,000	\$3,900,000	22.1%	31.7%
TOOTGAROOK*	\$440,000	\$537,000	\$635,000	\$485,000	10.7%	11.5%
TRUGANINA	\$422,000	\$473,500	\$530,000	\$443,500	6.8%	8.6%
TULLAMARINE*	\$507,500	\$595,000	\$676,500	\$562,750	5.7%	19.7%
UPWEY	\$567,500	\$645,000	\$705,000	\$555,000	16.2%	10.0%
VERMONT	\$875,000	\$962,500	\$1,082,500	\$895,000	7.5%	3.9%
VERMONT SOUTH*	\$1,060,000	\$1,142,000	\$1,385,000	\$1,138,000	0.4%	8.2%
VIEWBANK*	\$880,000	\$966,500	\$1,072,500	\$965,000	0.2%	9.2%
WANDIN NORTH*	\$495,000	\$600,000	\$811,000	\$491,000	22.2%	7.8%
WANTIRNA	\$816,000	\$895,000	\$1,013,000	\$802,500	11.5%	3.1%
WANTIRNA SOUTH	\$891,000	\$985,000	\$1,071,000	\$866,000	13.7%	3.5%
WARBURTON*	\$360,000	\$416,800	\$440,000	\$392,000	6.3%	11.8%
WARRANTYTE*	\$885,000	\$1,120,000	\$1,693,500	\$1,435,000	-22.0%	4.0%
WARRANWOOD*	\$840,000	\$907,500	\$978,000	\$894,950	1.4%	11.4%
WATERWAYS*	\$1,045,000	\$1,135,500	\$1,475,000	-	-	23.4%
WATSONIA*	\$648,000	\$675,000	\$725,000	\$721,000	-6.4%	6.2%
WATSONIA NORTH*	\$630,000	\$674,000	\$740,000	\$720,000	-6.4%	11.0%
WERRIBEE	\$380,000	\$415,000	\$525,000	\$390,000	6.4%	21.9%
WEST FOOTSCRAY	\$798,000	\$891,000	\$991,000	\$865,000	3.0%	12.2%
WESTMEADOWS*	\$390,000	\$470,000	\$560,000	\$522,500	-10.0%	18.9%
WHEELERS HILL	\$999,194	\$1,083,500	\$1,297,500	\$1,069,400	1.3%	10.3%
WHITTLESEA*	\$455,000	\$500,000	\$645,000	\$442,000	13.1%	10.3%
WILLIAMS LANDING*	\$560,000	\$600,000	\$648,000	\$661,000	-9.2%	11.6%
WILLIAMSTOWN	\$1,085,000	\$1,297,500	\$1,560,000	\$1,330,000	-2.4%	11.4%
WINDSOR*	\$1,337,500	\$1,500,000	\$1,643,500	\$1,410,000	6.4%	30.3%
WOLLERT	\$457,500	\$493,200	\$585,000	\$485,000	1.7%	11.5%
WONGA PARK*	\$1,020,500	\$1,425,000	\$2,047,500	\$1,310,000	8.8%	56.3%
WOORI YALLOCK*	\$431,500	\$640,500	\$780,197	-	-	11.3%
WYNDHAM VALE	\$361,000	\$415,000	\$460,000	\$390,000	6.4%	11.7%
YALLAMBIE*	\$715,000	\$800,000	\$845,000	\$720,000	11.1%	7.0%
YARRA JUNCTION*	\$385,000	\$422,500	\$460,000	\$380,000	11.2%	-0.6%
YARRAMBAT*	\$1,100,000	\$1,400,000	\$1,500,000	-	-	13.3%
YARRAVILLE	\$890,000	\$1,035,000	\$1,401,000	\$925,500	11.8%	9.9%

Source: REIV

Copyright & Disclaimer

© 2017 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

Because the REIV has relied upon data supplied by third parties, the REIV does not warrant the information's accuracy or completeness. Subscribers specifically accept the information on an "as is" basis. To the full extent allowed by law the REIV excludes liability in contract, tort or otherwise, for any loss or damage sustained by readers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to REIV for the supply of such information.

December Quarter 2016 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne
Median Unit Prices by Suburb, Original

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

Note: Annual change is based on rolling annual figures

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
ABBOTSFORD*	\$376,250	\$477,500	\$700,000	\$490,000	-2.6%	-28.9%
ABERFELDIE*	\$660,000	\$688,500	\$795,000	-	-	11.2%
AIRPORT WEST*	\$515,000	\$718,500	\$805,000	\$532,500	34.9%	7.9%
ALPHINGTON*	\$525,250	\$580,000	\$877,500	\$650,000	-10.8%	3.0%
ALTONA	\$405,000	\$546,250	\$657,500	\$622,500	-12.2%	4.2%
ALTONA NORTH*	\$550,000	\$647,000	\$695,000	\$630,000	2.7%	8.1%
ARMADALE	\$592,500	\$704,000	\$1,205,000	\$555,500	26.7%	-3.1%
ASCOT VALE*	\$440,000	\$504,000	\$685,000	\$455,000	10.8%	-3.5%
ASHBURTON*	\$900,000	\$1,295,000	\$1,710,000	-	-	21.5%
ASHWOOD*	\$610,000	\$714,000	\$955,000	\$780,000	-8.5%	16.8%
ASPENDALE*	\$685,000	\$845,000	\$1,157,000	\$715,000	18.2%	7.6%
BALACLAVA*	\$472,000	\$623,000	\$745,000	\$538,750	15.6%	14.9%
BALWYN	\$662,500	\$942,500	\$1,205,000	\$1,053,000	-10.5%	-2.9%
BALWYN NORTH*	\$705,000	\$916,500	\$1,137,000	\$1,232,500	-25.6%	-13.9%
BAYSWATER*	\$415,000	\$430,000	\$510,000	\$515,500	-16.6%	4.5%
BEAUMARIS*	\$870,000	\$1,150,000	\$1,550,000	\$990,750	16.1%	0.9%
BENTLEIGH	\$502,500	\$744,250	\$1,156,250	\$760,000	-2.1%	-4.6%
BENTLEIGH EAST	\$713,000	\$925,500	\$1,177,500	\$975,000	-5.1%	-1.5%
BLACK ROCK*	\$850,000	\$940,000	\$1,185,000	-	-	10.4%
BLACKBURN	\$620,000	\$820,000	\$980,000	\$729,500	12.4%	9.5%
BLACKBURN NORTH*	\$715,000	\$778,000	\$805,000	\$772,000	0.8%	6.6%
BLACKBURN SOUTH*	\$550,000	\$850,000	\$915,000	\$682,500	24.5%	0.0%
BONBEACH	\$510,000	\$592,000	\$675,000	\$511,500	15.7%	12.7%
BORONIA	\$450,000	\$485,000	\$570,000	\$495,000	-2.0%	7.8%
BOX HILL*	\$425,000	\$485,000	\$750,000	\$530,800	-8.6%	-1.1%
BOX HILL NORTH*	\$657,000	\$779,000	\$922,000	\$671,000	16.1%	-16.6%
BOX HILL SOUTH*	\$698,500	\$801,000	\$854,500	\$758,500	5.6%	-0.9%
BRAYBROOK*	\$416,000	\$465,000	\$565,000	\$530,000	-12.3%	-4.6%
BRIGHTON	\$672,000	\$1,005,000	\$1,585,000	\$988,350	1.7%	2.7%
BRIGHTON EAST*	\$905,000	\$1,185,000	\$1,450,000	\$1,250,000	-5.2%	-2.3%
BROADMEADOWS*	\$320,000	\$335,000	\$369,000	\$305,000	9.8%	-0.4%
BRUNSWICK	\$385,000	\$505,000	\$625,000	\$599,500	-15.8%	6.0%
BRUNSWICK EAST	\$435,000	\$638,000	\$839,000	\$505,000	26.3%	-3.1%
BRUNSWICK WEST	\$372,500	\$420,000	\$552,500	\$378,750	10.9%	1.8%
BULLEEN*	\$801,250	\$893,000	\$1,158,000	\$930,000	-4.0%	5.1%
BUNDOORA	\$250,000	\$330,000	\$388,000	\$345,000	-4.3%	-9.7%
BURWOOD*	\$600,000	\$802,000	\$920,600	\$841,000	-4.6%	4.0%
CAMBERWELL	\$550,000	\$785,000	\$1,190,000	\$796,500	-1.4%	-5.1%
CANTERBURY*	\$722,000	\$815,000	\$1,680,000	\$1,016,000	-19.8%	5.8%
CAPEL SOUND*	\$385,000	\$437,500	\$556,845	-	-	12.4%
CARLTON	\$270,000	\$419,000	\$655,000	\$355,000	18.0%	12.6%
CARNEGIE	\$347,500	\$515,975	\$800,000	\$497,000	3.8%	2.1%
CAROLINE SPRINGS*	\$395,000	\$400,000	\$435,000	\$385,000	3.9%	3.5%
CARRUM*	\$486,000	\$564,000	\$628,000	\$560,500	0.6%	8.7%
CARRUM DOWNS*	\$325,000	\$340,000	\$367,500	\$346,000	-1.7%	6.5%
CAULFIELD*	\$710,000	\$852,500	\$1,411,250	\$710,000	20.1%	-19.6%
CAULFIELD NORTH	\$530,500	\$585,000	\$1,050,000	\$568,000	3.0%	-4.2%
CAULFIELD SOUTH*	\$599,000	\$997,500	\$1,301,000	\$760,000	31.3%	30.1%
CHADSTONE*	\$780,000	\$820,000	\$865,000	\$811,144	1.1%	13.1%
CHELSEA	\$449,000	\$603,000	\$782,500	\$480,500	25.5%	3.9%
CHELTENHAM	\$560,000	\$647,000	\$910,000	\$599,999	7.8%	2.4%
CLAYTON	\$405,000	\$538,000	\$685,000	\$610,500	-11.9%	-1.8%
CLAYTON SOUTH*	\$390,000	\$635,000	\$673,000	\$552,500	14.9%	-8.5%
CLIFTON HILL*	\$527,000	\$750,000	\$930,000	\$590,000	27.1%	-15.7%
COBURG	\$393,750	\$572,500	\$698,500	\$575,000	-0.4%	12.6%
COBURG NORTH*	\$506,000	\$523,000	\$591,000	\$605,000	-13.6%	17.4%
COLLINGWOOD*	\$417,000	\$615,000	\$655,000	\$677,500	-9.2%	8.2%
CRAIGIEBURN*	\$312,500	\$320,000	\$350,000	\$320,000	0.0%	3.2%
CRANBOURNE*	\$280,000	\$300,000	\$306,000	\$287,500	4.3%	-4.0%
CROYDON	\$410,000	\$498,000	\$630,000	\$493,056	1.0%	10.9%
CROYDON NORTH*	\$500,000	\$565,000	\$650,000	\$550,000	2.7%	5.5%
DANDENONG	\$310,000	\$343,000	\$373,500	\$330,000	3.9%	8.2%
DANDENONG NORTH*	\$442,000	\$475,000	\$520,000	\$456,500	4.1%	0.4%
DEER PARK*	\$340,000	\$356,250	\$405,000	\$330,000	8.0%	7.7%
DOCKLANDS	\$500,500	\$630,000	\$870,000	\$595,000	5.9%	1.7%
DONCASTER	\$508,000	\$717,500	\$786,000	\$660,000	8.7%	9.1%
DONCASTER EAST	\$630,751	\$810,250	\$1,050,000	\$794,500	2.0%	0.3%
DONVALE*	\$731,500	\$769,750	\$841,500	\$815,000	-5.6%	-8.3%
DROMANA*	\$435,000	\$558,250	\$670,000	-	-	-7.8%
EAST MELBOURNE*	\$510,000	\$841,000	\$1,160,000	\$752,500	11.8%	9.0%
EDITHVALE*	\$645,000	\$742,500	\$836,000	\$601,000	23.5%	6.3%
ELSTERNWICK*	\$565,500	\$700,000	\$1,080,000	\$900,000	-22.2%	14.7%
ELTHAM*	\$545,000	\$610,000	\$725,000	\$560,000	8.9%	7.1%
ELWOOD	\$487,500	\$591,000	\$780,000	\$660,500	-10.5%	6.7%
EPPING*	\$295,000	\$355,500	\$379,000	\$355,000	0.1%	9.2%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
ESSENDON	\$411,000	\$515,000	\$660,000	\$552,000	-6.7%	2.7%
FAIRFIELD*	\$459,500	\$602,000	\$730,000	\$665,500	-9.5%	33.3%
FAWKNER*	\$360,000	\$428,000	\$485,000	\$449,500	-4.8%	15.4%
FERNTREE GULLY*	\$450,000	\$540,000	\$560,000	\$530,000	1.9%	16.3%
FITZROY*	\$465,000	\$691,000	\$1,210,000	\$715,000	-3.4%	7.4%
FITZROY NORTH*	\$598,000	\$655,000	\$1,015,000	\$655,000	0.0%	-5.0%
FLEMINGTON*	\$305,000	\$433,500	\$761,000	\$490,500	-11.6%	-3.5%
FOOTSCRAY	\$370,000	\$455,000	\$670,000	\$359,000	26.7%	11.8%
FOREST HILL*	\$646,000	\$690,750	\$744,000	\$768,500	-10.1%	5.3%
FRANKSTON	\$300,000	\$360,000	\$410,250	\$347,500	3.6%	11.9%
GLEN HUNTLY	\$490,000	\$605,000	\$775,125	\$470,000	28.7%	7.0%
GLEN IRIS	\$470,000	\$680,000	\$1,220,000	\$550,000	23.6%	7.7%
GLEN WAVERLEY	\$645,000	\$901,000	\$1,156,000	\$820,000	9.9%	-5.4%
GLENROY	\$413,500	\$460,000	\$526,000	\$471,000	-2.3%	6.9%
GREENSBOROUGH	\$459,500	\$600,000	\$685,500	\$505,000	18.8%	13.7%
HADFIELD*	\$455,000	\$565,000	\$622,500	\$500,000	13.0%	32.0%
HAMPTON	\$700,000	\$896,000	\$1,530,000	\$797,500	12.4%	8.9%
HAMPTON EAST*	\$637,750	\$905,000	\$1,205,250	\$1,062,500	-14.8%	9.5%
HAWTHORN	\$425,000	\$550,000	\$708,000	\$560,000	-1.8%	-1.0%
HAWTHORN EAST	\$455,000	\$594,375	\$865,000	\$730,000	-18.6%	12.5%
HEIDELBERG*	\$435,000	\$546,500	\$620,000	\$670,000	-18.4%	-2.1%
HEIDELBERG HEIGHTS*	\$412,500	\$557,500	\$699,750	\$517,000	7.8%	12.9%
HEIDELBERG WEST*	\$477,500	\$505,000	\$625,000	-	-	6.3%
HIGHETT	\$618,750	\$733,500	\$1,045,000	\$691,500	6.1%	0.4%
HILLSIDE*	\$386,000	\$405,000	\$415,000	\$346,000	17.1%	9.6%
HOPPERS CROSSING*	\$291,000	\$316,000	\$345,000	\$309,000	2.3%	6.9%
HUGHESDALE*	\$441,300	\$535,000	\$717,500	\$754,500	-29.1%	-1.5%
IVANHOE	\$460,000	\$632,000	\$826,000	\$690,000	-8.4%	2.6%
KEILOR EAST*	\$471,500	\$690,000	\$815,000	\$594,500	16.1%	15.6%
KENSINGTON	\$425,000	\$551,000	\$723,500	\$455,000	21.1%	-5.7%
KEW	\$585,000	\$730,000	\$900,000	\$672,000	8.6%	3.7%
KILSYTH*	\$465,000	\$500,000	\$630,000	\$467,500	7.0%	18.3%
KINGSBURY*	\$460,000	\$482,500	\$550,000	\$407,500	18.4%	20.1%
KINGSVILLE*	\$388,500	\$440,000	\$568,250	\$352,000	25.0%	7.8%
LALOR*	\$367,000	\$383,750	\$416,750	\$425,000	-9.7%	15.6%
LANGWARRIN*	\$350,000	\$357,000	\$370,000	\$348,500	2.4%	12.9%
LAVERTON*	\$390,000	\$410,000	\$487,000	\$415,000	-1.2%	-2.7%
LILYDALE*	\$467,250	\$482,500	\$500,500	\$460,225	4.8%	19.6%
LOWER PLENTY*	\$429,000	\$520,000	\$735,000	\$690,000	-24.6%	26.1%
MACLEOD*	\$520,000	\$580,000	\$680,000	\$582,000	-0.3%	-7.0%
MAIDSTONE	\$375,000	\$550,000	\$685,000	\$502,500	9.5%	-2.3%
MALVERN	\$603,000	\$651,250	\$937,500	\$640,000	1.8%	1.4%
MALVERN EAST	\$443,500	\$590,750	\$972,500	\$775,000	-23.8%	-1.4%
MARIBYRNONG	\$365,000	\$495,000	\$660,000	\$459,000	7.8%	4.7%
MCKINNON*	\$651,000	\$780,000	\$1,085,000	\$612,500	27.3%	-29.9%
MELBOURNE	\$370,000	\$475,000	\$635,000	\$479,000	-0.8%	-3.9%
MENTONE	\$493,000	\$661,500	\$797,500	\$636,000	4.0%	19.3%
MERNDA*	\$305,500	\$353,000	\$408,000	-	-	-3.1%
MIDDLE PARK*	\$605,000	\$712,500	\$975,000	-	-	16.0%
MILL PARK*	\$376,000	\$426,250	\$450,000	-	-	14.0%
MITCHAM	\$509,750	\$650,000	\$758,750	\$642,000	1.2%	-6.1%
MONT ALBERT*	\$665,000	\$763,500	\$1,150,000	\$734,500	3.9%	19.0%
MONTMORENCY*	\$560,000	\$742,500	\$856,000	\$592,500	25.3%	10.4%
MOONEE PONDS*	\$369,000	\$466,500	\$624,500	\$500,500	-6.8%	0.2%
MOORABBIN*	\$605,000	\$658,250	\$776,000	\$710,000	-7.3%	2.6%
MOOROOLBARK*	\$490,000	\$512,000	\$612,000	\$525,000	-2.5%	10.9%
MORDIALLOC	\$458,500	\$605,250	\$706,000	\$690,500	-12.3%	15.6%
MORNINGTON	\$540,000	\$735,000	\$995,000	\$602,000	22.1%	29.8%
MOUNT WAVERLEY	\$825,000	\$902,500	\$1,121,600	\$945,000	-4.5%	13.1%
MULGRAVE*	\$623,500	\$640,000	\$727,000	\$631,000	1.4%	-0.4%
MURRUMBEENA*	\$405,000	\$525,000	\$825,000	\$572,250	-8.3%	20.8%
NEWPORT*	\$725,000	\$765,000	\$798,500	\$826,000	-7.4%	10.8%
NIDDRIE*	\$647,000	\$746,000	\$880,000	\$780,000	-4.4%	12.4%
NOBLE PARK	\$387,500	\$424,000	\$495,000	\$400,000	6.0%	13.0%
NORTH MELBOURNE	\$445,000	\$550,000	\$665,500	\$496,000	10.9%	7.6%
NORTHCOTE	\$565,000	\$725,000	\$880,000	\$615,000	17.9%	12.2%
NUNAWADING*	\$646,750	\$715,500	\$790,000	\$690,000	3.7%	10.6%
OAK PARK*	\$465,000	\$518,000	\$647,000	\$600,000	-13.7%	2.3%
OAKLEIGH*	\$600,000	\$740,313	\$885,000	\$580,000	27.6%	0.5%
OAKLEIGH EAST*	\$770,000	\$795,000	\$880,000	\$715,000	11.2%	3.5%
OAKLEIGH SOUTH*	\$383,000	\$655,000	\$805,000	\$737,000	-11.1%	2.5%
ORMOND*	\$461,000	\$666,250	\$1,123,000	\$562,000	18.5%	19.3%
PAKENHAM	\$275,000	\$330,000	\$422,500	\$295,000	11.9%	13.2%
PARKDALE	\$506,000	\$650,000	\$951,000	\$660,000	-1.5%	8.5%
PARKVILLE*	\$350,000	\$448,000	\$1,360,000	\$560,000	-20.0%	2.2%
PASCOE VALE	\$455,000	\$510,000	\$600,000	\$510,000	0.0%	4.2%
PATTERSON LAKES*	\$395,000	\$420,000	\$545,000	\$517,500	-18.8%	10.1%
POINT COOK*	\$359,000	\$400,000	\$412,000	-	-	9.2%
PORT MELBOURNE	\$532,000	\$747,500	\$1,379,000	\$670,000	11.6%	9.0%
PRAHRAN	\$428,000	\$523,500	\$595,000	\$600,000	-12.8%	-6.5%
PRESTON	\$379,500	\$445,000	\$585,000	\$496,000	-10.3%	2.8%
RESERVOIR	\$385,000	\$460,000	\$541,000	\$436,250	5.4%	10.0%
RICHMOND	\$401,500	\$646,000	\$952,500	\$520,000	24.2%	3.4%
RINGWOOD	\$463,900	\$530,125	\$627,550	\$535,000	-0.9%	13.6%
RINGWOOD EAST*	\$465,500	\$495,000	\$625,000	\$497,500	-0.5%	2.9%
ROSANNA*	\$600,000	\$695,000	\$760,000	\$670,000	3.7%	12.0%
ROSEBUD*	\$470,000	\$479,000	\$520,000	\$382,500	25.2%	26.1%
ROWVILLE*	\$380,000	\$652,500	\$735,000	\$568,000	14.9%	24.3%
SAFETY BEACH*	\$463,500	\$610,000	\$725,000	\$420,000	45.2%	-18.8%
SANDRINGHAM	\$735,000	\$880,000	\$1,337,000	\$886,250	-0.7%	10.3%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
SEAFORD	\$355,000	\$430,000	\$501,500	\$449,500	-4.3%	-1.6%
SEDDON*	\$462,000	\$587,500	\$740,000	\$595,000	-1.3%	-2.5%
SOUTH MELBOURNE	\$430,000	\$587,500	\$695,000	\$593,000	-0.9%	-7.7%
SOUTH MORANG*	\$312,000	\$390,000	\$460,000	\$342,500	13.9%	-3.0%
SOUTH YARRA	\$420,000	\$606,000	\$865,000	\$540,000	12.2%	0.4%
SOUTHBANK	\$462,000	\$560,000	\$665,000	\$600,000	-6.7%	4.6%
SPRINGVALE*	\$440,000	\$460,000	\$612,000	\$475,000	-3.2%	9.3%
SPRINGVALE SOUTH*	\$402,500	\$552,500	\$581,250	-	-	9.2%
ST ALBANS	\$324,500	\$379,000	\$415,000	\$369,000	2.7%	12.9%
ST KILDA	\$422,750	\$540,000	\$692,500	\$465,500	16.0%	7.3%
ST KILDA EAST	\$447,000	\$527,500	\$650,000	\$545,000	-3.2%	-2.3%
ST KILDA WEST*	\$370,000	\$750,000	\$870,000	\$628,625	19.3%	6.4%
STRATHMORE*	\$627,500	\$765,000	\$810,000	-	-	-3.8%
SUNSHINE*	\$425,500	\$480,000	\$600,000	\$390,000	23.1%	28.2%
SURREY HILLS	\$627,500	\$765,000	\$1,327,750	\$805,000	-5.0%	1.7%
SYDENHAM*	\$322,500	\$342,500	\$382,500	\$337,750	1.4%	11.8%
TEMPLESTOWE*	\$700,000	\$824,500	\$930,000	\$982,500	-16.1%	10.7%
TEMPLESTOWE LOWER*	\$602,000	\$650,000	\$669,500	\$888,500	-26.8%	-1.4%
THOMASTOWN*	\$256,000	\$270,000	\$348,000	\$305,000	-11.5%	0.6%
THORNBURY	\$383,000	\$512,500	\$630,000	\$469,250	9.2%	3.5%
TOORAK	\$620,500	\$1,072,500	\$2,025,000	\$1,327,500	-19.2%	17.7%
TRAVANCORE*	\$325,000	\$350,000	\$445,000	\$337,000	3.9%	2.9%
TULLAMARINE*	\$340,000	\$418,000	\$420,250	\$412,000	1.5%	9.5%
VERMONT*	\$610,500	\$700,250	\$825,750	\$770,000	-9.1%	3.3%
VIEWBANK*	\$546,000	\$556,000	\$810,000	-	-	-2.4%
WERRIBEE*	\$290,000	\$322,750	\$430,000	\$306,500	5.3%	14.8%
WEST FOOTSCRAY*	\$300,000	\$353,500	\$450,000	\$500,750	-29.4%	-0.3%
WEST MELBOURNE*	\$615,000	\$659,500	\$1,030,000	\$482,000	36.8%	-3.0%
WILLIAMSTOWN*	\$507,500	\$694,500	\$980,000	\$553,750	25.4%	-6.7%
WINDSOR*	\$422,000	\$608,000	\$830,000	\$590,000	3.1%	5.8%
YARRAVILLE*	\$460,000	\$570,500	\$780,000	\$596,500	-4.4%	-9.9%

Source: REIV

Copyright & Disclaimer

© 2017 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

Because the REIV has relied upon data supplied by third parties, the REIV does not warrant the information's accuracy or completeness. Subscribers specifically accept the information on an "as is" basis. To the full extent allowed by law the REIV excludes liability in contract, tort or otherwise, for any loss or damage sustained by readers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to REIV for the supply of such information.

December Quarter 2016 Median Prices

The Real Estate Institute of Victoria Ltd.



Regional Victoria

Median House Prices by Municipality & Suburb, Original
12 months ending December 2016

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

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
ALPINE	\$290,000	\$340,000	\$460,100	\$379,500	-10.4%	-1.4%
BRIGHT*	\$300,000	\$378,750	\$475,000	\$390,000	-2.9%	-2.9%
MYRTLEFORD	\$184,000	\$255,000	\$370,000	\$254,000	0.4%	1.8%
POREPUNKAH*	\$290,000	\$315,000	\$340,000	\$320,000	-1.6%	-17.1%
ARARAT*	\$174,500	\$220,000	\$308,750	\$238,750	-7.9%	-20.0%
ARARAT*	\$220,000	\$245,000	\$315,000	\$267,500	-8.4%	8.9%
CITY OF BALLARAT	\$255,000	\$320,000	\$405,000	\$320,000	0.0%	0.0%
ALFREDTON	\$323,000	\$382,500	\$459,500	\$370,000	3.4%	1.5%
BALLARAT CENTRAL	\$260,000	\$341,000	\$447,000	\$345,000	-1.2%	-1.7%
BALLARAT EAST	\$235,000	\$277,000	\$345,500	\$290,000	-4.5%	-4.5%
BALLARAT NORTH	\$302,500	\$365,000	\$448,500	\$350,000	4.3%	15.9%
BLACK HILL*	\$245,000	\$260,000	\$340,000	\$268,750	-3.3%	-16.3%
BROWN HILL*	\$283,000	\$360,000	\$515,000	\$355,000	1.4%	7.5%
BUNINYONG	\$351,000	\$430,000	\$530,000	\$417,500	3.0%	5.5%
CANADIAN*	\$305,000	\$345,000	\$370,000	\$362,250	-4.8%	-2.0%
CARDIGAN*	\$510,000	\$607,500	\$935,000	\$607,500	0.0%	-
CARDIGAN VILLAGE*	\$440,000	\$470,000	\$475,000	\$461,000	2.0%	2.8%
DELACOMBE	\$291,000	\$334,000	\$370,000	\$327,000	2.1%	4.4%
GOLDEN POINT*	\$240,000	\$300,000	\$345,000	\$295,000	1.7%	14.3%
INVERMAY PARK*	\$330,000	\$385,400	\$398,500	\$375,000	2.8%	-15.3%
LAKE GARDENS*	\$425,000	\$490,000	\$587,000	\$490,000	0.0%	3.2%
LAKE WENDOUREE	\$525,000	\$660,000	\$845,000	\$657,500	0.4%	-11.1%
MINERS REST	\$315,000	\$332,500	\$376,000	\$327,500	1.5%	-2.2%
MOUNT CLEAR	\$275,000	\$312,500	\$365,000	\$315,000	-0.8%	-4.6%
MOUNT HELEN	\$322,000	\$355,000	\$449,000	\$385,000	-7.8%	-6.3%
MOUNT PLEASANT*	\$225,000	\$263,750	\$325,000	\$270,000	-2.3%	-13.5%
NERRINA*	\$300,000	\$459,500	\$630,000	\$475,000	-3.3%	-12.1%
NEWINGTON*	\$320,000	\$347,500	\$458,500	\$342,500	1.5%	2.2%
REDAN	\$215,000	\$240,000	\$300,000	\$245,000	-2.0%	-8.7%
SEBASTOPOL	\$217,000	\$250,000	\$290,000	\$247,750	0.9%	1.7%
SOLDIERS HILL	\$270,000	\$322,375	\$431,000	\$342,500	-5.9%	-0.8%
WENDOUREE	\$215,000	\$242,000	\$275,000	\$248,000	-2.4%	-3.2%
BASS COAST	\$260,000	\$340,000	\$447,500	\$332,500	2.3%	-0.6%
CAPE PATERSON*	\$280,000	\$362,000	\$442,000	\$360,000	0.6%	3.4%
CAPE WOOLAMAT*	\$339,000	\$419,000	\$570,000	\$395,750	5.9%	22.9%
CORONET BAY*	\$270,000	\$325,000	\$360,000	\$320,000	1.6%	-
COWES	\$323,000	\$389,000	\$462,500	\$389,000	0.0%	5.1%
DALYSTON*	\$219,000	\$257,500	\$289,000	-	-	-
GRANTVILLE*	\$300,000	\$485,000	\$540,000	-	-	-
INVERLOCH	\$365,000	\$481,250	\$549,500	\$455,000	5.8%	9.4%
KILCUNDA*	\$363,500	\$490,250	\$565,000	\$390,000	25.7%	-
SAN REMO*	\$476,250	\$502,125	\$710,000	\$500,000	0.4%	19.8%
SILVERLEAVES*	\$410,000	\$510,000	\$530,000	-	-	3.2%
SMITHS BEACH*	\$372,500	\$425,050	\$560,050	-	-	-
VENTNOR*	\$410,000	\$743,000	\$780,000	\$743,000	0.0%	-
WONTHAGGI	\$229,000	\$272,750	\$340,000	\$259,500	5.1%	5.9%
BAW BAW	\$300,000	\$365,000	\$455,000	\$337,000	8.3%	1.4%
DROUIN	\$310,000	\$365,000	\$430,000	\$365,000	0.0%	8.5%
LONGWARRY*	\$311,500	\$336,500	\$365,000	\$327,500	2.7%	10.3%
NEERIM SOUTH*	\$365,000	\$400,000	\$435,000	\$415,000	-3.6%	28.6%
TOONGABBIE*	\$215,000	\$377,500	\$388,500	\$377,500	0.0%	-
TRAFALGAR*	\$303,000	\$327,500	\$385,000	\$320,000	2.3%	7.4%
WARRAGUL	\$295,000	\$375,000	\$470,000	\$367,500	2.0%	10.6%
YARRAGON*	\$227,500	\$307,500	\$380,000	\$310,000	-0.8%	-0.8%
BENALLA	\$180,500	\$240,000	\$307,500	\$240,850	-0.4%	1.3%
BENALLA	\$181,000	\$245,000	\$315,000	\$244,000	0.4%	1.0%
CAMPASPE	\$215,000	\$274,500	\$364,050	\$285,000	-3.7%	-1.3%
ECHUCA	\$257,500	\$327,000	\$405,000	\$328,500	-0.5%	0.6%
KYABRAM	\$195,000	\$235,000	\$325,000	\$240,000	-2.1%	-2.1%
ROCHESTER*	\$191,500	\$229,000	\$264,000	\$264,000	-13.3%	-23.0%
TONGALA*	\$157,000	\$190,000	\$265,000	\$177,500	7.0%	-16.5%
CENTRAL GOLDFIELDS	\$170,000	\$215,000	\$280,000	\$210,000	2.4%	2.4%
CARISBROOK*	\$142,500	\$230,000	\$295,000	\$230,000	0.0%	-
DUNOLLY*	\$160,000	\$198,000	\$216,000	\$167,500	18.2%	8.5%
MARYBOROUGH	\$170,000	\$220,000	\$280,000	\$217,500	1.1%	3.8%
COLAC-OTWAY	\$251,500	\$390,000	\$550,250	\$360,000	8.3%	18.5%
APOLLO BAY*	\$455,000	\$532,500	\$615,000	\$490,500	8.6%	15.8%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
COLAC	\$190,000	\$243,750	\$300,000	\$247,000	-1.3%	-4.4%
ELLIMINYT*	\$265,000	\$354,500	\$340,000	\$447,500	-20.8%	-10.3%
MARENGO*	\$515,000	\$622,000	\$730,000	\$599,000	3.8%	-
WINCHELSEA*	\$227,500	\$281,500	\$421,000	\$327,500	-14.0%	-
CORANGAMITE*	\$148,000	\$185,000	\$225,000	\$193,000	-4.1%	-3.6%
EAST GIPPSLAND	\$225,000	\$290,000	\$385,000	\$289,000	0.3%	0.3%
BAIRNSDALE	\$207,500	\$252,000	\$320,000	\$250,000	0.8%	2.9%
BRUTHEN*	\$230,000	\$250,000	\$260,000	\$225,000	11.1%	-
EASTWOOD*	\$285,000	\$322,000	\$362,000	\$335,000	-3.9%	-1.7%
LAKES ENTRANCE*	\$280,000	\$308,000	\$460,000	\$302,225	1.9%	10.0%
LUCKNOW*	\$210,000	\$240,000	\$259,000	\$247,500	-3.0%	-
METUNG*	\$355,000	\$420,000	\$425,000	\$393,500	6.7%	12.0%
NEWLANDS ARM*	\$272,500	\$315,000	\$380,000	\$335,000	-6.0%	-
PAYNESVILLE*	\$263,000	\$310,000	\$460,000	\$305,000	1.6%	10.7%
WY YUNG*	\$349,000	\$373,500	\$457,500	\$377,000	-0.9%	9.9%
GANNAWARRA	\$112,500	\$183,500	\$240,000	\$183,000	0.3%	1.9%
COHUNA*	\$110,000	\$167,500	\$220,000	\$195,000	-14.1%	-22.8%
KERANG*	\$91,000	\$136,000	\$172,500	\$117,000	16.2%	-
GLENELG	\$188,500	\$330,000	\$387,500	\$297,500	10.9%	7.3%
PORTLAND*	\$191,250	\$236,250	\$323,750	\$223,250	5.8%	-4.3%
GOLDEN PLAINS	\$340,000	\$395,000	\$470,000	\$370,000	6.8%	3.3%
BANNOCKBURN*	\$360,000	\$395,000	\$456,000	\$381,000	3.7%	2.6%
ENFIELD*	\$305,000	\$336,000	\$362,000	\$310,000	8.4%	19.6%
HADDON*	\$375,000	\$435,000	\$511,000	\$430,000	1.2%	2.4%
LINTON*	\$202,500	\$272,500	\$338,000	\$299,000	-8.9%	11.2%
SCARSDALE*	\$247,500	\$295,000	\$405,000	\$270,000	9.3%	3.5%
SMYTHES CREEK*	\$470,000	\$490,000	\$545,000	\$485,000	1.0%	-6.7%
SMYTHESDALE*	\$295,000	\$380,000	\$455,000	\$425,000	-10.6%	15.9%
CITY OF GREATER BENDIGO	\$267,000	\$332,500	\$408,000	\$340,000	-2.2%	-1.8%
ASCOT*	\$350,000	\$370,000	\$495,000	\$396,000	-6.6%	0.8%
BENDIGO	\$295,000	\$395,000	\$530,000	\$365,000	8.2%	5.8%
CALIFORNIA GULLY*	\$230,000	\$245,000	\$290,000	\$245,000	0.0%	-7.5%
EAGLEHAWK	\$253,500	\$289,500	\$338,500	\$290,000	-0.2%	2.7%
EAST BENDIGO*	\$275,000	\$300,000	\$346,000	\$313,750	-4.4%	-18.9%
EPSOM	\$310,000	\$345,000	\$382,000	\$340,000	1.5%	4.5%
FLORA HILL*	\$282,500	\$325,000	\$385,000	\$327,010	-0.6%	0.0%
GOLDEN SQUARE	\$258,000	\$323,000	\$386,500	\$329,500	-2.0%	1.7%
HEATHCOTE	\$220,000	\$300,000	\$365,000	\$280,000	7.1%	5.3%
HUNTLY*	\$330,000	\$345,000	\$475,000	\$337,500	2.2%	8.7%
IRONBARK*	\$188,000	\$262,500	\$565,000	\$258,000	1.7%	4.9%
JUNORTOUN*	\$445,000	\$540,000	\$670,000	\$576,250	-6.3%	5.9%
KANGAROO FLAT	\$252,500	\$302,500	\$345,000	\$306,000	-1.1%	-2.4%
KENNINGTON	\$270,000	\$318,800	\$385,000	\$327,500	-2.7%	-5.5%
LONG GULLY*	\$212,500	\$237,500	\$267,500	\$231,500	2.6%	-3.3%
MAIDEN GULLY*	\$400,000	\$475,000	\$550,000	\$423,000	12.3%	12.4%
NORTH BENDIGO*	\$235,000	\$290,625	\$347,000	\$295,500	-1.6%	0.2%
QUARRY HILL*	\$312,000	\$450,000	\$490,000	\$482,500	-6.7%	19.9%
SPRING GULLY*	\$291,000	\$340,000	\$394,750	\$340,000	0.0%	-6.8%
STRATHDALE	\$329,000	\$409,500	\$506,000	\$415,000	-1.3%	1.7%
STRATHFIELDSAYE	\$385,000	\$435,000	\$477,000	\$435,000	0.0%	2.4%
WHITE HILLS*	\$262,000	\$314,500	\$377,500	\$315,000	-0.2%	13.5%
CITY OF GREATER GEELONG	\$360,750	\$450,000	\$600,000	\$425,000	5.9%	2.9%
ARMSTRONG CREEK*	\$390,000	\$450,000	\$505,000	\$437,500	2.9%	2.4%
BARWON HEADS	\$735,000	\$916,250	\$1,085,000	\$875,000	4.7%	13.4%
BELL PARK	\$310,000	\$356,000	\$385,000	\$360,000	-1.1%	6.0%
BELL POST HILL	\$332,250	\$375,500	\$431,500	\$355,000	5.8%	10.1%
BELMONT	\$365,000	\$430,000	\$515,000	\$405,000	6.2%	4.6%
CLIFTON SPRINGS	\$320,000	\$370,000	\$450,000	\$358,500	3.2%	7.6%
CORIO	\$225,000	\$250,000	\$282,500	\$245,000	2.0%	6.3%
CURLEWIS*	\$390,000	\$405,000	\$410,000	\$390,500	3.7%	4.2%
DRYSDALE	\$357,500	\$422,500	\$535,750	\$425,000	-0.6%	-6.9%
EAST GEELONG	\$445,000	\$530,000	\$620,000	\$480,500	10.3%	23.3%
GEELONG	\$521,000	\$680,000	\$800,000	\$668,000	1.8%	11.0%
GEELONG WEST	\$470,000	\$552,000	\$665,000	\$525,000	5.1%	11.5%
GROVEDALE	\$360,000	\$400,000	\$435,000	\$385,000	3.9%	6.4%
HAMLIN HEIGHTS	\$380,000	\$427,250	\$507,000	\$395,000	8.2%	13.6%
HERNE HILL*	\$366,000	\$400,000	\$440,000	\$390,000	2.6%	8.4%
HIGHTON	\$500,000	\$565,000	\$700,000	\$550,000	2.7%	13.0%
INDENTED HEAD*	\$327,000	\$418,000	\$637,000	\$395,000	5.8%	9.4%
LARA	\$355,000	\$414,250	\$479,000	\$395,000	4.9%	9.7%
LEOPOLD	\$367,000	\$420,000	\$470,000	\$410,000	2.4%	9.1%
LUCAS*	\$327,000	\$352,000	\$399,000	\$352,000	0.0%	-4.9%
MANIFOLD HEIGHTS*	\$461,600	\$563,500	\$740,000	\$538,500	4.6%	9.1%
MARSHALL*	\$350,000	\$390,000	\$425,000	\$379,000	2.9%	2.6%
NEWCUMB*	\$277,500	\$311,250	\$345,000	\$304,000	2.4%	3.8%
NEWTOWN	\$565,800	\$680,000	\$805,000	\$688,500	-1.2%	8.8%
NORLANE	\$210,000	\$237,000	\$266,000	\$225,005	5.3%	7.7%
NORTH GEELONG*	\$305,000	\$350,000	\$406,000	\$326,000	7.4%	10.4%
OCEAN GROVE	\$480,000	\$573,000	\$675,000	\$550,000	4.2%	8.1%
POINT LONSDALE*	\$580,000	\$600,000	\$630,000	\$601,000	-0.2%	-6.5%
PORTARLINGTON	\$424,000	\$490,000	\$577,500	\$480,000	2.1%	11.4%
SOUTH GEELONG*	\$493,000	\$590,000	\$612,000	\$594,000	-0.7%	35.0%
ST ALBANS PARK*	\$285,000	\$330,000	\$350,000	\$325,000	1.5%	4.4%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
ST LEONARDS	\$365,000	\$478,750	\$575,000	\$480,000	-0.3%	25.2%
WALLINGTON*	\$743,000	\$760,000	\$779,000	-	-	-21.6%
WANDANA HEIGHTS*	\$572,500	\$655,000	\$710,000	\$638,000	2.7%	7.4%
WAURN PONDS	\$440,000	\$510,000	\$552,600	\$484,000	5.4%	1.7%
WHITTINGTON*	\$246,000	\$272,000	\$320,000	\$275,000	-1.1%	-11.5%
GREATER SHEPPARTON	\$227,000	\$275,000	\$341,000	\$265,000	3.8%	0.0%
KIALLA*	\$282,000	\$360,000	\$400,000	\$341,000	5.6%	-5.3%
MOOROPNA*	\$170,000	\$227,500	\$306,250	\$239,000	-4.8%	-13.3%
SHEPPARTON	\$240,000	\$270,500	\$332,500	\$275,000	-1.6%	8.2%
TATURA*	\$186,500	\$235,000	\$264,000	\$224,500	4.7%	-2.1%
HEPBURN	\$340,000	\$425,000	\$525,000	\$385,000	10.4%	0.0%
CLUNES*	\$260,000	\$327,500	\$377,000	\$302,500	8.3%	34.8%
CRESWICK*	\$253,000	\$307,500	\$360,000	\$308,750	-0.4%	4.9%
DAYLESFORD	\$375,000	\$480,000	\$620,000	\$481,000	-0.2%	6.7%
HEPBURN SPRINGS*	\$400,000	\$470,000	\$536,000	\$475,000	-1.1%	8.7%
MALMSBURY*	\$347,500	\$447,500	\$527,500	\$478,750	-6.5%	-4.3%
TRENTHAM*	\$442,500	\$502,500	\$612,500	\$465,000	8.1%	-3.6%
HINDMARSH*	\$82,750	\$97,750	\$146,375	\$113,500	-13.9%	-15.0%
HORSHAM	\$206,000	\$260,000	\$340,500	\$250,000	4.0%	2.0%
HORSHAM	\$206,000	\$259,500	\$330,000	\$252,500	2.8%	7.6%
INDIGO	\$228,000	\$295,000	\$460,000	\$340,000	-13.2%	-7.2%
BEECHWORTH*	\$303,000	\$314,250	\$330,000	\$330,000	-4.8%	-11.2%
CHILTERN*	\$195,000	\$226,500	\$260,000	\$225,000	0.7%	1.8%
RUTHERGLEN*	\$232,000	\$265,000	\$350,000	\$265,000	0.0%	-
CITY OF LA TROBE	\$165,000	\$240,000	\$323,000	\$234,000	2.6%	0.4%
CHURCHILL	\$150,000	\$195,000	\$260,000	\$195,000	0.0%	8.3%
HAZELWOOD NORTH*	\$380,000	\$455,000	\$568,000	\$425,000	7.1%	3.4%
MOE	\$144,750	\$169,000	\$244,500	\$169,000	0.0%	-8.2%
MORWELL	\$124,200	\$165,000	\$217,000	\$160,000	3.1%	10.0%
NEWBOROUGH	\$205,250	\$234,500	\$276,250	\$239,000	-1.9%	2.4%
TRARALGON	\$230,000	\$285,000	\$374,000	\$295,000	-3.4%	-4.4%
YALLOURN NORTH*	\$130,000	\$170,500	\$257,000	\$152,000	12.2%	20.9%
YINNAR*	\$172,000	\$265,000	\$350,000	\$300,000	-11.7%	-29.3%
LODDON*	\$147,000	\$185,000	\$190,000	-	-	7.2%
MACEDON RANGES	\$460,000	\$590,000	\$770,000	\$551,000	7.1%	4.4%
GISBORNE	\$550,000	\$662,500	\$795,000	\$628,000	5.5%	13.5%
GISBORNE SOUTH*	\$845,000	\$1,020,000	\$1,185,000	\$950,000	7.4%	6.8%
KYNETON	\$395,000	\$483,250	\$582,500	\$473,250	2.1%	1.7%
LANCEFIELD*	\$370,000	\$400,000	\$668,000	\$409,500	-2.3%	-2.4%
MACEDON*	\$547,500	\$626,750	\$1,025,000	\$720,000	-13.0%	5.3%
MOUNT MACEDON*	\$632,175	\$830,000	\$1,334,000	\$802,500	3.4%	16.5%
NEW GISBORNE*	\$500,000	\$590,000	\$660,000	\$535,000	10.3%	1.7%
RIDDELLS CREEK*	\$512,500	\$611,250	\$780,000	\$560,000	9.2%	6.8%
ROMSEY*	\$412,500	\$460,000	\$602,500	\$450,000	2.2%	4.5%
TYLDEN*	\$380,000	\$417,500	\$665,000	-	-	-
WOODEND	\$462,500	\$590,000	\$730,000	\$585,000	0.9%	-4.1%
MANSFIELD	\$220,000	\$240,000	\$314,000	\$222,500	7.9%	0.0%
MILDURA	\$185,000	\$255,000	\$320,000	\$249,000	2.4%	0.0%
CARDROSS*	\$132,500	\$272,000	\$320,000	-	-	-
IRYMPLE	\$215,111	\$260,000	\$328,000	\$257,500	1.0%	1.0%
MERBEIN*	\$160,000	\$180,000	\$232,000	\$185,000	-2.7%	0.0%
MILDURA	\$202,500	\$260,000	\$320,000	\$260,000	0.0%	3.9%
NICHOLS POINT*	\$285,500	\$396,500	\$475,000	\$460,500	-13.9%	-6.4%
RED CLIFFS	\$145,000	\$197,000	\$301,000	\$197,000	0.0%	3.7%
MITCHELL	\$305,000	\$365,000	\$455,000	\$348,750	4.7%	1.4%
AVENEL*	\$145,000	\$367,500	\$590,000	-	-	-
BEVERIDGE*	\$420,000	\$457,500	\$530,000	\$470,000	-2.7%	-7.6%
BROADFORD*	\$275,000	\$297,500	\$345,000	\$283,500	4.9%	12.3%
KILMORE	\$289,000	\$358,025	\$435,200	\$356,500	0.4%	6.9%
SEYMOUR*	\$169,000	\$265,000	\$302,800	\$262,750	0.9%	4.4%
WALLAN	\$325,000	\$375,000	\$430,000	\$375,000	0.0%	4.0%
MOIRA	\$197,500	\$305,000	\$397,000	\$270,000	13.0%	6.6%
NATHALIA*	\$138,000	\$185,000	\$250,000	\$185,000	0.0%	-8.6%
NUMURKAH*	\$195,000	\$255,000	\$378,000	\$240,000	6.3%	-0.5%
YARRAWONGA	\$280,000	\$356,500	\$465,000	\$355,000	0.4%	9.0%
MOORABOOL	\$330,000	\$402,500	\$520,000	\$395,000	1.9%	0.0%
BACCHUS MARSH*	\$316,250	\$420,000	\$500,000	\$440,000	-4.5%	13.8%
BALLAN*	\$300,000	\$403,250	\$455,000	\$427,500	-5.7%	-2.1%
DARLEY*	\$340,000	\$370,000	\$495,000	\$370,000	0.0%	-6.3%
MOUNT ALEXANDER	\$349,000	\$425,000	\$535,000	\$399,000	6.5%	2.4%
CAMPBELLS CREEK*	\$280,000	\$432,500	\$480,000	\$420,000	3.0%	6.8%
CASTLEMAINE	\$350,000	\$425,000	\$560,000	\$400,000	6.3%	11.8%
CHEWTON*	\$325,000	\$423,500	\$500,000	\$407,000	4.1%	-5.8%
HARCOURT*	\$335,000	\$380,000	\$550,000	\$430,000	-11.6%	-
MALDON*	\$315,000	\$357,000	\$435,000	\$435,000	-17.9%	5.2%
NEWSTEAD*	\$349,000	\$390,000	\$400,000	\$353,000	10.5%	-0.5%

Suburb	Lower Quartile	Dec-16 Median	Upper Quartile	Sep-16 Median	Quarterly Change	Annual Change
MOYNE	\$215,000	\$272,000	\$340,000	\$292,500	-7.0%	-9.3%
MURRINDINDI	\$258,500	\$346,000	\$475,000	\$400,000	-13.5%	-5.2%
ALEXANDRA*	\$235,000	\$264,250	\$315,000	\$264,250	0.0%	-11.9%
BUXTON*	\$306,000	\$352,500	\$420,000	\$400,000	-11.9%	-11.9%
EILDON*	\$160,000	\$223,000	\$280,000	\$221,500	0.7%	-
KINGLAKE*	\$320,000	\$373,500	\$463,000	\$440,000	-15.1%	-11.8%
MARYSVILLE*	\$335,000	\$352,500	\$370,000	\$370,000	-4.7%	-
NORTHERN GRAMPIANS	\$165,000	\$222,500	\$282,000	\$186,000	19.6%	4.7%
HALLS GAP*	\$235,000	\$263,500	\$355,000	\$318,500	-17.3%	-
STAWELL	\$155,000	\$215,000	\$280,000	\$192,000	12.0%	18.1%
PYRENEES	\$174,000	\$225,000	\$317,500	\$221,000	1.8%	-4.3%
AVOCA*	\$154,750	\$179,250	\$224,000	\$195,000	-8.1%	-6.9%
BEAUFORT*	\$170,000	\$225,000	\$277,000	\$240,000	-6.3%	-13.5%
SKIPTON*	\$167,000	\$185,000	\$192,000	\$192,000	-3.6%	-
SNAKE VALLEY*	\$225,000	\$251,000	\$325,000	\$251,000	0.0%	-
QUEENSCLIFFE	\$610,000	\$675,000	\$840,000	\$715,000	-5.6%	0.2%
QUEENSCLIFF*	\$631,250	\$752,500	\$840,000	\$705,000	6.7%	0.3%
SOUTH GIPPSLAND	\$230,000	\$298,000	\$408,750	\$307,500	-3.1%	3.1%
FOSTER*	\$270,000	\$270,000	\$270,000	\$270,000	0.0%	-12.9%
KORUMBURRA*	\$225,000	\$335,000	\$432,500	\$356,000	-5.9%	8.9%
NYORA*	\$436,000	\$540,000	\$612,500	\$540,000	0.0%	-
POOWONG*	\$225,000	\$355,000	\$455,000	\$251,000	41.4%	5.2%
VENUS BAY*	\$220,000	\$251,250	\$295,500	\$255,500	-1.7%	0.5%
SOUTHERN GRAMPIANS	\$153,000	\$217,000	\$315,000	\$230,000	-5.7%	0.0%
COLERAINE*	\$90,000	\$120,000	\$140,000	\$124,000	-3.2%	-18.6%
HAMILTON	\$200,000	\$263,750	\$338,000	\$241,500	9.2%	7.7%
STRATHBOGIE	\$215,000	\$252,000	\$382,500	\$303,500	-17.0%	-0.6%
NAGAMBIE*	\$195,000	\$345,000	\$410,000	\$345,000	0.0%	-5.5%
SURF COAST	\$582,500	\$688,000	\$795,750	\$645,000	6.7%	1.0%
AIREYS INLET*	\$650,000	\$675,000	\$900,000	\$675,000	0.0%	-12.9%
ANGLESEA*	\$565,000	\$670,000	\$770,000	\$685,000	-2.2%	6.3%
JAN JUC*	\$610,000	\$710,000	\$795,000	\$641,000	10.8%	11.8%
LORNE*	\$660,000	\$730,000	\$910,000	\$742,500	-1.7%	-21.3%
TORQUAY	\$590,000	\$695,000	\$799,000	\$690,000	0.7%	11.0%
SWAN HILL	\$175,000	\$255,000	\$306,000	\$245,605	3.8%	0.0%
ROBINVALE*	\$175,000	\$180,000	\$6,000,000	\$175,000	2.9%	4.0%
SWAN HILL*	\$209,500	\$262,000	\$307,000	\$266,000	-1.5%	-4.7%
TOWONG*	\$140,000	\$239,850	\$320,000	\$220,000	9.0%	25.2%
WANGARATTA	\$272,000	\$336,000	\$380,000	\$299,000	12.4%	8.7%
WANGARATTA	\$259,000	\$327,000	\$372,000	\$300,000	9.0%	10.8%
WARRNAMBOOL	\$269,000	\$318,000	\$382,000	\$361,125	-11.9%	-3.8%
WARRNAMBOOL	\$265,000	\$317,500	\$385,000	\$330,000	-3.8%	-10.3%
WEST WIMMERA*	\$33,000	\$90,000	\$175,000	\$87,500	2.9%	-10.0%
WELLINGTON	\$220,000	\$295,000	\$376,000	\$288,500	2.3%	3.5%
GLENGARRY*	\$282,500	\$360,000	\$460,000	\$335,000	7.5%	23.7%
HEYFIELD*	\$180,000	\$315,000	\$455,000	\$308,750	2.0%	2.9%
LOCH SPORT*	\$133,750	\$187,500	\$225,000	\$185,000	1.4%	17.2%
MAFFRA	\$220,000	\$257,000	\$337,500	\$253,500	1.4%	2.8%
ROSEDALE*	\$230,000	\$345,000	\$430,000	\$339,000	1.8%	-
SALE	\$235,000	\$295,000	\$375,000	\$305,000	-3.3%	-6.3%
STRATFORD*	\$254,000	\$305,000	\$340,000	\$270,500	12.8%	10.9%
WODONGA	\$251,000	\$295,000	\$355,000	\$311,500	-5.3%	-6.3%
WEST WODONGA*	\$272,000	\$293,000	\$326,000	\$306,500	-4.4%	-4.9%
WODONGA	\$245,000	\$288,500	\$349,000	\$310,000	-6.9%	-3.0%
YARRIAMBIACK*	\$62,000	\$90,000	\$131,000	\$81,500	10.4%	-4.0%

Source: REIV

Copyright & Disclaimer

© 2017 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

Because the REIV has relied upon data supplied by third parties, the REIV does not warrant the information's accuracy or completeness. Subscribers specifically accept the information on as "as is" basis. To the full extent allowed by law the REIV excludes liability in contract, tort or otherwise, for any loss or damage sustained by readers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to REIV for the supply of such information.