

# REIV Quarterly Results

March Quarter 2020

- I. Median Sale Prices –  
House and Unit
- II. Median Sale Prices by  
Bedroom
- III. Median Weekly Rents –  
House and Unit
- IV. Median Weekly Rents by  
Bedroom



**REIV**

THE DIFFERENCE

## 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](mailto:research@reiv.com.au)

# Median Sale Prices

## Summary

### Metropolitan Melbourne

House by Suburb

House by Municipality

Unit by Suburb

Unit by Municipality

### Regional Victoria

House by Municipality and Suburb

Unit by Municipality and Suburb

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



### Median Prices, Seasonally Adjusted

Note: Annual change is based on rolling annual figures

		Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>					
	House	\$893,000	\$861,500	3.7%	2.3%
	Unit and Apartment	\$641,000	\$637,000	0.6%	4.6%
<b>Regional Victoria</b>					
	House	\$419,000	\$421,000	-0.5%	2.5%
	Unit and Apartment	\$297,500	\$307,500	-3.3%	0.0%
		Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>					
	House	\$1,485,000	\$1,513,500	-1.9%	-1.0%
	Unit and Apartment	\$635,500	\$633,500	0.3%	4.2%
<b>Middle Melbourne</b>					
	House	\$1,024,500	\$1,032,500	-0.8%	3.1%
	Unit and Apartment	\$724,500	\$711,000	1.9%	6.6%
<b>Outer Melbourne</b>					
	House	\$695,500	\$677,500	2.7%	0.3%
	Unit and Apartment	\$550,000	\$543,000	1.3%	2.1%
		Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Auctions</b>					
	House	\$1,012,500	\$1,013,000	0.0%	4.3%
	Unit and Apartment	\$713,500	\$712,000	0.2%	6.1%
<b>Private Sale</b>					
	House	\$753,000	\$737,500	2.1%	-1.5%
	Unit and Apartment	\$573,000	\$576,000	-0.5%	3.7%

Source: REIV

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## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne  
Median House Prices by Suburb

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

Note: Annual change is based on rolling annual figures

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,217,500	\$1,157,500	5.2%	-1.3%
AIRPORT WEST*	\$839,500	\$850,500	-1.3%	0.0%
ALBANVALE*	\$540,000	\$517,000	4.4%	-3.9%
ALBERT PARK*	\$1,718,000	\$2,350,000	-26.9%	0.5%
ALPHINGTON*	\$1,461,000	\$1,750,000	-16.5%	-4.0%
ALTONA*	\$1,012,000	\$960,000	5.4%	-10.0%
ALTONA MEADOWS*	\$640,000	\$619,000	3.4%	-2.8%
ALTONA NORTH*	\$780,000	\$802,500	-2.8%	-1.0%
ARMADALE*	\$2,435,000	\$2,195,000	10.9%	-6.0%
ASCOT VALE*	\$1,355,000	\$1,132,500	19.6%	-3.2%
ASHBURTON*	\$1,593,000	\$1,660,000	-4.0%	-2.3%
ASHWOOD*	\$1,156,500	\$1,296,944	-10.8%	2.4%
ASPENDALE*	\$1,130,000	\$926,000	22.0%	-2.6%
AVONDALE HEIGHTS*	\$875,000	\$814,000	7.5%	-3.9%
BALACLAVA*	\$1,455,500	\$1,450,000	0.4%	25.5%
BALWYN*	\$2,295,000	\$2,368,000	-3.1%	-5.3%
BALWYN NORTH	\$1,920,000	\$1,911,000	0.5%	5.6%
BAYSWATER*	\$773,000	\$763,500	1.2%	-0.9%
BAYSWATER NORTH*	\$750,000	\$706,000	6.2%	1.5%
BEACONSFIELD*	\$867,800	\$772,750	12.3%	-14.1%
BEAUMARIS*	\$1,620,000	\$1,685,500	-3.9%	0.9%
BELGRAVE*	\$685,000	\$695,000	-1.4%	-1.9%
BENTLEIGH*	\$1,546,000	\$1,433,000	7.9%	-0.3%
BENTLEIGH EAST	\$1,252,500	\$1,202,500	4.2%	5.4%
BERWICK	\$726,500	\$729,500	-0.4%	0.0%
BLACK ROCK*	\$2,010,000	\$2,240,000	-10.3%	-9.5%
BLACKBURN	\$1,409,500	\$1,402,500	0.5%	7.9%
BLACKBURN NORTH*	\$1,097,500	\$1,151,000	-4.6%	4.0%
BLACKBURN SOUTH*	\$1,170,000	\$1,180,000	-0.8%	7.5%
BLAIRGOWRIE*	\$905,000	\$1,205,000	-24.9%	0.2%
BORONIA	\$756,250	\$730,000	3.6%	1.6%
BOTANIC RIDGE*	\$685,000	\$780,000	-12.2%	-5.5%
BOX HILL*	\$1,613,000	\$1,623,500	-0.6%	7.4%
BOX HILL NORTH*	\$1,187,500	\$1,305,000	-9.0%	6.7%
BOX HILL SOUTH*	\$1,320,000	\$1,334,000	-1.0%	16.0%
BRAYBROOK*	\$776,000	\$637,500	21.7%	-9.6%
BRIGHTON	\$2,900,000	\$2,635,000	10.1%	0.4%
BRIGHTON EAST	\$1,782,000	\$1,800,000	-1.0%	-3.1%
BROADMEADOWS*	\$571,250	\$563,825	1.3%	-2.7%
BRUNSWICK*	\$1,325,000	\$1,215,000	9.1%	6.7%
BRUNSWICK EAST*	\$1,304,000	\$1,062,500	22.7%	-3.3%
BRUNSWICK WEST*	\$1,170,000	\$1,292,500	-9.5%	-3.2%
BULLEEN*	\$1,268,000	\$1,250,000	1.4%	-2.2%
BUNDOORA	\$775,000	\$795,000	-2.5%	5.5%
BURWOOD*	\$1,292,500	\$1,285,500	0.5%	-3.5%
BURWOOD EAST*	\$1,120,000	\$1,112,000	0.7%	9.4%
CAMBERWELL*	\$2,067,500	\$2,247,500	-8.0%	1.4%
CANTERBURY*	\$2,790,000	\$2,795,000	-0.2%	11.5%
CAPEL SOUND*	\$595,000	\$500,000	19.0%	-5.3%
CARLTON NORTH*	\$1,347,500	\$1,806,000	-25.4%	6.3%
CARNEGIE*	\$1,410,000	\$1,550,000	-9.0%	9.5%
CAROLINE SPRINGS*	\$665,000	\$635,000	4.7%	-2.4%
CARRUM DOWNS	\$581,500	\$555,000	4.8%	-3.6%
CAULFIELD NORTH*	\$2,507,500	\$2,762,500	-9.2%	34.4%
CAULFIELD SOUTH*	\$1,661,000	\$1,705,500	-2.6%	1.4%
CHADSTONE*	\$1,115,000	\$1,240,500	-10.1%	8.9%
CHELtenham	\$1,167,000	\$1,228,500	-5.0%	3.7%
CHIRNSIDE PARK	\$760,000	\$748,500	1.5%	0.6%
CLARINDA*	\$877,944	\$861,750	1.9%	6.4%
CLAYTON*	\$1,157,250	\$1,530,000	-24.4%	1.6%
CLAYTON SOUTH*	\$812,500	\$896,000	-9.3%	-4.6%
CLIFTON HILL*	\$1,432,000	-	-	-0.8%
CLYDE*	\$568,500	\$510,000	11.5%	-1.5%
CLYDE NORTH*	\$645,000	\$625,000	3.2%	0.8%
COBURG	\$1,140,000	\$1,141,000	-0.1%	5.8%
COBURG NORTH*	\$945,000	\$905,000	4.4%	12.3%
COCKATOO*	\$711,500	\$705,000	0.9%	7.3%
COLDSTREAM*	\$669,950	-	-	1.8%
COLLINGWOOD*	\$1,150,000	\$1,173,000	-2.0%	5.8%
CRAIGIEBURN	\$571,250	\$540,000	5.8%	-1.8%
CRANBOURNE*	\$512,500	\$510,250	0.4%	-4.8%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
CRANBOURNE EAST*	\$566,500	\$573,500	-1.2%	-0.9%
CRANBOURNE NORTH*	\$577,500	\$560,000	3.1%	-5.2%
CRANBOURNE WEST*	\$555,000	\$555,000	0.0%	-4.7%
CROYDON	\$755,000	\$780,000	-3.2%	-1.3%
CROYDON HILLS*	\$982,500	\$869,000	13.1%	-3.4%
CROYDON NORTH*	\$835,000	\$845,000	-1.2%	2.2%
CROYDON SOUTH*	\$820,000	\$742,500	10.4%	-0.4%
DALLAS*	\$487,500	\$465,000	4.8%	1.1%
DANDENONG*	\$662,000	\$620,000	6.8%	-2.8%
DANDENONG NORTH*	\$677,500	\$620,000	9.3%	-2.4%
DEER PARK*	\$580,000	\$608,000	-4.6%	0.4%
DELAHEY*	\$520,000	-	-	-4.1%
DIAMOND CREEK*	\$831,000	\$753,879	10.2%	-3.6%
DINGLEY VILLAGE*	\$960,000	\$931,750	3.0%	5.1%
DONCASTER*	\$1,252,500	\$1,285,000	-2.5%	0.1%
DONCASTER EAST	\$1,270,000	\$1,267,500	0.2%	1.2%
DONVALE*	\$1,240,000	\$1,347,500	-8.0%	2.5%
DOREEN	\$641,000	\$640,000	0.2%	0.0%
DOVETON*	\$572,944	\$477,500	20.0%	-6.9%
DROMANA*	\$710,000	\$770,000	-7.8%	-8.0%
EAGLEMONT*	\$1,789,000	\$1,630,000	9.8%	3.9%
ELSTERNWICK*	\$1,805,000	\$1,930,000	-6.5%	5.5%
ELTHAM	\$915,000	\$993,050	-7.9%	-0.8%
ELTHAM NORTH*	\$1,006,000	\$930,000	8.2%	8.8%
ELWOOD*	\$1,630,000	\$2,350,500	-30.7%	-5.1%
EMERALD*	\$707,500	\$722,000	-2.0%	-4.6%
ENDEAVOUR HILLS*	\$672,000	\$650,000	3.4%	-0.2%
EPPING	\$617,500	\$590,000	4.7%	-4.2%
ESSENDON*	\$1,577,500	\$1,520,000	3.8%	-2.5%
FAWKNER*	\$730,000	\$711,000	2.7%	-2.7%
FERNTREE GULLY	\$769,500	\$770,000	-0.1%	2.9%
FITZROY*	\$1,427,000	\$1,595,000	-10.5%	-1.3%
FITZROY NORTH*	\$1,670,000	\$1,425,000	17.2%	-1.2%
FLEMINGTON*	\$1,237,500	\$1,019,750	21.4%	8.1%
FLINDERS*	\$1,300,000	\$1,275,000	2.0%	-31.8%
FOOTSCRAY*	\$1,040,000	\$947,750	9.7%	-6.9%
FOREST HILL*	\$971,000	\$955,000	1.7%	6.6%
FRANKSTON	\$632,500	\$604,000	4.7%	1.7%
FRANKSTON NORTH*	\$470,000	\$427,000	10.1%	-13.4%
FRANKSTON SOUTH*	\$835,000	\$860,500	-3.0%	1.0%
GEMBROOK*	\$630,000	\$735,000	-14.3%	-14.3%
GLADSTONE PARK*	\$660,500	\$660,000	0.1%	2.4%
GLEN IRIS*	\$2,350,000	\$2,125,000	10.6%	10.3%
GLEN WAVERLEY	\$1,285,000	\$1,350,000	-4.8%	3.3%
GLENROY*	\$734,000	\$770,500	-4.7%	-0.7%
GREENSBOROUGH	\$833,750	\$825,500	1.0%	0.0%
GREENVALE	\$779,000	\$734,000	6.1%	-3.3%
HADFIELD*	\$774,500	\$760,000	1.9%	0.6%
HALLAM*	\$600,000	\$570,000	5.3%	-6.6%
HAMPTON*	\$1,705,000	\$2,000,000	-14.8%	-8.3%
HAMPTON EAST*	\$1,254,000	\$1,281,250	-2.1%	0.3%
HAMPTON PARK*	\$525,000	\$510,000	2.9%	-2.9%
HARKNESS*	\$460,000	\$475,000	-3.2%	-2.8%
HASTINGS*	\$575,000	\$573,000	0.3%	4.1%
HAWTHORN*	\$2,525,000	\$2,380,000	6.1%	7.4%
HAWTHORN EAST*	\$1,835,000	\$1,990,000	-7.8%	-6.9%
HEALESVILLE*	\$578,975	\$631,500	-8.3%	-4.2%
HEATHMONT*	\$950,000	\$910,500	4.3%	-6.0%
HEIDELBERG HEIGHTS*	\$913,000	\$737,500	23.8%	-5.6%
HEIDELBERG WEST*	\$775,500	\$638,000	21.6%	-7.4%
HIGHETT*	\$1,280,000	\$1,280,000	0.0%	2.9%
HILLSIDE*	\$663,000	\$660,000	0.5%	-4.9%
HOPPERS CROSSING	\$540,000	\$531,000	1.7%	-3.8%
IVANHOE*	\$1,627,500	\$1,436,000	13.3%	5.7%
KEILOR*	\$833,750	\$911,500	-8.5%	12.6%
KEILOR DOWNS*	\$686,500	\$679,250	1.1%	-3.0%
KEILOR EAST	\$831,000	\$840,000	-1.1%	1.2%
KENSINGTON*	\$1,280,000	\$1,267,500	1.0%	14.3%
KEW	\$2,075,000	\$2,662,500	-22.1%	-2.7%
KEW EAST*	\$1,986,000	\$1,707,500	16.3%	2.1%
KEYSBOROUGH*	\$792,000	\$785,000	0.9%	-3.3%
KILSYTH	\$719,000	\$661,000	8.8%	1.6%
KINGS PARK*	\$502,500	\$499,000	0.7%	-5.8%
KINGSBURY*	\$736,000	-	-	-7.6%
KINGSVILLE*	\$1,028,500	\$998,000	3.1%	3.8%
KNOXFIELD*	\$795,000	\$830,000	-4.2%	-3.6%
KURUNJANG*	\$442,000	\$424,500	4.1%	0.0%
LALOR	\$626,000	\$634,250	-1.3%	-0.2%
LANGWARRIN	\$684,000	\$636,500	7.5%	-2.3%
LAUNCHING PLACE*	\$522,500	\$595,000	-12.2%	3.1%
LAVERTON*	\$560,000	\$525,000	6.7%	-5.3%
LILYDALE	\$777,500	\$730,000	6.5%	0.3%
LOWER PLENTY*	\$1,343,000	\$950,000	41.4%	-20.4%
LYNDHURST*	\$710,000	-	-	-2.3%
LYSTERFIELD*	\$930,000	\$1,305,000	-28.7%	7.9%
MACLEOD*	\$975,000	\$920,000	6.0%	0.9%
MAIDSTONE*	\$739,500	\$860,000	-14.0%	-3.7%



Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
MALVERN*	\$2,335,000	\$2,850,000	-18.1%	-1.6%
MALVERN EAST	\$1,880,000	\$1,850,000	1.6%	4.0%
MANOR LAKES*	\$570,000	\$577,000	-1.2%	2.6%
MARIBYRNONG*	\$1,185,000	\$1,281,000	-7.5%	5.4%
MCCRAE*	\$797,500	\$792,500	0.6%	-6.8%
MCKINNON*	\$1,673,000	\$1,650,000	1.4%	2.6%
MEADOW HEIGHTS*	\$505,000	\$560,000	-9.8%	1.5%
MELTON*	\$420,000	\$377,500	11.3%	-5.4%
MELTON SOUTH*	\$437,700	\$400,000	9.4%	-4.2%
MELTON WEST*	\$404,000	\$390,000	3.6%	-9.2%
MENTONE*	\$987,000	\$1,230,000	-19.8%	-1.1%
MERNSDA	\$576,000	\$562,000	2.5%	-6.2%
MICKLEHAM	\$545,000	\$550,000	-0.9%	-0.5%
MIDDLE PARK*	\$3,025,000	\$2,912,500	3.9%	17.9%
MILL PARK	\$689,000	\$696,000	-1.0%	4.3%
MILLGROVE*	\$449,000	\$415,000	8.2%	2.8%
MITCHAM	\$1,096,250	\$1,120,000	-2.1%	10.0%
MONBULK*	\$630,000	-	-	-3.5%
MONT ALBERT*	\$1,924,500	\$1,700,000	13.2%	-6.8%
MONT ALBERT NORTH*	\$1,810,000	\$1,551,000	16.7%	14.5%
MONTMORENCY*	\$890,250	\$860,000	3.5%	-2.5%
MONTROSE*	\$730,000	\$735,250	-0.7%	-4.4%
MOONEE PONDS*	\$1,350,000	\$1,365,000	-1.1%	3.1%
MOORABBIN*	\$1,183,000	\$1,150,000	2.9%	7.5%
MOOROOLBARK	\$723,000	\$736,000	-1.8%	-3.6%
MORDIALLOC*	\$1,162,500	\$1,035,000	12.3%	-4.8%
MORNINGTON	\$896,500	\$828,000	8.3%	7.7%
MOUNT ELIZA	\$1,277,500	\$1,230,000	3.9%	-2.0%
MOUNT EVELYN*	\$720,000	\$660,000	9.1%	-5.7%
MOUNT MARTHA	\$1,163,000	\$1,215,500	-4.3%	2.3%
MOUNT WAVERLEY	\$1,304,750	\$1,351,000	-3.4%	3.9%
MULGRAVE	\$899,000	\$887,500	1.3%	2.9%
MURRUMBEENA*	\$1,272,000	\$1,450,000	-12.3%	2.8%
NARRE WARREN*	\$626,500	\$562,500	11.4%	-5.0%
NARRE WARREN SOUTH*	\$690,100	\$643,000	7.3%	0.5%
NEWPORT*	\$1,083,000	\$1,000,000	8.3%	0.0%
NIDDRIE*	\$1,042,500	\$1,046,250	-0.4%	4.8%
NOBLE PARK*	\$708,000	\$675,000	4.9%	-2.9%
NORTH MELBOURNE*	\$1,463,500	\$1,510,000	-3.1%	9.5%
NORTHCOTE	\$1,486,500	\$1,475,000	0.8%	1.0%
NUNAWADING*	\$1,080,000	\$1,052,500	2.6%	-0.5%
OAK PARK*	\$1,070,000	\$885,000	20.9%	8.7%
OAKLEIGH*	\$1,348,000	\$1,305,000	3.3%	0.0%
OAKLEIGH SOUTH*	\$983,000	\$1,065,000	-7.7%	2.5%
OFFICER	\$566,000	\$578,250	-2.1%	-2.6%
OLINDA*	\$742,500	-	-	-2.2%
ORMOND*	\$1,475,000	\$1,776,500	-17.0%	-2.1%
PAKENHAM	\$537,000	\$510,500	5.2%	-1.0%
PARKDALE*	\$1,201,000	\$1,282,000	-6.3%	-2.4%
PASCOE VALE*	\$960,000	\$880,000	9.1%	-3.6%
PASCOE VALE SOUTH*	\$985,000	\$1,097,500	-10.3%	-0.5%
PATTERSON LAKES*	\$800,000	\$980,000	-18.4%	-1.5%
POINT COOK	\$656,000	\$675,000	-2.8%	-0.9%
PORT MELBOURNE	\$1,810,000	\$1,670,000	8.4%	4.3%
PORTSEA*	\$2,450,000	\$1,850,000	32.4%	-24.5%
PRAHRAN*	\$1,705,000	\$1,500,000	13.7%	3.1%
PRESTON	\$1,018,000	\$1,085,000	-6.2%	2.3%
RESERVOIR	\$850,000	\$818,500	3.8%	1.3%
RICHMOND	\$1,272,500	\$1,345,000	-5.4%	-0.1%
RINGWOOD	\$920,000	\$845,525	8.8%	-1.0%
RINGWOOD EAST*	\$910,500	\$885,000	2.9%	-3.5%
RINGWOOD NORTH*	\$881,500	\$940,000	-6.2%	-3.4%
ROSANNA*	\$1,100,000	\$1,177,500	-6.6%	1.6%
ROSEBUD	\$585,000	\$581,600	0.6%	-3.6%
ROWVILLE	\$855,000	\$885,000	-3.4%	3.0%
ROXBURGH PARK*	\$575,000	\$567,750	1.3%	0.0%
RYE*	\$708,500	\$660,000	7.3%	-8.2%
SAFETY BEACH*	\$1,077,500	\$738,750	45.9%	0.0%
SANDHURST*	\$795,000	\$870,000	-8.6%	3.2%
SANDRINGHAM*	\$1,775,000	\$2,125,500	-16.5%	0.6%
SCORESBY*	\$790,000	\$860,100	-8.2%	8.2%
SEABROOK*	\$655,000	\$701,000	-6.6%	-3.0%
SEAFORD*	\$712,500	\$670,000	6.3%	-0.1%
SEDDON*	\$1,188,750	\$1,080,000	10.1%	-4.1%
SKYE*	\$590,000	\$621,000	-5.0%	-0.9%
SOMERVILLE*	\$770,000	\$670,000	14.9%	0.0%
SORRENTO*	\$1,333,000	\$1,425,000	-6.5%	-5.1%
SOUTH MELBOURNE*	\$1,580,500	\$1,565,000	1.0%	-4.2%
SOUTH MORANG	\$660,000	\$678,000	-2.7%	0.5%
SOUTH YARRA*	\$2,100,000	\$1,750,000	20.0%	13.7%
SPRINGVALE*	\$794,100	\$807,000	-1.6%	-0.4%
ST ALBANS	\$644,000	\$630,750	2.1%	-2.5%
ST HELENA*	\$947,500	\$1,011,250	-6.3%	0.4%
ST KILDA EAST*	\$1,709,500	\$1,569,000	9.0%	1.5%
STRATHMORE*	\$1,116,250	\$1,461,000	-23.6%	-1.7%
SUNBURY*	\$570,000	\$560,000	1.8%	-1.8%
SUNSHINE*	\$875,500	\$815,000	7.4%	4.0%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
SUNSHINE NORTH*	\$712,504	\$680,000	4.8%	-3.1%
SUNSHINE WEST*	\$710,000	\$690,000	2.9%	0.2%
SURREY HILLS*	\$1,902,000	\$1,960,000	-3.0%	3.3%
SYDENHAM*	\$653,000	\$607,250	7.5%	-3.7%
TARNEIT	\$551,000	\$557,500	-1.2%	-2.7%
TAYLORS HILL*	\$730,000	\$762,500	-4.3%	-2.2%
TAYLORS LAKES*	\$791,500	\$762,500	3.8%	-2.3%
TEMPLESTOWE*	\$1,535,000	\$1,426,500	7.6%	7.7%
TEMPLESTOWE LOWER*	\$1,200,000	\$1,200,000	0.0%	1.0%
THE BASIN*	\$801,000	\$712,250	12.5%	3.6%
THOMASTOWN	\$636,000	\$633,000	0.5%	-3.4%
THORNBURY	\$1,335,000	\$1,250,000	6.8%	5.4%
TOORAK*	\$3,775,000	\$4,425,000	-14.7%	1.8%
TOOTGAROOK*	\$582,500	\$582,000	0.1%	-0.1%
TRUGANINA*	\$585,000	\$572,500	2.2%	2.7%
TULLAMARINE*	\$632,750	\$619,000	2.2%	-4.1%
UPWEY*	\$790,000	\$725,000	9.0%	0.7%
VERMONT*	\$1,120,000	\$1,016,500	10.2%	0.7%
VERMONT SOUTH*	\$1,152,000	\$1,227,500	-6.2%	3.3%
VIEWBANK*	\$1,005,000	\$998,000	0.7%	4.1%
WANTIRNA*	\$930,000	\$890,000	4.5%	-1.5%
WANTIRNA SOUTH	\$1,065,000	\$1,050,000	1.4%	3.0%
WARRANTDYTE*	\$980,000	\$1,475,000	-33.6%	-10.0%
WATSONIA*	\$838,000	\$770,000	8.8%	0.7%
WATSONIA NORTH*	\$770,000	\$764,000	0.8%	-4.3%
WERRIBEE	\$532,000	\$510,000	4.3%	1.7%
WEST FOOTSCRAY*	\$874,000	\$944,000	-7.4%	-5.6%
WESTMEADOWS*	\$591,000	\$620,000	-4.7%	1.0%
WHEELERS HILL	\$1,171,000	\$1,153,000	1.6%	3.5%
WHITTLESEA*	\$635,000	\$645,000	-1.6%	3.5%
WILLIAMSTOWN*	\$1,602,500	\$1,490,000	7.6%	2.6%
WINDSOR*	\$1,534,000	\$1,880,000	-18.4%	8.4%
WOLLERT	\$540,000	\$571,000	-5.4%	-4.5%
WONGA PARK*	\$1,075,000	\$1,585,000	-32.2%	6.4%
WOORI YALLOCK*	\$580,000	\$590,000	-1.7%	3.6%
WYNDHAM VALE*	\$460,000	\$450,000	2.2%	-6.3%
YARRA JUNCTION*	\$540,000	\$582,340	-7.3%	9.4%
YARRAVILLE*	\$1,003,000	\$1,027,000	-2.3%	-8.8%

Source: REIV



## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



### Metropolitan Melbourne Median House Prices by Municipality

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

Note: Annual change is based on rolling annual figures

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
BANYULE	\$941,000	\$895,000	5.1%	0.2%
BAYSIDE	\$1,655,000	\$1,868,500	-11.4%	-3.8%
BOROONDARA	\$2,082,500	\$2,150,000	-3.1%	1.8%
BRIMBANK	\$700,500	\$680,000	3.0%	0.0%
CARDINIA	\$560,000	\$550,000	1.8%	-0.1%
CASEY	\$636,500	\$614,625	3.6%	-1.6%
DAREBIN	\$1,095,000	\$1,111,000	-1.4%	4.8%
FRANKSTON	\$673,200	\$642,000	4.9%	1.5%
GLEN EIRA	\$1,487,500	\$1,472,000	1.1%	2.5%
GREATER DANDENONG	\$720,000	\$714,750	0.7%	-3.0%
HOBSONS BAY	\$860,000	\$926,500	-7.2%	-9.1%
HUME	\$580,000	\$580,000	0.0%	-1.4%
KINGSTON	\$1,006,000	\$990,000	1.6%	1.4%
KNOX	\$819,000	\$850,000	-3.6%	1.6%
MANNINGHAM	\$1,256,000	\$1,300,000	-3.4%	1.2%
MARIBYRNONG	\$981,000	\$987,500	-0.7%	-0.4%
MAROONDAH	\$860,000	\$844,000	1.9%	-1.1%
MELBOURNE	\$1,540,000	\$1,441,500	6.8%	4.9%
MELTON	\$491,500	\$559,000	-12.1%	-11.3%
MONASH	\$1,228,500	\$1,259,000	-2.4%	6.2%
MOONEE VALLEY	\$1,200,000	\$1,060,000	13.2%	-3.2%
MORELAND	\$1,015,000	\$925,000	9.7%	-0.7%
MORNINGTON PENINSULA	\$856,000	\$877,500	-2.5%	-0.9%
NILLUMBIK	\$892,000	\$920,000	-3.0%	-1.1%
PORT PHILLIP	\$1,730,000	\$1,797,500	-3.8%	0.6%
STONNINGTON	\$2,050,000	\$2,065,000	-0.7%	-3.0%
WHITEHORSE	\$1,217,500	\$1,207,500	0.8%	5.9%
WHITTLESEA	\$625,000	\$633,000	-1.3%	-1.3%
WYNDHAM	\$580,000	\$573,750	1.1%	-2.5%
YARRA	\$1,400,000	\$1,430,000	-2.1%	-2.2%
YARRA RANGES	\$693,750	\$695,000	-0.2%	-2.2%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Metropolitan Melbourne  
Median Unit Prices by Suburb

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

Note: Annual change is based on rolling annual figures

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
ABBOTSFORD*	\$475,000	\$625,000	-24.0%	-8.4%
AIRPORT WEST*	\$732,500	\$750,000	-2.3%	2.5%
ALTONA NORTH*	\$680,000	\$795,000	-14.5%	3.6%
ARMADALE*	\$810,500	\$722,000	12.3%	10.6%
ASCOT VALE*	\$801,500	\$542,000	47.9%	8.3%
ASPENDALE*	\$1,120,000	\$850,000	31.8%	15.0%
AVONDALE HEIGHTS*	\$760,500	-	-	10.8%
BALACLAVA*	\$620,000	\$607,000	2.1%	-2.1%
BALWYN*	\$998,000	\$1,420,000	-29.7%	25.5%
BALWYN NORTH*	\$980,000	\$1,160,000	-15.5%	23.6%
BAYSWATER*	\$537,500	\$642,500	-16.3%	8.3%
BEAUMARIS*	\$1,355,000	\$1,251,000	8.3%	4.4%
BENTLEIGH	\$910,000	\$820,000	11.0%	-1.8%
BENTLEIGH EAST	\$1,168,000	\$1,171,000	-0.3%	13.5%
BERWICK*	\$610,000	\$510,000	19.6%	-0.3%
BLACK ROCK*	\$979,000	\$1,147,500	-14.7%	-9.7%
BLACKBURN*	\$688,000	\$790,000	-12.9%	-2.5%
BONBEACH*	\$601,000	\$576,000	4.3%	8.7%
BORONIA	\$600,000	\$595,000	0.8%	2.0%
BOX HILL*	\$625,000	\$578,500	8.0%	9.0%
BOX HILL NORTH*	\$828,000	\$995,500	-16.8%	22.9%
BOX HILL SOUTH*	\$930,000	\$975,000	-4.6%	13.7%
BRAYBROOK*	\$587,500	\$600,000	-2.1%	-1.4%
BRIGHTON	\$1,080,000	\$1,157,500	-6.7%	-4.8%
BRIGHTON EAST*	\$1,080,000	\$1,325,000	-18.5%	8.4%
BRUNSWICK	\$567,500	\$600,000	-5.4%	10.9%
BRUNSWICK EAST	\$616,000	\$525,000	17.3%	1.7%
BRUNSWICK WEST	\$508,000	\$437,500	16.1%	-2.0%
BULLEEN*	\$972,750	\$550,000	76.9%	-5.3%
BUNDOORA	\$500,000	\$470,000	6.4%	-0.7%
BURWOOD*	\$825,000	\$847,500	-2.7%	10.7%
CAMBERWELL*	\$860,000	\$856,500	0.4%	11.0%
CARLTON	\$451,750	\$417,500	8.2%	-1.0%
CARNEGIE	\$677,500	\$737,000	-8.1%	25.7%
CARRUM DOWNS*	\$520,000	\$435,500	19.4%	1.0%
CAULFIELD*	\$773,000	\$750,550	3.0%	-7.1%
CAULFIELD NORTH	\$727,000	\$660,000	10.2%	3.6%
CAULFIELD SOUTH*	\$1,103,750	\$1,057,500	4.4%	5.0%
CHADSTONE*	\$893,000	\$896,000	-0.3%	11.4%
CHELSEA*	\$685,000	\$683,000	0.3%	6.3%
CHELTENHAM	\$787,500	\$700,000	12.5%	6.7%
CLARINDA*	\$659,500	-	-	7.7%
CLAYTON*	\$653,500	\$728,500	-10.3%	8.8%
CLAYTON SOUTH*	\$717,500	\$615,000	16.7%	-0.8%
CLIFTON HILL*	\$695,000	\$726,000	-4.3%	-12.7%
COBURG*	\$678,000	\$627,500	8.0%	-0.7%
COBURG NORTH*	\$760,000	\$631,000	20.4%	-1.8%
COLLINGWOOD	\$603,000	\$606,000	-0.5%	-0.6%
CRAIGIEBURN*	\$364,000	\$379,900	-4.2%	-2.6%
CROYDON	\$600,000	\$566,827	5.9%	5.9%
DANDENONG	\$452,500	\$307,500	47.2%	-7.9%
DANDENONG NORTH*	\$508,888	-	-	-8.8%
DOCKLANDS	\$553,500	\$665,000	-16.8%	1.3%
DONCASTER	\$650,000	\$665,000	-2.3%	9.2%
DONCASTER EAST	\$889,750	\$895,000	-0.6%	17.6%
DONVALE*	\$779,500	\$806,000	-3.3%	11.3%
EAST MELBOURNE*	\$1,109,750	\$825,000	34.5%	17.5%
EDITHVALE*	\$736,000	\$700,000	5.1%	-4.1%
ELSTERNWICK	\$730,000	\$625,000	16.8%	4.6%
ELTHAM*	\$782,500	\$612,600	27.7%	7.8%
ELWOOD	\$695,000	\$705,000	-1.4%	7.8%
ESSENDON	\$665,000	\$571,750	16.3%	14.7%
FAIRFIELD*	\$653,500	\$697,500	-6.3%	35.7%
FAWKNER*	\$576,000	\$535,000	7.7%	6.1%
FITZROY*	\$700,000	\$788,625	-11.2%	6.2%
FLEMINGTON*	\$436,500	\$471,000	-7.3%	1.8%
FOOTSCRAY*	\$456,000	\$528,500	-13.7%	10.5%
FOREST HILL*	\$773,500	\$812,000	-4.7%	3.5%
FRANKSTON	\$415,500	\$480,500	-13.5%	-4.7%
GLEN HUNTLY*	\$620,000	\$613,750	1.0%	-2.9%
GLEN IRIS	\$690,000	\$640,000	7.8%	-3.1%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
GLEN WAVERLEY	\$940,000	\$905,500	3.8%	4.9%
GLENROY	\$607,000	\$545,000	11.4%	4.7%
GREENSBOROUGH*	\$635,000	\$675,000	-5.9%	6.5%
HADFIELD*	\$625,000	\$570,000	9.6%	-0.9%
HAMPTON*	\$965,000	\$982,500	-1.8%	5.6%
HAMPTON EAST*	\$1,165,000	\$575,000	102.6%	-3.8%
HAWTHORN	\$587,500	\$601,000	-2.2%	-2.4%
HAWTHORN EAST*	\$677,055	\$650,000	4.2%	1.1%
HEIDELBERG*	\$609,750	\$790,000	-22.8%	6.7%
HEIDELBERG HEIGHTS*	\$740,500	\$651,000	13.7%	6.4%
HEIDELBERG WEST*	\$586,000	-	-	2.4%
HIGHETT*	\$652,000	\$815,000	-20.0%	9.9%
IVANHOE*	\$694,500	\$737,500	-5.8%	3.4%
KEILOR EAST*	\$750,000	\$680,000	10.3%	12.4%
KENSINGTON	\$535,000	\$519,000	3.1%	2.2%
KEW*	\$825,000	\$878,000	-6.0%	9.1%
KEYSBOROUGH*	\$680,000	\$640,000	6.3%	7.4%
KILSYTH*	\$634,000	\$602,000	5.3%	7.3%
LANGWARRIN*	\$445,000	\$474,000	-6.1%	0.0%
LILYDALE*	\$528,000	\$550,000	-4.0%	4.0%
MACLEOD*	\$729,000	\$715,000	2.0%	10.7%
MAIDSTONE*	\$635,000	\$587,500	8.1%	3.8%
MALVERN*	\$700,000	\$824,500	-15.1%	7.6%
MALVERN EAST*	\$770,000	\$683,000	12.7%	0.4%
MARIBYRNONG*	\$497,500	\$530,000	-6.1%	2.8%
MCKINNON*	\$665,000	\$958,000	-30.6%	-26.0%
MELBOURNE	\$511,000	\$538,000	-5.0%	2.0%
MENTONE*	\$692,000	\$692,000	0.0%	0.0%
MERNDA*	\$363,000	-	-	-18.3%
MITCHAM*	\$750,000	\$723,000	3.7%	18.1%
MONT ALBERT*	\$767,500	\$829,500	-7.5%	3.3%
MOONEE PONDS	\$595,000	\$625,000	-4.8%	15.2%
MOORABBIN*	\$635,000	\$951,000	-33.2%	-1.6%
MOOROOLBARK*	\$572,625	\$580,000	-1.3%	2.1%
MORDIALLOC*	\$582,500	\$645,000	-9.7%	-0.9%
MORNINGTON	\$650,000	\$775,000	-16.1%	-6.6%
MOUNT MARTHA*	\$755,000	\$667,750	13.1%	4.7%
MOUNT WAVERLEY	\$1,070,000	\$1,017,400	5.2%	15.2%
MURRUMBEENA*	\$562,500	\$640,000	-12.1%	-4.4%
NEWPORT*	\$891,000	\$835,000	6.7%	12.5%
NIDDRIE*	\$675,000	\$695,000	-2.9%	-4.6%
NOBLE PARK*	\$540,000	\$485,000	11.3%	3.6%
NORTH MELBOURNE*	\$595,500	\$605,000	-1.6%	-3.9%
NORTHCOTE	\$745,000	\$562,500	32.4%	10.3%
NUNAWADING*	\$757,500	\$793,500	-4.5%	-2.8%
OAK PARK*	\$637,500	\$626,000	1.8%	-4.4%
OAKLEIGH*	\$701,500	\$658,500	6.5%	11.8%
OAKLEIGH SOUTH*	\$940,000	\$770,000	22.1%	12.7%
ORMOND*	\$813,250	\$688,000	18.2%	26.4%
PAKENHAM*	\$401,000	\$415,000	-3.4%	-2.6%
PARKDALE*	\$932,500	\$785,000	18.8%	13.4%
PASCOE VALE	\$610,000	\$635,000	-3.9%	0.0%
PASCOE VALE SOUTH*	\$715,000	-	-	-7.0%
PATTERSON LAKES*	\$610,000	-	-	-10.3%
POINT COOK*	\$495,000	\$512,500	-3.4%	2.5%
PORT MELBOURNE	\$835,500	\$757,500	10.3%	-1.5%
PRAHRAN	\$603,750	\$629,000	-4.0%	17.4%
PRESTON	\$637,000	\$621,000	2.6%	4.8%
RESERVOIR	\$560,000	\$600,000	-6.7%	1.3%
RICHMOND	\$655,000	\$652,000	0.5%	0.6%
RINGWOOD	\$565,000	\$580,000	-2.6%	-0.3%
RINGWOOD EAST*	\$630,000	\$644,750	-2.3%	7.8%
ROSANNA*	\$702,500	\$825,000	-14.8%	0.4%
ROWVILLE*	\$675,000	\$700,000	-3.6%	4.0%
SANDRINGHAM*	\$630,000	\$882,500	-28.6%	-4.6%
SEAFORD*	\$582,500	\$458,500	27.0%	2.8%
SEDDON*	\$490,000	\$749,500	-34.6%	4.1%
SOUTH KINGSVILLE*	\$765,000	-	-	-4.7%
SOUTH MELBOURNE	\$650,000	\$630,000	3.2%	4.6%
SOUTH MORANG*	\$395,500	\$480,000	-17.6%	2.1%
SOUTH YARRA	\$599,000	\$745,000	-19.6%	10.5%
SOUTHBANK	\$585,000	\$588,750	-0.6%	2.6%
SPRINGVALE*	\$600,000	\$580,000	3.4%	-7.5%
ST ALBANS*	\$480,000	\$450,000	6.7%	-3.3%
ST KILDA	\$620,000	\$593,500	4.5%	5.8%
ST KILDA EAST	\$585,000	\$617,000	-5.2%	0.9%
STRATHMORE*	\$824,250	-	-	6.2%
SUNSHINE WEST*	\$590,000	-	-	-3.8%
SURREY HILLS*	\$850,000	\$985,000	-13.7%	7.1%
SYDENHAM*	\$460,000	\$421,250	9.2%	-0.1%
TEMPLESTOWE*	\$836,000	\$848,000	-1.4%	-4.8%
TEMPLESTOWE LOWER*	\$870,000	\$800,000	8.7%	4.9%
THOMASTOWN*	\$430,000	\$480,000	-10.4%	-6.2%
THORNBURY*	\$647,500	\$720,000	-10.1%	-1.8%
TOORAK	\$832,500	\$1,425,000	-41.6%	24.3%
TRAVANCORE*	\$350,000	\$327,500	6.9%	-4.6%
WERRIBEE*	\$345,000	\$350,500	-1.6%	-6.1%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
WEST FOOTSCRAY*	\$520,625	\$533,750	-2.5%	7.9%
WEST MELBOURNE*	\$668,500	\$670,000	-0.2%	34.4%
WESTMEADOWS*	\$518,000	\$435,000	19.1%	5.8%
WILLIAMSTOWN*	\$695,000	\$550,000	26.4%	20.6%
WINDSOR*	\$555,000	\$525,000	5.7%	3.0%
YARRAVILLE*	\$672,250	\$780,000	-13.8%	18.8%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



### Metropolitan Melbourne Median Unit Prices by Municipality

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

Note: Annual change is based on rolling annual figures

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
BANYULE	\$689,000	\$675,000	2.1%	4.7%
BAYSIDE	\$955,000	\$1,020,000	-6.4%	2.2%
BOROONDARA	\$740,500	\$845,000	-12.4%	5.1%
BRIMBANK	\$482,500	\$475,000	1.6%	0.5%
CARDINIA*	\$403,000	\$390,000	3.3%	-0.5%
CASEY	\$470,000	\$405,500	15.9%	-3.3%
DAREBIN	\$600,000	\$620,000	-3.2%	3.0%
FRANKSTON	\$510,000	\$472,000	8.1%	0.7%
GLEN EIRA	\$761,500	\$751,000	1.4%	6.5%
GREATER DANDENONG	\$511,944	\$490,000	4.5%	1.1%
HOBSONS BAY	\$706,500	\$650,000	8.7%	7.1%
HUME	\$415,000	\$422,000	-1.7%	-2.9%
KINGSTON	\$735,000	\$685,000	7.3%	3.5%
KNOX	\$615,000	\$632,000	-2.7%	-0.4%
MANNINGHAM	\$795,000	\$767,500	3.6%	3.7%
MARIBYRNONG	\$535,000	\$570,000	-6.1%	6.9%
MAROONDAH	\$614,890	\$614,900	0.0%	3.6%
MELBOURNE	\$540,000	\$582,000	-7.2%	1.4%
MELTON*	\$467,500	\$325,000	43.8%	-1.3%
MONASH	\$855,000	\$866,000	-1.3%	9.7%
MOONEE VALLEY	\$625,000	\$631,250	-1.0%	7.9%
MORELAND	\$610,000	\$585,000	4.3%	3.0%
MORNINGTON PENINSULA	\$585,000	\$615,000	-4.9%	4.6%
NILLUMBIK*	\$650,000	\$682,000	-4.7%	4.5%
PORT PHILLIP	\$629,500	\$645,000	-2.4%	3.3%
STONNINGTON	\$700,000	\$717,500	-2.4%	3.1%
WHITEHORSE	\$785,000	\$826,200	-5.0%	10.1%
WHITTLESEA	\$430,000	\$469,000	-8.3%	-0.1%
WYNDHAM	\$400,000	\$402,500	-0.6%	-1.9%
YARRA	\$620,000	\$685,000	-9.5%	5.6%
YARRA RANGES	\$544,000	\$556,000	-2.2%	2.5%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Regional Victoria

Median House Prices by Municipality and Suburb

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

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>ALPINE</b>	<b>\$467,000</b>	<b>\$487,500</b>	<b>-4.2%</b>	<b>-2.7%</b>
BRIGHT*	\$563,500	\$562,000	0.3%	-1.3%
MYRTLEFORD	\$296,500	\$320,000	-7.3%	-0.3%
<b>ARARAT</b>	<b>\$227,000</b>	<b>\$213,000</b>	<b>6.6%</b>	<b>8.1%</b>
ARARAT	\$223,500	\$210,000	6.4%	6.4%
<b>CITY OF BALLARAT</b>	<b>\$411,000</b>	<b>\$406,000</b>	<b>1.2%</b>	<b>4.1%</b>
ALFREDTON	\$484,050	\$480,000	0.8%	9.1%
BALLARAT CENTRAL	\$525,000	\$515,000	1.9%	13.4%
BALLARAT EAST	\$370,000	\$365,000	1.4%	6.1%
BALLARAT NORTH	\$410,000	\$395,000	3.8%	3.7%
BLACK HILL*	\$500,000	\$499,000	0.2%	16.3%
BROWN HILL	\$446,250	\$447,500	-0.3%	2.6%
BUNINYONG*	\$555,000	\$550,000	0.9%	7.2%
CANADIAN	\$381,250	\$390,000	-2.2%	-1.6%
DELACOMBE	\$380,500	\$383,000	-0.7%	1.9%
EUREKA*	\$327,500	\$335,000	-2.2%	-
GOLDEN POINT*	\$390,000	\$377,500	3.3%	2.6%
INVERMAY PARK*	\$482,500	\$475,000	1.6%	0.5%
LAKE GARDENS*	\$557,500	\$540,000	3.2%	-2.6%
LAKE WENDOUREE*	\$832,500	\$741,000	12.3%	11.0%
LUCAS*	\$442,250	\$430,000	2.8%	6.1%
MINERS REST	\$430,000	\$430,000	0.0%	5.8%
MITCHELL PARK*	\$335,000	\$343,500	-2.5%	-
MOUNT CLEAR	\$397,500	\$392,500	1.3%	2.2%
MOUNT HELEN	\$445,000	\$418,500	6.3%	7.2%
MOUNT PLEASANT*	\$355,000	\$367,000	-3.3%	-9.2%
NERRINA*	\$570,000	\$617,500	-7.7%	-8.8%
NEWINGTON*	\$486,250	\$480,500	1.2%	2.8%
REDAN*	\$353,500	\$363,000	-2.6%	-0.7%
SEBASTOPOL	\$315,000	\$315,000	0.0%	8.2%
SOLDIERS HILL	\$500,000	\$490,000	2.0%	2.6%
WENDOUREE	\$335,000	\$326,500	2.6%	1.8%
WINTER VALLEY*	\$450,000	\$447,500	0.6%	8.4%
<b>BASS COAST</b>	<b>\$485,000</b>	<b>\$490,000</b>	<b>-1.0%</b>	<b>4.4%</b>
CAPE PATERSON*	\$625,000	\$540,000	15.7%	34.4%
CAPE WOOLAMAT*	\$500,000	\$497,625	0.5%	-5.7%
CORONET BAY*	\$370,000	\$397,500	-6.9%	-6.3%
COWES	\$550,000	\$542,500	1.4%	10.8%
INVERLOCH*	\$620,000	\$620,000	0.0%	0.8%
NORTH WONTHAGGI*	\$365,000	\$389,000	-6.2%	-1.4%
SURF BEACH*	\$496,005	-	-	3.3%
VENTNOR*	\$580,000	\$580,000	0.0%	11.5%
WONTHAGGI*	\$364,750	\$365,000	-0.1%	-0.1%
<b>BAW BAW</b>	<b>\$456,250</b>	<b>\$450,000</b>	<b>1.4%</b>	<b>-2.9%</b>
DROUIN	\$456,500	\$450,000	1.4%	-6.3%
LONGWARRY*	\$445,000	\$418,500	6.3%	4.0%
NEERIM SOUTH*	\$650,000	-	-	26.2%
TRAFALGAR*	\$420,000	\$410,000	2.4%	5.4%
WARRAGUL	\$460,000	\$460,000	0.0%	-4.1%
YARRAGON*	\$461,000	-	-	13.8%
<b>BENALLA</b>	<b>\$285,000</b>	<b>\$279,000</b>	<b>2.2%</b>	<b>3.3%</b>
BENALLA*	\$265,000	\$257,500	2.9%	0.7%
<b>CAMPASPE</b>	<b>\$335,000</b>	<b>\$340,000</b>	<b>-1.5%</b>	<b>-4.3%</b>
ECHUCA	\$397,500	\$405,000	-1.9%	4.6%
KYABRAM	\$282,500	\$275,000	2.7%	2.7%
TONGALA*	\$203,750	\$232,500	-12.4%	-16.5%
<b>CENTRAL GOLDFIELDS</b>	<b>\$260,000</b>	<b>\$250,000</b>	<b>4.0%</b>	<b>6.1%</b>
DUNOLLY*	\$230,000	\$239,000	-3.8%	-
MARYBOROUGH	\$260,000	\$250,000	4.0%	6.1%
<b>COLAC-OTWAY</b>	<b>\$340,000</b>	<b>\$340,000</b>	<b>0.0%</b>	<b>-27.7%</b>
COLAC	\$320,000	\$315,000	1.6%	2.4%
ELLMINITY*	\$430,000	\$491,000	-12.4%	-8.5%
<b>CORANGAMITE*</b>	<b>\$225,500</b>	<b>\$232,500</b>	<b>-3.0%</b>	<b>7.4%</b>
CAMPERDOWN*	\$320,000	\$360,000	-11.1%	54.2%
TERANG*	\$228,250	\$224,000	1.9%	-



Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>EAST GIPPSLAND</b>	<b>\$330,000</b>	<b>\$330,000</b>	<b>0.0%</b>	<b>1.5%</b>
BAIRNSDALE	\$287,500	\$278,750	3.1%	6.5%
BRUTHEN*	\$319,000	\$270,000	18.1%	-
EAGLE POINT*	\$365,000	\$365,000	0.0%	-12.6%
EASTWOOD*	\$414,250	\$400,000	3.6%	7.0%
LAKES ENTRANCE*	\$300,000	\$315,500	-4.9%	-6.5%
LUCKNOW*	\$337,500	\$435,000	-22.4%	-11.8%
PAYNESVILLE*	\$310,000	\$317,500	-2.4%	-13.3%
WY YUNG*	\$325,000	\$350,000	-7.1%	-13.4%
<b>GANNAWARRA</b>	<b>\$187,875</b>	<b>\$191,750</b>	<b>-2.0%</b>	<b>-14.6%</b>
COHUNA*	\$205,000	\$206,000	-0.5%	-6.8%
KERANG*	\$129,000	\$125,000	3.2%	-8.5%
<b>GLENELG</b>	<b>\$275,000</b>	<b>\$275,000</b>	<b>0.0%</b>	<b>7.0%</b>
PORTLAND	\$255,000	\$271,000	-5.9%	3.0%
<b>GOLDEN PLAINS</b>	<b>\$510,000</b>	<b>\$509,500</b>	<b>0.1%</b>	<b>7.1%</b>
BANNOCKBURN*	\$557,500	\$547,500	1.8%	3.2%
ENFIELD*	\$415,000	-	-	7.8%
HADDON*	\$635,000	\$640,000	-0.8%	10.4%
LINTON*	\$340,000	\$295,000	15.3%	25.9%
SMYTHES CREEK*	\$650,000	\$652,000	-0.3%	17.6%
SMYTHESDALE*	\$430,000	\$395,000	8.9%	26.5%
<b>CITY OF GREATER BENDIGO</b>	<b>\$390,000</b>	<b>\$382,000</b>	<b>2.1%</b>	<b>7.7%</b>
ASCOT*	\$435,000	\$435,000	0.0%	19.2%
BENDIGO	\$496,000	\$515,000	-3.7%	10.9%
CALIFORNIA GULLY*	\$292,500	\$292,500	0.0%	-0.2%
EAGLEHAWK*	\$335,000	\$330,000	1.5%	3.9%
EAST BENDIGO*	\$365,000	\$333,000	9.6%	14.1%
EPSOM*	\$375,000	\$360,000	4.2%	2.7%
FLORA HILL*	\$365,000	\$365,000	0.0%	3.2%
GOLDEN SQUARE	\$340,000	\$330,000	3.0%	2.9%
HEATHCOTE	\$375,000	\$360,000	4.2%	13.6%
HUNTLY*	\$372,500	\$377,500	-1.3%	-2.0%
IRONBARK*	\$314,000	\$279,250	12.4%	12.1%
JACKASS FLAT*	\$420,000	\$341,000	23.2%	-
JUNORTOUN*	\$609,750	\$609,750	0.0%	-5.5%
KANGAROO FLAT	\$346,000	\$335,000	3.3%	6.5%
KENNINGTON	\$385,000	\$374,250	2.9%	2.2%
LONG GULLY*	\$299,000	\$285,000	4.9%	11.5%
MAIDEN GULLY*	\$512,500	\$500,000	2.5%	5.7%
MARONG*	\$457,500	\$435,000	5.2%	16.9%
NORTH BENDIGO*	\$325,000	\$308,000	5.5%	4.3%
QUARRY HILL*	\$400,000	\$405,000	-1.2%	-11.1%
SPRING GULLY*	\$386,250	\$390,500	-1.1%	3.3%
STRATHDALE	\$510,000	\$491,000	3.9%	20.7%
STRATHFIELDSAYE	\$513,250	\$500,000	2.7%	13.4%
WHITE HILLS*	\$315,000	\$319,500	-1.4%	1.2%
<b>CITY OF GREATER GEELONG</b>	<b>\$580,000</b>	<b>\$570,000</b>	<b>1.8%</b>	<b>2.7%</b>
ARMSTRONG CREEK*	\$555,000	\$555,000	0.0%	2.3%
BARWON HEADS	\$971,250	\$972,500	-0.1%	-2.4%
BELL PARK*	\$490,000	\$490,000	0.0%	3.2%
BELL POST HILL*	\$486,500	\$480,000	1.4%	-0.5%
BELMONT	\$561,500	\$555,000	1.2%	3.7%
CLIFTON SPRINGS	\$500,000	\$487,500	2.6%	6.2%
CORIO	\$342,000	\$350,000	-2.3%	-9.9%
CURLEWIS*	\$581,250	\$584,000	-0.5%	16.3%
DRYSDALE*	\$550,000	\$611,250	-10.0%	-2.3%
EAST GEELONG*	\$702,500	\$625,000	12.4%	10.2%
GEELONG*	\$720,000	\$710,750	1.3%	-7.7%
GEELONG WEST	\$690,000	\$680,000	1.5%	-1.1%
GROVEDALE	\$518,000	\$508,000	2.0%	2.0%
HAMLIN HEIGHTS	\$567,500	\$555,000	2.3%	2.9%
HERNE HILL*	\$567,500	\$556,750	1.9%	3.2%
HIGHTON	\$697,500	\$690,000	1.1%	2.4%
LARA	\$528,000	\$520,175	1.5%	-2.6%
LEOPOLD	\$510,000	\$520,000	-1.9%	0.9%
MANIFOLD HEIGHTS*	\$700,000	\$700,000	0.0%	-11.4%
MARSHALL*	\$490,000	\$488,000	0.4%	-2.0%
NEWCOMB*	\$450,000	\$423,500	6.3%	-2.4%
NEWTOWN	\$842,500	\$800,000	5.3%	1.5%
NORLANE	\$342,500	\$349,000	-1.9%	-4.9%
NORTH GEELONG*	\$508,500	\$490,000	3.8%	-4.0%
OCEAN GROVE	\$707,250	\$700,000	1.0%	2.5%
POINT LONSDALE*	\$820,000	\$828,750	-1.1%	0.6%
PORTARLINGTON*	\$575,000	\$640,000	-10.2%	-9.4%
SOUTH GEELONG*	\$692,000	\$695,250	-0.5%	4.1%
ST ALBANS PARK*	\$420,000	\$447,500	-6.1%	-12.5%
ST LEONARDS*	\$575,000	\$590,000	-2.5%	-3.0%
WAURN PONDS*	\$590,000	\$630,000	-6.3%	-8.7%
WHITTINGTON*	\$413,750	\$385,000	7.5%	-0.5%
<b>GREATER SHEPPARTON</b>	<b>\$308,750</b>	<b>\$290,000</b>	<b>6.5%</b>	<b>16.5%</b>
KIALLA*	\$480,000	\$480,000	0.0%	15.7%
MOOROOPNA*	\$275,000	\$275,000	0.0%	19.6%
SHEPPARTON	\$290,000	\$264,000	9.8%	10.3%
TATURA*	\$269,000	\$282,000	-4.6%	1.7%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>HEPBURN</b>	<b>\$605,000</b>	<b>\$588,500</b>	<b>2.8%</b>	<b>14.2%</b>
CLUNES*	\$405,000	\$405,000	0.0%	11.0%
CRESWICK*	\$380,000	\$377,500	0.7%	4.1%
DAYLESFORD	\$650,000	\$600,000	8.3%	8.3%
HEPBURN SPRINGS*	\$581,250	\$595,000	-2.3%	11.6%
MALMSBURY*	\$600,000	\$600,000	0.0%	30.9%
TRENTHAM*	\$650,000	\$650,000	0.0%	3.2%
<b>HINDMARSH*</b>	<b>\$109,000</b>	<b>\$101,000</b>	<b>7.9%</b>	<b>-22.1%</b>
<b>HORSHAM</b>	<b>\$237,500</b>	<b>\$245,000</b>	<b>-3.1%</b>	<b>1.7%</b>
HORSHAM*	\$241,250	\$250,000	-3.5%	3.3%
<b>INDIGO</b>	<b>\$430,000</b>	<b>\$441,500</b>	<b>-2.6%</b>	<b>17.8%</b>
BEECHWORTH*	\$483,500	\$472,000	2.4%	7.4%
<b>CITY OF LA TROBE</b>	<b>\$277,250</b>	<b>\$275,000</b>	<b>0.8%</b>	<b>8.7%</b>
CHURCHILL	\$198,000	\$187,000	5.9%	7.9%
HAZELWOOD NORTH*	\$558,000	\$635,000	-12.1%	-8.9%
MOE*	\$207,500	\$207,500	0.0%	1.2%
MORWELL	\$191,250	\$192,750	-0.8%	9.3%
NEWBOROUGH*	\$232,500	\$240,000	-3.1%	-5.5%
TRARALGON	\$325,000	\$325,000	0.0%	4.8%
TRARALGON EAST*	\$470,000	\$515,000	-8.7%	0.0%
TYERS*	\$472,000	\$434,500	8.6%	24.2%
YALLOURN NORTH*	\$198,000	\$191,000	3.7%	7.3%
YINNAR*	\$330,000	-	-	1.5%
<b>LODDON*</b>	<b>\$187,500</b>	<b>\$185,000</b>	<b>1.4%</b>	<b>4.2%</b>
<b>MACEDON RANGES</b>	<b>\$737,500</b>	<b>\$745,000</b>	<b>-1.0%</b>	<b>3.7%</b>
GISBORNE	\$757,000	\$800,000	-5.4%	-7.1%
KYNETON	\$650,000	\$630,000	3.2%	11.1%
LANCEFIELD*	\$598,308	\$616,615	-3.0%	17.1%
NEW GISBORNE*	\$800,000	\$747,500	7.0%	5.6%
RIDDELLS CREEK*	\$800,000	\$797,500	0.3%	-8.6%
ROMSEY*	\$580,500	\$573,750	1.2%	-4.8%
WOODEND	\$820,000	\$820,000	0.0%	8.9%
<b>MANSFIELD*</b>	<b>\$420,000</b>	<b>\$425,000</b>	<b>-1.2%</b>	<b>3.1%</b>
<b>MILDURA</b>	<b>\$314,940</b>	<b>\$310,000</b>	<b>1.6%</b>	<b>1.6%</b>
IRYMPLE	\$389,000	\$326,000	19.3%	7.9%
MERBEIN*	\$201,000	\$225,000	-10.7%	-2.0%
MILDURA	\$317,500	\$315,000	0.8%	2.4%
NICHOLS POINT*	\$535,711	\$535,711	0.0%	14.0%
OUYEN*	\$99,000	\$96,000	3.1%	-
RED CLIFFS	\$237,250	\$240,000	-1.1%	5.4%
<b>MITCHELL</b>	<b>\$464,500</b>	<b>\$460,000</b>	<b>1.0%</b>	<b>-3.4%</b>
BEVERIDGE*	\$624,000	\$618,000	1.0%	2.3%
BROADFORD*	\$427,000	\$427,000	0.0%	18.6%
KILMORE*	\$470,000	\$458,500	2.5%	0.0%
SEYMOUR*	\$317,500	\$298,500	6.4%	15.5%
WALLAN	\$473,500	\$472,000	0.3%	-5.3%
<b>MOIRA</b>	<b>\$332,000</b>	<b>\$340,000</b>	<b>-2.4%</b>	<b>13.5%</b>
COBRAM*	\$325,000	\$272,500	19.3%	45.1%
NATHALIA*	\$232,500	\$255,000	-8.8%	10.7%
NUMURKAH*	\$177,500	\$207,750	-14.6%	-18.9%
YARRAWONGA	\$422,000	\$430,000	-1.9%	8.2%
<b>MOORABOOL</b>	<b>\$567,500</b>	<b>\$550,000</b>	<b>3.2%</b>	<b>8.2%</b>
BACCHUS MARSH*	\$508,500	\$502,000	1.3%	4.0%
BALLAN*	\$484,750	\$484,750	0.0%	-9.4%
DARLEY*	\$521,075	\$520,150	0.2%	3.2%
GORDON*	\$640,000	\$600,000	6.7%	12.3%
LAL LAL*	\$610,000	-	-	-
MADDINGLEY*	\$480,500	\$480,500	0.0%	2.2%
<b>MOUNT ALEXANDER</b>	<b>\$520,000</b>	<b>\$520,000</b>	<b>0.0%</b>	<b>1.5%</b>
CAMPBELLS CREEK*	\$486,000	\$490,000	-0.8%	1.0%
CASTLEMAINE	\$560,250	\$542,500	3.3%	8.8%
CHEWTON*	\$497,500	\$495,000	0.5%	-16.2%
ELPHINSTONE*	\$555,000	-	-	-
HARCOURT*	\$505,000	\$505,000	0.0%	-
MALDON*	\$512,500	\$510,000	0.5%	7.9%
MCKENZIE HILL*	\$538,000	\$578,000	-6.9%	3.1%
NEWSTEAD*	\$457,500	\$462,500	-1.1%	-
TARADALE*	\$695,000	-	-	-
<b>MOYNE*</b>	<b>\$408,500</b>	<b>\$370,000</b>	<b>10.4%</b>	<b>18.4%</b>
MORTLAKE*	\$219,000	\$194,500	12.6%	-
<b>MURRINDINDI</b>	<b>\$590,000</b>	<b>\$603,000</b>	<b>-2.2%</b>	<b>1.7%</b>
KINGLAKE*	\$670,000	\$603,000	11.1%	13.6%
<b>NORTHERN GRAMPPIANS</b>	<b>\$207,500</b>	<b>\$220,000</b>	<b>-5.7%</b>	<b>-3.5%</b>
STAWELL	\$195,000	\$207,500	-6.0%	-6.6%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>PYRENEES</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>0.0%</b>	<b>0.7%</b>
AVOCA*	\$237,500	\$250,000	-5.0%	-9.5%
BEAUFORT*	\$275,000	\$280,000	-1.8%	-1.8%
SKIPTON*	\$195,000	-	-	6.8%
SNAKE VALLEY*	\$390,000	\$357,500	9.1%	17.1%
<b>QUEENSLIFFE</b>	<b>\$825,000</b>	<b>\$945,000</b>	<b>-12.7%</b>	<b>-2.9%</b>
QUEENSLIFF*	\$843,250	\$955,000	-11.7%	-3.9%
<b>SOUTH GIPPSLAND</b>	<b>\$339,500</b>	<b>\$339,000</b>	<b>0.1%</b>	<b>-7.0%</b>
KORUMBURRA*	\$327,500	\$340,000	-3.7%	-10.3%
VENUS BAY*	\$330,000	\$324,000	1.9%	2.5%
<b>SOUTHERN GRAMPIANS*</b>	<b>\$185,000</b>	<b>\$282,500</b>	<b>-34.5%</b>	<b>-28.0%</b>
<b>STRATHBOGIE</b>	<b>\$340,000</b>	<b>\$350,000</b>	<b>-2.9%</b>	<b>-2.9%</b>
EUROA*	\$277,500	\$295,000	-5.9%	6.7%
NAGAMBIE*	\$410,000	\$405,000	1.2%	7.0%
<b>SURF COAST</b>	<b>\$895,000</b>	<b>\$840,000</b>	<b>6.5%</b>	<b>7.4%</b>
ANGLESEA*	\$1,050,000	-	-	34.5%
TORQUAY	\$867,500	\$839,000	3.4%	2.7%
<b>SWAN HILL</b>	<b>\$251,000</b>	<b>\$251,000</b>	<b>0.0%</b>	<b>-10.4%</b>
ROBINVALE*	\$255,500	-	-	-
SWAN HILL*	\$269,000	\$258,500	4.1%	-6.3%
<b>WANGARATTA</b>	<b>\$327,500</b>	<b>\$325,000</b>	<b>0.8%</b>	<b>2.3%</b>
WANGARATTA	\$319,000	\$317,000	0.6%	2.9%
<b>WARRNAMBOOL</b>	<b>\$367,750</b>	<b>\$362,500</b>	<b>1.4%</b>	<b>5.7%</b>
WARRNAMBOOL	\$365,000	\$358,000	2.0%	7.4%
<b>WELLINGTON</b>	<b>\$311,000</b>	<b>\$310,000</b>	<b>0.3%</b>	<b>5.4%</b>
BRIAGOLONG*	\$354,000	-	-	10.6%
HEYFIELD*	\$195,000	\$197,500	-1.3%	-22.0%
LOCH SPORT*	\$250,000	\$252,500	-1.0%	0.0%
MAFFRA	\$285,000	\$270,000	5.6%	5.9%
ROSEDALE*	\$266,000	\$295,000	-9.8%	-8.9%
SALE	\$329,500	\$320,000	3.0%	2.2%
STRATFORD*	\$342,500	\$341,500	0.3%	15.3%
WURRUUK*	\$510,000	\$547,500	-6.8%	-3.8%
<b>WODONGA</b>	<b>\$362,000</b>	<b>\$362,000</b>	<b>0.0%</b>	<b>4.2%</b>
WEST WODONGA*	\$339,500	\$342,500	-0.9%	6.4%
WODONGA	\$361,500	\$355,000	1.8%	8.2%
<b>YARRIAMBIACK*</b>	<b>\$85,000</b>	<b>\$105,500</b>	<b>-19.4%</b>	<b>-</b>

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.

# REIV RESEARCH



Regional Victoria

Median Unit Prices by Municipality and Suburb

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

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>ALPINE*</b>	<b>\$395,000</b>	<b>\$402,500</b>	<b>-1.9%</b>	<b>21.2%</b>
BRIGHT*	\$410,000	\$412,000	-0.5%	19.4%
<b>CITY OF BALLARAT</b>	<b>\$281,000</b>	<b>\$280,000</b>	<b>0.4%</b>	<b>6.0%</b>
ALFREDTON*	\$282,000	\$330,250	-14.6%	3.4%
BALLARAT CENTRAL*	\$333,000	\$296,000	12.5%	20.2%
BALLARAT EAST*	\$313,800	\$282,000	11.3%	8.8%
BALLARAT NORTH*	\$249,000	\$249,000	0.0%	-1.6%
BROWN HILL*	\$296,000	\$290,000	2.1%	3.9%
CANADIAN*	\$310,000	\$313,000	-1.0%	2.8%
GOLDEN POINT*	\$305,000	\$305,000	0.0%	-
MOUNT CLEAR*	\$304,500	\$272,500	11.7%	19.4%
MOUNT PLEASANT*	\$229,750	\$229,750	0.0%	-
REDAN*	\$271,000	\$271,000	0.0%	4.3%
SEBASTOPOL	\$252,000	\$246,000	2.4%	5.0%
WENDOUREE*	\$267,500	\$270,000	-0.9%	8.3%
<b>BASS COAST*</b>	<b>\$297,500</b>	<b>\$300,000</b>	<b>-0.8%</b>	<b>-13.5%</b>
COWES*	\$359,500	\$359,500	0.0%	-15.7%
WONTHAGGI*	\$290,000	-	-	-12.0%
<b>BAW BAW</b>	<b>\$324,000</b>	<b>\$312,500</b>	<b>3.7%</b>	<b>-0.5%</b>
DROUIN*	\$328,750	\$321,975	2.1%	-4.7%
WARRAGUL*	\$327,000	\$308,750	5.9%	2.2%
<b>CAMPASPE*</b>	<b>\$237,000</b>	<b>\$235,500</b>	<b>0.6%</b>	<b>-7.8%</b>
ECHUCA*	\$238,575	\$239,150	-0.2%	-12.4%
<b>EAST GIPPSLAND*</b>	<b>\$270,000</b>	<b>\$260,000</b>	<b>3.8%</b>	<b>11.6%</b>
BAIRNSDALE*	\$215,000	\$202,000	6.4%	2.4%
PAYNESVILLE*	\$371,000	-	-	-
<b>GLENELG*</b>	<b>\$300,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
PORTLAND*	\$300,000	-	-	-
<b>CITY OF GREATER BENDIGO*</b>	<b>\$268,750</b>	<b>\$260,000</b>	<b>3.4%</b>	<b>4.4%</b>
BENDIGO*	\$270,000	\$252,000	7.1%	-
EAGLEHAWK*	\$254,250	\$252,500	0.7%	-
GOLDEN SQUARE*	\$270,000	\$282,500	-4.4%	-3.2%
KANGAROO FLAT*	\$225,000	\$220,000	2.3%	-4.3%
KENNINGTON*	\$287,000	\$287,000	0.0%	5.0%
<b>CITY OF GREATER GEELONG</b>	<b>\$425,000</b>	<b>\$420,000</b>	<b>1.2%</b>	<b>2.4%</b>
BARWON HEADS*	\$938,000	\$936,000	0.2%	42.1%
BELL PARK*	\$436,000	\$437,000	-0.2%	10.9%
BELMONT*	\$420,000	\$420,000	0.0%	0.0%
CORIO*	\$300,000	\$292,500	2.6%	-0.7%
GEELONG*	\$660,000	\$633,000	4.3%	-1.0%
GEELONG WEST*	\$462,500	\$530,000	-12.7%	3.0%
GROVEDALE*	\$399,000	\$392,500	1.7%	2.3%
HAMLIN HEIGHTS*	\$420,000	\$415,000	1.2%	-1.8%
HIGHTON*	\$450,000	\$460,000	-2.2%	-4.3%
NEWCOMB*	\$411,000	\$385,000	6.8%	15.1%
NEWTOWN*	\$610,000	\$562,000	8.5%	56.0%
NORLANE*	\$335,000	\$335,000	0.0%	5.5%
OCEAN GROVE*	\$672,000	\$665,000	1.1%	1.4%
<b>GREATER SHEPPARTON*</b>	<b>\$231,000</b>	<b>\$220,000</b>	<b>5.0%</b>	<b>21.6%</b>
SHEPPARTON*	\$252,500	\$252,500	0.0%	6.3%
<b>CITY OF LA TROBE*</b>	<b>\$198,500</b>	<b>\$199,000</b>	<b>-0.3%</b>	<b>10.3%</b>
MOE*	\$217,000	\$197,500	9.9%	49.1%
MORWELL*	\$184,000	\$190,000	-3.2%	12.5%
TRARALGON*	\$198,500	\$198,000	0.3%	-6.4%
<b>MACEDON RANGES*</b>	<b>\$525,000</b>	<b>\$500,000</b>	<b>5.0%</b>	<b>21.4%</b>
GISBORNE*	\$542,500	\$512,500	5.9%	8.1%
<b>MILDURA</b>	<b>\$230,000</b>	<b>\$223,500</b>	<b>2.9%</b>	<b>-3.3%</b>
MILDURA	\$230,000	\$225,000	2.2%	-4.2%
<b>MOIRA*</b>	<b>\$230,000</b>	<b>\$215,000</b>	<b>7.0%</b>	<b>19.5%</b>
<b>MOUNT ALEXANDER*</b>	<b>\$395,000</b>	<b>\$395,000</b>	<b>0.0%</b>	<b>1.5%</b>
CASTLEMAINE*	\$392,500	-	-	0.3%
<b>SURF COAST*</b>	<b>\$610,000</b>	<b>\$610,000</b>	<b>0.0%</b>	<b>2.3%</b>
TORQUAY*	\$634,500	\$659,000	-3.7%	1.5%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
<b>SWAN HILL*</b>	<b>\$280,000</b>	<b>\$269,000</b>	<b>4.1%</b>	<b>-</b>
SWAN HILL*	\$280,000	\$269,000	4.1%	-
<b>WANGARATTA*</b>	<b>\$216,500</b>	<b>\$215,250</b>	<b>0.6%</b>	<b>8.3%</b>
WANGARATTA*	\$216,500	\$215,250	0.6%	8.3%
<b>WELLINGTON</b>	<b>\$261,750</b>	<b>\$233,500</b>	<b>12.1%</b>	<b>17.6%</b>
MAFFRA*	\$225,000	\$225,000	0.0%	-
SALE*	\$266,250	\$264,250	0.8%	23.8%
<b>WODONGA*</b>	<b>\$215,000</b>	<b>\$215,000</b>	<b>0.0%</b>	<b>-3.6%</b>
WODONGA*	\$192,500	\$193,000	-0.3%	-9.6%

Source: REIV

# Median Sale Prices by Bedroom

## Summary

### House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

### Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit



## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



### Median Prices by Bedroom

Note: Data is based on 12 months ending the quarter

	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>				
2-Bedroom House	\$880,000	\$865,000	1.7%	1.1%
3-Bedroom House	\$750,000	\$732,000	2.5%	2.7%
4-Bedroom House	\$885,000	\$870,000	1.7%	1.1%
1-Bedroom Unit	\$375,575	\$366,000	2.6%	1.5%
2-Bedroom Unit	\$585,000	\$575,000	1.7%	3.0%
3-Bedroom Unit	\$775,000	\$770,000	0.6%	2.0%
<b>Regional Victoria</b>				
2-Bedroom House	\$298,500	\$290,000	2.9%	5.7%
3-Bedroom House	\$369,000	\$365,000	1.1%	2.5%
4-Bedroom House	\$512,000	\$510,000	0.4%	1.4%
1-Bedroom Unit	\$180,000	\$180,000	0.0%	-3.4%
2-Bedroom Unit	\$274,000	\$270,000	1.5%	5.4%
3-Bedroom Unit	\$371,500	\$380,000	-2.2%	1.8%
	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>				
2-Bedroom House	\$1,062,500	\$1,035,000	2.7%	0.7%
3-Bedroom House	\$1,358,000	\$1,340,000	1.3%	0.6%
4-Bedroom House	\$1,950,000	\$1,920,000	1.6%	2.1%
1-Bedroom Unit	\$385,000	\$380,000	1.3%	0.6%
2-Bedroom Unit	\$630,000	\$620,000	1.6%	3.3%
3-Bedroom Unit	\$1,015,000	\$986,000	2.9%	4.1%
<b>Middle Melbourne</b>				
2-Bedroom House	\$830,000	\$816,500	1.7%	8.7%
3-Bedroom House	\$850,000	\$832,000	2.2%	2.4%
4-Bedroom House	\$1,165,000	\$1,140,000	2.2%	1.3%
1-Bedroom Unit	\$339,500	\$334,000	1.6%	2.7%
2-Bedroom Unit	\$580,000	\$570,000	1.8%	3.6%
3-Bedroom Unit	\$800,000	\$788,000	1.5%	2.6%
<b>Outer Melbourne</b>				
2-Bedroom House	\$551,000	\$540,000	2.0%	3.0%
3-Bedroom House	\$603,750	\$595,000	1.5%	-0.2%
4-Bedroom House	\$711,124	\$700,000	1.6%	-1.2%
1-Bedroom Unit	\$315,000	\$300,000	5.0%	6.8%
2-Bedroom Unit	\$460,000	\$449,000	2.4%	2.1%
3-Bedroom Unit	\$605,000	\$600,000	0.8%	1.4%

Source: REIV

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## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

### Median Prices by Suburb, 2 Bedroom House

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,030,000	\$1,020,000	1.0%	6.7%
ALBERT PARK*	\$1,350,000	\$1,380,000	-2.2%	-11.6%
ARARAT*	\$174,000	-	-	-
ARMADALE*	\$1,510,000	\$1,360,000	11.0%	10.6%
ASCOT VALE*	\$880,000	\$877,500	0.3%	-13.3%
BAIRNSDALE*	\$230,000	\$225,750	1.9%	6.2%
BALLARAT CENTRAL*	\$383,000	\$362,500	5.7%	7.9%
BALLARAT EAST*	\$336,000	\$320,000	5.0%	13.9%
BELMONT*	\$518,000	\$514,000	0.8%	15.8%
BENTLEIGH*	\$1,203,000	\$1,203,000	0.0%	8.4%
BENTLEIGH EAST*	\$936,000	\$931,750	0.5%	9.4%
BLACKBURN*	\$955,500	\$955,500	0.0%	-
BORONIA*	\$585,000	\$557,500	4.9%	1.7%
BOX HILL NORTH*	\$1,100,000	-	-	-
BOX HILL SOUTH*	\$938,000	\$901,500	4.0%	4.0%
BRIGHTON EAST*	\$1,170,000	\$1,310,000	-10.7%	-
BRUNSWICK	\$950,000	\$927,500	2.4%	2.7%
BRUNSWICK EAST*	\$970,000	-	-	-
BRUNSWICK WEST*	\$823,750	\$805,000	2.3%	-5.6%
CAMBERWELL*	\$1,360,000	\$1,330,000	2.3%	-
CARLTON*	\$1,262,500	\$995,000	26.9%	25.6%
CARLTON NORTH*	\$1,185,000	\$1,330,000	-10.9%	-7.8%
CARNEGIE*	\$927,500	\$940,000	-1.3%	-8.2%
CASTLEMAINE*	\$425,000	\$425,000	0.0%	-2.3%
CAULFIELD SOUTH*	\$975,500	\$955,000	2.1%	-10.1%
CHELSEA*	\$586,250	\$590,000	-0.6%	-
CHELTENHAM*	\$840,000	\$780,000	7.7%	-
CLIFTON HILL*	\$1,181,000	\$1,128,000	4.7%	15.2%
COBURG*	\$820,000	\$802,000	2.2%	-9.6%
COLAC*	\$260,000	\$260,000	0.0%	-
COLLINGWOOD*	\$1,042,500	\$995,500	4.7%	15.1%
CROYDON*	\$615,000	\$612,475	0.4%	2.5%
DANDENONG*	\$570,000	\$559,000	2.0%	-
DAYLESFORD*	\$600,000	\$590,000	1.7%	0.4%
ECHUCA*	\$242,000	\$242,000	0.0%	-
ELWOOD*	\$1,370,000	\$1,440,000	-4.9%	-
ESSENDON*	\$940,000	\$905,000	3.9%	-10.5%
FITZROY*	\$1,179,500	\$1,179,500	0.0%	-10.6%
FITZROY NORTH*	\$1,249,500	\$1,230,500	1.5%	-2.8%
FLEMINGTON*	\$897,500	\$928,000	-3.3%	2.0%
FOOTSCRAY*	\$710,000	\$710,000	0.0%	-10.7%
FRANKSTON*	\$535,000	\$520,000	2.9%	0.0%
GLENROY*	\$585,000	\$595,000	-1.7%	-4.6%
GREENSBOROUGH*	\$643,700	\$643,700	0.0%	2.5%
HAWTHORN*	\$1,490,000	-	-	3.8%
HAWTHORN EAST*	\$1,320,000	\$1,310,000	0.8%	-3.5%
HEIDELBERG HEIGHTS*	\$647,944	\$664,444	-2.5%	-6.1%
HEIDELBERG WEST*	\$594,000	\$604,000	-1.7%	-16.3%
KEILOR EAST*	\$665,000	\$596,000	11.6%	-
KENSINGTON*	\$1,092,000	\$972,000	12.3%	22.0%
KEW*	\$1,305,000	\$1,396,000	-6.5%	-1.7%
KYNETON*	\$551,250	\$540,000	2.1%	-
LARA*	\$390,000	\$392,500	-0.6%	-
MAFFRA*	\$172,500	\$176,000	-2.0%	-
MALVERN EAST*	\$1,156,000	-	-	-9.0%
MARYBOROUGH*	\$235,000	\$184,250	27.5%	-
MILDURA*	\$236,750	\$209,000	13.3%	24.3%
MONTMORENCY*	\$731,000	-	-	-
MOONEE PONDS*	\$1,017,500	\$1,015,000	0.2%	7.9%
MORWELL*	\$145,500	\$142,000	2.5%	13.7%
MOUNT EVELYN*	\$550,000	\$570,000	-3.5%	-
MURRUMBEENA*	\$1,085,000	-	-	-
MYRTLEFORD*	\$254,000	\$254,000	0.0%	6.9%
NEWPORT*	\$851,500	\$832,750	2.3%	-2.1%
NORLANE*	\$315,000	\$318,750	-1.2%	-0.8%
NORTH MELBOURNE*	\$910,000	\$895,000	1.7%	-7.5%
NORTHCOTE	\$1,180,000	\$1,150,000	2.6%	6.3%
OCEAN GROVE*	\$620,000	\$620,000	0.0%	0.0%
PAKENHAM*	\$392,500	\$367,000	6.9%	0.0%
PASCOE VALE*	\$761,500	\$736,500	3.4%	-1.1%
PASCOE VALE SOUTH*	\$805,000	\$790,000	1.9%	-12.0%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
PORT MELBOURNE*	\$1,213,000	\$1,150,000	5.5%	-1.8%
PRAHRAN*	\$1,222,500	\$1,210,000	1.0%	-4.7%
PRESTON*	\$880,000	\$870,000	1.1%	0.0%
RESERVOIR*	\$735,750	\$728,500	1.0%	2.9%
RICHMOND	\$1,102,000	\$1,100,000	0.2%	-5.6%
RINGWOOD*	\$647,500	\$632,625	2.4%	-5.5%
RINGWOOD EAST*	\$669,500	\$645,000	3.8%	-
ROSANNA*	\$812,000	\$782,500	3.8%	-
ROSEBUD*	\$440,000	\$440,000	0.0%	-12.0%
RYE*	\$560,000	\$555,250	0.9%	1.8%
SALE*	\$225,000	\$232,000	-3.0%	-
SEBASTOPOL*	\$255,000	\$252,500	1.0%	3.2%
SEDDON*	\$890,000	\$822,500	8.2%	-3.9%
SOLDIERS HILL*	\$430,000	\$437,500	-1.7%	32.6%
SOUTH MELBOURNE*	\$1,185,000	\$1,175,000	0.9%	-1.3%
SOUTH YARRA*	\$1,550,000	\$1,440,000	7.6%	21.6%
ST KILDA*	\$1,192,500	\$1,232,500	-3.2%	-
ST KILDA EAST*	\$980,000	\$955,000	2.6%	-4.4%
STAWELL*	\$160,000	\$160,000	0.0%	-
THORNBURY*	\$952,000	\$949,000	0.3%	-1.6%
TRARALGON*	\$229,000	\$242,500	-5.6%	11.7%
WANGARATTA*	\$212,500	\$217,500	-2.3%	-3.4%
WARBURTON*	\$452,500	\$452,500	0.0%	-
WARRAGUL*	\$342,000	\$354,500	-3.5%	-5.0%
WARRNAMBOOL*	\$290,000	\$287,000	1.0%	2.1%
WENDOUREE*	\$285,000	\$285,000	0.0%	-0.4%
WEST FOOTSCRAY*	\$760,000	\$760,000	0.0%	7.8%
WILLIAMSTOWN*	\$967,000	\$930,000	4.0%	9.6%
WINDSOR*	\$1,260,000	\$1,210,000	4.1%	11.2%
WONTHAGGI*	\$335,000	\$337,500	-0.7%	-
YARRAVILLE*	\$825,000	\$815,000	1.2%	-10.4%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

### Median Prices by Suburb, 3 Bedroom House

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,347,500	\$1,300,000	3.7%	6.3%
AIRPORT WEST	\$785,000	\$776,000	1.2%	-0.3%
ALBANVALE*	\$513,250	\$498,000	3.1%	-3.2%
ALBERT PARK*	\$2,365,000	\$2,256,000	4.8%	-0.3%
ALBION*	\$729,000	\$705,000	3.4%	-3.4%
ALFREDTON	\$406,000	\$402,000	1.0%	6.8%
ALPHINGTON*	\$1,466,000	\$1,508,000	-2.8%	-3.6%
ALTONA*	\$866,000	\$830,000	4.3%	-13.4%
ALTONA MEADOWS*	\$604,000	\$585,000	3.2%	-4.5%
ALTONA NORTH*	\$790,000	\$785,000	0.6%	2.4%
ARARAT*	\$212,000	\$207,500	2.2%	6.0%
ARDEER*	\$580,000	\$590,000	-1.7%	-5.9%
ARMADALE*	\$2,445,000	\$2,067,500	18.3%	10.8%
ASCOT VALE*	\$1,101,890	\$1,097,000	0.4%	-6.8%
ASHBURTON*	\$1,487,500	\$1,445,000	2.9%	-2.5%
ASHWOOD*	\$1,122,000	\$1,015,000	10.5%	4.9%
ASPENDALE*	\$950,000	\$922,500	3.0%	2.4%
ATTWOOD*	\$665,000	\$654,000	1.7%	-
AVOCA*	\$250,000	\$267,000	-6.4%	-13.8%
AVONDALE HEIGHTS	\$765,000	\$738,000	3.7%	-2.0%
BAIRNSDALE	\$282,500	\$275,000	2.7%	5.8%
BALACLAVA*	\$1,475,000	\$1,489,250	-1.0%	25.5%
BALLARAT CENTRAL	\$527,250	\$520,000	1.4%	13.7%
BALLARAT EAST	\$366,000	\$360,000	1.7%	6.4%
BALLARAT NORTH*	\$387,500	\$388,750	-0.3%	2.0%
BALWYN*	\$1,710,000	\$1,635,500	4.6%	-9.6%
BALWYN NORTH	\$1,600,000	\$1,450,000	10.3%	4.6%
BANNOCKBURN*	\$487,500	\$487,500	0.0%	-
BARWON HEADS*	\$932,000	\$927,250	0.5%	5.0%
BAXTER*	\$547,500	\$495,000	10.6%	4.0%
BAYSWATER*	\$735,000	\$710,000	3.5%	0.0%
BAYSWATER NORTH*	\$664,000	\$670,000	-0.9%	-1.9%
BEAUFORT*	\$314,000	\$287,500	9.2%	18.0%
BEAUMARIS	\$1,407,500	\$1,392,500	1.1%	-5.9%
BEECHWORTH*	\$450,000	\$452,500	-0.6%	-
BELGRAVE*	\$620,000	\$627,500	-1.2%	-7.0%
BELL PARK*	\$490,750	\$490,000	0.2%	6.2%
BELL POST HILL*	\$485,000	\$471,500	2.9%	5.4%
BELLFIELD*	\$740,000	\$842,000	-12.1%	-
BELMONT	\$560,000	\$547,000	2.4%	4.7%
BENALLA*	\$240,000	\$245,000	-2.0%	-5.0%
BENDIGO*	\$458,500	\$457,000	0.3%	9.2%
BENTLEIGH*	\$1,302,500	\$1,275,000	2.2%	-4.6%
BENTLEIGH EAST	\$1,150,000	\$1,070,000	7.5%	9.3%
BERWICK	\$635,000	\$625,000	1.6%	0.8%
BLACK HILL*	\$470,000	\$465,000	1.1%	11.6%
BLACK ROCK*	\$1,690,000	\$1,735,000	-2.6%	-5.1%
BLACKBURN	\$1,257,500	\$1,125,000	11.8%	5.7%
BLACKBURN NORTH	\$976,000	\$991,000	-1.5%	-0.8%
BLACKBURN SOUTH	\$1,032,500	\$999,500	3.3%	8.7%
BLAIRGOWRIE*	\$866,000	\$870,500	-0.5%	-1.6%
BONBEACH*	\$842,500	\$806,500	4.5%	-0.3%
BORONIA	\$695,000	\$663,750	4.7%	2.5%
BOX HILL*	\$1,550,000	\$1,380,000	12.3%	17.0%
BOX HILL NORTH	\$1,135,000	\$1,095,000	3.7%	9.3%
BOX HILL SOUTH*	\$1,184,500	\$1,120,000	5.8%	17.9%
BRAYBROOK*	\$660,000	\$645,000	2.3%	-11.6%
BRIAR HILL*	\$816,300	\$816,300	0.0%	0.6%
BRIGHT*	\$550,000	\$550,000	0.0%	-0.8%
BRIGHTON	\$1,926,000	\$1,874,000	2.8%	-3.1%
BRIGHTON EAST	\$1,602,944	\$1,500,000	6.9%	5.8%
BROADFORD*	\$410,000	-	-	24.2%
BROADMEADOWS*	\$523,000	\$493,500	6.0%	-6.0%
BROOKFIELD*	\$409,500	-	-	-8.0%
BROOKLYN*	\$674,500	\$674,500	0.0%	-
BROWN HILL*	\$380,125	\$390,000	-2.5%	-5.0%
BRUNSWICK	\$1,247,500	\$1,156,000	7.9%	12.4%
BRUNSWICK EAST*	\$1,181,000	\$1,167,000	1.2%	-4.1%
BRUNSWICK WEST*	\$1,125,000	\$1,127,550	-0.2%	0.0%
BULLEEN*	\$970,000	\$955,000	1.6%	-2.0%
BUNDOORA	\$691,000	\$670,000	3.1%	-1.1%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
BUNINYONG*	\$487,500	\$465,250	4.8%	21.9%
BURWOOD*	\$1,158,500	\$1,155,500	0.3%	-3.1%
BURWOOD EAST*	\$1,040,000	\$964,400	7.8%	8.3%
CALIFORNIA GULLY*	\$294,000	\$299,000	-1.7%	1.4%
CAMBERWELL*	\$1,600,000	\$1,615,000	-0.9%	-8.7%
CAMPBELLFIELD*	\$527,500	\$502,500	5.0%	-
CAMPBELLS CREEK*	\$430,000	\$465,000	-7.5%	-8.3%
CANADIAN*	\$350,000	\$350,000	0.0%	-2.6%
CANTERBURY*	\$2,100,000	\$1,790,000	17.3%	10.1%
CAPE PATERSON*	\$592,500	\$528,250	12.2%	34.0%
CAPE WOOLAMAI*	\$500,000	\$515,000	-2.9%	-7.4%
CAPEL SOUND*	\$540,000	\$510,000	5.9%	-2.9%
CARLTON NORTH*	\$1,785,500	\$1,727,500	3.4%	4.4%
CARNEGIE*	\$1,310,000	\$1,285,000	1.9%	9.1%
CAROLINE SPRINGS*	\$528,500	\$521,375	1.4%	-9.4%
CARRUM*	\$750,000	\$740,000	1.4%	-6.8%
CARRUM DOWNS	\$525,000	\$520,500	0.9%	-4.9%
CASTLEMAINE	\$550,000	\$537,500	2.3%	8.4%
CAULFIELD*	\$1,565,000	\$1,500,000	4.3%	-
CAULFIELD NORTH*	\$1,780,000	\$1,750,000	1.7%	11.0%
CAULFIELD SOUTH*	\$1,406,000	\$1,383,000	1.7%	8.2%
CHADSTONE*	\$1,025,000	\$948,000	8.1%	12.2%
CHELSEA*	\$770,000	\$770,000	0.0%	-11.7%
CHELSEA HEIGHTS*	\$770,000	\$710,000	8.5%	5.3%
CHELtenham	\$1,008,800	\$987,500	2.2%	5.9%
CHIRNSIDE PARK	\$675,009	\$675,009	0.0%	0.3%
CHURCHILL	\$181,750	\$180,000	1.0%	3.3%
CLARINDA*	\$832,000	\$781,000	6.5%	8.1%
CLAYTON*	\$1,112,000	\$1,057,500	5.2%	8.5%
CLAYTON SOUTH*	\$763,000	\$761,000	0.3%	-3.4%
CLIFTON HILL*	\$1,385,500	\$1,417,500	-2.3%	-2.1%
CLIFTON SPRINGS*	\$480,000	\$455,000	5.5%	6.7%
CLYDE*	\$496,500	\$484,000	2.6%	-3.3%
CLYDE NORTH*	\$507,500	\$475,000	6.8%	-3.3%
COBRAM*	\$247,500	\$247,500	0.0%	3.1%
COBURG	\$1,012,500	\$946,500	7.0%	5.1%
COBURG NORTH*	\$872,500	\$808,000	8.0%	10.2%
COCKATOO*	\$557,500	\$540,000	3.2%	0.5%
COHUNA*	\$188,500	\$188,500	0.0%	2.6%
COLAC*	\$320,000	\$318,500	0.5%	-4.5%
COLDSTREAM*	\$650,000	-	-	4.2%
COLLINGWOOD*	\$1,207,500	\$1,175,000	2.8%	-1.8%
CORIO	\$338,000	\$341,500	-1.0%	-9.9%
CORONET BAY*	\$370,000	\$400,000	-7.5%	-
COWES	\$530,000	\$533,750	-0.7%	6.2%
CRAIGIEBURN	\$482,500	\$479,000	0.7%	-6.3%
CRANBOURNE	\$465,000	\$458,500	1.4%	-8.9%
CRANBOURNE EAST*	\$521,000	\$520,000	0.2%	-3.0%
CRANBOURNE NORTH*	\$515,000	\$497,500	3.5%	0.0%
CRANBOURNE WEST*	\$460,000	\$456,500	0.8%	-5.2%
CRESWICK*	\$377,500	\$350,000	7.9%	11.0%
CROYDON	\$695,000	\$680,000	2.2%	-2.2%
CROYDON HILLS*	\$751,833	\$735,000	2.3%	2.1%
CROYDON NORTH*	\$738,000	\$681,000	8.4%	7.0%
CROYDON SOUTH*	\$702,500	\$700,000	0.4%	-2.1%
DALLAS*	\$470,000	\$460,000	2.2%	0.0%
DANDENONG	\$597,500	\$590,000	1.3%	-1.2%
DANDENONG NORTH	\$591,000	\$580,000	1.9%	-2.9%
DARLEY*	\$395,000	\$412,500	-4.2%	-16.8%
DAYLESFORD*	\$650,000	\$590,000	10.2%	12.1%
DEER PARK*	\$562,000	\$545,000	3.1%	0.8%
DELACOMBE*	\$361,000	\$356,250	1.3%	5.7%
DELAHEY*	\$527,750	\$525,500	0.4%	-0.4%
DIAMOND CREEK	\$717,750	\$710,000	1.1%	0.0%
DIGGERS REST*	\$487,500	\$476,000	2.4%	-
DINGLEY VILLAGE*	\$815,000	\$783,625	4.0%	2.2%
DONCASTER	\$1,184,000	\$1,150,000	3.0%	5.7%
DONCASTER EAST	\$1,144,000	\$1,138,000	0.5%	5.4%
DONVALE*	\$902,769	\$850,200	6.2%	-6.0%
DOREEN	\$550,000	\$545,000	0.9%	-0.6%
DOVETON*	\$470,000	\$455,000	3.3%	-4.8%
DROMANA*	\$682,500	\$701,000	-2.6%	-12.1%
DROUIN	\$403,750	\$403,750	0.0%	-6.1%
DUNOLLY*	\$227,500	-	-	-
EAGLEHAWK*	\$335,000	\$320,500	4.5%	4.7%
EAGLEMONT*	\$1,602,500	\$1,600,000	0.2%	6.1%
EAST BENDIGO*	\$365,000	\$345,500	5.6%	14.1%
EAST GEELONG*	\$695,000	\$640,000	8.6%	7.6%
EASTWOOD*	\$371,000	\$360,000	3.1%	-1.6%
ECHUCA	\$340,000	\$352,500	-3.5%	-0.7%
EDITHVALE*	\$912,000	\$865,000	5.4%	-3.2%
ELSTERNWICK*	\$1,532,500	\$1,423,750	7.6%	-5.8%
ELTHAM	\$823,900	\$812,500	1.4%	0.7%
ELTHAM NORTH*	\$858,500	\$830,000	3.4%	6.0%
ELWOOD*	\$1,825,000	\$1,822,500	0.1%	7.4%
EMERALD*	\$650,000	\$639,500	1.6%	-5.0%
ENDEAVOUR HILLS	\$590,000	\$585,000	0.9%	-3.3%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
EPPING	\$550,000	\$532,500	3.3%	-3.1%
EPSOM*	\$332,000	\$337,500	-1.6%	-5.4%
ESSENDON*	\$1,315,000	\$1,263,750	4.1%	0.4%
EUROA*	\$290,000	\$295,000	-1.7%	11.5%
FAIRFIELD*	\$1,301,000	\$1,316,000	-1.1%	-1.4%
FAWKNER	\$685,000	\$668,750	2.4%	-1.0%
FERNTREE GULLY	\$704,500	\$688,000	2.4%	4.1%
FITZROY*	\$1,587,500	\$1,580,000	0.5%	7.3%
FITZROY NORTH*	\$1,530,000	\$1,467,500	4.3%	3.4%
FLEMINGTON*	\$1,228,000	\$1,075,000	14.2%	12.7%
FLINDERS*	\$1,288,272	\$1,630,000	-21.0%	-34.4%
FLORA HILL*	\$367,500	\$367,500	0.0%	5.3%
FOOTSCRAY*	\$912,000	\$920,000	-0.9%	-4.8%
FOREST HILL*	\$912,500	\$872,500	4.6%	7.4%
FRANKSTON	\$568,250	\$560,000	1.5%	-0.3%
FRANKSTON NORTH*	\$422,750	\$422,500	0.1%	-13.2%
FRANKSTON SOUTH	\$780,000	\$720,000	8.3%	9.1%
FRASER RISE*	\$540,000	\$545,000	-0.9%	-5.3%
GEELONG*	\$736,250	\$712,000	3.4%	-0.2%
GEELONG WEST*	\$675,000	\$675,000	0.0%	-2.3%
GEMBROOK*	\$620,000	-	-	-17.4%
GISBORNE*	\$657,500	\$660,000	-0.4%	6.0%
GLADSTONE PARK*	\$626,500	\$614,500	2.0%	2.7%
GLEN IRIS	\$1,710,000	\$1,742,500	-1.9%	2.7%
GLEN WAVERLEY	\$1,180,000	\$1,177,500	0.2%	5.5%
GLENROY	\$706,000	\$700,000	0.9%	-2.2%
GOLDEN POINT*	\$402,500	\$393,000	2.4%	1.9%
GOLDEN SQUARE	\$330,000	\$329,500	0.2%	0.0%
GREENSBOROUGH	\$752,000	\$740,125	1.6%	0.3%
GREENVALE*	\$612,750	\$585,250	4.7%	2.1%
GROVEDALE*	\$492,500	\$485,000	1.5%	2.6%
HADFIELD*	\$740,000	\$727,500	1.7%	-0.7%
HALLAM*	\$532,000	\$532,000	0.0%	-9.4%
HAMLIN HEIGHTS*	\$537,500	\$530,000	1.4%	-1.6%
HAMPTON*	\$1,600,000	\$1,600,000	0.0%	0.0%
HAMPTON EAST*	\$1,101,500	\$1,071,000	2.8%	2.5%
HAMPTON PARK	\$500,000	\$485,000	3.1%	-3.8%
HARKNESS*	\$403,500	\$410,000	-1.6%	0.0%
HASTINGS*	\$487,000	\$477,000	2.1%	1.5%
HAWTHORN*	\$1,950,000	\$1,930,000	1.0%	14.0%
HAWTHORN EAST	\$1,632,000	\$1,646,000	-0.9%	-7.3%
HEALESVILLE*	\$576,500	\$550,000	4.8%	-4.2%
HEATHCOTE*	\$357,500	\$350,000	2.1%	15.1%
HEATHMONT	\$850,000	\$835,000	1.8%	2.0%
HEIDELBERG*	\$1,252,500	\$1,200,000	4.4%	17.1%
HEIDELBERG HEIGHTS*	\$760,000	\$808,000	-5.9%	-15.1%
HEIDELBERG WEST*	\$666,250	\$672,500	-0.9%	-4.3%
HERNE HILL*	\$570,000	\$562,500	1.3%	3.6%
HEYFIELD*	\$209,500	\$200,000	4.8%	-15.8%
HIGHETT*	\$1,173,500	\$1,035,000	13.4%	5.2%
HIGHTON	\$602,500	\$610,000	-1.2%	-2.8%
HILLSIDE*	\$616,750	\$609,000	1.3%	-0.5%
HOPPERS CROSSING	\$500,000	\$500,000	0.0%	-4.8%
HORSHAM*	\$200,000	\$217,000	-7.8%	1.5%
HUGHESDALE*	\$1,124,000	\$1,082,500	3.8%	5.0%
HURSTBRIDGE*	\$760,000	\$725,000	4.8%	-
INVERLOCH*	\$627,000	\$578,000	8.5%	6.3%
IRYMPLE*	\$322,000	\$317,556	1.4%	0.6%
IVANHOE*	\$1,342,500	\$1,342,500	0.0%	-4.3%
IVANHOE EAST*	\$1,617,500	\$1,617,500	0.0%	-2.6%
JACANA*	\$518,000	\$511,500	1.3%	-4.7%
KANGAROO FLAT	\$328,500	\$316,000	4.0%	4.3%
KEILOR*	\$845,500	\$825,000	2.5%	13.5%
KEILOR DOWNS*	\$625,000	\$611,000	2.3%	-4.9%
KEILOR EAST	\$770,000	\$745,000	3.4%	-2.5%
KENNINGTON*	\$367,250	\$360,000	2.0%	-0.1%
KENSINGTON*	\$1,272,000	\$1,195,000	6.4%	13.3%
KEW	\$1,730,000	\$1,710,500	1.1%	1.8%
KEW EAST*	\$1,658,000	\$1,572,500	5.4%	12.3%
KEYSBOROUGH	\$689,500	\$670,000	2.9%	0.7%
KILMORE*	\$442,000	\$437,500	1.0%	0.7%
KILSYTH	\$645,000	\$630,000	2.4%	1.3%
KINGS PARK*	\$498,000	\$500,000	-0.4%	-7.6%
KINGSBURY*	\$697,500	\$646,000	8.0%	-4.6%
KINGSVILLE*	\$1,085,000	\$1,044,000	3.9%	7.4%
KNOXFIELD*	\$726,500	\$723,000	0.5%	-10.6%
KORUMBURRA*	\$300,000	\$295,000	1.7%	-11.8%
KURUNJANG*	\$392,500	\$370,000	6.1%	-1.9%
KYABRAM*	\$265,000	\$265,000	0.0%	8.2%
KYNETON*	\$611,500	\$600,000	1.9%	11.7%
LAKE GARDENS*	\$465,000	\$462,500	0.5%	0.5%
LAKE WENDOUREE*	\$627,500	\$590,000	6.4%	3.7%
LAKES ENTRANCE*	\$292,500	\$311,000	-5.9%	-12.0%
LALOR	\$600,500	\$591,000	1.6%	-1.6%
LANGWARRIN	\$588,500	\$585,000	0.6%	-1.1%
LARA	\$492,500	\$480,000	2.6%	3.7%
LAUNCHING PLACE*	\$548,750	\$551,000	-0.4%	3.5%



Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
LAVERTON	\$545,000	\$540,000	0.9%	-5.6%
LEOPOLD*	\$460,000	\$458,500	0.3%	-4.2%
LILYDALE	\$650,000	\$631,250	3.0%	1.6%
LOCH SPORT*	\$260,000	\$271,250	-4.1%	0.0%
LONG GULLY*	\$290,000	\$276,250	5.0%	7.4%
LONGWARRY*	\$445,000	\$393,500	13.1%	15.6%
LOWER PLENTY*	\$780,000	\$785,000	-0.6%	-
LUCAS*	\$413,025	\$400,525	3.1%	11.6%
LYNBROOK*	\$531,500	\$531,500	0.0%	-11.4%
MACLEOD*	\$826,800	\$815,000	1.4%	-1.3%
MAFFRA*	\$281,250	\$275,000	2.3%	5.3%
MAIDSTONE*	\$820,000	\$822,500	-0.3%	-0.6%
MALDON*	\$500,000	\$520,000	-3.8%	16.3%
MALVERN*	\$1,880,500	\$2,087,500	-9.9%	-10.5%
MALVERN EAST	\$1,548,000	\$1,505,000	2.9%	4.7%
MANIFOLD HEIGHTS*	\$700,000	\$691,000	1.3%	-6.7%
MANOR LAKES*	\$500,000	\$500,000	0.0%	-1.0%
MARIBYRNONG*	\$1,045,000	\$984,000	6.2%	-5.9%
MARSHALL*	\$490,250	\$484,000	1.3%	0.6%
MARYBOROUGH*	\$255,000	\$249,500	2.2%	3.0%
MCCRAE*	\$689,000	\$747,500	-7.8%	-18.9%
MCKINNON*	\$1,420,000	\$1,470,000	-3.4%	-5.3%
MEADOW HEIGHTS*	\$474,000	\$455,000	4.2%	-1.3%
MELTON*	\$382,500	\$377,000	1.5%	-4.9%
MELTON SOUTH*	\$370,000	\$365,000	1.4%	-9.8%
MELTON WEST*	\$375,000	\$375,000	0.0%	-8.1%
MENTONE*	\$1,031,000	\$1,050,000	-1.8%	-4.5%
MERBEIN*	\$210,000	\$247,500	-15.2%	1.8%
MERNDA	\$520,000	\$515,000	1.0%	-1.9%
MICKLEHAM*	\$455,000	\$430,000	5.8%	2.8%
MIDDLE PARK*	\$2,725,000	\$2,537,500	7.4%	32.9%
MILDURA	\$288,500	\$290,000	-0.5%	1.2%
MILL PARK	\$631,000	\$612,500	3.0%	1.8%
MILLGROVE*	\$425,000	\$425,000	0.0%	0.0%
MINERS REST*	\$405,000	\$395,000	2.5%	7.4%
MITCHAM	\$975,000	\$920,000	6.0%	14.3%
MOE*	\$207,500	\$207,500	0.0%	3.8%
MONBULK*	\$618,000	-	-	-5.4%
MONT ALBERT NORTH*	\$1,290,000	\$1,285,000	0.4%	14.7%
MONTMORENCY	\$828,000	\$828,000	0.0%	-1.4%
MONTROSE*	\$673,750	\$655,250	2.8%	-3.8%
MOONEE PONDS*	\$1,190,000	\$1,169,500	1.8%	-5.2%
MOORABBIN*	\$1,060,000	\$966,000	9.7%	14.0%
MOOROOLBARK	\$636,846	\$618,000	3.0%	-4.9%
MOOROOPNA*	\$225,000	\$234,000	-3.8%	3.2%
MORDIALLOC*	\$935,000	\$900,000	3.9%	-2.1%
MORNINGTON	\$786,000	\$710,000	10.7%	16.4%
MORWELL	\$190,000	\$188,000	1.1%	8.6%
MOUNT CLEAR*	\$377,500	\$358,000	5.4%	4.1%
MOUNT DANDENONG*	\$660,000	\$660,000	0.0%	-
MOUNT ELIZA	\$987,500	\$975,000	1.3%	-3.6%
MOUNT EVELYN	\$620,000	\$599,500	3.4%	-4.7%
MOUNT HELEN*	\$405,000	\$395,000	2.5%	6.6%
MOUNT MARTHA	\$925,000	\$922,500	0.3%	-2.1%
MOUNT PLEASANT*	\$371,250	\$377,500	-1.7%	-7.2%
MOUNT WAVERLEY	\$1,257,500	\$1,221,650	2.9%	8.6%
MULGRAVE	\$821,000	\$783,000	4.9%	2.6%
MURRUMBEENA*	\$1,165,000	\$1,111,000	4.9%	-7.1%
MYRTLEFORD*	\$300,750	\$305,000	-1.4%	3.7%
NAGAMBIE*	\$372,000	\$372,000	0.0%	-0.8%
NARRE WARREN*	\$545,000	\$535,000	1.9%	-9.2%
NARRE WARREN SOUTH*	\$547,000	\$548,500	-0.3%	-4.9%
NEWBOROUGH*	\$225,000	\$239,250	-6.0%	-6.3%
NEWCOMB*	\$450,000	\$417,000	7.9%	-0.4%
NEWINGTON*	\$486,250	\$480,500	1.2%	4.6%
NEWPORT	\$977,500	\$955,000	2.4%	-5.8%
NEWSTEAD*	\$465,000	\$465,000	0.0%	-
NEWTOWN*	\$727,500	\$710,000	2.5%	-6.4%
NIDDRIE*	\$925,000	\$933,500	-0.9%	-6.4%
NOBLE PARK	\$620,000	\$612,000	1.3%	-3.4%
NOBLE PARK NORTH*	\$615,000	\$610,000	0.8%	-5.0%
NORLANE*	\$349,250	\$356,750	-2.1%	-5.6%
NORTH BENDIGO*	\$315,000	\$300,000	5.0%	9.6%
NORTH GEELONG*	\$508,500	\$495,000	2.7%	-2.8%
NORTH MELBOURNE*	\$1,465,000	\$1,440,000	1.7%	19.3%
NORTH WARRANDYTE*	\$950,000	\$985,000	-3.6%	2.0%
NORTH WONTHAGGI*	\$349,500	\$349,000	0.1%	2.8%
NORTHCOTE	\$1,342,500	\$1,312,000	2.3%	0.6%
NUMURKAH*	\$190,000	\$250,000	-24.0%	-13.1%
NUNAWADING	\$930,500	\$909,500	2.3%	-0.5%
OAK PARK*	\$833,750	\$760,000	9.7%	4.1%
OAKLEIGH*	\$1,120,000	\$1,117,500	0.2%	3.0%
OAKLEIGH EAST*	\$955,100	\$968,000	-1.3%	1.5%
OAKLEIGH SOUTH*	\$900,426	\$898,300	0.2%	0.6%
OCEAN GROVE	\$670,000	\$653,013	2.6%	1.6%
OFFICER	\$478,000	\$476,500	0.3%	-5.1%
OLINDA*	\$767,500	-	-	-

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ORMOND*	\$1,405,500	\$1,355,000	3.7%	2.2%
PAKENHAM	\$455,000	\$449,500	1.2%	-4.2%
PARKDALE*	\$1,052,500	\$1,050,000	0.2%	-4.3%
PASCOE VALE	\$872,500	\$862,500	1.2%	-3.1%
PASCOE VALE SOUTH*	\$935,000	\$906,000	3.2%	1.8%
PATTERSON LAKES*	\$773,750	\$767,750	0.8%	11.3%
PAYNESVILLE*	\$290,000	\$341,500	-15.1%	-18.3%
PEARCEDALE*	\$592,500	\$585,000	1.3%	-7.5%
POINT COOK	\$570,000	\$560,000	1.8%	-4.2%
POINT LONSDALE*	\$826,250	\$922,000	-10.4%	5.9%
PORT MELBOURNE	\$1,670,000	\$1,620,000	3.1%	2.8%
PORTARLINGTON*	\$527,500	\$520,000	1.4%	-13.8%
PORTLAND*	\$235,000	\$230,000	2.2%	2.8%
PRAHRAN*	\$1,609,000	\$1,530,000	5.2%	6.0%
PRESTON	\$969,000	\$935,000	3.6%	0.4%
QUARRY HILL*	\$395,000	\$387,500	1.9%	18.8%
RED CLIFFS*	\$235,000	\$240,000	-2.1%	-4.0%
REDAN*	\$365,000	\$365,000	0.0%	1.4%
RESEARCH*	\$782,500	\$755,000	3.6%	-
RESERVOIR	\$755,000	\$733,750	2.9%	0.7%
RICHMOND	\$1,430,000	\$1,371,500	4.3%	0.7%
RINGWOOD	\$800,100	\$805,000	-0.6%	-3.0%
RINGWOOD EAST*	\$786,500	\$780,000	0.8%	2.8%
RINGWOOD NORTH*	\$817,500	\$808,000	1.2%	-2.3%
ROSANNA*	\$1,055,000	\$1,035,000	1.9%	8.8%
ROSEBUD	\$571,900	\$565,000	1.2%	-0.5%
ROSEDALE*	\$205,000	\$180,500	13.6%	-14.6%
ROWWILLE	\$760,000	\$750,000	1.3%	3.7%
ROXBURGH PARK	\$500,000	\$495,000	1.0%	-1.5%
RYE	\$610,250	\$601,750	1.4%	-5.2%
SAFETY BEACH*	\$770,000	\$730,000	5.5%	-3.4%
SALE	\$275,000	\$274,000	0.4%	3.8%
SANDHURST*	\$727,500	\$707,500	2.8%	7.5%
SANDRINGHAM*	\$1,627,500	\$1,452,500	12.0%	-0.2%
SCORESBY*	\$785,000	\$729,500	7.6%	7.6%
SEABROOK*	\$625,000	\$620,000	0.8%	0.0%
SEAFORD	\$660,000	\$655,000	0.8%	-2.2%
SEBASTOPOL	\$320,000	\$315,000	1.6%	10.4%
SEDDON*	\$1,021,500	\$970,000	5.3%	-3.2%
SEVILLE*	\$590,044	\$596,500	-1.1%	-
SEYMOUR*	\$300,000	\$297,000	1.0%	21.0%
SHEPPARTON*	\$269,500	\$243,500	10.7%	3.5%
SKYE*	\$580,000	\$582,350	-0.4%	1.3%
SOLDIERS HILL*	\$500,000	\$484,500	3.2%	1.8%
SOMERS*	\$886,200	\$886,200	0.0%	6.1%
SOMERVILLE*	\$600,000	\$576,500	4.1%	3.4%
SORRENTO*	\$1,165,000	\$1,122,500	3.8%	-8.6%
SOUTH MELBOURNE*	\$1,750,000	\$1,726,500	1.4%	14.4%
SOUTH MORANG	\$572,000	\$555,000	3.1%	-2.7%
SOUTH YARRA*	\$1,897,500	\$1,785,000	6.3%	2.5%
SPOTSWOOD*	\$950,000	-	-	-7.8%
SPRING GULLY*	\$364,500	\$363,500	0.3%	8.2%
SPRINGVALE*	\$755,000	\$736,500	2.5%	1.3%
SPRINGVALE SOUTH*	\$665,000	\$665,000	0.0%	-6.3%
ST ALBANS	\$600,000	\$585,000	2.6%	-1.6%
ST ALBANS PARK*	\$416,000	\$433,000	-3.9%	-6.7%
ST HELENA*	\$788,525	-	-	-
ST KILDA*	\$1,560,000	\$1,571,000	-0.7%	-6.9%
ST KILDA EAST*	\$1,368,500	\$1,407,000	-2.7%	-6.9%
ST LEONARDS*	\$555,000	\$555,000	0.0%	-0.9%
STAWELL	\$189,000	\$189,000	0.0%	-0.5%
STRATFORD*	\$336,500	\$290,000	16.0%	34.6%
STRATHDALE*	\$385,000	\$385,000	0.0%	-0.1%
STRATHFIELDSAYE*	\$440,000	\$445,000	-1.1%	7.3%
STRATHMORE*	\$1,028,750	\$1,030,000	-0.1%	-13.9%
SUNBURY	\$480,000	\$490,000	-2.0%	-5.7%
SUNSHINE	\$763,000	\$747,000	2.1%	4.5%
SUNSHINE NORTH*	\$648,000	\$643,900	0.6%	-4.7%
SUNSHINE WEST	\$650,000	\$635,000	2.4%	0.0%
SURREY HILLS*	\$1,607,500	\$1,567,500	2.6%	3.7%
SWAN HILL*	\$233,500	\$228,000	2.4%	-1.1%
SYDENHAM*	\$560,000	\$578,750	-3.2%	-3.5%
TARNEIT	\$487,500	\$480,000	1.6%	-6.5%
TAYLORS HILL*	\$661,000	\$667,000	-0.9%	7.9%
TAYLORS LAKES*	\$686,200	\$655,000	4.8%	-0.3%
TEMPLESTOWE*	\$1,112,000	\$1,027,750	8.2%	11.8%
TEMPLESTOWE LOWER*	\$1,025,000	\$995,000	3.0%	-1.4%
THE BASIN*	\$682,000	\$625,000	9.1%	0.1%
THOMASTOWN	\$600,000	\$585,000	2.6%	-2.9%
THORNBURY	\$1,185,000	\$1,165,000	1.7%	2.4%
TONGALA*	\$195,000	\$195,000	0.0%	-
TOORAK*	\$2,920,000	\$2,850,000	2.5%	-8.8%
TOOTGAROOK*	\$550,000	\$547,500	0.5%	-4.8%
TORQUAY*	\$800,000	\$817,500	-2.1%	1.0%
TRAFALGAR*	\$405,000	\$400,000	1.3%	20.9%
TRARALGON	\$290,000	\$285,000	1.8%	3.6%
TRENTHAM*	\$647,500	\$647,500	0.0%	3.6%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
TRUGANINA*	\$508,000	\$509,000	-0.2%	0.6%
TULLAMARINE*	\$618,000	\$599,000	3.2%	-3.0%
UPPER FERNTREE GULLY*	\$620,000	\$610,000	1.6%	4.7%
UPWEY*	\$655,000	\$655,000	0.0%	-2.5%
VERMONT*	\$926,500	\$920,000	0.7%	3.4%
VERMONT SOUTH*	\$1,017,750	\$950,000	7.1%	1.5%
VIEWBANK*	\$860,500	\$845,000	1.8%	0.3%
WALLAN*	\$429,000	\$423,750	1.2%	-2.1%
WANDIN NORTH*	\$616,000	\$616,000	0.0%	-
WANGARATTA	\$307,000	\$308,000	-0.3%	3.5%
WANTIRNA*	\$792,500	\$790,000	0.3%	-5.1%
WANTIRNA SOUTH*	\$864,750	\$830,000	4.2%	0.7%
WARBURTON*	\$510,000	\$526,250	-3.1%	-5.6%
WARRAGUL	\$415,000	\$410,000	1.2%	3.8%
WARRANTDYTE*	\$890,000	\$890,500	-0.1%	-8.6%
WARRNAMBOOL	\$337,000	\$340,250	-1.0%	2.3%
WATSONIA*	\$750,000	\$724,500	3.5%	1.4%
WATSONIA NORTH*	\$715,000	\$699,000	2.3%	-2.1%
WATTLE GLEN*	\$773,500	-	-	-
WENDOUREE	\$335,000	\$328,000	2.1%	1.5%
WERRIBEE	\$475,000	\$475,000	0.0%	-3.3%
WEST FOOTSCRAY*	\$845,000	\$840,000	0.6%	-4.9%
WEST WODONGA*	\$330,000	\$314,000	5.1%	16.8%
WESTMEADOWS*	\$551,000	\$570,000	-3.3%	-7.8%
WHEELERS HILL*	\$935,500	\$925,800	1.0%	1.5%
WHITE HILLS*	\$315,000	\$315,000	0.0%	8.0%
WHITTINGTON*	\$417,500	\$380,000	9.9%	0.4%
WHITTLESEA*	\$526,250	\$530,000	-0.7%	-4.3%
WILLIAMSTOWN	\$1,255,000	\$1,200,000	4.6%	2.4%
WINDSOR*	\$1,621,000	\$1,625,000	-0.2%	12.8%
WODONGA*	\$295,000	\$300,000	-1.7%	-0.8%
WOLLERT*	\$500,000	\$497,500	0.5%	-2.3%
WONTHAGGI*	\$335,000	\$345,000	-2.9%	-5.6%
WOODEND*	\$762,500	\$780,000	-2.2%	19.7%
WOORI YALLOCK*	\$547,509	\$540,000	1.4%	8.4%
WYNDHAM VALE	\$430,000	\$432,550	-0.6%	-8.0%
YALLAMBIE*	\$761,250	\$710,000	7.2%	-4.2%
YARRA JUNCTION*	\$570,000	\$570,000	0.0%	9.3%
YARRAVILLE	\$975,000	\$975,000	0.0%	-9.0%
YARRAWONGA*	\$375,000	\$398,000	-5.8%	1.4%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

Median Prices by Suburb, 4 Bedroom House

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABERFELDIE*	\$1,665,000	\$1,487,500	11.9%	-
AINTREE*	\$618,000	\$574,000	7.7%	1.3%
AIRPORT WEST*	\$861,000	\$860,000	0.1%	1.0%
ALBERT PARK*	\$2,830,000	\$2,850,000	-0.7%	-0.1%
ALFREDTON	\$506,000	\$500,000	1.2%	5.0%
ALPHINGTON*	\$1,918,138	-	-	-7.8%
ALTONA*	\$1,083,250	\$1,040,000	4.2%	-
ALTONA MEADOWS*	\$651,000	-	-	-
ARARAT*	\$292,500	\$230,000	27.2%	7.9%
ARMADALE*	\$2,825,000	\$2,700,000	4.6%	-15.0%
ARMSTRONG CREEK*	\$555,000	\$557,500	-0.4%	0.4%
ASCOT*	\$475,250	-	-	-
ASCOT VALE*	\$1,462,000	\$1,427,500	2.4%	-4.6%
ASHBURTON*	\$1,788,888	\$1,855,000	-3.6%	0.1%
ASHWOOD*	\$1,355,000	\$1,352,000	0.2%	1.7%
ASPENDALE*	\$980,000	\$1,007,500	-2.7%	-14.1%
ASPENDALE GARDENS*	\$871,000	\$870,000	0.1%	-9.0%
AVONDALE HEIGHTS*	\$950,000	\$962,500	-1.3%	-10.4%
BAIRNSDALE*	\$352,000	\$350,000	0.6%	-2.9%
BALLARAT CENTRAL*	\$712,500	\$735,000	-3.1%	14.9%
BALLARAT EAST*	\$477,500	\$417,500	14.4%	13.2%
BALLARAT NORTH*	\$510,000	\$481,000	6.0%	-4.2%
BALWYN*	\$2,355,000	\$2,255,000	4.4%	3.2%
BALWYN NORTH	\$1,865,000	\$1,798,500	3.7%	14.9%
BANNOCKBURN*	\$610,000	\$610,000	0.0%	9.9%
BARWON HEADS*	\$1,110,000	\$1,070,000	3.7%	8.3%
BAYSWATER*	\$750,000	\$722,000	3.9%	-4.2%
BAYSWATER NORTH*	\$765,000	\$748,000	2.3%	-0.3%
BEACONSFIELD*	\$776,250	\$772,500	0.5%	-14.8%
BEAUMARIS	\$1,820,000	\$1,780,000	2.2%	10.8%
BELGRAVE*	\$702,000	\$695,000	1.0%	-1.1%
BELMONT*	\$651,000	\$651,000	0.0%	11.3%
BENALLA*	\$350,000	\$318,000	10.1%	-10.8%
BENDIGO*	\$650,000	\$652,500	-0.4%	-9.1%
BENTLEIGH	\$1,506,000	\$1,485,000	1.4%	-4.5%
BENTLEIGH EAST	\$1,297,500	\$1,242,500	4.4%	3.9%
BERWICK	\$728,000	\$710,000	2.5%	-1.6%
BITTERN*	\$760,000	-	-	-
BLACK HILL*	\$562,500	\$542,500	3.7%	-
BLACK ROCK*	\$2,295,000	\$2,000,000	14.8%	14.8%
BLACKBURN*	\$1,560,000	\$1,435,000	8.7%	13.9%
BLACKBURN NORTH*	\$1,170,000	\$1,160,000	0.9%	0.4%
BLACKBURN SOUTH*	\$1,180,000	\$1,180,000	0.0%	-0.4%
BLAIRGOWRIE*	\$1,210,000	\$1,220,000	-0.8%	-11.5%
BONBEACH*	\$990,000	-	-	-
BORONIA*	\$795,000	\$750,250	6.0%	3.9%
BOTANIC RIDGE*	\$725,000	\$747,500	-3.0%	-4.1%
BOX HILL*	\$1,652,000	\$1,652,000	0.0%	-2.8%
BOX HILL NORTH*	\$1,315,500	\$1,305,000	0.8%	5.9%
BOX HILL SOUTH*	\$1,360,000	\$1,401,000	-2.9%	-8.1%
BRIGHTON	\$2,900,000	\$2,750,000	5.5%	-7.9%
BRIGHTON EAST	\$1,867,000	\$1,800,000	3.7%	-11.3%
BROOKFIELD*	\$422,500	\$442,500	-4.5%	-12.9%
BROWN HILL*	\$553,625	\$545,250	1.5%	8.6%
BRUNSWICK*	\$1,345,000	\$1,345,000	0.0%	-4.1%
BRUNSWICK EAST*	\$1,504,000	-	-	11.0%
BRUNSWICK WEST*	\$1,375,000	\$1,365,000	0.7%	-5.2%
BULLEEN*	\$1,235,000	\$1,217,000	1.5%	0.4%
BUNDOORA	\$857,500	\$820,000	4.6%	7.2%
BUNINYONG*	\$650,000	\$610,000	6.6%	3.2%
BUNYIP*	\$600,000	-	-	-9.1%
BURWOOD*	\$1,265,000	\$1,200,000	5.4%	-6.4%
BURWOOD EAST*	\$1,111,750	\$1,100,000	1.1%	7.4%
CAMBERWELL	\$2,260,000	\$2,205,000	2.5%	5.1%
CAMPBELLS CREEK*	\$527,500	\$570,000	-7.5%	0.7%
CANADIAN*	\$465,000	\$465,000	0.0%	-8.1%
CANTERBURY*	\$2,725,000	\$2,725,000	0.0%	11.7%
CARLTON NORTH*	\$2,201,000	-	-	-
CARNEGIE*	\$1,640,000	\$1,640,000	0.0%	4.5%
CAROLINE SPRINGS*	\$677,500	\$670,000	1.1%	-0.4%
CARRUM DOWNS*	\$630,000	\$617,000	2.1%	2.5%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
CASTLEMAINE*	\$675,000	\$666,625	1.3%	5.2%
CAULFIELD*	\$2,005,000	\$1,997,500	0.4%	16.6%
CAULFIELD NORTH*	\$2,440,000	\$2,306,000	5.8%	24.5%
CAULFIELD SOUTH*	\$1,645,500	\$1,567,500	5.0%	-3.5%
CHADSTONE*	\$1,132,000	\$972,500	16.4%	-
CHELtenham	\$1,200,000	\$1,125,000	6.7%	8.3%
CHIRNSIDE PARK*	\$785,000	\$760,000	3.3%	-2.2%
CHURCHILL*	\$281,500	\$273,750	2.8%	3.3%
CLARINDA*	\$879,250	\$846,750	3.8%	-
CLAYTON SOUTH*	\$818,500	\$788,250	3.8%	-
CLIFTON HILL*	\$1,757,500	\$1,595,000	10.2%	3.3%
CLIFTON SPRINGS*	\$595,750	\$557,500	6.9%	11.9%
CLYDE*	\$576,000	\$580,000	-0.7%	-1.5%
CLYDE NORTH	\$607,500	\$601,250	1.0%	-0.2%
COBRAM*	\$395,000	\$387,500	1.9%	-
COBURG*	\$1,140,000	\$1,129,500	0.9%	-1.3%
COBURG NORTH*	\$1,082,000	\$1,076,000	0.6%	-0.7%
COCKATOO*	\$675,000	\$635,000	6.3%	11.6%
COLAC*	\$436,000	\$436,000	0.0%	-
CORIO*	\$442,000	\$442,000	0.0%	1.6%
COWES*	\$614,500	\$599,500	2.5%	3.4%
CRAIGIEBURN	\$591,000	\$585,000	1.0%	-1.6%
CRANBOURNE*	\$565,000	\$565,000	0.0%	-6.2%
CRANBOURNE EAST	\$606,000	\$590,000	2.7%	3.6%
CRANBOURNE NORTH	\$599,500	\$599,000	0.1%	-3.9%
CRANBOURNE WEST*	\$592,600	\$597,600	-0.8%	-2.0%
CROYDON	\$837,500	\$822,500	1.8%	-4.4%
CROYDON HILLS*	\$847,000	\$845,500	0.2%	-3.8%
CROYDON NORTH*	\$879,251	\$847,000	3.8%	2.5%
CROYDON SOUTH*	\$878,500	\$802,500	9.5%	13.8%
CURLEWIS*	\$585,000	\$588,500	-0.6%	13.6%
DANDENONG*	\$754,000	\$744,000	1.3%	4.4%
DANDENONG NORTH*	\$681,000	\$670,000	1.6%	-2.7%
DARLEY*	\$576,000	\$610,000	-5.6%	-0.7%
DEER PARK*	\$610,000	\$610,000	0.0%	-
DELACOMBE*	\$425,500	\$426,250	-0.2%	1.3%
DIAMOND CREEK	\$870,000	\$865,000	0.6%	1.9%
DINGLEY VILLAGE*	\$952,000	\$885,000	7.6%	8.8%
DONCASTER	\$1,262,500	\$1,255,000	0.6%	-0.2%
DONCASTER EAST	\$1,245,000	\$1,210,000	2.9%	4.0%
DONVALE	\$1,370,000	\$1,345,000	1.9%	5.4%
DOREEN	\$655,000	\$636,000	3.0%	3.1%
DROMANA*	\$780,000	\$826,500	-5.6%	3.7%
DROUIN	\$500,000	\$499,995	0.0%	-5.7%
EAGLEHAWK*	\$347,500	\$345,000	0.7%	-1.4%
EAGLEMONT*	\$1,955,000	\$1,973,000	-0.9%	-5.4%
EASTWOOD*	\$443,000	\$440,500	0.6%	7.5%
ECHUCA	\$495,000	\$479,750	3.2%	-1.0%
EDITHVALE*	\$1,120,000	\$1,058,750	5.8%	7.4%
ELSTERNWICK*	\$2,233,500	\$2,222,000	0.5%	-3.0%
ELTHAM	\$1,035,750	\$980,000	5.7%	2.4%
ELTHAM NORTH*	\$1,025,000	\$1,010,000	1.5%	7.3%
ELWOOD*	\$2,660,000	\$2,650,000	0.4%	2.7%
EMERALD*	\$759,750	\$760,000	0.0%	-5.3%
ENDEAVOUR HILLS	\$666,000	\$652,500	2.1%	-4.2%
EPPING	\$655,000	\$650,000	0.8%	2.3%
EPSOM*	\$425,000	\$415,000	2.4%	11.1%
ESSENDON*	\$1,610,000	\$1,540,000	4.5%	-8.2%
FAWKNER*	\$714,250	\$720,000	-0.8%	-1.5%
FERNTREE GULLY	\$810,000	\$748,800	8.2%	7.6%
FERNY CREEK*	\$990,000	\$902,500	9.7%	13.4%
FITZROY NORTH*	\$2,042,500	\$1,950,000	4.7%	4.7%
FLEMINGTON*	\$1,512,500	\$1,460,000	3.6%	-
FOREST HILL*	\$1,047,750	\$1,022,000	2.5%	2.5%
FRANKSTON	\$647,000	\$638,000	1.4%	1.1%
FRANKSTON SOUTH	\$900,000	\$900,000	0.0%	-4.8%
FRASER RISE*	\$650,700	\$650,350	0.1%	0.1%
GEELONG WEST*	\$946,000	\$942,000	0.4%	3.1%
GEMBROOK*	\$760,000	\$760,000	0.0%	1.3%
GISBORNE	\$845,000	\$852,500	-0.9%	-1.7%
GLADSTONE PARK*	\$665,000	\$680,500	-2.3%	-1.9%
GLEN IRIS	\$2,235,000	\$2,190,000	2.1%	8.2%
GLEN WAVERLEY	\$1,300,000	\$1,290,000	0.8%	5.7%
GLENROY*	\$829,000	\$826,500	0.3%	7.9%
GOLDEN SQUARE*	\$405,000	\$395,150	2.5%	2.5%
GORDON*	\$675,000	\$660,000	2.3%	-
GREENSBOROUGH	\$859,950	\$860,000	0.0%	-3.9%
GREENVALE	\$720,000	\$720,000	0.0%	-6.5%
GROVEDALE*	\$588,500	\$543,750	8.2%	3.1%
HADFIELD*	\$815,000	\$810,000	0.6%	-
HALLAM*	\$600,000	\$600,000	0.0%	-4.2%
HAMLIN HEIGHTS*	\$650,000	\$635,000	2.4%	-1.5%
HAMPTON*	\$2,040,000	\$2,100,000	-2.9%	-9.1%
HAMPTON EAST*	\$1,310,000	\$1,220,000	7.4%	-0.8%
HAMPTON PARK*	\$550,000	\$542,500	1.4%	-4.0%
HARKNESS*	\$480,000	\$480,000	0.0%	-3.2%
HASTINGS*	\$622,500	\$580,000	7.3%	-

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
HAWTHORN*	\$2,627,500	\$2,575,000	2.0%	-6.2%
HAWTHORN EAST*	\$2,611,000	\$2,585,500	1.0%	9.1%
HEALESVILLE*	\$670,000	\$672,500	-0.4%	-21.9%
HEATHERTON*	\$1,020,000	\$1,000,000	2.0%	-2.3%
HEATHMONT*	\$910,000	\$910,000	0.0%	-7.2%
HEIDELBERG*	\$1,210,000	\$1,175,000	3.0%	4.9%
HIGHETT*	\$1,310,000	\$1,405,000	-6.8%	-11.3%
HIGHTON	\$750,000	\$725,000	3.4%	4.2%
HILLSIDE	\$685,500	\$700,000	-2.1%	-5.3%
HOPPERS CROSSING	\$570,000	\$570,000	0.0%	-4.7%
HORSHAM*	\$300,000	\$266,250	12.7%	-6.3%
HUGHESDALE*	\$1,346,000	\$1,310,000	2.7%	-
HUNTLY*	\$416,250	\$397,500	4.7%	0.9%
HURSTBRIDGE*	\$805,000	\$800,000	0.6%	-4.3%
INVERMAY PARK*	\$516,000	\$516,000	0.0%	4.3%
IRYMPLE*	\$501,000	\$471,000	6.4%	14.8%
IVANHOE*	\$1,893,500	\$1,905,000	-0.6%	4.6%
IVANHOE EAST*	\$1,956,500	\$1,839,000	6.4%	6.3%
JUNORTOUN*	\$670,500	\$640,000	4.8%	-4.1%
KALKALLO*	\$567,500	\$547,500	3.7%	4.1%
KANGAROO FLAT*	\$477,000	\$465,000	2.6%	25.9%
KEILOR*	\$875,000	\$815,000	7.4%	9.4%
KEILOR DOWNS*	\$668,000	\$638,500	4.6%	1.1%
KEILOR EAST	\$930,000	\$922,500	0.8%	1.5%
KENNINGTON*	\$450,000	\$475,500	-5.4%	-18.6%
KENSINGTON*	\$1,310,000	\$1,323,750	-1.0%	-
KEW	\$2,590,000	\$2,500,000	3.6%	8.1%
KEW EAST*	\$1,874,000	\$1,853,000	1.1%	-6.8%
KEYSBOROUGH	\$796,000	\$797,000	-0.1%	-8.0%
KIALLA*	\$485,000	\$487,500	-0.5%	-
KILMORE*	\$545,000	\$515,000	5.8%	-4.0%
KILSYTH*	\$733,500	\$702,500	4.4%	1.3%
KINGLAKE*	\$690,000	\$690,000	0.0%	-11.5%
KNOXFIELD*	\$872,000	\$874,000	-0.2%	3.2%
KORUMBURRA*	\$386,000	\$458,500	-15.8%	-10.1%
KURUNJANG*	\$436,500	\$422,500	3.3%	-
KYABRAM*	\$373,500	\$378,000	-1.2%	-14.6%
KYNETON*	\$700,000	\$690,000	1.4%	2.9%
LAKE GARDENS*	\$582,500	\$565,000	3.1%	-7.2%
LAKE WENDOUREE*	\$1,271,250	\$1,310,000	-3.0%	5.1%
LALOR*	\$668,000	\$660,000	1.2%	4.3%
LANGWARRIN	\$700,000	\$665,000	5.3%	0.7%
LARA	\$590,000	\$585,000	0.9%	-1.5%
LEOPOLD*	\$570,000	\$575,000	-0.9%	-1.7%
LILYDALE	\$760,000	\$745,000	2.0%	0.3%
LONGWARRY*	\$447,500	\$442,500	1.1%	1.1%
LOWER PLENTY*	\$1,150,000	\$1,240,000	-7.3%	-4.4%
LUCAS*	\$470,000	\$454,000	3.5%	7.4%
LYNBROOK*	\$660,500	\$660,500	0.0%	-0.8%
LYNDHURST*	\$665,000	\$652,500	1.9%	-5.7%
LYSTERFIELD*	\$958,750	\$972,500	-1.4%	-0.8%
MACLEOD*	\$1,125,000	\$1,120,000	0.4%	1.4%
MAFFRA*	\$383,750	\$361,250	6.2%	14.0%
MAIDEN GULLY*	\$512,500	\$515,000	-0.5%	-0.5%
MALDON*	\$527,500	\$490,000	7.7%	-
MALVERN*	\$3,011,506	\$3,112,500	-3.2%	-10.2%
MALVERN EAST	\$2,085,000	\$2,080,000	0.2%	5.0%
MANOR LAKES*	\$573,000	\$570,000	0.5%	-2.1%
MARIBYRNONG*	\$1,180,000	\$1,145,444	3.0%	-
MARYBOROUGH*	\$390,000	\$369,000	5.7%	-
MCKENZIE HILL*	\$541,500	\$578,000	-6.3%	-
MCKINNON*	\$1,770,000	\$1,750,000	1.1%	13.5%
MEADOW HEIGHTS*	\$565,000	\$560,000	0.9%	-
MELTON*	\$432,500	-	-	-
MELTON SOUTH*	\$465,000	\$462,500	0.5%	-
MELTON WEST*	\$470,750	\$441,500	6.6%	-0.9%
MENTONE*	\$1,182,500	\$1,185,000	-0.2%	-11.1%
MERENDA	\$577,000	\$575,000	0.3%	-6.9%
MICKLEHAM	\$572,500	\$565,250	1.3%	-0.4%
MIDDLE PARK*	\$3,032,500	\$2,900,000	4.6%	-16.9%
MILDURA	\$400,000	\$400,000	0.0%	3.9%
MILL PARK	\$709,000	\$705,000	0.6%	2.0%
MINERS REST*	\$447,500	\$445,000	0.6%	6.9%
MITCHAM	\$1,148,000	\$1,070,000	7.3%	2.5%
MONT ALBERT*	\$1,667,500	\$1,680,000	-0.7%	-8.1%
MONT ALBERT NORTH*	\$1,610,000	\$1,505,000	7.0%	10.3%
MONTMORENCY*	\$930,000	\$930,000	0.0%	-16.2%
MONTROSE*	\$790,000	\$850,000	-7.1%	0.0%
MOONEE PONDS*	\$1,500,000	\$1,510,000	-0.7%	-2.0%
MOORABBIN*	\$1,200,500	\$1,170,000	2.6%	4.4%
MOOROOLBARK	\$797,500	\$763,507	4.5%	4.1%
MORDIALLOC*	\$1,210,000	\$1,200,000	0.8%	-2.0%
MORNINGTON	\$910,000	\$940,000	-3.2%	-3.7%
MORWELL	\$297,000	\$292,750	1.5%	21.2%
MOUNT CLEAR*	\$507,250	\$507,250	0.0%	7.9%
MOUNT ELIZA	\$1,266,000	\$1,230,000	2.9%	-3.0%
MOUNT EVELYN*	\$759,000	\$742,000	2.3%	1.3%



Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
MOUNT HELEN*	\$475,000	\$465,000	2.2%	11.0%
MOUNT MARTHA	\$1,265,000	\$1,300,000	-2.7%	2.0%
MOUNT WAVERLEY	\$1,330,500	\$1,333,250	-0.2%	4.9%
MULGRAVE	\$930,500	\$883,000	5.4%	2.2%
MURRUMBEENA*	\$1,640,000	\$1,530,000	7.2%	15.1%
NARRE WARREN*	\$634,500	\$631,000	0.6%	-3.4%
NARRE WARREN NORTH*	\$1,107,500	\$1,150,000	-3.7%	-
NARRE WARREN SOUTH	\$662,500	\$650,000	1.9%	-0.4%
NEW GISBORNE*	\$835,000	\$835,000	0.0%	5.7%
NEWPORT*	\$1,320,000	\$1,255,000	5.2%	5.2%
NEWTOWN*	\$1,050,000	\$1,050,000	0.0%	1.9%
NICHOLS POINT*	\$550,345	\$530,000	3.8%	-
NIDDRIE*	\$1,200,000	\$1,195,000	0.4%	-4.0%
NOBLE PARK*	\$675,000	\$665,000	1.5%	-3.6%
NORTH MELBOURNE*	\$1,555,000	\$1,580,250	-1.6%	-
NORTH WARRANDYTE*	\$1,006,400	\$1,023,200	-1.6%	-2.3%
NORTHCOTE*	\$1,825,000	\$1,775,000	2.8%	2.8%
NUNAWADING*	\$1,160,000	\$1,115,000	4.0%	-6.1%
OAK PARK*	\$1,020,000	\$930,000	9.7%	11.2%
OAKLEIGH*	\$1,465,500	\$1,345,000	9.0%	-
OAKLEIGH EAST*	\$1,150,000	\$1,145,000	0.4%	-
OAKLEIGH SOUTH*	\$1,036,000	\$1,018,000	1.8%	1.3%
OCEAN GROVE	\$755,000	\$758,500	-0.5%	5.2%
OFFICER	\$610,000	\$595,000	2.5%	-6.3%
PAKENHAM	\$532,500	\$520,000	2.4%	-4.5%
PARK ORCHARDS*	\$1,745,000	\$1,757,100	-0.7%	-2.5%
PARKDALE*	\$1,411,250	\$1,362,500	3.6%	10.7%
PASCOE VALE*	\$1,008,000	\$982,000	2.6%	7.2%
PASCOE VALE SOUTH*	\$1,100,000	\$1,092,500	0.7%	-17.0%
PATTERSON LAKES*	\$970,000	\$990,000	-2.0%	0.5%
PEARCEDALE*	\$725,000	\$730,000	-0.7%	-1.4%
POINT COOK	\$680,000	\$676,000	0.6%	-0.6%
POINT LONSDALE*	\$780,000	\$800,000	-2.5%	-
PORT MELBOURNE*	\$2,100,000	\$2,205,000	-4.8%	-13.6%
PORTLAND*	\$319,000	\$318,500	0.2%	-4.8%
PORTSEA*	\$1,832,500	\$2,175,000	-15.7%	-33.4%
PRAHRAN*	\$2,920,000	\$2,475,000	18.0%	18.0%
PRESTON*	\$1,200,000	\$1,163,000	3.2%	4.1%
RESEARCH*	\$1,150,000	\$1,150,000	0.0%	-8.0%
RESERVOIR	\$863,750	\$842,000	2.6%	0.4%
RICHMOND*	\$1,761,500	\$1,761,500	0.0%	5.1%
RIDDELLS CREEK*	\$800,000	-	-	-
RINGWOOD*	\$940,000	\$873,500	7.6%	-1.1%
RINGWOOD EAST*	\$910,500	\$895,000	1.7%	-8.0%
RINGWOOD NORTH*	\$956,500	\$917,000	4.3%	3.1%
ROSANNA*	\$1,267,000	\$1,195,000	6.0%	12.1%
ROSEBUD*	\$636,500	\$657,000	-3.1%	-14.6%
ROWVILLE	\$885,000	\$870,000	1.7%	0.9%
ROXBURGH PARK*	\$595,000	\$590,000	0.8%	-0.4%
RYE*	\$707,000	\$832,500	-15.1%	-15.3%
SAFETY BEACH*	\$990,500	\$790,000	25.4%	11.8%
SALE	\$364,000	\$370,000	-1.6%	-1.9%
SANDHURST	\$812,500	\$805,000	0.9%	3.2%
SANDRINGHAM*	\$2,100,000	\$2,031,500	3.4%	13.5%
SCORESBY*	\$845,000	\$837,500	0.9%	5.0%
SEABROOK*	\$700,500	\$700,500	0.0%	-
SEAFORD*	\$765,000	\$730,500	4.7%	-0.3%
SEBASTOPOL*	\$370,000	\$360,000	2.8%	4.8%
SEVILLE*	\$773,500	-	-	-
SHEPPARTON*	\$460,000	\$425,000	8.2%	15.0%
SKYE*	\$630,000	\$627,500	0.4%	-1.9%
SOLDIERS HILL*	\$615,000	\$632,500	-2.8%	-
SOMERS*	\$1,750,000	\$1,700,000	2.9%	-
SOMERVILLE*	\$720,000	\$703,000	2.4%	-5.6%
SORRENTO*	\$1,500,000	\$1,600,000	-6.3%	-19.4%
SOUTH MORANG	\$690,000	\$684,250	0.8%	1.1%
SOUTH YARRA*	\$3,100,000	\$3,320,000	-6.6%	-11.4%
SPRING GULLY*	\$442,500	\$442,500	0.0%	0.6%
SPRINGVALE*	\$817,500	\$788,000	3.7%	-1.5%
ST ALBANS*	\$625,000	\$619,000	1.0%	-8.4%
ST HELENA*	\$943,000	\$921,000	2.4%	3.6%
ST KILDA*	\$2,930,000	\$2,735,000	7.1%	65.5%
ST KILDA EAST*	\$1,970,000	-	-	14.9%
STAWELL*	\$273,000	\$265,000	3.0%	16.2%
STRATFORD*	\$357,500	\$358,750	-0.3%	-1.4%
STRATHDALE*	\$557,000	\$535,000	4.1%	13.3%
STRATHFIELDSAYE*	\$525,000	\$510,750	2.8%	12.3%
STRATHMORE*	\$1,305,000	\$1,335,000	-2.2%	4.4%
SUNBURY	\$623,000	\$615,000	1.3%	-1.9%
SUNSHINE NORTH*	\$680,000	\$750,000	-9.3%	-
SUNSHINE WEST*	\$730,000	\$678,000	7.7%	3.9%
SURREY HILLS*	\$2,191,500	\$2,137,500	2.5%	9.6%
SYDENHAM*	\$620,000	\$627,000	-1.1%	-7.0%
TARNEIT	\$577,500	\$575,000	0.4%	-3.3%
TAYLORS HILL*	\$742,000	\$741,000	0.1%	-1.0%
TAYLORS LAKES*	\$775,000	\$767,750	0.9%	-0.6%
TEMPLESTOWE	\$1,339,000	\$1,275,000	5.0%	3.8%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE LOWER	\$1,155,000	\$1,145,000	0.9%	0.4%
THE BASIN*	\$805,000	\$765,000	5.2%	9.1%
THOMASTOWN*	\$640,000	\$630,000	1.6%	-6.6%
THORNBURY*	\$1,550,000	\$1,500,500	3.3%	-2.1%
TOORAK*	\$5,087,500	\$5,000,000	1.8%	3.8%
TOOTGAROOK*	\$677,000	\$660,000	2.6%	-
TORQUAY*	\$870,000	\$847,500	2.7%	0.2%
TRARALGON	\$430,000	\$440,000	-2.3%	4.9%
TRARALGON EAST*	\$470,000	\$497,500	-5.5%	-
TRUGANINA	\$600,000	\$600,000	0.0%	0.0%
UPPER FERNTREE GULLY*	\$762,500	\$731,500	4.2%	5.9%
UPWEY*	\$777,500	\$770,000	1.0%	3.3%
VERMONT*	\$1,092,500	\$1,002,000	9.0%	3.0%
VERMONT SOUTH	\$1,167,500	\$1,137,500	2.6%	1.5%
VIEWBANK*	\$985,000	\$963,750	2.2%	1.5%
WALLAN*	\$595,000	\$610,000	-2.5%	14.4%
WANDIN NORTH*	\$700,000	\$655,000	6.9%	-4.1%
WANGARATTA*	\$441,000	\$445,000	-0.9%	5.0%
WANTIRNA*	\$977,500	\$927,500	5.4%	1.3%
WANTIRNA SOUTH	\$1,071,500	\$1,030,000	4.0%	1.9%
WARRAGUL	\$511,250	\$513,000	-0.3%	-6.7%
WARRANTDYTE*	\$1,100,000	\$1,190,000	-7.6%	-10.8%
WARRANWOOD*	\$936,000	\$935,500	0.1%	-2.8%
WARRNAMBOOL*	\$462,500	\$470,000	-1.6%	7.3%
WATSONIA*	\$880,000	-	-	8.6%
WATSONIA NORTH*	\$784,250	\$781,500	0.4%	-0.7%
WEIR VIEWS*	\$500,000	-	-	-
WENDOUREE*	\$365,000	\$356,500	2.4%	3.5%
WERRIBEE	\$580,000	\$558,000	3.9%	-1.2%
WEST WODONGA*	\$357,000	\$363,000	-1.7%	-2.2%
WESTMEADOWS*	\$695,000	\$654,500	6.2%	1.8%
WHEELERS HILL	\$1,137,500	\$1,061,000	7.2%	3.2%
WHITE HILLS*	\$397,250	\$413,750	-4.0%	-
WHITTLESEA*	\$650,000	\$655,000	-0.8%	-1.8%
WILLIAMS LANDING*	\$690,000	\$680,000	1.5%	1.5%
WILLIAMSTOWN*	\$1,765,000	\$1,815,000	-2.8%	-3.2%
WINTER VALLEY*	\$450,000	\$447,500	0.6%	7.4%
WODONGA*	\$425,000	\$427,500	-0.6%	-1.2%
WOLLERT	\$585,000	\$585,000	0.0%	-4.2%
WONGA PARK*	\$1,215,000	\$1,180,000	3.0%	-2.0%
WONTHAGGI*	\$425,000	-	-	2.5%
WOODEND*	\$900,000	\$890,000	1.1%	4.0%
WYNDHAM VALE*	\$540,000	\$530,000	1.9%	1.5%
YALLAMBIE*	\$978,000	\$940,000	4.0%	10.8%
YARRA GLEN*	\$837,500	-	-	-
YARRA JUNCTION*	\$607,500	\$635,000	-4.3%	-7.6%
YARRAVILLE*	\$1,370,000	\$1,335,000	2.6%	0.7%
YARRAWONGA*	\$470,500	\$480,375	-2.1%	-2.1%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

Median Prices by Suburb, 1 Bedroom Unit

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$400,500	\$405,000	-1.1%	2.2%
ARMADALE*	\$425,000	\$420,000	1.2%	-1.0%
ASCOT VALE*	\$295,000	\$290,000	1.7%	-
BALACLAVA*	\$368,000	\$351,750	4.6%	7.4%
BOX HILL*	\$332,600	\$332,600	0.0%	-0.4%
BRUNSWICK*	\$385,000	\$382,000	0.8%	0.0%
BRUNSWICK EAST*	\$390,000	\$390,000	0.0%	1.0%
BRUNSWICK WEST*	\$299,500	\$299,000	0.2%	-8.5%
BUNDOORA*	\$312,500	\$320,000	-2.3%	-3.8%
CARLTON*	\$258,000	\$254,000	1.6%	-16.1%
CARNEGIE*	\$371,750	\$352,500	5.5%	18.0%
CAULFIELD NORTH*	\$385,000	\$369,000	4.3%	6.9%
COBURG*	\$370,000	\$352,000	5.1%	9.0%
COLLINGWOOD*	\$439,500	\$437,375	0.5%	9.9%
DANDENONG*	\$250,000	\$240,000	4.2%	-0.5%
DOCKLANDS	\$395,000	\$396,000	-0.3%	-1.3%
DONCASTER*	\$345,000	\$335,000	3.0%	-
EAST MELBOURNE*	\$574,500	\$505,000	13.8%	-5.0%
ELSTERNWICK*	\$407,000	\$396,000	2.8%	20.4%
ELWOOD*	\$440,000	\$438,500	0.3%	5.0%
ESSENDON*	\$334,000	\$324,750	2.8%	-6.2%
FITZROY*	\$512,500	\$502,500	2.0%	7.9%
FITZROY NORTH*	\$402,750	\$406,750	-1.0%	-0.8%
FLEMINGTON*	\$322,000	\$305,000	5.6%	6.8%
FOOTSCRAY*	\$310,000	\$283,500	9.3%	-12.1%
FRANKSTON*	\$262,500	\$262,500	0.0%	-1.3%
GLEN HUNTLY*	\$333,000	\$334,000	-0.3%	2.5%
GLEN IRIS*	\$402,500	\$400,000	0.6%	10.3%
HAWTHORN	\$402,500	\$395,000	1.9%	4.4%
HAWTHORN EAST*	\$387,000	\$375,000	3.2%	0.2%
IVANHOE*	\$395,000	\$395,000	0.0%	-2.0%
KENSINGTON*	\$382,000	\$382,000	0.0%	-8.9%
KEW*	\$473,250	\$471,500	0.4%	12.1%
MALVERN*	\$392,500	\$396,500	-1.0%	-1.9%
MALVERN EAST*	\$320,000	\$317,500	0.8%	-1.5%
MARIBYRNONG*	\$349,000	\$342,000	2.0%	4.2%
MELBOURNE	\$355,000	\$350,000	1.4%	2.3%
MENTONE*	\$341,125	\$343,000	-0.5%	-3.5%
MITCHAM*	\$321,500	\$305,000	5.4%	4.7%
MOONEE PONDS*	\$337,000	\$320,000	5.3%	-13.1%
MORDIALLOC*	\$390,000	-	-	6.7%
MURRUMBEENA*	\$330,000	\$320,000	3.1%	3.8%
NOBLE PARK*	\$200,000	\$200,000	0.0%	-5.7%
NORTH MELBOURNE*	\$360,000	\$353,750	1.8%	-5.5%
NORTHCOTE*	\$426,500	\$405,000	5.3%	15.6%
ORMOND*	\$361,000	\$336,500	7.3%	13.5%
PARKVILLE*	\$345,000	\$345,000	0.0%	-
PORT MELBOURNE*	\$523,000	\$531,250	-1.6%	6.0%
PRAHRAN	\$385,000	\$376,000	2.4%	-0.1%
PRESTON*	\$336,000	\$340,000	-1.2%	-2.9%
RESERVOIR*	\$360,000	\$355,000	1.4%	2.9%
RICHMOND	\$400,000	\$396,000	1.0%	1.1%
SANDRINGHAM*	\$317,500	\$325,000	-2.3%	-0.8%
SOUTH MELBOURNE*	\$470,000	\$421,000	11.6%	23.7%
SOUTH YARRA	\$390,000	\$372,500	4.7%	1.8%
SOUTHBANK	\$380,000	\$366,000	3.8%	-3.6%
ST KILDA	\$395,000	\$380,000	3.9%	1.3%
ST KILDA EAST*	\$363,000	\$351,500	3.3%	-0.3%
ST KILDA WEST*	\$442,500	\$460,000	-3.8%	4.9%
THORNBURY*	\$325,000	\$325,000	0.0%	-13.3%
TOORAK*	\$456,125	\$452,000	0.9%	6.9%
WEST FOOTSCRAY*	\$237,500	\$260,000	-8.7%	3.3%
WINDSOR*	\$392,500	\$378,000	3.8%	1.3%

Source: REIV

## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

Median Prices by Suburb, 2 Bedroom Unit

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$600,000	\$579,000	3.6%	-3.3%
AIRPORT WEST*	\$587,500	\$581,250	1.1%	1.2%
ALBION*	\$385,000	\$283,000	36.0%	40.8%
ALPHINGTON*	\$711,000	\$698,000	1.9%	3.8%
ALTONA*	\$611,250	-	-	29.4%
ARMADALE	\$735,750	\$707,250	4.0%	8.4%
ASCOT VALE*	\$502,500	\$500,000	0.5%	-1.9%
BAIRNSDALE*	\$202,000	\$196,500	2.8%	-1.5%
BALACLAVA*	\$645,000	\$662,000	-2.6%	5.0%
BALLARAT NORTH*	\$249,000	\$249,000	0.0%	-0.4%
BALWYN*	\$603,500	\$608,000	-0.7%	-4.2%
BALWYN NORTH*	\$801,000	\$765,000	4.7%	11.6%
BAYSWATER*	\$490,000	\$449,000	9.1%	-5.8%
BAYSWATER NORTH*	\$478,000	\$464,000	3.0%	1.5%
BEAUMARIS*	\$795,000	\$790,000	0.6%	1.9%
BELMONT*	\$400,000	\$400,000	0.0%	4.4%
BENTLEIGH	\$620,000	\$613,000	1.1%	-5.0%
BENTLEIGH EAST	\$630,000	\$661,500	-4.8%	-5.4%
BLACK ROCK*	\$800,000	\$782,500	2.2%	-1.1%
BLACKBURN*	\$626,500	\$660,000	-5.1%	-5.1%
BONBEACH*	\$560,500	\$505,000	11.0%	14.4%
BORONIA	\$492,500	\$487,000	1.1%	-0.5%
BOX HILL*	\$545,000	\$529,500	2.9%	3.7%
BOX HILL NORTH*	\$672,000	\$627,500	7.1%	2.3%
BOX HILL SOUTH*	\$639,500	\$597,500	7.0%	-2.7%
BRAYBROOK*	\$502,500	-	-	-
BRIGHTON	\$900,000	\$849,000	6.0%	7.2%
BRIGHTON EAST*	\$806,000	\$775,000	4.0%	11.6%
BROADMEADOWS*	\$380,000	\$375,000	1.3%	-3.3%
BROWN HILL*	\$287,000	\$281,000	2.1%	3.2%
BRUNSWICK	\$589,000	\$575,000	2.4%	9.1%
BRUNSWICK EAST	\$585,000	\$570,000	2.6%	2.1%
BRUNSWICK WEST	\$491,000	\$485,500	1.1%	-2.0%
BULLEEN*	\$550,000	\$550,000	0.0%	-12.0%
BUNDOORA	\$390,000	\$390,000	0.0%	-8.0%
BURWOOD*	\$700,800	\$682,000	2.8%	7.0%
BURWOOD EAST*	\$690,000	-	-	-
CAMBERWELL	\$749,500	\$696,250	7.6%	9.3%
CANTERBURY*	\$727,500	\$748,750	-2.8%	-10.7%
CARLTON*	\$590,000	\$607,500	-2.9%	-4.1%
CARLTON NORTH*	\$675,000	-	-	-
CARNEGIE	\$590,000	\$580,000	1.7%	3.1%
CARRUM*	\$558,750	\$558,750	0.0%	-7.3%
CARRUM DOWNS*	\$400,000	\$400,000	0.0%	-4.5%
CAULFIELD*	\$650,000	\$650,000	0.0%	-5.2%
CAULFIELD NORTH	\$668,000	\$627,500	6.5%	6.7%
CAULFIELD SOUTH*	\$621,250	\$609,250	2.0%	2.3%
CHADSTONE*	\$626,000	-	-	-0.6%
CHELSEA*	\$601,500	\$565,000	6.5%	4.2%
CHELtenham	\$590,750	\$587,000	0.6%	1.9%
CLARINDA*	\$564,000	-	-	-
CLAYTON*	\$547,500	\$535,000	2.3%	15.3%
CLAYTON SOUTH*	\$489,500	\$460,000	6.4%	13.0%
CLIFTON HILL*	\$712,500	\$666,500	6.9%	-4.9%
COBURG	\$548,000	\$576,000	-4.9%	-10.9%
COBURG NORTH*	\$597,500	\$593,500	0.7%	0.8%
COLLINGWOOD	\$652,500	\$670,000	-2.6%	-3.3%
CRAIGIEBURN*	\$362,500	\$363,000	-0.1%	-2.0%
CRANBOURNE*	\$352,500	\$352,500	0.0%	-7.8%
CROYDON	\$493,000	\$475,000	3.8%	2.7%
DANDENONG	\$290,000	\$285,000	1.8%	-16.5%
DANDENONG NORTH*	\$415,000	\$406,000	2.2%	-3.5%
DOCKLANDS	\$635,000	\$632,500	0.4%	2.4%
DONCASTER	\$520,000	\$525,000	-1.0%	-4.6%
DONCASTER EAST*	\$586,000	\$586,000	0.0%	-1.5%
DONVALE*	\$660,000	\$625,000	5.6%	5.6%
DOVETON*	\$382,500	-	-	-
DROUIN*	\$319,475	\$310,000	3.1%	-4.6%
EAST MELBOURNE*	\$905,000	\$865,000	4.6%	-1.6%
ECHUCA*	\$233,750	\$236,000	-1.0%	-13.4%
EDITHVALE*	\$637,000	\$598,000	6.5%	-4.6%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ELSTERNWICK	\$659,000	\$615,000	7.2%	4.0%
ELTHAM*	\$595,000	\$590,500	0.8%	-4.0%
ELWOOD	\$715,000	\$702,250	1.8%	6.4%
EPPING*	\$398,000	\$388,500	2.4%	9.9%
ESSENDON	\$566,000	\$517,500	9.4%	9.9%
ESSENDON NORTH*	\$395,000	\$395,000	0.0%	-1.3%
FAIRFIELD*	\$677,500	\$646,000	4.9%	4.2%
FAWKNER*	\$472,500	\$430,000	9.9%	2.7%
FERNTREE GULLY*	\$481,800	\$481,800	0.0%	-5.8%
FITZROY*	\$800,000	\$796,000	0.5%	1.9%
FITZROY NORTH*	\$780,000	\$774,500	0.7%	16.0%
FLEMINGTON*	\$449,500	\$449,500	0.0%	-7.7%
FOOTSCRAY	\$470,192	\$489,000	-3.8%	4.5%
FOREST HILL*	\$645,701	\$645,701	0.0%	4.1%
FRANKSTON	\$390,000	\$395,000	-1.3%	-6.6%
FRANKSTON SOUTH*	\$510,000	-	-	-12.1%
GLEN HUNTLY*	\$590,000	\$546,500	8.0%	-4.1%
GLEN IRIS	\$630,000	\$612,500	2.9%	-0.4%
GLEN WAVERLEY*	\$725,500	\$759,944	-4.5%	-1.3%
GLENROY	\$513,000	\$512,500	0.1%	5.6%
GREENSBOROUGH*	\$530,000	\$545,000	-2.8%	0.2%
GROVEDALE*	\$380,000	\$380,000	0.0%	-2.6%
HADFIELD*	\$460,000	\$460,000	0.0%	-8.0%
HAMPTON*	\$750,000	\$728,750	2.9%	0.3%
HAMPTON EAST*	\$685,000	\$670,000	2.2%	5.4%
HAMPTON PARK*	\$360,000	\$357,500	0.7%	-0.6%
HASTINGS*	\$380,000	-	-	1.9%
HAWTHORN	\$615,000	\$610,000	0.8%	-1.0%
HAWTHORN EAST	\$654,250	\$615,000	6.4%	4.2%
HEATHMONT*	\$620,000	\$615,000	0.8%	3.0%
HEIDELBERG*	\$639,000	\$639,500	-0.1%	3.4%
HEIDELBERG HEIGHTS*	\$565,500	\$527,000	7.3%	11.4%
HEIDELBERG WEST*	\$517,500	-	-	-2.7%
HIGHETT	\$592,500	\$580,000	2.2%	1.1%
HIGHTON*	\$422,125	\$407,500	3.6%	7.6%
HUGHESDALE*	\$661,000	\$622,250	6.2%	8.4%
IVANHOE	\$700,000	\$717,500	-2.4%	3.7%
IVANHOE EAST*	\$608,000	\$588,500	3.3%	-
KANGAROO FLAT*	\$220,000	\$215,000	2.3%	-
KEILOR EAST*	\$547,000	\$547,000	0.0%	-
KENSINGTON	\$560,000	\$555,000	0.9%	-0.4%
KEW	\$652,000	\$662,500	-1.6%	0.2%
KEW EAST*	\$733,000	\$714,000	2.7%	6.3%
KILSYTH*	\$518,000	\$499,000	3.8%	-4.8%
KINGSVILLE*	\$500,000	\$472,250	5.9%	5.3%
LALOR*	\$427,500	\$421,250	1.5%	6.6%
LANGWARRIN*	\$430,000	\$425,000	1.2%	-0.6%
LILYDALE*	\$477,500	\$470,000	1.6%	-0.9%
LOWER PLENTY*	\$545,000	\$525,000	3.8%	23.2%
MACLEOD*	\$600,000	\$600,000	0.0%	-4.4%
MAFFRA*	\$216,000	\$216,000	0.0%	-
MAIDSTONE*	\$496,500	\$498,250	-0.4%	10.3%
MALVERN*	\$710,000	\$687,500	3.3%	4.0%
MALVERN EAST	\$655,000	\$639,000	2.5%	2.7%
MARIBYRNONG	\$510,000	\$515,000	-1.0%	1.0%
MCKINNON*	\$648,500	\$646,000	0.4%	-8.0%
MELBOURNE	\$590,000	\$580,500	1.6%	-0.8%
MENTONE	\$630,000	\$630,000	0.0%	4.1%
MERENDA*	\$357,000	-	-	-
MILDURA*	\$211,000	\$182,500	15.6%	9.9%
MILL PARK*	\$449,000	\$432,500	3.8%	-0.7%
MITCHAM*	\$642,500	\$616,000	4.3%	13.9%
MONT ALBERT*	\$725,500	\$696,000	4.2%	3.6%
MONTMORENCY*	\$580,000	\$580,000	0.0%	-2.5%
MOONEE PONDS	\$602,500	\$590,500	2.0%	23.7%
MOORABBIN*	\$637,500	\$623,500	2.2%	22.6%
MOOROOLBARK*	\$529,950	\$511,000	3.7%	-0.1%
MORDIALLOC*	\$603,000	\$608,000	-0.8%	0.6%
MORNINGTON*	\$557,500	\$535,000	4.2%	8.9%
MORWELL*	\$161,500	\$162,000	-0.3%	7.7%
MOUNT ELIZA*	\$532,500	-	-	17.0%
MOUNT WAVERLEY*	\$695,000	\$671,500	3.5%	1.1%
MURRUMBEENA*	\$599,000	\$594,000	0.8%	6.0%
NEWPORT*	\$660,000	\$643,500	2.6%	5.6%
NIDDRIE*	\$620,000	\$643,000	-3.6%	-
NOBLE PARK	\$424,000	\$425,000	-0.2%	-2.5%
NORTH MELBOURNE	\$643,000	\$615,000	4.6%	5.9%
NORTHCOTE	\$665,000	\$655,000	1.5%	5.1%
NOTTING HILL*	\$400,000	\$398,000	0.5%	-4.8%
NUNAWADING*	\$621,000	\$585,000	6.2%	11.9%
OAK PARK*	\$583,000	\$583,000	0.0%	-2.2%
OAKLEIGH*	\$543,000	\$537,500	1.0%	-3.6%
OAKLEIGH SOUTH*	\$685,000	\$652,500	5.0%	-
OCEAN GROVE*	\$490,000	\$557,500	-12.1%	-0.1%
ORMOND*	\$623,750	\$550,500	13.3%	17.7%
PAKENHAM*	\$359,500	\$352,500	2.0%	-0.1%
PARKDALE*	\$630,000	\$602,500	4.6%	0.0%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
PARKVILLE*	\$576,000	\$456,250	26.2%	16.4%
PASCOE VALE	\$565,000	\$560,000	0.9%	1.8%
PASCOE VALE SOUTH*	\$598,500	\$600,000	-0.2%	-1.5%
PORT MELBOURNE	\$770,000	\$752,500	2.3%	-6.5%
PRAHRAN	\$685,000	\$645,000	6.2%	15.1%
PRESTON	\$554,000	\$542,000	2.2%	4.5%
REDAN*	\$254,250	\$259,950	-2.2%	1.7%
RESERVOIR	\$537,000	\$531,500	1.0%	1.3%
RICHMOND	\$730,000	\$664,500	9.9%	7.9%
RINGWOOD	\$515,000	\$503,500	2.3%	0.0%
RINGWOOD EAST*	\$607,500	\$580,000	4.7%	7.5%
ROSANNA*	\$600,000	\$617,000	-2.8%	7.3%
ROSEBUD*	\$400,000	\$413,050	-3.2%	-4.8%
SALE*	\$236,500	\$225,975	4.7%	18.8%
SANDRINGHAM*	\$707,500	\$757,000	-6.5%	1.4%
SEAFORD*	\$441,000	\$436,500	1.0%	1.4%
SEBASTOPOL*	\$246,000	\$240,000	2.5%	7.0%
SEDDON*	\$713,500	-	-	11.9%
SHEPPARTON*	\$252,500	\$235,000	7.4%	-
SOUTH KINGSVILLE*	\$600,000	\$478,750	25.3%	-
SOUTH MELBOURNE*	\$670,000	\$660,000	1.5%	6.3%
SOUTH MORANG*	\$380,000	\$380,500	-0.1%	0.0%
SOUTH YARRA	\$732,000	\$703,000	4.1%	6.5%
SOUTHBANK	\$597,500	\$595,000	0.4%	4.8%
SPRINGVALE*	\$497,000	\$497,000	0.0%	-5.3%
SPRINGVALE SOUTH*	\$425,000	\$410,000	3.7%	-5.0%
ST ALBANS*	\$407,000	\$391,750	3.9%	-3.1%
ST KILDA	\$621,000	\$604,000	2.8%	2.6%
ST KILDA EAST	\$615,500	\$606,125	1.5%	3.1%
ST KILDA WEST*	\$750,000	\$665,000	12.8%	9.5%
SUNBURY*	\$385,000	\$365,000	5.5%	-
SURREY HILLS*	\$741,000	\$725,000	2.2%	1.5%
SYDENHAM*	\$399,750	\$395,050	1.2%	-3.1%
TEMPLESTOWE*	\$665,000	\$663,500	0.2%	-
TEMPLESTOWE LOWER*	\$600,000	\$602,500	-0.4%	-
THOMASTOWN*	\$455,000	\$440,000	3.4%	-1.6%
THORNBURY	\$620,000	\$620,000	0.0%	-1.6%
TOORAK	\$855,500	\$775,000	10.4%	7.6%
TRARALGON*	\$191,000	\$192,500	-0.8%	-6.8%
TRAVANCORE*	\$335,900	\$335,900	0.0%	-5.4%
TULLAMARINE*	\$450,500	\$450,000	0.1%	7.4%
WANGARATTA*	\$180,000	\$186,000	-3.2%	-9.1%
WARRAGUL*	\$294,000	\$288,750	1.8%	1.4%
WENDOUREE*	\$273,500	\$273,500	0.0%	33.4%
WERRIBEE*	\$345,000	\$350,000	-1.4%	-6.8%
WEST FOOTSCRAY*	\$510,000	\$460,000	10.9%	13.3%
WEST MELBOURNE*	\$660,000	\$660,000	0.0%	10.0%
WESTMEADOWS*	\$450,000	-	-	-
WILLIAMSTOWN*	\$583,000	\$572,000	1.9%	4.1%
WINDSOR*	\$615,000	\$621,000	-1.0%	-2.0%
WODONGA*	\$195,000	\$192,500	1.3%	0.0%
YARRAVILLE*	\$655,000	\$652,500	0.4%	17.4%

Source: REIV



## March Quarter 2020 Median Prices

The Real Estate Institute of Victoria Ltd.



Victoria

Median Prices by Suburb, 3 Bedroom Unit

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

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,005,000	\$1,035,000	-2.9%	-16.3%
AIRPORT WEST*	\$752,500	\$720,000	4.5%	9.1%
ALTONA*	\$805,000	\$827,500	-2.7%	-
ALTONA NORTH*	\$710,000	\$707,500	0.4%	-3.1%
ARDEER*	\$566,000	-	-	-
ARMADALE*	\$1,348,500	\$1,347,000	0.1%	-7.5%
ASCOT VALE*	\$933,000	\$968,750	-3.7%	-2.3%
ASHWOOD*	\$885,000	\$865,500	2.3%	-5.2%
ASPENDALE*	\$975,500	\$975,500	0.0%	-
AVONDALE HEIGHTS*	\$714,000	\$665,000	7.4%	2.4%
BALWYN*	\$1,233,000	\$1,205,500	2.3%	-5.5%
BALWYN NORTH*	\$1,198,500	\$1,160,000	3.3%	-6.7%
BAYSWATER*	\$655,000	\$650,500	0.7%	3.1%
BAYSWATER NORTH*	\$590,000	\$536,000	10.1%	7.3%
BEAUMARIS*	\$1,300,000	\$1,280,000	1.6%	-2.4%
BENTLEIGH*	\$1,030,000	\$973,750	5.8%	4.8%
BENTLEIGH EAST	\$950,000	\$916,000	3.7%	4.3%
BERWICK*	\$600,000	\$574,500	4.4%	5.3%
BLACK ROCK*	\$1,399,500	\$1,379,500	1.4%	6.0%
BLACKBURN*	\$910,000	\$892,500	2.0%	3.5%
BLACKBURN NORTH*	\$838,500	\$840,000	-0.2%	5.8%
BLACKBURN SOUTH*	\$953,500	\$966,000	-1.3%	9.4%
BORONIA	\$625,000	\$619,500	0.9%	3.7%
BOX HILL*	\$892,500	\$870,000	2.6%	-
BOX HILL NORTH*	\$896,500	\$902,000	-0.6%	5.5%
BOX HILL SOUTH*	\$910,000	\$900,000	1.1%	2.2%
BRAYBROOK*	\$605,000	\$600,000	0.8%	-1.3%
BRIGHTON	\$1,510,000	\$1,512,500	-0.2%	-7.6%
BRIGHTON EAST*	\$1,135,000	\$1,185,000	-4.2%	-6.4%
BROADMEADOWS*	\$445,000	\$445,000	0.0%	-9.9%
BRUNSWICK*	\$808,000	\$800,000	1.0%	-10.2%
BRUNSWICK EAST*	\$985,000	\$940,000	4.8%	7.8%
BRUNSWICK WEST*	\$765,000	\$752,500	1.7%	2.7%
BULLEEN*	\$942,500	\$898,000	5.0%	10.6%
BUNDOORA*	\$635,000	\$627,000	1.3%	5.8%
BURWOOD*	\$895,000	\$855,500	4.6%	6.5%
CAMBERWELL*	\$1,176,900	\$1,150,000	2.3%	-3.7%
CARNEGIE	\$905,000	\$905,000	0.0%	-3.3%
CARRUM*	\$710,000	\$710,000	0.0%	5.2%
CARRUM DOWNS*	\$491,000	\$475,000	3.4%	3.1%
CAULFIELD*	\$1,175,000	\$1,055,000	11.4%	12.1%
CAULFIELD NORTH*	\$1,070,000	\$1,062,000	0.8%	-4.0%
CAULFIELD SOUTH*	\$1,100,000	\$952,500	15.5%	10.8%
CHADSTONE*	\$846,500	\$807,500	4.8%	9.9%
CHELSEA*	\$810,000	\$805,750	0.5%	1.3%
CHELtenham	\$911,000	\$865,000	5.3%	12.5%
CLAYTON*	\$728,000	\$725,000	0.4%	-0.1%
CLAYTON SOUTH*	\$727,250	\$696,500	4.4%	3.2%
COBURG*	\$775,000	\$760,000	2.0%	0.5%
CRAIGIEBURN*	\$415,000	\$415,000	0.0%	-3.2%
CRANBOURNE*	\$385,000	-	-	-
CROYDON	\$661,000	\$650,000	1.7%	1.7%
CROYDON NORTH*	\$605,000	\$599,950	0.8%	-3.8%
DANDENONG*	\$492,500	\$470,000	4.8%	-7.9%
DANDENONG NORTH*	\$524,444	-	-	-1.5%
DIAMOND CREEK*	\$680,000	\$675,000	0.7%	15.3%
DOCKLANDS*	\$1,200,000	\$1,250,000	-4.0%	3.4%
DONCASTER	\$810,000	\$770,000	5.2%	1.3%
DONCASTER EAST	\$883,000	\$860,000	2.7%	4.1%
DONVALE*	\$800,000	\$800,000	0.0%	0.5%
DROUIN*	\$374,000	-	-	-
EAST MELBOURNE*	\$1,930,000	\$1,475,000	30.8%	-
EDITHVALE*	\$800,250	\$805,000	-0.6%	-2.9%
ELSTERNWICK*	\$1,142,500	\$1,103,500	3.5%	2.5%
ELTHAM*	\$727,500	\$703,000	3.5%	1.0%
ELWOOD*	\$1,193,750	\$1,140,000	4.7%	-0.9%
ENDEAVOUR HILLS*	\$525,000	-	-	-
EPPING*	\$474,000	\$472,750	0.3%	-0.2%
ESSENDON*	\$843,000	\$828,000	1.8%	2.2%
FAWKNER*	\$602,500	\$567,500	6.2%	-2.8%
FERN TREE GULLY*	\$601,000	\$606,000	-0.8%	-6.4%



Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
FITZROY*	\$1,320,000	\$1,317,500	0.2%	-4.3%
FOOTSCRAY*	\$680,000	\$652,500	4.2%	0.7%
FOREST HILL*	\$833,000	\$833,000	0.0%	6.3%
FRANKSTON	\$533,000	\$517,500	3.0%	-2.2%
FRANKSTON SOUTH*	\$641,000	\$641,500	-0.1%	-
GLEN HUNTLY*	\$890,000	\$780,000	14.1%	-9.9%
GLEN IRIS*	\$1,256,000	\$1,250,000	0.5%	6.1%
GLEN WAVERLEY*	\$900,000	\$900,000	0.0%	3.7%
GLENROY	\$627,000	\$616,500	1.7%	4.0%
GREENSBOROUGH*	\$690,000	\$670,000	3.0%	-3.3%
HADFIELD*	\$650,000	\$661,000	-1.7%	0.0%
HAMPTON*	\$1,261,000	\$1,237,500	1.9%	1.7%
HAWTHORN*	\$1,377,500	\$1,312,500	5.0%	9.3%
HAWTHORN EAST*	\$1,200,000	\$1,156,000	3.8%	-
HEATHMONT*	\$782,500	\$767,500	2.0%	11.8%
HEIDELBERG*	\$847,500	\$850,000	-0.3%	-
HEIDELBERG HEIGHTS*	\$731,500	\$697,000	4.9%	3.8%
HIGHETT*	\$982,500	\$930,000	5.6%	5.1%
HILLSIDE*	\$465,000	\$465,000	0.0%	-2.3%
HOPPERS CROSSING*	\$430,000	\$416,000	3.4%	11.0%
HUGHESDALE*	\$815,000	\$800,000	1.9%	-
IVANHOE*	\$1,000,000	\$986,500	1.4%	-2.9%
KEILOR EAST*	\$750,000	\$757,500	-1.0%	6.4%
KENSINGTON*	\$851,000	\$817,500	4.1%	-10.2%
KEW*	\$1,006,000	\$968,750	3.8%	-1.6%
KEYSBOROUGH*	\$659,500	\$625,250	5.5%	-2.3%
KILSYTH*	\$632,000	\$625,000	1.1%	-0.5%
KNOXFIELD*	\$683,500	\$683,500	0.0%	1.6%
LALOR*	\$487,000	\$474,000	2.7%	-6.8%
LANGWARRIN*	\$505,000	\$496,000	1.8%	2.0%
LILYDALE*	\$568,500	\$557,000	2.1%	-
MACLEOD*	\$745,000	\$732,500	1.7%	3.5%
MAIDSTONE*	\$660,000	\$635,000	3.9%	-9.1%
MALVERN*	\$1,605,500	\$1,600,000	0.3%	0.3%
MALVERN EAST*	\$1,071,000	\$972,500	10.1%	9.2%
MARIBYRNONG*	\$749,000	\$725,000	3.3%	10.1%
MCKINNON*	\$957,000	\$1,073,000	-10.8%	-9.9%
MEADOW HEIGHTS*	\$410,000	\$395,000	3.8%	-
MELBOURNE	\$937,500	\$872,500	7.4%	-0.3%
MENTONE*	\$879,250	\$858,000	2.5%	-7.4%
MERENDA*	\$442,500	-	-	-7.3%
MILDURA*	\$295,000	\$279,500	5.5%	9.3%
MITCHAM*	\$808,000	\$786,500	2.7%	-1.0%
MONT ALBERT NORTH*	\$949,000	\$917,000	3.5%	-8.4%
MONTMORENCY*	\$760,000	\$759,000	0.1%	2.0%
MOONEE PONDS*	\$891,000	\$891,000	0.0%	0.7%
MOOROOLBARK*	\$610,000	\$590,000	3.4%	1.7%
MORDIALLOC*	\$828,888	\$828,888	0.0%	3.9%
MORNINGTON*	\$770,000	\$787,500	-2.2%	-3.1%
MOUNT MARTHA*	\$695,000	\$655,500	6.0%	6.1%
MOUNT WAVERLEY	\$940,000	\$928,000	1.3%	5.6%
MULGRAVE*	\$745,250	\$699,500	6.5%	1.4%
MURRUMBEENA*	\$960,000	\$960,000	0.0%	0.0%
NEWPORT*	\$805,000	\$795,000	1.3%	-0.6%
NIDDRIE*	\$777,000	\$750,250	3.6%	-7.5%
NOBLE PARK	\$532,500	\$515,000	3.4%	-4.2%
NORTHCOTE*	\$1,050,000	\$919,000	14.3%	13.2%
NUNAWADING*	\$825,000	\$805,000	2.5%	3.8%
OAK PARK*	\$730,000	\$712,444	2.5%	3.3%
OAKLEIGH EAST*	\$806,000	\$799,000	0.9%	2.0%
OAKLEIGH SOUTH*	\$866,250	\$785,000	10.4%	13.2%
OCEAN GROVE*	\$710,000	\$726,250	-2.2%	3.6%
ORMOND*	\$1,104,000	\$1,090,000	1.3%	24.7%
PAKENHAM*	\$401,000	\$393,000	2.0%	-5.0%
PARKDALE*	\$965,000	\$951,000	1.5%	8.4%
PASCOE VALE	\$700,000	\$705,000	-0.7%	0.0%
PATTERSON LAKES*	\$621,000	-	-	-
POINT COOK*	\$507,500	\$505,000	0.5%	1.1%
PORT MELBOURNE*	\$1,350,000	\$1,350,000	0.0%	2.0%
PRAHRAN*	\$1,337,500	\$1,310,000	2.1%	22.3%
PRESTON*	\$784,000	\$776,000	1.0%	0.8%
RESERVOIR	\$670,000	\$666,000	0.6%	1.5%
RICHMOND	\$1,202,000	\$1,117,500	7.6%	-2.5%
RINGWOOD*	\$712,500	\$703,000	1.4%	4.8%
RINGWOOD EAST*	\$727,000	\$727,000	0.0%	0.6%
RINGWOOD NORTH*	\$738,500	\$684,000	8.0%	-
ROSANNA*	\$830,000	\$770,000	7.8%	10.7%
ROSEBUD*	\$565,000	\$580,000	-2.6%	-2.4%
ROWVILLE*	\$660,000	\$650,000	1.5%	-1.5%
SAFETY BEACH*	\$620,000	-	-	-
SALE*	\$326,000	\$325,000	0.3%	-2.7%
SANDRINGHAM*	\$1,118,000	\$1,100,000	1.6%	-6.8%
SEAFORD*	\$619,000	\$624,000	-0.8%	-4.1%
SEBASTOPOL*	\$295,000	\$290,000	1.7%	10.3%
SOUTH MELBOURNE*	\$926,500	\$915,000	1.3%	5.5%
SOUTH MORANG*	\$480,000	\$480,000	0.0%	-1.0%
SOUTH YARRA	\$1,530,000	\$1,530,000	0.0%	7.0%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
SOUTHBANK*	\$895,000	\$786,500	13.8%	9.8%
SPRINGVALE*	\$580,000	\$580,000	0.0%	-9.7%
ST ALBANS*	\$442,500	\$441,750	0.2%	-12.8%
ST KILDA*	\$1,257,500	\$1,162,500	8.2%	25.3%
ST KILDA EAST*	\$930,250	\$829,500	12.1%	10.4%
STRATHMORE*	\$790,000	\$778,000	1.5%	-
SUNBURY*	\$463,500	\$452,000	2.5%	-
SUNSHINE WEST*	\$557,500	\$516,250	8.0%	3.0%
SURREY HILLS*	\$1,250,000	\$1,250,000	0.0%	-3.3%
SYDENHAM*	\$465,000	\$461,000	0.9%	0.0%
TEMPLESTOWE*	\$825,000	\$825,000	0.0%	-0.4%
TEMPLESTOWE LOWER*	\$819,000	\$800,000	2.4%	1.7%
THORBURY*	\$1,085,000	\$1,050,000	3.3%	26.8%
TOORAK	\$2,132,500	\$1,955,000	9.1%	18.4%
TULLAMARINE*	\$530,000	\$528,750	0.2%	-6.6%
VERMONT*	\$740,000	\$770,000	-3.9%	-7.7%
WANTIRNA SOUTH*	\$715,000	\$715,000	0.0%	0.0%
WARRAGUL*	\$360,000	-	-	-
WERRIBEE*	\$392,500	\$412,500	-4.8%	-8.7%
WEST FOOTSCRAY*	\$774,500	\$753,500	2.8%	9.1%
WEST MELBOURNE*	\$993,500	\$975,000	1.9%	5.0%
WESTMEADOWS*	\$530,000	\$529,500	0.1%	-
YARRAVILLE*	\$981,000	\$957,000	2.5%	-

Source: REIV

# Median Weekly Rents

Summary

House by Suburb

Unit by Suburb

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



### Median Weekly Rents

Note: Data is based on 12 months ending the quarter

		Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>					
	House	\$460	\$460	0.0%	2.2%
	Unit and Apartment	\$430	\$430	0.0%	1.2%
<b>Regional Victoria</b>					
	House	\$350	\$345	1.4%	6.1%
	Unit and Apartment	\$280	\$280	0.0%	7.7%
		Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>					
	House	\$660	\$650	1.5%	1.5%
	Unit and Apartment	\$450	\$450	0.0%	0.0%
<b>Middle Melbourne</b>					
	House	\$475	\$465	2.2%	5.6%
	Unit and Apartment	\$430	\$430	0.0%	2.4%
<b>Outer Melbourne</b>					
	House	\$400	\$400	0.0%	0.0%
	Unit and Apartment	\$370	\$370	0.0%	2.8%

Source: REIV

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## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median House Weekly Rents by Suburb

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
ABBOTSFORD	\$660	\$675	-2.2%	2.3%
ABERFELDIE*	\$550	\$575	-4.3%	-8.3%
AINTREE*	\$420	\$420	0.0%	-6.7%
AINTREE*	\$415	\$420	-1.2%	-1.2%
ALBERT PARK	\$800	\$800	0.0%	6.7%
ALFREDTON	\$385	\$385	0.0%	5.5%
ALPHINGTON*	\$763	\$763	0.0%	1.7%
ALTONA*	\$470	\$480	-2.1%	11.9%
ALTONA MEADOWS*	\$380	\$380	0.0%	0.7%
ALTONA NORTH*	\$453	\$455	-0.5%	0.6%
ANGLESEA*	\$438	-	-	-
ARARAT*	\$275	\$270	1.9%	-
ARMADALE	\$860	\$795	8.2%	8.2%
ARMSTRONG CREEK	\$420	\$420	0.0%	0.0%
ASCOT*	\$390	\$395	-1.3%	-
ASCOT VALE	\$600	\$592	1.4%	3.4%
ASHBURTON	\$550	\$550	0.0%	1.9%
ASHWOOD*	\$500	\$540	-7.4%	0.0%
ASPENDALE*	\$615	\$575	7.0%	28.1%
ASPENDALE GARDENS*	\$643	\$608	5.8%	0.4%
AVONDALE HEIGHTS*	\$425	\$430	-1.2%	-1.2%
BALACLAVA*	\$720	\$710	1.4%	20.0%
BALLARAT CENTRAL	\$340	\$340	0.0%	8.8%
BALLARAT EAST	\$320	\$320	0.0%	6.7%
BALLARAT NORTH	\$320	\$330	-3.0%	-3.0%
BALNARRING*	\$530	\$550	-3.6%	6.0%
BALWYN	\$725	\$710	2.1%	-4.6%
BALWYN NORTH	\$650	\$640	1.6%	4.8%
BAYSWATER	\$418	\$400	4.4%	3.1%
BAYSWATER NORTH*	\$410	\$410	0.0%	2.5%
BEACONSFIELD*	\$425	\$430	-1.2%	-
BEAUFORT*	\$300	\$300	0.0%	-
BEAUMARIS	\$795	\$800	-0.6%	-4.8%
BELGRAVE*	\$450	\$450	0.0%	-
BELL PARK*	\$375	\$370	1.4%	10.3%
BELL POST HILL*	\$385	\$381	1.2%	10.0%
BELFIELD*	\$430	\$420	2.4%	7.5%
BELMONT	\$388	\$378	2.6%	2.0%
BENALLA*	\$310	\$310	0.0%	3.3%
BENDIGO	\$320	\$320	0.0%	3.2%
BENTLEIGH	\$620	\$600	3.3%	3.3%
BENTLEIGH EAST	\$550	\$530	3.8%	5.8%
BERWICK	\$420	\$420	0.0%	0.0%
BLACK HILL*	\$320	\$320	0.0%	1.6%
BLACK ROCK*	\$895	\$895	0.0%	16.2%
BLACKBURN	\$470	\$470	0.0%	0.0%
BLACKBURN NORTH*	\$450	\$460	-2.2%	-1.6%
BLACKBURN SOUTH	\$460	\$450	2.2%	2.2%
BLAIRGOWRIE*	\$415	\$450	-7.8%	3.8%
BONBEACH*	\$523	\$520	0.5%	10.0%
BONSHAW*	\$370	-	-	-
BORONIA	\$415	\$410	1.2%	3.8%
BOTANIC RIDGE*	\$470	-	-	-
BOX HILL*	\$490	\$550	-10.9%	-3.9%
BOX HILL NORTH	\$470	\$460	2.2%	-4.1%
BOX HILL SOUTH*	\$500	\$470	6.4%	2.0%
BRAYBROOK*	\$333	\$335	-0.7%	-2.5%
BRIAR HILL*	\$445	\$450	-1.1%	-3.3%
BRIGHTON	\$1,000	\$995	0.5%	1.0%
BRIGHTON EAST	\$830	\$815	1.8%	3.8%
BROADMEADOWS*	\$330	\$330	0.0%	-5.7%
BROOKFIELD	\$350	\$350	0.0%	1.4%
BROWN HILL*	\$350	\$350	0.0%	2.9%
BRUNSWICK	\$610	\$600	1.7%	1.7%
BRUNSWICK EAST	\$650	\$650	0.0%	4.8%
BRUNSWICK WEST	\$600	\$600	0.0%	0.0%
BULLEEN	\$480	\$490	-2.0%	-2.5%
BUNDOORA	\$420	\$420	0.0%	0.0%
BUNINYONG*	\$413	\$400	3.1%	19.6%
BURNLEY*	\$725	\$713	1.8%	6.6%
BURWOOD	\$500	\$500	0.0%	-3.8%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
BURWOOD EAST	\$478	\$470	1.6%	-1.0%
CALIFORNIA GULLY*	\$293	\$300	-2.5%	0.0%
CAMBERWELL	\$760	\$750	1.3%	-1.3%
CANADIAN	\$320	\$320	0.0%	-3.0%
CANTERBURY	\$950	\$950	0.0%	9.2%
CAPE WOOLAMAI*	\$330	\$355	-7.0%	-4.3%
CAPEL SOUND*	\$360	\$363	-0.7%	0.7%
CARLTON	\$650	\$620	4.8%	-5.8%
CARLTON NORTH	\$690	\$675	2.2%	3.0%
CARNEGIE	\$605	\$580	4.3%	11.0%
CAROLINE SPRINGS*	\$400	\$425	-5.9%	-7.0%
CARRUM*	\$400	\$390	2.6%	-7.0%
CARRUM DOWNS	\$390	\$390	0.0%	0.0%
CASTLEMAINE	\$375	\$368	2.0%	7.1%
CAULFIELD*	\$700	\$725	-3.4%	-3.4%
CAULFIELD NORTH	\$700	\$690	1.4%	-3.4%
CAULFIELD SOUTH	\$595	\$598	-0.4%	0.8%
CHADSTONE	\$460	\$450	2.2%	2.2%
CHARLEMONT*	\$400	\$400	0.0%	-
CHELSEA*	\$450	\$450	0.0%	-7.2%
CHELSEA HEIGHTS*	\$500	\$490	2.0%	11.1%
CHELTENHAM	\$580	\$580	0.0%	3.6%
CHIRNSIDE PARK	\$450	\$450	0.0%	0.0%
CHURCHILL*	\$200	\$200	0.0%	-
CLARINDA*	\$470	\$463	1.6%	1.6%
CLAYTON	\$431	\$431	-0.1%	-2.2%
CLAYTON SOUTH*	\$443	\$450	-1.7%	7.9%
CLIFTON HILL	\$653	\$673	-3.0%	0.4%
CLIFTON SPRINGS*	\$380	\$365	4.1%	5.6%
CLYDE	\$395	\$395	0.0%	-3.7%
CLYDE NORTH	\$400	\$398	0.6%	0.0%
COBBLEBANK*	\$350	\$350	0.0%	2.9%
COBURG	\$550	\$550	0.0%	-1.8%
COBURG NORTH*	\$490	\$490	0.0%	-2.0%
COCKATOO*	\$380	\$360	5.6%	7.0%
COLAC	\$320	\$320	0.0%	6.7%
COLLINGWOOD	\$630	\$620	1.6%	-3.1%
CORIO	\$330	\$310	6.5%	17.9%
COWES	\$380	\$358	6.3%	11.8%
CRAIGIEBURN	\$400	\$400	0.0%	0.0%
CRANBOURNE	\$350	\$350	0.0%	2.2%
CRANBOURNE EAST	\$398	\$400	-0.6%	-0.6%
CRANBOURNE NORTH	\$400	\$400	0.0%	0.0%
CRANBOURNE WEST*	\$390	\$380	2.6%	2.0%
CREMORNE*	\$650	\$650	0.0%	2.0%
CRESWICK*	\$320	\$320	0.0%	4.9%
CROYDON	\$430	\$440	-2.3%	-1.7%
CROYDON HILLS*	\$520	\$520	0.0%	2.0%
CROYDON NORTH*	\$475	\$480	-1.0%	-7.3%
CROYDON SOUTH*	\$420	\$420	0.0%	0.0%
CURLEWIS*	\$400	\$400	0.0%	1.3%
DALLAS*	\$335	\$335	0.0%	-4.3%
DANDENONG	\$360	\$350	2.9%	2.9%
DANDENONG NORTH	\$380	\$380	0.0%	4.8%
DAYLESFORD*	\$380	\$380	0.0%	0.0%
DEEPPENE*	\$753	\$815	-7.7%	-20.2%
DEER PARK*	\$360	\$360	0.0%	-2.7%
DELACOMBE	\$368	\$370	-0.7%	6.5%
DIAMOND CREEK*	\$500	\$490	2.0%	1.5%
DIGGERS REST*	\$410	\$400	2.5%	0.0%
DINGLEY VILLAGE*	\$510	\$483	5.7%	5.2%
DONCASTER	\$525	\$520	1.0%	1.0%
DONCASTER EAST	\$530	\$520	1.9%	3.9%
DONNYBROOK*	\$415	-	-	-
DONVALE*	\$513	\$500	2.5%	10.2%
DOREEN	\$400	\$400	0.0%	0.0%
DOVETON	\$315	\$313	0.8%	-3.1%
DROMANA*	\$415	\$410	1.2%	0.0%
DROUIN	\$350	\$350	0.0%	-2.8%
DRYSDALE*	\$400	\$400	0.0%	6.7%
EAGLEHAWK*	\$310	\$300	3.3%	15.9%
EAGLEMONT*	\$650	\$645	0.8%	6.6%
EAST BENDIGO*	\$335	\$340	-1.5%	-
EAST GEELONG*	\$375	\$390	-3.8%	-10.7%
EAST MELBOURNE*	\$990	\$950	4.2%	-9.8%
ECHUCA	\$350	\$350	0.0%	2.9%
EDITHVALE*	\$515	\$500	3.0%	6.7%
ELSTERNWICK*	\$750	\$750	0.0%	-5.7%
ELTHAM	\$508	\$500	1.5%	-7.3%
ELTHAM NORTH*	\$550	\$590	-6.8%	-8.3%
ELWOOD	\$825	\$795	3.8%	6.5%
EMERALD*	\$490	\$460	6.5%	8.9%
ENDEAVOUR HILLS	\$390	\$390	0.0%	0.0%
EPPING	\$375	\$375	0.0%	-1.3%
EPSOM*	\$375	\$345	8.7%	10.3%
ESSENDON	\$575	\$550	4.5%	-3.4%
EUROA*	\$275	\$265	3.8%	-5.2%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
FAIRFIELD*	\$600	\$610	-1.6%	-7.3%
FAWKNER*	\$410	\$400	2.5%	2.5%
FERNTREE GULLY	\$430	\$420	2.4%	0.0%
FITZROY	\$660	\$650	1.5%	1.5%
FITZROY NORTH	\$680	\$700	-2.9%	0.0%
FLEMINGTON	\$550	\$550	0.0%	1.9%
FLORA HILL*	\$320	\$315	1.6%	8.5%
FOOTSCRAY*	\$475	\$500	-5.0%	-5.0%
FOREST HILL	\$450	\$430	4.7%	4.7%
FRANKSTON	\$380	\$380	0.0%	0.0%
FRANKSTON NORTH	\$335	\$340	-1.5%	4.7%
FRANKSTON SOUTH	\$493	\$460	7.1%	8.2%
GEELONG*	\$435	\$425	2.4%	11.5%
GEELONG WEST	\$430	\$430	0.0%	19.4%
GEMBROOK*	\$400	\$410	-2.4%	0.0%
GISBORNE*	\$450	\$443	1.7%	0.0%
GLADSTONE PARK*	\$385	\$390	-1.3%	-6.1%
GLEN IRIS	\$720	\$718	0.3%	0.0%
GLEN WAVERLEY	\$550	\$540	1.9%	0.0%
GLENROY	\$400	\$398	0.6%	1.3%
GOLDEN POINT	\$320	\$320	0.0%	0.0%
GOLDEN SQUARE	\$325	\$320	1.6%	4.8%
GOWANBRAE*	\$450	\$450	0.0%	-2.2%
GREENSBOROUGH	\$475	\$478	-0.5%	1.1%
GREENVALE*	\$435	\$430	1.2%	1.2%
GROVEDALE	\$400	\$400	0.0%	0.0%
HADFIELD*	\$450	\$435	3.4%	15.4%
HALLAM*	\$370	\$380	-2.6%	-3.9%
HAMLIN HEIGHTS*	\$380	\$375	1.3%	1.3%
HAMPTON	\$755	\$730	3.4%	-2.9%
HAMPTON EAST*	\$580	\$548	5.9%	10.5%
HAMPTON PARK	\$355	\$350	1.4%	-2.7%
HARKNESS	\$360	\$360	0.0%	0.0%
HASTINGS*	\$383	\$370	3.4%	2.0%
HAWTHORN	\$750	\$750	0.0%	7.1%
HAWTHORN EAST	\$725	\$780	-7.1%	11.1%
HEATHCOTE*	\$310	\$320	-3.1%	-4.6%
HEATHERTON*	\$590	-	-	-0.8%
HEATHMONT*	\$443	\$435	1.7%	4.7%
HEIDELBERG*	\$470	\$460	2.2%	-5.1%
HEIDELBERG HEIGHTS	\$410	\$400	2.5%	6.5%
HEIDELBERG WEST	\$365	\$380	-3.9%	-1.4%
HERNE HILL*	\$365	\$365	0.0%	-
HIGHETT	\$595	\$590	0.8%	12.3%
HIGHTON	\$435	\$420	3.6%	8.7%
HILLSIDE*	\$370	\$390	-5.1%	-7.5%
HOPPERS CROSSING	\$360	\$353	2.1%	0.0%
HUGHESDALE*	\$570	\$530	7.5%	26.7%
HUNTINGDALE*	\$450	\$455	-1.1%	-6.3%
HUNTLY*	\$320	\$320	0.0%	-0.8%
HURSTBRIDGE*	\$501	\$431	16.2%	13.7%
INVERMAY PARK*	\$388	\$438	-11.4%	-
IRONBARK*	\$275	\$290	-5.2%	-
IRYMPLE*	\$370	\$375	-1.3%	1.4%
IVANHOE	\$600	\$580	3.4%	6.2%
IVANHOE EAST*	\$700	\$750	-6.7%	-5.4%
JACKASS FLAT*	\$340	-	-	-
JAN JUC*	\$480	\$480	0.0%	0.0%
KALKALLO*	\$395	\$395	0.0%	-1.3%
KANGAROO FLAT	\$330	\$320	3.1%	10.0%
KEILOR DOWNS*	\$370	-	-	-8.6%
KEILOR EAST	\$450	\$450	0.0%	4.7%
KEILOR PARK*	\$435	\$400	8.7%	-
KENNINGTON	\$320	\$320	0.0%	3.2%
KENSINGTON	\$600	\$590	1.7%	3.4%
KEW	\$795	\$780	1.9%	6.0%
KEW EAST*	\$695	\$670	3.7%	6.9%
KEYSBOROUGH	\$485	\$485	0.0%	1.0%
KIALLA*	\$410	\$410	0.0%	0.0%
KILSYTH	\$420	\$420	0.0%	-1.2%
KINGSBURY*	\$370	\$375	-1.3%	-2.6%
KNOXFIELD	\$440	\$445	-1.1%	2.3%
KURUNJANG*	\$330	\$330	0.0%	-3.6%
KYABRAM*	\$265	\$270	-1.9%	0.0%
KYNETON*	\$410	\$400	2.5%	-
LAKE GARDENS*	\$400	\$400	0.0%	6.0%
LAKE WENDOUREE*	\$360	\$360	0.0%	2.9%
LALOR	\$370	\$370	0.0%	0.0%
LANGWARRIN	\$435	\$440	-1.1%	3.6%
LARA	\$430	\$423	1.8%	10.3%
LAVERTON	\$355	\$355	0.0%	1.4%
LEOPOLD*	\$420	\$423	-0.6%	5.0%
LILYDALE	\$420	\$420	0.0%	0.0%
LONG GULLY*	\$285	\$290	-1.7%	-1.7%
LONGWARRY*	\$350	\$350	0.0%	0.0%
LOWER PLENTY*	\$485	\$460	5.4%	-1.0%
LUCAS	\$380	\$380	0.0%	0.7%



Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
LYNBROOK*	\$410	\$400	2.5%	0.0%
LYNDHURST*	\$415	\$420	-1.2%	-1.2%
LYSTERFIELD*	\$458	\$453	1.1%	2.2%
MACLEOD	\$450	\$438	2.9%	6.5%
MAFFRA	\$285	\$275	3.6%	9.6%
MAIDEN GULLY*	\$380	\$380	0.0%	-
MAIDSTONE*	\$425	\$423	0.6%	3.0%
MALDON*	\$350	\$345	1.4%	12.9%
MALVERN	\$800	\$800	0.0%	2.6%
MALVERN EAST	\$680	\$650	4.6%	13.3%
MANIFOLD HEIGHTS*	\$388	-	-	-
MANOR LAKES	\$370	\$370	0.0%	-1.3%
MARIBYRNONG*	\$540	\$540	0.0%	0.0%
MARSHALL*	\$410	-	-	-
MARYBOROUGH*	\$280	-	-	-
MCKINNON*	\$595	\$588	1.3%	-2.1%
MEADOW HEIGHTS*	\$350	\$350	0.0%	-1.4%
MELTON*	\$330	\$320	3.1%	10.9%
MELTON SOUTH	\$330	\$330	0.0%	3.1%
MELTON WEST*	\$340	\$340	0.0%	5.4%
MENTONE	\$560	\$550	1.8%	-0.9%
MERBEIN*	\$280	-	-	-
MERENDA	\$400	\$390	2.6%	3.9%
MICKLEHAM	\$400	\$400	0.0%	0.0%
MIDDLE PARK	\$800	\$810	-1.2%	3.9%
MILDURA	\$335	\$330	1.5%	6.3%
MILL PARK	\$385	\$380	1.3%	1.3%
MINERS REST*	\$370	\$370	0.0%	2.8%
MITCHAM	\$450	\$445	1.1%	-2.0%
MOE*	\$255	\$255	0.0%	2.0%
MONT ALBERT*	\$650	\$655	-0.8%	-9.7%
MONT ALBERT NORTH*	\$575	\$600	-4.2%	-0.9%
MONTMORENCY	\$480	\$470	2.1%	2.1%
MONTROSE*	\$420	-	-	-
MOONEE PONDS	\$558	\$550	1.4%	5.2%
MOORABBIN*	\$520	\$500	4.0%	-3.7%
MOOROOLBARK	\$420	\$420	0.0%	0.0%
MOOROOPNA*	\$293	\$288	1.7%	4.5%
MORDIALLOC*	\$560	\$475	17.9%	13.1%
MORNINGTON	\$460	\$460	0.0%	0.0%
MORWELL	\$215	\$200	7.5%	-18.9%
MOUNT CLEAR*	\$350	\$340	2.9%	6.1%
MOUNT DUNEED*	\$440	\$425	3.5%	-
MOUNT ELIZA*	\$700	\$640	9.4%	7.7%
MOUNT EVELYN*	\$430	\$430	0.0%	10.3%
MOUNT HELEN*	\$395	\$390	1.3%	3.9%
MOUNT MARTHA	\$550	\$550	0.0%	0.0%
MOUNT PLEASANT*	\$330	\$335	-1.5%	11.9%
MOUNT WAVERLEY	\$520	\$510	2.0%	3.0%
MULGRAVE	\$480	\$470	2.1%	8.5%
MURRUMBEENA	\$565	\$560	0.9%	1.8%
MYRTLEFORD*	\$300	\$300	0.0%	5.3%
NAGAMBIE*	\$340	\$340	0.0%	-2.9%
NARRE WARREN	\$370	\$365	1.4%	0.0%
NARRE WARREN SOUTH	\$430	\$430	0.0%	7.5%
NEW GISBORNE*	\$550	-	-	-
NEWCOMB*	\$340	\$343	-0.7%	1.5%
NEWINGTON*	\$350	\$350	0.0%	0.0%
NEWPORT*	\$555	\$560	-0.9%	5.7%
NEWTOWN*	\$495	\$495	0.0%	20.7%
NIDDRIE*	\$480	\$495	-3.0%	6.7%
NOBLE PARK	\$380	\$370	2.7%	5.6%
NOBLE PARK NORTH*	\$380	\$375	1.3%	2.7%
NORLANE	\$300	\$300	0.0%	9.1%
NORTH BENDIGO*	\$320	\$315	1.6%	3.2%
NORTH GEELONG*	\$330	\$330	0.0%	-
NORTH MELBOURNE	\$655	\$650	0.8%	0.8%
NORTHCOTE	\$660	\$670	-1.5%	1.5%
NOTTING HILL*	\$450	\$450	0.0%	-
NUNAWADING	\$430	\$440	-2.3%	-4.4%
OAK PARK*	\$450	\$450	0.0%	-9.5%
OAKLEIGH	\$510	\$500	2.0%	6.3%
OAKLEIGH EAST*	\$450	\$450	0.0%	4.7%
OAKLEIGH SOUTH	\$497	\$497	0.0%	8.0%
OCEAN GROVE	\$440	\$435	1.1%	0.0%
OFFICER	\$390	\$390	0.0%	0.0%
ORMOND	\$640	\$630	1.6%	-5.9%
PAKENHAM	\$360	\$360	0.0%	0.0%
PARK ORCHARDS*	\$1,000	\$1,050	-4.8%	-
PARKDALE*	\$563	\$550	2.3%	-1.3%
PARKVILLE*	\$900	\$888	1.4%	5.9%
PASCOE VALE	\$480	\$480	0.0%	9.1%
PASCOE VALE SOUTH*	\$500	\$480	4.2%	7.0%
PATTERSON LAKES*	\$550	\$575	-4.3%	0.0%
POINT COOK	\$410	\$410	0.0%	-2.4%
PORT MELBOURNE	\$775	\$750	3.3%	10.7%
PRAHRAN	\$688	\$675	1.9%	1.9%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
PRESTON	\$495	\$495	0.0%	2.1%
PRINCES HILL*	\$660	\$640	3.1%	-5.7%
QUARRY HILL*	\$330	\$330	0.0%	11.9%
RED CLIFFS*	\$290	\$280	3.6%	6.4%
REDAN	\$308	\$300	2.5%	8.8%
RESERVOIR	\$400	\$400	0.0%	0.0%
RICHMOND	\$675	\$670	0.7%	0.7%
RINGWOOD	\$450	\$450	0.0%	4.7%
RINGWOOD EAST	\$420	\$405	3.7%	0.0%
RINGWOOD NORTH*	\$488	\$540	-9.7%	-1.5%
ROSANNA	\$470	\$460	2.2%	4.4%
ROSEBUD	\$378	\$360	4.9%	7.9%
ROWVILLE	\$458	\$455	0.7%	-0.4%
ROXBURGH PARK	\$410	\$410	0.0%	2.5%
RYE	\$400	\$390	2.6%	5.3%
SAFETY BEACH*	\$500	\$500	0.0%	-3.8%
SALE	\$345	\$340	1.5%	4.5%
SANDHURST*	\$495	\$495	0.0%	-2.9%
SANDRINGHAM	\$890	\$868	2.6%	11.9%
SCORESBY*	\$410	\$420	-2.4%	-6.8%
SEABROOK*	\$398	\$395	0.6%	7.4%
SEAFORD	\$398	\$395	0.6%	1.9%
SEBASTOPOL	\$300	\$300	0.0%	4.3%
SEDDON*	\$508	\$508	0.0%	1.5%
SEYMOUR*	\$300	\$300	0.0%	0.0%
SHEPPARTON	\$300	\$300	0.0%	3.4%
SKYE*	\$455	\$445	2.2%	1.7%
SOLDIERS HILL	\$340	\$330	3.0%	3.0%
SOMERS*	\$465	\$465	0.0%	-
SOMERVILLE*	\$410	\$410	0.0%	5.1%
SORRENTO*	\$538	\$525	2.4%	-17.3%
SOUTH GEELONG*	\$420	\$425	-1.2%	-
SOUTH MELBOURNE	\$650	\$650	0.0%	0.0%
SOUTH MORANG	\$400	\$400	0.0%	-0.6%
SOUTH YARRA	\$750	\$750	0.0%	0.0%
SPRING GULLY*	\$340	\$340	0.0%	-
SPRINGVALE	\$380	\$380	0.0%	0.0%
SPRINGVALE SOUTH*	\$405	\$395	2.5%	3.8%
ST ALBANS*	\$363	\$355	2.1%	3.6%
ST ALBANS PARK*	\$380	\$380	0.0%	-
ST KILDA	\$695	\$693	0.4%	-0.4%
ST KILDA EAST*	\$700	\$695	0.7%	1.1%
ST KILDA WEST*	\$850	\$995	-14.5%	3.7%
STAWELL	\$268	\$270	-0.9%	13.8%
STRATFORD*	\$320	\$330	-3.0%	0.0%
STRATHDALE*	\$350	\$360	-2.8%	-1.4%
STRATHFIELDSAYE*	\$430	\$430	0.0%	21.1%
STRATHMORE*	\$550	\$550	0.0%	14.6%
SUNBURY*	\$383	\$385	-0.6%	0.7%
SUNSET STRIP*	\$340	\$305	11.5%	-
SUNSHINE*	\$390	\$405	-3.7%	8.3%
SUNSHINE WEST*	\$370	\$370	0.0%	0.0%
SURREY HILLS	\$700	\$695	0.7%	6.1%
TARNEIT	\$390	\$390	0.0%	2.6%
TATURA*	\$285	\$285	0.0%	-5.0%
TAYLORS HILL*	\$430	\$430	0.0%	0.0%
TAYLORS LAKES*	\$430	-	-	-3.5%
TEMPLESTOWE	\$690	\$680	1.5%	-0.7%
TEMPLESTOWE LOWER	\$530	\$520	1.9%	0.5%
THE BASIN*	\$408	-	-	-
THOMASTOWN	\$360	\$360	0.0%	0.0%
THORNBURY	\$620	\$610	1.6%	5.5%
TOORAK	\$985	\$995	-1.0%	-14.3%
TOOTGAROOK*	\$370	\$370	0.0%	-2.6%
TORQUAY	\$520	\$520	0.0%	-1.9%
TRARALGON	\$330	\$320	3.1%	10.0%
TRUGANINA	\$390	\$390	0.0%	-2.5%
TULLAMARINE*	\$420	\$405	3.7%	10.5%
TYABB*	\$450	-	-	-
UPPER FERNTREE GULLY*	\$420	\$420	0.0%	1.8%
UPWEY*	\$450	\$418	7.8%	9.8%
VERMONT	\$460	\$450	2.2%	2.2%
VERMONT SOUTH*	\$520	\$505	3.0%	6.1%
VIEWBANK*	\$490	\$490	0.0%	-1.5%
WALLAN*	\$350	\$350	0.0%	-2.1%
WANDIN NORTH*	\$440	-	-	-
WANGARATTA	\$310	\$310	0.0%	3.3%
WANTIRNA	\$460	\$460	0.0%	-2.1%
WANTIRNA SOUTH	\$480	\$483	-0.5%	-2.0%
WARRAGUL	\$365	\$360	1.4%	0.0%
WARRANTYTE*	\$610	\$610	0.0%	-19.7%
WARRANWOOD*	\$533	\$525	1.4%	-10.9%
WARRNAMBOOL	\$360	\$365	-1.4%	2.9%
WATERWAYS*	\$660	\$670	-1.5%	-7.4%
WATSONIA	\$400	\$405	-1.2%	0.6%
WATSONIA NORTH*	\$460	\$455	1.1%	4.5%
WAURN PONDS*	\$450	\$445	1.1%	-

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
WEIR VIEWS*	\$383	\$400	-4.4%	-
WENDOUREE	\$300	\$300	0.0%	3.4%
WERRIBEE	\$353	\$360	-2.1%	-2.4%
WEST FOOTSCRAY*	\$450	\$440	2.3%	0.0%
WEST MELBOURNE*	\$698	\$700	-0.4%	7.3%
WEST WODONGA*	\$330	\$330	0.0%	-7.7%
WHEELERS HILL	\$500	\$490	2.0%	-6.5%
WHITE HILLS*	\$345	\$340	1.5%	15.0%
WHITTINGTON*	\$340	\$340	0.0%	0.0%
WILLIAMS LANDING	\$435	\$450	-3.3%	-4.4%
WILLIAMSTOWN*	\$660	\$650	1.5%	13.8%
WINDSOR	\$700	\$700	0.0%	7.7%
WINTER VALLEY	\$380	\$390	-2.6%	-
WODONGA	\$350	\$350	0.0%	6.1%
WOLLERT	\$410	\$400	2.5%	2.5%
WOODEND*	\$490	\$470	4.3%	28.9%
WOORI YALLOCK*	\$370	\$358	3.5%	-
WYNDHAM VALE	\$350	\$350	0.0%	0.0%
YALLAMBIE*	\$450	\$450	0.0%	0.0%
YARRAVILLE*	\$558	\$520	7.2%	12.6%

Source: REIV

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

### Median Unit Weekly Rents by Suburb

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
ABBOTSFORD	\$475	\$473	0.5%	-1.6%
ABERFELDIE*	\$470	\$460	2.2%	16.0%
AIRPORT WEST	\$450	\$430	4.7%	10.4%
ALBERT PARK*	\$460	\$475	-3.2%	15.0%
ALBION*	\$260	\$250	4.0%	2.0%
ALFREDTON*	\$260	\$252	3.2%	-13.3%
ALPHINGTON	\$500	\$495	1.0%	42.9%
ALTONA*	\$425	\$420	1.2%	11.8%
ALTONA MEADOWS*	\$380	\$375	1.3%	1.3%
ALTONA NORTH*	\$485	\$480	1.0%	1.0%
ARMADALE	\$460	\$453	1.7%	3.8%
ASCOT VALE	\$415	\$425	-2.4%	-1.2%
ASHBURTON*	\$650	\$650	0.0%	16.1%
ASHWOOD	\$550	\$558	-1.3%	-0.9%
ASPENDALE*	\$455	\$453	0.6%	2.2%
AVONDALE HEIGHTS*	\$460	\$445	3.4%	9.5%
BALACLAVA	\$410	\$410	0.0%	0.0%
BALLARAT CENTRAL	\$275	\$278	-0.9%	-1.8%
BALLARAT EAST*	\$280	\$265	5.7%	-2.6%
BALLARAT NORTH*	\$265	\$270	-1.9%	-5.4%
BALWYN	\$465	\$460	1.1%	3.3%
BALWYN NORTH	\$475	\$455	4.4%	3.3%
BAYSWATER	\$390	\$400	-2.5%	0.6%
BAYSWATER NORTH*	\$370	\$370	0.0%	0.0%
BEAUMARIS	\$570	\$565	0.9%	0.0%
BELL PARK*	\$330	\$335	-1.5%	-
BELLFIELD*	\$460	\$460	0.0%	-8.0%
BELMONT	\$350	\$350	0.0%	16.7%
BENALLA*	\$210	\$208	1.2%	0.0%
BENDIGO	\$295	\$290	1.7%	19.2%
BENTLEIGH	\$488	\$495	-1.5%	-1.5%
BENTLEIGH EAST	\$580	\$595	-2.5%	-6.5%
BERWICK	\$360	\$350	2.9%	2.9%
BLACK HILL*	\$300	\$300	0.0%	20.0%
BLACK ROCK	\$550	\$550	0.0%	2.8%
BLACKBURN	\$400	\$395	1.3%	1.3%
BLACKBURN NORTH*	\$390	\$390	0.0%	-11.4%
BLACKBURN SOUTH*	\$465	\$463	0.5%	-2.6%
BONBEACH	\$420	\$410	2.4%	5.0%
BORONIA	\$390	\$390	0.0%	4.0%
BOX HILL	\$420	\$410	2.4%	5.0%
BOX HILL NORTH	\$478	\$450	6.1%	8.5%
BOX HILL SOUTH	\$480	\$475	1.1%	-5.0%
BRAYBROOK*	\$393	\$395	-0.6%	-
BRIAR HILL*	\$410	\$420	-2.4%	5.1%
BRIGHTON	\$580	\$575	0.9%	4.5%
BRIGHTON EAST	\$625	\$593	5.5%	-3.8%
BROADMEADOWS*	\$350	\$350	0.0%	1.4%
BROOKLYN*	\$435	\$425	2.4%	3.6%
BROWN HILL*	\$300	\$290	3.4%	7.1%
BRUNSWICK	\$450	\$450	0.0%	1.7%
BRUNSWICK EAST	\$450	\$450	0.0%	1.7%
BRUNSWICK WEST	\$390	\$380	2.6%	5.4%
BULLEEN	\$505	\$505	0.0%	4.7%
BUNDOORA	\$360	\$360	0.0%	-2.7%
BURNLEY*	\$400	\$450	-11.1%	-9.1%
BURWOOD	\$530	\$525	1.0%	6.0%
BURWOOD EAST*	\$445	\$438	1.7%	-4.3%
CAIRNLEA*	\$380	-	-	-
CAMBERWELL	\$475	\$460	3.3%	1.1%
CANADIAN*	\$280	\$285	-1.8%	3.7%
CANTERBURY	\$480	\$480	0.0%	-3.0%
CAPEL SOUND*	\$340	\$350	-2.9%	-
CARLTON	\$500	\$500	0.0%	0.0%
CARLTON NORTH	\$440	\$420	4.8%	-4.3%
CARNEGIE	\$430	\$430	0.0%	2.4%
CAROLINE SPRINGS*	\$398	\$390	1.9%	4.6%
CARRUM*	\$440	\$430	2.3%	3.5%
CARRUM DOWNS	\$370	\$370	0.0%	1.4%
CASTLEMAINE*	\$318	\$315	0.8%	7.6%
CAULFIELD	\$475	\$473	0.5%	3.3%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
CAULFIELD EAST*	\$390	\$388	0.6%	8.3%
CAULFIELD NORTH	\$460	\$450	2.2%	2.2%
CAULFIELD SOUTH	\$460	\$445	3.4%	8.2%
CHADSTONE	\$515	\$515	0.0%	10.8%
CHELSEA	\$400	\$400	0.0%	0.0%
CHELTENHAM	\$425	\$430	-1.2%	1.2%
CHIRNSIDE PARK*	\$450	\$450	0.0%	0.0%
CLARINDA*	\$450	-	-	-
CLAYTON	\$450	\$450	0.0%	0.0%
CLAYTON SOUTH	\$435	\$420	3.6%	-1.1%
CLIFTON HILL	\$550	\$495	11.1%	17.0%
CLYDE NORTH*	\$360	\$358	0.7%	5.9%
COBURG	\$435	\$430	1.2%	3.6%
COBURG NORTH*	\$450	\$450	0.0%	5.9%
COLAC*	\$250	\$250	0.0%	2.0%
COLLINGWOOD	\$520	\$520	0.0%	-0.6%
CORIO*	\$270	\$265	1.9%	-
CRAIGIEBURN	\$350	\$350	0.0%	0.0%
CRANBOURNE	\$320	\$313	2.4%	0.0%
CRANBOURNE NORTH*	\$350	-	-	1.4%
CRANBOURNE WEST*	\$390	-	-	-
CREMORNE*	\$500	\$523	-4.3%	6.4%
CROYDON	\$390	\$390	0.0%	2.6%
CROYDON NORTH*	\$388	\$393	-1.3%	-4.3%
DANDENONG	\$310	\$310	0.0%	3.3%
DANDENONG NORTH	\$330	\$320	3.1%	0.0%
DEEPCENE*	\$445	\$435	2.3%	-8.2%
DEER PARK*	\$310	\$295	5.1%	-1.6%
DELACOMBE*	\$180	\$180	0.0%	-27.3%
DIAMOND CREEK*	\$450	\$455	-1.1%	-
DINGLEY VILLAGE*	\$420	-	-	-
DOCKLANDS	\$620	\$620	0.0%	12.7%
DONCASTER	\$460	\$455	1.1%	1.7%
DONCASTER EAST	\$480	\$480	0.0%	-4.0%
DONVALE*	\$495	\$450	10.0%	8.8%
DOREEN*	\$358	\$350	2.1%	2.1%
DOVETON*	\$345	\$345	0.0%	4.5%
DROMANA*	\$350	\$360	-2.8%	-2.8%
DROUIN*	\$310	\$318	-2.4%	3.3%
EAGLEHAWK*	\$260	\$240	8.3%	4.0%
EAGLEMONT*	\$440	\$400	10.0%	16.6%
EAST BENDIGO*	\$285	\$295	-3.4%	-
EAST GEELONG*	\$350	\$355	-1.4%	-
EAST MELBOURNE	\$493	\$493	0.0%	8.8%
ECHUCA	\$280	\$280	0.0%	12.0%
EDITHVALE	\$410	\$410	0.0%	-2.4%
ELSTERNWICK	\$428	\$430	-0.6%	1.8%
ELTHAM	\$420	\$430	-2.3%	-1.2%
ELWOOD	\$450	\$445	1.1%	7.1%
ENDEAVOUR HILLS*	\$360	\$360	0.0%	2.9%
EPPING	\$350	\$350	0.0%	0.0%
ESSENDON	\$385	\$385	0.0%	3.4%
ESSENDON NORTH	\$390	\$390	0.0%	5.4%
ESSENDON WEST*	\$505	\$550	-8.2%	17.4%
FAIRFIELD	\$390	\$395	-1.3%	8.3%
FAWKNER*	\$380	\$380	0.0%	1.3%
FERNTREE GULLY	\$393	\$400	-1.9%	-0.6%
FITZROY	\$550	\$578	-4.8%	0.0%
FITZROY NORTH	\$470	\$495	-5.1%	-2.1%
FLEMINGTON	\$395	\$400	-1.3%	-1.3%
FLORA HILL*	\$265	\$260	1.9%	6.0%
FOOTSCRAY	\$375	\$378	-0.7%	1.4%
FOREST HILL*	\$410	\$400	2.5%	4.5%
FRANKSTON	\$330	\$330	0.0%	4.8%
FRANKSTON SOUTH*	\$390	\$393	-0.6%	-8.2%
GARDENVALE*	\$320	\$320	0.0%	0.0%
GEELONG	\$405	\$390	3.8%	6.6%
GEELONG WEST*	\$368	\$368	0.0%	20.5%
GISBORNE*	\$370	\$420	-11.9%	-9.8%
GLEN HUNTLY	\$410	\$400	2.5%	0.0%
GLEN IRIS	\$425	\$438	-2.9%	-1.2%
GLEN WAVERLEY	\$515	\$500	3.0%	9.6%
GLENROY	\$380	\$380	0.0%	0.0%
GOLDEN POINT*	\$273	\$270	0.9%	-2.7%
GOLDEN SQUARE*	\$285	\$285	0.0%	3.6%
GREENSBOROUGH	\$400	\$395	1.3%	2.6%
GROVEDALE*	\$330	\$325	1.5%	-
HADFIELD*	\$380	\$380	0.0%	2.7%
HALLAM*	\$333	\$338	-1.5%	-2.2%
HAMLIN HEIGHTS*	\$333	\$300	10.8%	-
HAMPTON	\$528	\$500	5.5%	5.5%
HAMPTON EAST	\$450	\$450	0.0%	-1.1%
HAMPTON PARK*	\$350	\$350	0.0%	6.1%
HASTINGS*	\$350	\$350	0.0%	4.5%
HAWTHORN	\$420	\$420	0.0%	2.4%
HAWTHORN EAST	\$430	\$430	0.0%	1.2%
HEATHMONT*	\$380	\$380	0.0%	1.3%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
HEIDELBERG	\$420	\$420	0.0%	2.4%
HEIDELBERG HEIGHTS	\$400	\$410	-2.4%	-1.8%
HEIDELBERG WEST*	\$428	\$420	1.8%	6.9%
HERNE HILL*	\$240	\$240	0.0%	-
HIGHETT	\$458	\$460	-0.5%	1.7%
HIGHTON*	\$330	\$330	0.0%	3.1%
HOPPERS CROSSING*	\$323	\$318	1.6%	2.4%
HUGHESDALE	\$445	\$440	1.1%	1.7%
HUNTINGDALE*	\$380	\$385	-1.3%	-9.0%
IVANHOE	\$443	\$450	-1.7%	2.9%
IVANHOE EAST*	\$410	\$415	-1.2%	-1.2%
KANGAROO FLAT*	\$265	\$270	-1.9%	-1.9%
KEILOR EAST	\$450	\$450	0.0%	1.1%
KENNINGTON*	\$268	\$260	2.9%	2.9%
KENSINGTON	\$450	\$450	0.0%	1.1%
KEW	\$475	\$460	3.3%	5.6%
KEW EAST	\$480	\$460	4.3%	9.1%
KEYSBOROUGH*	\$470	\$458	2.7%	4.4%
KILSYTH*	\$420	\$420	0.0%	10.5%
KINGSBURY*	\$395	\$385	2.6%	8.2%
KINGSVILLE*	\$330	\$330	0.0%	0.8%
KNOXFIELD*	\$425	\$400	6.3%	6.3%
KYNETON*	\$370	\$320	15.6%	-
LAKE WENDOUREE*	\$320	\$300	6.7%	12.3%
LALOR	\$350	\$350	0.0%	-1.4%
LANGWARRIN*	\$363	\$350	3.6%	5.1%
LARA*	\$330	\$328	0.8%	0.8%
LILYDALE	\$370	\$370	0.0%	0.7%
LOWER PLENTY*	\$400	\$400	0.0%	4.6%
MACLEOD	\$400	\$415	-3.6%	1.3%
MAFFRA*	\$233	\$230	1.1%	4.5%
MAIDSTONE	\$450	\$430	4.7%	12.5%
MALVERN	\$430	\$450	-4.4%	-4.4%
MALVERN EAST	\$430	\$430	0.0%	0.0%
MANIFOLD HEIGHTS*	\$300	\$300	0.0%	-
MARIBYRNONG	\$395	\$400	-1.3%	1.3%
MCKINNON	\$600	\$550	9.1%	25.0%
MELBOURNE	\$530	\$530	0.0%	1.9%
MELTON*	\$290	\$290	0.0%	3.6%
MELTON SOUTH*	\$290	\$288	0.9%	1.8%
MENTONE	\$395	\$393	0.6%	3.9%
MERNDA*	\$350	\$350	0.0%	3.7%
MIDDLE PARK*	\$490	\$493	-0.5%	7.7%
MILDURA	\$260	\$248	5.1%	8.3%
MILL PARK*	\$360	\$353	2.1%	0.0%
MITCHAM	\$410	\$400	2.5%	3.8%
MOE*	\$180	\$155	16.1%	18.0%
MONT ALBERT	\$470	\$460	2.2%	6.8%
MONT ALBERT NORTH*	\$595	\$490	21.4%	38.4%
MONTMORENCY	\$430	\$425	1.2%	8.2%
MOONEE PONDS	\$440	\$420	4.8%	10.0%
MOORABBIN	\$440	\$450	-2.2%	-2.2%
MOOROOLBARK	\$373	\$375	-0.7%	-5.1%
MOOROOPNA*	\$255	\$230	10.9%	15.9%
MORDIALLOC	\$428	\$450	-5.0%	-5.0%
MORNINGTON	\$408	\$410	-0.6%	1.9%
MORWELL*	\$200	\$200	0.0%	-
MOUNT CLEAR*	\$310	\$285	8.8%	18.1%
MOUNT ELIZA*	\$390	\$380	2.6%	6.8%
MOUNT MARTHA*	\$455	\$450	1.1%	1.1%
MOUNT PLEASANT*	\$260	\$260	0.0%	-2.8%
MOUNT WAVERLEY	\$560	\$550	1.8%	6.7%
MULGRAVE*	\$483	\$488	-1.0%	-2.5%
MURRUMBEENA	\$400	\$400	0.0%	-11.1%
MYRTLEFORD*	\$220	\$240	-8.3%	0.0%
NAGAMBIE*	\$220	-	-	-
NARRE WARREN*	\$353	\$360	-2.1%	3.7%
NEWCOMB*	\$325	\$320	1.6%	-
NEWINGTON*	\$310	\$300	3.3%	-
NEWPORT	\$480	\$480	0.0%	-2.0%
NEWTOWN	\$350	\$353	-0.7%	-
NIDDRIE*	\$505	\$530	-4.7%	9.8%
NOBLE PARK	\$345	\$350	-1.4%	4.5%
NORTH BENDIGO*	\$290	\$278	4.5%	-4.9%
NORTH GEELONG*	\$230	-	-	-
NORTH MELBOURNE	\$460	\$470	-2.1%	2.2%
NORTHCOTE	\$450	\$450	0.0%	0.0%
NOTTING HILL*	\$400	\$395	1.3%	2.6%
NUNAWADING	\$400	\$400	0.0%	0.0%
OAK PARK	\$400	\$400	0.0%	-11.1%
OAKLEIGH	\$420	\$415	1.2%	5.0%
OAKLEIGH EAST	\$495	\$500	-1.0%	10.0%
OAKLEIGH SOUTH	\$475	\$475	0.0%	5.0%
OCEAN GROVE*	\$395	\$395	0.0%	1.3%
OFFICER*	\$360	\$360	0.0%	0.0%
ORMOND	\$400	\$400	0.0%	2.6%
PAKENHAM	\$325	\$325	0.0%	4.8%

Suburb	Mar-20 Median	Dec-19 Median	Quarterly Change	Annual Change
PARKDALE	\$440	\$435	1.1%	-1.1%
PARKVILLE	\$410	\$410	0.0%	-2.4%
PASCOE VALE	\$410	\$400	2.5%	2.5%
PASCOE VALE SOUTH*	\$440	\$420	4.8%	6.0%
PATTERSON LAKES*	\$420	\$430	-2.3%	2.4%
POINT COOK*	\$390	\$380	2.6%	2.6%
PORT MELBOURNE	\$595	\$580	2.6%	3.5%
PRAHRAN	\$443	\$430	2.9%	2.9%
PRESTON	\$420	\$420	0.0%	5.0%
PRINCES HILL*	\$385	\$383	0.7%	2.0%
QUARRY HILL*	\$265	\$278	-4.5%	15.2%
REDAN*	\$270	\$268	0.9%	8.0%
RESERVOIR	\$375	\$370	1.4%	2.7%
RICHMOND	\$475	\$470	1.1%	3.3%
RINGWOOD	\$380	\$380	0.0%	2.7%
RINGWOOD EAST	\$370	\$370	0.0%	1.4%
RINGWOOD NORTH*	\$383	\$390	-1.9%	-1.9%
RIPPONLEA*	\$405	\$423	-4.1%	-14.7%
ROSANNA	\$423	\$420	0.6%	1.8%
ROSEBUD*	\$375	\$360	4.2%	4.2%
ROWVILLE	\$420	\$400	5.0%	7.7%
ROXBURGH PARK*	\$360	\$350	2.9%	1.4%
RYE*	\$350	\$340	2.9%	16.7%
SAFETY BEACH*	\$450	\$460	-2.2%	1.1%
SALE	\$260	\$250	4.0%	4.0%
SANDRINGHAM	\$490	\$485	1.0%	3.2%
SEAFORD	\$380	\$380	0.0%	8.6%
SEBASTOPOL	\$265	\$260	1.9%	1.9%
SEDDON*	\$410	\$400	2.5%	-
SHEPPARTON	\$250	\$260	-3.8%	0.0%
SOLDIERS HILL*	\$270	\$275	-1.8%	-3.6%
SOMERVILLE*	\$380	\$380	0.0%	-1.9%
SOUTH KINGSVILLE*	\$355	\$355	0.0%	-21.1%
SOUTH MELBOURNE	\$520	\$520	0.0%	2.0%
SOUTH MORANG*	\$355	\$350	1.4%	4.4%
SOUTH YARRA	\$480	\$475	1.1%	4.3%
SOUTHBANK	\$540	\$545	-0.9%	0.0%
SPRING GULLY*	\$283	\$283	0.0%	-
SPRINGVALE	\$375	\$360	4.2%	2.7%
SPRINGVALE SOUTH*	\$350	\$350	0.0%	0.0%
ST ALBANS*	\$335	\$330	1.5%	1.5%
ST KILDA	\$420	\$420	0.0%	0.0%
ST KILDA EAST	\$410	\$420	-2.4%	-1.2%
ST KILDA WEST	\$415	\$415	0.0%	6.4%
STAWELL*	\$150	\$160	-6.3%	-3.2%
STRATHDALE*	\$290	-	-	-
STRATHMORE*	\$450	\$480	-6.3%	9.8%
SUNSHINE*	\$290	\$300	-3.3%	-12.1%
SUNSHINE WEST*	\$365	\$360	1.4%	1.5%
SURREY HILLS	\$470	\$470	0.0%	2.2%
SYDENHAM*	\$360	\$365	-1.4%	9.1%
TARNEIT*	\$350	\$350	0.0%	-0.1%
TATURA*	\$200	\$200	0.0%	5.3%
TEMPLESTOWE	\$465	\$450	3.3%	3.3%
TEMPLESTOWE LOWER*	\$540	\$510	5.9%	14.9%
THOMASTOWN	\$330	\$348	-5.0%	-5.7%
THORNBURY	\$410	\$395	3.8%	6.5%
TOORAK	\$490	\$475	3.2%	4.3%
TORQUAY*	\$450	\$450	0.0%	2.3%
TRARALGON*	\$300	\$248	21.2%	-
TRAVANCORE	\$410	\$410	0.0%	0.0%
TULLAMARINE*	\$340	\$340	0.0%	-6.2%
VERMONT*	\$450	\$450	0.0%	7.1%
VERMONT SOUTH*	\$460	\$460	0.0%	-
VIEWBANK*	\$400	\$410	-2.4%	1.3%
WANGARATTA*	\$230	\$230	0.0%	-
WANTIRNA*	\$400	\$390	2.6%	9.6%
WANTIRNA SOUTH	\$415	\$420	-1.2%	-3.5%
WARRAGUL*	\$310	\$315	-1.6%	3.3%
WARRNAMBOOL*	\$298	\$288	3.5%	10.2%
WATSONIA*	\$390	\$390	0.0%	4.7%
WENDOUREE	\$233	\$235	-1.1%	5.7%
WERRIBEE	\$315	\$310	1.6%	1.6%
WERRIBEE SOUTH*	\$335	\$350	-4.3%	-4.3%
WEST FOOTSCRAY	\$330	\$325	1.5%	0.0%
WEST MELBOURNE	\$480	\$458	4.9%	6.7%
WHEELERS HILL*	\$555	-	-	-
WHITTINGTON*	\$285	\$285	0.0%	-
WILLIAMSTOWN	\$430	\$420	2.4%	-2.3%
WINDSOR	\$430	\$430	0.0%	0.0%
WOLLERT*	\$370	\$370	0.0%	2.8%
YARRAVILLE*	\$400	\$400	0.0%	-20.0%

Source: REIV



# Median Weekly Rent by Bedroom

## Summary

### House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

### Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



### Median Weekly Rents by Bedroom

Note: Data is based on 12 months ending the quarter

	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>				
2-Bedroom House	\$500	\$500	0.0%	0.0%
3-Bedroom House	\$440	\$430	2.3%	2.3%
4-Bedroom House	\$490	\$480	2.1%	2.1%
1-Bedroom Unit	\$375	\$370	1.4%	1.4%
2-Bedroom Unit	\$450	\$450	0.0%	2.3%
3-Bedroom Unit	\$530	\$530	0.0%	1.0%
<b>Regional Victoria</b>				
2-Bedroom House	\$280	\$280	0.0%	3.7%
3-Bedroom House	\$340	\$330	3.0%	6.3%
4-Bedroom House	\$410	\$410	0.0%	2.5%
1-Bedroom Unit	\$200	\$200	0.0%	14.3%
2-Bedroom Unit	\$270	\$270	0.0%	8.0%
3-Bedroom Unit	\$350	\$340	2.9%	9.4%
<b>Inner Melbourne</b>				
2-Bedroom House	\$580	\$575	0.9%	3.6%
3-Bedroom House	\$700	\$700	0.0%	2.9%
4-Bedroom House	\$900	\$900	0.0%	2.9%
1-Bedroom Unit	\$385	\$385	0.0%	1.3%
2-Bedroom Unit	\$500	\$495	1.0%	1.0%
3-Bedroom Unit	\$690	\$680	1.5%	3.0%
<b>Middle Melbourne</b>				
2-Bedroom House	\$399	\$395	1.0%	5.0%
3-Bedroom House	\$450	\$450	0.0%	4.7%
4-Bedroom House	\$590	\$580	1.7%	5.4%
1-Bedroom Unit	\$340	\$330	3.0%	4.6%
2-Bedroom Unit	\$410	\$400	2.5%	2.5%
3-Bedroom Unit	\$525	\$520	1.0%	2.9%
<b>Outer Melbourne</b>				
2-Bedroom House	\$350	\$350	0.0%	0.0%
3-Bedroom House	\$385	\$380	1.3%	1.3%
4-Bedroom House	\$430	\$430	0.0%	0.0%
1-Bedroom Unit	\$290	\$280	3.6%	11.5%
2-Bedroom Unit	\$350	\$350	0.0%	2.9%
3-Bedroom Unit	\$410	\$400	2.5%	2.5%

Source: REIV

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## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 2 Bedroom House

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$625	\$625	0.0%	1.6%
ALBERT PARK*	\$630	\$630	0.0%	-3.1%
ARARAT*	\$258	\$258	0.0%	-
ARMADALE*	\$658	\$630	4.4%	6.9%
ASCOT VALE*	\$485	\$490	-1.0%	-3.0%
ASHBURTON*	\$395	\$455	-13.2%	-13.2%
BALACLAVA*	\$585	\$625	-6.4%	-2.5%
BALLARAT CENTRAL*	\$295	\$295	0.0%	9.3%
BALLARAT EAST*	\$273	\$270	0.9%	0.9%
BALWYN*	\$470	\$425	10.6%	-
BALWYN NORTH*	\$430	\$425	1.2%	1.2%
BAYSWATER*	\$380	\$380	0.0%	2.7%
BELMONT*	\$355	\$360	-1.4%	-
BENDIGO*	\$290	\$300	-3.3%	0.0%
BENTLEIGH*	\$455	\$453	0.6%	-1.1%
BENTLEIGH EAST*	\$440	\$428	2.9%	3.5%
BLACK HILL*	\$280	\$275	1.8%	-
BLACKBURN*	\$420	\$415	1.2%	-
BORONIA*	\$355	\$370	-4.1%	-4.1%
BRIGHTON*	\$583	\$575	1.3%	-2.1%
BRIGHTON EAST*	\$515	\$470	9.6%	-1.0%
BRUNSWICK	\$550	\$550	0.0%	0.0%
BRUNSWICK EAST*	\$540	\$550	-1.8%	-1.8%
BRUNSWICK WEST*	\$533	\$533	0.0%	1.4%
BUNDOORA*	\$375	\$370	1.4%	1.4%
BURWOOD*	\$400	\$408	-1.8%	-
CAMBERWELL*	\$500	\$500	0.0%	4.2%
CANADIAN*	\$275	\$275	0.0%	-
CARLTON*	\$580	\$575	0.9%	0.0%
CARLTON NORTH	\$600	\$590	1.7%	0.0%
CARNEGIE*	\$473	\$463	2.2%	2.7%
CASTLEMAINE*	\$340	\$315	7.9%	6.3%
CAULFIELD NORTH*	\$520	\$520	0.0%	2.0%
CAULFIELD SOUTH*	\$475	\$498	-4.5%	-5.0%
CHADSTONE*	\$411	\$400	2.6%	-
CLIFTON HILL*	\$605	\$650	-6.9%	4.3%
COBURG*	\$490	\$475	3.2%	4.3%
COLAC*	\$280	\$280	0.0%	7.7%
COLLINGWOOD*	\$598	\$593	0.8%	1.3%
CRAIGIEBURN*	\$340	\$350	-2.9%	0.0%
CREMORNE*	\$595	\$598	-0.4%	0.0%
CROYDON*	\$370	\$368	0.7%	2.1%
DANDENONG*	\$335	\$320	4.7%	4.7%
DAYLESFORD*	\$345	\$350	-1.4%	-1.4%
DROUIN*	\$290	\$285	1.8%	7.4%
ECHUCA*	\$295	\$278	6.3%	13.5%
ELTHAM*	\$395	\$368	7.5%	3.9%
ELWOOD*	\$640	\$595	7.6%	16.4%
EPPING*	\$340	\$350	-2.9%	3.0%
ESSENDON*	\$430	\$430	0.0%	0.0%
FAIRFIELD*	\$550	\$525	4.8%	3.8%
FERNTREE GULLY*	\$380	\$370	2.7%	5.6%
FITZROY	\$630	\$618	2.0%	1.2%
FITZROY NORTH	\$600	\$600	0.0%	0.0%
FLEMINGTON	\$520	\$520	0.0%	4.0%
FOOTSCRAY*	\$430	\$430	0.0%	0.0%
FRANKSTON*	\$330	\$330	0.0%	0.0%
GEELONG WEST*	\$380	-	-	-
GLEN IRIS*	\$525	\$525	0.0%	1.0%
GLENROY*	\$360	\$360	0.0%	0.0%
GOLDEN POINT*	\$280	\$280	0.0%	-
GOLDEN SQUARE*	\$290	\$280	3.6%	-
GREENSBOROUGH*	\$375	-	-	-
HAMPTON*	\$570	\$510	11.8%	8.6%
HAWTHORN*	\$575	\$570	0.9%	4.5%
HAWTHORN EAST*	\$540	\$550	-1.8%	-3.6%
HEIDELBERG*	\$455	\$430	5.8%	-
HEIDELBERG HEIGHTS*	\$385	\$380	1.3%	6.9%
HEIDELBERG WEST*	\$340	\$350	-2.9%	-2.9%
HIGGETT*	\$550	-	-	22.2%
HOPPERS CROSSING*	\$320	-	-	-

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
KANGAROO FLAT*	\$290	\$285	1.8%	-
KENNINGTON*	\$280	\$280	0.0%	-
KENSINGTON	\$510	\$520	-1.9%	-1.9%
KEW*	\$550	\$525	4.8%	0.9%
KILSYTH*	\$363	-	-	-
LAKE WENDOUREE*	\$310	-	-	-
LAVERTON*	\$360	\$370	-2.7%	-4.6%
LILYDALE*	\$360	\$365	-1.4%	-
MACLEOD*	\$380	\$395	-3.8%	0.0%
MAFFRA*	\$250	\$250	0.0%	11.1%
MALVERN*	\$595	\$638	-6.7%	-4.0%
MALVERN EAST*	\$580	\$575	0.9%	13.7%
MENTONE*	\$445	-	-	-
MIDDLE PARK*	\$690	\$695	-0.7%	5.3%
MILDURA*	\$265	\$260	1.9%	5.0%
MILL PARK*	\$340	\$340	0.0%	-2.2%
MITCHAM*	\$408	\$400	1.9%	4.5%
MOONEE PONDS*	\$490	\$485	1.0%	2.1%
MOOROOLBARK*	\$380	\$375	1.3%	-
MORWELL*	\$200	\$205	-2.4%	-
MOUNT WAVERLEY*	\$420	\$415	1.2%	-
NOBLE PARK*	\$350	\$350	0.0%	1.4%
NORLANE*	\$300	\$300	0.0%	-
NORTH MELBOURNE*	\$575	\$565	1.8%	3.6%
NORTHCOTE	\$600	\$595	0.8%	5.3%
NUNAWADING*	\$398	\$400	-0.6%	-
PAKENHAM*	\$320	\$320	0.0%	6.7%
PASCOE VALE*	\$395	\$393	0.6%	3.9%
PORT MELBOURNE*	\$600	\$600	0.0%	0.4%
PRAHRAN	\$625	\$630	-0.8%	0.8%
PRESTON*	\$440	\$420	4.8%	4.8%
REDAN*	\$280	\$270	3.7%	7.7%
RESERVOIR	\$360	\$360	0.0%	0.0%
RICHMOND	\$620	\$625	-0.8%	3.3%
RINGWOOD*	\$375	\$380	-1.3%	1.4%
RINGWOOD EAST*	\$395	\$390	1.3%	3.9%
ROSEBUD*	\$340	\$330	3.0%	3.0%
RYE*	\$330	\$320	3.1%	0.0%
SALE*	\$280	\$268	4.7%	7.7%
SEBASTOPOL*	\$250	\$250	0.0%	0.0%
SEDDON*	\$490	\$493	-0.5%	-
SHEPPARTON*	\$250	\$250	0.0%	5.3%
SOLDIERS HILL*	\$290	\$275	5.5%	9.4%
SOUTH MELBOURNE	\$610	\$600	1.7%	5.2%
SOUTH YARRA	\$650	\$650	0.0%	4.4%
SPRINGVALE*	\$330	\$330	0.0%	0.0%
ST KILDA*	\$563	\$585	-3.8%	-6.1%
ST KILDA EAST*	\$583	\$560	4.0%	4.0%
STRATHDALE*	\$275	-	-	-
THOMASTOWN*	\$350	-	-	6.9%
THORNBURY*	\$550	\$550	0.0%	5.8%
TOORAK*	\$700	\$700	0.0%	-
WANGARATTA*	\$260	\$260	0.0%	-3.7%
WARRAGUL*	\$300	\$300	0.0%	11.1%
WARRNAMBOOL*	\$300	\$300	0.0%	3.4%
WENDOUREE*	\$270	\$270	0.0%	8.0%
WERRIBEE*	\$293	\$300	-2.5%	-
WEST MELBOURNE*	\$510	-	-	-
WINDSOR	\$650	\$625	4.0%	10.2%
YARRAVILLE*	\$520	\$493	5.6%	10.6%

Source: REIV

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 3 Bedroom House

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$800	\$800	0.0%	1.3%
AIRPORT WEST*	\$450	\$441	2.0%	12.5%
ALBERT PARK*	\$1,050	\$1,000	5.0%	7.7%
ALFREDTON	\$350	\$350	0.0%	2.9%
ALPHINGTON*	\$750	\$750	0.0%	-3.2%
ALTONA*	\$480	\$550	-12.7%	14.3%
ALTONA MEADOWS*	\$380	\$380	0.0%	0.0%
ALTONA NORTH*	\$450	\$450	0.0%	0.0%
ARARAT*	\$273	\$270	0.9%	-
ARMADALE*	\$900	\$880	2.3%	2.3%
ARMSTRONG CREEK*	\$400	\$400	0.0%	-
ASCOT VALE*	\$600	\$620	-3.2%	3.0%
ASHBURTON*	\$550	\$550	0.0%	0.9%
ASHWOOD*	\$495	\$520	-4.8%	5.3%
ASPENDALE*	\$548	\$550	-0.5%	16.5%
AVONDALE HEIGHTS*	\$405	\$398	1.9%	1.3%
BALLARAT CENTRAL	\$350	\$348	0.7%	9.4%
BALLARAT EAST	\$320	\$320	0.0%	6.7%
BALLARAT NORTH*	\$310	\$320	-3.1%	-6.1%
BALWYN*	\$600	\$600	0.0%	9.1%
BALWYN NORTH	\$550	\$550	0.0%	2.8%
BAYSWATER*	\$418	\$400	4.4%	4.4%
BAYSWATER NORTH*	\$415	\$415	0.0%	3.8%
BEAUMARIS*	\$665	\$700	-5.0%	-5.0%
BELL PARK*	\$370	\$370	0.0%	-
BELL POST HILL*	\$360	\$351	2.6%	-
BELLFIELD*	\$430	\$440	-2.3%	8.9%
BELMONT	\$390	\$370	5.4%	5.4%
BENALLA*	\$310	\$310	0.0%	3.3%
BENDIGO	\$330	\$323	2.3%	6.5%
BENTLEIGH	\$595	\$600	-0.8%	-0.8%
BENTLEIGH EAST	\$525	\$500	5.0%	5.0%
BERWICK	\$380	\$385	-1.3%	-2.6%
BLACK HILL*	\$320	\$325	-1.5%	-4.5%
BLACKBURN*	\$480	\$480	0.0%	5.5%
BLACKBURN NORTH*	\$440	\$440	0.0%	-2.2%
BLACKBURN SOUTH*	\$450	\$450	0.0%	1.1%
BONBEACH*	\$510	\$490	4.1%	10.9%
BORONIA	\$410	\$410	0.0%	-1.2%
BOX HILL*	\$500	\$500	0.0%	1.0%
BOX HILL NORTH*	\$465	\$470	-1.1%	1.1%
BOX HILL SOUTH*	\$500	\$470	6.4%	1.0%
BRIAR HILL*	\$425	\$445	-4.5%	-5.6%
BRIGHTON	\$875	\$895	-2.2%	-2.2%
BRIGHTON EAST	\$650	\$670	-3.0%	-5.8%
BROADMEADOWS*	\$330	\$330	0.0%	-7.0%
BROOKFIELD*	\$328	\$330	-0.8%	-0.8%
BROWN HILL*	\$335	\$340	-1.5%	-2.2%
BRUNSWICK	\$680	\$680	0.0%	-1.4%
BRUNSWICK EAST*	\$750	\$693	8.3%	7.9%
BRUNSWICK WEST*	\$610	\$630	-3.2%	1.7%
BULLEEN*	\$450	\$460	-2.2%	-2.2%
BUNDOORA	\$410	\$400	2.5%	0.0%
BUNINYONG*	\$360	\$348	3.6%	9.1%
BURWOOD*	\$500	\$500	0.0%	0.0%
BURWOOD EAST*	\$450	\$450	0.0%	0.0%
CALIFORNIA GULLY*	\$295	\$300	-1.7%	-
CAMBERWELL	\$653	\$650	0.4%	-3.3%
CANADIAN*	\$315	\$305	3.3%	-1.6%
CANTERBURY*	\$785	\$790	-0.6%	0.6%
CAPE WOOLAMAI*	\$335	\$360	-6.9%	-4.3%
CAPEL SOUND*	\$375	\$370	1.4%	1.4%
CARLTON*	\$790	\$800	-1.3%	2.6%
CARLTON NORTH	\$770	\$760	1.3%	-3.8%
CARNEGIE*	\$590	\$603	-2.1%	0.0%
CAROLINE SPRINGS*	\$400	\$405	-1.2%	-2.4%
CARRUM DOWNS	\$380	\$380	0.0%	0.0%
CASTLEMAINE*	\$375	\$375	0.0%	7.1%
CAULFIELD*	\$690	\$650	6.2%	6.2%
CAULFIELD NORTH*	\$728	\$700	3.9%	-2.7%
CAULFIELD SOUTH*	\$618	\$650	-5.0%	8.3%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
CHADSTONE*	\$440	\$438	0.6%	-2.2%
CHELSEA*	\$450	\$450	0.0%	-8.6%
CHELTENHAM*	\$550	\$550	0.0%	3.8%
CHIRNSIDE PARK	\$440	\$450	-2.2%	-2.2%
CHURCHILL*	\$200	\$200	0.0%	-
CLARINDA*	\$468	\$455	2.7%	-
CLAYTON*	\$420	\$420	0.0%	-2.3%
CLAYTON SOUTH*	\$440	\$440	0.0%	7.3%
CLIFTON HILL*	\$790	\$795	-0.6%	0.6%
CLIFTON SPRINGS*	\$370	\$360	2.8%	4.2%
CLYDE*	\$375	\$370	1.4%	-
CLYDE NORTH*	\$370	\$370	0.0%	-1.3%
COBBLEBANK*	\$325	\$320	1.6%	-
COBURG	\$570	\$560	1.8%	-1.7%
COBURG NORTH*	\$490	\$490	0.0%	-1.5%
COCKATOO*	\$370	\$350	5.7%	5.0%
COLAC*	\$345	\$325	6.2%	7.8%
COLLINGWOOD*	\$795	\$765	3.9%	-0.6%
CORIO	\$330	\$310	6.5%	17.9%
COWES*	\$360	\$340	5.9%	5.9%
CRAIGIEBURN	\$380	\$380	0.0%	0.0%
CRANBOURNE	\$348	\$340	2.2%	2.2%
CRANBOURNE EAST*	\$380	\$380	0.0%	0.0%
CRANBOURNE NORTH*	\$370	\$370	0.0%	0.0%
CRANBOURNE WEST*	\$363	\$365	-0.7%	-2.0%
CREMORNE*	\$838	\$813	3.1%	9.8%
CRESWICK*	\$320	\$335	-4.5%	-
CROYDON	\$430	\$430	0.0%	0.6%
CROYDON NORTH*	\$450	\$435	3.4%	-2.2%
CROYDON SOUTH*	\$415	\$410	1.2%	-1.2%
DALLAS*	\$350	\$350	0.0%	0.0%
DANDENONG	\$360	\$350	2.9%	2.9%
DANDENONG NORTH	\$380	\$370	2.7%	5.6%
DAYLESFORD*	\$385	\$415	-7.2%	-2.5%
DEER PARK*	\$360	\$360	0.0%	2.9%
DELACOMBE*	\$330	\$330	0.0%	3.1%
DIAMOND CREEK*	\$470	\$450	4.4%	0.0%
DINGLEY VILLAGE*	\$478	\$465	2.7%	3.8%
DONCASTER	\$490	\$480	2.1%	8.9%
DONCASTER EAST	\$480	\$473	1.6%	4.3%
DONVALE*	\$455	\$445	2.2%	5.8%
DOREEN	\$380	\$380	0.0%	2.7%
DOVETON*	\$315	\$320	-1.6%	-1.6%
DROMANA*	\$410	\$410	0.0%	-1.2%
DROUIN	\$350	\$340	2.9%	0.0%
EAGLEHAWK*	\$320	\$310	3.2%	14.3%
EAGLEMONT*	\$595	\$590	0.8%	-
EAST BENDIGO*	\$335	\$340	-1.5%	-
EAST GEELONG*	\$395	\$400	-1.3%	-3.7%
ECHUCA	\$348	\$345	0.7%	3.7%
EDITHVALE*	\$495	\$495	0.0%	-
ELSTERNWICK*	\$750	\$750	0.0%	-5.7%
ELTHAM*	\$500	\$495	1.0%	4.2%
ELWOOD*	\$825	\$850	-2.9%	-1.2%
ENDEAVOUR HILLS	\$380	\$380	0.0%	0.0%
EPPING	\$370	\$370	0.0%	0.0%
EPSOM*	\$340	\$335	1.5%	0.0%
ESSENDON*	\$550	\$550	0.0%	0.0%
FAIRFIELD*	\$625	\$640	-2.3%	-3.1%
FAWKNER*	\$400	\$400	0.0%	0.0%
FERNTREE GULLY	\$420	\$415	1.2%	-1.2%
FITZROY*	\$950	\$898	5.8%	11.8%
FITZROY NORTH	\$755	\$780	-3.2%	-5.3%
FLEMINGTON*	\$700	\$660	6.1%	9.4%
FLORA HILL*	\$320	\$320	0.0%	3.2%
FOOTSCRAY*	\$505	-	-	1.0%
FOREST HILL*	\$425	\$425	0.0%	1.2%
FRANKSTON	\$380	\$380	0.0%	0.0%
FRANKSTON NORTH*	\$330	\$330	0.0%	3.1%
FRANKSTON SOUTH*	\$450	\$450	0.0%	4.7%
GEELONG*	\$443	\$435	1.7%	-
GEELONG WEST*	\$435	\$430	1.2%	20.0%
GEMBROOK*	\$400	\$400	0.0%	0.0%
GISBORNE*	\$430	\$430	0.0%	0.0%
GLEN IRIS	\$650	\$650	0.0%	0.0%
GLEN WAVERLEY	\$500	\$490	2.0%	2.0%
GLENROY	\$400	\$403	-0.6%	0.0%
GOLDEN POINT*	\$350	\$350	0.0%	4.5%
GOLDEN SQUARE	\$330	\$320	3.1%	6.5%
GREENSBOROUGH	\$460	\$450	2.2%	2.2%
GREENVALE*	\$430	\$400	7.5%	6.2%
GROVEDALE*	\$390	\$400	-2.5%	-2.5%
HADFIELD*	\$445	\$425	4.7%	11.3%
HALLAM*	\$368	\$368	0.0%	-0.7%
HAMLIN HEIGHTS*	\$390	\$380	2.6%	5.4%
HAMPTON*	\$670	\$670	0.0%	-10.7%
HAMPTON EAST*	\$548	\$545	0.5%	8.4%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
HAMPTON PARK*	\$350	\$350	0.0%	-2.8%
HARKNESS*	\$330	\$330	0.0%	-
HASTINGS*	\$370	\$370	0.0%	2.8%
HAWTHORN	\$790	\$765	3.3%	7.5%
HAWTHORN EAST*	\$745	\$750	-0.7%	7.2%
HEATHMONT*	\$420	\$420	0.0%	0.0%
HEIDELBERG*	\$460	\$450	2.2%	-4.2%
HEIDELBERG HEIGHTS*	\$420	\$430	-2.3%	1.8%
HEIDELBERG WEST*	\$380	\$380	0.0%	2.7%
HERNE HILL*	\$360	\$363	-0.7%	-
HIGHETT*	\$550	\$550	0.0%	3.8%
HIGHTON*	\$410	\$410	0.0%	2.5%
HILLSIDE*	\$370	\$375	-1.3%	-2.0%
HOPPERS CROSSING	\$350	\$350	0.0%	0.0%
HUGHESDALE*	\$475	\$490	-3.2%	3.2%
HUNTINGDALE*	\$450	\$450	0.0%	-
IRYMPLE*	\$380	\$405	-6.2%	-
IVANHOE*	\$585	\$525	11.4%	8.3%
IVANHOE EAST*	\$650	\$705	-7.8%	-1.5%
JAN JUC*	\$480	\$480	0.0%	2.1%
KANGAROO FLAT*	\$330	\$320	3.1%	8.2%
KEILOR EAST*	\$420	\$420	0.0%	1.2%
KENNINGTON*	\$330	\$325	1.5%	3.1%
KENSINGTON	\$668	\$650	2.7%	2.7%
KEW	\$700	\$725	-3.4%	4.5%
KEW EAST*	\$688	\$650	5.8%	4.2%
KEYSBOROUGH	\$405	\$400	1.3%	-3.6%
KILSYTH	\$420	\$420	0.0%	-0.6%
KINGSBURY*	\$400	\$400	0.0%	1.3%
KNOXFIELD*	\$420	\$420	0.0%	0.0%
KURUNJANG*	\$330	\$330	0.0%	6.5%
KYABRAM*	\$268	\$268	0.0%	4.9%
KYNETON*	\$390	\$395	-1.3%	-
LAKE GARDENS*	\$360	\$360	0.0%	5.9%
LAKE WENDOUREE*	\$380	\$360	5.6%	8.6%
LALOR	\$370	\$370	0.0%	2.8%
LANGWARRIN*	\$415	\$400	3.8%	3.8%
LARA	\$390	\$390	0.0%	1.3%
LAVERTON	\$350	\$350	0.0%	1.4%
LEOPOLD*	\$393	\$385	1.9%	-
LILYDALE	\$420	\$420	0.0%	7.0%
LONGWARRY*	\$350	-	-	-
LOWER PLENTY*	\$453	\$453	0.0%	-
LUCAS*	\$350	\$350	0.0%	0.0%
LYSTERFIELD*	\$395	-	-	-
MACLEOD*	\$445	\$430	3.5%	3.5%
MAFFRA*	\$285	\$285	0.0%	6.5%
MAIDSTONE*	\$425	\$410	3.7%	6.3%
MALDON*	\$350	\$350	0.0%	-
MALVERN*	\$825	\$800	3.1%	10.0%
MALVERN EAST	\$640	\$620	3.2%	6.7%
MANIFOLD HEIGHTS*	\$390	-	-	-
MANOR LAKES*	\$350	\$350	0.0%	0.0%
MARIBYRNONG*	\$520	\$540	-3.7%	-0.5%
MCKINNON*	\$578	\$550	5.0%	5.0%
MEADOW HEIGHTS*	\$350	\$350	0.0%	-2.8%
MELTON*	\$320	\$320	0.0%	10.3%
MELTON SOUTH*	\$320	\$315	1.6%	3.2%
MELTON WEST*	\$330	\$330	0.0%	6.5%
MENTONE*	\$560	\$560	0.0%	5.7%
MERBEIN*	\$283	-	-	-
MERENDA	\$380	\$370	2.7%	2.7%
MICKLEHAM*	\$370	\$370	0.0%	0.0%
MIDDLE PARK*	\$880	\$908	-3.0%	-2.2%
MILDURA	\$335	\$330	1.5%	8.1%
MILL PARK	\$380	\$380	0.0%	1.3%
MINERS REST*	\$340	\$330	3.0%	2.3%
MITCHAM*	\$450	\$440	2.3%	0.0%
MOE*	\$255	\$258	-1.0%	-3.8%
MONT ALBERT*	\$600	\$600	0.0%	-11.1%
MONT ALBERT NORTH*	\$525	\$500	5.0%	2.9%
MONTMORENCY*	\$480	\$460	4.3%	6.7%
MONTROSE*	\$420	-	-	-
MOONEE PONDS*	\$610	\$593	3.0%	8.9%
MOORABBIN*	\$500	\$495	1.0%	2.0%
MOOROOLBARK	\$415	\$418	-0.6%	-0.6%
MOOROOPNA*	\$290	\$280	3.6%	3.6%
MORNINGTON	\$450	\$450	0.0%	0.0%
MORWELL	\$235	\$200	17.5%	-
MOUNT CLEAR*	\$340	\$330	3.0%	6.3%
MOUNT ELIZA*	\$613	\$600	2.1%	-1.2%
MOUNT EVELYN*	\$425	\$400	6.3%	-
MOUNT MARTHA	\$495	\$490	1.0%	0.0%
MOUNT PLEASANT*	\$300	\$305	-1.6%	3.4%
MOUNT WAVERLEY	\$493	\$480	2.6%	4.8%
MULGRAVE	\$453	\$453	0.0%	5.2%
MURRUMBEENA*	\$565	\$563	0.4%	0.9%



Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
MYRTLEFORD*	\$308	\$295	4.2%	7.9%
NAGAMBIE*	\$340	\$330	3.0%	-2.9%
NARRE WARREN	\$360	\$360	0.0%	0.0%
NARRE WARREN SOUTH*	\$380	\$390	-2.6%	-0.7%
NEWCOMB*	\$335	\$343	-2.2%	-
NEWTOWN*	\$350	\$350	0.0%	0.0%
NEWPORT*	\$568	\$593	-4.2%	3.0%
NEWTOWN*	\$480	\$450	6.7%	-
NIDDRIE*	\$460	\$480	-4.2%	2.2%
NOBLE PARK*	\$380	\$375	1.3%	5.6%
NOBLE PARK NORTH*	\$373	\$370	0.7%	1.4%
NORLANE*	\$310	\$290	6.9%	19.2%
NORTH BENDIGO*	\$320	\$320	0.0%	7.6%
NORTH GEELONG*	\$330	-	-	-
NORTH MELBOURNE*	\$745	\$740	0.7%	2.1%
NORTHCOTE	\$705	\$700	0.7%	0.4%
NOTTING HILL*	\$440	-	-	-
NUNAWADING*	\$438	\$445	-1.7%	-0.6%
OAK PARK*	\$443	\$420	5.4%	-10.6%
OAKLEIGH*	\$510	\$493	3.6%	6.3%
OAKLEIGH EAST*	\$450	\$440	2.3%	4.7%
OAKLEIGH SOUTH*	\$480	\$480	0.0%	6.7%
OCEAN GROVE	\$415	\$415	0.0%	3.8%
OFFICER	\$370	\$370	0.0%	1.4%
ORMOND*	\$600	\$590	1.7%	-6.3%
PAKENHAM	\$350	\$350	0.0%	0.0%
PARKDALE*	\$530	\$518	2.4%	1.0%
PASCOE VALE*	\$495	\$498	-0.5%	12.5%
PASCOE VALE SOUTH*	\$500	\$480	4.2%	3.6%
PATTERSON LAKES*	\$530	\$550	-3.6%	1.9%
POINT COOK	\$385	\$390	-1.3%	-1.3%
PORT MELBOURNE*	\$850	\$850	0.0%	3.0%
PRAHRAN	\$850	\$850	0.0%	-4.5%
PRESTON	\$500	\$500	0.0%	0.0%
PRINCES HILL*	\$780	\$760	2.6%	-4.9%
QUARRY HILL*	\$330	\$330	0.0%	-
RED CLIFFS*	\$295	\$280	5.4%	1.7%
REDAN*	\$300	\$310	-3.2%	0.0%
RESERVOIR	\$400	\$400	0.0%	0.0%
RICHMOND	\$775	\$778	-0.3%	-3.1%
RINGWOOD	\$440	\$433	1.7%	4.8%
RINGWOOD EAST*	\$430	\$420	2.4%	1.2%
RINGWOOD NORTH*	\$460	\$483	-4.7%	2.2%
ROSANNA*	\$465	\$460	1.1%	3.3%
ROSEBUD*	\$380	\$380	0.0%	5.6%
ROWVILLE	\$440	\$430	2.3%	0.0%
ROXBURGH PARK*	\$390	\$388	0.6%	0.0%
RYE*	\$395	\$390	1.3%	3.9%
SAFETY BEACH*	\$430	\$435	-1.1%	0.0%
SALE	\$320	\$318	0.8%	10.3%
SANDRINGHAM*	\$625	\$700	-10.7%	-13.8%
SCORESBY*	\$400	\$400	0.0%	-4.8%
SEAFORD*	\$400	\$398	0.6%	2.6%
SEBASTOPOL	\$300	\$295	1.7%	4.3%
SEDDON*	\$565	\$550	2.7%	-
SEYMOUR*	\$320	\$320	0.0%	6.7%
SHEPPARTON	\$310	\$310	0.0%	3.3%
SKYE*	\$410	\$410	0.0%	2.5%
SOLDIERS HILL	\$348	\$340	2.2%	5.3%
SOMERS*	\$470	\$473	-0.5%	-
SOMERVILLE*	\$403	\$405	-0.6%	3.2%
SORRENTO*	\$448	\$488	-8.2%	-
SOUTH MELBOURNE*	\$880	\$870	1.1%	3.5%
SOUTH MORANG	\$385	\$380	1.3%	1.3%
SOUTH YARRA	\$880	\$870	1.1%	-3.8%
SPRINGVALE*	\$390	\$385	1.3%	2.6%
SPRINGVALE SOUTH*	\$398	\$390	1.9%	2.6%
ST ALBANS*	\$360	\$350	2.9%	5.9%
ST KILDA*	\$770	\$770	0.0%	-0.6%
ST KILDA EAST*	\$700	\$700	0.0%	0.0%
STAWELL*	\$260	\$250	4.0%	14.3%
STRATHDALE*	\$350	\$340	2.9%	-
STRATHFIELDSAYE*	\$360	\$355	1.4%	-
STRATHMORE*	\$500	\$525	-4.8%	6.4%
SUNBURY*	\$365	\$365	0.0%	4.3%
SUNSHINE WEST*	\$370	\$365	1.4%	5.7%
SURREY HILLS*	\$650	\$655	-0.8%	3.2%
TARNEIT	\$370	\$370	0.0%	1.4%
TATURA*	\$315	\$330	-4.5%	5.0%
TEMPLESTOWE*	\$475	\$485	-2.1%	-10.4%
TEMPLESTOWE LOWER*	\$490	\$485	1.0%	8.9%
THOMASTOWN	\$360	\$360	0.0%	0.0%
THORNBURY	\$650	\$648	0.4%	3.2%
TOORAK*	\$995	\$990	0.5%	-0.5%
TOOTGAROOK*	\$365	\$358	2.1%	-1.4%
TORQUAY	\$495	\$490	1.0%	2.1%
TRARALGON*	\$330	\$320	3.1%	10.0%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
TRUGANINA*	\$380	\$380	0.0%	1.3%
UPPER FERNTREE GULLY*	\$420	\$420	0.0%	-
VERMONT*	\$450	\$430	4.7%	2.3%
VERMONT SOUTH*	\$460	\$465	-1.1%	-4.7%
VIEWBANK*	\$450	\$440	2.3%	-3.2%
WANGARATTA	\$310	\$315	-1.6%	0.0%
WANTIRNA*	\$425	\$420	1.2%	1.2%
WANTIRNA SOUTH	\$433	\$430	0.6%	-1.7%
WARRAGUL	\$350	\$350	0.0%	0.0%
WARRNAMBOOL	\$350	\$360	-2.8%	0.0%
WATSONIA	\$400	\$400	0.0%	0.0%
WENDOUREE	\$300	\$300	0.0%	3.4%
WERRIBEE	\$335	\$330	1.5%	-4.3%
WEST FOOTSCRAY*	\$450	\$450	0.0%	-4.3%
WEST WODONGA*	\$330	\$330	0.0%	-0.8%
WHEELERS HILL*	\$465	\$460	1.1%	-5.6%
WHITE HILLS*	\$340	\$330	3.0%	-
WILLIAMS LANDING*	\$398	-	-	-7.6%
WILLIAMSTOWN*	\$671	\$660	1.7%	15.7%
WINDSOR*	\$760	\$750	1.3%	3.4%
WODONGA*	\$335	\$340	-1.5%	4.7%
WOLLERT*	\$380	\$380	0.0%	0.7%
WOODEND*	\$450	\$450	0.0%	-
WOORI YALLOCK*	\$380	-	-	-
WYNDHAM VALE	\$340	\$340	0.0%	2.3%
YALLAMBIE*	\$420	\$420	0.0%	-8.7%
YARRAVILLE*	\$600	\$600	0.0%	12.1%

Source: REIV

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 4 Bedroom House

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
AINTREE*	\$420	\$425	-1.2%	-6.7%
ALBERT PARK*	\$1,300	-	-	4.0%
ALFREDTON	\$420	\$430	-2.3%	0.0%
ALPHINGTON*	\$875	\$860	1.7%	-
ARMADALE*	\$1,295	-	-	-
ARMSTRONG CREEK	\$420	\$420	0.0%	0.0%
ASCOT*	\$400	-	-	-
ASCOT VALE*	\$850	-	-	7.6%
ASHBURTON*	\$850	\$850	0.0%	4.3%
ASHWOOD*	\$620	\$645	-3.9%	-3.1%
AVONDALE HEIGHTS*	\$573	\$573	0.0%	-2.6%
BALLARAT CENTRAL*	\$445	\$390	14.1%	34.8%
BALLARAT EAST*	\$360	\$360	0.0%	-
BALLARAT NORTH*	\$420	\$425	-1.2%	-
BALWYN*	\$800	\$800	0.0%	-7.0%
BALWYN NORTH	\$760	\$750	1.3%	8.6%
BAYSWATER*	\$445	\$450	-1.1%	-3.3%
BEACONSFIELD*	\$423	\$430	-1.7%	-
BEAUMARIS*	\$863	\$900	-4.2%	-9.2%
BELMONT*	\$425	\$415	2.4%	-
BENDIGO*	\$380	\$370	2.7%	-2.6%
BENTLEIGH*	\$760	\$760	0.0%	1.3%
BENTLEIGH EAST	\$720	\$715	0.7%	4.3%
BERWICK	\$460	\$450	2.2%	2.2%
BLACKBURN*	\$535	\$535	0.0%	0.9%
BLACKBURN SOUTH*	\$565	\$600	-5.8%	2.7%
BORONIA*	\$495	\$480	3.1%	7.0%
BOTANIC RIDGE*	\$515	-	-	-
BOX HILL SOUTH*	\$530	-	-	-
BRIGHTON	\$1,298	\$1,280	1.4%	3.8%
BRIGHTON EAST	\$1,025	\$1,050	-2.4%	2.5%
BROOKFIELD*	\$360	\$358	0.7%	2.9%
BROWN HILL*	\$410	\$415	-1.2%	-2.4%
BRUNSWICK*	\$915	\$900	1.7%	7.6%
BRUNSWICK WEST*	\$795	\$775	2.6%	6.0%
BULLEEN*	\$590	\$570	3.5%	-1.7%
BUNDOORA*	\$500	\$500	0.0%	-3.8%
BURWOOD*	\$650	\$640	1.6%	5.7%
BURWOOD EAST*	\$555	\$540	2.8%	6.7%
CAMBERWELL	\$933	\$900	3.6%	-0.5%
CANADIAN*	\$400	\$400	0.0%	-2.4%
CANTERBURY*	\$950	\$975	-2.6%	-4.5%
CARLTON NORTH*	\$1,000	\$960	4.2%	5.5%
CARNEGIE*	\$823	\$820	0.3%	4.8%
CARRUM DOWNS*	\$430	\$440	-2.3%	-4.4%
CASTLEMAINE*	\$430	-	-	-
CAULFIELD NORTH*	\$925	\$925	0.0%	0.0%
CAULFIELD SOUTH*	\$808	\$845	-4.4%	-7.4%
CHADSTONE*	\$605	\$575	5.2%	15.2%
CHELtenham*	\$660	\$673	-1.9%	1.5%
CHIRNSIDE PARK*	\$550	\$545	0.9%	-
CLAYTON*	\$500	\$548	-8.7%	-
CLYDE*	\$410	\$400	2.5%	-
CLYDE NORTH	\$405	\$400	1.3%	-3.6%
COBBLEBANK*	\$360	\$360	0.0%	-
COBURG*	\$675	\$670	0.7%	-2.2%
COWES*	\$420	\$415	1.2%	0.6%
CRAIGIEBURN	\$440	\$440	0.0%	2.3%
CRANBOURNE*	\$398	\$395	0.6%	-0.6%
CRANBOURNE EAST*	\$410	\$410	0.0%	0.0%
CRANBOURNE NORTH	\$415	\$420	-1.2%	-1.2%
CRANBOURNE WEST*	\$420	\$410	2.4%	0.0%
CROYDON*	\$530	\$510	3.9%	6.0%
CROYDON HILLS*	\$540	\$540	0.0%	0.0%
CROYDON NORTH*	\$528	\$535	-1.4%	-3.2%
CURLEWIS*	\$400	\$400	0.0%	1.3%
DANDENONG NORTH*	\$470	\$445	5.6%	11.9%
DELACOMBE*	\$398	\$393	1.3%	-0.6%
DIAMOND CREEK*	\$571	-	-	-
DIGGERS REST*	\$415	-	-	-1.2%
DONCASTER	\$558	\$565	-1.3%	-2.2%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
DONCASTER EAST	\$550	\$550	0.0%	-3.9%
DONVALE*	\$600	\$563	6.7%	0.0%
DOREEN	\$420	\$418	0.6%	5.0%
DROUIN*	\$410	\$410	0.0%	3.8%
ECHUCA*	\$455	\$460	-1.1%	4.6%
ELSTERNWICK*	\$1,100	\$1,100	0.0%	-
ELTHAM*	\$600	\$598	0.4%	0.8%
ELTHAM NORTH*	\$578	\$593	-2.5%	-
ELWOOD*	\$1,290	\$1,293	-0.2%	-
ENDEAVOUR HILLS*	\$440	\$435	1.1%	1.1%
EPPING*	\$430	\$433	-0.6%	-4.4%
EPSOM*	\$395	-	-	-
ESSENDON*	\$785	\$725	8.3%	-1.6%
FERNTREE GULLY*	\$495	\$475	4.2%	7.6%
FITZROY*	\$1,200	-	-	-4.0%
FOREST HILL*	\$695	\$535	29.9%	31.1%
FRANKSTON*	\$440	\$440	0.0%	0.0%
FRANKSTON SOUTH*	\$600	\$615	-2.4%	9.1%
GISBORNE*	\$558	\$565	-1.3%	3.2%
GLEN IRIS*	\$810	\$850	-4.7%	-5.8%
GLEN WAVERLEY	\$583	\$580	0.4%	5.4%
GLENROY*	\$500	\$493	1.5%	0.0%
GOLDEN SQUARE*	\$375	-	-	-
GREENSBOROUGH*	\$550	\$550	0.0%	2.8%
GREENVALE*	\$445	\$441	0.9%	-2.2%
GROVEDALE*	\$435	-	-	-
HAMPTON*	\$1,080	\$999	8.1%	0.0%
HAMPTON PARK*	\$400	-	-	2.6%
HARKNESS*	\$375	\$370	1.4%	4.2%
HAWTHORN*	\$1,000	\$1,000	0.0%	-25.9%
HAWTHORN EAST*	\$900	\$940	-4.3%	-10.9%
HEATHMONT*	\$490	\$490	0.0%	-
HIGHETT*	\$795	\$795	0.0%	19.5%
HIGHTON*	\$500	\$485	3.1%	-
HOPPERS CROSSING*	\$390	\$390	0.0%	-7.1%
HUGHESDALE*	\$650	\$660	-1.5%	-
IVANHOE*	\$750	\$750	0.0%	4.2%
KALKALLO*	\$400	\$400	0.0%	0.0%
KANGAROO FLAT*	\$375	\$360	4.2%	1.4%
KEILOR EAST*	\$500	\$520	-3.8%	0.0%
KEW	\$1,150	\$1,025	12.2%	21.7%
KEYSBOROUGH*	\$565	\$565	0.0%	4.6%
KIALLA*	\$435	\$430	1.2%	-
KILSYTH*	\$478	\$475	0.5%	-
KNOXFIELD*	\$520	\$520	0.0%	2.0%
KURUNJANG*	\$350	\$335	4.5%	-2.8%
LAKE GARDENS*	\$425	\$420	1.2%	3.7%
LALOR*	\$445	\$450	-1.1%	3.5%
LANGWARRIN*	\$485	\$485	0.0%	-1.0%
LARA	\$460	\$460	0.0%	2.2%
LEOPOLD*	\$440	\$440	0.0%	-
LILYDALE*	\$510	\$520	-1.9%	6.3%
LUCAS*	\$390	\$380	2.6%	1.3%
MACLEOD*	\$530	\$490	8.2%	6.0%
MAFFRA*	\$350	-	-	9.4%
MALVERN*	\$1,200	\$1,125	6.7%	4.3%
MALVERN EAST*	\$1,000	\$900	11.1%	14.0%
MANOR LAKES*	\$390	\$380	2.6%	2.6%
MCKINNON*	\$850	\$830	2.4%	6.3%
MELTON*	\$350	-	-	-
MELTON SOUTH*	\$370	\$365	1.4%	5.7%
MELTON WEST*	\$350	-	-	0.0%
MENTONE*	\$708	\$630	12.3%	-7.2%
MERENDA	\$410	\$400	2.5%	2.5%
MICKLEHAM	\$410	\$410	0.0%	2.5%
MILDURA	\$350	\$343	2.2%	2.9%
MILL PARK*	\$430	\$425	1.2%	1.8%
MINERS REST*	\$390	\$390	0.0%	-1.3%
MITCHAM*	\$490	\$495	-1.0%	-5.8%
MONT ALBERT NORTH*	\$643	\$673	-4.5%	-10.8%
MOONEE PONDS*	\$700	\$698	0.4%	-5.4%
MOORABBIN*	\$660	\$660	0.0%	5.6%
MOOROOLBARK*	\$500	\$523	-4.3%	1.0%
MORNINGTON*	\$550	\$550	0.0%	-0.9%
MORWELL*	\$230	\$200	15.0%	-
MOUNT CLEAR*	\$400	\$400	0.0%	5.3%
MOUNT ELIZA*	\$650	\$660	-1.5%	0.0%
MOUNT HELEN*	\$400	\$400	0.0%	0.0%
MOUNT MARTHA*	\$640	\$678	-5.5%	3.2%
MOUNT PLEASANT*	\$365	\$360	1.4%	-
MOUNT WAVERLEY	\$575	\$550	4.5%	-0.9%
MULGRAVE*	\$560	\$560	0.0%	16.7%
MURRUMBEENA*	\$680	\$700	-2.9%	-12.8%
NARRE WARREN*	\$440	\$420	4.8%	10.0%
NARRE WARREN SOUTH*	\$450	\$450	0.0%	5.9%
NEWTOWN*	\$720	\$720	0.0%	-
NOBLE PARK*	\$420	\$420	0.0%	1.2%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
NORTHCOTE*	\$1,000	\$1,000	0.0%	17.6%
NUNAWADING*	\$520	\$500	4.0%	5.1%
OAKLEIGH EAST*	\$560	-	-	-
OAKLEIGH SOUTH*	\$560	\$520	7.7%	13.1%
OCEAN GROVE*	\$475	\$480	-1.0%	-1.0%
OFFICER	\$400	\$410	-2.4%	-2.4%
ORMOND*	\$900	\$740	21.6%	-
PAKENHAM	\$390	\$390	0.0%	2.6%
PARKDALE*	\$820	\$738	11.2%	17.1%
PASCOE VALE*	\$560	-	-	-
POINT COOK	\$420	\$420	0.0%	0.0%
PRESTON*	\$620	\$600	3.3%	10.7%
REDAN*	\$370	\$375	-1.3%	-
RESERVOIR*	\$450	\$460	-2.2%	0.0%
RICHMOND*	\$988	\$950	3.9%	2.6%
RINGWOOD*	\$500	\$500	0.0%	-3.4%
RINGWOOD NORTH*	\$580	\$580	0.0%	5.5%
ROSANNA*	\$573	\$600	-4.6%	-
ROSEBUD*	\$500	\$500	0.0%	1.0%
ROWWILLE	\$495	\$500	-1.0%	-2.0%
ROXBURGH PARK*	\$450	\$450	0.0%	2.3%
RYE*	\$450	\$450	0.0%	0.0%
SAFETY BEACH*	\$580	\$580	0.0%	0.4%
SALE	\$380	\$380	0.0%	2.7%
SANDHURST*	\$508	\$545	-6.9%	-
SANDRINGHAM*	\$1,200	\$1,125	6.7%	40.4%
SEBASTOPOL*	\$350	\$350	0.0%	0.0%
SHEPPARTON*	\$363	\$390	-7.1%	-0.7%
SKYE*	\$473	\$460	2.7%	-0.5%
SOUTH MORANG*	\$430	\$450	-4.4%	-4.4%
SOUTH YARRA*	\$1,200	\$1,225	-2.0%	4.3%
STRATFORD*	\$370	\$375	-1.3%	2.8%
STRATHDALE*	\$450	\$450	0.0%	-
STRATHFIELDSAYE*	\$450	\$455	-1.1%	-
SUNBURY*	\$390	\$400	-2.5%	-2.5%
SURREY HILLS*	\$798	\$800	-0.3%	-16.1%
TARNEIT	\$400	\$400	0.0%	0.0%
TEMPLESTOWE*	\$680	\$655	3.8%	-1.8%
TEMPLESTOWE LOWER*	\$583	\$578	0.9%	-2.9%
THORNBURY*	\$863	-	-	-
TOORAK*	\$1,345	\$1,300	3.5%	5.5%
TORQUAY	\$550	\$550	0.0%	0.0%
TRARALGON*	\$420	-	-	-
TRUGANINA	\$410	\$410	0.0%	0.0%
VERMONT*	\$513	\$500	2.5%	3.5%
VERMONT SOUTH*	\$565	\$573	-1.3%	13.6%
VIEWBANK*	\$550	\$555	-0.9%	0.0%
WANGARATTA*	\$378	-	-	-
WANTIRNA*	\$480	\$490	-2.0%	-3.0%
WANTIRNA SOUTH*	\$530	\$528	0.5%	3.9%
WARRAGUL	\$420	\$420	0.0%	2.4%
WARRNAMBOOL*	\$450	\$438	2.9%	4.7%
WATSONIA*	\$465	-	-	-
WAURN PONDS*	\$450	\$450	0.0%	-
WENDOUREE*	\$345	\$348	-0.7%	7.8%
WERRIBEE	\$380	\$380	0.0%	-1.3%
WHEELERS HILL*	\$540	\$530	1.9%	0.9%
WILLIAMS LANDING*	\$450	\$450	0.0%	-2.2%
WINTER VALLEY	\$380	\$390	-2.6%	-
WODONGA*	\$425	\$420	1.2%	9.0%
WOLLERT	\$420	\$420	0.0%	-1.2%
WOODEND*	\$550	-	-	-
WYNDHAM VALE	\$370	\$370	0.0%	0.0%

Source: REIV

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 1 Bedroom Unit

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$400	\$400	0.0%	0.0%
ALBERT PARK*	\$410	\$420	-2.5%	20.4%
ALBION*	\$230	\$230	0.0%	2.2%
ALPHINGTON*	\$300	\$300	0.0%	0.0%
ARMADALE	\$350	\$360	-2.8%	0.0%
ASCOT VALE*	\$345	\$345	0.0%	4.5%
BALACLAVA*	\$323	\$320	0.8%	-2.3%
BALLARAT CENTRAL*	\$210	\$210	0.0%	6.3%
BALWYN*	\$395	\$395	0.0%	6.0%
BENDIGO*	\$210	\$200	5.0%	21.7%
BENTLEIGH*	\$360	\$350	2.9%	0.0%
BENTLEIGH EAST*	\$380	\$355	7.0%	8.6%
BLACKBURN*	\$360	\$360	0.0%	0.0%
BOX HILL*	\$380	\$375	1.3%	16.0%
BRIGHTON*	\$410	\$410	0.0%	2.5%
BRUNSWICK	\$375	\$370	1.4%	1.4%
BRUNSWICK EAST	\$400	\$395	1.3%	3.9%
BRUNSWICK WEST	\$330	\$330	0.0%	4.8%
BUNDOORA	\$328	\$330	-0.8%	-3.7%
BURNLEY*	\$345	-	-	-
CAMBERWELL*	\$400	\$400	0.0%	1.3%
CARLTON	\$408	\$410	-0.6%	1.9%
CARLTON NORTH*	\$350	\$360	-2.8%	0.7%
CARNEGIE	\$330	\$320	3.1%	4.1%
CAULFIELD*	\$330	\$300	10.0%	0.0%
CAULFIELD EAST*	\$330	-	-	3.1%
CAULFIELD NORTH	\$350	\$330	6.1%	4.5%
CAULFIELD SOUTH*	\$388	\$340	14.0%	23.0%
CHADSTONE*	\$388	\$385	0.6%	2.0%
CHELtenham*	\$340	\$340	0.0%	4.6%
CLAYTON*	\$350	\$310	12.9%	11.1%
CLAYTON SOUTH*	\$360	\$350	2.9%	-
CLIFTON HILL*	\$335	\$330	1.5%	-1.5%
COBURG*	\$350	\$330	6.1%	2.9%
COLLINGWOOD	\$420	\$423	-0.6%	0.0%
CREMORNE*	\$450	\$450	0.0%	6.5%
DANDENONG*	\$280	\$270	3.7%	0.0%
DOCKLANDS	\$480	\$475	1.1%	6.0%
DONCASTER	\$375	\$375	0.0%	0.7%
DONCASTER EAST*	\$370	\$370	0.0%	-
EAST MELBOURNE	\$420	\$400	5.0%	0.0%
ELSTERNWICK	\$343	\$340	0.7%	-4.9%
ELTHAM*	\$340	\$298	14.3%	-
ELWOOD	\$343	\$340	0.7%	-2.1%
ESSENDON	\$330	\$325	1.5%	3.1%
ESSENDON NORTH*	\$345	\$340	1.5%	4.5%
FAIRFIELD	\$310	\$300	3.3%	3.3%
FITZROY	\$450	\$445	1.1%	0.0%
FITZROY NORTH	\$380	\$373	2.0%	5.6%
FLEMINGTON	\$380	\$375	1.3%	0.0%
FOOTSCRAY	\$300	\$270	11.1%	15.4%
FRANKSTON*	\$270	\$295	-8.5%	12.5%
GARDENVALE*	\$305	\$300	1.7%	1.7%
GEELONG*	\$320	\$310	3.2%	-
GLEN HUNTLY	\$305	\$300	1.7%	1.7%
GLEN IRIS	\$340	\$350	-2.9%	3.0%
GLENROY*	\$280	-	-	-
HAMPTON*	\$400	\$400	0.0%	0.0%
HAWTHORN	\$350	\$350	0.0%	2.9%
HAWTHORN EAST	\$380	\$380	0.0%	-1.3%
HEIDELBERG*	\$375	\$355	5.6%	7.1%
HERNE HILL*	\$230	-	-	-
HIGHETT*	\$370	\$363	2.1%	5.0%
HIGHTON*	\$260	\$225	15.6%	-
IVANHOE	\$380	\$370	2.7%	2.7%
KENSINGTON*	\$380	\$380	0.0%	2.7%
KEW*	\$385	\$380	1.3%	2.7%
KINGSVILLE*	\$260	-	-	-
LILYDALE*	\$295	-	-	-
MALVERN	\$370	\$360	2.8%	5.7%
MALVERN EAST	\$375	\$375	0.0%	0.7%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
MARIBYRNONG	\$350	\$350	0.0%	16.7%
MELBOURNE	\$450	\$450	0.0%	2.3%
MENTONE	\$315	\$320	-1.6%	1.6%
MIDDLE PARK*	\$385	\$370	4.1%	10.0%
MILDURA*	\$195	\$165	18.2%	21.9%
MITCHAM*	\$335	\$335	0.0%	3.1%
MOONEE PONDS	\$400	\$400	0.0%	6.7%
MORDIALLOC*	\$305	\$305	0.0%	-
MURRUMBEENA	\$300	\$300	0.0%	0.0%
NEWTOWN*	\$215	-	-	-
NOBLE PARK*	\$250	\$250	0.0%	8.7%
NORTH MELBOURNE	\$411	\$411	0.0%	2.5%
NORTHCOTE	\$375	\$375	0.0%	7.1%
NOTTING HILL*	\$363	-	-	-
OAKLEIGH*	\$390	\$390	0.0%	0.6%
ORMOND*	\$300	\$300	0.0%	0.0%
PARKDALE*	\$310	\$300	3.3%	0.0%
PARKVILLE*	\$360	\$360	0.0%	0.0%
PASCOE VALE*	\$330	\$330	0.0%	3.1%
PORT MELBOURNE	\$450	\$450	0.0%	0.0%
PRAHRAN	\$390	\$380	2.6%	2.6%
PRESTON	\$360	\$350	2.9%	2.9%
PRINCES HILL*	\$365	\$358	2.1%	0.0%
RESERVOIR	\$320	\$320	0.0%	3.2%
RICHMOND	\$400	\$400	0.0%	0.0%
RINGWOOD*	\$350	\$345	1.4%	4.5%
SALE	\$200	\$200	0.0%	11.1%
SANDRINGHAM*	\$360	\$358	0.7%	2.9%
SOUTH MELBOURNE	\$420	\$410	2.4%	2.4%
SOUTH YARRA	\$400	\$405	-1.2%	0.0%
SOUTHBANK	\$440	\$450	-2.2%	0.0%
SPRINGVALE*	\$245	\$250	-2.0%	-2.0%
ST KILDA	\$360	\$365	-1.4%	0.0%
ST KILDA EAST	\$340	\$330	3.0%	3.0%
ST KILDA WEST	\$370	\$370	0.0%	2.8%
STAWELL*	\$145	\$145	0.0%	1.8%
THORNBURY	\$320	\$310	3.2%	3.2%
TOORAK	\$350	\$350	0.0%	0.0%
WANTIRNA SOUTH*	\$350	\$350	0.0%	-
WARRNAMBOOL*	\$210	\$220	-4.5%	-4.5%
WENDOUREE*	\$180	\$175	2.9%	5.9%
WEST FOOTSCRAY*	\$270	\$280	-3.6%	-10.0%
WEST MELBOURNE	\$421	\$421	0.0%	3.2%
WILLIAMSTOWN*	\$385	\$385	0.0%	1.2%
WINDSOR	\$375	\$378	-0.7%	1.4%

Source: REIV



## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 2 Bedroom Unit

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$550	\$545	0.9%	5.8%
AIRPORT WEST*	\$400	\$400	0.0%	2.6%
ALFREDTON*	\$250	\$251	-0.4%	2.0%
ALPHINGTON*	\$495	\$498	-0.5%	10.0%
ALTONA*	\$380	\$380	0.0%	2.7%
ALTONA NORTH*	\$315	\$340	-7.4%	-17.1%
ARMADALE	\$498	\$480	3.6%	5.9%
ASCOT VALE	\$420	\$423	-0.6%	0.0%
ASHBURTON*	\$450	-	-	-7.7%
ASHWOOD*	\$430	\$400	7.5%	-2.3%
ASPENDALE*	\$405	\$405	0.0%	6.6%
BALACLAVA	\$450	\$450	0.0%	-2.2%
BALLARAT CENTRAL*	\$270	\$273	-0.9%	-3.6%
BALLARAT EAST*	\$250	\$250	0.0%	0.0%
BALLARAT NORTH*	\$270	\$270	0.0%	0.0%
BALWYN	\$450	\$420	7.1%	12.5%
BALWYN NORTH*	\$425	\$423	0.6%	3.7%
BAYSWATER*	\$370	\$368	0.7%	2.8%
BAYSWATER NORTH*	\$360	\$355	1.4%	2.9%
BEAUMARIS*	\$483	\$483	0.0%	1.6%
BELMONT*	\$335	\$330	1.5%	11.7%
BENALLA*	\$210	\$210	0.0%	0.0%
BENDIGO	\$290	\$288	0.9%	16.0%
BENTLEIGH	\$450	\$450	0.0%	-5.3%
BENTLEIGH EAST	\$433	\$430	0.6%	5.5%
BERWICK*	\$340	\$340	0.0%	0.0%
BLACK ROCK*	\$475	\$460	3.3%	1.1%
BLACKBURN	\$430	\$428	0.6%	3.6%
BLACKBURN SOUTH*	\$410	\$410	0.0%	-13.2%
BONBEACH	\$380	\$380	0.0%	8.6%
BORONIA*	\$370	\$370	0.0%	0.0%
BOX HILL	\$418	\$420	-0.6%	-1.2%
BOX HILL NORTH*	\$390	\$398	-1.9%	-1.3%
BOX HILL SOUTH*	\$410	\$405	1.2%	2.5%
BRAYBROOK*	\$390	\$388	0.6%	-
BRIGHTON	\$550	\$550	0.0%	0.0%
BRIGHTON EAST*	\$475	\$500	-5.0%	-0.5%
BROADMEADOWS*	\$340	\$348	-2.2%	-1.4%
BRUNSWICK	\$490	\$485	1.0%	4.3%
BRUNSWICK EAST	\$500	\$500	0.0%	0.0%
BRUNSWICK WEST	\$400	\$400	0.0%	0.0%
BULLEEN*	\$430	\$420	2.4%	11.0%
BUNDOORA	\$370	\$370	0.0%	-2.0%
BURWOOD*	\$430	\$430	0.0%	-4.4%
BURWOOD EAST*	\$383	\$370	3.4%	-
CAMBERWELL	\$455	\$450	1.1%	1.1%
CANADIAN*	\$280	\$280	0.0%	3.7%
CANTERBURY*	\$455	\$455	0.0%	1.1%
CARLTON	\$580	\$580	0.0%	3.6%
CARLTON NORTH*	\$490	\$480	2.1%	0.0%
CARNEGIE	\$450	\$445	1.1%	2.3%
CARRUM*	\$410	\$410	0.0%	1.9%
CARRUM DOWNS*	\$350	\$350	0.0%	-1.4%
CASTLEMAINE*	\$315	\$300	5.0%	6.8%
CAULFIELD	\$480	\$475	1.1%	0.0%
CAULFIELD EAST*	\$435	\$420	3.6%	4.8%
CAULFIELD NORTH	\$480	\$475	1.1%	4.3%
CAULFIELD SOUTH	\$445	\$430	3.5%	6.0%
CHADSTONE	\$445	\$440	1.1%	1.1%
CHELSEA	\$395	\$395	0.0%	3.9%
CHELTENHAM	\$420	\$420	0.0%	5.0%
CLAYTON	\$400	\$400	-0.1%	-0.1%
CLAYTON SOUTH	\$380	\$385	-1.3%	0.0%
CLIFTON HILL*	\$550	\$525	4.8%	11.7%
COBURG	\$440	\$430	2.3%	3.5%
COBURG NORTH*	\$420	\$423	-0.6%	1.2%
COLAC*	\$250	\$250	0.0%	6.4%
COLLINGWOOD	\$595	\$595	0.0%	2.6%
CRAIGIEBURN*	\$340	\$340	0.0%	3.0%
CRANBOURNE*	\$320	\$310	3.2%	6.7%
CREMORNE*	\$585	\$600	-2.5%	-

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
CROYDON	\$370	\$370	0.0%	0.0%
CROYDON NORTH*	\$370	\$370	0.0%	-
DANDENONG	\$300	\$300	0.0%	0.0%
DANDENONG NORTH*	\$320	\$310	3.2%	6.7%
DOCKLANDS	\$650	\$650	0.0%	0.0%
DONCASTER	\$460	\$460	0.0%	2.2%
DONCASTER EAST	\$440	\$440	0.0%	0.0%
DONVALE*	\$415	\$400	3.8%	-
DOVETON*	\$350	\$340	2.9%	-
DROMANA*	\$350	\$360	-2.8%	-
DROUIN*	\$298	\$295	0.8%	2.6%
EAGLEHAWK*	\$265	\$240	10.4%	10.4%
EAGLEMONT*	\$455	\$410	11.0%	18.2%
EAST MELBOURNE	\$585	\$575	1.7%	4.0%
ECHUCA*	\$280	\$280	0.0%	12.0%
EDITHVALE*	\$398	\$400	-0.6%	-0.6%
ELSTERNWICK	\$470	\$460	2.2%	3.3%
ELTHAM*	\$410	\$405	1.2%	0.6%
ELWOOD	\$475	\$470	1.1%	3.3%
ENDEAVOUR HILLS*	\$355	\$360	-1.4%	-
EPPING*	\$340	\$340	0.0%	0.0%
ESSENDON	\$400	\$400	0.0%	1.3%
ESSENDON NORTH	\$400	\$400	0.0%	5.3%
FAIRFIELD	\$450	\$450	0.0%	4.7%
FAWKNER*	\$370	\$370	0.0%	2.8%
FERNTREE GULLY*	\$355	\$355	0.0%	-1.4%
FITZROY	\$620	\$620	0.0%	-3.9%
FITZROY NORTH	\$540	\$535	0.9%	1.9%
FLEMINGTON	\$433	\$465	-7.0%	-3.9%
FLORA HILL*	\$260	\$260	0.0%	7.2%
FOOTSCRAY	\$400	\$398	0.6%	1.3%
FOREST HILL*	\$393	\$395	-0.6%	6.1%
FRANKSTON	\$320	\$308	4.1%	1.6%
FRANKSTON SOUTH*	\$350	\$350	0.0%	0.0%
GARDENVALE*	\$465	-	-	-
GEELONG*	\$418	\$410	1.8%	-
GEELONG WEST*	\$350	\$350	0.0%	-
GLEN HUNTLY	\$425	\$423	0.6%	1.2%
GLEN IRIS	\$450	\$450	0.0%	0.0%
GLEN WAVERLEY	\$460	\$448	2.8%	7.0%
GLENROY	\$370	\$370	0.0%	0.0%
GOLDEN POINT*	\$273	\$270	0.9%	-
GOLDEN SQUARE*	\$258	\$260	-1.0%	-1.0%
GREENSBOROUGH	\$380	\$365	4.1%	7.0%
GROVEDALE*	\$325	\$320	1.6%	-
HADFIELD*	\$375	\$370	1.4%	1.4%
HALLAM*	\$320	\$320	0.0%	-1.5%
HAMPTON	\$500	\$495	1.0%	1.0%
HAMPTON EAST*	\$435	\$420	3.6%	1.8%
HAMPTON PARK*	\$320	\$320	0.0%	1.6%
HAWTHORN	\$460	\$450	2.2%	2.2%
HAWTHORN EAST	\$455	\$450	1.1%	1.1%
HEATHMONT*	\$360	\$355	1.4%	-0.7%
HEIDELBERG	\$420	\$420	0.0%	1.2%
HEIDELBERG HEIGHTS	\$385	\$380	1.3%	-1.3%
HEIDELBERG WEST*	\$390	\$395	-1.3%	0.0%
HIGHETT	\$435	\$440	-1.1%	1.2%
HIGHTON*	\$330	\$330	0.0%	3.1%
HUGHESDALE	\$420	\$420	0.0%	0.0%
HUNTINGDALE*	\$345	-	-	-
IVANHOE	\$450	\$450	0.0%	5.3%
IVANHOE EAST*	\$410	\$405	1.2%	2.5%
KEILOR EAST*	\$385	\$400	-3.8%	-2.5%
KENNINGTON*	\$260	\$260	0.0%	0.0%
KENSINGTON	\$450	\$470	-4.3%	-1.6%
KEW	\$450	\$450	0.0%	4.7%
KEW EAST*	\$450	\$430	4.7%	6.5%
KINGSBURY*	\$365	\$350	4.3%	1.4%
KINGSVILLE*	\$350	\$331	5.9%	-
KYNETON*	\$375	-	-	-
LAKE WENDOUREE*	\$300	\$300	0.0%	0.0%
LALOR*	\$350	\$350	0.0%	-1.4%
LANGWARRIN*	\$330	\$330	0.0%	-1.5%
LARA*	\$320	\$320	0.0%	-
LILYDALE*	\$368	\$365	0.7%	0.7%
LOWER PLENTY*	\$380	\$380	0.0%	4.1%
MACLEOD*	\$385	\$380	1.3%	2.7%
MAFFRA*	\$230	\$230	0.0%	0.0%
MAIDSTONE*	\$390	\$390	0.0%	2.6%
MALVERN	\$455	\$473	-3.7%	-3.7%
MALVERN EAST	\$450	\$450	0.0%	1.7%
MANIFOLD HEIGHTS*	\$300	\$295	1.7%	-
MARIBYRNONG	\$395	\$400	-1.3%	0.0%
MCKINNON*	\$480	\$480	0.0%	2.1%
MELBOURNE	\$620	\$605	2.5%	3.3%
MELTON SOUTH*	\$270	\$270	0.0%	0.0%
MENTONE	\$400	\$400	0.0%	0.0%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
MIDDLE PARK*	\$570	\$555	2.7%	6.5%
MILDURA	\$235	\$225	4.4%	4.4%
MILL PARK*	\$350	\$350	0.0%	0.0%
MITCHAM	\$400	\$395	1.3%	3.2%
MONT ALBERT*	\$443	\$440	0.6%	5.4%
MONT ALBERT NORTH*	\$440	\$435	1.1%	7.3%
MONTMORENCY*	\$400	\$385	3.9%	4.6%
MOONEE PONDS	\$460	\$450	2.2%	12.2%
MOORABBIN*	\$440	\$433	1.7%	3.5%
MOOROOLBARK*	\$370	\$370	0.0%	-5.1%
MOOROPNA*	\$255	\$230	10.9%	14.6%
MORDIALLOC*	\$423	\$410	3.0%	1.2%
MORNINGTON	\$375	\$390	-3.8%	-0.7%
MORWELL*	\$200	\$200	0.0%	-
MOUNT CLEAR*	\$260	-	-	-
MOUNT ELIZA*	\$373	\$370	0.7%	1.4%
MOUNT WAVERLEY*	\$423	\$420	0.6%	-0.6%
MURRUMBEENA	\$445	\$450	-1.1%	-1.1%
MYRTLEFORD*	\$240	\$250	-4.0%	-
NARRE WARREN*	\$340	\$345	-1.4%	6.3%
NEWPORT*	\$393	\$450	-12.8%	-14.7%
NEWTOWN*	\$340	\$330	3.0%	-
NIDDRIE*	\$480	-	-	20.0%
NOBLE PARK	\$340	\$340	0.0%	3.0%
NORTH BENDIGO*	\$280	\$275	1.8%	-12.5%
NORTH MELBOURNE	\$510	\$525	-2.9%	0.0%
NORTHCOTE	\$498	\$495	0.5%	0.5%
NUNAWADING*	\$390	\$390	0.0%	0.0%
OAK PARK*	\$380	\$380	0.0%	2.7%
OAKLEIGH	\$430	\$420	2.4%	2.4%
OAKLEIGH EAST*	\$390	\$390	0.0%	2.6%
OAKLEIGH SOUTH*	\$400	\$398	0.6%	2.6%
OCEAN GROVE*	\$340	\$350	-2.9%	-2.9%
ORMOND	\$420	\$430	-2.3%	-1.2%
PAKENHAM*	\$310	\$310	0.0%	3.3%
PARKDALE	\$400	\$400	0.0%	-8.6%
PARKVILLE	\$450	\$450	0.0%	-1.1%
PASCOE VALE	\$400	\$400	0.0%	2.6%
PASCOE VALE SOUTH*	\$410	\$410	0.0%	0.0%
PATTERSON LAKES*	\$410	\$415	-1.2%	0.0%
POINT COOK*	\$360	\$360	0.0%	5.9%
PORT MELBOURNE	\$630	\$625	0.8%	5.0%
PRAHRAN	\$515	\$510	1.0%	3.0%
PRESTON	\$430	\$420	2.4%	7.5%
PRINCES HILL*	\$450	\$450	0.0%	0.0%
REDAN*	\$268	\$270	-0.9%	4.9%
RESERVOIR	\$370	\$370	0.0%	2.8%
RICHMOND	\$570	\$570	0.0%	1.8%
RINGWOOD	\$375	\$375	0.0%	2.2%
RINGWOOD EAST*	\$360	\$355	1.4%	2.9%
RIPPONLEA*	\$450	\$495	-9.1%	-
ROSANNA*	\$390	\$380	2.6%	5.4%
ROWVILLE*	\$370	\$370	0.0%	-2.6%
SALE	\$260	\$250	4.0%	4.0%
SANDRINGHAM	\$495	\$495	0.0%	2.1%
SEAFORD*	\$335	\$345	-2.9%	0.0%
SEBASTOPOL	\$260	\$260	0.0%	2.0%
SEDDON*	\$400	\$400	0.0%	-
SHEPPARTON*	\$250	\$250	0.0%	2.0%
SOLDIERS HILL*	\$270	-	-	-
SOUTH MELBOURNE	\$600	\$600	0.0%	4.3%
SOUTH MORANG*	\$340	\$335	1.5%	7.1%
SOUTH YARRA	\$560	\$550	1.8%	-1.8%
SOUTHBANK	\$580	\$583	-0.4%	0.0%
SPRINGVALE*	\$360	\$350	2.9%	2.9%
SPRINGVALE SOUTH*	\$348	\$340	2.2%	5.3%
ST ALBANS*	\$330	\$320	3.1%	0.0%
ST KILDA	\$490	\$495	-1.0%	-1.0%
ST KILDA EAST	\$450	\$450	0.0%	0.0%
ST KILDA WEST	\$468	\$465	0.5%	-1.6%
STAWELL*	\$170	\$163	4.6%	9.7%
STRATHMORE*	\$425	\$445	-4.5%	6.3%
SURREY HILLS	\$448	\$430	4.1%	5.4%
TEMPLESTOWE*	\$450	\$425	5.9%	12.5%
TEMPLESTOWE LOWER*	\$450	\$440	2.3%	15.4%
THOMASTOWN*	\$330	\$340	-2.9%	-5.7%
THORNBURY	\$450	\$448	0.6%	5.9%
TOORAK	\$500	\$500	0.0%	2.0%
TORQUAY*	\$430	\$425	1.2%	22.9%
TRAVANCORE	\$420	\$415	1.2%	2.4%
TULLAMARINE*	\$330	\$320	3.1%	0.8%
VERMONT*	\$370	\$368	0.7%	1.4%
WANGARATTA*	\$233	\$230	1.1%	-
WANTIRNA*	\$358	-	-	2.1%
WANTIRNA SOUTH*	\$400	\$420	-4.8%	-5.9%
WARRAGUL*	\$290	\$300	-3.3%	3.6%
WARRNAMBOOL*	\$315	\$320	-1.6%	16.7%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
WATSONIA*	\$365	\$360	1.4%	7.4%
WENDOUREE*	\$250	\$250	0.0%	0.0%
WERRIBEE	\$310	\$300	3.3%	3.3%
WEST FOOTSCRAY*	\$365	\$368	-0.7%	-1.4%
WEST MELBOURNE	\$560	\$550	1.8%	5.7%
WILLIAMSTOWN*	\$480	\$468	2.7%	2.7%
WINDSOR	\$490	\$490	0.0%	-2.0%
WOLLERT*	\$330	\$330	0.0%	-
YARRAVILLE*	\$400	\$415	-3.6%	-18.4%

Source: REIV

## March Quarter 2020 Median Rents

The Real Estate Institute of Victoria Ltd.



Victoria

Median Weekly Rents by Suburb, 3 Bedroom Unit

\*Indicates that less than 50 leases were recorded during the 12 months ending the quarter

Note: Data is based on 12 months ending the quarter

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$800	\$800	0.0%	-3.0%
AIRPORT WEST*	\$500	\$495	1.0%	6.4%
ALFREDTON*	\$328	-	-	0.8%
ALPHINGTON*	\$698	\$698	0.0%	-
ALTONA*	\$585	\$575	1.7%	12.5%
ARMADALE*	\$818	\$810	0.9%	9.0%
ASCOT VALE*	\$620	\$630	-1.6%	5.5%
ASHBURTON*	\$693	-	-	-
ASHWOOD*	\$585	\$590	-0.8%	2.6%
ASPENDALE*	\$550	\$550	0.0%	-15.4%
AVONDALE HEIGHTS*	\$460	\$450	2.2%	2.2%
BALACLAVA*	\$520	\$653	-20.3%	-
BALLARAT CENTRAL*	\$355	\$350	1.4%	4.4%
BALLARAT EAST*	\$320	\$320	0.0%	0.8%
BALWYN*	\$605	\$580	4.3%	-1.6%
BALWYN NORTH*	\$598	\$573	4.4%	5.8%
BAYSWATER*	\$453	\$450	0.6%	0.6%
BAYSWATER NORTH*	\$420	\$420	0.0%	-
BEAUMARIS*	\$700	\$700	0.0%	7.7%
BELMONT*	\$440	\$440	0.0%	-
BENDIGO*	\$440	\$410	7.3%	-
BENTLEIGH	\$620	\$620	0.0%	-1.6%
BENTLEIGH EAST	\$650	\$650	0.0%	4.4%
BERWICK*	\$400	\$400	0.0%	14.3%
BLACK ROCK*	\$750	\$750	0.0%	0.0%
BLACKBURN*	\$548	\$490	11.7%	1.9%
BLACKBURN SOUTH*	\$520	-	-	-
BONBEACH*	\$530	\$510	3.9%	3.9%
BORONIA*	\$435	\$438	-0.6%	0.6%
BOX HILL*	\$500	\$500	0.0%	-9.1%
BOX HILL NORTH*	\$540	\$530	1.9%	5.9%
BOX HILL SOUTH*	\$550	\$573	-3.9%	-6.0%
BRIAR HILL*	\$435	-	-	-
BRIGHTON	\$820	\$820	0.0%	-3.5%
BRIGHTON EAST*	\$780	\$720	8.3%	8.3%
BROWN HILL*	\$325	\$320	1.6%	-
BRUNSWICK	\$690	\$700	-1.4%	-0.7%
BRUNSWICK EAST*	\$705	\$700	0.7%	-3.4%
BRUNSWICK WEST*	\$598	\$600	-0.4%	-0.4%
BULLEEN*	\$590	\$595	-0.8%	2.6%
BUNDOORA*	\$450	\$440	2.3%	1.1%
BURWOOD*	\$560	\$550	1.8%	-2.2%
BURWOOD EAST*	\$505	\$498	1.5%	-
CAMBERWELL*	\$650	\$650	0.0%	4.8%
CANTERBURY*	\$718	\$800	-10.3%	-
CARLTON*	\$780	\$790	-1.3%	0.0%
CARNEGIE	\$600	\$600	-0.1%	3.4%
CAROLINE SPRINGS*	\$400	-	-	0.0%
CARRUM*	\$550	\$485	13.4%	23.6%
CARRUM DOWNS*	\$388	\$385	0.6%	4.7%
CAULFIELD*	\$630	\$640	-1.6%	2.4%
CAULFIELD NORTH*	\$650	\$650	0.0%	-3.7%
CAULFIELD SOUTH*	\$650	\$625	4.0%	4.0%
CHADSTONE	\$550	\$550	0.0%	0.0%
CHELSEA*	\$520	\$520	0.0%	1.0%
CHELTENHAM*	\$565	\$560	0.9%	2.7%
CHIRNSIDE PARK*	\$460	\$465	-1.1%	0.0%
CLAYTON	\$490	\$510	-3.9%	-5.8%
CLAYTON SOUTH*	\$500	\$520	-3.8%	-3.8%
CLIFTON HILL*	\$750	-	-	0.0%
COBURG*	\$592	\$590	0.3%	7.6%
COBURG NORTH*	\$515	\$510	1.0%	3.0%
COLLINGWOOD*	\$880	\$900	-2.2%	-2.2%
CRAIGIEBURN*	\$370	\$370	0.0%	2.8%
CRANBOURNE*	\$335	\$350	-4.3%	-4.3%
CRANBOURNE WEST*	\$385	-	-	-
CROYDON	\$435	\$425	2.4%	2.4%
DANDENONG	\$400	\$390	2.6%	5.3%
DANDENONG NORTH*	\$370	\$365	1.4%	1.4%
DIAMOND CREEK*	\$490	\$500	-2.0%	-
DOCKLANDS*	\$1,005	\$1,010	-0.5%	7.5%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
DONCASTER	\$560	\$550	1.8%	1.8%
DONCASTER EAST	\$525	\$540	-2.8%	-4.5%
DONVALE*	\$495	\$465	6.5%	12.5%
DOREEN*	\$360	\$350	2.9%	2.9%
DOVETON*	\$350	-	-	-
DROUIN*	\$350	\$350	0.0%	-
ECHUCA*	\$350	\$340	2.9%	-
EDITHVALE*	\$610	\$565	8.0%	13.0%
ELSTERNWICK*	\$630	\$725	-13.1%	7.2%
ELTHAM*	\$480	\$485	-1.0%	0.0%
ELWOOD*	\$740	\$695	6.5%	14.3%
ENDEAVOUR HILLS*	\$380	\$383	-0.7%	-
EPPING*	\$370	\$375	-1.3%	0.7%
ESSENDON*	\$585	\$568	3.1%	17.0%
ESSENDON NORTH*	\$500	-	-	-
FERNTREE GULLY*	\$440	\$440	0.0%	2.3%
FITZROY*	\$895	\$875	2.3%	9.8%
FITZROY NORTH*	\$750	\$745	0.7%	-5.7%
FOOTSCRAY*	\$530	\$543	-2.3%	-7.0%
FOREST HILL*	\$470	\$470	0.0%	-
FRANKSTON*	\$363	\$370	-2.0%	-8.2%
FRANKSTON SOUTH*	\$450	-	-	0.0%
GEELONG WEST*	\$460	\$465	-1.1%	-
GLEN HUNTLY*	\$590	\$580	1.7%	7.2%
GLEN IRIS	\$697	\$675	3.3%	9.3%
GLEN WAVERLEY*	\$550	\$550	0.0%	17.0%
GLENROY	\$450	\$450	0.0%	4.0%
GOLDEN SQUARE*	\$325	\$325	0.0%	-
GREENSBOROUGH*	\$465	\$470	-1.1%	1.1%
HAMPTON*	\$800	\$800	0.0%	10.7%
HAMPTON EAST*	\$615	\$550	11.8%	6.5%
HAMPTON PARK*	\$375	\$375	0.0%	7.1%
HAWTHORN	\$720	\$690	4.3%	10.8%
HAWTHORN EAST*	\$700	\$670	4.5%	5.3%
HEIDELBERG*	\$545	\$520	4.8%	18.5%
HEIDELBERG HEIGHTS*	\$485	\$488	-0.5%	-2.0%
HEIDELBERG WEST*	\$440	\$450	-2.2%	-2.2%
HIGHETT*	\$590	\$590	0.0%	5.4%
HIGHTON*	\$475	\$478	-0.5%	-
HOPPERS CROSSING*	\$360	\$335	7.5%	8.3%
HUGHESDALE*	\$500	\$480	4.2%	1.0%
IVANHOE	\$598	\$585	2.1%	3.0%
KEILOR EAST*	\$460	\$450	2.2%	2.2%
KENSINGTON*	\$600	\$593	1.3%	-6.3%
KEW	\$630	\$620	1.6%	1.6%
KEYSBOROUGH*	\$470	\$450	4.4%	3.3%
KILSYTH*	\$435	\$433	0.6%	-
KNOXFIELD*	\$430	\$445	-3.4%	-
LANGWARRIN*	\$380	\$370	2.7%	0.0%
LARA*	\$370	-	-	-
LILYDALE*	\$428	\$430	-0.6%	-
LOWER PLENTY*	\$440	\$430	2.3%	-
MACLEOD*	\$440	\$438	0.6%	-4.3%
MAIDSTONE*	\$480	\$490	-2.0%	0.0%
MALVERN*	\$700	\$700	0.0%	3.3%
MALVERN EAST*	\$605	\$595	1.7%	0.8%
MARIBYRNONG*	\$475	\$480	-1.0%	-1.0%
MCKINNON*	\$715	\$713	0.4%	10.0%
MELBOURNE	\$950	\$975	-2.6%	3.3%
MENTONE*	\$600	\$600	0.0%	4.3%
MERNDA*	\$360	\$360	0.0%	2.9%
MILDURA	\$330	\$315	4.8%	6.5%
MILL PARK*	\$373	\$360	3.5%	3.5%
MITCHAM*	\$490	\$460	6.5%	-1.5%
MONT ALBERT*	\$600	\$595	0.8%	0.4%
MONT ALBERT NORTH*	\$650	\$625	4.0%	38.3%
MONTMORENCY*	\$480	\$490	-2.0%	-2.0%
MOONEE PONDS*	\$595	\$590	0.8%	2.1%
MOORABBIN*	\$550	\$575	-4.3%	-4.3%
MOOROOLBARK*	\$425	\$420	1.2%	-
MORDIALLOC*	\$600	\$600	0.0%	2.6%
MORNINGTON*	\$450	\$448	0.6%	-5.8%
MOUNT CLEAR*	\$350	\$348	0.7%	11.1%
MOUNT MARTHA*	\$475	\$475	0.0%	4.4%
MOUNT WAVERLEY	\$550	\$550	0.0%	-5.2%
MULGRAVE*	\$480	\$485	-1.0%	-3.0%
MURRUMBEENA*	\$568	\$563	0.9%	-1.7%
NEWPORT*	\$550	\$556	-1.1%	-0.2%
NEWTOWN*	\$485	\$485	0.0%	-
NIDDRIE*	\$515	\$530	-2.8%	3.0%
NOBLE PARK*	\$413	\$410	0.6%	3.1%
NORTH MELBOURNE*	\$705	\$710	-0.7%	-6.0%
NORTHCOTE*	\$690	\$700	-1.4%	0.0%
NUNAWADING*	\$450	\$450	0.0%	0.0%
OAK PARK*	\$510	\$510	0.0%	4.1%
OAKLEIGH*	\$545	\$513	6.3%	6.9%
OAKLEIGH EAST	\$510	\$501	1.9%	4.1%

Suburb	Mar-20 Quarter	Dec-19 Quarter	Quarterly Change	Annual Change
OAKLEIGH SOUTH*	\$560	\$560	0.0%	0.0%
OCEAN GROVE*	\$400	\$400	0.0%	-7.0%
OFFICER*	\$363	\$360	0.7%	-
ORMOND*	\$610	\$585	4.2%	6.0%
PAKENHAM	\$330	\$330	0.0%	0.8%
PARKDALE*	\$575	\$580	-0.9%	-4.2%
PASCOE VALE*	\$478	\$495	-3.5%	-4.5%
POINT COOK*	\$395	\$390	1.3%	3.9%
PORT MELBOURNE*	\$1,000	\$978	2.3%	11.1%
PRAHRAN*	\$768	\$750	2.3%	9.6%
PRESTON	\$500	\$500	0.0%	-3.8%
RESERVOIR	\$450	\$450	0.0%	0.0%
RICHMOND	\$850	\$850	0.0%	3.7%
RINGWOOD*	\$480	\$450	6.7%	4.3%
RINGWOOD EAST*	\$475	\$450	5.6%	7.3%
ROSANNA*	\$525	\$540	-2.8%	11.1%
ROWWILLE*	\$440	\$440	0.0%	4.8%
ROXBURGH PARK*	\$380	-	-	-
SAFETY BEACH*	\$460	\$470	-2.1%	-6.1%
SALE*	\$360	\$335	7.5%	24.1%
SANDRINGHAM*	\$665	\$665	0.0%	0.8%
SEAFORD*	\$440	\$415	6.0%	9.3%
SEBASTOPOL*	\$288	\$285	0.9%	1.8%
SOUTH MELBOURNE*	\$928	\$875	6.0%	30.2%
SOUTH MORANG*	\$370	-	-	-
SOUTH YARRA	\$850	\$850	0.0%	1.2%
SOUTHBANK*	\$852	\$830	2.7%	6.5%
SPRINGVALE*	\$480	\$480	0.0%	4.3%
ST ALBANS*	\$350	\$370	-5.4%	-5.4%
ST KILDA*	\$720	\$723	-0.3%	9.9%
ST KILDA EAST*	\$580	\$580	0.0%	-2.5%
SURREY HILLS*	\$608	\$620	-2.0%	1.3%
SYDENHAM*	\$370	\$370	0.0%	7.2%
TARNEIT*	\$350	-	-	-
TEMPLESTOWE*	\$543	\$580	-6.5%	-4.0%
TEMPLESTOWE LOWER*	\$550	\$545	0.9%	0.0%
THORNBURY*	\$615	\$625	-1.6%	2.5%
TOORAK	\$790	\$780	1.3%	16.2%
TORQUAY*	\$498	\$490	1.5%	10.6%
TULLAMARINE*	\$390	\$395	-1.3%	-2.5%
VERMONT*	\$500	\$490	2.0%	8.1%
VIEWBANK*	\$420	-	-	-
WANTIRNA*	\$420	-	-	3.7%
WANTIRNA SOUTH*	\$460	\$463	-0.5%	-5.2%
WARRAGUL*	\$330	\$330	0.0%	0.0%
WATSONIA*	\$450	\$450	0.0%	-
WENDOUREE*	\$315	-	-	-
WERRIBEE*	\$335	\$345	-2.9%	-2.9%
WILLIAMSTOWN*	\$650	\$632	2.8%	25.0%
WINDSOR*	\$765	\$690	10.9%	17.7%
WOLLERT*	\$373	\$385	-3.2%	0.7%

Source: REIV