



# Victorian Property Sales Report

/ June 2025 Quarter



Department  
of Transport  
and Planning



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## Explanatory notes

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

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

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

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

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

The State Revenue Office supplies the Valuer-General a copy of the completed NOA for each transaction under the provisions of the Land Tax Act 1958. The information is collated and loaded onto a master property file. The table and charts presented in this report are derived from analysis of sales data.

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

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

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

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

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

## Quarterly sales statistics – overall observations

The median house price in Victoria increased by 1.3 per cent from \$740,500 to \$750,000 in the June 2025 quarter, having decreased by 1.9 per cent in the previous quarter (December 2024 to March 2025). For the 12 months from June 2024 to June 2025, the median house price in Victoria decreased by 0.7 per cent from \$755,000 to \$750,000.

The median price of units in Victoria increased by 1.5 per cent from \$590,000 to \$599,000 in the June 2025 quarter, having decreased by 1.7 per cent in the previous quarter. The median price of units in Victoria for the June 2025 quarter was lower than the median price of houses. For the 12 months from June 2024 to June 2025, the median unit price decreased by 1 per cent from \$605,000 to \$599,000.

The metropolitan Melbourne median house price showed no change, remaining at \$850,000 in the June 2025 quarter and the median unit price increased by 0.8 per cent to \$615,000. For the 12 months to June 2025, median sales prices in metropolitan Melbourne decreased by 1.2 per cent for houses and decreased by 0.8 per cent for units.

In the June 2025 quarter, the median house price in country Victoria showed no change, remaining at \$580,000 while units increased by 1.2 per cent to \$435,000. Over the 12 months to June 2025, median sale prices in country Victoria showed no change for houses and increased by 3.6 per cent for units.

Of the 753 listed Victorian locations, 282 had median house price increases for the June 2025 quarter compared to 262 in the March 2025 quarter. Ten localities recorded no change, 184 showed a decrease and 217 had insufficient sales.

The maximum number of house sales for the quarter was 440 in Tarneit and there were 42

locations with 100 or more sales in the June 2025 quarter.

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



Victorian Valuer-General, Robert Marsh PSM

## **Quarterly update – median house prices**

House sales data for the whole of Victoria for the quarter ending June 2025 indicates that the median house sale price increased by 1.3 per cent from \$740,500 to \$750,000. Metropolitan house prices showed no change, remaining at \$850,000 and country Victoria house prices also showed no change, remaining at \$580,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to June 2025. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the June quarter of 2025 and 98 per cent for the March quarter of 2025 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the June

2025 quarter is 24,678. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the June 2025 quarter will be approximately 26,535. This is a 19.6 per cent increase from the number of sales in the March 2025 quarter and an 18.7 per cent increase on the same quarter the previous year (June 2024).

### **Metropolitan Melbourne**

The median house price in metropolitan Melbourne showed no change in the June 2025 quarter remaining at \$850,000. This follows a decrease of 2.3 per cent in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the June 2025 quarter compared to the March 2025 quarter (191 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 182 suburbs for the March quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 84 shifted from showing a median price increase for the March 2025 quarter to a median price decrease for the June 2025 quarter. For example, Camberwell increased by 9 per cent in the March 2025 quarter, while it decreased by 9.7 per cent in the June 2025 quarter. This compares to 90 metropolitan suburbs shifting from an increase in the December 2024 quarter to a decrease in the March 2025 quarter.

Conversely, 94 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2025 quarter to a median price increase in the June 2025 quarter. This compares to 105 metropolitan suburbs shifting

from a decrease in the December 2024 quarter to an increase in the March 2025 quarter.

Thirty metropolitan suburbs with 10 or more sales showed decreases for both the March 2025 and June 2025 quarters. Significant examples include Mornington and Hampton. This compares to 35 metropolitan suburbs in the December 2024 and March 2025 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Patterson Lakes, which had 12 sales and increased by 54 per cent (\$1,023,000 to \$1,575,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in South Yarra, which had 33 sales and increased by 29.6 per cent to \$2,100,000.

For the quarter, Armadale had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 15 house sales and its median house price decreased by 38.3 per cent, from \$3,330,000 to \$2,055,000.

Mont Albert North experienced the second highest median price decrease in metropolitan Melbourne. It had 17 sales and its median price decreased by 26.9 per cent from \$1,922,500 to \$1,405,000.

Melton's median price of \$510,000 was the lowest for metropolitan suburbs in the June 2025 quarter. It had 57 sales and its median price increased by 4.1 per cent from the March 2025 quarter.

**Inner suburbs (within 10 km of Melbourne CBD)**

Suburb	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024-Jun 2025	% Change Mar 2025-Jun 2025
<b>Ascot Vale</b>	1,265,000	1,406,500	1,275,000	0.8	-9.3
<b>Bentleigh</b>	1,610,000	1,690,000	1,750,000	8.7	3.6
<b>Bentleigh East</b>	1,512,000	1,445,000	1,550,000	2.5	7.3
<b>Brighton</b>	3,795,000	3,333,500	3,550,000	-6.5	6.5
<b>Brunswick</b>	1,300,000	1,320,000	1,280,000	-1.5	-3.0
<b>Caulfield South</b>	1,840,000	1,770,000	2,068,500	12.4	16.9
<b>Elwood</b>	2,055,000	2,542,500	2,305,000	12.2	-9.3
<b>Footscray</b>	960,000	955,000	880,000	-8.3	-7.9
<b>Hawthorn</b>	3,232,500	3,137,500	2,692,500	-16.7	-14.2
<b>Kensington</b>	1,181,500	1,048,000	1,138,300	-3.7	8.6
<b>Malvern</b>	3,415,000	3,245,000	2,500,000	-26.8	-23.0
<b>Northcote</b>	1,530,000	1,720,000	1,724,500	12.7	0.3
<b>Preston</b>	1,256,000	1,100,000	1,230,000	-2.1	11.8
<b>Richmond</b>	1,360,000	1,425,500	1,435,000	5.5	0.7
<b>South Melbourne</b>	1,616,300	1,620,000	1,760,000	8.9	8.6
<b>South Yarra</b>	2,203,800	1,620,000	2,100,000	-4.7	29.6
<b>Toorak</b>	6,000,000	5,227,500	5,000,000	-16.7	-4.4
<b>Williamstown</b>	1,600,000	1,452,500	1,600,000	0.0	10.2

**Eastern suburbs (10–20 km from Melbourne CBD)**

Suburb	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024- Jun 2025	% Change Mar 2025- Jun 2025
<b>Balwyn</b>	3,000,000	3,100,000	3,128,000	4.3	0.9
<b>Blackburn</b>	1,450,000	1,638,000	1,673,800	15.4	2.2
<b>Box Hill North</b>	1,340,000	1,370,000	1,429,000	6.6	4.3
<b>Box Hill South</b>	1,480,000	1,350,000	1,493,000	0.9	10.6
<b>Burwood East</b>	1,311,000	1,282,500	1,335,000	1.8	4.1
<b>Camberwell</b>	594,000	643,000	678,500	14.2	5.5
<b>Glen Iris</b>	2,360,000	2,185,000	2,715,000	15.0	24.3
<b>Oakleigh South</b>	1,271,000	1,170,000	1,245,300	-2.0	6.4
<b>Surrey Hills</b>	2,250,000	2,534,400	2,260,000	0.4	-10.8

**Western suburbs (10–20 km from Melbourne CBD)**

Suburb	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024- Jun 2025	% Change Mar 2025- Jun 2025
<b>Altona</b>	1,181,000	1,220,000	1,168,000	-1.1	-4.3
<b>Braybrook</b>	670,000	760,000	743,000	10.9	-2.2
<b>Deer Park</b>	675,500	671,000	680,000	0.7	1.3
<b>Keilor Downs</b>	774,000	815,000	888,800	14.8	9.0
<b>Keilor East</b>	1,057,500	930,000	1,000,000	-5.4	7.5
<b>St Albans</b>	650,000	650,000	680,000	4.6	4.6
<b>Sunshine North</b>	757,500	720,000	755,000	-0.3	4.9
<b>Sunshine West</b>	682,500	710,500	712,500	4.4	0.3

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

Suburb	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024-Jun 2025	% Change Mar 2025-Jun 2025
<b>Burnside Heights</b>	749,000	730,000	780,000	4.1	6.8
<b>Caroline Springs</b>	762,000	750,000	750,000	-1.6	0.0
<b>Hoppers Crossing</b>	635,000	620,000	660,000	3.9	6.5
<b>Point Cook</b>	770,000	817,500	800,000	3.9	-2.1
<b>Sydenham</b>	702,500	690,000	750,500	6.8	8.8
<b>Tarneit</b>	645,800	650,000	665,000	3.0	2.3
<b>Taylors Hill</b>	918,000	948,500	932,000	1.5	-1.7
<b>Werribee</b>	626,500	603,000	641,000	2.3	6.3

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

Suburb	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024-Jun 2025	% Change Mar 2025-Jun 2025
<b>Bayswater</b>	836,500	861,000	891,700	6.6	3.6
<b>Bayswater North</b>	890,000	910,000	920,000	3.4	1.1
<b>Boronia</b>	850,000	861,000	860,900	1.3	0.0
<b>Ferntree Gully</b>	870,000	902,000	897,100	3.1	-0.5
<b>Heathmont</b>	1,080,000	1,115,000	1,065,500	-1.3	-4.4
<b>Wantirna</b>	1,064,800	1,108,000	1,230,000	15.5	11.0
<b>Wheelers Hill</b>	1,390,500	1,513,900	1,430,000	2.8	-5.5

## Country Victoria

Country Victoria's median house showed no change, remaining at \$580,000 in the June 2025 quarter. Over the 12 months to June 2025, the median house price in country Victoria also showed no change, remaining at \$580,000.

The number of country Victoria house sales for the June 2025 quarter is expected to be 8,323, which is 29.4 per cent more than the June 2024 quarter.

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

Bendigo median house prices increased by 6.7 per cent, having decreased by 3.2 per cent in the previous quarter. Mildura increased by 6.9 per cent for the June 2025 quarter, having decreased by 0.5 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that five of the 12 large towns had increases in median house prices in the June 2025 quarter compared to the March 2025 quarter which showed increases in eight of

the 12 towns. For the 12 months from the June 2024 to June 2025 quarter, there were increases in seven of the 12 towns.

Bairnsdale decreased by 4.4 per cent for the June 2025 quarter, having decreased by 4.3 per cent in the previous quarter. Wangaratta decreased by 1.7 per cent and Sale decreased by 4.3 per cent in the June 2025 quarter, having increased by 7.4 per cent in the previous quarter.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the March 2025 to June 2025 quarters. Anglesea increased by 10 per cent for this quarter, having decreased by 4.2 per cent during the previous quarter. Cowes West's median house price increased by 3 per cent for the June 2025 quarter, having decreased by 1.5 per cent in the previous quarter. Venus Bay decreased by 8.6 per cent for the June 2025 quarter, having decreased by 0.2 per cent for March 2025.

## Regional cities

Suburbs in regional cities	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024- Jun 2025	% Change Mar 2025- Jun 2025
<b>Ballarat Central</b>	530,000	635,000	575,000	8.5	-9.4
<b>Bendigo</b>	600,000	600,000	640,000	6.7	6.7
<b>Geelong West</b>	880,000	910,000	810,000	-8.0	-11.0
<b>Horsham</b>	395,000	413,100	379,500	-3.9	-8.1
<b>Mildura</b>	430,000	485,000	518,500	20.6	6.9
<b>Shepparton</b>	446,800	471,000	476,000	6.5	1.1
<b>Warrnambool</b>	602,500	600,000	609,000	1.1	1.5
<b>Wodonga</b>	523,000	615,000	601,000	14.9	-2.3

## Large towns

Suburbs in large towns	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024- Jun 2025	% Change Mar 2025- Jun 2025
<b>Bairnsdale</b>	460,000	450,000	430,000	-6.5	-4.4
<b>Castlemaine</b>	757,500	782,500	720,000	-5.0	-8.0
<b>Colac</b>	481,000	460,000	480,000	-0.2	4.3
<b>Echuca</b>	584,000	579,000	631,300	8.1	9.0
<b>Hamilton</b>	356,500	420,000	389,000	9.1	-7.4
<b>Moe</b>	375,000	345,000	433,000	15.5	25.5
<b>Morwell</b>	331,500	351,000	355,000	7.1	1.1
<b>Sale</b>	482,500	510,000	488,000	1.1	-4.3
<b>Swan Hill</b>	480,000	545,000	480,300	0.1	-11.9
<b>Traralgon</b>	487,000	535,000	522,500	7.3	-2.3
<b>Wangaratta</b>	525,000	525,000	516,300	-1.7	-1.7
<b>Yarrawonga</b>	660,000	552,500	615,000	-6.8	11.3

## Seaside towns

Suburbs in seaside towns	June quarter 2024 \$	March quarter 2025 \$	June quarter 2025 \$	% Change Jun 2024- Jun 2025	% Change Mar 2025- Jun 2025
<b>Anglesea</b>	1,422,500	1,375,000	1,512,500	6.3	10.0
<b>Cowes West</b>	720,000	672,500	692,500	-3.8	3.0
<b>Inverloch</b>	782,500	850,000	792,500	1.3	-6.8
<b>Lakes Entrance</b>	565,000	475,000	520,000	-8.0	9.5
<b>Ocean Grove</b>	995,000	910,000	960,000	-3.5	5.5
<b>Portland</b>	440,000	445,000	397,500	-9.7	-10.7
<b>St Leonards</b>	705,000	702,500	650,000	-7.8	-7.5
<b>Torquay</b>	1,210,000	1,200,000	1,180,000	-2.5	-1.7

<b>Suburbs in seaside towns</b>	<b>June quarter 2024 \$</b>	<b>March quarter 2025 \$</b>	<b>June quarter 2025 \$</b>	<b>% Change Jun 2024- Jun 2025</b>	<b>% Change Mar 2025- Jun 2025</b>
<b>Venus Bay</b>	522,900	496,500	454,000	-13.2	-8.6

# Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2025 to June quarter 2025

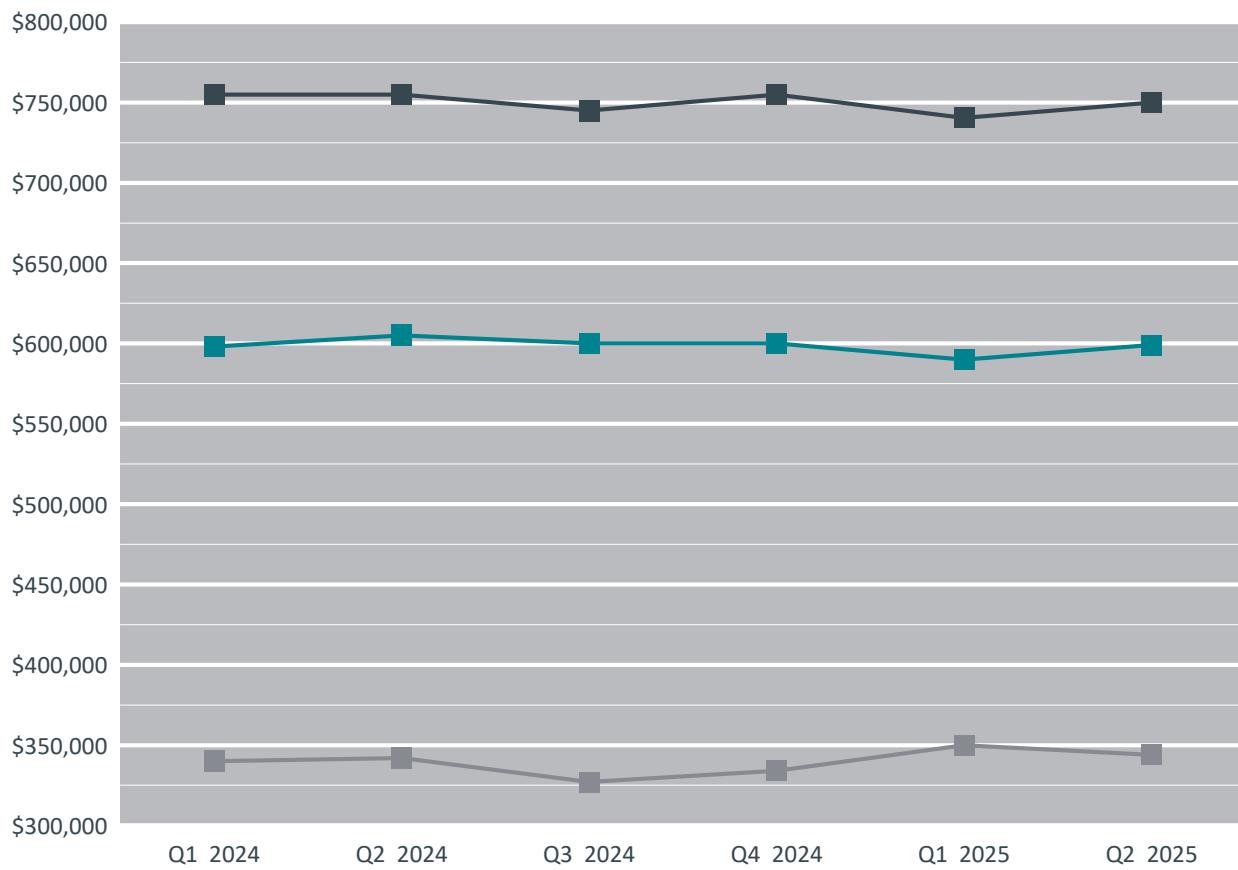


# Metropolitan Melbourne houses - yearly change in median prices

June quarter 2024 to June quarter 2025



**VICTORIA**  
**RESIDENTIAL PRICE STATISTICS**



Legend

Q1 Jan-Mar

House Median

Unit/Apartment Median

Q2 Apr-Jun

Vacant House Block Median

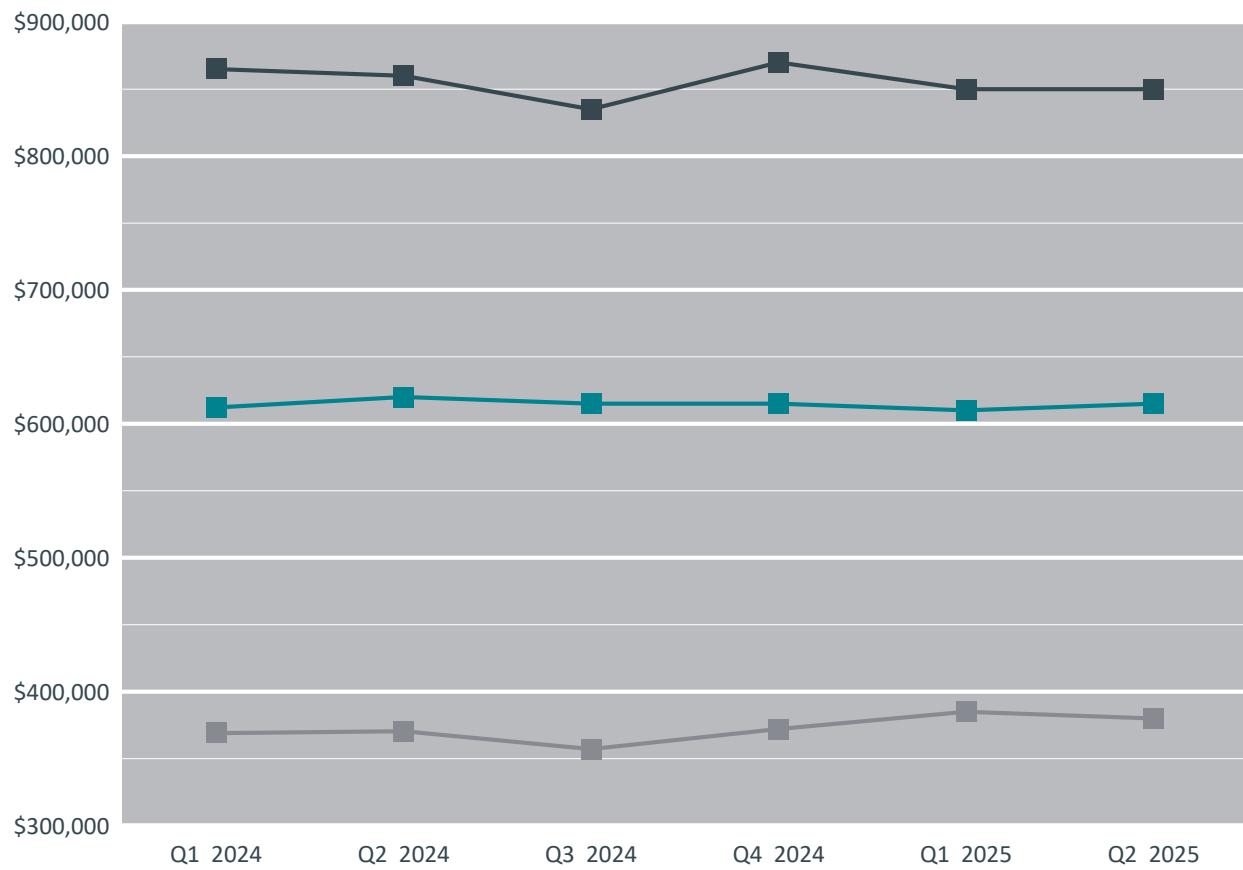
Q3 Jul-Sep

Q4 Oct-Dec

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2024	19,740	755,000	0.0	11,016	598,000	0.0	3,488	340,000	0.0
Apr-Jun	2024	22,359	755,000	0.0	12,564	605,000	1.2	4,217	342,000	0.6
Jul-Sep	2024	21,775	745,000	-1.3	12,066	600,000	-0.8	4,298	327,000	-4.4
Oct-Dec	2024	24,552	755,000	1.3	12,481	600,000	0.0	4,077	334,000	2.1
Jan-Mar	2025	21,741	740,500	-1.9	10,961	590,000	-1.7	3,680	350,000	4.8
Apr-Jun	2025	24,678	750,000	1.3	12,490	599,000	1.5	4,681	344,000	-1.7

## MELBOURNE METROPOLITAN AREA

### RESIDENTIAL PRICE STATISTICS



#### Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

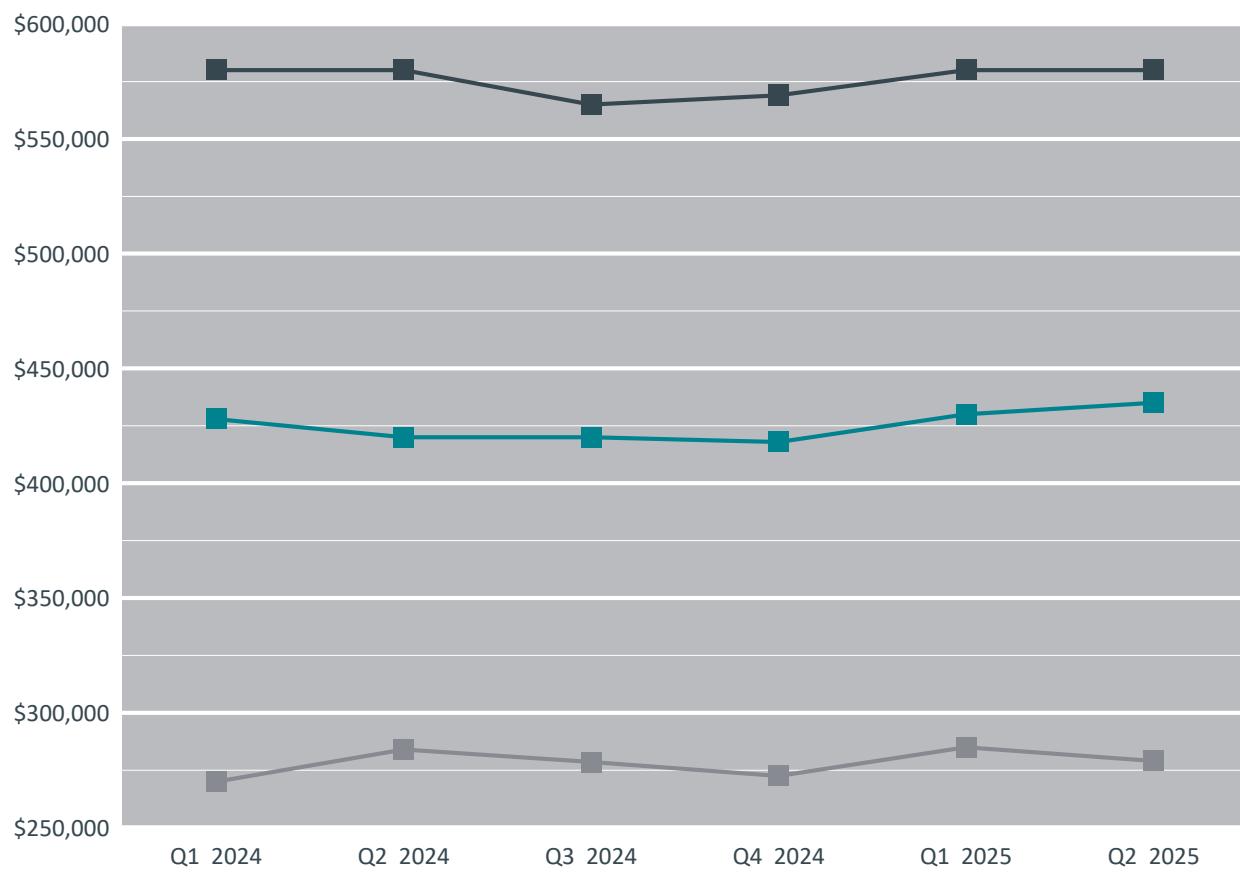
House Median

Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2024	13,760	865,000	0.0	10,041	612,300	0.0	2,319	369,000	0.0
Apr-Jun	2024	15,925	860,000	-0.6	11,608	620,000	1.3	2,841	370,500	0.4
Jul-Sep	2024	15,487	835,000	-2.9	10,981	615,000	-0.8	2,978	357,000	-3.6
Oct-Dec	2024	17,389	870,000	4.2	11,347	615,000	0.0	2,607	372,000	4.2
Jan-Mar	2025	14,701	850,000	-2.3	9,878	610,000	-0.8	2,268	385,000	3.5
Apr-Jun	2025	16,938	850,000	0.0	11,315	615,000	0.8	2,875	380,000	-1.3

**COUNTRY VICTORIA**  
**RESIDENTIAL PRICE STATISTICS**



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2024	5,980	580,000	0.0	975	428,000	0.0	1,169	270,000	0.0
Apr-Jun	2024	6,434	580,000	0.0	956	420,000	-1.9	1,376	284,000	5.2
Jul-Sep	2024	6,288	565,000	-2.6	1,085	420,000	0.0	1,320	278,500	-1.9
Oct-Dec	2024	7,163	569,000	0.7	1,134	418,000	-0.5	1,470	272,500	-2.2
Jan-Mar	2025	7,040	580,000	1.9	1,083	430,000	2.9	1,412	285,000	4.6
Apr-Jun	2025	7,740	580,000	0.0	1,175	435,000	1.2	1,806	279,000	-2.1

**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
ABBOTSFORD	1275000	1147500	1240000	1310000^	1295000	21	30	1.6	-1.1
ABERFELDIE	1725000^	2487500^	1900000	2045000	1900000	14	25	10.1	-7.1
AINTREE	722500	730000	687500	720000	750500	40	79	3.9	4.2
AIREYS INLET	1330000^	1450000^	1649000^	1450000^	1247500^	4	9	-6.2	-14.0
AIRPORT WEST	983800	900800	917500	975000	915000	35	68	-7.0	-6.2
ALBANVALE	605500	620000	612000	625000	650500	22	45	7.4	4.1
ALBERT PARK	1900500	2450000	2265000	2320000	2085000	27	48	9.7	-10.1
ALBION	737500	780000	705000^	738800	750000	17	31	1.7	1.5
ALEXANDRA	532500^	525000^	489000	680000^	535500^	8	13	0.6	-21.3
ALFREDTON	630000	590000	590000	602500	605000	86	170	-4.0	0.4
ALLANSFORD	550000^	497000^	555000^	837500^	515000^	3	7	-6.4	-38.5
ALPHINGTON	1968300	2185000^	2090000	1850000	2025000	14	29	2.9	9.5
ALTONA	1181000	1180000	1150000	1220000	1168000	46	75	-1.1	-4.3
ALTONA EAST	1095000	1100000^	1035000	1010000^	1076000^	7	11	-1.7	6.5
ALTONA MEADOWS	708500	690000	760000	738500	730000	37	57	3.0	-1.2
ALTONA NORTH	880000	930000	880000	1003000	895000	65	113	1.7	-10.8
ANGLESEA	1422500	1650000	1435000	1375000	1512500	20	40	6.3	10.0
APOLLO BAY	1042500	905000^	890000^	775000^	777500^	6	12	-25.4	0.3
ARARAT	375000	390000	395000	376000	341000	41	77	-9.1	-9.3
ARDEER	675100	700000	670000	695000	741500	12	24	9.8	6.7
ARMADALE	2125000	2317500	2450000	3330000	2055000	15	41	-3.3	-38.3
ARMSTRONG CREEK	655000	665000	650000	648000	670000	121	250	2.3	3.4
ASCOT (GREATER BENDIGO)	566500	610000^	660000	622500	630000	11	25	11.2	1.2
ASCOT VALE	1265000	1220000	1327500	1406500	1275000	37	85	0.8	-9.3
ASHBURTON	2126000	1907000	1820000	1852000	1905000	26	59	-10.4	2.9
ASHWOOD	1555000	1470000	1380000	1510000	1570000	21	38	1.0	4.0
ASPENDALE	1325000	1327500	1215000	1300000	1342500	20	35	1.3	3.3
ASPENDALE GARDENS	1227000	1180500	1247500	1225000	1265000^	9	23	3.1	3.3
ATTWOOD	1057800	815000^	785000^	785000^	739000^	8	16	-30.1	-5.9
AVENEL	617500^	512000^	486000^	569000^	1150000^	2	4	86.2	102.1
AVOCA	415000^	375000^	405000^	380000^	415000	11	20	0.0	9.2
AVONDALE HEIGHTS	986500	1000000	965000	935000	990000	53	90	0.4	5.9
BACCHUS MARSH	633200	600000	575000	620000	617000	51	91	-2.6	-0.5

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
BADGER CREEK	740000^	620000^	617500^	697500^	673000^	2	8	-9.1	-3.5
BAIRNSDALE	460000	430000	470000	450000	430000	59	96	-6.5	-4.4
BALACLAVA	1435000	1307500^	1302500	1450000^	1150000^	7	12	-19.9	-20.7
BALCOMBE	1482500	1675000	1590000	1590000	1616500	18	55	9.0	1.7
BALLAN	650000	597500	580000	622500	568500	16	28	-12.5	-8.7
BALLARAT CENTRAL	530000	537500	590000	635000	575000	29	63	8.5	-9.4
BALLARAT EAST	480000	462500	456000	500000	510000	52	81	6.3	2.0
BALLARAT NORTH	496300	525000	566000	515000	530000	25	53	6.8	2.9
BALNARRING	1320000^	1160000^	1332500^	1280000^	1515000	12	19	14.8	18.4
BALNARRING BEACH	1331000^	1570000^	1875000^	1325000^	1680000^	1	6	26.2	26.8
BALWYN	3000000	2730000	2860000	3100000	3128000	39	76	4.3	0.9
BALWYN NORTH	2383900	2160000	2335000	2359500	2100000	64	130	-11.9	-11.0
BANDIANA	600000^	595000^	620000^	629000^	620000^	1	4	3.3	-1.4
BANNOCKBURN	718500	745500	705000	699000	707000	26	43	-1.6	1.1
BARANDUDA	649000^	617500	680000	585000	625000	23	34	-3.7	6.8
BARWON HEADS	1287500	1603500	1505000	1465000	1455000	18	36	13.0	-0.7
BAXTER	706000^	705000^	726300	752500	740000^	7	19	4.8	-1.7
BAYSWATER	836500	880800	886000	861000	891700	32	59	6.6	3.6
BAYSWATER NORTH	890000	907000	900000	910000	920000	20	41	3.4	1.1
BEACONSFIELD	950000	1020000	1060000	816300	960000	27	53	1.1	17.6
BEACONSFIELD UPPER	980000^	1545000^	1010000^	1552500^	1215600^	5	7	24.0	-21.7
BEAUFORT	372500^	355000	350000^	395000^	390000^	5	14	4.7	-1.3
BEAUMARIS	1990000	2100000	2130000	1943000	2130000	38	83	7.0	9.6
BEECHWORTH	780000^	877500	634800^	790000	890000	11	30	14.1	12.7
BELGRAVE	861000	760000	800000	860000	760000	17	28	-11.7	-11.6
BELGRAVE HEIGHTS	1155000^	1100000^	921000^	1053100^	1129000^	2	6	-2.3	7.2
BELL PARK	620000	610000	628500	645000	620000	16	41	0.0	-3.9
BELL POST HILL	670000	652500	685000	650000	661300	32	57	-1.3	1.7
BELLFIELD (BANYULE)	970000^	1077500^	896000^	1050000^	991000	11	20	2.2	-5.6
BELMONT	682500	720000	715000	670000	686000	69	132	0.5	2.4
BENALLA	453800	425500	445000	465000	457500	61	116	0.8	-1.6
BENDIGO	600000	730000	620000	600000	640000	29	64	6.7	6.7
BENTLEIGH	1610000	1690800	1621000	1690000	1750000	47	86	8.7	3.6

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
BENTLEIGH EAST	1512000	1490000	1462500	1445000	1550000	91	166	2.5	7.3
BERWICK	842500	860000	885000	900000	870000	222	408	3.3	-3.3
BEVERIDGE	680000	645000	655000	622000	650000	75	140	-4.4	4.5
BIRCHIP	180000^	150000^	390000^	282500^	242500^	2	4	34.7	-14.2
BIRREGURRA	700000^	645000^	860000^	605000^	775500^	4	9	10.8	28.2
BITTERN	830000	819500^	770000	905000	840000^	6	22	1.2	-7.2
BLACK HILL	660000^	617500^	650000	527500	495000^	6	18	-25.0	-6.2
BLACK ROCK	2310000	2250000	2670000	2620000	2280000	15	27	-1.3	-13.0
BLACKBURN	1450000	1502000	1562500	1638000	1673800	36	66	15.4	2.2
BLACKBURN NORTH	1332000	1211500	1283000	1399000	1350000	25	46	1.4	-3.5
BLACKBURN SOUTH	1326000	1402000	1300000	1422300	1373000	35	53	3.5	-3.5
BLAIGOWRIE	1340000	1195000	1467500	1350000	1632500	28	65	21.8	20.9
BLIND BIGHT	700000^	715000^	660000	830000^	722500^	8	13	3.2	-13.0
BONBEACH	1037500	1085000^	1022000	1035000	1107500	14	29	6.7	7.0
BONNIE BROOK	703800	651500	642000	647900	655000	27	54	-6.9	1.1
BONSHAW	500000	527500^	512000^	545000	560000	26	37	12.0	2.8
BOORT	370000^	259500^	259500*	330000^	300000^	6	10	-18.9	-9.1
BORONIA	850000	840000	825500	861000	860900	78	141	1.3	0.0
BOTANIC RIDGE	935000	845000	930000	910000	852500	39	90	-8.8	-6.3
BOX HILL	1680000^	1810000^	1550000	1725000^	1698000	13	20	1.1	-1.6
BOX HILL NORTH	1340000	1339500	1303000	1370000	1429000	42	66	6.6	4.3
BOX HILL SOUTH	1480000	1757500	1550000	1350000	1493000	37	56	0.9	10.6
BRAYBROOK	670000	725000	775000	760000	743000	39	59	10.9	-2.2
BREAKWATER	445000^	515000^	515000^	500000^	602500^	6	11	35.4	20.5
BRIAR HILL	1085000^	950000^	893000	1127800	960000	12	26	-11.5	-14.9
BRIGHT	901000^	1037500^	1285000	850000^	1065000	10	19	18.2	25.3
BRIGHTON	3795000	3750000	3080000	3333500	3550000	67	136	-6.5	6.5
BRIGHTON EAST	2350000	2036000	2200000	2325000	2050000	53	100	-12.8	-11.8
BROADFORD	525000	545000	512500	562500	590000	22	39	12.4	4.9
BROADMEADOWS	600000	575000	592000	610000	620000	47	75	3.3	1.6
BROOKFIELD	555000	530000	540000	565000	590000	57	116	6.3	4.4
BROOKLYN	870000^	710000^	932500^	857500^	715000^	1	7	-17.8	-16.6
BROWN HILL	525000	570000	705000	610000	656300	18	44	25.0	7.6

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
BRUNSWICK	1300000	1229500	1300000	1320000	1280000	66	122	-1.5	-3.0
BRUNSWICK EAST	1376500	1300000	1466000	1647500	1335000	34	58	-3.0	-19.0
BRUNSWICK WEST	1337500	1400000	1352500	1282500	1332500	24	51	-0.4	3.9
BULLEEN	1302500	1354500	1296000	1365000	1380000	40	68	6.0	1.1
BUNDOORA	900000	898000	850000	882000	866400	78	147	-3.7	-1.8
BUNINYONG	740000	632500^	813000	725000	730000	12	29	-1.4	0.7
BUNYIP	705000	700000	700800	758000^	791500^	9	13	12.3	4.4
BURNSIDE	690000	788000	747500	860000	797500	18	31	15.6	-7.3
BURNSIDE HEIGHTS	749000	849000	720000	730000	780000	22	38	4.1	6.8
BURWOOD	1320000	1402500	1378000	1594400	1581000	26	50	19.8	-0.8
BURWOOD EAST	1311000	1280000	1300000	1282500	1335000	31	63	1.8	4.1
CAIRNLEA	1027500	860000	870000	897000	835900	24	42	-18.6	-6.8
CALIFORNIA GULLY	461000	425000	453800	443500	515000	24	42	11.7	16.1
CAMBERWELL	2580000	2451000	2500000	2725000	2460000	47	113	-4.7	-9.7
CAMPBELLFIELD	594000^	610000^	598000^	643000	678500	17	32	14.2	5.5
CAMPBELLS CREEK	641000	697500^	692500^	799000^	730000	11	19	13.9	-8.6
CAMPERDOWN	353000	500000	455000	461300	435000	18	30	23.2	-5.7
CANADIAN	505000	500000	482500	550000	520000	27	53	3.0	-5.5
CANTERBURY	3490000	3115000	3220400	4387500	3544000	18	42	1.5	-19.2
CAPE PATERSON	1085000^	1000000^	775000^	692500	745000^	6	20	-31.3	7.6
CAPE SCHANCK	1472500^	2650000^	1075000^	1635000^	1370000^	8	11	-7.0	-16.2
CAPEL SOUND	725000	687500	748000	705000	780000	15	38	7.6	10.6
CARDIGAN VILLAGE	820000^	545000^	545000*	410000^	484000^	1	6	-41.0	18.0
CARISBROOK	665000^	530000^	615000^	432500^	417000^	7	9	-37.3	-3.6
CARLTON	1421000	1545000^	1175000	1360000	1761500	12	30	24.0	29.5
CARLTON NORTH	1590000	1457500	1725000	1730000	1826000	30	50	14.8	5.5
CARNEGIE	1707500	1820000	1640000	1720000	1810000	29	51	6.0	5.2
CAROLINE SPRINGS	762000	727000	737500	750000	750000	74	134	-1.6	0.0
CARRUM	1230000^	1016000^	1016000	881000^	1100500	14	19	-10.5	24.9
CARRUM DOWNS	720000	711000	715000	745000	775000	81	178	7.6	4.0
CASTERTON	298600^	250000^	395000^	375000^	269000^	6	11	-9.9	-28.3
CASTLEMAINE	757500	720000	710000	782500	720000	27	56	-5.0	-8.0
CAULFIELD	2385000	2320000	1910000	2080000^	2685000^	2	7	12.6	29.1

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
CAULFIELD EAST	1510000^	1775000^	1760000^	1819000^	1819000*	0	2	NA	NA
CAULFIELD NORTH	2750000	2270000	2201000	2562500	2296500	26	50	-16.5	-10.4
CAULFIELD SOUTH	1840000	1800000	1805000	1770000	2068500	30	50	12.4	16.9
CHADSTONE	1290000	1156000	1249000	1190000	1200000	25	37	-7.0	0.8
CHARLEMONT	608500	635000	635000	600000	651000	41	72	7.0	8.5
CHARLTON	505000^	285000^	275000^	265000^	250000^	4	9	-50.5	-5.7
CHELSEA	1180000	1095000	1267000	985100	1137500	14	28	-3.6	15.5
CHELSEA HEIGHTS	950000	957500^	872500	985000	1008500	17	35	6.2	2.4
CHELTENHAM	1405000	1263000	1307000	1260500	1302500	46	84	-7.3	3.3
CHELTENHAM EAST	1112500	1081300	1155000	1220000	1130000	15	34	1.6	-7.4
CHELTENHAM NORTH	1030000	960000	1205000	1100000	1042500	14	25	1.2	-5.2
CHEWTON	485000^	860000^	761300^	600000^	1075000^	1	6	121.6	79.2
CHILTERN	500000^	435000^	462000^	465000^	660000^	1	6	32.0	41.9
CHIRNSIDE PARK	888000	855000	897500	900000	940000	52	100	5.9	4.4
CHUM CREEK	802500^	845000^	761000^	761000*	712500^	2	2	-11.2	NA
CHURCHILL	355000	380000	337500	374500	365000	30	46	2.8	-2.5
CLARINDA	955500^	1015000	1050000	1101000	1050000	11	29	9.9	-4.6
CLAYTON	1169000	1154000	1165000	1225000	1290000	19	35	10.4	5.3
CLAYTON NORTH	1528000^	1285000^	1400000^	1447500^	1331000^	1	9	-12.9	-8.0
CLAYTON SOUTH	935000	1015000	1060000	986000^	994900	18	26	6.4	0.9
CLEMATIS	817000^	890000^	915000^	955000^	873500^	3	4	6.9	-8.5
CLIFTON HILL	1750600	1555000	1442500	1778800	1735000	14	32	-0.9	-2.5
CLIFTON SPRINGS	655000	721000	652600	640500	667500	46	88	1.9	4.2
CLUNES	515000^	492500^	505000	440000^	415000^	5	8	-19.4	-5.7
CLYDE	682000	700000	695000	690000	700000	131	266	2.6	1.4
CLYDE NORTH	730000	734300	708000	745000	735500	292	511	0.8	-1.3
COBBLEBANK	667500	636000	600000	629000	602500	24	58	-9.7	-4.2
COBDEN	365000^	300000^	347500^	367500^	410000^	5	12	12.3	11.6
COBRAM	454300	411300	420000	425000	445000	21	52	-2.1	4.7
COBURG	1150000	1146000	1140000	1250000	1210000	81	137	5.2	-3.2
COBURG EAST	1130000	1005000	1174500	1030000	1145000	18	31	1.3	11.2
COBURG NORTH	1110000	990000	1050000	975000	1212000	21	32	9.2	24.3
COCKATOO	672500	720000	735000	725000	685000^	9	29	1.9	-5.5

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
COHUNA	340000	262500^	400000	362500	320000	11	23	-5.9	-11.7
COLAC	481000	452800	457500	460000	480000	39	70	-0.2	4.3
COLDSTREAM	793000^	922000^	820000^	800000^	840000^	7	12	5.9	5.0
COLERAINE	270000^	265000^	262500^	245000^	245000^	9	16	-9.3	0.0
COLLINGWOOD	1320000	1100000	1167500	1200000^	1403500	10	19	6.3	17.0
CONNEWARRE	2500000^	1270000^	1950000^	1925000^	2200000^	1	6	-12.0	14.3
COOLAROO	559400	542000	557500	601500	601300	12	22	7.5	0.0
COONANS HILL	1155000^	1175000^	1207500	1545000^	1125000	10	12	-2.6	-27.2
CORINELLA	715000	585000^	780000^	643000	670000	18	28	-6.3	4.2
CORIO	495000	483500	495000	480000	513500	104	185	3.7	7.0
CORONET BAY	510000	485000^	445000^	535000	505000	10	28	-1.0	-5.6
CORRYONG	351500^	290000^	255000^	440000^	400000^	6	13	13.8	-9.1
COWES	875500^	885000	898500^	775000	820000^	8	21	-6.3	5.8
COWES WEST	720000	735000	682500	672500	692500	46	90	-3.8	3.0
CRAIGIEBURN	658000	650000	665000	678000	700000	299	494	6.4	3.2
CRANBOURNE	669000	647500	677000	659300	713500	103	213	6.7	8.2
CRANBOURNE EAST	715000	720000	710000	725000	730000	102	197	2.1	0.7
CRANBOURNE NORTH	720000	737500	730000	732500	770500	91	161	7.0	5.2
CRANBOURNE SOUTH	822500	723500	830000	700000	700000	27	44	-14.9	0.0
CRANBOURNE WEST	665000	690000	695000	700000	700000	96	183	5.3	0.0
CREMORNE	1550000	1168500^	1141500^	1310000^	1187500^	6	13	-23.4	-9.4
CRESWICK	517500	535000	540000	575000	550000	25	44	6.3	-4.3
CRIB POINT	680000	750000	750000	710000^	835000	11	18	22.8	17.6
CROYDON	900000	930000	884800	900000	882500	70	134	-1.9	-1.9
CROYDON HILLS	1237500	1060500	1215000	1131200	1152000	17	32	-6.9	1.8
CROYDON NORTH	1115000	987000	1035000	968000	1110500	18	39	-0.4	14.7
CROYDON SOUTH	900000	885000	925000	917000	967500	14	27	7.5	5.5
CURLEWIS	672500	630000	625000	640800	630000	23	45	-6.3	-1.7
DALLAS	545000	563000	574000	519000	561000	22	38	2.9	8.1
DALYSTON	574500^	540000^	515000^	553500^	500000	11	19	-13.0	-9.7
DANDENONG	707000	750000	710000	725500	755000	45	95	6.8	4.1
DANDENONG NORTH	750000	760000	790000	750000	790000	57	127	5.3	5.3
DARLEY	615000	645000	647000	645000	580000	52	102	-5.7	-10.1

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
DAYLESFORD	910000	880000	750000	960000	700000	11	30	-23.1	-27.1
DEANSIDE	649500	695000	670000	676000	675000	69	118	3.9	-0.1
DEEPDENE	3450000	4066900^	3249500	2592500^	3450000^	5	10	0.0	33.1
DEER PARK	675500	660000	657500	671000	680000	51	101	0.7	1.3
DELACOMBE	550000	525000	511000	513500	545000	16	60	-0.9	6.1
DELAHEY	637000	691000	625000	671000	689000	18	34	8.2	2.7
DENNINGTON	625000^	610000^	576300^	617300^	610000	13	21	-2.4	-1.2
Derrimut	750000	718500	750000	805000	807000	17	27	7.6	0.2
DIAMOND CREEK	1060000	1168000	1026000	1025000	1020000	42	76	-3.8	-0.5
DIGGERS REST	670000	650000	635000	615000	675000	55	86	0.7	9.8
DIMBOOLA	245000	260000	269000	250000^	252500	10	17	3.1	1.0
DINGLEY VILLAGE	1070000	1117800	1145000	1055000	1194000	28	55	11.6	13.2
DONALD	280000^	280000^	245000	260000^	350000^	7	12	25.0	34.6
DONCASTER	1550000	1471000	1428000	1520000	1554000	58	117	0.3	2.2
DONCASTER EAST	1660000	1672500	1535000	1525000	1552500	92	151	-6.5	1.8
DONNYBROOK	650000	665800	645000	650400	645000	125	240	-0.8	-0.8
DONVALE	1642000	1524000	1509000	1460000	1525000	23	43	-7.1	4.5
DOREEN	750000	761000	770000	771000	753000	127	242	0.4	-2.3
DOVETON	600000	610000	603000	606800	630000	33	74	5.0	3.8
DROMANA	1050000	1020000	930000	950000	1000000	37	96	-4.8	5.3
DROUIN	600000	600000	615000	625000	638300	92	184	6.4	2.1
DRYSDALE	765000	676500	807000	633800	745000	13	29	-2.6	17.6
DUNKELD	350000^	487500^	440000^	440000*	417500^	5	5	19.3	NA
EAGLE POINT	614500^	379800^	537500^	637500^	557500^	4	10	-9.3	-12.5
EAGLEHAWK	474300	512000	515000	531300	580000	23	55	22.3	9.2
EAGLEMONT	2980000	2100000	2165000	3010000^	2120500	12	19	-28.8	-29.6
EAST BAIRNSDALE	357500^	340000^	435000^	335000^	362500	12	20	1.4	8.2
EAST BENDIGO	578000^	670000^	530000	502500	510000	12	24	-11.8	1.5
EAST GEELONG	835000	696000	820000	746300	790000	15	29	-5.4	5.9
EAST MELBOURNE	3750000^	3550000^	2900000^	1702000^	2400000^	6	9	-36.0	41.0
EAST WARBURTON	522500^	560000^	580000^	600000^	695000^	6	9	33.0	15.8
EASTWOOD	587500^	658500^	581000	632500	590000	13	27	0.4	-6.7
ECHUCA	584000	556300	550000	579000	631300	58	128	8.1	9.0

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
EDENHOPES	195100^	230000^	365000^	307500^	240000^	6	10	23.0	-22.0
EDITHVALE	1361500	1276300	1340000	1379900	1217500	12	22	-10.6	-11.8
EILDON	377500^	407500^	432500^	457500^	322500^	5	9	-14.6	-29.5
ELIMINYT	650000	587500	470000^	612500^	735000	11	18	13.1	20.0
ELMORE	305000^	490000^	342500^	455000^	435000^	3	8	42.6	-4.4
ELSTERNWICK	2170000	1810000	2225000	2030000	1902000	12	26	-12.4	-6.3
ELTHAM	1180500	1241000	1161000	1200000	1263500	52	98	7.0	5.3
ELTHAM NORTH	1350000	1190000	1300000	1216000	1331000	18	34	-1.4	9.5
ELWOOD	2055000	1925000	2110000	2542500	2305000	37	57	12.2	-9.3
EMERALD	899000	914000	885000	937000	922500	22	41	2.6	-1.5
ENDEAVOUR HILLS	821000	816000	809500	802500	795000	81	137	-3.2	-0.9
EPPING	691000	654000	690000	652000	723000	122	209	4.6	10.9
EPSOM	588500	560000	605000	585000	632500	36	65	7.5	8.1
ESSENDON	1900000	1655000	1680000	1560000	1655000	56	111	-12.9	6.1
ESSENDON NORTH	1180000	1765000^	1212000^	1180000^	981000^	6	11	-16.9	-16.9
ESSENDON WEST	1810000^	1675000^	1700000^	1525000^	1581300^	6	11	-12.6	3.7
EUMEMMERRING	625000	669000^	677500^	690000^	720000^	7	10	15.2	4.3
EUREKA	587800^	392300^	380000^	500000^	337000^	1	7	-42.7	-32.6
EUROA	577000	485000	570000	480000	465000	21	34	-19.4	-3.1
EYNESBURY	701500	750000	750000	750000	704500	26	45	0.4	-6.1
FAIRFIELD	1645000	1575000	1500000	1647000	2050000	17	34	24.6	24.5
FAIRHAVEN	2100000^	1525000^	1900000^	2306500^	1725000^	1	5	-17.9	-25.2
FAWKNER	780500	753500	786000	812000	801000	63	102	2.6	-1.4
FERNTREE GULLY	870000	865600	888500	902000	897100	88	148	3.1	-0.5
FERNY CREEK	882500^	1027500^	1020000^	1012000^	1020000^	7	12	15.6	0.8
FINGAL	1650000*	1800000^	1725000^	1242500^	1870000^	1	3	NA	50.5
FITZROY	1762500	1600000	1901300	1635000	1815000	15	41	3.0	11.0
FITZROY NORTH	1595000	1435000	1480000	1415000	1790500	36	71	12.3	26.5
FIVEWAYS	1055000^	1055000*	771800^	875000^	680000^	3	6	-35.5	-22.3
FLEMINGTON	985000	1060000	1060000	1140300	1165500	12	30	18.3	2.2
FLINDERS	2375000^	1921000^	3960000^	3250000^	1610000^	7	9	-32.2	-50.5
FLORA HILL	527500	557500	527300	520500	634000	20	40	20.2	21.8
FOOTSCRAY	960000	937500	1000000	955000	880000	51	79	-8.3	-7.9

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
FOREST HILL	1185000	1210000	1235600	1220000	1180000	43	70	-0.4	-3.3
FOSTER	552500^	580000^	450000^	485000^	620000^	9	18	12.2	27.8
FRANKSTON	750000	717500	760000	750000	810000	171	319	8.0	8.0
FRANKSTON NORTH	597600	601500	595000	625000	670000	47	75	12.1	7.2
FRANKSTON SOUTH	1187500	1165000	1125000	1180000	1190000	69	139	0.2	0.8
FRASER RISE	700000	710000	690500	700000	695000	114	215	-0.7	-0.7
FYANSFORD	912500^	918000^	1120000^	965000^	955000	11	18	4.7	-1.0
GARDEN CITY	1560500^	1425000^	1845000^	2214000^	1875000^	5	13	20.2	-15.3
GARDENVALE	2350000^	1416000^	1713800^	2221000^	1764000^	2	7	-24.9	-20.6
GARFIELD	750000^	690000^	750000^	862500^	847500^	2	4	13.0	-1.7
GEELONG	905000^	890000	820000	915000	865500	10	24	-4.4	-5.4
GEELONG WEST	880000	811300	859000	910000	810000	33	50	-8.0	-11.0
GEMBROOK	865000^	1155000^	838000^	1012300^	704300^	4	8	-18.6	-30.4
GISBORNE	980000	920000	857500	1065000	927500	42	79	-5.4	-12.9
GLADSTONE PARK	715000	710000	747500	805000	752000	39	62	5.2	-6.6
GLEN HUNTLY	1530000^	1811000^	1480000^	1907000^	1517500^	4	7	-0.8	-20.4
GLEN IRIS	2360000	2285000	2330000	2185000	2715000	46	105	15.0	24.3
GLEN WAVERLEY	1689500	1650000	1610000	1632900	1710000	123	217	1.2	4.7
GLENROWAN	480000^	631500^	590000^	580000^	680000^	3	9	41.7	17.2
GLENROY	830000	807300	825000	865000	825000	64	126	-0.6	-4.6
GOLDEN BEACH	455000^	440000^	295000^	335000^	400000^	3	9	-12.1	19.4
GOLDEN POINT (BALLARAT)	610000^	490000	423500	476000	525000	15	36	-13.9	10.3
GOLDEN SQUARE	520000	565000	545000	525000	550000	65	112	5.8	4.8
GOWANBRAE	1085000^	1025000	1110000^	992500^	880000^	9	15	-18.9	-11.3
GRANTVILLE	590000	540000^	600000^	588000^	605000^	6	15	2.5	2.9
GREEN LAKE	450000^	376500^	420000^	556000^	442500^	6	10	-1.7	-20.4
GREENSBOROUGH	1090000	1005500	973000	1023300	1028500	52	108	-5.6	0.5
GREENVALE	920000	850000	806500	867500	882500	106	188	-4.1	1.7
GROVEDALE	682500	655000	667500	650000	675000	68	130	-1.1	3.8
HADFIELD	838500	851000	850000	901000	816000	17	48	-2.7	-9.4
HALLAM	755000	750000	767500	752500	740000	31	59	-2.0	-1.7
HAMILTON	356500	404000	395500	420000	389000	53	92	9.1	-7.4
HAMLYN HEIGHTS	722500	637500	692500	743500	722500	26	62	0.0	-2.8

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
HAMPTON	2670000	2247500	2507500	2310000	2225000	35	82	-16.7	-3.7
HAMPTON EAST	1470000	1442500	1385000	1454500	1605000	16	28	9.2	10.3
HAMPTON PARK	675000	665000	678000	660000	675000	89	179	0.0	2.3
HARCOURT	650000^	553500^	661000^	360000^	500000^	5	6	-23.1	38.9
HARKNESS	547500	580000	550000	563000	590000	67	124	7.8	4.8
HASTINGS	670000	685000	670000	672500	725000	35	57	8.2	7.8
HASTINGS WEST	650000^	603000^	635000	652500^	665000	13	18	2.3	1.9
HAWTHORN	3232500	2800000	2825000	3137500	2692500	32	66	-16.7	-14.2
HAWTHORN EAST	2585000	2800000	3091000	2585500	2500000	27	75	-3.3	-3.3
HEALESVILLE	767500	767500	794000	790000	792500	22	41	3.3	0.3
HEATHCOTE	491500^	590000^	510000	468000	460000	13	25	-6.4	-1.7
HEATHERTON	1300000^	1100000^	1185000^	1050000^	1065000^	6	13	-18.1	1.4
HEATHMONT	1080000	1035000	1010000	1115000	1065500	28	50	-1.3	-4.4
HEIDELBERG	1387000^	812000^	1320000	1437500	1440000	14	30	3.8	0.2
HEIDELBERG HEIGHTS	1172500	922000	840000	900000	891500	24	41	-24.0	-0.9
HEIDELBERG WEST	765000	800000	800000	835000	750000	19	33	-2.0	-10.2
HEPBURN	601000^	753500^	680000^	490000^	600000^	3	4	-0.2	22.4
HEPBURN SPRINGS	622500^	750000^	963000^	825000^	756000^	2	4	21.4	-8.4
HERNE HILL	695500	705000^	693300	710000	705000	22	38	1.4	-0.7
HEYFIELD	325000	365000^	370000^	400000	396000^	8	24	21.8	-1.0
HEYWOOD	340000	275000^	330000^	322500^	353000	12	18	3.8	9.5
HIGHETT	1453500	1689000	1387500	1451000	1555000	39	73	7.0	7.2
HIGHTON	890000	816000	882500	850000	892500	84	147	0.3	5.0
HILLSIDE (MELTON)	885500	726000	800000	825000	789300	52	91	-10.9	-4.3
HOPETOUN	185000^	310000^	285000^	185000^	155000^	3	6	-16.2	-16.2
HOPPERS CROSSING	635000	606000	620000	620000	660000	195	337	3.9	6.5
HORSHAM	395000	387500	382000	413100	379500	90	160	-3.9	-8.1
HUGHESDALE	1300000	1466000	1270000	1440000	1500000	10	23	15.4	4.2
HUNTINGDALE	1250500^	1174000^	1307000^	1260500^	1155500^	9	13	-7.6	-8.3
HUNTLY	577500	555000	570500	549000	567500	28	52	-1.7	3.4
HURSTBRIDGE	890200	875000	1100000^	990000^	910000	16	23	2.2	-8.1
INDENTED HEAD	1037500^	795000^	675000^	730000	825000^	7	17	-20.5	13.0
INGLEWOOD	315000^	322500^	190000^	425000^	422500^	8	11	34.1	-0.6

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
INVERLOCH	782500	840000	891000	850000	792500	36	88	1.3	-6.8
INVERMAY PARK	505000^	560500^	610000	605000^	700000^	6	15	38.6	15.7
IRONBARK	387500^	478800^	495000^	475000^	622500^	6	12	60.6	31.1
IRYMPLE	560000	552500	580000	645000	625000	25	45	11.6	-3.1
IVANHOE	1765000	1800000	1940000	2162500	2025000	23	47	14.7	-6.4
IVANHOE EAST	2600000	2397500^	2400000	2355000^	2732500	12	21	5.1	16.0
JACANA	587500	587500^	625000	623500	620000^	7	19	5.5	-0.6
JACKASS FLAT	550000	530000	531000	545000^	632300	16	23	15.0	16.0
JAMIESON	645800^	645800*	682000^	565000^	525000^	6	9	-18.7	-7.1
JAN JUC	1250000	1252500^	1250000	1232500	1295000	14	28	3.6	5.1
JEERALANG NORTH	410000^	415000^	367500^	410000^	442500	10	13	7.9	7.9
JEPARIT	130000^	148500^	290000^	191500^	149000^	2	4	14.6	-22.2
JUNCTION VILLAGE	780000^	665000^	652500^	662500^	700000	15	23	-10.3	5.7
JUNORTOUN	825000^	920000	787500^	806000	967500^	4	17	17.3	20.0
KALIMNA	580000^	358800^	395000^	557500^	470000	11	13	-19.0	-15.7
KALKALLO	630000	637000	652500	630000	637500	104	185	1.2	1.2
KALLISTA	830000^	875000^	797500^	900000^	890000^	5	12	7.2	-1.1
KALORAMA	985300^	985000^	777500^	815000^	1121500^	4	6	13.8	37.6
KANGAROO FLAT	547500	515000	531800	556300	555000	74	146	1.4	-0.2
KANGAROO GROUND SOUTH	1100000^	1230000^	1238500^	1001000^	1362500^	5	10	23.9	36.1
KANIVA	285000^	280000^	256500^	156000^	182000	11	14	-36.1	16.7
KEALBA	700000	657500	705300	707500^	773000	14	22	10.4	9.3
KEILOR	1187500	1130000	1005000	1262000	1090000	21	38	-8.2	-13.6
KEILOR DOWNS	774000	780000	800000	815000	888800	28	43	14.8	9.0
KEILOR EAST	1057500	1020000	1095000	930000	1000000	57	109	-5.4	7.5
KEILOR LODGE	958800^	821000^	941000^	1007500^	1097500^	6	12	14.5	8.9
KEILOR PARK	851000^	782000^	826800	850000^	795000	11	16	-6.6	-6.5
KENNINGTON	593000	500000	587500	582500	600000	33	67	1.2	3.0
KENSINGTON	1181500	1014000	1050000	1048000	1138300	28	55	-3.7	8.6
KERANG	447500	300000	320000	357000	312500	24	38	-30.2	-12.5
KEW	2890000	2810000	2663000	2950000	2810500	56	124	-2.8	-4.7
KEW NORTH	2310000	2100000	2197500	2150000	2250000	12	29	-2.6	4.7
KEYSBOROUGH	905000	949400	935800	950000	980000	89	158	8.3	3.2

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
KIALLA	660000	655000	675000	708000	677500	42	72	2.7	-4.3
KILLARA (WODONGA)	632500	762500^	670000^	641500	648900^	6	17	2.6	1.1
KILMORE	612500	615000	630000	615000	590000	31	83	-3.7	-4.1
KILSYTH	808500	782500	863000	790000	837500	24	63	3.6	6.0
KILSYTH SOUTH	1225000^	1253000^	1048300	1190000^	994000^	4	13	-18.9	-16.5
KINGLAKE	587500^	737500	831000^	730000	780000^	9	19	32.8	6.8
KINGS PARK	620000	600000	616000	620000	652500	26	52	5.2	5.2
KINGSBURY	845000^	848300	880000^	791800	845000	16	26	0.0	6.7
KINGSVILLE	1125000	1247500	1050000^	1337500	1200000	17	31	6.7	-10.3
KNOXFIELD	940000	950000	873500	1100000	1170000	14	31	24.5	6.4
KOO WEE RUP	645000	674000	667500	735000	695000	14	35	7.8	-5.4
KOONDROOK	512500^	355000^	355000*	510000^	350000^	7	10	-31.7	-31.4
KOROIT	614600^	600000^	485000^	625000^	595000^	9	14	-3.2	-4.8
KORUMBURRA	570000	525000	546300	572500	520000	21	45	-8.8	-9.2
KURUNJANG	529500	520000	535500	542000	551000	51	100	4.1	1.7
KYABRAM	495000	480000	450000	453500	495000	32	60	0.0	9.2
KYNETON	847000	770400	765000	799000	797000	31	48	-5.9	-0.3
LAKE BOGA	220000^	875000^	615000^	310000^	370000^	3	10	68.2	19.4
LAKE GARDENS	751400	690000^	747500	701000^	601500^	8	17	-19.9	-14.2
LAKE TYERS BEACH	552500*	601500^	597500^	500000^	602500^	6	13	NA	20.5
LAKE WENDOUREE	1310000^	900000^	1850000^	725000^	795000	11	19	-39.3	9.7
LAKES ENTRANCE	565000	515000	420000	475000	520000	21	45	-8.0	9.5
LALOR	700000	686800	697500	717500	737500	78	154	5.4	2.8
LANCEFIELD	560000^	670000^	715000^	607500^	740000	19	25	32.1	21.8
LANG LANG	707500	680000	720000	715000	720000	25	44	1.8	0.7
LANGWARRIN	832500	872000	877500	842500	872000	83	163	4.7	3.5
LARA	675000	685000	730000	655000	687500	62	96	1.9	5.0
LARA LAKE	696000	670000	643500	677000	688800	56	112	-1.0	1.7
LAUNCHING PLACE	680000^	698800^	730000^	702500^	706300	10	18	3.9	0.5
LAVERTON	595000	590000	570000	600500	605000	45	73	1.7	0.7
LAVERTON SOUTH	750000	745000	712500	710500	755000	44	76	0.7	6.3
LENEVA	770000^	675000	710000^	657500	727500^	8	18	-5.5	10.6
LEONGATHA	520000	525000	590000	556500	615000	22	58	18.3	10.5

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
LEOPOLD	665000	635000	667500	651000	675000	60	126	1.5	3.7
LILYDALE	869000	850000	897500	870500	957500	67	123	10.2	10.0
LISMORE	273750*	285000^	262500^	210000^	210000^	3	4	NA	0.0
LOCH SPORT	341500	460000^	350000	408500	315000	18	38	-7.8	-22.9
LOCKINGTON	310000^	300000^	300000^	390000^	362500^	2	7	16.9	-7.1
LONG GULLY	450000	410500	473500	470500	480000	25	46	6.7	2.0
LONGWARRY	560000	600800	570000^	613800	585000	13	27	4.5	-4.7
LORNE	2000000^	1545000^	1735000	2100000^	1695000	11	16	-15.3	-19.3
LOVELY BANKS	770000^	690000^	775000^	710000^	698000^	5	10	-9.4	-1.7
LOWER PLENTY	1455000^	1350000^	1250000^	1600000^	1207500^	3	8	-17.0	-24.5
LUCAS	619000	645000	640000	617500	625000	55	89	1.0	1.2
LUCKNOW	592000^	487500^	545000^	515000^	630000^	5	11	6.4	22.3
LYNBOOK	730000	775000	851000	840000	835000	19	42	14.4	-0.6
LYNDHURST	900300	875000	973000	940000	942500	22	51	4.7	0.3
LYSTERFIELD	1340000	1215000	1535000	1460000	1275000	13	26	-4.9	-12.7
MACARTHUR	470000^	310000^	329900^	310000^	475000^	1	6	1.1	53.2
MACEDON	1010000^	1512500^	770000^	660000^	700000^	1	4	-30.7	6.1
MACLEOD	1285000	1020000	1225000	1028500	1122500	22	46	-12.6	9.1
MADDINGLEY	615000	637500	618800	600000	650000	32	56	5.7	8.3
MAFFRA	401000	427500	443500	495000	412500	26	46	2.9	-16.7
MAIDEN GULLY	830000	776500	710000	780000	795000	17	28	-4.2	1.9
MAIDSTONE	875000	850000	807500	847500	929000	24	48	6.2	9.6
MALDON	745000^	657500^	827500^	690000^	595000^	3	12	-20.1	-13.8
MALLACOOTA	700000^	470000^	400000^	400000^	613000^	5	9	-12.4	53.3
MALMSBURY	600000^	775000^	920000^	765000^	705000^	3	5	17.5	-7.8
MALVERN	3415000	3312000	3285000	3245000	2500000	23	47	-26.8	-23.0
MALVERN EAST	2142500	2050000	2070000	2000100	2437500	54	108	13.8	21.9
MAMBOURIN	632500	637500	609000	609500	607500	26	60	-4.0	-0.3
MANIFOLD HEIGHTS	1316000	1352500^	960000^	923800^	1200000	13	19	-8.8	29.9
MANOR LAKES	640000	655000	632000	650000	650000	87	186	1.6	0.0
MANSFIELD	740000	800000	747500	750000	815000	18	36	10.1	8.7
MARIBYRNONG	1437500	1220000	1100000	1088500	1255000	18	36	-12.7	15.3
MARONG	660000^	705000^	640000	600000^	672500	10	17	1.9	12.1

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

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MARSHALL	665000^	575000^	605000	662500^	660000	13	21	-0.8	-0.4
MARYBOROUGH	387000	407500	342500	380300	379500	50	106	-1.9	-0.2
MCCRAE	1500000	1175000	1250000	1200000	1455000	18	39	-3.0	21.3
MCKENZIE HILL	840000^	815000^	787500^	760000^	860000^	5	7	2.4	13.2
MCKINNON	1810000	1850000	1740000	1875000^	1850000	17	25	2.2	-1.3
MEADOW HEIGHTS	597500	581500	620000	645000	670000	44	76	12.1	3.9
MELTON	486300	465000	473500	490000	510000	57	110	4.9	4.1
MELTON SOUTH	512500	517500	534500	554500	525500	84	166	2.5	-5.2
MELTON WEST	525000	520000	544000	545000	563500	54	93	7.3	3.4
MENTONE	1370000	1300000	1250000	1295000	1487000	28	59	8.5	14.8
MERBEIN	310000	302000	452500	356300	420000	25	35	35.5	17.9
MERINDA PARK	654500	650000^	665000^	665500^	650000^	9	17	-0.7	-2.3
MERNDA	720000	700000	690000	730000	725000	130	229	0.7	-0.7
METUNG	675000^	641000^	770000^	665000	520000^	8	19	-23.0	-21.8
MICKLEHAM	670000	669900	665500	687000	700000	239	432	4.5	1.9
MIDDLE PARK	3150000	2550000^	2334000	3210000	2352500	22	35	-25.3	-26.7
MILDURA	430000	455000	487500	485000	518500	211	378	20.6	6.9
MILL PARK	780900	759300	800300	815500	830000	105	185	6.3	1.8
MILLGROVE	625000^	593800^	570000^	607500	620000	15	27	-0.8	2.1
MINERS REST	612500	607800	542500	540000	587500	20	39	-4.1	8.8
MINYIP	169500^	182500^	153500^	160000^	180000^	3	4	6.2	12.5
MIRBOO NORTH	420000^	580000^	482000^	527500^	495000^	5	9	17.9	-6.2
MITCHAM	1175500	1142500	1181000	1234000	1235000	42	73	5.1	0.1
MOE	375000	369000	350000	345000	433000	63	129	15.5	25.5
MONBULK	937500	805500^	780000	715000^	795000	13	16	-15.2	11.2
MONT ALBERT	2745000	2495000^	2420000	2620000^	3210000^	7	16	16.9	22.5
MONT ALBERT NORTH	1651900	1580000	1562500	1922500	1405000	17	29	-14.9	-26.9
MONTMORENCY	1161500	1217500	1100000	1165000	1150000	23	45	-1.0	-1.3
MONTROSE	945000	914000	875000	910000	985000	23	40	4.2	8.2
MOONEE PONDS	1580000	1585000	1460300	1395000	1500000	45	81	-5.1	7.5
MOORABBIN	1340000	1250000	1255000	1240000	1210500	18	31	-9.7	-2.4
MOOROOLBARK	880000	842300	855000	862000	880000	73	152	0.0	2.1
MOOROOPNA	380000	400000	415000	465000	432500	40	85	13.8	-7.0

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**Apr-Jun 2024 to Apr-Jun 2025**

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MORDIALLOC	1262500	1440000	1380000	1390000	1387500	14	32	9.9	-0.2
MORNINGTON	1085000	982500	1165000	1050000	925000	79	154	-14.7	-11.9
MORTLAKE	297500^	364000^	325000	385000^	220000^	5	13	-26.1	-42.9
MORWELL	331500	337000	343000	351000	355000	120	216	7.1	1.1
MOUNT BEAUTY	600000^	572500^	600000^	542500^	480000^	5	7	-20.0	-11.5
MOUNT CLEAR	500000	547500	473800	585000	536000	23	40	7.2	-8.4
MOUNT COTTRELL	706000^	570000^	505000^	439500^	749000^	5	7	6.1	70.4
MOUNT DANDEMONG	782500^	1220000^	852500^	820000^	1100000^	7	14	40.6	34.1
MOUNT DUNEED	705000	688500	724000	710000	710000	60	121	0.7	0.0
MOUNT ELIZA	1617500	1600000	1600000	1615000	1650000	55	122	2.0	2.2
MOUNT EVELYN	817500	822500	800000	865000	850000	31	59	4.0	-1.7
MOUNT HELEN	633500	620000	620000	580000	597500	22	33	-5.7	3.0
MOUNT MARTHA	2100000	1530000	1847500	1485000	1710000	21	39	-18.6	15.2
MOUNT PLEASANT	467500	522500^	455000	505000^	500000	19	27	7.0	-1.0
MOUNT WAVERLEY	1565000	1585400	1618000	1597500	1640000	121	225	4.8	2.7
MULGRAVE	1050000	1086000	1067300	1150000	1098500	82	135	4.6	-4.5
MURRUMBEENA	1790000	1535000	1677500	1599000	1950000	21	36	8.9	22.0
MURTOA	280000^	190000^	350000^	529000^	175000^	7	8	-37.5	-66.9
MYRTLEFORD	540000	580000	500000	520000	750000	12	23	38.9	44.2
NAGAMBIE	635000^	505000^	660000^	628500	518000^	9	19	-18.4	-17.6
NAR NAR GOON NORTH	955000^	699000^	685000^	730000^	599000^	2	4	-37.3	-17.9
NARRE WARREN	750000	740000	770000	755500	790000	111	209	5.3	4.6
NARRE WARREN NORTH	1692500	1715000^	1665000	1400000^	1700000	13	22	0.4	21.4
NARRE WARREN SOUTH	845000	825000	799500	796800	820000	100	193	-3.0	2.9
NATHALIA	428800^	445000^	350000^	449000^	378500^	8	14	-11.7	-15.7
NEERIM SOUTH	680000^	570000^	740000^	690000^	640000^	9	14	-5.9	-7.2
NERRINA	942500^	733000^	540000^	580000^	803000^	7	10	-14.8	38.4
NEW GISBORNE	735000^	755000^	860000^	776000^	915000^	9	12	24.5	17.9
NEWBOROUGH	437500	405000	449000	455000	475000	33	72	8.6	4.4
NEWCOMB	555800	553500	564000	550000	567500	22	46	2.1	3.2
NEWINGTON	555000	750000^	747500	611000	640000^	9	20	15.3	4.7
NEWLANDS ARM	572500^	540000^	450000^	580000^	820000^	2	7	43.2	41.4
NEWPORT	1307500	1300000	1277500	1382500	1270000	61	103	-2.9	-8.1

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NEWTOWN (GREATER GEELONG)	1260000	1177500	1117500	980000	900000	35	65	-28.6	-8.2
NHILL	320000	220000	252000	270000	203000	14	28	-36.6	-24.8
NICHOLS POINT	731000^	652500^	910000^	540000^	540000*	0	3	NA	NA
NIDDRIE	1165000	1181300	1295000	1271500	1375000	33	53	18.0	8.1
NOBLE PARK	785000	753000	770000	777500	820000	47	89	4.5	5.5
NOBLE PARK NORTH	800000	765000	770000	767500	806500	26	44	0.8	5.1
NORLANE	433800	463500	465000	445000	466000	90	152	7.4	4.7
NORTH BENDIGO	552000	435000	535000	497500	560000	29	52	1.4	12.6
NORTH GEELONG	710000	647000	610000	650000	641000	20	37	-9.7	-1.4
NORTH MELBOURNE	1190000	1742000^	1272500	1267000	1326000	19	44	11.4	4.7
NORTH SHORE	705000^	705000*	670000^	677500^	830000^	5	7	17.7	22.5
NORTH WONTAGGI	545500	535000	580000	512500	614500	20	46	12.6	19.9
NORTHCOTE	1530000	1575000	1575000	1720000	1724500	56	103	12.7	0.3
NOTTING HILL	997500^	1294700^	1250000^	1228000^	1175000^	8	13	17.8	-4.3
NUMURKAH	402500	422500	399000	420000	380000	28	51	-5.6	-9.5
NUNAWADING	1240000	1200000	1040000	1175000	1180000	27	52	-4.8	0.4
NYAH	214500^	345000^	265000^	315000^	290000^	2	3	35.2	-7.9
NYAH WEST	272000^	272000*	197500^	277500^	70000^	1	6	-74.3	-74.8
OAK PARK	1230000	1007500	1102500	1153500	1170000	17	31	-4.9	1.4
OAKLEIGH	1340500	1250000	1312500	1260000	1351000	19	38	0.8	7.2
OAKLEIGH EAST	1110000	1215000^	1110000	1226000	1135000^	8	18	2.3	-7.4
OAKLEIGH SOUTH	1271000	1222500	1072500	1170000	1245300	20	37	-2.0	6.4
OCEAN GROVE	995000	918000	997500	910000	960000	89	176	-3.5	5.5
OFFICER	712000	730000	710500	729000	750000	132	250	5.3	2.9
OFFICER SOUTH	660500^	826000^	755000^	915000^	896000	12	20	35.7	-2.1
OLINDA	1065000^	895000^	860000^	1000000	942500	12	25	-11.5	-5.8
ORBOST	278500	395000^	367500	308000^	360000	15	23	29.3	16.9
ORMOND	1991000^	1630500^	1929000	1788000	1575000	11	24	-20.9	-11.9
OSBORNE	931300	924500	967000	1170000	1011500	30	55	8.6	-13.5
OUYEN	240000^	270000^	310000^	260000^	200000	11	16	-16.7	-23.1
PAKENHAM	670500	640000	660000	670000	690000	276	532	2.9	3.0
PARADISE BEACH	460000^	320000^	320000*	270000^	335000^	2	3	-27.2	24.1
PARK ORCHARDS	2405000^	1932000	1820000^	2205000^	2039500^	6	7	-15.2	-7.5

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PARKDALE	1505000	1450000	1475000	1524900	1588000	27	55	5.5	4.1
PARKVILLE	1642000^	1982500^	1893500^	1635000^	2025000^	6	13	23.3	23.9
PASCOE VALE	1050000	1020000	1098000	1170000	1207000	27	62	15.0	3.2
PASCOE VALE SOUTH	1050000	1230000	1255000	1222500	1227500	30	53	16.9	0.4
PATTERSON GARDENS	1265000^	1026000^	1205000^	1140000^	1265000^	5	11	0.0	11.0
PATTERSON LAKES	1230000	1474000	1140000	1023000	1575000	12	23	28.0	54.0
PAYNESVILLE	545000	535000	482500	555000	521500	30	58	-4.3	-6.0
PEARCEDALE	935000	805000	950000^	820000	952500	12	23	1.9	16.2
PETERBOROUGH	550000*	955000^	782500^	820000^	650000^	2	6	NA	-20.7
PIONEER BAY	525000^	588800^	517000^	458000^	510500^	2	8	-2.8	11.5
POINT COOK	770000	782000	767000	817500	800000	176	358	3.9	-2.1
POINT LONSDALE	1158500	1225000	1150000	1207500	1200000	19	41	3.6	-0.6
POREPUNKAH	820000^	1250000^	843000^	1100000^	925000^	4	9	12.8	-15.9
PORT FAIRY	788500	830000^	865000^	835000	918800	10	30	16.5	10.0
PORT MELBOURNE	1720000	1475000	1550000	1635000	1500000	41	77	-12.8	-8.3
PORTARLINGTON	878500	863800	787500	837500	890000	21	47	1.3	6.3
PORTLAND	440000	420000	390000	445000	397500	49	106	-9.7	-10.7
PORTSEA	2830000^	2775000^	4000000^	4600000^	2825000^	6	15	-0.2	-38.6
PRAHRAN	1510000	1500000	1715000	1825000	1667500	40	79	10.4	-8.6
PRESTON	1256000	1155000	1186300	1100000	1230000	88	153	-2.1	11.8
PRINCES HILL	1575000	1787500^	1770000	1467500^	1800000^	9	15	14.3	22.7
QUARRY HILL	612500	652500	595000	541500	625000	11	23	2.0	15.4
QUEENSCLIFF	1250000^	1280000^	1710000^	1800000^	1450000^	5	10	16.0	-19.4
RAINBOW	225000^	160000^	209500^	300000^	220000^	3	4	-2.2	-26.7
RAWSON	371000*	380000^	330000^	402500^	358500^	2	6	NA	-10.9
RAYMOND ISLAND	380000^	430000^	520000^	437000^	580000^	7	13	52.6	32.7
RED CLIFFS	340000	385000	407500	420000	408800	30	57	20.2	-2.7
RED HILL	2292500^	1552500^	2040000^	1595000^	1232500^	8	13	-46.2	-22.7
REDAN	472500	425000	445000	472500	470000	22	35	-0.5	-0.5
RESEARCH	1900000^	1450000^	1122500^	1500000^	1530500^	8	13	-19.4	2.0
RESERVOIR	915000	907500	893500	925000	920000	129	228	0.5	-0.5
RHYLL	767500^	1066300^	970000^	840000^	730500^	8	17	-4.8	-13.0
RICHMOND	1360000	1462000	1320000	1425500	1435000	67	113	5.5	0.7

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RIDDELLS CREEK	795000^	800000^	1045000	805000	720000^	9	21	-9.4	-10.6
RINGWOOD	1042000	1018000	1040000	1085500	1002500	40	65	-3.8	-7.6
RINGWOOD EAST	975000	1065000	982500	1090000	1050000	25	48	7.7	-3.7
RINGWOOD NORTH	1230000	1185000	1190000	1220000	1182300	34	79	-3.9	-3.1
RIPPLESIDE	1055000^	1185000^	1050000^	2032500^	1230000^	1	3	16.6	-39.5
RIPPONLEA	2010000^	2325000^	1170000^	1815000^	1870000^	5	7	-7.0	3.0
ROBINVALE	385000	381500^	408500^	477000^	364400^	5	14	-5.3	-23.6
ROCHESTER	220000	220000	300000^	475000	442500	21	32	101.1	-6.8
ROCKBANK	636300	632500	620000	560500	620800	66	102	-2.4	10.7
ROMSEY	705100	825000	800000	766000	705000	18	36	0.0	-8.0
ROSANNA	1510000	1377500	1360000	1325000	1365500	24	45	-9.6	3.1
ROSEBUD	732500	730000	733000	730000	756300	60	124	3.2	3.6
ROSEBUD SOUTH	1095000	850000	950000	1090000	1002500	21	40	-8.4	-8.0
ROSEDALE	565000^	420000	434000	525000^	440000^	5	12	-22.1	-16.2
ROWVILLE	1054100	1016000	1060000	1110000	1150000	93	162	9.1	3.6
ROXBURGH PARK	671500	650000	662500	685000	683000	88	157	1.7	-0.3
RUPANYUP	300000^	85000^	267500^	165000^	185000^	5	6	-38.3	12.1
RUTHERGLEN	545000	555000^	592000	561500^	545000	13	19	0.0	-2.9
RYE	1082500	1000000	860000	920000	960000	78	162	-11.3	4.3
SAFETY BEACH	1200000	1185000	1182500	1140000	1055000	13	30	-12.1	-7.5
SAILORS GULLY	500000^	495000^	470000^	404000^	460000^	5	7	-8.0	13.9
SALE	482500	507500	475000	510000	488000	96	146	1.1	-4.3
SAN REMO	989500^	900000^	840000^	925000	965000	11	24	-2.5	4.3
SANCTUARY LAKES	723000	752000	735000	797500	845800	109	201	17.0	6.1
SANDHURST	997000	1016800	965000	1100000	1100000	28	55	10.3	0.0
SANDRINGHAM	2030000	2102500	2210000	2077500	2107500	22	40	3.8	1.4
SASSAFRAS	860000^	915000^	1012500^	930000^	940000^	7	14	9.3	1.1
SCORESBY	965500	965000	986500	930000^	1000000	25	34	3.6	7.5
SEA LAKE	290000^	162000^	191100^	328500^	230000^	3	5	-20.7	-30.0
SEABROOK	770000^	749500	770000	765000	745000	13	28	-3.2	-2.6
SEAFORD	845000	853500	805800	856000	880000	79	147	4.1	2.8
SEAHOLME	1260000^	1245000^	1300000^	1110000^	1055000^	6	11	-16.3	-5.0
SEASTOPOL	401000	420000	420000	447500	465000	73	149	16.0	3.9

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
SEDDON	1100000	1192500	1077500	1062500	1100000	25	45	0.0	3.5
SELBY	657000^	945000^	790000^	810000^	930000^	7	12	41.6	14.8
SEVILLE	851000^	773800^	900000^	790000^	885000^	5	12	4.0	12.0
SEYMOUR	426300	485000	400000	443000	467500	32	59	9.7	5.5
SHEPPARTON	446800	450000	470000	471000	476000	214	403	6.5	1.1
SHEPPARTON NORTH	860000	625000^	735000^	580000^	680000^	9	16	-20.9	17.2
SHOREHAM	1770000*	1770000*	2175000^	1925000^	1637500^	4	5	NA	-14.9
SKYE	800000	778800	775000	795000	817000	39	68	2.1	2.8
SMITHS BEACH	825000^	811200^	870000^	1025000^	846000^	6	8	2.5	-17.5
SMYTHES CREEK	540000^	539000	520000^	506500	559000^	8	22	3.5	10.4
SMYTHESDALE	511800^	525000^	515000^	470000^	555000^	1	6	8.4	18.1
SOLDIERS HILL	660000	585000	600000	520000	574000	16	29	-13.0	10.4
SOMERS	1345000^	1427500^	1420000	1187500^	1387500^	6	14	3.2	16.8
SOMERVILLE	782000	871300	787500	890000	790000	42	85	1.0	-11.2
SORRENTO	2050000	1850000	1800000	1790000	1642500	18	52	-19.9	-8.2
SOUTH DUDLEY	410000^	320000^	457500^	467500^	489500^	2	7	19.4	4.7
SOUTH GEELONG	867500^	867500*	932500^	635000^	682500^	3	6	-21.3	7.5
SOUTH KINGSVILLE	1065000^	1200000^	1050000	1050000*	1306300	10	10	22.7	NA
SOUTH MELBOURNE	1616300	1325000	1535000	1620000	1760000	17	46	8.9	8.6
SOUTH MORANG	743000	720000	753500	743800	805000	97	163	8.3	8.2
SOUTH YARRA	2203800	1595000	2675000	1620000	2100000	33	61	-4.7	29.6
SPOTSWOOD	1120000	1032000^	1230300	1415000^	1200000	11	20	7.1	-15.2
SPRING GULLY	632500	590000	715000	605000	616300	10	23	-2.6	1.9
SPRINGVALE	855000	825000	870000	860000	931500	32	61	8.9	8.3
SPRINGVALE SOUTH	800000	882500	841000	785000	830000	29	48	3.8	5.7
ST ALBANS	650000	660000	655000	650000	680000	106	192	4.6	4.6
ST ALBANS PARK	600000^	575000	605000	608800	651300	20	32	8.5	7.0
ST ANDREWS BEACH	1450000^	1670500^	1187500^	1250000^	1355000^	7	12	-6.6	8.4
ST ARNAUD	242500	330000	225000^	300000	317500	12	23	30.9	5.8
ST HELENA	1230000^	1087500^	1193300	1125000^	1070000^	5	10	-13.0	-4.9
ST KILDA	1435000	1680000	1590000	1423000^	1810000	16	22	26.1	27.2
ST KILDA EAST	1560000	1650000	1621000	1600000	1520000	19	38	-2.6	-5.0
ST KILDA WEST	1445000^	1910000^	3700000^	2760000^	2300000^	3	6	59.2	-16.7

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
ST LEONARDS	705000	740000	715000	702500	650000	31	71	-7.8	-7.5
STANHOPE	337500^	314000^	405000^	342500^	319000^	4	7	-5.5	-6.9
STAWEll	315000	306300	328800	337500	380000	37	63	20.6	12.6
STRATFORD	450000	525000	500300	497500	486500	16	30	8.1	-2.2
STRATHDALE	680000	625000	625900	685000	660000	37	64	-2.9	-3.6
STRATHFIELDSAYE	633500	693000	730000	703500	680000	33	57	7.3	-3.3
STRATHMERTON	330000^	469300^	469300*	162000^	440000^	1	2	33.3	171.6
STRATHMORE	1535000	1697500	1645000	1561500	1705000	26	58	11.1	9.2
STRATHMORE HEIGHTS	910000^	910000*	747500^	1075000^	1080000	10	12	18.7	0.5
STRATHTULLOH	639000	649500	615000	625000	635000	65	112	-0.6	1.6
STUDFIELD	1085000^	1027500	1177500	1105000	1043500	18	29	-3.8	-5.6
SUNBURY	667000	677500	660000	680000	675000	247	460	1.2	-0.7
SUNDERLAND BAY	640000^	625000^	625000*	617500^	635000^	5	9	-0.8	2.8
SUNNYCLIFFS	232000^	432800^	395000^	341500^	430000^	4	10	85.3	25.9
SUNSET STRIP	665000^	687500^	633000^	530000^	590000^	1	8	-11.3	11.3
SUNSHINE	815000	800000	824000	750000	823000	32	65	1.0	9.7
SUNSHINE NORTH	757500	765000	730000	720000	755000	37	66	-0.3	4.9
SUNSHINE WEST	682500	675500	690000	710500	712500	60	114	4.4	0.3
SURF BEACH	705000^	728000^	725000^	700000^	740000^	3	8	5.0	5.7
SURREY HILLS	2250000	2300000	2223000	2534400	2260000	26	62	0.4	-10.8
SWAN HILL	480000	450000	486000	545000	480300	45	80	0.1	-11.9
SWAN REACH	599000^	775000^	615000^	655000^	638500^	5	9	6.6	-2.5
SYDENHAM	702500	680000	695500	690000	750500	21	45	6.8	8.8
SYNDAL	2110000	1931000	2235000	1736000	1753000	12	24	-16.9	1.0
TALLANGATTA	500000^	460000^	460000^	402000^	535000^	4	7	7.0	33.1
TANGAMBALANGA	672000^	672500^	659500^	700000^	715000^	5	10	6.4	2.1
TARNEIT	645800	650000	655000	650000	665000	440	841	3.0	2.3
TATURA	510000	400000	440000	506000	521000	14	28	2.2	3.0
TAWONGA SOUTH	630000^	596500^	573000^	602000^	780000^	5	10	23.8	29.6
TAYLORS HILL	918000	850000	863800	948500	932000	19	33	1.5	-1.7
TAYLORS LAKES	988500	935000	892500	990000	908000	34	67	-8.1	-8.3
TECOMA	815000^	835000	1015000^	860000^	912500^	8	16	12.0	6.1
TEMPLESTOWE	1575000	1613000	1721000	1618000	1587500	42	83	0.8	-1.9

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
TEMPLESTOWE LOWER	1395000	1357500	1310500	1347000	1350000	51	93	-3.2	0.2
TERANG	382500	450000^	385000^	515000	365000^	6	17	-4.6	-29.1
THE BASIN	870000	885000	882500	865000	875000	11	24	0.6	1.2
THOMASTOWN	724900	728800	702000	730000	755000	83	142	4.1	3.4
THOMSON (GREATER GEELONG)	557300	558000^	500000	497000^	583000	10	19	4.6	17.3
THORNBURY	1383500	1500000	1301000	1400000	1390000	50	76	0.5	-0.7
THORNHILL PARK	599800	584500	580000	575000	600700	74	116	0.2	4.5
TIMBOON	545000^	430000^	420000^	447000^	577500^	6	13	6.0	29.2
TONGALA	493800^	443000^	450000^	450000*	420000^	9	9	-14.9	NA
TOONGABBIE	638000^	548800^	690000^	430000^	785000^	2	3	23.0	82.6
TOORADIN	800000^	915000^	820000^	731000^	805000^	4	10	0.6	10.1
TOORAK	6000000	3960000	7240000	5227500	5000000	23	39	-16.7	-4.4
TOOTGAROOK	1110000	790000	860000	817500	915000	17	43	-17.6	11.9
TORQUAY	1210000	1117500	1192500	1200000	1180000	73	162	-2.5	-1.7
TRAFALGAR	590000	527500	570000	541000	625000	30	46	5.9	15.5
TRARALGON	487000	504000	506200	535000	522500	175	312	7.3	-2.3
TRARALGON EAST	850000^	700000^	945000^	860000^	735000^	5	10	-13.5	-14.5
TRENTHAM	782500^	857500	970000^	935000^	970000^	7	12	24.0	3.7
TRUGANINA	640500	646000	665000	680000	670800	240	421	4.7	-1.4
TULLAMARINE	724500	741500	762500	750000	800000	21	38	10.4	6.7
TUNGAMAH	170000^	273000^	273000*	273000*	327500^	4	4	92.6	NA
TYABB	845000^	725000	730000	831000^	790000	15	20	-6.5	-4.9
UNDERBOOL	147500^	147500*	68000^	89000^	200000^	3	4	35.6	124.7
UPWEY	844200^	797500	875000	916300^	920000	11	19	9.0	0.4
VENTNOR	880000	830000	890000	705000^	865000	10	19	-1.7	22.7
VENUS BAY	522900	466000	497500	496500	454000	14	38	-13.2	-8.6
VERMONT	1334000	1200000	1297500	1199000	1395500	25	48	4.6	16.4
VERMONT SOUTH	1480000	1465500	1450000	1492000	1510500	36	70	2.1	1.2
VIEWBANK	1218000	1140000	1227500	1136000	1120000	19	39	-8.0	-1.4
WAHGUNYAH	519500^	645000^	540000^	490000^	638500^	6	10	22.9	30.3
WALLAN	657500	630000	595000	640000	640000	61	121	-2.7	0.0
WALLAN EAST	601000	657000	623500	585000	587500	40	66	-2.2	0.4

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
WANDANA HEIGHTS	930000^	876300^	955000	920000^	1212000	11	20	30.3	31.7
WANDIN NORTH	950000^	847000^	942300^	1026000^	785000^	9	16	-17.4	-23.5
WANGARATTA	525000	516300	529000	525000	516300	92	181	-1.7	-1.7
WANTIRNA	1064800	1080000	1072200	1108000	1230000	50	79	15.5	11.0
WANTIRNA SOUTH	1260000	1300000	1200000	1280000	1362000	40	77	8.1	6.4
WARBURTON	608500	725000	621000	633300^	745000^	7	15	22.4	17.6
WARRACKNABEAL	180000^	200000	194500	220000	205000	14	29	13.9	-6.8
WARRAGUL	640000	650000	626300	620000	650000	126	229	1.6	4.8
WARRANDYTE	1465500	1360000	1215000	1120000	1330000	14	32	-9.2	18.8
WARRANWOOD	1380000	1280000	1330000	1287500	1280000	19	37	-7.2	-0.6
WARRNAMBOOL	602500	583000	580000	600000	609000	159	282	1.1	1.5
WATERWAYS	1573500	1475500^	975000^	1489000^	1635000	11	17	3.9	9.8
WATSONIA	900800	980000	1045000	880500	941000	19	29	4.5	6.9
WATSONIA NORTH	920800	897500^	924000	855000^	863500^	7	14	-6.2	1.0
WATTLE GLEN	1085000^	1050000^	795500^	935000^	1125000^	7	14	3.7	20.3
WAURN PONDS	760000	792900	760000	738000	780000	14	29	2.6	5.7
WEDDERBURN	305000^	349000^	215000^	320000^	257000^	4	5	-15.7	-19.7
WEIR VIEWS	565000	568300	565000	565000	565000	61	108	0.0	0.0
WENDOUREE	440000	435000	455000	460000	502000	65	123	14.1	9.1
WENDOUREE WEST	362500^	357500	390000	327500	380000^	9	23	4.8	16.0
WERRIBEE	626500	620000	605000	603000	641000	289	527	2.3	6.3
WERRIBEE SOUTH	931000^	812500^	850000^	657500	850000^	7	17	-8.7	29.3
WEST FOOTSCRAY	1020000	925000	905000	847500	945000	30	54	-7.4	11.5
WEST MELBOURNE	1231000^	1299000^	995000^	1455000^	1430000^	5	10	16.2	-1.7
WEST WODONGA	549000	545000	547000	550000	610000	63	120	11.1	10.9
WESTALL	887500	880000	937000	916000	905000	17	29	2.0	-1.2
WESTGARTH	1862500	1700000^	1685000	1602500^	1912500	14	22	2.7	19.3
WESTMEADOWS	765500	650000	720000	765300	740000	13	27	-3.3	-3.3
WHEELERS HILL	1390500	1397000	1400000	1513900	1430000	63	121	2.8	-5.5
WHITE HILLS	485000	522500	580000	630000	598000	21	40	23.3	-5.1
WHITTINGTON	507500	528300	522500	547000	557500	12	29	9.9	1.9
WHITTLESEA	742500	675000	700000	755000	735000	25	43	-1.0	-2.6
WILLIAMS LANDING	800000	781500	790000	850000	840000	45	89	5.0	-1.2

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**MEDIAN HOUSE PRICES**  
**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
WILLIAMSTOWN	1600000	1480500	1645000	1452500	1600000	35	67	0.0	10.2
WILLIAMSTOWN NORTH	1410000^	1306000^	1348800^	1192500^	1392500^	2	6	-1.2	16.8
WIMBLEDON HEIGHTS	615000^	476000^	589000^	594000^	561300^	2	6	-8.7	-5.5
WINCHELSEA	740000	591000	602500	662500^	590000	22	26	-20.3	-10.9
WINDSOR	1635000	1260000	1455500	1391500	1400000	19	31	-14.4	0.6
WINTER VALLEY	537000	555000	550000	535000	565000	61	110	5.2	5.6
WODONGA	523000	550000	558500	615000	601000	120	230	14.9	-2.3
WOLLERT	685000	680000	692500	699000	705000	243	444	2.9	0.9
WONGA PARK	1224000^	1300000	1267500^	1302500^	1073500^	6	14	-12.3	-17.6
WONTHAGGI	590000	515000	525000	590000	490000	13	44	-16.9	-16.9
WOODEND	937500	965000	770000	950000	892500	26	51	-4.8	-6.1
WOODSTOCK	-	858800^	720000^	657000	627000	10	23	0.0	-4.6
WOOLAMAI WATERS	790000^	676300	799000	675000	648000	18	30	-18.0	-4.0
WOORI YALLOCK	642500	690000	675000^	715000	735000	10	20	14.4	2.8
WY YUNG	476300^	525000^	568000^	515000^	432000^	4	11	-9.3	-16.1
WYNDHAM VALE	575500	590500	585000	570000	590000	184	321	2.5	3.5
YACKANDANDAH	747000^	820000^	742000^	614000^	833000^	7	10	11.5	35.7
YALLAMBIE	1025000	960000	1145000^	997500^	980000	17	19	-4.4	-1.8
YALLOURN NORTH	273800^	340000	330000^	297500^	477500^	7	15	74.4	60.5
YARRA GLEN	870000	820000^	902000^	940000^	814500^	7	16	-6.4	-13.4
YARRA JUNCTION	715000^	767500	715000^	657500^	748000	11	19	4.6	13.8
YARRAGON	612500^	550000^	620000^	560000	645000	11	24	5.3	15.2
YARRAM	375000	400000^	425000^	382500^	305000^	8	14	-18.7	-20.3
YARRAVILLE	1116000	1160000	1151300	1100000	1140000	69	120	2.2	3.6
YARRAWONGA	660000	642500	619000	552500	615000	46	92	-6.8	11.3
YEA	495000	575000^	507500	745000^	525000^	7	13	6.1	-29.5
YINNAR	445000^	468500^	575000^	422000^	390000^	6	13	-12.4	-7.6

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
ABBOTSFORD	512500	520000	519500	512300	603500	80	166	17.8	17.8
ABERFELDIE	846000^	428200	832500^	810000^	582000	13	15	-31.2	-28.1
AIRPORT WEST	677500	670000	719000	654500	675000	38	60	-0.4	3.1
ALBERT PARK	1970000^	1212500^	682500	1090000^	810000^	5	11	-58.9	-25.7
ALBION	295500	330000	261000	410000	282000	21	36	-4.6	-31.2
ALFREDTON	780000^	448000^	340000^	387500	390000	10	20	-50.0	0.6
ALPHINGTON	785000	820000	860000	818500	921300	26	56	17.4	12.6
ALTONA	635000	660000	707500	753500	690000	38	82	8.7	-8.4
ALTONA EAST	820000^	750000^	680000^	728000^	782500^	2	10	-4.6	7.5
ALTONA MEADOWS	593000^	505000^	580000^	568800^	610000^	8	14	2.9	7.3
ALTONA NORTH	755000	720000	741000	715000	812800	15	33	7.7	13.7
ARARAT	300000^	300000^	390000^	300000^	270000^	9	13	-10.0	-10.0
ARDEER	587500^	575000^	614000^	557500^	600000^	8	16	2.1	7.6
ARMADALE	730000	620000	783000	630000	690000	78	118	-5.5	9.5
ASCOT VALE	538000	517500	502500	500000	540000	39	72	0.4	8.0
ASHBURTON	1260000	1457500^	1210000	1225000^	1740000^	6	14	38.1	42.0
ASHWOOD	1240000	1345000	808000	1120500	1030000	11	21	-16.9	-8.1
ASPENDALE	1040000^	810000	800000	821900	948500	10	23	-8.8	15.4
AVONDALE HEIGHTS	703000	690000^	769000^	675000^	773500	10	15	10.0	14.6
BACCHUS MARSH	465000^	345000^	450000^	435000^	427000	11	19	-8.2	-1.8
BAIRNSDALE	340000^	540000^	332000^	332000*	215000^	8	8	-36.8	NA
BALACLAVA	505000	550000	607500	530000	576300	40	69	14.1	8.7
BALLAN	440000^	440000^	395000^	530000^	428000^	1	4	-2.7	-19.2
BALLARAT CENTRAL	370000^	412000	418500^	365000^	415000^	6	13	12.2	13.7
BALLARAT EAST	413800^	350000^	345000^	365000^	378500^	8	14	-8.5	3.7
BALLARAT NORTH	567000^	457500^	327500	410000	685000^	1	11	20.8	67.1
BALWYN	845000	800000	830300	696000	790000	33	64	-6.5	13.5
BALWYN NORTH	1120000	1249400	980500	1312500	1042500	16	31	-6.9	-20.6
BARWON HEADS	920000^	1025000^	1130000^	890000^	889000^	2	5	-3.4	-0.1
BAXTER	602300^	640000^	640000*	592000^	684000^	1	6	13.6	15.5
BAYSWATER	675000	670000	722500	655000	692000	47	79	2.5	5.6
BAYSWATER NORTH	722000	650000	670000	646000	690000	33	55	-4.4	6.8
BEACONSFIELD	533800^	715000^	582000^	602500^	540000^	7	9	1.2	-10.4
BEAUMARIS	1398000	1042500	1280000	1237500	1097500	20	34	-21.5	-11.3

<sup>^</sup> means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales Apr-Jun 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
BELL PARK	525000^	485000^	555000^	510000^	530000^	7	13	1.0	3.9
BELL POST HILL	452500^	435500^	413500^	400000^	450000^	2	6	-0.6	12.5
BELFIELD (BANYULE)	688800^	686800^	620000^	912500	875000^	3	13	27.0	-4.1
BELMONT	526500	550000	546500	585000	520000	19	45	-1.2	-11.1
BENALLA	295000^	332500	320000^	340000^	344500	10	19	16.8	1.3
BENDIGO	446300^	530000^	482500^	536000^	505000^	8	14	13.2	-5.8
BENTLEIGH	841000	711300	795000	742500	790000	56	98	-6.1	6.4
BENTLEIGH EAST	972500	930500	880000	985000	1105000	82	143	13.6	12.2
BERWICK	675000	660000	657000	730000	680000	31	55	0.7	-6.8
BITTERN	660000^	660000*	571000^	688500^	634500^	1	8	-3.9	-7.8
BLACK HILL	212000^	420000^	337000^	376000^	435000^	4	7	105.2	15.7
BLACK ROCK	1555500	927500	1325500	935000	1200000^	9	27	-22.9	28.3
BLACKBURN	688400	659500	765000	855000	1050000	49	92	52.5	22.8
BLACKBURN NORTH	1044500^	910000^	791500	818000^	788000^	7	12	-24.6	-3.7
BLACKBURN SOUTH	725000	840000	700000	940000	712500^	8	21	-1.7	-24.2
BONBEACH	721500	775000	648000	730500	702500	26	59	-2.6	-3.8
BORONIA	685000	671000	645000	645000	680000	78	135	-0.7	5.4
BOX HILL	577000	590000	595000	578800	499900	130	240	-13.4	-13.6
BOX HILL NORTH	888000	950000	843000	858000	1015000	25	42	14.3	18.3
BOX HILL SOUTH	911500	851500	930500	925000	985000	19	33	8.1	6.5
BRAYBROOK	575000	627000	640000	637500	630000	15	44	9.6	-1.2
BRIAR HILL	787500^	867000^	1050000^	730000^	831000^	8	16	5.5	13.8
BRIGHT	450000^	665000^	590000^	600000^	670000^	3	6	48.9	11.7
BRIGHTON	1391500	1137500	1585000	1600000	1125000	65	132	-19.2	-29.7
BRIGHTON EAST	1442500	1175000	1200000	1297500	1252500	29	47	-13.2	-3.5
BROADMEADOWS	437500	450000	470000	456000	492500	42	71	12.6	8.0
BROOKLYN	660000	704000^	650000	590000	604800	12	30	-8.4	2.5
BROWN HILL	405000^	350000^	363800^	360000^	459000^	4	9	13.3	27.5
BRUNSWICK	570000	567500	600000	560000	604000	111	226	6.0	7.9
BRUNSWICK EAST	550000	545000	532000	532500	535000	99	167	-2.7	0.5
BRUNSWICK WEST	495000	450000	509000	430000	490000	68	151	-1.0	14.0
BULLEEN	790000	555000^	720000	926000	848000	12	25	7.3	-8.4
BUNDOORA	475600	471300	465000	465000	443800	52	105	-6.7	-4.6
BURWOOD	912800	764500	727300	771000	867500	46	86	-5.0	12.5

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
BURWOOD EAST	568000^	922500	620000	610000	720500	16	39	26.8	18.1
CAIRNLEA	385000^	400000^	418000	411400^	427500^	2	9	11.0	3.9
CALIFORNIA GULLY	307000^	307000*	315500^	445000^	350000^	7	8	14.0	-21.3
CAMBERWELL	902500	930000	875000	860000	900000	45	96	-0.3	4.7
CANADIAN	390000	390000^	363700	380000	385500	10	23	-1.2	1.4
CANTERBURY	1230000	875000	1080000	1364300	1251100	11	23	1.7	-8.3
CAPEL SOUND	652500	550000^	625000	672500	742000	13	29	13.7	10.3
CARLTON	415000	412000	460000	357000	332500	116	239	-19.9	-6.9
CARLTON NORTH	1020000	678000	665000^	730000^	781500^	6	13	-23.4	7.1
CARNEGIE	599800	607500	630000	655000	683000	118	212	13.9	4.3
CAROLINE SPRINGS	532500	515000	495000	460000	500000	19	37	-6.1	8.7
CARRUM	825500	745000	847500	810000	762500	14	36	-7.6	-5.9
CARRUM DOWNS	590000	590000	575000	605000	600000	39	82	1.7	-0.8
CASTLEMINE	615000^	505000^	620000^	522500^	536500^	2	4	-12.8	2.7
CAULFIELD	913500	605100	965000	710000	751500	26	43	-17.7	5.8
CAULFIELD EAST	365000^	945000^	660000^	360000^	943200^	2	8	158.4	162.0
CAULFIELD NORTH	734500	665000	650000	641000	607500	74	134	-17.3	-5.2
CAULFIELD SOUTH	1100000	809000	925000	875000	1112500	42	86	1.1	27.1
CHADSTONE	912000	630000	545000	990000	893000	36	55	-2.1	-9.8
CHELSEA	777500	635500	711000	719800	709000	47	87	-8.8	-1.5
CHELSEA HEIGHTS	794500*	743500^	712500^	858500^	778000^	4	6	NA	-9.4
CHELTONHAM	730000	665000	705000	612500	675000	59	113	-7.5	10.2
CHELTONHAM EAST	603800^	630000^	630000^	755000^	737500^	7	15	22.1	-2.3
CHELTONHAM NORTH	857500^	802000^	800000^	730000^	597500	12	17	-30.3	-18.2
CHIRNSIDE PARK	732500	701300	722500	715000	595000	13	24	-18.8	-16.8
CLARINDA	740000^	697500^	757500^	810000^	835500^	6	12	12.9	3.1
CLAYTON	783500	753900	697000	682500	695000	71	129	-11.3	1.8
CLAYTON NORTH	505000	840000^	450000	445000^	478000	13	19	-5.3	7.4
CLAYTON SOUTH	524000	715000	517500	501000	720000	19	36	37.4	43.7
CLIFTON HILL	540500	885000	880000	860000^	719500	25	34	33.1	-16.3
CLIFTON SPRINGS	450000^	537500^	542500^	540000^	441000^	3	6	-2.0	-18.3
CLYDE NORTH	590000^	472000	557000^	588000^	612500^	2	3	3.8	4.2
COBRAM	346500^	307500^	307500*	315000^	385000^	1	5	11.1	22.2
COBURG	590000	566000	675000	709500	619800	62	130	5.0	-12.6

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
COBURG EAST	652500	660000	555000	312500^	787500	12	20	20.7	152.0
COBURG NORTH	779000^	700000	635000^	732500	690000^	7	17	-11.4	-5.8
COLAC	455000	380000	427000^	451000^	504000^	6	15	10.8	11.8
COLLINGWOOD	663500	597000	575000	630000	660000	60	111	-0.5	4.8
CORIO	343000^	352500^	388800^	377500^	325000^	3	5	-5.2	-13.9
COWES	700000^	415000^	1800000	654300^	425000^	6	12	-39.3	-35.0
COWES WEST	583300^	630000^	664500	686300^	661000^	6	12	13.3	-3.7
CRAIGIEBURN	450000	450000	420300	453500	482500	60	120	7.2	6.4
CRANBOURNE	500000	477000	458000	506500	492500	34	60	-1.5	-2.8
CRANBOURNE EAST	505200^	522500^	520000^	565000^	525000^	3	10	3.9	-7.1
CRANBOURNE NORTH	490000^	522500^	482100^	457500^	560200^	5	11	14.3	22.4
CRANBOURNE WEST	507000	508200	575000^	522500^	492500^	6	14	-2.9	-5.7
CREMORNE	652500	520000	531000^	607500	670000	11	25	2.7	10.3
CRIB POINT	510500^	605000^	640000^	476000^	590000^	4	8	15.6	23.9
CROYDON	695000	725000	660000	705000	688500	108	189	-0.9	-2.3
CROYDON NORTH	750000	790000	700000	721800^	662500	10	18	-11.7	-8.2
CROYDON SOUTH	870000^	820400^	735000^	815000^	835000^	2	11	-4.0	2.5
DALLAS	390000^	480000^	417500^	452500^	427500^	6	12	9.6	-5.5
DANDENONG	423300	405000	420000	400000	440000	125	244	4.0	10.0
DANDENONG NORTH	597500	575000	585000	560000	597700	14	31	0.0	6.7
DARLEY	440000^	413500^	433800^	410000^	470000^	9	17	6.8	14.6
DEER PARK	520000	488300	512500	515000^	551500	20	29	6.1	7.1
DELAHEY	485000^	512500^	468800^	593500^	560000^	2	4	15.5	-5.6
DIAMOND CREEK	810000^	840000	810000	750500^	750000^	3	11	-7.4	-0.1
DINGLEY VILLAGE	747500	768000^	732500	697500	820000	10	20	9.7	17.6
DOCKLANDS	590000	615000	565000	640000	585000	135	254	-0.8	-8.6
DONCASTER	690000	632400	615000	595000	620000	93	170	-10.1	4.2
DONCASTER EAST	780000	891500	955000	942500	710000	69	129	-9.0	-24.7
DONVALE	850000	880000	872500^	710000^	870000	13	22	2.4	22.5
DOREEN	542500^	538000^	480800^	575000^	525400^	4	11	-3.2	-8.6
DOVETON	550000	561500	540000	530000	565000	25	49	2.7	6.6
DROMANA	702500^	782500^	792500^	850000	869500	12	25	23.8	2.3
DROUIN	445000	436800	475000	440000	445000	19	33	0.0	1.1
DRYSDALE	545000^	583500^	547500^	495000^	550000^	6	13	0.9	11.1

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales Apr-Jun 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
EAGLEHAWK	375000^	397500^	287500	367000^	423000^	4	6	12.8	15.3
EAGLEMONT	1015000^	801300^	1680000^	1685000^	607500^	6	9	-40.1	-63.9
EAST BENDIGO	446000^	468800^	486000^	540000^	537500^	2	6	20.5	-0.5
EAST GEELONG	545000^	515000^	585000^	592500^	474500^	4	10	-12.9	-19.9
EAST MELBOURNE	765000	892500	690500	851000	610000	23	39	-20.3	-28.3
ECHUCA	445000	472500	450000	400000	395000	19	29	-11.2	-1.3
EDITHVALE	780000	807500	797500	900000	870000	14	34	11.5	-3.3
ELSTERNWICK	730000	740000	625000	756000	683500	51	96	-6.4	-9.6
ELTHAM	820000	708000	787000	775800	840000	21	35	2.4	8.3
ELWOOD	692500	608500	658000	618000	620000	115	199	-10.5	0.3
ENDEAVOUR HILLS	690000	590000	615000^	690000	731000^	8	22	5.9	5.9
EPPING	519000	481500	507000	475000	560000	37	72	7.9	17.9
ESSENDON	615000	497500	555000	575000	530000	92	174	-13.8	-7.8
ESSENDON NORTH	385000	406500	370000	380000	430000	33	53	11.7	13.2
ESSENDON WEST	757500^	757500*	730000^	865000^	982500^	4	8	29.7	13.6
EUMEMMERRING	580000	580000^	590000^	577500^	607500	10	18	4.7	5.2
FAIRFIELD	470500	615000	600000	630000	594000	23	44	26.2	-5.7
FAWKNER	535000	533500	575000	595000	602500	31	46	12.6	1.3
FERNTREE GULLY	685000	665000	680000	688000	689300	48	77	0.6	0.2
FISHERMANS BEND	975000	895000	875000	870000	903300	18	41	-7.4	3.8
FITZROY	790000	766000	826500	772500	824000	35	69	4.3	6.7
FITZROY NORTH	739000	778000	647500	583500	626500	37	62	-15.2	7.4
FLEMINGTON	375500	398000	374500	436800	470000	38	68	25.2	7.6
FLORA HILL	435000^	465000	417500	440000^	460500	12	20	5.9	4.7
FOOTSCRAY	575000	465000	495000	460000	455000	130	233	-20.9	-1.1
FOREST HILL	912800	786500	595000	870000	760000	17	32	-16.7	-12.6
FRANKSTON	537500	537500	520000	560000	557500	126	242	3.7	-0.4
FRANKSTON NORTH	611000^	512500^	552500^	605000^	591000^	1	4	-3.3	-2.3
FRANKSTON SOUTH	762000	688000	725000	708000	792500	25	39	4.0	11.9
GARDENVALE	456300^	540000^	1425000^	1042500^	520000^	6	10	14.0	-50.1
GEELONG	625000	609000	599000	655000	650000	31	43	4.0	-0.8
GEELONG WEST	420000	550000	418800	335000	405000	18	31	-3.6	20.9
GISBORNE	575000	595000^	486000^	555000^	610000^	9	16	6.1	9.9
GLEN HUNTLY	675000	641300	595000	618500	585000	43	75	-13.3	-5.4

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
GLEN IRIS	765000	740000	755000	650000	647500	90	167	-15.4	-0.4
GLEN WAVERLEY	870800	860000	917500	876000	835000	51	86	-4.1	-4.7
GLENROY	610000	553300	575000	575000	632000	104	182	3.6	9.9
GOLDEN POINT (BALLARAT)	405000^	355000^	445000^	375000^	350000^	4	9	-13.6	-6.7
GOLDEN SQUARE	485000	435000	460000	493500	525000	19	31	8.2	6.4
GOWANBRAE	670000^	750000^	667000^	735000^	735000*	0	2	NA	NA
GREENSBOROUGH	755000	705000	710000	730000	745800	30	55	-1.2	2.2
GREENVALE	600000^	557500^	733000^	572500^	605000^	5	9	0.8	5.7
GROVEDALE	468800	490500	520000^	485000	507000	17	32	8.2	4.5
HADFIELD	575000	660000	631500	506300	635000	26	36	10.4	25.4
HALLAM	590000	541000	530000	502500^	595000^	9	16	0.8	18.4
HAMILTON	322500^	266500^	290000^	364500^	270000^	7	9	-16.3	-25.9
HAMLYN HEIGHTS	579000^	485200	595000^	550000	630000	10	28	8.8	14.5
HAMPTON	985000	910500	960000	865000	950000	40	89	-3.6	9.8
HAMPTON EAST	1040000	801500^	1131300^	980500^	1050000	13	17	1.0	7.1
HAMPTON PARK	560000	555000	580000	572900	560500	12	34	0.1	-2.2
HARKNESS	370000^	445000	421300^	410000^	400000^	9	12	8.1	-2.4
HASTINGS	582500	510000	560000	527500	550000	19	33	-5.6	4.3
HAWTHORN	563500	590000	575000	600000	536000	144	268	-4.9	-10.7
HAWTHORN EAST	615000	625500	646300	596000	590000	94	171	-4.1	-1.0
HEALESVILLE	625000	690000^	640000	580000^	530000	11	19	-15.2	-8.6
HEATHMONT	811000^	860000	683000	842500	850000	14	33	4.8	0.9
HEIDELBERG	635000	667500	650000	631000	620000	25	56	-2.4	-1.7
HEIDELBERG HEIGHTS	750000	712000	747500	720000	710500	30	76	-5.3	-1.3
HEIDELBERG WEST	517500	605000	660000	700000	752500	28	49	45.4	7.5
HERNE HILL	357500^	400000^	340000	505000	300000^	9	25	-16.1	-40.6
HIGHETT	658800	667300	655500	665000	677000	51	93	2.8	1.8
HIGHTON	572500	490000	514300	520500	550000	27	55	-3.9	5.7
HILLSIDE (MELTON)	527500	555000^	557500^	577000^	565000^	4	9	7.1	-2.1
HOPPERS CROSSING	454500	452500	431000	438000	450000	16	37	-1.0	2.7
HORSHAM	275000	288300	389500^	343500	372500^	7	17	35.5	8.4
HUGHESDALE	755000	555000	841000	535000	670000	21	38	-11.3	25.2
HUNTINGDALE	410000^	693000^	590000^	667500^	889500^	6	10	117.0	33.3
INVERLOCH	676800^	650000^	607500^	560000^	727500^	6	15	7.5	29.9

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
IVANHOE	662500	750000	759500	720000	650000	65	117	-1.9	-9.7
IVANHOE EAST	1271300	1290000^	1016500^	895000	873500	10	21	-31.3	-2.4
JACANA	488200^	445000^	480000^	576000^	566000^	7	12	15.9	-1.7
JOLIMONT	1100000	850000	780000	1350000^	1040000^	7	12	-5.5	-23.0
KANGAROO FLAT	400000^	409000	390000	447500^	540000	13	19	35.0	20.7
KEILOR	720000^	885000^	850000^	610000^	637800^	2	3	-11.4	4.5
KEILOR DOWNS	600000^	620000^	622000	613000^	533500^	6	11	-11.1	-13.0
KEILOR EAST	780500^	688800	777500	635000^	720000	10	19	-7.8	13.4
KENNINGTON	438000	382000	440000	550000	662500	18	38	51.3	20.5
KENSINGTON	529000	530000	560000	482000	502500	50	81	-5.0	4.3
KERANG	257500^	257500*	262500^	262500*	275000^	3	3	6.8	NA
KEW	920000	885500	730100	831000	861000	82	149	-6.4	3.6
KEW EAST	1043500^	1043500*	751000^	645000^	1396000^	5	6	33.8	116.4
KEW NORTH	665000	780500	943000	1022500^	977500^	6	14	47.0	-4.4
KEYSBOROUGH	677500	682500	730000	730000	722800	20	33	6.7	-1.0
KILMORE	424500^	400000^	435000^	402500^	438800^	6	10	3.4	9.0
KILSYTH	682500	727500	692300	732500	715000	32	62	4.8	-2.4
KINGSBURY	576500	485000	520000^	475000	407500	14	27	-29.3	-14.2
KINGSVILLE	427000	546000^	390000	395000	500000^	6	21	17.1	26.6
KNOXFIELD	835000	765000	815000	752000^	793300	16	25	-5.0	5.5
KOO WEE RUP	476300^	550000^	495000^	550000^	450000^	3	8	-5.5	-18.2
KOONYONG	950000^	760000^	735000^	667500^	1731000^	1	4	82.2	159.3
KORUMBURRA	450000^	450000*	450000^	420000^	404000^	2	4	-10.2	-3.8
KURUNJANG	374000^	374000*	415000^	470000^	391000^	3	8	4.5	-16.8
KYABRAM	392500^	379000^	345000^	320000^	313500^	4	11	-20.1	-2.0
KYNETON	605000^	700000^	455000^	520000^	580000^	5	6	-4.1	11.5
LAKE WENDOUREE	575000^	520000^	575000^	502500^	512500	10	18	-10.9	2.0
LAKES ENTRANCE	435000^	480000^	548800^	494000^	665000^	1	6	52.9	34.6
LALOR	505000	565000	516000	557500	540500	28	41	7.0	-3.0
LANGWARRIN	579100	555500	596000	630000	650500	38	79	12.3	3.3
LARA	485000^	465800^	412500^	422500^	466000^	8	16	-3.9	10.3
LARA LAKE	457500^	549000	475000^	445000^	570000^	7	10	24.6	28.1
LAVERTON	576700	548800^	490000	564000	555000	24	36	-3.8	-1.6
LAVERTON SOUTH	560000^	551000^	497500^	547500	578800	10	22	3.3	5.7

<sup>^</sup> means there were fewer than 10 sales for the quarter

<sup>\*</sup> means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change

## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales	No. of	Change (%)	
	2024	2024	2024	2025	2025	Apr-Jun 2025	Sales 2025	Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
LEONGATHA	485000^	487500^	460000^	405000^	450000^	5	7	-7.2	11.1
LEOPOLD	535000^	507500^	465000^	450000^	500000^	5	10	-6.5	11.1
LILYDALE	620000	590000	605000	622500	622500	46	93	0.4	0.0
LONG GULLY	385000^	420000^	396300^	400000^	411500^	6	11	6.9	2.9
LONGWARRY	440000^	455000^	457500^	500000^	485000^	1	7	10.2	-3.0
LORNE	1230000^	2350000^	825000^	1550000^	805000^	6	11	-34.6	-48.1
LOWER PLENTY	767500	742500	683500^	725000^	684000	14	20	-10.9	-5.7
MACLEOD	830000	738500	749000	650000	819000	23	36	-1.3	26.0
MAIDSTONE	625000	633500	680000	635000	630000	29	57	0.8	-0.8
MALVERN	590000	820000	680000	650000	625000	48	78	5.9	-3.8
MALVERN EAST	582500	587000	632500	490500	541000	76	138	-7.1	10.3
MANIFOLD HEIGHTS	500000^	315000^	365000^	443300^	455000^	7	13	-9.0	2.7
MANSFIELD	585000^	600000^	380000^	475000^	395000^	7	11	-32.5	-16.8
MARIBYRNONG	450000	485000	510000	492500	479000	88	142	6.4	-2.7
MARYBOROUGH	350000^	332000^	270000^	301000^	315000^	7	11	-10.0	4.7
MCCRAE	1050000^	775000^	880000^	600000^	965000^	4	9	-8.1	60.8
MCKINNON	807500	921000	758000	770000	870000	17	30	7.7	13.0
MEADOW HEIGHTS	472000	490000	535000	497500	481000	18	34	1.9	-3.3
MELBOURNE	580000	581200	537800	535500	567500	666	1,330	-2.2	6.0
MELTON	379500	369000	380000^	378000	400000^	7	24	5.4	5.8
MELTON SOUTH	405000	365000	370000	415000	392500	18	29	-3.1	-5.4
MELTON WEST	400000^	444000^	487500^	467500^	368000^	2	4	-8.0	-21.3
MENTONE	550000	600000	679500	710000	651500	76	132	18.5	-8.2
MERBEIN	294000^	207000^	270000^	258300^	171500^	8	9	-41.7	-33.6
MERINDA PARK	640000^	522500^	459000^	501000^	605000^	1	4	-5.5	20.8
MERnda	502500	541000^	517500	400000	509500	20	31	1.4	27.4
MICKLEHAM	615000^	583000^	550000	597000	624000^	8	23	1.5	4.5
MIDDLE PARK	1420000^	850000^	1060000^	1067500^	953800	12	18	-32.8	-10.7
MILDURA	319000	310000	325000	357500	355000	38	80	11.3	-0.7
MILL PARK	473000	515000	539800	624800	485000	23	35	2.5	-22.4
MITCHAM	925000	830000	762000	889500	785000	43	74	-15.1	-11.7
MOE	242500^	272500	242500	204500^	320000^	8	16	32.0	56.5
MONT ALBERT	786000	805000	945000^	802500	730500	14	32	-7.1	-9.0
MONT ALBERT NORTH	1150000	1056100	1397500	1295000^	1115000	17	23	-3.0	-13.9

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
MONTMORENCY	785800	907500	845000	875000	862500	20	36	9.8	-1.4
MOONEE PONDS	547500	615000	560000	505500	545000	74	140	-0.5	7.8
MOORABBIN	602500	840000	757500	725000	765000	32	43	27.0	5.5
MOOROOLBARK	710000	699000	652000	707500	700000	31	69	-1.4	-1.1
MOOROOPNA	270000^	295000^	340000	223800^	355800^	6	10	31.8	59.0
MORDIALLOC	758000	670000	670000	785000	670000	35	66	-11.6	-14.6
MORNINGTON	790000	775000	800000	728800	775000	49	121	-1.9	6.3
MORWELL	245000	300000^	264500	232500	272500	12	26	11.2	17.2
MOUNT CLEAR	366000^	410000^	350000^	408000^	450000^	7	14	23.0	10.3
MOUNT ELIZA	870000	860000	882500	743000	886300^	8	18	1.9	19.3
MOUNT EVELYN	770000^	672000^	822500^	810000^	724300^	2	5	-5.9	-10.6
MOUNT MARTHA	682000^	605000^	891000^	850000	850500^	6	17	24.7	0.1
MOUNT PLEASANT	360000^	382500^	400000^	369000^	442500^	2	8	22.9	19.9
MOUNT WAVERLEY	1017500	1058000	1080000	1071000	1112000	59	91	9.3	3.8
MULGRAVE	787500	1025000^	843000	825000^	690000^	7	16	-12.4	-16.4
MURRUMBEENA	595000	580000	782500	493000	557500	41	84	-6.3	13.1
NARRE WARREN	545000	570000	564000	601500	610000	27	47	11.9	1.4
NARRE WARREN SOUTH	648400^	615000^	599000^	667500^	672500^	4	10	3.7	0.7
NEWBOROUGH	450000^	450000*	240000^	195000^	318000^	4	11	-29.3	63.1
NEWCOMB	419000^	479000^	485500^	492500^	458000^	9	15	9.3	-7.0
NEWPORT	825000	761600	723000	900000	690000	39	64	-16.4	-23.3
NEWTOWN (GREATER GEELONG)	700000	567500	625000	514500	627500	14	44	-10.4	22.0
NIDDRIE	725000	770000^	752500	662500	855000^	9	21	17.9	29.1
NOBLE PARK	565000	520000	545000	535000	595000	67	154	5.3	11.2
NOBLE PARK NORTH	620000^	630000^	612000^	520000^	625000^	7	9	0.8	20.2
NORLANE	390000^	402500^	395000	384000^	438500	12	18	12.4	14.2
NORTH BENDIGO	445000^	484500^	400000	337500^	447500^	8	15	0.6	32.6
NORTH GEELONG	458300^	420000^	298000^	485000^	497500^	8	11	8.6	2.6
NORTH MELBOURNE	505000	501500	480000	519000	517500	95	180	2.5	-0.3
NORTHCOTE	738500	630000	620000	601900	600000	77	135	-18.8	-0.3
NOTTING HILL	430000	373800	432000	443500	400000^	9	25	-7.0	-9.8
NUNAWADING	841000	827500	765000	690000	838500	24	48	-0.3	21.5
OAK PARK	735000	687500	644300	633000	630000	25	54	-14.3	-0.5
OAKLEIGH	557500	604000	560000	520500	560000	23	51	0.4	7.6

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales Apr-Jun 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
OAKLEIGH EAST	860000	820000	712000^	748500	935500	14	31	8.8	25.0
OAKLEIGH SOUTH	827500	833000	712000	760000	815000	21	42	-1.5	7.2
OCEAN GROVE	695000	785000	580000^	742000^	847000^	7	16	21.9	14.2
OFFICER	578000^	575000^	560000	547800^	529000	10	18	-8.5	-3.4
ORMOND	592500	565000	610000	587300	650000	35	63	9.7	10.7
OSBORNE	820000	800000^	767500	870000^	816000	11	18	-0.5	-6.2
PAKENHAM	500000	477500	495000	490000	511000	66	114	2.2	4.3
PARKDALE	817500	728300	780000	815000	800000	35	58	-2.1	-1.8
PARKVILLE	550000	520000	560000	560000	507500	26	49	-7.7	-9.4
PASCOE VALE	645000	627500	640000	646000	660000	111	198	2.3	2.2
PASCOE VALE SOUTH	644000	685000	650000	727500	700000	16	28	8.7	-3.8
PATTERSON LAKES	562500	692500	700000^	675000	710000	21	39	26.2	5.2
PAYNESVILLE	382000^	444000^	462500^	480000^	340000^	1	6	-11.0	-29.2
PEARCEDALE	-	650000^	762500^	777500^	777500*	0	2	NA	NA
POINT COOK	557500	512500	543500	561000	581300	16	38	4.3	3.6
PORT MELBOURNE	795000	765000	742600	740000	685000	83	175	-13.8	-7.4
PORTARLINGTON	800000	1112500^	575000^	547500^	520000^	1	5	-35.0	-5.0
PORTLAND	299000^	304000^	295000^	395000^	270000^	7	13	-9.7	-31.6
PRAHRAN	570000	473000	582500	493500	524000	116	197	-8.1	6.2
PRESTON	649500	600500	602000	650000	523800	140	243	-19.4	-19.4
QUARRY HILL	400000^	435800^	471000^	463500^	370000^	3	7	-7.5	-20.2
RED CLIFFS	395000^	92500^	270000^	374000^	326000^	6	7	-17.5	-12.8
REDAN	327500^	350000	325000	375000^	358500	16	24	9.5	-4.4
RESERVOIR	630000	625000	650000	650000	650000	200	343	3.2	0.0
RICHMOND	597000	540000	572500	550000	566300	152	267	-5.2	3.0
RIDDELLS CREEK	600000^	642500^	570000^	520000^	592500^	4	6	-1.3	13.9
RINGWOOD	611400	646000	620000	599000	625000	92	184	2.2	4.3
RINGWOOD EAST	730000	753500	730000	717500	690000	23	49	-5.5	-3.8
RINGWOOD NORTH	1100000^	980000^	860000^	730000^	665000^	7	10	-39.5	-8.9
RIPPLESIDE	1197500^	775000^	1050000^	650500^	680000^	2	6	-43.2	4.5
RIPPONLEA	622500^	355000^	630000^	580000^	476300	12	13	-23.5	-17.9
ROCKBANK	537500^	590000^	470000^	540000^	576500^	4	11	7.3	6.8
ROMSEY	575000^	565000^	546000^	530000^	553500^	6	11	-3.7	4.4
ROSANNA	975000	894500	839500	1050000	774000	27	40	-20.6	-26.3

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales Apr-Jun 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
ROSEBUD	686000	710000	680000	642500	728000	18	41	6.1	13.3
ROSEBUD SOUTH	814000^	690000^	735000^	770000^	935000^	4	9	14.9	21.4
ROWVILLE	737500	678500	730000	660000	697500	20	41	-5.4	5.7
ROXBURGH PARK	462000	507500^	483000	517500^	505000	10	18	9.3	-2.4
RYE	745000^	637500^	907500^	675000^	546800^	4	8	-26.6	-19.0
SAFETY BEACH	832500	1045000^	1050000	855000	710000^	9	31	-14.7	-17.0
SALE	318000	360000	327000	380000	325000	19	30	2.2	-14.5
SAN REMO	440000^	640000^	515000^	536000^	632500^	3	11	43.8	18.0
SANCTUARY LAKES	649500^	665000^	680000^	620000	677500^	8	19	4.3	9.3
SANDRINGHAM	880000	633000	800000	710000	706300	40	84	-19.7	-0.5
SCORESBY	757300^	672500^	800000^	813000^	1092500^	1	7	44.3	34.4
SEAFORD	640300	661000	625000	625000	577500	50	94	-9.8	-7.6
SEBASTOPOL	325000	345000	355000	340000	365000	29	66	12.3	7.4
SEDDON	451300	507000^	490000	780000^	850000^	3	8	88.4	9.0
SEYMOUR	465000^	400000^	545000^	222000^	233000	12	20	-49.9	5.0
SHEPPARTON	366000	389000	370000	470000	380000	41	58	3.8	-19.1
SKYE	600000^	630000^	557500^	575000^	559000^	8	13	-6.8	-2.8
SOLDIERS HILL	375000^	340000^	380000^	555000^	380000^	4	6	1.3	-31.5
SOMERVILLE	652500	615000	640100	655000	605000	13	32	-7.3	-7.6
SOUTH KINGSVILLE	820000	692500	770000^	720000^	520000^	7	12	-36.6	-27.8
SOUTH MELBOURNE	539500	618000	645000	595000	587500	82	153	8.9	-1.3
SOUTH MORANG	517500	555000	540000	505000	535000	20	41	3.4	5.9
SOUTH YARRA	535000	560000	597500	580000	585000	254	451	9.3	0.9
SOUTHBANK	600000	606000	580000	596000	549800	290	528	-8.4	-7.8
SPOTSWOOD	734500^	619000	755000^	667500^	1170000^	2	10	59.3	75.3
SPRING GULLY	335500^	457800	376000^	463800^	398500^	4	12	18.8	-14.1
SPRINGVALE	650000	600000	630000	642000	627500	30	53	-3.5	-2.3
SPRINGVALE SOUTH	670000	623000	705000^	604000^	600000	13	21	-10.4	-0.7
ST ALBANS	515000	500000	497500	540000	542000	62	115	5.2	0.4
ST ALBANS PARK	475000^	517500^	465000^	500000^	496500^	4	7	4.5	-0.7
ST KILDA	540500	529000	525000	535000	487500	184	345	-9.8	-8.9
ST KILDA EAST	580000	580000	567500	600000	615000	83	150	6.0	2.5
ST KILDA WEST	590000	572500	503000	422500	572500	24	41	-3.0	35.5
ST LEONARDS	566000^	310000^	850000^	542500	415000^	1	11	-26.7	-23.5

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	No. of Sales	No. of	Change (%)	
	2024	2024	2024	2025	2025	Apr-Jun 2025	Sales 2025	Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
STAWELL	300000*	256000^	545000^	215000^	290000^	5	8	NA	34.9
STRATHDALE	352300^	442500^	365000^	380000^	400000^	3	10	13.6	5.3
STRATHFIELDSAYE	660000^	785000^	680000^	680000*	680000*	0	0	NA	NA
STRATHMORE	670000	760000	727000	688000^	730000	14	21	9.0	6.1
STUDFIELD	702000^	754000^	706300^	832000^	725000^	4	11	3.3	-12.9
SUNBURY	517500	507500	528600	506000	495300	34	59	-4.3	-2.1
SUNSHINE	407000	453000	400000	547000	610000	22	40	49.9	11.5
SUNSHINE NORTH	620000	540000	603000	641000	415000	27	42	-33.1	-35.3
SUNSHINE WEST	630000	560000	575000	600000	646500	18	40	2.6	7.8
SURREY HILLS	875000	865000	865000	815000	1068000	22	56	22.1	31.0
SWAN HILL	335000^	300000^	415000^	299000^	390000^	5	13	16.4	30.4
SYDENHAM	500000	505000	487500	492500	487000	25	45	-2.6	-1.1
SYNDAL	798000^	964500	1075000	1145000^	1215000	16	22	52.3	6.1
TARNEIT	495700	452800	460000	440000	480000	19	36	-3.2	9.1
TATURA	291500^	315000^	351000^	285000^	300000^	9	10	2.9	5.3
TAYLORS HILL	550800^	573500^	562500^	551300^	562000^	3	5	2.0	2.0
TAYLORS LAKES	610000^	641000^	525000^	590000^	553500^	5	8	-9.3	-6.2
TEMPLESTOWE	980000	969500	900000	617500	956300	20	37	-2.4	54.9
TEMPLESTOWE LOWER	1137500	1075500	868800	903500	920000	25	37	-19.1	1.8
THOMASTOWN	522500	526500	475300	520000	560000	33	56	7.2	7.7
THOMSON (GREATER GEELONG)	387000^	370000^	585000^	517500^	275000^	1	2	-28.9	-46.9
THORNBURY	621000	515000	568500	569500	470000	69	113	-24.3	-17.5
TOORAK	1312500	841000	792500	902500	950000	61	116	-27.6	5.3
TORQUAY	838000	845000	902500	773500	827500	10	24	-1.3	7.0
TRAFALGAR	425000^	495000^	340000^	530000^	535000^	4	6	25.9	0.9
TRARALGON	357500	325000	320300	360000	315000	19	38	-11.9	-12.5
TRAVANCORE	389000	362000	365000	347500	356300	22	42	-8.4	2.5
TRUGANINA	516500	490000	447000	515000^	515000	19	24	-0.3	0.0
TULLAMARINE	571000	562000	560000	576300	535000	23	47	-6.3	-7.2
TYABB	585000^	560000^	660000^	597500^	705000^	2	6	20.5	18.0
UPPER FERNTREE GULLY	647500*	440000^	503000^	500500^	422500^	2	7	NA	-15.6
VERMONT	935500	933900	910000	872500	1005000	16	32	7.4	15.2
VERMONT SOUTH	968000	732500^	1078800^	1104000^	875000	11	19	-9.6	-20.7
VIEWBANK	699900	672400	705000^	900000^	750000^	9	10	7.2	-16.7

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## MEDIAN UNIT PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%)	
								Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
WALLAN	450000^	416500	450000^	452500^	452000^	9	15	0.4	-0.1
WALLAN EAST	425000^	470000^	450000^	440000^	445000^	3	4	4.7	1.1
WANGARATTA	315000	355000	332500	360800	320000	13	23	1.6	-11.3
WANTIRNA	645000	700000	699000	764500	675000	15	27	4.7	-11.7
WANTIRNA SOUTH	630000	506500	500000	490000	522500	14	37	-17.1	6.6
WARRAGUL	485000^	450000	421500	445000	425000	16	26	-12.4	-4.5
WARRNAMBOOL	411300	430000	410000	454000	433000	32	65	5.3	-4.6
WATSONIA	812000	757500	800000	711000^	682000^	4	11	-16.0	-4.1
WENDOUREE	367500	295000	252000	355000	362500^	8	21	-1.4	2.1
WERRIBEE	450000	422000	419000	452500	440000	51	105	-2.2	-2.8
WERRIBEE SOUTH	521000^	510000^	440000	487500	515000	10	20	-1.2	5.6
WEST FOOTSCRAY	570000	598500	572500	387800	461500	55	89	-19.0	19.0
WEST MELBOURNE	595000	522000	517500	485000	515000	86	151	-13.4	6.2
WEST WODONGA	367500	378500	369000	387500	381500	15	29	3.8	-1.5
WESTALL	545000	615000	681000	595000	638000	23	44	17.1	7.2
WESTGARTH	772000	651000^	763000	876100	650000	15	31	-15.8	-25.8
WESTMEADOWS	565000^	560000^	596000	597500	620000	15	29	9.7	3.8
WHEELERS HILL	1200000^	885400^	847500^	930500^	1006500^	4	9	-16.1	8.2
WHITE HILLS	548800^	360000^	408000^	520000^	455000^	3	8	-17.1	-12.5
WHITTINGTON	372500^	390000^	336300^	380000	405000^	9	19	8.7	6.6
WHITTLESEA	430000^	498500^	537500^	410000^	510000^	5	8	18.6	24.4
WILLIAMS LANDING	420000	413500^	442000^	448800^	420000	13	19	0.0	-6.4
WILLIAMSTOWN	780000	630500	730000	960000	906000	26	51	16.2	-5.6
WILLIAMSTOWN NORTH	860000^	875000^	649000^	800000^	910000^	6	11	5.8	13.8
WINDSOR	585000	508500	555000	592000	520000	43	80	-11.1	-12.2
WODONGA	342800	372000	440000	360000	360000	21	44	5.0	0.0
WOLLERT	467500	472000	469300	470000	510000	15	37	9.1	8.5
WONTHAGGI	432500^	400000^	412500^	430000^	385000	14	21	-11.0	-10.5
WOODEND	731300^	599000^	572000^	680000^	800000^	3	9	9.4	17.6
WYNDHAM VALE	485000	489000^	465000	497500	477500	12	22	-1.5	-4.0
YARRA JUNCTION	620000^	570000^	570000*	670000^	717500^	2	3	15.7	7.1
YARRAVILLE	600000	637500	715000	635000	572500	24	53	-4.6	-9.8
YARRAWONGA	459000^	530000	428000^	473500	452500	12	22	-1.4	-4.4

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## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
AINTREE	451500	460000	393000	447500	413500	22	52	-8.4	-7.6
ALFREDTON	282500^	250000^	250000^	232500^	220000	13	17	-22.1	-5.4
APOLLO BAY	340000^	397500^	380000^	380000*	380000^	5	5	11.8	NA
ARARAT	260000^	97300^	131400^	275000^	153500^	6	9	-41.0	-44.2
ARMSTRONG CREEK	379000	375000	300000	297000	317000	114	199	-16.4	6.7
BACCHUS MARSH	375000^	300000^	223500	295000^	307500	16	22	-18.0	4.2
BAIRNSDALE	162300^	192000^	179500^	176000^	207000^	7	10	27.6	17.6
BALCOMBE	945000^	846900^	955500^	928500^	1250000^	1	6	32.3	34.6
BALLARAT EAST	400000^	352500^	290000^	330000^	350000^	2	6	-12.5	6.1
BANNOCKBURN	354000^	362300^	334000^	325000^	360000^	7	12	1.7	10.8
BARANDUDA	200000	227500	249500	240000	232500^	5	15	16.3	-3.1
BARNAWARTHA	245000^	255000^	235000^	235000^	285000^	2	3	16.3	21.3
BEACONSFIELD	492400^	429000^	506300^	567200^	435000^	4	7	-11.7	-23.3
BEEAC	-	-	125000^	140000^	275000^	2	5	0.0	96.4
BENALLA	187500	175000	185000	195000	190000	13	38	1.3	-2.6
BERWICK	459500	476000	470000	546000	427500	52	117	-7.0	-21.7
BEVERIDGE	320000	319500	330000	327300	315300	50	92	-1.5	-3.7
BONNIE BROOK	437000^	451000^	381500^	410000^	375000^	9	16	-14.2	-8.5
BONSHAW	267500	275000^	250000	275000^	273000	23	28	2.1	-0.7
BOTANIC RIDGE	478000	490000	517000	550000^	509000^	7	14	6.5	-7.5
BROADFORD	275000^	272500^	265000^	286500^	250000^	5	9	-9.1	-12.7
BROOKFIELD	513300	320800	280500^	285000^	397000^	4	9	-22.6	39.3
BURNSIDE	576500	519000	571000^	582000^	568000	10	15	-1.5	-2.4
CARDIGAN	510000^	547500	557500^	555000^	450000^	3	8	-11.8	-18.9
CHARLEMONT	337500	312000	301000	320000	326000	44	72	-3.4	1.9
CLUNES	241300^	197500^	200000^	240000^	110000^	3	8	-54.4	-54.2
CLYDE	352000	380000	372000	380000	380000	132	207	8.0	0.0
CLYDE NORTH	420000	414500	420000	414500	421000	303	525	0.2	1.6
COBBLEBANK	312800^	312800*	1467100	286000^	428000	13	16	36.8	49.7
COBRAM	200000^	205000^	210000^	210000	209000^	8	18	4.5	-0.5
COLAC	294500^	273500^	260500^	176100	275000	16	30	-6.6	56.2
COLDSTREAM	482500^	480000^	480000^	480000*	450000^	2	2	-6.7	NA
CONNEWARRE	1065000^	1065000*	910000^	1125000^	1125000*	0	3	NA	NA
CORINELLA	270000^	265000^	265000*	475000^	275000^	5	7	1.9	-42.1
COWES WEST	432500^	410800^	432500^	415000^	325000^	1	6	-24.9	-21.7

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## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
CRAIGIEBURN	515000^	535000^	495000^	500000	442500^	8	21	-14.1	-11.5
CRANBOURNE	534500^	397000^	515000^	271500^	254000^	2	4	-52.5	-6.4
CRANBOURNE EAST	402000	423000	354500	385000	380000	11	32	-5.5	-1.3
CRANBOURNE SOUTH	250500	303700^	285500^	207100^	185500^	8	13	-25.9	-10.4
CRANBOURNE WEST	413000^	392000	424000^	389000^	355000^	8	17	-14.1	-8.8
CRESWICK	185000^	205000^	205000^	195000^	205000^	4	9	10.8	5.1
CRIB POINT	-	455000^	467500^	470000^	455000^	4	11	0.0	-3.2
DARLEY	287500^	330000^	320000^	400000^	268000^	2	6	-6.8	-33.0
DAYLESFORD	355400^	23800^	355000^	390000^	297500	10	15	-16.3	-23.7
DEANSIDE	380500	387500	374000	390000	360000	117	183	-5.4	-7.7
DELACOMBE	337500^	266000^	237000^	230000^	250000^	1	2	-25.9	8.7
DENNINGTON	215000*	215000*	195000^	175000^	161000^	8	14	NA	-8.0
DIAMOND CREEK	580000^	465000^	542000^	442500^	570000^	4	9	-1.7	28.8
DIGGERS REST	340000	295500	298000	299000	299000	17	36	-12.1	0.0
DONCASTER	1410000*	1410000*	1410000*	1526300^	1526300*	0	7	NA	NA
DONNYBROOK	320000	322000	343000	325000	325000	86	151	1.6	0.0
DOREEN	370000^	432500^	400000^	363500	417500^	5	17	12.8	14.9
DROMANA	629000^	629000*	900000^	400000^	600000^	7	8	-4.6	50.0
DROUIN	357500	330000	360000	347500	339000	49	63	-5.2	-2.4
EAGLE POINT	171000^	171000*	209000^	230000^	225000^	5	6	31.6	-2.2
EAST BAIRNSDALE	158000^	145000^	135000^	204000^	159000^	2	4	0.6	-22.1
ECHUCA	257000	270000^	264000	302500^	270000	13	17	5.1	-10.7
ELLIMINYT	322500^	300000^	335000^	200000^	321000^	7	16	-0.5	60.5
ELTHAM	425000*	610000^	610000*	650000^	530000^	2	3	NA	-18.5
EPPING	400300^	300000^	387500	422500^	396000^	9	15	-1.1	-6.3
EPSOM	295000^	285000^	299000^	301500^	305000^	2	4	3.4	1.2
EYNESBURY	550500	459500	320000^	364000^	342000	16	22	-37.9	-6.0
FRANKSTON SOUTH	785000^	710000^	982300^	817000^	817000*	0	3	NA	NA
FRASER RISE	365000	268800	370000	365000	374000	114	199	2.5	2.5
FYANSFORD	460000^	605000^	605000*	445000^	468000^	3	10	1.7	5.2
GISBORNE	457600	436000^	415500	425000	477300	24	44	4.3	12.3
GLEN GARRY	290500^	280000^	280000^	271500^	249000^	6	12	-14.3	-8.3
GOLDEN BEACH	105000^	100000^	165500^	127500^	127300^	6	13	21.2	-0.2
GOLDEN SQUARE	240000^	220000^	420000^	420000*	273000^	2	2	13.8	NA
GREENVALE	435000	379000	397500	475000	430000	31	78	-1.1	-9.5

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## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
HAMPTON PARK	500000^	450000^	395000^	395000^	377500^	4	7	-24.5	-4.4
HARKNESS	262500^	335000^	330000^	352000^	297500^	4	5	13.3	-15.5
HIGHTON	330000^	500000^	385000^	421300^	447500	10	18	35.6	6.2
HORSHAM	205000	215100^	169000^	223000	202000^	7	18	-1.5	-9.4
HUNTLY	253000	251000	243400	234500	233000	34	58	-7.9	-0.6
INVERLOCH	437500^	417500^	415000^	469000^	395000^	6	12	-9.7	-15.8
INVERMAY PARK	365000^	365000*	400000^	367500^	340000^	3	7	-6.8	-7.5
IRYMPLE	172500^	175000	169800^	185000	156000^	7	26	-9.6	-15.7
JACKASS FLAT	297400	265000^	262000^	262500^	262000^	8	12	-11.9	-0.2
JUNCTION VILLAGE	405500^	352400^	410000^	420000^	420000	14	19	3.6	0.0
KALKALLO	304000	318000	271300	371000	360000	84	146	18.4	-3.0
KANGAROO FLAT	305000^	275000^	215000^	384800^	303500^	5	7	-0.5	-21.1
KEILOR PARK	850000^	850000*	850000*	600000^	795000^	1	2	-6.5	32.5
KEYSBOROUGH	725000^	860000^	912500^	912500*	912500*	0	0	NA	NA
KIALLA	265000	270000	258000	265000	264500	18	31	-0.2	-0.2
KILMORE	324900	300000^	314900	285900	298800	20	39	-8.0	4.5
KILSYTH	327500^	310000^	375000^	400000^	280000^	1	2	-14.5	-30.0
KORUMBURRA	277300^	287500^	200000^	240000^	220000^	5	9	-20.6	-8.3
KYABRAM	199000^	195800^	193000^	187000	184800	21	34	-7.2	-1.2
LAKES ENTRANCE	208000^	237500^	182500^	193800^	235000^	2	6	13.0	21.3
LALOR	495000^	474000^	474000*	660000^	660000*	0	1	NA	NA
LARA	374500	372000	372000	352500	320900	75	107	-14.3	-9.0
LAVERTON SOUTH	560000*	600000^	600000*	560000^	596000^	1	2	NA	6.4
LENEVA	210000	210000	220000	235000	205000	29	46	-2.4	-12.8
LEONGATHA	395000^	295000^	310000^	420000^	240000^	3	6	-39.2	-42.9
LEOPOLD	341400^	350000^	332000^	350000^	338000	15	22	-1.0	-3.4
LILYDALE	670300^	517500^	795000^	525000^	755000^	1	3	12.6	43.8
LOCH SPORT	115000^	137500^	335000^	97500	87000^	5	19	-24.3	-10.8
LONGWARRY	330000^	237300^	600000^	600000*	245000^	1	1	-25.8	NA
LUCAS	320000	310000	322500	337500	302500	14	26	-5.5	-10.4
LUCKNOW	160000^	185000	195000^	195000	166000^	1	11	3.8	-14.9
MADDINGLEY	290000	315000	305000	320000	305000	22	39	5.2	-4.7
MAIDEN GULLY	463000^	479000^	305000	340000^	312500^	4	11	-32.5	-8.1
MAMBOURIN	320000	230000	244500	294000	215300	76	103	-32.7	-26.8
MANOR LAKES	372200	371000	370000	376000	285000	92	128	-23.4	-24.2

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## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
MANSFIELD	427500^	370000^	357500^	402500^	330000^	7	13	-22.8	-18.0
MARONG	271000^	269000^	269000^	269000^	265000^	5	11	-2.2	-1.5
MARYBOROUGH	165000^	137500^	140000^	193000^	170000^	3	6	3.0	-11.9
MELTON SOUTH	320000	293000	305000	325000	320000	33	47	0.0	-1.5
MERBEIN	112000^	117500^	130000^	125000^	80000	14	17	-28.6	-36.0
MERNDA	457000	473000	429000	413500	370000	31	49	-19.0	-10.5
METUNG	250000^	199800	222100	220000^	199800^	9	16	-20.1	-9.2
MICKLEHAM	362000	370500	317000	411000	396000	187	362	9.4	-3.6
MILDURA	187000	178000	179000	187000	185000	27	51	-1.1	-1.1
MOE	215000^	198000^	234100^	226000	230700^	9	20	7.3	2.1
MOOROOPNA	235000^	237500^	235000^	230000^	217500^	8	11	-7.4	-5.4
MORWELL	225000^	260000^	240000^	188500^	225000	11	15	0.0	19.4
MOUNT COTTRELL	400000*	400000*	308000	420500^	292500	10	18	NA	-30.4
MOUNT DUNEDD	359900	304000	339200	346500	374000	63	137	3.9	7.9
NAGAMBIE	250000^	272500^	247500^	269000^	267500^	6	11	7.0	-0.6
NAR NAR GOON	423000^	445000^	420000^	422500	440000	11	21	4.0	4.1
NAR NAR GOON NORTH	303000^	387000^	312300^	418000^	397000	11	20	31.0	-5.0
NARRE WARREN NORTH	865000^	599000^	642000^	860000^	1010000^	5	7	16.8	17.4
NARRE WARREN SOUTH	398100^	620000^	1401300^	645000^	832500^	2	5	109.1	29.1
NEW GISBORNE	430000^	435000^	505000^	415000^	375500^	6	8	-12.7	-9.5
NEWBOROUGH	275000^	245000^	190000^	200000^	200000^	7	10	-27.3	0.0
NORLANE	502300^	475000^	280000^	445000^	390000^	6	7	-22.3	-12.4
NORTH WONTHAGGI	206000^	290000^	225000^	225000*	265000^	2	2	28.6	NA
OCEAN GROVE	485000	495000	486000	528000^	462500	25	34	-4.6	-12.4
OFFICER	406000	447500	435500	465000	484000	95	174	19.2	4.1
OFFICER SOUTH	495000^	462000^	457000^	457500^	449500^	4	8	-9.2	-1.7
PAKENHAM	280000	407300	393900	433000	422500	25	42	50.9	-2.4
PARADISE BEACH	137500^	87500^	100000^	15000^	123600^	1	2	-10.1	724.0
PAYNESVILLE	208000^	255000^	168800^	260000^	194000	10	19	-6.7	-25.4
POINT COOK	409000^	360600	325000	574000^	560500^	8	12	37.0	-2.4
POINT LONSDALE	580000^	660000^	544000^	640000^	617000^	7	12	6.4	-3.6
PORTARLINGTON	770000^	565000^	410000^	500000^	452000^	2	5	-41.3	-9.6
PORTLAND	210000^	184500^	182000^	182000*	165000^	3	3	-21.4	NA
RED CLIFFS	125000^	140000^	145000^	100000^	142500^	4	7	14.0	42.5
ROCKBANK	300000	316000	320000	360000	347000	27	38	15.7	-3.6

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## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
ROMSEY	370000^	370000^	370000*	375000^	290000^	1	4	-21.6	-22.7
ROWVILLE	776600^	887000^	767700^	825000^	857500^	4	7	10.4	3.9
RUPANYUP	83276*	83276*	83276*	83276*	83276*	0	0	NA	NA
RYE	530000	530000^	650000^	567500^	578500^	2	4	9.2	1.9
SALE	280000^	340000^	261000^	275500^	260000^	3	5	-7.1	-5.6
SAN REMO	495000^	530000^	410000^	366500^	440000^	6	10	-11.1	20.1
SANCTUARY LAKES	525000^	499100^	628000^	530000^	445000^	5	12	-15.2	-16.0
SEBASTOPOL	240000^	367500^	165000^	150000^	152500^	2	7	-36.5	1.7
SEYMOUR	253800^	165000^	270000^	233000^	235000^	3	7	-7.4	0.9
SHEPPARTON	275000	266300	270000	270000	272500	30	54	-0.9	0.9
SHEPPARTON NORTH	335000	263000	267000	292000^	292500	25	33	-12.7	0.2
SKYE	552000	539500^	578000^	545000	575000	22	34	4.2	5.5
SOUTH MORANG	303700^	274500	278800^	470000^	567500^	6	9	86.9	20.7
SPRINGVALE SOUTH	512300^	519100^	498800^	512700^	520000^	2	8	1.5	1.4
ST LEONARDS	320000^	355000	350500	350000^	385000^	8	17	20.3	10.0
STRATFORD	190000^	210000^	214500^	172500^	210000^	2	4	10.5	21.7
STRATHFIELDSAYE	297500	300000	302000	309000	292500	20	35	-1.7	-5.3
STRATHTULLOH	295000	295000	299000	350000	297000	19	37	0.7	-15.1
SUNBURY	335900	353900	346500	345500	355000	119	243	5.7	2.7
SUNSHINE NORTH	600000*	501500^	577500^	300000^	576000^	4	6	NA	92.0
SWAN HILL	200000	170000	198500^	144400^	157000^	6	10	-21.5	8.7
TANKERTON	20000^	20000*	20000*	20000*	20000*	0	0	NA	NA
TARNEIT	341000	350000	360000	358700	370000	272	491	8.5	3.2
TATURA	229500^	230000	210000	277500^	215000^	9	15	-6.3	-22.5
TEMPLESTOWE	1230000*	700000^	700000*	1180000^	955000^	2	3	NA	-19.1
THOMASTOWN	517000^	544000^	527000^	584000^	554100^	4	6	7.2	-5.1
THORNHILL PARK	289000	213600	359000	372500^	335500	32	40	16.1	-9.9
TORQUAY	662500^	690000	530000	650000	640000	26	44	-3.4	-1.5
TRARALGON	284000	294000	296500	285000	280500	42	73	-1.2	-1.6
TRUGANINA	350000	361800	346000	323500	361800	134	225	3.4	11.8
VENUS BAY	245000^	175000^	210000^	185000^	155000^	8	10	-36.7	-16.2
WALLAN	150000^	290000^	407500^	331000^	340000	20	28	126.7	2.7
WALLAN EAST	315000^	115000	440000	525000^	380500	12	18	20.8	-27.5
WANGANDARY	-	-	315000^	255000^	289500^	2	7	0.0	13.5
WANGARATTA	288600^	283000	291100	294000	274000	17	33	-5.1	-6.8

<sup>^</sup> means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

## MEDIAN VACANT RESIDENTIAL LAND PRICES

**Apr-Jun 2024 to Apr-Jun 2025**

Locality	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	No. of Sales Apr-Jun 2025	No. of Sales 2025	Change (%) Apr-Jun 2024 to Apr-Jun 2025	Jan-Mar 2025 to Apr-Jun 2025
WARRAGUL	315000	305800	315000	300000	294900	53	96	-6.4	-1.7
WARRNAMBOOL	255000	255000	252500	252500	251000	42	82	-1.6	-0.6
WAURN PONDS	430000^	445000^	410000^	395000	429500^	6	18	-0.1	8.7
WEIR VIEWS	355000	258500	395000	373000	320000	24	46	-9.9	-14.2
WERRIBEE	351000	329000	335000	361000	349000	123	205	-0.6	-3.3
WEST WODONGA	255000^	255000*	317500	295000^	200000	27	33	-21.6	-32.2
WINCHELSEA	395000^	402500	310000^	415000^	355000^	8	11	-10.1	-14.5
WINTER VALLEY	260000	272000	252500	275000	245000	36	57	-5.8	-10.9
WODONGA	225000	240000	220000^	220000	250000^	2	14	11.1	13.6
WOLLERT	335200	360000	385000	325000	355000	169	302	5.9	9.2
WONTHAGGI	410000^	230000	269000	230000	236000	15	30	-42.4	2.6
WOODSTOCK	173000	275800^	156000	232900^	304500^	6	15	76.0	30.7
WYNDHAM VALE	305000	316300	318000	320000	313900	33	93	2.9	-1.9
YARRA JUNCTION	330300^	290000^	392500^	250000^	380000^	1	2	15.1	52.0
YARRAWONGA	229000	220000	265000	222000	222000	51	78	-3.1	0.0

<sup>^</sup> means there were fewer than 10 sales for the quarter

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Department  
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