

REIV

Quarterly Results

June Quarter 2025



REAL ESTATE INSTITUTE
OF VICTORIA

About REIV Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

What is a median price?

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

Why do you use median prices?

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

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

What is a seasonally adjusted median price?

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

What are upper and lower quartile points?

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

Why do you revise your median prices?

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

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

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

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

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June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Prices, Seasonally Adjusted

Note: Annual change is based on rolling annual figures

		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$924,000	\$920,500	0.4%	-0.6%
	Unit and Apartment	\$635,000	\$627,000	1.3%	-0.4%
Regional Victoria					
	House	\$620,000	\$604,500	2.6%	-0.8%
	Unit and Apartment	\$430,000	\$417,000	3.1%	0.0%
		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$1,660,000	\$1,646,000	0.9%	-3.0%
	Unit and Apartment	\$595,000	\$593,000	0.3%	-1.2%
Middle Melbourne					
	House	\$1,154,500	\$1,138,000	1.4%	-2.9%
	Unit and Apartment	\$714,000	\$696,000	2.6%	-1.7%
Outer Melbourne					
	House	\$792,000	\$776,000	2.1%	0.3%
	Unit and Apartment	\$610,500	\$610,000	0.1%	0.8%
		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Auctions					
	House	\$1,131,000	\$1,152,000	-1.8%	-2.8%
	Unit and Apartment	\$776,500	\$779,000	-0.3%	-1.7%
Private Sale					
	House	\$840,500	\$829,500	1.3%	1.0%
	Unit and Apartment	\$584,500	\$584,500	0.0%	0.9%

Source: REIV

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June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Metropolitan Melbourne
Median House Prices by Suburb

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

Note: Annual change is based on rolling annual figures

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,250,000	\$1,310,000	-4.6%	-3.7%
ABERFELDIE*	\$1,942,000	-	-	16.4%
AINTREE*	\$780,000	\$780,000	0.0%	-5.3%
AIRPORT WEST	\$923,000	\$992,500	-7.0%	-5.6%
ALBANVALE*	\$665,000	\$632,500	5.1%	3.2%
ALBERT PARK*	\$2,412,500	\$2,100,000	14.9%	12.5%
ALBION*	\$836,500	\$760,000	10.1%	4.0%
ALPHINGTON*	\$1,627,500	\$1,965,000	-17.2%	-10.3%
ALTONA*	\$1,171,000	\$1,150,000	1.8%	6.4%
ALTONA MEADOWS	\$752,500	\$722,500	4.2%	-0.7%
ALTONA NORTH	\$949,000	\$963,500	-1.5%	5.9%
ARDEER*	\$673,500	\$646,500	4.2%	1.1%
ARMADALE*	\$2,625,000	\$2,623,000	0.1%	-5.4%
ASCOT VALE	\$1,400,000	\$1,462,500	-4.3%	2.2%
ASHBURTON*	\$2,139,000	\$1,865,000	14.7%	-2.0%
ASHWOOD*	\$1,510,444	\$1,555,000	-2.9%	-6.3%
ASPENDALE*	\$1,465,000	\$1,253,500	16.9%	-4.8%
ASPENDALE GARDENS*	\$1,265,000	\$1,220,000	3.7%	7.6%
ATTWOOD*	\$1,200,000	-	-	-18.4%
AVONDALE HEIGHTS	\$959,000	\$980,000	-2.1%	0.0%
BALNARRING*	\$1,370,000	-	-	6.2%
BALWYN	\$3,091,000	\$2,955,000	4.6%	-3.8%
BALWYN NORTH	\$2,180,000	\$2,435,500	-10.5%	-4.6%
BAYSWATER	\$894,600	\$870,000	2.8%	3.9%
BAYSWATER NORTH*	\$926,750	\$815,000	13.7%	4.5%
BEACONSFIELD*	\$930,000	\$920,000	1.1%	-0.3%
BEACONSFIELD UPPER*	\$1,800,000	-	-	2.1%
BEAUMARIS	\$2,050,000	\$1,840,000	11.4%	3.7%
BELGRAVE*	\$760,000	\$861,856	-11.8%	-4.2%
BELLFIELD*	\$960,000	-	-	8.4%
BENTLEIGH	\$1,752,500	\$1,699,990	3.1%	4.0%
BENTLEIGH EAST	\$1,520,000	\$1,400,000	8.6%	-0.6%
BERWICK	\$905,000	\$870,000	4.0%	0.5%
BITTERN*	\$965,000	\$1,161,000	-16.9%	17.3%
BLACK ROCK*	\$2,342,500	\$2,496,500	-6.2%	0.1%
BLACKBURN	\$1,673,750	\$1,650,000	1.4%	4.5%
BLACKBURN NORTH*	\$1,411,000	\$1,405,000	0.4%	0.0%
BLACKBURN SOUTH*	\$1,373,000	\$1,442,000	-4.8%	0.6%
BLAIRGOWRIE*	\$1,400,500	\$1,300,000	7.7%	-14.4%
BLIND BIGHT*	\$750,000	-	-	2.6%
BONBEACH*	\$1,035,000	\$1,115,000	-7.2%	-11.2%
BONNIE BROOK*	\$660,000	\$676,250	-2.4%	-4.3%
BORONIA	\$865,000	\$900,000	-3.9%	0.1%
BOTANIC RIDGE*	\$876,250	\$920,000	-4.8%	-0.7%
BOX HILL*	\$1,699,000	-	-	2.1%
BOX HILL NORTH	\$1,416,000	\$1,340,000	5.7%	-2.2%
BOX HILL SOUTH	\$1,536,500	\$1,535,500	0.1%	2.2%
BRAYBROOK*	\$793,000	\$745,000	6.4%	4.1%
BRIAR HILL*	\$975,000	\$1,055,500	-7.6%	1.7%
BRIGHTON	\$3,200,000	\$3,165,000	1.1%	-1.9%
BRIGHTON EAST	\$2,058,000	\$2,350,500	-12.4%	-10.4%
BROADMEADOWS*	\$645,000	\$604,000	6.8%	5.3%
BROOKFIELD	\$605,000	\$565,000	7.1%	0.3%
BRUNSWICK	\$1,385,000	\$1,325,500	4.5%	1.0%
BRUNSWICK EAST	\$1,435,000	\$1,637,500	-12.4%	2.3%
BRUNSWICK WEST*	\$1,332,500	\$1,282,500	3.9%	-6.6%
BULLEEN	\$1,380,000	\$1,350,000	2.2%	0.0%
BUNDOORA	\$894,500	\$902,000	-0.8%	1.1%
BUNYIP*	\$912,000	\$840,000	8.6%	13.4%
BURNSIDE*	\$830,000	\$800,000	3.8%	6.8%
BURNSIDE HEIGHTS*	\$830,000	\$730,000	13.7%	2.1%
BURWOOD*	\$1,606,750	\$1,557,944	3.1%	-0.7%
BURWOOD EAST*	\$1,335,000	\$1,318,000	1.3%	1.3%
CAIRNLEA*	\$835,944	\$820,000	1.9%	-16.2%
CAMBERWELL	\$2,580,000	\$2,688,888	-4.0%	-0.2%
CAMPBELLFIELD*	\$710,000	\$621,000	14.3%	4.7%
CANTERBURY*	\$4,013,000	\$4,302,500	-6.7%	3.3%
CAPE SCHANCK*	\$1,240,000	-	-	-14.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CAPEL SOUND*	\$786,000	\$697,500	12.7%	-3.4%
CARLTON*	\$1,761,500	\$1,270,000	38.7%	-8.7%
CARLTON NORTH*	\$1,842,000	\$1,850,000	-0.4%	14.3%
CARNEGIE*	\$1,659,500	\$1,688,250	-1.7%	0.1%
CAROLINE SPRINGS	\$745,000	\$750,000	-0.7%	-1.2%
CARRUM*	\$1,110,500	\$881,000	26.0%	5.9%
CARRUM DOWNS	\$805,000	\$750,000	7.3%	5.9%
CAULFIELD NORTH*	\$1,965,000	\$2,450,000	-19.8%	-12.6%
CAULFIELD SOUTH	\$1,910,000	\$1,678,500	13.8%	-4.4%
CHADSTONE*	\$1,258,888	\$1,200,000	4.9%	-5.2%
CHELSEA*	\$1,045,000	\$1,062,750	-1.7%	9.8%
CHELSEA HEIGHTS*	\$980,000	\$992,000	-1.2%	0.3%
CHELTENHAM	\$1,254,750	\$1,210,000	3.7%	-5.0%
CHIRNSIDE PARK	\$935,000	\$897,500	4.2%	1.8%
CLARINDA*	\$1,193,000	\$1,072,500	11.2%	14.7%
CLAYTON*	\$1,290,444	\$1,555,000	-17.0%	5.0%
CLAYTON SOUTH*	\$965,000	\$967,000	-0.2%	2.1%
CLIFTON HILL*	\$1,720,000	\$1,707,500	0.7%	1.3%
CLYDE	\$705,000	\$690,000	2.2%	-0.7%
CLYDE NORTH	\$765,000	\$760,000	0.7%	2.1%
COBBLEBANK*	\$602,500	\$605,000	-0.4%	-8.2%
COBURG	\$1,235,000	\$1,250,000	-1.2%	-2.4%
COBURG NORTH*	\$1,212,000	\$980,000	23.7%	-1.9%
COCKATOO*	\$865,000	\$760,000	13.8%	-1.3%
COLLINGWOOD*	\$1,580,000	\$1,200,000	31.7%	-2.9%
CRAIGIEBURN	\$717,000	\$680,000	5.4%	2.6%
CRANBOURNE	\$690,000	\$682,500	1.1%	0.0%
CRANBOURNE EAST	\$705,000	\$725,000	-2.8%	-0.4%
CRANBOURNE NORTH	\$755,500	\$736,500	2.6%	1.7%
CRANBOURNE SOUTH*	\$790,000	-	-	-3.0%
CRANBOURNE WEST	\$710,000	\$712,500	-0.4%	0.7%
CROYDON	\$871,000	\$890,000	-2.1%	-3.4%
CROYDON HILLS*	\$1,152,000	\$1,131,200	1.8%	-9.6%
CROYDON NORTH*	\$1,101,000	\$939,000	17.3%	-4.0%
CROYDON SOUTH*	\$895,000	\$872,000	2.6%	-1.7%
DALLAS*	\$557,500	\$540,000	3.2%	10.2%
DANDENONG*	\$806,000	\$707,250	14.0%	1.6%
DANDENONG NORTH	\$791,000	\$760,000	4.1%	2.9%
DEANSIDE	\$646,250	\$680,000	-5.0%	1.9%
DEER PARK	\$644,750	\$670,000	-3.8%	2.0%
DELAHEY*	\$682,000	\$675,000	1.0%	4.2%
DERRIMUT*	\$782,500	\$770,000	1.6%	2.7%
DIAMOND CREEK	\$1,108,000	\$1,025,000	8.1%	3.9%
DIGGERS REST*	\$680,000	\$610,000	11.5%	-0.5%
DINGLEY VILLAGE*	\$1,168,000	\$1,100,000	6.2%	5.9%
DONCASTER	\$1,548,000	\$1,500,000	3.2%	-6.2%
DONCASTER EAST	\$1,565,000	\$1,580,000	-0.9%	-4.6%
DONNYBROOK	\$640,000	\$655,000	-2.3%	-0.2%
DONVALE	\$1,540,000	\$1,545,000	-0.3%	-3.9%
DOREEN	\$770,500	\$760,000	1.4%	2.9%
DOVETON*	\$630,000	\$585,000	7.7%	1.7%
DROMANA	\$978,500	\$952,500	2.7%	1.8%
EAGLEMONT*	\$2,300,000	\$3,010,000	-23.6%	-12.0%
EAST MELBOURNE*	\$3,850,000	-	-	-11.0%
EAST Warburton*	\$750,000	-	-	-1.3%
EDITHVALE*	\$1,555,500	-	-	5.4%
ELSTERNWICK*	\$1,822,500	\$1,950,000	-6.5%	-11.8%
ELTHAM	\$1,260,000	\$1,235,000	2.0%	-5.0%
ELTHAM NORTH*	\$1,266,000	\$1,230,000	2.9%	1.8%
ELWOOD*	\$2,302,500	\$2,725,000	-15.5%	-0.4%
EMERALD*	\$936,000	\$1,044,250	-10.4%	4.2%
ENDEAVOUR HILLS	\$813,950	\$845,000	-3.7%	1.7%
EPPING	\$750,000	\$690,000	8.7%	2.1%
ESSENDON	\$1,700,000	\$1,647,500	3.2%	-6.7%
EYNESBURY*	\$617,000	\$750,000	-17.7%	-6.3%
FAIRFIELD*	\$1,940,000	\$1,643,500	18.0%	2.4%
FAWKNER	\$810,000	\$804,000	0.7%	2.0%
FERNTREE GULLY	\$912,000	\$897,500	1.6%	-2.5%
FITZROY*	\$1,790,000	\$1,535,500	16.6%	4.2%
FITZROY NORTH	\$1,830,000	\$1,432,500	27.7%	-10.7%
FLEMINGTON*	\$1,120,000	\$1,200,000	-6.7%	3.3%
FLINDERS*	\$2,012,500	-	-	-21.1%
FOOTSCRAY	\$922,500	\$995,000	-7.3%	-5.3%
FOREST HILL	\$1,170,000	\$1,130,000	3.5%	-3.7%
FRANKSTON	\$815,000	\$747,500	9.0%	2.7%
FRANKSTON NORTH	\$672,500	\$640,000	5.1%	5.1%
FRANKSTON SOUTH	\$1,300,000	\$1,152,500	12.8%	-1.1%
FRASER RISE	\$702,500	\$707,000	-0.6%	0.1%
GLADSTONE PARK	\$775,000	\$805,000	-3.7%	3.6%
GLEN IRIS	\$2,675,000	\$2,185,000	22.4%	-5.0%
GLEN WAVERLEY	\$1,804,000	\$1,700,000	6.1%	-4.0%
GLENROY	\$831,500	\$885,000	-6.0%	2.5%
GOWANBRAE*	\$995,000	\$910,000	9.3%	-0.6%
GREENSBOROUGH	\$1,034,000	\$1,041,120	-0.7%	-1.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
GREENVALE	\$900,000	\$881,000	2.2%	0.0%
HADFIELD*	\$816,000	\$885,000	-7.8%	0.4%
HALLAM*	\$732,750	\$742,500	-1.3%	-0.2%
HAMPTON*	\$2,325,250	\$2,327,500	-0.1%	-4.0%
HAMPTON EAST*	\$1,570,000	-	-	1.7%
HAMPTON PARK	\$672,000	\$663,750	1.2%	3.1%
HARKNESS	\$592,500	\$557,500	6.3%	1.3%
HASTINGS*	\$725,000	\$662,500	9.4%	7.7%
HAWTHORN	\$2,692,500	\$2,440,000	10.3%	-2.1%
HAWTHORN EAST*	\$2,645,000	\$2,550,000	3.7%	-0.2%
HEALESVILLE*	\$810,000	\$868,500	-6.7%	0.0%
HEATHERTON*	\$1,075,000	-	-	-3.9%
HEATHMONT*	\$1,120,000	\$1,110,000	0.9%	-0.2%
HEIDELBERG*	\$1,470,000	\$1,480,000	-0.7%	-1.1%
HEIDELBERG HEIGHTS*	\$903,000	\$840,000	7.5%	-10.0%
HEIDELBERG WEST*	\$750,000	\$730,000	2.7%	5.5%
HIGHETT*	\$1,375,000	\$1,447,000	-5.0%	-3.5%
HILLSIDE	\$851,250	\$825,000	3.2%	-2.0%
HOPPERS CROSSING	\$675,000	\$621,000	8.7%	3.0%
HUGHESDALE*	\$1,451,093	\$1,440,000	0.8%	2.3%
HUNTINGDALE*	\$1,155,500	-	-	-3.7%
HURSTBRIDGE*	\$910,000	\$1,081,250	-15.8%	5.6%
IVANHOE*	\$2,170,000	\$1,942,500	11.7%	12.3%
IVANHOE EAST*	\$2,510,000	\$2,327,500	7.8%	-7.9%
JUNCTION VILLAGE*	\$680,000	-	-	-10.8%
KALKALLO	\$647,000	\$630,000	2.7%	2.4%
KEALBA*	\$783,000	\$702,500	11.5%	1.9%
KEILOR*	\$1,136,000	\$1,281,000	-11.3%	-4.3%
KEILOR DOWNS*	\$890,000	\$911,500	-2.4%	6.4%
KEILOR EAST	\$1,197,000	\$980,000	22.1%	4.1%
KEILOR PARK*	\$795,000	-	-	0.5%
KENSINGTON*	\$1,167,250	\$1,142,500	2.2%	-4.5%
KEW	\$2,775,000	\$2,760,500	0.5%	1.4%
KEW EAST*	\$2,135,000	\$2,150,000	-0.7%	-6.2%
KEYSBOROUGH	\$1,000,000	\$1,056,000	-5.3%	3.6%
KILSYTH*	\$866,000	\$790,000	9.6%	-0.6%
KINGS PARK*	\$662,500	\$630,000	5.2%	1.5%
KINGSBURY*	\$839,000	\$795,000	5.5%	-2.1%
KINGSVILLE*	\$1,216,000	\$1,337,500	-9.1%	1.9%
KNOXFIELD*	\$1,065,000	\$1,102,500	-3.4%	-1.2%
KOO WEE RUP*	\$740,000	\$664,000	11.4%	-3.2%
KURUNJANG	\$535,000	\$542,000	-1.3%	2.9%
LALOR	\$755,000	\$735,000	2.7%	2.1%
LANG LANG*	\$720,000	\$710,000	1.4%	0.3%
LANGWARRIN	\$871,000	\$864,000	0.8%	2.6%
LAVERTON*	\$600,000	\$602,500	-0.4%	4.3%
LILYDALE	\$973,000	\$880,000	10.6%	-3.9%
LYNBROOK*	\$832,500	\$912,500	-8.8%	4.9%
LYNDHURST*	\$962,500	\$935,000	2.9%	6.5%
LYSTERFIELD*	\$1,372,888	\$1,510,000	-9.1%	9.7%
MACLEOD*	\$1,043,000	\$1,047,000	-0.4%	-6.8%
MAIDSTONE*	\$948,000	\$875,000	8.3%	2.8%
MALVERN*	\$2,515,500	\$3,078,000	-18.3%	5.3%
MALVERN EAST	\$2,424,000	\$2,001,111	21.1%	-2.3%
MAMBOURIN*	\$600,000	\$600,000	0.0%	-2.4%
MANOR LAKES	\$658,000	\$655,000	0.5%	1.6%
MARIBYRNONG*	\$1,300,000	\$1,123,500	15.7%	-2.0%
MCCRAE*	\$1,347,500	\$1,100,000	22.5%	-18.4%
MCKINNON*	\$1,900,000	-	-	-5.7%
MEADOW HEIGHTS*	\$672,000	\$656,250	2.4%	6.2%
MELTON	\$496,500	\$485,000	2.4%	0.0%
MELTON SOUTH	\$526,000	\$545,000	-3.5%	9.9%
MELTON WEST	\$559,000	\$567,000	-1.4%	0.5%
MENTONE*	\$1,465,000	\$1,372,500	6.7%	0.4%
MERNDA	\$726,500	\$712,500	2.0%	2.3%
MICKLEHAM	\$685,000	\$675,000	1.5%	-0.3%
MIDDLE PARK*	\$2,465,000	\$2,910,000	-15.3%	-4.9%
MILL PARK	\$857,750	\$829,750	3.4%	4.0%
MILLGROVE*	\$685,000	\$607,500	12.8%	2.5%
MITCHAM	\$1,214,250	\$1,222,000	-0.6%	-2.3%
MONBULK*	\$888,750	-	-	-4.9%
MONT ALBERT*	\$2,817,500	\$2,690,500	4.7%	3.3%
MONT ALBERT NORTH*	\$1,438,000	\$1,782,500	-19.3%	-4.2%
MONTMORENCY*	\$1,150,000	\$1,140,000	0.9%	4.5%
MONTROSE*	\$1,041,250	\$953,000	9.3%	2.2%
MOONEE PONDS	\$1,616,000	\$1,490,000	8.5%	-2.8%
MOORABBIN*	\$1,295,000	\$1,225,000	5.7%	-6.7%
MOOROOLBARK	\$886,000	\$835,000	6.1%	1.8%
MORDIALLOC*	\$1,375,000	\$1,545,000	-11.0%	7.3%
MORNINGTON	\$940,000	\$1,067,300	-11.9%	-8.9%
MOUNT DANDENONG*	\$1,132,500	\$901,000	25.7%	13.5%
MOUNT ELIZA	\$1,650,000	\$1,727,500	-4.5%	-2.4%
MOUNT EVELYN	\$897,500	\$890,000	0.8%	4.3%
MOUNT MARTHA	\$1,438,000	\$1,425,000	0.9%	-3.3%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MOUNT WAVERLEY	\$1,662,500	\$1,623,000	2.4%	1.6%
MULGRAVE	\$1,070,000	\$1,165,000	-8.2%	-0.2%
MURRUMBEENA*	\$1,847,500	\$1,592,500	16.0%	-1.7%
NARRE WARREN	\$778,000	\$755,500	3.0%	1.4%
NARRE WARREN NORTH*	\$1,685,000	\$1,592,500	5.8%	-3.1%
NARRE WARREN SOUTH	\$883,500	\$812,000	8.8%	2.4%
NEWPORT	\$1,270,000	\$1,290,000	-1.6%	4.1%
NIDDRIE*	\$1,437,500	\$1,291,500	11.3%	3.2%
NOBLE PARK	\$840,000	\$808,000	4.0%	3.8%
NOBLE PARK NORTH*	\$813,000	-	-	2.9%
NORTH MELBOURNE*	\$1,363,000	\$1,253,500	8.7%	0.3%
NORTH WARRANDYTE*	\$1,421,000	\$1,250,000	13.7%	3.5%
NORTHCOTE	\$1,750,500	\$1,730,000	1.2%	-1.5%
NOTTING HILL*	\$1,170,000	-	-	5.3%
NUNAWADING*	\$1,152,500	\$1,177,500	-2.1%	-8.2%
OAK PARK*	\$1,120,000	-	-	0.4%
OAKLEIGH*	\$1,261,000	\$1,395,000	-9.6%	-10.5%
OAKLEIGH EAST*	\$1,331,000	\$1,267,750	5.0%	4.2%
OAKLEIGH SOUTH*	\$1,245,500	\$1,185,000	5.1%	-3.3%
OFFICER	\$740,000	\$750,000	-1.3%	1.0%
OFFICER SOUTH*	\$799,000	-	-	2.8%
OLINDA*	\$1,080,000	\$1,017,500	6.1%	0.0%
ORMOND*	\$1,902,500	\$1,835,000	3.7%	3.8%
PAKENHAM	\$690,000	\$670,000	3.0%	1.9%
PARK ORCHARDS*	\$1,897,500	-	-	-10.6%
PARKDALE*	\$1,590,000	\$1,662,500	-4.4%	-0.6%
PASCOE VALE	\$1,203,500	\$1,203,000	0.0%	6.2%
PASCOE VALE SOUTH	\$1,260,000	\$1,222,500	3.1%	2.5%
PATTERSON LAKES*	\$1,265,000	\$1,000,000	26.5%	-12.9%
PEARCEDALE*	\$1,122,500	-	-	-1.6%
PLENTY*	\$1,382,500	-	-	-8.9%
POINT COOK	\$818,000	\$790,000	3.5%	3.1%
PORT MELBOURNE	\$1,727,500	\$1,834,500	-5.8%	-0.2%
PRAHRAN	\$1,885,000	\$1,840,000	2.4%	4.1%
PRESTON	\$1,210,000	\$1,230,000	-1.6%	-4.9%
RESEARCH*	\$1,300,000	\$1,803,000	-27.9%	-15.7%
RESERVOIR	\$915,000	\$907,500	0.8%	-1.5%
RICHMOND	\$1,550,000	\$1,450,000	6.9%	2.6%
RINGWOOD	\$1,002,500	\$1,057,750	-5.2%	2.5%
RINGWOOD EAST*	\$990,000	\$1,080,000	-8.3%	-2.2%
RINGWOOD NORTH	\$1,162,500	\$1,265,000	-8.1%	-6.3%
ROCKBANK	\$640,000	\$588,000	8.8%	2.5%
ROSANNA*	\$1,309,000	\$1,325,000	-1.2%	3.2%
ROSEBUD	\$760,000	\$760,000	0.0%	0.0%
ROWVILLE	\$1,117,500	\$1,135,000	-1.5%	-5.4%
ROXBURGH PARK	\$681,000	\$643,750	5.8%	-1.0%
RYE	\$960,000	\$928,875	3.4%	-13.8%
SAFETY BEACH*	\$1,200,000	\$1,115,000	7.6%	-3.2%
SANDHURST*	\$1,100,000	\$1,080,000	1.9%	1.3%
SANDRINGHAM*	\$2,107,500	\$2,077,500	1.4%	-2.3%
SCORESBY*	\$1,046,250	\$930,000	12.5%	1.0%
SEABROOK*	\$710,000	\$765,000	-7.2%	-0.7%
SEAFORD	\$875,000	\$825,000	6.1%	-4.7%
SEDDON*	\$1,112,500	\$1,050,000	6.0%	-2.8%
SKYE*	\$821,000	\$799,000	2.8%	0.9%
SOMERVILLE*	\$780,500	\$838,500	-6.9%	-2.5%
SORRENTO*	\$1,625,000	\$1,790,000	-9.2%	-24.7%
SOUTH KINGSVILLE*	\$1,300,000	-	-	23.1%
SOUTH MELBOURNE*	\$1,662,500	\$1,592,500	4.4%	-3.6%
SOUTH MORANG	\$837,000	\$820,000	2.1%	0.6%
SOUTH YARRA	\$2,100,000	\$1,765,000	19.0%	0.5%
SPOTSWOOD*	\$1,270,000	\$1,350,000	-5.9%	10.3%
SPRINGVALE*	\$902,500	\$945,000	-4.5%	-0.3%
SPRINGVALE SOUTH*	\$840,000	\$834,000	0.7%	1.9%
ST ALBANS	\$705,000	\$650,000	8.5%	4.3%
ST KILDA*	\$1,800,000	\$1,597,500	12.7%	11.9%
ST KILDA EAST*	\$1,520,000	\$1,703,250	-10.8%	-9.0%
STRATHMORE*	\$1,762,500	\$1,568,000	12.4%	11.5%
STRATHMORE HEIGHTS*	\$1,080,000	-	-	8.2%
STRATHTULLOH	\$642,000	\$612,000	4.9%	-1.7%
SUNBURY	\$690,000	\$690,000	0.0%	3.0%
SUNSHINE	\$833,000	\$773,540	7.7%	-1.1%
SUNSHINE NORTH	\$755,000	\$734,250	2.8%	1.1%
SUNSHINE WEST	\$733,300	\$711,000	3.1%	-0.7%
SURREY HILLS*	\$2,125,000	\$2,480,000	-14.3%	-2.3%
SYDENHAM*	\$732,500	\$690,000	6.2%	-5.1%
TARNEIT	\$655,000	\$650,500	0.7%	1.2%
TAYLORS HILL*	\$956,000	\$975,000	-1.9%	-1.7%
TAYLORS LAKES	\$915,000	\$1,086,000	-15.7%	-0.3%
TEMPLESTOWE	\$1,690,000	\$1,560,000	8.3%	-5.6%
TEMPLESTOWE LOWER	\$1,388,500	\$1,300,000	6.8%	-3.6%
THE BASIN*	\$888,500	\$865,000	2.7%	0.0%
THOMASTOWN	\$770,000	\$745,000	3.4%	5.0%
THORNBURY	\$1,415,000	\$1,385,000	2.2%	3.3%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
THORNHILL PARK	\$590,000	\$582,000	1.4%	-2.5%
TOORAK	\$4,249,000	\$3,113,750	36.5%	-19.4%
TOOTGAROOK*	\$825,000	\$949,250	-13.1%	-10.5%
TRUGANINA	\$676,000	\$677,000	-0.1%	3.1%
TULLAMARINE*	\$746,500	\$738,500	1.1%	3.1%
TYABB*	\$877,500	-	-	1.2%
UPPER FERNTREE GULLY*	\$920,000	\$916,250	0.4%	1.9%
UPWEY*	\$937,500	\$885,000	5.9%	-3.4%
VERMONT*	\$1,350,000	\$1,126,000	19.9%	-0.2%
VERMONT SOUTH	\$1,510,000	\$1,491,500	1.2%	-3.9%
VIEWBANK*	\$1,125,000	\$1,160,000	-3.0%	-4.2%
WANTIRNA	\$1,230,000	\$1,151,500	6.8%	1.4%
WANTIRNA SOUTH	\$1,296,000	\$1,217,500	6.4%	-4.2%
WARBURTON*	\$690,000	\$626,500	10.1%	-0.8%
WARRANTYTE*	\$1,512,500	\$1,280,000	18.2%	-5.0%
WARRANWOOD*	\$1,253,000	\$1,305,000	-4.0%	-7.2%
WATERWAYS*	\$1,635,000	-	-	-9.0%
WATSONIA*	\$915,000	\$820,000	11.6%	3.0%
WATSONIA NORTH*	\$895,000	\$855,000	4.7%	-5.4%
WEIR VIEWS	\$557,500	\$537,500	3.7%	-3.0%
WERRIBEE	\$636,500	\$600,000	6.1%	1.7%
WERRIBEE SOUTH*	\$825,500	\$592,500	39.3%	-19.8%
WEST FOOTSCRAY*	\$969,500	\$872,500	11.1%	-5.6%
WESTMEADOWS*	\$746,250	\$677,500	10.1%	-5.7%
WHEELERS HILL	\$1,503,000	\$1,455,000	3.3%	-6.4%
WHITTLESEA*	\$762,000	\$755,000	0.9%	-8.3%
WILLIAMS LANDING*	\$920,000	\$811,500	13.4%	3.5%
WILLIAMSTOWN	\$1,600,000	\$1,440,000	11.1%	-7.0%
WINDSOR*	\$1,401,500	\$1,278,000	9.7%	-10.4%
WOLLERT	\$720,000	\$706,900	1.9%	-0.1%
WONGA PARK*	\$1,350,000	\$1,715,000	-21.3%	-9.2%
WOORI YALLOCK*	\$780,000	\$740,000	5.4%	9.0%
WYNDHAM VALE	\$587,500	\$595,000	-1.3%	0.9%
YALLAMBIE*	\$980,000	-	-	3.3%
YARRA GLEN*	\$740,000	\$908,750	-18.6%	3.7%
YARRA JUNCTION*	\$670,375	-	-	2.9%
YARRAVILLE	\$1,200,000	\$1,126,000	6.6%	6.2%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Metropolitan Melbourne
Median House Prices by Municipality

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

Note: Annual change is based on rolling annual figures

Municipality	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$1,090,000	\$1,110,000	-1.8%	0.5%
BAYSIDE	\$2,120,000	\$2,260,000	-6.2%	-3.3%
BOROONDARA	\$2,590,000	\$2,575,000	0.6%	-1.1%
BRIMBANK	\$746,000	\$710,000	5.1%	0.1%
CARDINIA	\$735,000	\$730,000	0.7%	2.1%
CASEY	\$778,888	\$760,000	2.5%	1.6%
DAREBIN	\$1,227,500	\$1,211,000	1.4%	-5.5%
FRANKSTON	\$855,555	\$810,000	5.6%	2.5%
GLEN EIRA	\$1,711,000	\$1,601,000	6.9%	-1.3%
GREATER DANDENONG	\$855,000	\$830,000	3.0%	2.8%
HOBSONS BAY	\$1,010,000	\$975,500	3.5%	8.4%
HUME	\$705,000	\$680,000	3.7%	1.9%
KINGSTON	\$1,226,000	\$1,172,000	4.6%	0.0%
KNOX	\$1,025,000	\$1,013,500	1.1%	-0.4%
MANNINGHAM	\$1,530,000	\$1,500,000	2.0%	-5.0%
MARIBYRNONG	\$1,025,000	\$1,033,000	-0.8%	-1.9%
MAROONDAH	\$1,030,000	\$1,051,000	-2.0%	0.0%
MELBOURNE	\$1,480,000	\$1,280,000	15.6%	-4.9%
MELTON	\$640,000	\$620,000	3.2%	-0.2%
MERRI-BEK	\$1,153,000	\$1,197,500	-3.7%	0.5%
MONASH	\$1,520,000	\$1,515,000	0.3%	-0.6%
MOONEE VALLEY	\$1,326,000	\$1,271,000	4.3%	3.7%
MORNINGTON PENINSULA	\$1,100,000	\$1,080,000	1.9%	-8.8%
NILLUMBIK	\$1,205,000	\$1,220,000	-1.2%	0.0%
PORT PHILLIP	\$1,895,000	\$2,018,500	-6.1%	-0.8%
STONNINGTON	\$2,300,000	\$2,100,000	9.5%	-4.2%
WHITEHORSE	\$1,405,000	\$1,381,500	1.7%	-1.0%
WHITTLESEA	\$752,750	\$735,000	2.4%	1.4%
WYNDHAM	\$671,500	\$654,000	2.7%	0.5%
YARRA	\$1,610,000	\$1,491,000	8.0%	0.8%
YARRA RANGES	\$900,000	\$856,500	5.1%	1.8%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Metropolitan Melbourne
Median Unit Prices by Suburb

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

Note: Annual change is based on rolling annual figures

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$620,000	\$500,000	24.0%	12.0%
ABERFELDIE*	\$470,000	-	-	-13.0%
AIRPORT WEST	\$719,500	\$654,500	9.9%	3.9%
ALBION*	\$587,000	\$545,000	7.7%	21.9%
ALPHINGTON*	\$720,000	\$772,500	-6.8%	-6.0%
ALTONA	\$810,000	\$760,000	6.6%	5.9%
ALTONA MEADOWS*	\$586,250	\$540,000	8.6%	8.7%
ALTONA NORTH	\$900,000	\$802,500	12.1%	2.4%
ARDEER*	\$620,000	-	-	9.5%
ARMADALE	\$690,000	\$568,750	21.3%	-15.1%
ASCOT VALE	\$548,750	\$542,500	1.2%	-2.0%
ASHWOOD*	\$1,222,000	\$868,000	40.8%	-14.5%
ASPENDALE*	\$970,000	\$800,000	21.3%	-11.8%
AVONDALE HEIGHTS*	\$795,000	\$712,000	11.7%	24.0%
BALACLAVA	\$584,000	\$540,000	8.1%	-0.9%
BALWYN	\$840,000	\$640,000	31.3%	-7.0%
BALWYN NORTH*	\$1,042,500	\$1,456,000	-28.4%	-8.2%
BAYSWATER	\$685,000	\$677,500	1.1%	3.3%
BAYSWATER NORTH	\$684,500	\$641,000	6.8%	1.3%
BEAUMARIS	\$1,335,000	\$1,335,000	0.0%	-10.0%
BENTLEIGH	\$1,051,200	\$862,500	21.9%	-9.3%
BENTLEIGH EAST	\$1,335,000	\$1,256,500	6.2%	0.5%
BERWICK*	\$662,000	\$626,000	5.8%	2.3%
BLACKBURN	\$1,050,000	\$901,000	16.5%	2.9%
BLACKBURN SOUTH*	\$899,500	\$966,500	-6.9%	-0.1%
BONBEACH*	\$823,000	\$765,000	7.6%	8.9%
BORONIA	\$680,000	\$680,500	-0.1%	1.4%
BOX HILL	\$504,000	\$470,000	7.2%	11.3%
BOX HILL NORTH*	\$981,000	\$888,000	10.5%	1.9%
BOX HILL SOUTH*	\$990,000	\$952,500	3.9%	6.1%
BRAYBROOK*	\$672,500	\$637,500	5.5%	4.8%
BRIGHTON	\$1,210,000	\$1,457,000	-17.0%	-2.2%
BRIGHTON EAST	\$1,465,000	\$1,510,000	-3.0%	-0.4%
BROADMEADOWS	\$526,500	\$456,000	15.5%	4.4%
BROOKLYN*	\$604,750	\$613,750	-1.5%	-4.3%
BRUNSWICK	\$612,750	\$585,000	4.7%	2.1%
BRUNSWICK EAST	\$580,000	\$532,500	8.9%	-1.8%
BRUNSWICK WEST	\$547,000	\$451,000	21.3%	1.7%
BULLEEN*	\$820,000	\$965,500	-15.1%	-9.5%
BUNDOORA	\$487,500	\$477,500	2.1%	2.2%
BURWOOD	\$870,000	\$800,000	8.7%	-11.0%
BURWOOD EAST*	\$651,000	\$600,000	8.5%	-5.4%
CAMBERWELL	\$915,000	\$720,000	27.1%	-1.1%
CANTERBURY*	\$1,248,000	\$1,216,000	2.6%	-1.1%
CAPEL SOUND*	\$688,750	-	-	-5.0%
CARLTON	\$493,000	\$435,000	13.3%	7.8%
CARNEGIE	\$662,500	\$705,000	-6.0%	4.0%
CAROLINE SPRINGS*	\$510,000	\$442,000	15.4%	1.4%
CARRUM*	\$802,000	\$800,000	0.2%	4.7%
CARRUM DOWNS	\$612,000	\$620,000	-1.3%	4.9%
CAULFIELD*	\$870,000	\$544,500	59.8%	-10.0%
CAULFIELD NORTH	\$635,000	\$702,000	-9.5%	-4.4%
CAULFIELD SOUTH	\$1,181,500	\$1,100,000	7.4%	-5.3%
CHADSTONE	\$934,000	\$996,250	-6.2%	-3.1%
CHELSEA	\$710,000	\$727,500	-2.4%	-2.1%
CHELTENHAM	\$730,000	\$674,000	8.3%	-3.5%
CLAYTON	\$730,000	\$597,500	22.2%	-6.0%
CLAYTON SOUTH*	\$779,000	\$590,000	32.0%	-7.2%
CLIFTON HILL*	\$705,000	-	-	18.4%
COBURG	\$760,000	\$625,000	21.6%	9.9%
COBURG NORTH*	\$730,000	\$740,000	-1.4%	-4.1%
COLLINGWOOD	\$670,000	\$627,500	6.8%	-6.7%
CRAIGIEBURN*	\$488,000	\$425,500	14.7%	3.4%
CRANBOURNE*	\$485,000	\$492,067	-1.4%	-3.3%
CROYDON	\$650,000	\$670,200	-3.0%	-2.2%
CROYDON NORTH*	\$660,000	-	-	-7.1%
DANDENONG	\$465,000	\$417,500	11.4%	-4.6%
DANDENONG NORTH*	\$710,500	\$608,500	16.8%	4.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
DOCKLANDS	\$551,000	\$632,500	-12.9%	1.7%
DONCASTER	\$800,000	\$598,000	33.8%	-2.5%
DONCASTER EAST	\$697,500	\$927,500	-24.8%	-6.7%
DONVALE*	\$892,500	\$730,000	22.3%	-15.9%
DOVETON*	\$550,000	\$532,500	3.3%	8.2%
DROMANA*	\$900,000	\$640,000	40.6%	10.2%
EAST MELBOURNE*	\$601,750	\$862,000	-30.2%	-4.0%
EDITHVALE*	\$905,000	\$915,000	-1.1%	5.3%
ELSTERNWICK	\$640,000	\$573,275	11.6%	2.9%
ELTHAM*	\$838,777	\$810,000	3.6%	-1.6%
ELWOOD	\$643,000	\$636,750	1.0%	-5.9%
EPPING	\$561,000	\$477,500	17.5%	2.9%
ESSENDON	\$525,250	\$580,000	-9.4%	0.9%
ESSENDON NORTH*	\$612,500	\$380,000	61.2%	1.3%
FAIRFIELD*	\$600,000	\$637,500	-5.9%	-5.5%
FAWKNER	\$650,000	\$605,000	7.4%	2.1%
FERNTREE GULLY	\$696,750	\$689,000	1.1%	-2.5%
FITZROY*	\$824,000	\$805,000	2.4%	1.6%
FITZROY NORTH	\$607,750	\$605,000	0.5%	-10.9%
FLEMINGTON*	\$480,000	\$450,000	6.7%	10.0%
FOOTSCRAY	\$460,000	\$480,000	-4.2%	-3.1%
FOREST HILL*	\$760,000	\$870,000	-12.6%	-0.7%
FRANKSTON	\$547,500	\$542,000	1.0%	5.4%
FRANKSTON SOUTH*	\$760,000	-	-	5.8%
GLEN HUNTLY	\$679,000	\$661,000	2.7%	2.4%
GLEN IRIS	\$615,000	\$620,000	-0.8%	-9.3%
GLEN WAVERLEY	\$853,000	\$1,013,000	-15.8%	-10.6%
GLENROY	\$632,000	\$600,000	5.3%	-1.0%
GREENSBOROUGH*	\$735,750	\$686,500	7.2%	-1.7%
HADFIELD*	\$662,500	\$455,000	45.6%	1.4%
HAMPTON	\$1,250,000	\$878,750	42.2%	2.3%
HAMPTON EAST*	\$1,160,000	\$1,138,000	1.9%	1.6%
HAMPTON PARK*	\$550,000	\$565,365	-2.7%	2.8%
HASTINGS*	\$550,000	\$480,000	14.6%	5.2%
HAWTHORN	\$597,500	\$600,000	-0.4%	2.6%
HAWTHORN EAST	\$584,000	\$589,125	-0.9%	-0.8%
HEATHMONT*	\$882,500	\$839,250	5.2%	4.1%
HEIDELBERG*	\$695,000	\$650,900	6.8%	-0.8%
HEIDELBERG HEIGHTS*	\$710,000	\$723,000	-1.8%	-2.2%
HEIDELBERG WEST*	\$735,000	\$715,000	2.8%	2.6%
HIGHETT	\$842,750	\$727,500	15.8%	-7.9%
HOPPERS CROSSING*	\$420,000	\$429,000	-2.1%	3.7%
HUGHESDALE*	\$670,000	\$557,500	20.2%	-8.2%
IVANHOE	\$705,750	\$597,500	18.1%	-4.2%
IVANHOE EAST*	\$873,500	\$895,000	-2.4%	-18.9%
KEILOR EAST*	\$740,750	\$620,000	19.5%	-3.7%
KENSINGTON	\$538,750	\$535,000	0.7%	-0.2%
KEW	\$856,100	\$768,500	11.4%	2.3%
KEW EAST*	\$935,000	\$982,500	-4.8%	-17.7%
KEYSBOROUGH	\$711,000	\$707,500	0.5%	-6.5%
KILSYTH*	\$689,950	\$717,500	-3.8%	-0.3%
KINGSBURY*	\$440,000	\$475,000	-7.4%	-12.2%
KNOXFIELD*	\$781,750	\$752,000	4.0%	0.6%
LALOR*	\$537,000	\$558,750	-3.9%	1.0%
LANGWARRIN*	\$612,500	\$585,000	4.7%	-1.7%
LAVERTON*	\$580,000	-	-	-5.0%
LILYDALE	\$620,000	\$604,000	2.6%	0.7%
MACLEOD*	\$730,000	\$768,750	-5.0%	-12.2%
MAIDSTONE	\$681,750	\$647,500	5.3%	6.4%
MALVERN	\$633,750	\$673,000	-5.8%	-1.5%
MALVERN EAST	\$593,500	\$490,500	21.0%	-0.4%
MARIBYRNONG	\$455,000	\$490,000	-7.1%	-3.1%
MCKINNON*	\$1,307,500	\$777,500	68.2%	6.2%
MELBOURNE	\$488,000	\$450,000	8.4%	-4.3%
MELTON SOUTH*	\$385,000	\$377,500	2.0%	7.7%
MENTONE	\$707,500	\$735,375	-3.8%	3.5%
MERNDA*	\$547,500	\$535,000	2.3%	12.0%
MIDDLE PARK*	\$950,000	-	-	34.0%
MILL PARK*	\$492,000	\$545,250	-9.8%	4.7%
MITCHAM	\$800,000	\$840,750	-4.8%	-2.7%
MONT ALBERT*	\$730,500	\$810,000	-9.8%	4.6%
MONT ALBERT NORTH*	\$1,010,000	-	-	-12.9%
MONTMORENCY*	\$795,000	\$752,500	5.6%	1.3%
MOONEE PONDS	\$570,000	\$496,000	14.9%	6.6%
MOORABBIN*	\$905,000	\$838,750	7.9%	2.2%
MOOROOLBARK*	\$685,500	\$690,000	-0.7%	3.1%
MORDIALLOC	\$670,000	\$850,000	-21.2%	8.5%
MORNINGTON	\$777,500	\$755,000	3.0%	-2.6%
MOUNT MARTHA*	\$767,000	\$840,000	-8.7%	-3.3%
MOUNT WAVERLEY	\$1,195,000	\$1,070,000	11.7%	4.1%
MULGRAVE*	\$771,000	\$842,900	-8.5%	0.4%
MURRUMBEENA	\$830,000	\$706,000	17.6%	13.0%
NARRE WARREN*	\$611,500	\$590,000	3.6%	11.0%
NEWPORT	\$830,000	\$860,000	-3.5%	-1.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
NIDDRIE*	\$920,000	\$642,500	43.2%	5.2%
NOBLE PARK	\$595,000	\$565,000	5.3%	0.1%
NORTH MELBOURNE	\$615,000	\$530,000	16.0%	-4.3%
NORTHCOTE	\$593,000	\$650,000	-8.8%	-3.7%
NOTTING HILL*	\$430,500	\$405,000	6.3%	-2.4%
NUNAWADING*	\$875,000	\$676,500	29.3%	-6.5%
OAK PARK*	\$640,000	\$665,000	-3.8%	0.2%
OAKLEIGH*	\$920,000	\$460,000	100.0%	20.3%
OAKLEIGH EAST*	\$935,500	\$870,000	7.5%	-8.1%
OAKLEIGH SOUTH*	\$805,000	\$850,000	-5.3%	-7.9%
ORMOND*	\$685,000	\$587,250	16.6%	5.4%
PAKENHAM	\$512,500	\$500,000	2.5%	0.3%
PARKDALE	\$820,000	\$913,000	-10.2%	-4.1%
PARKVILLE*	\$615,000	\$510,000	20.6%	1.8%
PASCOE VALE	\$698,500	\$646,000	8.1%	0.7%
PASCOE VALE SOUTH*	\$690,000	\$710,000	-2.8%	5.3%
PATTERSON LAKES*	\$677,000	\$712,000	-4.9%	4.6%
POINT COOK*	\$560,000	\$557,000	0.5%	-1.4%
PORT MELBOURNE	\$680,150	\$705,000	-3.5%	-4.6%
PRAHRAN	\$480,000	\$493,500	-2.7%	-12.2%
PRESTON	\$571,000	\$666,200	-14.3%	-4.7%
RESERVOIR	\$640,000	\$638,000	0.3%	1.6%
RICHMOND	\$570,000	\$600,000	-5.0%	-4.2%
RINGWOOD	\$635,000	\$580,000	9.5%	-3.9%
RINGWOOD EAST*	\$667,500	\$720,000	-7.3%	0.1%
RIPPONLEA*	\$457,500	-	-	-18.1%
ROSANNA*	\$770,000	-	-	-2.9%
ROSEBUD*	\$687,500	\$560,000	22.8%	-3.3%
ROWVILLE*	\$744,000	\$796,000	-6.5%	0.3%
SAFETY BEACH*	\$701,250	\$800,000	-12.3%	-11.7%
SANDRINGHAM*	\$905,000	\$712,500	27.0%	-6.2%
SEAFORD	\$629,000	\$675,000	-6.8%	2.8%
SOMERVILLE*	\$605,000	\$640,000	-5.5%	0.0%
SOUTH MELBOURNE	\$581,000	\$567,000	2.5%	-4.9%
SOUTH MORANG*	\$529,000	\$505,000	4.8%	0.6%
SOUTH YARRA	\$677,000	\$585,000	15.7%	6.5%
SOUTHBANK	\$532,500	\$570,000	-6.6%	-6.2%
SPRINGVALE*	\$590,000	\$644,500	-8.5%	4.4%
ST ALBANS	\$582,500	\$520,000	12.0%	7.6%
ST KILDA	\$500,000	\$505,000	-1.0%	-3.5%
ST KILDA EAST	\$613,750	\$597,500	2.7%	-0.8%
ST KILDA WEST*	\$572,500	\$480,000	19.3%	-9.2%
STRATHMORE*	\$868,500	-	-	5.7%
SUNBURY	\$480,500	\$520,000	-7.6%	2.7%
SUNSHINE*	\$530,000	\$544,000	-2.6%	-3.5%
SUNSHINE NORTH*	\$650,000	\$641,000	1.4%	-10.0%
SUNSHINE WEST*	\$605,000	\$565,000	7.1%	0.9%
SURREY HILLS*	\$950,000	\$761,000	24.8%	-10.6%
SYDENHAM*	\$481,000	\$479,500	0.3%	1.5%
TARNEIT*	\$465,000	\$517,000	-10.1%	5.3%
TEMPLESTOWE*	\$900,000	\$613,750	46.6%	-0.3%
TEMPLESTOWE LOWER*	\$955,000	\$935,000	2.1%	-2.1%
THOMASTOWN*	\$570,000	\$540,250	5.5%	10.0%
THORNBURY	\$607,500	\$543,700	11.7%	-5.8%
TOORAK	\$975,000	\$901,250	8.2%	-18.2%
TRAVANCORE*	\$360,000	\$350,000	2.9%	-0.7%
TRUGANINA*	\$515,000	-	-	4.4%
TULLAMARINE*	\$625,000	\$474,000	31.9%	3.2%
VERMONT*	\$908,888	\$860,000	5.7%	-6.6%
VERMONT SOUTH*	\$830,000	-	-	3.6%
VIEWBANK*	\$850,000	-	-	9.6%
WANTIRNA*	\$680,000	-	-	-9.2%
WANTIRNA SOUTH*	\$644,000	\$490,000	31.4%	-4.7%
WERRIBEE	\$430,000	\$445,000	-3.4%	-2.3%
WERRIBEE SOUTH*	\$428,500	-	-	5.1%
WEST FOOTSCRAY	\$458,250	\$405,000	13.1%	1.9%
WEST MELBOURNE	\$530,000	\$445,000	19.1%	-6.9%
WESTMEADOWS*	\$600,000	-	-	3.1%
WILLIAMS LANDING*	\$415,000	-	-	2.5%
WILLIAMSTOWN*	\$752,000	\$960,000	-21.7%	-0.4%
WINDSOR	\$540,000	\$625,000	-13.6%	-1.8%
WOLLERT*	\$494,000	\$489,750	0.9%	-0.9%
YARRAVILLE*	\$624,000	\$695,000	-10.2%	-2.0%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Metropolitan Melbourne Median Unit Prices by Municipality

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

Note: Annual change is based on rolling annual figures

Municipality	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$745,000	\$717,500	3.8%	-2.0%
BAYSIDE	\$1,165,000	\$1,091,350	6.7%	0.0%
BOROONDARA	\$715,000	\$677,500	5.5%	-1.7%
BRIMBANK	\$550,000	\$535,000	2.8%	3.9%
CARDINIA	\$525,000	\$500,000	5.0%	1.0%
CASEY	\$605,000	\$580,000	4.3%	3.6%
DAREBIN	\$605,000	\$630,000	-4.0%	-1.6%
FRANKSTON	\$601,500	\$588,500	2.2%	2.6%
GLEN EIRA	\$760,000	\$765,000	-0.7%	1.8%
GREATER DANDENONG	\$590,000	\$539,444	9.4%	1.9%
HOBSONS BAY	\$767,500	\$748,500	2.5%	1.2%
HUME	\$506,500	\$475,000	6.6%	0.4%
KINGSTON	\$742,000	\$763,000	-2.8%	0.0%
KNOX	\$699,750	\$685,000	2.2%	-0.3%
MANNINGHAM	\$870,000	\$755,000	15.2%	-1.2%
MARIBYRNONG	\$520,000	\$525,000	-1.0%	0.4%
MAROONDAH	\$650,000	\$655,750	-0.9%	-2.5%
MELBOURNE	\$534,000	\$490,000	9.0%	-3.7%
MELTON	\$505,000	\$438,500	15.2%	1.8%
MERRI-BEK	\$660,000	\$578,000	14.2%	10.5%
MONASH	\$887,750	\$853,000	4.1%	-3.9%
MOONEE VALLEY	\$613,500	\$575,000	6.7%	2.3%
MORNINGTON PENINSULA	\$726,750	\$725,000	0.2%	0.7%
NILLUMBIK*	\$750,000	\$780,500	-3.9%	-0.8%
PORT PHILLIP	\$590,000	\$595,000	-0.8%	-1.7%
STONNINGTON	\$620,000	\$585,000	6.0%	-4.6%
WHITEHORSE	\$809,000	\$771,500	4.9%	-1.5%
WHITTLESEA	\$540,500	\$510,250	5.9%	4.0%
WYNDHAM	\$448,000	\$463,750	-3.4%	-1.7%
YARRA	\$650,000	\$635,500	2.3%	-1.5%
YARRA RANGES	\$663,500	\$682,500	-2.8%	2.2%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Regional Victoria

Median House Prices by Municipality and Suburb

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ALPINE	\$770,000	\$762,500	1.0%	-0.6%
BRIGHT*	\$1,050,000	\$1,005,000	4.5%	2.7%
MYRTLEFORD*	\$620,000	\$599,000	3.5%	5.5%
POREPUNKAH*	\$915,000	\$893,000	2.5%	11.6%
TAWONGA SOUTH*	\$705,000	\$607,500	16.0%	-4.1%
ARARAT	\$380,000	\$385,000	-1.3%	-1.3%
ARARAT	\$380,550	\$390,000	-2.4%	-1.2%
CITY OF BALLARAT	\$535,000	\$525,000	1.9%	-2.7%
ALFREDTON	\$598,000	\$602,500	-0.7%	-5.1%
BALLARAT CENTRAL	\$585,000	\$580,000	0.9%	-2.5%
BALLARAT EAST	\$468,500	\$456,500	2.6%	-3.4%
BALLARAT NORTH	\$520,000	\$510,000	2.0%	-8.3%
BLACK HILL*	\$555,000	\$595,000	-6.7%	-2.8%
BONSHAW*	\$520,000	\$505,000	3.0%	-4.6%
BROWN HILL	\$622,500	\$610,000	2.0%	-2.7%
BUNINYONG	\$750,000	\$750,000	0.0%	1.0%
CANADIAN	\$500,000	\$495,000	1.0%	-1.0%
CARDIGAN*	\$1,130,000	\$1,100,000	2.7%	7.7%
DELACOMBE	\$525,000	\$522,500	0.5%	-2.7%
EUREKA*	\$462,500	\$500,000	-7.5%	2.2%
GOLDEN POINT	\$483,000	\$483,000	0.0%	-6.7%
INVERMAY PARK*	\$610,000	\$582,500	4.7%	1.7%
LAKE GARDENS*	\$695,000	\$710,000	-2.1%	-8.3%
LAKE WENDOUREE*	\$810,000	\$860,000	-5.8%	-31.6%
LUCAS	\$620,000	\$615,000	0.8%	-1.2%
MINERS REST	\$577,500	\$570,000	1.3%	-2.9%
MITCHELL PARK*	\$440,000	-	-	-
MOUNT CLEAR	\$490,100	\$480,000	2.1%	-5.8%
MOUNT HELEN	\$600,000	\$620,000	-3.2%	-2.0%
MOUNT PLEASANT*	\$500,000	\$472,500	5.8%	7.5%
NERRINA*	\$733,000	\$733,000	0.0%	-
NEWINGTON*	\$645,000	\$605,500	6.5%	9.3%
REDAN	\$442,000	\$442,500	-0.1%	-4.9%
SEBASTOPOL	\$421,250	\$415,000	1.5%	1.4%
SOLDIERS HILL	\$600,000	\$600,000	0.0%	8.3%
WENDOUREE	\$440,000	\$430,000	2.3%	1.5%
WINTER VALLEY	\$550,000	\$546,500	0.6%	-1.6%
BASS COAST	\$680,000	\$680,000	0.0%	-8.5%
CAPE PATERSON*	\$742,500	\$745,000	-0.3%	-13.7%
CAPE WOOLAMAI*	\$725,000	\$753,000	-3.7%	-4.3%
CORINELLA*	\$660,000	\$650,000	1.5%	-17.0%
CORONET BAY*	\$510,000	\$480,000	6.3%	-13.9%
COWES	\$741,000	\$735,000	0.8%	-3.8%
DALYSTON*	\$538,500	\$550,000	-2.1%	-2.0%
GRANTVILLE*	\$586,500	\$590,000	-0.6%	-4.6%
INVERLOCH	\$822,500	\$835,000	-1.5%	-8.2%
NORTH WONTHAGGI	\$590,000	\$555,000	6.3%	-1.7%
PIONEER BAY*	\$540,000	\$540,000	0.0%	-
RHYLL*	\$880,000	\$1,062,500	-17.2%	-
SAN REMO*	\$860,000	\$900,000	-4.4%	-8.2%
SILVERLEAVES*	\$832,500	-	-	-
SOUTH DUDLEY*	\$457,500	\$440,000	4.0%	-
SMITHS BEACH*	\$870,000	-	-	-
SUNSET STRIP*	\$595,000	\$632,500	-5.9%	-16.2%
SURF BEACH*	\$728,000	\$700,000	4.0%	-6.4%
VENTNOR*	\$862,500	\$805,000	7.1%	5.2%
WONTHAGGI	\$525,000	\$548,000	-4.2%	-7.1%
WIMBLEDON HEIGHTS*	\$589,000	\$589,000	0.0%	-
BAW BAW	\$630,000	\$625,000	0.8%	-0.8%
DARNUM*	\$852,500	\$540,000	57.9%	-
DROUIN	\$630,950	\$620,000	1.8%	0.2%
LONGWARRY*	\$596,500	\$595,000	0.3%	2.0%
NEERIM SOUTH*	\$690,000	\$685,000	0.7%	22.1%
RAWSON*	\$362,000	-	-	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
TOONGABBIE*	\$710,000	\$690,000	2.9%	13.6%
TRAFALGAR	\$580,000	\$585,000	-0.9%	-2.5%
WARRAGUL	\$632,500	\$635,000	-0.4%	-4.5%
YARRAGON*	\$623,000	\$597,500	4.3%	-1.9%
BENALLA	\$448,500	\$440,000	1.9%	-0.3%
BENALLA	\$442,500	\$435,000	1.7%	0.3%
CARISBROOK*	\$545,000	\$615,000	-11.4%	5.8%
BULOKE*	\$260,000	\$230,000	13.0%	13.0%
DONALD*	\$280,000	\$257,500	8.7%	47.4%
CAMPASPE	\$520,000	\$520,000	0.0%	-1.0%
ECHUCA	\$610,000	\$602,500	1.2%	2.2%
KYABRAM	\$480,000	\$482,500	-0.5%	0.5%
ROCHESTER*	\$377,500	\$301,500	25.2%	16.2%
TONGALA*	\$430,000	\$412,500	4.2%	-
CENTRAL GOLDFIELDS	\$417,000	\$415,000	0.5%	3.0%
DUNOLLY*	\$338,750	\$355,000	-4.6%	-
MARYBOROUGH	\$405,000	\$400,000	1.3%	2.8%
COLAC-OTWAY	\$557,500	\$550,000	1.4%	-6.3%
APOLLO BAY*	\$870,000	\$870,000	0.0%	-12.6%
BIRREGURRA*	\$662,500	\$727,500	-8.9%	-28.0%
COLAC	\$465,000	\$472,500	-1.6%	-4.1%
ELLIMINYT*	\$732,500	\$730,000	0.3%	-3.0%
WINCHELSEA*	\$590,000	\$651,250	-9.4%	-15.7%
CORANGAMITE	\$440,000	\$430,000	2.3%	4.8%
CAMPERDOWN	\$461,250	\$455,000	1.4%	8.5%
COBDEN*	\$402,500	\$390,500	3.1%	1.6%
TERANG*	\$440,000	\$415,000	6.0%	10.0%
TIMBOON*	\$500,000	\$450,000	11.1%	-3.7%
EAST GIPPSLAND	\$542,500	\$542,500	0.0%	-1.4%
BAIRNSDALE	\$475,000	\$470,000	1.1%	3.3%
BRUTHEN*	\$442,000	\$434,000	1.8%	-12.3%
EAGLE POINT*	\$680,000	\$735,000	-7.5%	-1.4%
EAST BAIRNSDALE*	\$340,000	\$385,000	-11.7%	-10.5%
EASTWOOD*	\$607,500	\$595,000	2.1%	3.0%
KALIMNA*	\$455,000	-	-	1.1%
LAKES ENTRANCE	\$520,000	\$503,500	3.3%	-12.6%
LINDENOW*	\$470,000	\$517,500	-9.2%	-
LUCKNOW*	\$540,000	\$570,000	-5.3%	-7.7%
METUNG*	\$665,000	\$675,000	-1.5%	-12.9%
NEWLANDS ARM*	\$587,500	\$587,500	0.0%	-13.0%
NICHOLSON*	\$745,000	\$760,000	-2.0%	2.2%
PAYNESVILLE	\$539,500	\$532,500	1.3%	5.0%
RAYMOND ISLAND*	\$527,500	\$525,000	0.5%	-12.8%
SWAN REACH*	\$638,500	\$665,000	-4.0%	-
WY YUNG*	\$772,500	\$751,250	2.8%	11.1%
GANNAWARRA	\$417,500	\$420,000	-0.6%	14.5%
COHUNA*	\$468,000	\$360,000	30.0%	23.2%
KERANG*	\$360,000	\$445,000	-19.1%	33.3%
KOONDROOK*	\$515,000	\$500,000	3.0%	-
GLENELG	\$399,000	\$410,000	-2.7%	-3.2%
CASTERTON*	\$375,000	\$362,500	3.4%	41.5%
HEYWOOD*	\$330,000	\$335,000	-1.5%	-2.9%
PORTLAND	\$425,000	\$435,000	-2.3%	-3.4%
GOLDEN PLAINS	\$762,500	\$790,000	-3.5%	-0.7%
BANNOCKBURN	\$761,250	\$800,000	-4.8%	-0.8%
DEREEL*	\$642,500	\$600,000	7.1%	-
HADDON*	\$850,000	\$785,000	8.3%	11.1%
LETHBRIDGE*	\$830,000	\$792,500	4.7%	11.4%
LINTON*	\$460,000	\$510,500	-9.9%	-17.7%
MEREDITH*	\$640,000	-	-	-
ROSS CREEK*	\$775,000	\$900,000	-13.9%	-12.9%
SMYTHES CREEK	\$560,000	\$547,500	2.3%	-10.8%
SMYTHESDALE*	\$565,100	\$582,600	-3.0%	-9.2%
TEESDALE*	\$1,000,000	\$1,000,000	0.0%	6.4%
CITY OF GREATER BENDIGO	\$580,500	\$572,500	1.4%	3.7%
ASCOT*	\$637,500	\$615,000	3.7%	10.2%
AXEDALE*	\$820,000	\$760,000	7.9%	-
BENDIGO	\$627,500	\$612,500	2.4%	4.1%
CALIFORNIA GULLY	\$460,000	\$460,000	0.0%	-1.1%
EAGLEHAWK	\$511,000	\$500,000	2.2%	5.4%
EAST BENDIGO*	\$520,000	\$522,500	-0.5%	0.0%
EPSOM	\$607,000	\$595,000	2.0%	3.4%
FLORA HILL	\$523,000	\$519,000	0.8%	0.6%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
GOLDEN SQUARE	\$545,000	\$535,000	1.9%	4.8%
GOORNONG*	\$632,750	\$651,750	-2.9%	-
HEATHCOTE	\$590,000	\$600,000	-1.7%	2.2%
HUNTLY	\$590,000	\$570,000	3.5%	2.6%
IRONBARK*	\$476,250	\$460,000	3.5%	-0.8%
JACKASS FLAT*	\$565,000	\$553,750	2.0%	8.3%
JUNORTOUN*	\$890,000	\$870,000	2.3%	2.9%
KANGAROO FLAT	\$540,000	\$535,000	0.9%	4.0%
KENNINGTON	\$549,000	\$519,250	5.7%	-0.6%
LONG GULLY*	\$469,250	\$460,000	2.0%	5.4%
MAIDEN GULLY	\$780,000	\$755,000	3.3%	-1.1%
MARONG*	\$640,000	\$640,000	0.0%	0.8%
NORTH BENDIGO	\$495,000	\$486,100	1.8%	2.6%
QUARRY HILL*	\$585,000	\$587,500	-0.4%	-0.8%
SPRING GULLY*	\$587,500	\$602,500	-2.5%	-17.8%
STRATHDALE	\$645,000	\$625,888	3.1%	9.3%
STRATHFIELDSAYE	\$715,000	\$719,000	-0.6%	-1.5%
WALLINGTON*	\$1,750,000	\$1,715,000	2.0%	-
WHITE HILLS	\$587,500	\$545,000	7.8%	13.0%
CITY OF GREATER GEELONG	\$707,000	\$710,000	-0.4%	-2.5%
ARMSTRONG CREEK	\$658,000	\$655,500	0.4%	-2.5%
BARWON HEADS	\$1,440,000	\$1,440,000	0.0%	-15.0%
BATESFORD*	\$2,030,000	\$1,830,000	10.9%	-
BELL PARK*	\$610,000	\$617,000	-1.1%	-4.7%
BELL POST HILL	\$647,500	\$650,000	-0.4%	-2.6%
BELMONT	\$685,000	\$692,500	-1.1%	-1.4%
BREAKWATER*	\$505,000	\$493,750	2.3%	-8.2%
CHARLEMONT	\$632,500	\$615,500	2.8%	5.0%
CLIFTON SPRINGS	\$657,500	\$652,500	0.8%	-1.9%
CONNEWARRE*	\$1,865,000	\$1,900,000	-1.8%	-17.1%
CORIO	\$495,000	\$490,000	1.0%	2.1%
CURLEWIS	\$630,000	\$637,500	-1.2%	-11.9%
DRYSDALE	\$690,000	\$690,000	0.0%	-7.1%
EAST GEELONG*	\$781,000	\$775,000	0.8%	-2.4%
FYANSFORD*	\$977,500	\$965,000	1.3%	0.8%
GEELONG*	\$915,000	\$915,000	0.0%	-7.7%
GEELONG WEST	\$829,000	\$850,000	-2.5%	-6.6%
GROVEDALE	\$675,000	\$675,000	0.0%	0.7%
HAMLIN HEIGHTS	\$735,750	\$735,000	0.1%	-2.7%
HERNE HILL*	\$700,000	\$700,000	0.0%	1.4%
HIGHTON	\$882,500	\$900,000	-1.9%	-4.1%
INDENTED HEAD*	\$710,000	\$750,000	-5.3%	-25.7%
LANCEFIELD*	\$720,000	\$715,000	0.7%	9.1%
LARA	\$677,000	\$680,000	-0.4%	-3.3%
LEOPOLD	\$670,000	\$670,000	0.0%	-1.5%
LOVELY BANKS*	\$825,000	\$840,000	-1.8%	8.6%
MANIFOLD HEIGHTS*	\$1,106,250	\$1,270,000	-12.9%	8.7%
MARSHALL*	\$650,000	\$650,000	0.0%	4.8%
MOUNT DUNEED	\$715,000	\$720,000	-0.7%	0.0%
NEWCOMB*	\$553,500	\$565,000	-2.0%	-3.7%
NEWTOWN	\$1,090,000	\$1,100,000	-0.9%	-9.2%
NORLANE	\$443,000	\$433,750	2.1%	-3.2%
NORTH GEELONG*	\$626,000	\$643,500	-2.7%	1.0%
OCEAN GROVE	\$950,000	\$950,000	0.0%	-3.1%
POINT LONSDALE	\$1,200,000	\$1,185,000	1.3%	-1.6%
PORTARLINGTON	\$860,000	\$835,000	3.0%	-6.5%
SOUTH GEELONG*	\$890,000	\$906,250	-1.8%	-1.8%
ST ALBANS PARK*	\$612,500	\$605,000	1.2%	7.9%
ST LEONARDS	\$720,000	\$712,500	1.1%	-2.1%
THOMSON*	\$524,000	\$505,000	3.8%	-3.9%
WANDANA HEIGHTS*	\$972,500	\$938,500	3.6%	-4.4%
WAURN PONDS*	\$780,000	\$780,000	0.0%	-4.5%
WHITTINGTON*	\$538,750	\$523,750	2.9%	8.8%
GREATER SHEPPARTON	\$500,000	\$483,250	3.5%	5.5%
KIALLA	\$670,000	\$675,000	-0.7%	-0.4%
MOOROOPNA	\$445,000	\$407,000	9.3%	17.1%
SHEPPARTON	\$475,000	\$465,000	2.2%	5.6%
SHEPPARTON NORTH*	\$684,000	\$620,000	10.3%	-
TATURA*	\$461,000	\$425,000	8.5%	-2.9%
HEPBURN	\$710,000	\$725,000	-2.1%	-9.0%
CLUNES*	\$522,500	\$530,000	-1.4%	-8.3%
CRESWICK	\$555,000	\$540,000	2.8%	6.7%
DAYLESFORD	\$825,000	\$875,000	-5.7%	-7.3%
HEPBURN*	\$680,000	\$655,500	3.7%	0.7%
HEPBURN SPRINGS*	\$838,000	\$750,000	11.7%	-3.1%
MALMSBURY*	\$790,000	\$680,500	16.1%	8.0%
TRENTHAM*	\$967,500	\$965,000	0.3%	-7.9%
HINDMARSH	\$249,500	\$251,000	-0.6%	-4.0%
DIMBOOLA*	\$260,000	\$296,000	-12.2%	-18.5%
JEPARIT*	\$163,500	\$164,500	-0.6%	-0.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
NHILL*	\$270,000	\$270,000	0.0%	1.9%
HORSHAM	\$397,250	\$419,000	-5.2%	-3.1%
HAVEN*	\$730,000	-	-	-13.3%
HORSHAM	\$390,000	\$399,000	-2.3%	0.0%
NATIMUK*	\$330,000	-	-	-
INDIGO	\$735,000	\$720,000	2.1%	25.6%
BEECHWORTH	\$843,000	\$865,000	-2.5%	5.5%
CHILTERN*	\$505,000	\$465,000	8.6%	10.7%
RUTHERGLEN*	\$602,000	\$587,500	2.5%	25.7%
TANGAMBALANGA*	\$700,000	\$695,000	0.7%	5.3%
WAHGUNYAH*	\$613,500	\$600,000	2.3%	57.7%
YACKANDANDAH*	\$829,000	\$820,000	1.1%	-
CITY OF LA TROBE	\$437,000	\$430,000	1.6%	-0.7%
CHURCHILL	\$375,000	\$375,000	0.0%	7.1%
MOE	\$355,000	\$350,000	1.4%	-0.6%
MORWELL	\$350,000	\$350,000	0.0%	4.5%
NEWBOROUGH	\$439,000	\$430,000	2.1%	5.1%
TRARALGON	\$522,500	\$513,500	1.8%	0.5%
TRARALGON EAST*	\$735,000	-	-	-14.8%
YALLOURN NORTH*	\$355,000	\$361,250	-1.7%	4.4%
YINNAR*	\$445,000	\$460,000	-3.3%	-19.9%
LODDON	\$350,000	\$350,000	0.0%	-11.4%
INGLEWOOD*	\$437,500	\$315,000	38.9%	28.7%
MANSFIELD	\$779,000	\$750,000	3.9%	0.5%
JAMIESON*	\$682,000	-	-	-
MANSFIELD	\$800,000	\$800,000	0.0%	-4.8%
MACEDON RANGES	\$910,000	\$930,000	-2.2%	-3.7%
GISBORNE	\$1,000,000	\$1,007,500	-0.7%	-2.9%
KYNETON	\$830,000	\$858,500	-3.3%	0.6%
MACEDON*	\$1,095,000	\$1,100,000	-0.5%	-9.1%
MOUNT MACEDON*	\$1,125,000	\$988,750	13.8%	-12.8%
NEW GISBORNE*	\$875,000	\$865,000	1.2%	-0.8%
RIDDELLS CREEK*	\$942,500	\$1,025,000	-8.0%	-6.7%
ROMSEY	\$791,000	\$805,000	-1.7%	2.1%
WOODEND	\$965,000	\$950,000	1.6%	-6.3%
MILDURA	\$483,000	\$465,000	3.9%	11.3%
CARDROSS*	\$735,000	\$470,000	56.4%	-
IRYMPLE	\$618,500	\$597,000	3.6%	5.7%
MERBEIN	\$400,000	\$352,691	13.4%	29.0%
MILDURA	\$485,000	\$463,000	4.8%	9.9%
NICHOLS POINT*	\$725,000	\$652,500	11.1%	-13.6%
OUYEN*	\$265,000	\$235,000	12.8%	45.5%
RED CLIFFS	\$430,000	\$425,000	1.2%	20.8%
MITCHELL	\$635,000	\$640,000	-0.8%	-0.8%
BEVERIDGE	\$649,000	\$660,000	-1.7%	-2.4%
BROADFORD*	\$580,000	\$550,000	5.5%	1.8%
HEATHCOTE JUNCTION*	\$825,000	\$870,000	-5.2%	-
KILMORE	\$650,000	\$660,000	-1.5%	4.8%
SEYMOUR*	\$482,500	\$415,750	16.1%	-1.5%
WALLAN	\$620,000	\$627,000	-1.1%	-1.7%
WANDONG*	\$970,000	\$970,000	0.0%	-
MOIRA	\$530,000	\$520,000	1.9%	15.4%
COBRAM	\$398,000	\$390,000	2.1%	2.1%
NUMURKAH*	\$415,000	\$430,000	-3.5%	13.7%
YARRAWONGA	\$640,000	\$640,000	0.0%	2.1%
MOORABOOL	\$635,000	\$635,400	-0.1%	-5.2%
BACCHUS MARSH	\$598,750	\$600,000	-0.2%	-5.0%
BALLAN	\$590,000	\$620,000	-4.8%	-9.2%
BLACKWOOD*	\$575,000	\$527,500	9.0%	-
DALES CREEK*	\$765,000	-	-	-
DARLEY	\$645,000	\$640,000	0.8%	-8.8%
GORDON*	\$680,000	\$670,000	1.5%	-21.2%
GREENDALE*	\$850,000	\$865,000	-1.7%	-
MADDINGLEY	\$625,000	\$625,000	0.0%	0.0%
MOUNT EGERTON*	\$680,000	\$627,500	8.4%	-8.7%
MOUNT ALEXANDER	\$725,000	\$730,000	-0.7%	-3.3%
CAMPBELLS CREEK*	\$700,000	\$680,000	2.9%	6.4%
CASTLEMAINE	\$725,000	\$740,000	-2.0%	-3.3%
CHEWTON*	\$795,000	\$800,000	-0.6%	-
HARCOURT*	\$729,500	\$743,500	-1.9%	-4.6%
MALDON*	\$720,000	\$730,000	-1.4%	-4.0%
MCKENZIE HILL*	\$795,000	\$787,500	1.0%	-5.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MOYNE	\$650,000	\$640,000	1.6%	-0.7%
ALLANSFORD*	\$650,000	\$550,000	18.2%	-
DENNINGTON*	\$570,000	\$586,900	-2.9%	-1.7%
KOROIT*	\$605,000	\$599,900	0.9%	-0.4%
MACARTHUR*	\$330,000	\$330,000	0.0%	-
MORTLAKE*	\$370,000	\$370,000	0.0%	-4.5%
PORT FAIRY*	\$876,250	\$857,500	2.2%	-18.5%
MURRINDINDI	\$742,500	\$750,000	-1.0%	-1.0%
ALEXANDRA*	\$568,000	\$560,000	1.4%	-5.3%
KINGLAKE*	\$850,000	\$875,000	-2.9%	-1.0%
KINGLAKE WEST*	\$942,000	\$935,000	0.7%	3.5%
YEA*	\$600,000	\$600,000	0.0%	9.1%
NORTHERN GRAMPIANS	\$340,000	\$332,500	2.3%	-2.9%
HAMILTON	\$420,000	\$400,000	5.0%	14.1%
STAWELL	\$335,000	\$337,500	-0.7%	0.8%
ST ARNAUD*	\$320,000	\$300,000	6.7%	5.8%
PYRENEES	\$443,300	\$465,000	-4.7%	-9.2%
AVOCA*	\$420,000	\$395,000	6.3%	0.0%
BEAUFORT*	\$380,000	\$407,500	-6.7%	-21.5%
SNAKE VALLEY*	\$472,500	-	-	-13.7%
QUEENSCLIFFE*	\$1,400,000	\$1,275,000	9.8%	2.7%
QUEENSCLIFF*	\$1,710,000	\$1,600,000	6.9%	17.7%
SOUTH GIPPSLAND	\$570,000	\$580,000	-1.7%	-6.2%
FOSTER*	\$580,000	\$550,000	5.5%	-15.3%
KORUMBURRA	\$565,000	\$575,000	-1.7%	-4.2%
LEONGATHA	\$580,000	\$580,000	0.0%	1.8%
MIRBOO NORTH*	\$585,000	\$575,000	1.7%	18.5%
TOORA*	\$395,000	\$385,000	2.6%	-
VENUS BAY	\$491,500	\$500,000	-1.7%	-17.7%
SOUTHERN GRAMPIANS	\$410,000	\$385,000	6.5%	16.6%
STRATHBOGIE	\$536,500	\$599,500	-10.5%	-2.5%
EUROA*	\$515,000	\$574,000	-10.3%	-5.9%
VIOLET TOWN*	\$620,000	\$630,000	-1.6%	11.7%
SURF COAST	\$1,225,000	\$1,230,000	-0.4%	-2.0%
ANGLESEA*	\$1,350,000	\$1,400,000	-3.6%	-7.5%
JAN JUC*	\$1,250,000	\$1,270,000	-1.6%	-5.0%
LORNE*	\$1,732,500	-	-	-
MORIAC*	\$1,262,500	\$1,278,750	-1.3%	-
TORQUAY	\$1,197,500	\$1,200,000	-0.2%	-2.2%
SWAN HILL	\$457,500	\$436,000	4.9%	3.4%
LAKE BOGA*	\$382,500	\$397,500	-3.8%	-15.9%
ROBINVALE*	\$437,000	\$437,000	0.0%	0.5%
SWAN HILL	\$485,000	\$480,000	1.0%	1.6%
TOWONG*	\$520,000	\$460,000	13.0%	3.0%
TALLANGATTA*	\$492,500	-	-	3.7%
WANGARATTA	\$550,000	\$549,000	0.2%	2.8%
GLENROWAN*	\$670,000	\$610,000	9.8%	1.4%
WANGARATTA	\$525,000	\$519,500	1.1%	2.7%
WARRNAMBOOL	\$593,000	\$586,450	1.1%	1.4%
WARRNAMBOOL	\$595,000	\$585,935	1.5%	2.1%
WELLINGTON	\$480,000	\$470,000	2.1%	5.0%
GLENGARRY*	\$622,500	\$540,000	15.3%	-
GOLDEN BEACH*	\$420,000	\$440,000	-4.5%	6.3%
HEYFIELD*	\$417,500	\$387,500	7.7%	39.2%
LOCH SPORT*	\$348,000	\$351,500	-1.0%	-9.6%
LONGFORD*	\$820,000	\$790,000	3.8%	9.3%
MAFFRA	\$449,000	\$447,000	0.4%	3.2%
ROSEDALE*	\$512,000	\$535,000	-4.3%	-9.2%
SALE	\$492,500	\$475,000	3.7%	1.8%
STRATFORD	\$540,000	\$530,000	1.9%	12.5%
WURRUK*	\$570,000	-	-	-14.9%
YARRAM*	\$427,000	\$401,000	6.5%	1.1%
WEST WIMMERA*	\$187,000	\$240,000	-22.1%	6.9%
KANIVA*	\$175,250	-	-	-
WODONGA	\$619,500	\$600,000	3.3%	6.8%
BANDIANA*	\$615,000	\$620,000	-0.8%	-1.1%
BARANDUDA	\$642,500	\$650,000	-1.2%	-2.7%
KILLARA*	\$650,000	\$670,000	-3.0%	2.4%
LENEVA*	\$679,000	\$677,500	0.2%	-0.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
WEST WODONGA	\$577,500	\$562,500	2.7%	1.6%
WODONGA	\$601,500	\$576,000	4.4%	9.6%
YARRIAMBIACK	\$189,000	\$198,000	-4.5%	-13.5%
MINYIP*	\$179,500	\$179,500	0.0%	0.1%
WARRACKNABEAL*	\$200,000	\$197,000	1.5%	-18.4%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Regional Victoria

Median Unit Prices by Municipality and Suburb

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ALPINE*	\$590,000	\$562,500	4.9%	7.3%
CITY OF BALLARAT	\$370,000	\$362,000	2.2%	2.8%
ALFREDTON*	\$375,250	\$417,500	-10.1%	19.1%
BALLARAT CENTRAL*	\$365,000	\$370,000	-1.4%	-6.4%
BALLARAT EAST*	\$375,000	\$362,500	3.4%	-5.4%
BALLARAT NORTH*	\$414,500	\$419,000	-1.1%	-
BLACK HILL*	\$406,250	-	-	-
CANADIAN*	\$390,000	\$395,000	-1.3%	5.4%
GOLDEN POINT*	\$350,000	-	-	-1.4%
LAKE WENDOUREE*	\$472,500	\$500,000	-5.5%	-12.5%
MOUNT CLEAR*	\$386,250	\$377,500	2.3%	10.5%
REDAN*	\$322,500	\$330,000	-2.3%	-10.7%
SEBASTOPOL	\$353,250	\$345,000	2.4%	4.7%
SOLDIERS HILL*	\$360,000	\$347,500	3.6%	1.4%
WENDOUREE*	\$325,000	\$322,500	0.8%	-8.5%
BASS COAST	\$457,500	\$457,500	0.0%	-4.7%
COWES*	\$530,250	\$557,750	-4.9%	10.5%
INVERLOCH*	\$560,000	\$582,500	-3.9%	-
WONTHAGGI*	\$385,000	\$387,500	-0.6%	-2.4%
BAW BAW	\$450,000	\$445,000	1.1%	2.3%
DROUIN*	\$440,000	\$440,000	0.0%	0.0%
WARRAGUL*	\$465,000	\$457,500	1.6%	2.2%
BENALLA*	\$310,000	\$305,000	1.6%	11.2%
CAMPASPE	\$365,000	\$385,000	-5.2%	-6.4%
ECHUCA*	\$428,250	\$428,250	0.0%	7.1%
KYABRAM*	\$332,500	\$372,000	-10.6%	-13.6%
COLAC-OTWAY*	\$475,000	\$437,500	8.6%	3.8%
COLAC*	\$462,000	\$410,000	12.7%	7.4%
EAST GIPPSLAND	\$372,500	\$369,000	0.9%	2.1%
BAIRNSDALE*	\$312,500	\$340,000	-8.1%	-14.4%
LAKES ENTRANCE*	\$321,625	\$375,000	-14.2%	-
METUNG*	\$196,250	\$126,250	55.4%	-
PAYNESVILLE*	\$425,000	\$412,000	3.2%	6.5%
GLENELG*	\$315,000	\$304,000	3.6%	-10.0%
PORTLAND*	\$332,500	\$303,000	9.7%	-5.0%
CITY OF GREATER BENDIGO	\$402,500	\$405,000	-0.6%	-0.6%
BENDIGO*	\$523,500	\$482,500	8.5%	-
EAST BENDIGO*	\$405,000	\$405,000	0.0%	-
FLORA HILL*	\$400,000	\$420,000	-4.8%	1.3%
GOLDEN SQUARE*	\$466,000	\$461,250	1.0%	12.3%
KANGAROO FLAT*	\$412,250	\$403,500	2.2%	9.9%
KENNINGTON*	\$385,000	\$392,500	-1.9%	-21.8%
NORTH BENDIGO*	\$404,000	\$404,000	0.0%	13.8%
CITY OF GREATER GEELONG	\$520,000	\$525,000	-1.0%	-2.4%
BARWON HEADS*	\$1,060,000	\$1,045,000	1.4%	1.9%
BELL PARK*	\$533,750	\$550,000	-3.0%	-0.2%
BELL POST HILL*	\$438,000	\$430,000	1.9%	-
BELMONT	\$540,000	\$567,500	-4.8%	1.2%
CORIO*	\$420,000	\$405,000	3.7%	9.4%
DRYSDALE*	\$555,000	\$555,000	0.0%	7.8%
GEELONG	\$720,000	\$690,000	4.3%	9.9%
GEELONG WEST	\$505,000	\$502,500	0.5%	-8.2%
GROVEDALE*	\$495,000	\$510,000	-2.9%	-0.6%
HAMLIN HEIGHTS*	\$528,500	\$497,000	6.3%	-2.6%
HERNE HILL*	\$385,500	\$375,000	2.8%	-0.1%
HIGHTON	\$502,000	\$520,500	-3.6%	-8.7%
LARA*	\$440,000	\$451,000	-2.4%	-2.2%
LEOPOLD*	\$491,500	\$483,000	1.8%	9.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MANIFOLD HEIGHTS*	\$468,250	\$468,250	0.0%	-4.4%
NEWCOMB*	\$466,500	\$475,000	-1.8%	7.0%
NEWTOWN*	\$577,500	\$575,000	0.4%	-3.6%
NORLANE*	\$422,500	\$392,500	7.6%	2.4%
NORTH GEELONG*	\$448,000	\$370,000	21.1%	-
OCEAN GROVE*	\$902,500	\$785,000	15.0%	11.6%
ST LEONARDS*	\$440,000	\$572,500	-23.1%	-22.8%
WHITTINGTON*	\$400,000	\$400,000	0.0%	-1.8%
GREATER SHEPPARTON	\$370,000	\$355,000	4.2%	12.1%
MOOROOPNA*	\$275,000	\$275,000	0.0%	-10.1%
SHEPPARTON*	\$388,750	\$377,500	3.0%	9.5%
HORSHAM*	\$415,000	\$395,000	5.1%	16.9%
HORSHAM*	\$420,000	\$402,500	4.3%	18.3%
CITY OF LA TROBE	\$315,000	\$312,500	0.8%	8.6%
MORWELL*	\$275,000	\$269,000	2.2%	-1.8%
MOE*	\$270,000	\$245,000	10.2%	6.9%
TRARALGON	\$323,000	\$337,500	-4.3%	-0.6%
MACEDON RANGES	\$570,000	\$570,000	0.0%	2.7%
GISBORNE*	\$580,000	\$562,000	3.2%	4.5%
RIDDELLS CREEK*	\$590,000	\$620,000	-4.8%	-
MILDURA	\$349,000	\$338,750	3.0%	9.7%
MILDURA	\$345,000	\$336,000	2.7%	7.8%
RED CLIFFS*	\$374,000	-	-	-
MITCHELL*	\$440,000	\$437,500	0.6%	6.7%
KILMORE*	\$415,000	\$409,000	1.5%	-
WALLAN*	\$455,000	\$445,000	2.2%	7.1%
MOIRA*	\$314,000	\$337,500	-7.0%	-4.1%
COBRAM*	\$277,500	\$325,000	-14.6%	-11.9%
YARRAWONGA*	\$470,000	\$490,000	-4.1%	16.0%
MOORABOOL	\$400,000	\$420,500	-4.9%	-6.4%
BACCHUS MARSH*	\$363,000	\$450,000	-19.3%	-13.8%
DARLEY*	\$390,000	\$400,000	-2.5%	-3.0%
SOUTH GIPPSLAND*	\$425,000	\$410,000	3.7%	13.0%
LEONGATHA*	\$430,000	\$425,000	1.2%	-
SURF COAST	\$880,000	\$890,000	-1.1%	-4.1%
TORQUAY	\$848,000	\$850,000	-0.2%	-9.8%
LORNE*	\$750,000	\$744,250	0.8%	-
SWAN HILL*	\$339,000	\$330,000	2.7%	5.1%
SWAN HILL*	\$348,000	\$335,000	3.9%	7.1%
WANGARATTA	\$360,000	\$360,000	0.0%	-1.4%
WANGARATTA	\$355,000	\$355,000	0.0%	-2.1%
WARRNAMBOOL	\$445,000	\$440,000	1.1%	6.0%
WARRNAMBOOL	\$437,500	\$430,000	1.7%	3.6%
WELLINGTON	\$327,250	\$327,500	-0.1%	-5.8%
MAFFRA*	\$425,000	\$395,000	7.6%	-
SALE*	\$327,000	\$327,000	0.0%	-7.9%
WODONGA	\$390,000	\$385,000	1.3%	6.8%
WEST WODONGA*	\$390,000	\$386,500	0.9%	3.6%
WODONGA	\$400,000	\$385,000	3.9%	12.7%
UNINCORPORATED AREAS	-	-	-	-
FALLS CREEK*	\$750,500	\$682,500	10.0%	-6.2%
HOTHAM HEIGHTS*	\$382,500	\$378,000	1.2%	23.9%
MOUNT BULLER*	\$1,637,500	\$1,300,000	26.0%	31.0%

Source: REIV

Median Sale Prices by Bedroom

Summary

House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Prices by Bedroom

Note: Data is based on 12 months ending the quarter

		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	2-Bedroom House	\$890,000	\$885,000	0.6%	-2.2%
	3-Bedroom House	\$815,000	\$810,000	0.6%	0.6%
	4-Bedroom House	\$950,000	\$945,000	0.5%	-0.7%
	1-Bedroom Unit	\$370,000	\$370,000	0.0%	-1.3%
	2-Bedroom Unit	\$600,000	\$600,000	0.0%	-0.3%
	3-Bedroom Unit	\$840,000	\$840,000	0.0%	-1.2%
Regional Victoria					
	2-Bedroom House	\$415,000	\$410,000	1.2%	-2.4%
	3-Bedroom House	\$535,000	\$530,000	0.9%	0.0%
	4-Bedroom House	\$700,000	\$700,000	0.0%	-1.4%
	1-Bedroom Unit	\$267,000	\$270,000	-1.1%	-1.1%
	2-Bedroom Unit	\$385,000	\$380,500	1.2%	0.0%
	3-Bedroom Unit	\$510,000	\$505,000	1.0%	-1.0%
		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	2-Bedroom House	\$1,145,000	\$1,150,000	-0.4%	-4.6%
	3-Bedroom House	\$1,500,000	\$1,500,000	0.0%	-2.6%
	4-Bedroom House	\$2,200,000	\$2,200,000	0.0%	-3.3%
	1-Bedroom Unit	\$375,000	\$375,000	0.0%	-1.3%
	2-Bedroom Unit	\$627,000	\$630,000	-0.5%	-0.8%
	3-Bedroom Unit	\$1,100,000	\$1,100,000	0.0%	-3.1%
Middle Melbourne					
	2-Bedroom House	\$798,444	\$790,750	1.0%	-0.2%
	3-Bedroom House	\$915,500	\$920,000	-0.5%	-2.1%
	4-Bedroom House	\$1,380,000	\$1,380,000	0.0%	-1.1%
	1-Bedroom Unit	\$349,000	\$347,750	0.4%	1.2%
	2-Bedroom Unit	\$600,000	\$600,000	0.0%	0.0%
	3-Bedroom Unit	\$880,000	\$880,000	0.0%	-1.7%
Outer Melbourne					
	2-Bedroom House	\$610,000	\$601,000	1.5%	1.7%
	3-Bedroom House	\$703,944	\$700,000	0.6%	0.9%
	4-Bedroom House	\$801,500	\$800,000	0.2%	-1.0%
	1-Bedroom Unit	\$350,000	\$350,000	0.0%	-1.0%
	2-Bedroom Unit	\$540,000	\$532,500	1.4%	2.7%
	3-Bedroom Unit	\$680,000	\$680,000	0.0%	0.7%

Source: REIV

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June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 2 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,078,750	\$1,105,000	-2.4%	-7.6%
ALBERT PARK*	\$1,370,000	\$1,385,000	-1.1%	-9.4%
ALTONA MEADOWS*	\$585,000	\$575,000	1.7%	6.4%
ARARAT*	\$270,000	\$276,000	-2.2%	-12.9%
ARDEER*	\$590,000	\$613,750	-3.9%	-
ARMADALE*	\$1,632,500	\$1,640,000	-0.5%	-2.2%
ASCOT VALE*	\$1,060,000	\$1,077,500	-1.6%	-5.4%
BAIRNSDALE*	\$369,000	\$380,000	-2.9%	-11.6%
BALLARAT CENTRAL*	\$480,000	\$469,000	2.3%	-5.4%
BALLARAT EAST*	\$370,000	\$370,500	-0.1%	-8.6%
BELGRAVE*	\$720,000	-	-	-
BELMONT*	\$610,000	\$627,500	-2.8%	-6.2%
BENALLA*	\$360,000	\$327,000	10.1%	43.4%
BENDIGO*	\$476,250	\$486,250	-2.1%	-8.0%
BENTLEIGH*	\$1,470,000	\$1,325,000	10.9%	42.3%
BENTLEIGH EAST*	\$1,155,500	\$1,018,250	13.5%	-0.1%
BERWICK*	\$593,000	\$622,500	-4.7%	-7.8%
BORONIA*	\$687,000	\$725,000	-5.2%	-1.9%
BOX HILL SOUTH*	\$1,180,000	-	-	-
BRAYBROOK*	\$647,550	\$677,000	-4.4%	-4.9%
BRIGHTON*	\$1,728,000	\$1,920,000	-10.0%	27.5%
BRUNSWICK	\$1,110,000	\$1,120,000	-0.9%	1.6%
BRUNSWICK EAST*	\$1,110,000	\$1,138,500	-2.5%	-9.2%
BRUNSWICK WEST*	\$900,000	\$900,000	0.0%	-8.6%
BURWOOD*	\$940,000	\$875,000	7.4%	-
CAMBERWELL*	\$1,345,000	\$1,430,000	-5.9%	-36.3%
CANADIAN*	\$346,250	\$357,500	-3.1%	-
CAPEL SOUND*	\$635,000	\$635,000	0.0%	-
CARLTON*	\$1,065,500	\$1,081,000	-1.4%	-19.0%
CARLTON NORTH*	\$1,277,000	\$1,236,000	3.3%	-4.3%
CAROLINE SPRINGS*	\$552,500	\$555,000	-0.5%	-2.6%
CASTLEMAINE*	\$610,000	\$639,000	-4.5%	-2.4%
CHELTENHAM*	\$1,050,000	\$970,000	8.2%	-
CLIFTON HILL*	\$1,153,500	\$1,155,000	-0.1%	-14.6%
CLIFTON SPRINGS*	\$592,500	-	-	-
COBURG	\$960,000	\$931,000	3.1%	4.7%
COBURG NORTH*	\$930,000	\$900,000	3.3%	16.3%
COLAC*	\$395,000	\$402,500	-1.9%	9.0%
COLLINGWOOD*	\$990,750	\$977,500	1.4%	2.3%
CORIO*	\$440,000	\$440,000	0.0%	2.3%
COWES*	\$560,000	\$570,000	-1.8%	1.8%
CRAIGIEBURN*	\$435,900	\$439,800	-0.9%	-5.2%
CRANBOURNE*	\$525,000	\$542,500	-3.2%	6.7%
CREMORNE*	\$1,137,000	\$1,158,000	-1.8%	-10.9%
CROYDON*	\$735,000	\$735,000	0.0%	3.8%
DANDENONG*	\$510,000	\$487,750	4.6%	9.7%
DAYLESFORD*	\$672,500	\$630,000	6.7%	-7.2%
DROUIN*	\$475,000	\$480,000	-1.0%	1.6%
EAGLEHAWK*	\$422,000	\$395,000	6.8%	12.2%
ELWOOD*	\$1,610,000	\$1,510,000	6.6%	15.0%
EPPING*	\$520,000	\$523,500	-0.7%	4.4%
ESSENDON*	\$1,060,000	\$1,088,000	-2.6%	3.9%
FERNTREE GULLY*	\$716,768	\$698,000	2.7%	-
FITZROY*	\$1,285,000	\$1,376,250	-6.6%	-1.9%
FITZROY NORTH	\$1,282,500	\$1,300,000	-1.3%	-4.1%
FLEMINGTON*	\$978,750	\$968,750	1.0%	5.8%
FLORA HILL*	\$435,000	\$422,500	3.0%	-
FOOTSCRAY*	\$880,000	\$890,000	-1.1%	0.0%
FRANKSTON*	\$607,500	\$605,000	0.4%	8.5%
GEELONG WEST*	\$680,000	\$677,500	0.4%	1.6%
GLEN IRIS*	\$1,205,500	\$1,205,500	0.0%	-10.5%
GLENROY*	\$638,000	\$633,000	0.8%	-0.3%
GOLDEN POINT*	\$390,000	-	-	-
GOLDEN SQUARE*	\$432,500	\$435,000	-0.6%	2.2%
GREENSBOROUGH*	\$760,000	\$760,000	0.0%	-3.5%
HAMILTON*	\$265,000	\$267,500	-0.9%	7.1%
HAWTHORN*	\$1,460,000	\$1,590,000	-8.2%	-8.5%
HAWTHORN EAST*	\$1,401,000	\$1,401,000	0.0%	1.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
HEALESVILLE*	\$640,000	\$630,000	1.6%	6.7%
HEATHCOTE*	\$370,000	\$415,000	-10.8%	-22.1%
HEIDELBERG WEST*	\$796,888	\$788,000	1.1%	6.3%
HIGHETT*	\$1,034,000	\$1,100,000	-6.0%	-
HIGHTON*	\$562,000	-	-	-
HOPPERS CROSSING*	\$446,500	\$450,250	-0.8%	-2.5%
HORSHAM*	\$272,550	\$281,550	-3.2%	9.2%
INVERLOCH*	\$695,000	-	-	0.7%
KANGAROO FLAT*	\$395,000	\$395,000	0.0%	7.0%
KENNINGTON*	\$400,500	\$398,000	0.6%	-13.2%
KENSINGTON*	\$992,500	\$1,000,000	-0.7%	-5.5%
KEW*	\$1,400,000	\$1,325,000	5.7%	-3.6%
LARA*	\$475,000	\$472,500	0.5%	-2.9%
LILYDALE*	\$600,000	\$597,500	0.4%	-8.1%
LOCH SPORT*	\$320,000	\$335,000	-4.5%	-4.5%
MALVERN EAST*	\$1,385,000	\$1,470,000	-5.8%	-1.9%
MARYBOROUGH*	\$305,000	\$302,500	0.8%	-10.2%
MIDDLE PARK*	\$1,715,000	\$1,675,000	2.4%	-6.6%
MILDURA*	\$320,000	\$305,000	4.9%	3.9%
MILL PARK*	\$614,500	-	-	11.7%
MITCHAM*	\$892,500	\$927,500	-3.8%	-
MOE*	\$265,000	\$270,000	-1.9%	-8.3%
MONTMORENCY*	\$811,500	-	-	-
MOONEE PONDS*	\$1,035,000	\$1,035,000	0.0%	-3.7%
MORNINGTON*	\$745,000	\$740,000	0.7%	-14.0%
MORWELL*	\$269,000	\$255,000	5.5%	5.5%
MOUNT PLEASANT*	\$392,500	\$390,000	0.6%	-
NARRE WARREN*	\$555,000	\$565,000	-1.8%	0.4%
NEWPORT*	\$975,000	\$948,000	2.8%	7.7%
NEWTOWN*	\$740,000	\$767,500	-3.6%	0.0%
NORLANE*	\$404,500	\$402,000	0.6%	-3.7%
NORTH MELBOURNE*	\$972,000	\$974,000	-0.2%	2.3%
NORTHCOTE	\$1,290,000	\$1,277,000	1.0%	-0.4%
OFFICER*	\$520,000	\$532,000	-2.3%	-
PAKENHAM*	\$492,500	\$479,500	2.7%	7.1%
PASCOE VALE*	\$781,250	\$805,000	-3.0%	-8.1%
PASCOE VALE SOUTH*	\$948,500	\$928,000	2.2%	2.0%
POINT COOK*	\$492,000	\$495,000	-0.6%	3.9%
PORT MELBOURNE*	\$1,252,000	\$1,275,000	-1.8%	-5.0%
PORTLAND*	\$342,250	\$333,500	2.6%	-4.9%
PRAHRAN*	\$1,217,500	\$1,239,500	-1.8%	-8.5%
PRESTON*	\$1,028,000	\$998,500	3.0%	3.8%
RED CLIFFS*	\$257,000	\$268,500	-4.3%	-
REDAN*	\$380,000	\$385,000	-1.3%	-
RESERVOIR	\$751,500	\$751,500	0.0%	-0.1%
RICHMOND	\$1,190,000	\$1,170,000	1.7%	-0.8%
RINGWOOD*	\$741,125	\$741,125	0.0%	0.4%
ROSEBUD	\$610,000	\$605,000	0.8%	-3.6%
RYE*	\$750,000	\$750,000	0.0%	0.3%
SALE*	\$310,000	\$317,500	-2.4%	-5.5%
SEAFORD*	\$717,500	\$700,000	2.5%	-
SEBASTOPOL*	\$350,500	\$350,000	0.1%	1.6%
SEDDON*	\$1,020,000	\$998,000	2.2%	2.2%
SHEPPARTON*	\$362,500	\$350,000	3.6%	7.0%
SOUTH MELBOURNE*	\$1,307,500	\$1,310,000	-0.2%	-0.2%
SOUTH YARRA*	\$1,375,000	\$1,375,000	0.0%	-6.8%
ST ALBANS*	\$547,000	\$527,500	3.7%	8.3%
ST KILDA*	\$1,195,000	\$1,190,000	0.4%	8.9%
ST KILDA EAST*	\$1,210,000	\$1,225,000	-1.2%	1.9%
ST LEONARDS*	\$580,000	-	-	-
STAWELL*	\$270,000	\$270,000	0.0%	24.1%
SUNBURY*	\$485,000	\$490,000	-1.0%	-1.0%
SUNSHINE*	\$662,000	\$663,000	-0.2%	-8.7%
SUNSHINE NORTH*	\$755,000	-	-	12.7%
TARNEIT*	\$440,000	\$432,500	1.7%	2.9%
THORNBURY*	\$1,185,000	\$1,220,000	-2.9%	-4.8%
TRARALGON*	\$367,750	\$365,000	0.8%	-0.6%
TRUGANINA*	\$486,500	\$490,000	-0.7%	-
VENUS BAY*	\$430,000	\$453,750	-5.2%	-
WANGARATTA*	\$340,000	\$360,000	-5.6%	-5.6%
WARBURTON*	\$601,000	\$600,500	0.1%	-
WARRACKNABEAL*	\$189,000	\$177,000	6.8%	-
WARRNAMBOOL	\$467,000	\$457,500	2.1%	1.5%
WATSONIA*	\$800,000	-	-	-
WENDOUREE*	\$355,000	\$357,500	-0.7%	-6.3%
WERRIBEE*	\$450,000	\$450,000	0.0%	4.0%
WEST FOOTSCRAY*	\$740,000	\$795,000	-6.9%	-12.4%
WILLIAMSTOWN*	\$1,135,000	\$1,100,000	3.2%	7.5%
WINDSOR*	\$1,231,000	\$1,231,000	0.0%	-3.8%
WODONGA*	\$460,000	\$429,000	7.2%	24.0%
WONTHAGGI*	\$440,000	-	-	-
WOODEND*	\$772,500	-	-	-
WYNDHAM VALE*	\$450,000	\$430,000	4.7%	-
YARRAVILLE*	\$1,020,000	\$1,000,000	2.0%	4.1%

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 3 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,350,000	\$1,320,000	2.3%	-4.6%
ABERFELDIE*	\$1,650,000	-	-	9.9%
AINTREE*	\$590,000	\$600,000	-1.7%	-
AIRPORT WEST	\$900,000	\$900,000	0.0%	-4.8%
ALBANVALE*	\$616,500	\$610,000	1.1%	1.9%
ALBERT PARK*	\$2,412,500	\$2,330,000	3.5%	4.6%
ALBION*	\$780,000	\$750,000	4.0%	6.4%
ALEXANDRA*	\$500,000	-	-	1.0%
ALFREDTON	\$525,000	\$525,000	0.0%	-4.5%
ALPHINGTON*	\$1,776,000	\$1,801,000	-1.4%	-5.0%
ALTONA	\$1,110,000	\$1,100,000	0.9%	8.6%
ALTONA MEADOWS	\$725,000	\$717,000	1.1%	0.7%
ALTONA NORTH	\$907,500	\$925,000	-1.9%	3.7%
ANGLESEA*	\$1,310,000	\$1,350,000	-3.0%	5.6%
APOLLO BAY*	\$855,000	\$887,500	-3.7%	-9.0%
ARARAT	\$365,000	\$370,000	-1.4%	0.1%
ARDEER*	\$673,750	\$676,300	-0.4%	0.6%
ARMADALE*	\$2,150,000	\$2,165,000	-0.7%	-11.5%
ARMSTRONG CREEK	\$605,000	\$601,000	0.7%	-2.0%
ASCOT*	\$605,000	\$593,000	2.0%	7.6%
ASCOT VALE	\$1,274,000	\$1,254,400	1.6%	-6.0%
ASHBURTON*	\$1,600,000	\$1,630,000	-1.8%	-7.9%
ASHWOOD*	\$1,352,500	\$1,380,000	-2.0%	2.3%
ASPENDALE*	\$1,135,000	\$1,153,000	-1.6%	-6.6%
ASPENDALE GARDENS*	\$1,121,000	\$1,061,000	5.7%	10.8%
AVOCA*	\$444,000	-	-	7.0%
AVONDALE HEIGHTS	\$925,000	\$917,500	0.8%	4.1%
BACCHUS MARSH	\$560,000	\$527,000	6.3%	-7.4%
BADGER CREEK*	\$640,000	\$657,500	-2.7%	-5.2%
BAIRNSDALE	\$450,000	\$450,000	0.0%	4.7%
BALACLAVA*	\$1,350,000	\$1,435,000	-5.9%	-15.6%
BALLAN*	\$559,500	\$548,500	2.0%	-9.4%
BALLARAT CENTRAL	\$580,000	\$565,000	2.7%	0.9%
BALLARAT EAST	\$466,000	\$455,000	2.4%	-2.9%
BALLARAT NORTH*	\$500,000	\$492,500	1.5%	-6.0%
BALWYN*	\$2,307,500	\$2,350,000	-1.8%	-1.8%
BALWYN NORTH	\$1,780,000	\$1,780,000	0.0%	-7.7%
BANNOCKBURN*	\$680,000	\$700,000	-2.9%	-2.6%
BARANDUDA*	\$595,000	\$579,000	2.8%	6.6%
BARWON HEADS*	\$1,240,000	\$1,225,000	1.2%	-12.7%
BAXTER*	\$727,500	\$723,000	0.6%	6.8%
BAYSWATER	\$874,000	\$858,500	1.8%	3.4%
BAYSWATER NORTH*	\$815,000	\$845,000	-3.6%	-2.7%
BEACONSFIELD*	\$840,000	\$830,000	1.2%	6.3%
BEAUFORT*	\$360,000	\$365,000	-1.4%	-10.6%
BEAUMARIS*	\$1,752,500	\$1,730,000	1.3%	-0.1%
BEECHWORTH*	\$769,000	\$790,000	-2.7%	-1.4%
BELGRAVE*	\$768,300	\$796,500	-3.5%	-2.7%
BELL PARK*	\$610,000	\$612,500	-0.4%	-1.5%
BELL POST HILL*	\$620,000	\$617,500	0.4%	-0.8%
BELLFIELD*	\$1,000,500	\$1,002,000	-0.1%	6.7%
BELMONT	\$672,500	\$685,000	-1.8%	-3.2%
BENALLA	\$420,000	\$407,500	3.1%	2.4%
BENDIGO	\$565,000	\$574,000	-1.6%	-5.8%
BENTLEIGH	\$1,505,000	\$1,480,000	1.7%	2.6%
BENTLEIGH EAST	\$1,390,000	\$1,395,000	-0.4%	1.8%
BERWICK	\$774,000	\$765,000	1.2%	0.8%
BEVERIDGE*	\$540,000	\$540,000	0.0%	-
BITTERN*	\$775,000	\$770,000	0.6%	-0.3%
BLACK HILL*	\$502,500	\$527,500	-4.7%	-10.3%
BLACK ROCK*	\$1,770,000	\$1,696,000	4.4%	-14.9%
BLACKBURN*	\$1,406,250	\$1,390,000	1.2%	-1.0%
BLACKBURN NORTH	\$1,232,500	\$1,235,000	-0.2%	1.5%
BLACKBURN SOUTH*	\$1,225,000	\$1,240,000	-1.2%	-3.2%
BLAIRGOWRIE*	\$1,195,000	\$1,110,000	7.7%	1.3%
BONBEACH*	\$1,025,000	\$1,023,500	0.1%	-3.3%
BONNIE BROOK*	\$572,500	\$570,000	0.4%	-
BORONIA	\$810,500	\$800,000	1.3%	0.1%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BOTANIC RIDGE*	\$715,000	\$741,250	-3.5%	10.0%
BOX HILL*	\$1,550,888	\$1,475,500	5.1%	19.3%
BOX HILL NORTH	\$1,282,000	\$1,273,500	0.7%	2.6%
BOX HILL SOUTH*	\$1,311,000	\$1,337,000	-1.9%	-4.7%
BRAYBROOK*	\$782,000	\$763,900	2.4%	10.8%
BRIAR HILL*	\$884,000	\$916,000	-3.5%	-10.6%
BRIGHT*	\$1,065,000	\$1,032,500	3.1%	17.0%
BRIGHTON	\$2,275,000	\$2,320,000	-1.9%	2.6%
BRIGHTON EAST	\$1,782,500	\$1,800,000	-1.0%	-4.8%
BROADFORD*	\$557,000	\$527,500	5.6%	6.9%
BROADMEADOWS	\$593,000	\$575,000	3.1%	7.3%
BROOKFIELD*	\$510,000	\$507,000	0.6%	-3.8%
BROOKLYN*	\$792,500	\$770,000	2.9%	5.9%
BROWN HILL*	\$527,500	\$506,500	4.1%	7.7%
BRUNSWICK	\$1,351,000	\$1,325,000	2.0%	2.3%
BRUNSWICK EAST	\$1,373,750	\$1,356,250	1.3%	-3.8%
BRUNSWICK WEST	\$1,283,000	\$1,282,500	0.0%	-5.0%
BULLEEN	\$1,167,500	\$1,162,500	0.4%	-3.5%
BUNDOORA	\$835,000	\$828,000	0.8%	2.2%
BUNINYONG*	\$698,000	\$675,000	3.4%	15.4%
BURNSIDE*	\$660,000	\$682,500	-3.3%	-4.1%
BURNSIDE HEIGHTS*	\$708,000	\$720,000	-1.7%	0.4%
BURWOOD*	\$1,310,000	\$1,296,000	1.1%	0.6%
BURWOOD EAST	\$1,209,000	\$1,195,500	1.1%	0.3%
CAIRNLEA*	\$751,000	\$775,000	-3.1%	-6.7%
CALIFORNIA GULLY*	\$463,000	\$458,000	1.1%	0.8%
CAMBERWELL	\$2,035,000	\$2,038,000	-0.1%	-0.9%
CAMPBELLFIELD*	\$625,000	\$607,000	3.0%	3.5%
CAMPBELLS CREEK*	\$680,000	\$662,500	2.6%	6.3%
CAMPERDOWN*	\$440,000	\$427,500	2.9%	4.1%
CANADIAN*	\$470,000	\$472,500	-0.5%	-6.0%
CANTERBURY*	\$2,237,000	\$2,084,000	7.3%	10.9%
CAPE PATERSON*	\$660,000	\$692,500	-4.7%	-
CAPE WOOLAMAI*	\$640,000	\$680,000	-5.9%	-15.0%
CAPEL SOUND	\$700,000	\$690,000	1.4%	-5.4%
CARLTON*	\$1,539,500	\$1,470,000	4.7%	-8.4%
CARLTON NORTH*	\$1,770,000	\$1,807,500	-2.1%	2.6%
CARNEGIE*	\$1,571,000	\$1,565,500	0.4%	-5.6%
CAROLINE SPRINGS	\$675,000	\$675,000	0.0%	3.7%
CARRUM*	\$1,016,000	\$950,000	6.9%	8.1%
CARRUM DOWNS	\$710,000	\$690,000	2.9%	5.2%
CASTERTON*	\$385,000	\$385,000	0.0%	-
CASTLEMAINE	\$710,000	\$729,500	-2.7%	-4.1%
CAULFIELD*	\$1,650,000	\$1,740,000	-5.2%	-
CAULFIELD NORTH*	\$1,750,000	\$1,687,500	3.7%	-6.6%
CAULFIELD SOUTH	\$1,520,500	\$1,535,000	-0.9%	-3.8%
CHADSTONE*	\$1,155,000	\$1,165,500	-0.9%	-9.7%
CHARLEMONT*	\$577,500	\$580,000	-0.4%	0.0%
CHELSEA*	\$1,140,500	\$1,067,750	6.8%	20.2%
CHELSEA HEIGHTS*	\$920,000	\$925,000	-0.5%	4.2%
CHELTENHAM	\$1,157,500	\$1,165,500	-0.7%	-1.9%
CHILTERN*	\$450,000	\$425,000	5.9%	-0.6%
CHIRNSIDE PARK	\$820,000	\$807,500	1.5%	2.9%
CHURCHILL	\$350,000	\$350,000	0.0%	2.2%
CLARINDA*	\$983,000	\$945,000	4.0%	1.3%
CLAYTON*	\$1,245,000	\$1,180,000	5.5%	6.0%
CLAYTON SOUTH*	\$955,000	\$940,000	1.6%	1.5%
CLIFTON HILL*	\$1,775,000	\$1,890,000	-6.1%	5.7%
CLIFTON SPRINGS	\$635,000	\$615,000	3.3%	2.4%
CLUNES*	\$510,000	\$515,000	-1.0%	-11.7%
CLYDE	\$625,000	\$617,000	1.3%	-0.8%
CLYDE NORTH	\$635,000	\$630,000	0.8%	-0.2%
COBBLEBANK*	\$527,000	\$512,500	2.8%	-1.5%
COBRAM	\$385,000	\$385,000	0.0%	-1.0%
COBURG	\$1,220,000	\$1,170,000	4.3%	-0.3%
COBURG NORTH*	\$987,500	\$998,750	-1.1%	-3.2%
COCKATOO*	\$725,000	\$725,000	0.0%	3.6%
COHUNA*	\$365,000	\$347,500	5.0%	-7.6%
COLAC	\$445,000	\$451,500	-1.4%	-5.3%
COLDSTREAM*	\$800,000	\$791,500	1.1%	2.9%
COLLINGWOOD*	\$1,400,000	\$1,395,000	0.4%	1.3%
COOLAROO*	\$583,000	\$569,944	2.3%	8.9%
CORINELLA*	\$642,000	\$627,500	2.3%	-
CORIO	\$485,000	\$480,000	1.0%	0.8%
CORONET BAY*	\$520,000	\$500,000	4.0%	-3.2%
COWES	\$652,500	\$650,000	0.4%	-6.8%
CRAIGIEBURN	\$610,000	\$600,000	1.7%	1.7%
CRANBOURNE	\$640,000	\$635,000	0.8%	2.4%
CRANBOURNE EAST	\$660,000	\$660,000	0.0%	0.8%
CRANBOURNE NORTH	\$670,053	\$665,000	0.8%	1.5%
CRANBOURNE SOUTH*	\$640,550	\$668,500	-4.2%	-5.9%
CRANBOURNE WEST	\$648,500	\$640,000	1.3%	2.7%
CREMORNE*	\$1,357,500	\$1,477,500	-8.1%	-12.4%
CRESWICK*	\$537,500	\$535,000	0.5%	7.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CRIB POINT*	\$745,000	\$745,000	0.0%	6.4%
CROYDON	\$820,000	\$825,000	-0.6%	-4.7%
CROYDON HILLS*	\$967,500	\$930,000	4.0%	-
CROYDON NORTH*	\$875,000	\$866,500	1.0%	-0.6%
CROYDON SOUTH*	\$835,500	\$832,750	0.3%	-0.5%
CURLEWIS*	\$612,000	\$630,000	-2.9%	-6.6%
DALLAS*	\$552,000	\$553,500	-0.3%	6.7%
DALYSTON*	\$523,500	\$544,500	-3.9%	-
DANDENONG	\$700,000	\$708,500	-1.2%	-1.4%
DANDENONG NORTH	\$732,500	\$725,000	1.0%	2.8%
DARLEY*	\$554,000	\$575,000	-3.7%	-4.1%
DAYLESFORD*	\$820,000	\$875,000	-6.3%	-14.1%
DEANSIDE*	\$582,000	\$590,000	-1.4%	2.6%
DEER PARK	\$640,000	\$645,000	-0.8%	2.6%
DELACOMBE	\$485,750	\$480,000	1.2%	1.4%
DELAHEY*	\$650,000	\$642,500	1.2%	1.6%
DENNINGTON*	\$569,000	\$577,950	-1.5%	0.4%
DERRIMUT*	\$680,000	\$680,000	0.0%	0.0%
DIAMOND CREEK	\$883,000	\$905,000	-2.4%	-1.3%
DIGGERS REST*	\$595,000	\$580,000	2.6%	2.1%
DIMBOOLA*	\$247,000	\$246,000	0.4%	-3.1%
DINGLEY VILLAGE*	\$1,041,000	\$995,000	4.6%	4.1%
DONALD*	\$255,000	\$232,500	9.7%	-
DONCASTER	\$1,310,000	\$1,310,000	0.0%	-6.5%
DONCASTER EAST	\$1,400,000	\$1,410,000	-0.7%	-4.4%
DONNYBROOK*	\$569,000	\$570,000	-0.2%	-1.9%
DONVALE*	\$1,270,500	\$1,177,500	7.9%	5.9%
DOREEN	\$681,000	\$679,000	0.3%	1.5%
DOVETON	\$615,000	\$615,000	0.0%	1.7%
DROMANA	\$920,000	\$920,000	0.0%	2.1%
DROUIN	\$570,000	\$562,500	1.3%	2.9%
DRYSDALE*	\$637,500	\$635,000	0.4%	0.0%
EAGLEHAWK*	\$485,000	\$485,000	0.0%	2.6%
EAGLEMONT*	\$1,740,000	\$1,755,000	-0.9%	-1.4%
EAST BAIRNSDALE*	\$332,500	\$335,000	-0.7%	-
EAST BENDIGO*	\$520,000	\$520,000	0.0%	-7.1%
EAST GEELONG*	\$813,500	\$775,000	5.0%	-1.6%
EASTWOOD*	\$550,000	\$563,500	-2.4%	1.4%
ECHUCA	\$550,000	\$550,000	0.0%	3.1%
EDITHVALE*	\$1,142,500	\$1,165,000	-1.9%	-2.4%
ELSTERNWICK*	\$1,675,000	\$1,770,000	-5.4%	-8.5%
ELTHAM	\$1,026,000	\$1,020,000	0.6%	-2.3%
ELTHAM NORTH*	\$1,090,000	\$1,113,000	-2.1%	12.4%
ELWOOD*	\$2,020,000	\$2,020,000	0.0%	2.3%
EMERALD*	\$877,500	\$905,000	-3.0%	10.0%
ENDEAVOUR HILLS	\$750,000	\$754,500	-0.6%	-1.3%
EPPING	\$666,000	\$660,000	0.9%	0.8%
EPSOM*	\$560,000	\$550,000	1.8%	0.0%
ESSENDON	\$1,470,000	\$1,560,000	-5.8%	-8.7%
ESSENDON NORTH*	\$1,236,000	\$1,212,000	2.0%	-4.2%
EUROA*	\$493,000	\$550,000	-10.4%	-9.5%
FAIRFIELD*	\$1,473,750	\$1,460,000	0.9%	2.5%
FAWKNER	\$769,500	\$766,000	0.5%	-0.7%
FERNTREE GULLY	\$843,000	\$830,000	1.6%	2.2%
FITZROY*	\$1,815,000	\$1,762,500	3.0%	2.3%
FITZROY NORTH*	\$1,750,000	\$1,725,000	1.4%	0.7%
FLEMINGTON*	\$1,200,000	\$1,265,000	-5.1%	-3.2%
FLORA HILL*	\$520,500	\$519,500	0.2%	0.1%
FOOTSCRAY	\$975,000	\$1,046,000	-6.8%	-10.6%
FOREST HILL	\$1,097,500	\$1,096,750	0.1%	1.6%
FOSTER*	\$610,000	\$535,000	14.0%	-10.3%
FRANKSTON	\$735,000	\$720,000	2.1%	2.8%
FRANKSTON NORTH	\$615,000	\$600,500	2.4%	5.0%
FRANKSTON SOUTH	\$970,000	\$958,000	1.3%	6.6%
FRASER RISE	\$590,000	\$602,500	-2.1%	-3.3%
GEELONG*	\$880,000	\$890,000	-1.1%	-4.1%
GEELONG WEST	\$820,000	\$838,000	-2.1%	-4.7%
GISBORNE*	\$730,000	\$750,000	-2.7%	0.0%
GLADSTONE PARK	\$719,750	\$705,000	2.1%	2.1%
GLEN IRIS	\$1,915,000	\$1,861,500	2.9%	0.8%
GLEN WAVERLEY	\$1,527,500	\$1,473,500	3.7%	-0.5%
GLENROY	\$812,500	\$818,250	-0.7%	1.9%
GOLDEN BEACH*	\$430,000	-	-	-
GOLDEN POINT*	\$490,000	\$490,000	0.0%	1.6%
GOLDEN SQUARE	\$518,000	\$517,500	0.1%	4.6%
GOWANBRAE*	\$773,000	\$810,000	-4.6%	5.2%
GRANTVILLE*	\$550,000	\$575,000	-4.3%	-
GREENSBOROUGH	\$970,000	\$950,000	2.1%	6.0%
GREENVALE*	\$705,500	\$705,000	0.1%	5.9%
GROVEDALE	\$646,000	\$643,000	0.5%	0.9%
HADFIELD	\$830,000	\$835,000	-0.6%	-0.6%
HALLAM*	\$705,000	\$715,000	-1.4%	-0.7%
HAMILTON	\$377,500	\$354,000	6.6%	9.4%
HAMLYN HEIGHTS	\$693,000	\$690,000	0.4%	0.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
HAMPTON*	\$1,880,000	\$1,851,000	1.6%	-0.8%
HAMPTON EAST*	\$1,390,000	\$1,377,000	0.9%	1.1%
HAMPTON PARK	\$655,000	\$653,750	0.2%	2.3%
HARKNESS	\$509,000	\$502,500	1.3%	2.2%
HASTINGS	\$675,000	\$645,000	4.7%	9.2%
HAWTHORN	\$1,937,500	\$1,925,000	0.6%	-6.5%
HAWTHORN EAST	\$1,944,000	\$1,900,000	2.3%	7.0%
HEALESVILLE	\$766,750	\$765,000	0.2%	2.2%
HEATHCOTE*	\$520,000	\$535,000	-2.8%	-1.0%
HEATHERTON*	\$1,087,500	-	-	1.6%
HEATHMONT*	\$980,000	\$980,000	0.0%	2.1%
HEIDELBERG*	\$1,303,750	\$1,145,000	13.9%	-7.5%
HEIDELBERG HEIGHTS*	\$880,000	\$879,500	0.1%	-7.5%
HEIDELBERG WEST*	\$740,000	\$756,000	-2.1%	2.6%
HERNE HILL*	\$701,250	\$700,000	0.2%	1.6%
HEYFIELD*	\$402,500	\$402,500	0.0%	-
HEYWOOD*	\$315,000	\$330,000	-4.5%	-7.4%
HIGHETT*	\$1,333,750	\$1,358,500	-1.8%	1.0%
HIGHTON	\$785,000	\$780,000	0.6%	-1.9%
HILLSIDE	\$701,500	\$680,000	3.2%	2.0%
HOPPERS CROSSING	\$600,000	\$595,000	0.8%	1.7%
HORSHAM	\$362,000	\$365,000	-0.8%	6.2%
HUGHESDALE*	\$1,300,000	\$1,300,000	0.0%	-1.8%
HUNTLY*	\$543,000	\$543,000	0.0%	-1.3%
HURSTBRIDGE*	\$862,000	\$875,000	-1.5%	-3.2%
INDENTED HEAD*	\$665,000	\$685,000	-2.9%	-19.9%
INVERLOCH	\$785,000	\$765,000	2.6%	-4.3%
IRYMPLE*	\$561,250	\$535,000	4.9%	16.9%
IVANHOE	\$1,665,000	\$1,597,500	4.2%	14.0%
JACANA*	\$600,000	\$580,000	3.4%	3.4%
JAN JUC*	\$1,255,000	\$1,250,000	0.4%	0.4%
KALKALLO*	\$553,000	\$535,000	3.4%	1.9%
KANGAROO FLAT	\$522,000	\$518,500	0.7%	4.4%
KEALBA*	\$680,000	\$662,000	2.7%	3.7%
KEILOR*	\$925,000	\$885,000	4.5%	-11.9%
KEILOR DOWNS*	\$759,000	\$745,000	1.9%	6.5%
KEILOR EAST	\$905,000	\$930,000	-2.7%	-1.6%
KEILOR PARK*	\$765,000	\$800,000	-4.4%	-5.2%
KENNINGTON*	\$518,750	\$509,000	1.9%	-3.6%
KENSINGTON*	\$1,186,250	\$1,200,000	-1.1%	-4.7%
KERANG*	\$315,000	\$367,500	-14.3%	-
KEW	\$1,950,000	\$1,915,000	1.8%	-7.6%
KEW EAST*	\$1,975,000	\$2,000,000	-1.3%	2.1%
KEYSBOROUGH	\$856,500	\$865,000	-1.0%	2.0%
KIALLA*	\$585,000	\$590,000	-0.8%	2.6%
KILMORE*	\$575,000	\$591,000	-2.7%	-1.7%
KILSYTH	\$781,000	\$780,000	0.1%	0.1%
KINGLAKE*	\$730,500	\$711,000	2.7%	-15.0%
KINGS PARK*	\$618,000	\$615,000	0.5%	1.3%
KINGSBURY*	\$801,250	\$808,500	-0.9%	-3.5%
KINGSVILLE*	\$1,236,250	\$1,225,000	0.9%	3.0%
KNOXFIELD*	\$903,500	\$895,000	0.9%	1.2%
KOO WEE RUP*	\$600,000	\$599,500	0.1%	-3.2%
KOONDROOK*	\$490,000	-	-	-
KOROI*	\$587,500	\$530,000	10.8%	9.8%
KORUMBURRA*	\$503,000	\$510,000	-1.4%	-1.5%
KURUNJANG	\$502,000	\$500,500	0.3%	3.1%
KYABRAM*	\$438,500	\$451,500	-2.9%	-8.2%
KYNETON	\$785,500	\$830,000	-5.4%	0.7%
LAKE GARDENS*	\$580,500	\$565,000	2.7%	-12.4%
LAKE WENDOUREE*	\$690,000	\$820,000	-15.9%	-12.4%
LAKES ENTRANCE*	\$520,000	\$500,000	4.0%	7.7%
LALOR	\$705,000	\$690,000	2.2%	2.7%
LANCEFIELD*	\$715,000	-	-	14.4%
LANGWARRIN	\$767,000	\$755,000	1.6%	1.2%
LARA	\$620,000	\$618,750	0.2%	-1.6%
LAUNCHING PLACE*	\$690,000	\$667,500	3.4%	1.5%
LAVERTON	\$590,000	\$570,000	3.5%	3.6%
LEONGATHA*	\$505,000	\$510,000	-1.0%	0.2%
LEOPOLD	\$618,000	\$612,500	0.9%	2.0%
LILYDALE	\$800,000	\$800,500	-0.1%	3.1%
LOCH SPORT*	\$357,500	\$348,000	2.7%	-5.9%
LONG GULLY*	\$469,250	\$460,000	2.0%	5.4%
LONGWARRY*	\$567,500	\$565,000	0.4%	2.1%
LOWER PLENTY*	\$1,350,000	\$1,290,000	4.7%	16.4%
LUCAS*	\$565,000	\$560,000	0.9%	1.8%
LYNBROOK*	\$717,001	\$695,500	3.1%	2.4%
LYNDHURST*	\$770,000	\$742,500	3.7%	10.0%
MACLEOD	\$995,000	\$1,025,000	-2.9%	0.0%
MADDINGLEY*	\$570,000	\$568,500	0.3%	0.9%
MAFFRA*	\$435,000	\$435,000	0.0%	6.7%
MAIDEN GULLY*	\$692,500	\$680,000	1.8%	-
MAIDSTONE*	\$870,000	\$885,000	-1.7%	-3.3%
MALDON*	\$715,000	\$690,000	3.6%	-7.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MALVERN*	\$2,500,000	\$2,550,000	-2.0%	10.3%
MALVERN EAST	\$1,680,000	\$1,645,000	2.1%	-7.1%
MAMBOURIN*	\$520,000	\$525,000	-1.0%	-1.0%
MANIFOLD HEIGHTS*	\$840,000	\$875,000	-4.0%	-4.5%
MANOR LAKES	\$555,000	\$550,000	0.9%	2.0%
MANSFIELD*	\$740,000	\$740,000	0.0%	11.0%
MARIBYRNONG*	\$1,113,888	\$1,100,000	1.3%	12.5%
MARONG*	\$590,000	\$592,500	-0.4%	-
MARSHALL*	\$625,000	\$652,500	-4.2%	2.5%
MARYBOROUGH	\$402,500	\$393,500	2.3%	9.4%
MCCRAE*	\$1,100,000	\$940,000	17.0%	1.9%
MCKINNON*	\$1,725,000	\$1,727,500	-0.1%	1.9%
MEADOW HEIGHTS	\$595,000	\$583,500	2.0%	5.3%
MELTON	\$471,750	\$465,000	1.5%	3.9%
MELTON SOUTH	\$500,000	\$483,500	3.4%	10.0%
MELTON WEST	\$515,000	\$515,000	0.0%	4.6%
MENTONE*	\$1,275,000	\$1,290,000	-1.2%	-1.5%
MERBEIN*	\$400,000	\$357,846	11.8%	29.0%
MERENDA	\$655,000	\$643,250	1.8%	2.6%
METUNG*	\$620,000	\$639,000	-3.0%	-12.7%
MICKLEHAM	\$575,000	\$580,000	-0.9%	-1.7%
MIDDLE PARK*	\$2,590,000	\$2,662,500	-2.7%	5.5%
MILDURA	\$463,000	\$445,000	4.0%	10.2%
MILL PARK	\$750,000	\$741,000	1.2%	1.3%
MILLGROVE*	\$612,000	\$615,000	-0.5%	3.3%
MINERS REST*	\$502,500	\$516,500	-2.7%	-5.6%
MINYIP*	\$177,000	\$177,000	0.0%	-1.3%
MITCHAM	\$1,095,000	\$1,086,000	0.8%	-4.4%
MOE	\$355,000	\$351,000	1.1%	0.0%
MONBULK*	\$790,000	\$770,000	2.6%	7.3%
MONT ALBERT*	\$1,765,000	\$1,765,000	0.0%	-9.3%
MONT ALBERT NORTH*	\$1,497,500	\$1,565,000	-4.3%	7.0%
MONTMORENCY	\$1,100,000	\$1,100,000	0.0%	10.5%
MONTROSE*	\$840,000	\$825,000	1.8%	6.8%
MOONEE PONDS	\$1,390,000	\$1,417,500	-1.9%	-2.8%
MOORABBIN*	\$1,190,000	\$1,207,500	-1.4%	-3.3%
MOOROOLBARK	\$790,000	\$800,000	-1.3%	-1.9%
MOOROOPNA	\$407,000	\$390,000	4.4%	9.3%
MORDIALLOC*	\$1,152,500	\$1,165,000	-1.1%	-5.9%
MORNINGTON	\$922,500	\$950,000	-2.9%	-3.1%
MORTLAKE*	\$367,500	\$367,500	0.0%	-
MORWELL	\$349,750	\$340,000	2.9%	6.4%
MOUNT CLEAR*	\$470,000	\$470,000	0.0%	4.4%
MOUNT DANDENONG*	\$882,500	\$857,500	2.9%	14.6%
MOUNT DUNEED*	\$620,000	\$610,000	1.6%	0.4%
MOUNT ELIZA	\$1,270,000	\$1,250,000	1.6%	-6.3%
MOUNT EVELYN	\$800,000	\$791,000	1.1%	0.6%
MOUNT HELEN*	\$537,500	\$570,000	-5.7%	-6.9%
MOUNT MARTHA	\$1,120,000	\$1,102,500	1.6%	1.8%
MOUNT PLEASANT*	\$530,000	\$465,000	14.0%	20.5%
MOUNT WAVERLEY	\$1,500,000	\$1,485,000	1.0%	4.9%
MULGRAVE	\$1,000,000	\$1,006,500	-0.6%	1.0%
MURRUMBEENA*	\$1,440,000	\$1,440,000	0.0%	-11.4%
MYRTLEFORD*	\$576,000	\$585,000	-1.5%	3.8%
NARRE WARREN	\$716,000	\$710,000	0.8%	1.7%
NARRE WARREN SOUTH	\$716,000	\$707,000	1.3%	2.3%
NEERIM SOUTH*	\$601,000	\$685,000	-12.3%	-
NEWBOROUGH*	\$440,000	\$439,000	0.2%	7.3%
NEWCOMB*	\$549,500	\$557,000	-1.3%	-3.6%
NEWINGTON*	\$600,000	\$560,000	7.1%	1.7%
NEWPORT	\$1,125,000	\$1,160,500	-3.1%	-7.4%
NEWTOWN	\$895,000	\$928,000	-3.6%	-14.8%
NHILL*	\$270,000	\$267,500	0.9%	1.9%
NIDDRIE*	\$1,185,000	\$1,100,000	7.7%	10.1%
NOBLE PARK	\$790,000	\$785,000	0.6%	1.3%
NOBLE PARK NORTH*	\$760,000	\$770,000	-1.3%	-0.7%
NORLANE	\$462,000	\$463,500	-0.3%	-2.7%
NORTH BENDIGO	\$483,800	\$477,500	1.3%	0.3%
NORTH GEELONG*	\$620,000	\$620,000	0.0%	3.3%
NORTH MELBOURNE*	\$1,405,000	\$1,400,000	0.4%	-5.1%
NORTH WARRANDYTE*	\$1,057,500	\$1,150,000	-8.0%	-
NORTH WONTHAGGI*	\$485,000	\$490,000	-1.0%	-5.6%
NORTHCOTE	\$1,650,000	\$1,580,000	4.4%	4.8%
NUNAWADING	\$1,071,000	\$1,080,000	-0.8%	-2.7%
OAK PARK*	\$957,500	\$1,040,000	-7.9%	-9.9%
OAKLEIGH*	\$1,250,000	\$1,250,000	0.0%	-6.4%
OAKLEIGH EAST*	\$1,195,000	\$1,180,000	1.3%	3.0%
OAKLEIGH SOUTH*	\$1,080,000	\$1,122,500	-3.8%	-4.5%
OCEAN GROVE	\$850,000	\$870,000	-2.3%	-5.4%
OFFICER	\$650,000	\$643,250	1.0%	2.5%
OLINDA*	\$827,000	\$856,000	-3.4%	-
ORMOND*	\$1,570,000	\$1,570,000	0.0%	-5.6%
PAKENHAM	\$620,000	\$615,000	0.8%	1.6%
PARKDALE*	\$1,342,500	\$1,300,000	3.3%	0.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
PASCOE VALE	\$1,050,000	\$1,050,000	0.0%	2.9%
PASCOE VALE SOUTH	\$1,185,000	\$1,200,000	-1.3%	1.3%
PATTERSON LAKES*	\$920,000	\$880,000	4.5%	2.2%
PAYNESVILLE*	\$530,000	\$535,000	-0.9%	1.9%
PEARCEDALE*	\$810,500	\$760,000	6.6%	10.3%
POINT COOK	\$677,250	\$667,500	1.5%	2.6%
POINT LONSDALE*	\$1,130,000	\$1,050,000	7.6%	-7.4%
PORT FAIRY*	\$903,750	\$941,250	-4.0%	-14.7%
PORT MELBOURNE	\$1,687,500	\$1,657,500	1.8%	1.7%
PORTARLINGTON*	\$765,000	\$805,000	-5.0%	-12.1%
PORTLAND	\$398,750	\$400,000	-0.3%	0.9%
PRAHRAN	\$1,865,000	\$1,720,000	8.4%	3.6%
PRESTON	\$1,160,000	\$1,175,000	-1.3%	-3.3%
QUARRY HILL*	\$582,500	\$590,000	-1.3%	-1.3%
RED CLIFFS	\$421,400	\$407,500	3.4%	22.1%
REDAN*	\$447,500	\$450,000	-0.6%	-5.3%
RESERVOIR	\$879,500	\$889,000	-1.1%	-1.7%
RHYLL*	\$799,500	-	-	-
RICHMOND	\$1,610,000	\$1,651,000	-2.5%	-0.6%
RIDDELLS CREEK*	\$792,500	\$785,000	1.0%	-2.5%
RINGWOOD	\$950,000	\$950,000	0.0%	0.0%
RINGWOOD EAST	\$940,000	\$950,000	-1.1%	-1.3%
RINGWOOD NORTH*	\$970,000	\$986,500	-1.7%	-9.6%
ROBINVALE*	\$396,172	-	-	10.8%
ROCHESTER*	\$355,000	\$297,500	19.3%	4.4%
ROCKBANK*	\$536,000	\$534,250	0.3%	0.2%
ROMSEY*	\$682,500	\$690,000	-1.1%	1.7%
ROSANNA	\$1,280,000	\$1,290,000	-0.8%	4.6%
ROSEBUD	\$749,000	\$745,000	0.5%	0.8%
ROSEDALE*	\$440,000	\$420,000	4.8%	-
ROWVILLE	\$936,000	\$931,000	0.5%	1.1%
ROXBURGH PARK	\$610,250	\$600,000	1.7%	2.1%
RUTHERGLEN*	\$587,500	\$585,000	0.4%	23.7%
RYE	\$845,000	\$855,000	-1.2%	-13.8%
SAFETY BEACH	\$1,065,000	\$1,077,500	-1.2%	-4.0%
SALE	\$445,000	\$441,250	0.8%	4.7%
SANDHURST*	\$844,000	\$815,000	3.6%	-1.9%
SANDRINGHAM*	\$1,955,000	\$1,911,000	2.3%	3.7%
SCORESBY*	\$900,000	\$930,000	-3.2%	-5.3%
SEABROOK*	\$700,000	\$701,500	-0.2%	-2.1%
SEAFORD	\$800,000	\$800,000	0.0%	-4.2%
SEAHOLME*	\$1,192,500	\$1,210,000	-1.4%	-4.6%
SEBASTOPOL	\$422,500	\$418,500	1.0%	1.1%
SEDDON*	\$1,221,000	\$1,231,000	-0.8%	2.8%
SEVILLE*	\$775,000	\$773,750	0.2%	1.6%
SEYMOUR*	\$449,000	\$415,750	8.0%	-6.5%
SHEPPARTON	\$439,000	\$430,000	2.1%	5.2%
SKYE*	\$735,000	\$735,000	0.0%	-0.7%
SMYTHES CREEK*	\$550,750	\$540,000	2.0%	-11.9%
SMYTHESDALE*	\$547,500	-	-	-
SOLDIERS HILL*	\$565,000	\$550,000	2.7%	1.8%
SOMERS*	\$1,280,000	\$1,275,000	0.4%	0.8%
SOMERVILLE	\$770,000	\$775,000	-0.6%	4.1%
SORRENTO*	\$1,525,000	\$1,650,000	-7.6%	-12.9%
SOUTH MELBOURNE*	\$1,750,000	\$1,725,000	1.4%	-5.4%
SOUTH MORANG	\$705,000	\$705,000	0.0%	0.4%
SOUTH YARRA	\$2,300,000	\$2,045,000	12.5%	-1.6%
SPOTSWOOD*	\$1,140,000	\$1,122,500	1.6%	8.3%
SPRING GULLY*	\$522,500	\$552,750	-5.5%	-18.0%
SPRINGVALE	\$850,000	\$850,000	0.0%	-2.3%
SPRINGVALE SOUTH*	\$830,000	\$821,500	1.0%	3.8%
ST ALBANS	\$657,000	\$645,000	1.9%	3.5%
ST ALBANS PARK*	\$605,000	\$595,000	1.7%	9.5%
ST ARNAUD*	\$354,500	-	-	-
ST KILDA*	\$1,600,000	\$1,550,000	3.2%	6.7%
ST KILDA EAST*	\$1,520,000	\$1,557,500	-2.4%	-9.3%
ST LEONARDS	\$660,000	\$680,000	-2.9%	-8.3%
STAWELL	\$332,500	\$322,000	3.3%	-0.4%
STRATFORD*	\$491,250	\$491,250	0.0%	14.2%
STRATHDALE*	\$583,000	\$575,000	1.4%	2.7%
STRATHFIELDSAYE*	\$615,000	\$600,000	2.5%	-8.2%
STRATHMORE*	\$1,275,000	\$1,276,000	-0.1%	-0.4%
STRATHTULLOH*	\$539,000	\$525,000	2.7%	-2.9%
SUNBURY	\$618,150	\$610,000	1.3%	2.2%
SUNSHINE	\$806,000	\$810,000	-0.5%	-0.5%
SUNSHINE NORTH	\$730,000	\$735,500	-0.7%	-1.4%
SUNSHINE WEST	\$690,000	\$665,000	3.8%	3.0%
SURREY HILLS*	\$1,865,000	\$1,880,000	-0.8%	1.9%
SWAN HILL	\$445,000	\$418,750	6.3%	10.6%
SYDENHAM	\$644,250	\$643,500	0.1%	3.9%
TARNEIT	\$565,000	\$565,000	0.0%	-0.9%
TATURA*	\$470,000	\$415,000	13.3%	-0.5%
TAWONGA SOUTH*	\$705,000	\$638,500	10.4%	8.5%
TAYLORS HILL*	\$775,000	\$685,000	13.1%	8.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
TAYLORS LAKES*	\$820,000	\$835,000	-1.8%	-5.5%
TECOMA*	\$775,000	\$776,500	-0.2%	-5.0%
TEMPLESTOWE*	\$1,311,000	\$1,262,500	3.8%	4.9%
TEMPLESTOWE LOWER	\$1,219,250	\$1,220,000	-0.1%	-5.6%
TERANG*	\$445,000	\$415,000	7.2%	11.3%
THE BASIN*	\$831,000	\$821,500	1.2%	0.7%
THOMASTOWN	\$732,000	\$710,500	3.0%	4.6%
THOMSON*	\$531,000	\$524,000	1.3%	-3.0%
THORNBURY	\$1,475,000	\$1,455,000	1.4%	3.8%
THORNHILL PARK*	\$500,000	\$507,500	-1.5%	-4.5%
TIMBOON*	\$471,000	\$440,000	7.0%	3.9%
TONGALA*	\$400,000	\$367,500	8.8%	-
TOORAK*	\$2,885,000	\$3,250,000	-11.2%	-19.9%
TOOTGAROOK*	\$795,000	\$850,500	-6.5%	-11.7%
TORQUAY	\$1,080,000	\$1,132,500	-4.6%	-6.7%
TRAFALGAR*	\$518,750	\$545,000	-4.8%	-1.6%
TRARALGON	\$460,000	\$457,000	0.7%	-1.1%
TRENTHAM*	\$845,000	\$850,000	-0.6%	-3.4%
TRUGANINA	\$580,000	\$576,000	0.7%	1.8%
TULLAMARINE	\$727,000	\$720,000	1.0%	3.9%
TYABB*	\$705,000	\$697,500	1.1%	1.4%
UPPER FERNTREE GULLY*	\$825,000	\$850,000	-2.9%	-6.3%
UPWEY*	\$825,000	\$820,000	0.6%	0.0%
VENTNOR*	\$687,500	\$705,000	-2.5%	-4.5%
VENUS BAY*	\$515,000	\$511,000	0.8%	-13.4%
VERMONT*	\$1,150,000	\$1,100,000	4.5%	4.4%
VERMONT SOUTH*	\$1,228,500	\$1,263,500	-2.8%	-10.4%
VIEWBANK*	\$1,101,000	\$1,118,000	-1.5%	0.5%
WALLAN	\$558,000	\$570,000	-2.1%	-4.7%
WANDIN NORTH*	\$775,000	\$828,500	-6.5%	1.3%
WANGARATTA	\$485,000	\$480,000	1.0%	4.3%
WANTIRNA*	\$958,000	\$952,500	0.6%	-4.2%
WANTIRNA SOUTH	\$1,038,000	\$1,043,000	-0.5%	-1.1%
WARBURTON*	\$647,500	\$640,000	1.2%	-0.4%
WARRACKNABEAL*	\$210,000	\$215,000	-2.3%	-15.2%
WARRAGUL	\$580,000	\$575,000	0.9%	-1.7%
WARRANDYTE*	\$1,040,000	\$1,070,000	-2.8%	-5.5%
WARRANWOOD*	\$925,000	-	-	-
WARRNAMBOOL	\$560,000	\$561,500	-0.3%	2.3%
WATSONIA*	\$937,500	\$919,000	2.0%	3.0%
WATSONIA NORTH*	\$863,500	\$852,500	1.3%	-3.6%
WAURN PONDS*	\$739,000	\$742,000	-0.4%	-2.8%
WEIR VIEWS*	\$509,500	\$510,000	-0.1%	2.9%
WENDOUREE	\$440,000	\$432,000	1.9%	3.5%
WERRIBEE	\$570,000	\$565,000	0.9%	5.1%
WEST FOOTSCRAY	\$940,000	\$940,000	0.0%	0.0%
WEST WODONGA	\$535,000	\$530,000	0.9%	4.9%
WESTMEADOWS*	\$640,000	\$640,000	0.0%	-5.9%
WHEELERS HILL*	\$1,180,000	\$1,184,000	-0.3%	-8.9%
WHITE HILLS*	\$537,000	\$512,500	4.8%	8.5%
WHITTINGTON*	\$535,000	\$520,000	2.9%	9.2%
WHITTLESEA*	\$685,500	\$661,000	3.7%	-1.4%
WILLIAMS LANDING*	\$640,000	\$644,500	-0.7%	-3.8%
WILLIAMSTOWN	\$1,400,000	\$1,410,000	-0.7%	-3.4%
WINCHELSEA*	\$590,000	\$625,000	-5.6%	-9.2%
WINDSOR*	\$1,510,000	\$1,605,000	-5.9%	-17.5%
WINTER VALLEY*	\$515,000	\$520,000	-1.0%	-6.2%
WODONGA	\$529,000	\$507,500	4.2%	13.5%
WOLLERT	\$605,000	\$602,500	0.4%	0.0%
WONTHAGGI	\$515,000	\$515,000	0.0%	0.0%
WOODEND*	\$810,000	\$837,500	-3.3%	-5.8%
WOORI YALLOCK*	\$690,000	\$670,000	3.0%	7.8%
WY YUNG*	\$498,000	\$498,000	0.0%	-
WYNDHAM VALE	\$520,000	\$515,500	0.9%	2.0%
YACKANDANDAH*	\$839,000	-	-	-
YALLAMBIE*	\$889,750	\$883,500	0.7%	0.3%
YARRA GLEN*	\$776,250	\$782,500	-0.8%	-
YARRA JUNCTION*	\$732,000	\$711,250	2.9%	6.9%
YARRAGON*	\$547,500	\$495,000	10.6%	-10.2%
YARRAM*	\$360,000	\$456,500	-21.1%	-15.3%
YARRAVILLE	\$1,141,250	\$1,142,500	-0.1%	3.8%
YARRAWONGA*	\$600,000	\$600,000	0.0%	1.3%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 4 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABERFELDIE*	\$1,942,000	\$1,725,000	12.6%	15.0%
AINTREE	\$750,000	\$750,000	0.0%	-6.3%
AIRPORT WEST*	\$1,145,000	\$1,122,500	2.0%	-0.7%
ALBANVALE*	\$688,000	\$685,000	0.4%	0.7%
ALBERT PARK*	\$3,650,000	\$3,100,000	17.7%	2.5%
ALFREDTON	\$629,500	\$635,000	-0.9%	-4.6%
ALPHINGTON*	\$2,100,000	\$2,100,000	0.0%	1.4%
ALTONA*	\$1,350,000	\$1,385,000	-2.5%	-1.5%
ALTONA MEADOWS*	\$802,500	\$776,250	3.4%	-1.2%
ALTONA NORTH*	\$1,145,000	\$1,092,500	4.8%	16.1%
ANGLESEA*	\$1,650,000	\$1,650,000	0.0%	-23.8%
ARARAT*	\$521,750	\$550,000	-5.1%	4.4%
ARMADALE*	\$5,250,000	\$4,717,500	11.3%	57.9%
ARMSTRONG CREEK	\$684,000	\$683,000	0.1%	-1.6%
ASCOT*	\$722,500	\$657,500	9.9%	19.0%
ASCOT VALE*	\$1,815,000	\$1,730,000	4.9%	8.7%
ASHBURTON*	\$2,197,000	\$2,172,000	1.2%	-4.2%
ASHWOOD*	\$1,570,000	\$1,560,000	0.6%	-5.0%
ASPENDALE*	\$1,597,500	\$1,530,000	4.4%	12.5%
ASPENDALE GARDENS*	\$1,250,000	\$1,240,000	0.8%	9.9%
AVONDALE HEIGHTS*	\$1,280,000	\$1,237,500	3.4%	14.8%
AXEDALE*	\$920,000	-	-	-
BACCHUS MARSH*	\$660,000	\$640,000	3.1%	1.5%
BAIRNSDALE*	\$585,000	\$555,000	5.4%	5.9%
BALLAN*	\$705,000	\$682,500	3.3%	0.7%
BALLARAT CENTRAL*	\$868,750	\$840,000	3.4%	20.7%
BALLARAT EAST*	\$617,500	\$602,500	2.5%	-7.8%
BALLARAT NORTH*	\$635,000	\$640,000	-0.8%	-9.6%
BALNARRING*	\$1,480,000	-	-	-12.9%
BALWYN*	\$2,884,000	\$2,840,000	1.5%	0.2%
BALWYN NORTH	\$2,307,500	\$2,325,000	-0.8%	-0.5%
BANDIANA*	\$622,500	\$625,000	-0.4%	-
BANNOCKBURN*	\$812,000	\$850,000	-4.5%	1.5%
BARANDUDA*	\$690,000	\$702,500	-1.8%	-1.4%
BARWON HEADS*	\$1,750,000	\$1,950,000	-10.3%	-0.8%
BAXTER*	\$757,500	\$750,000	1.0%	-
BAYSWATER*	\$950,000	\$905,000	5.0%	0.0%
BAYSWATER NORTH*	\$978,000	\$972,500	0.6%	2.4%
BEACONSFIELD	\$1,055,000	\$1,060,000	-0.5%	4.5%
BEAUMARIS	\$2,134,000	\$2,109,000	1.2%	0.2%
BEECHWORTH*	\$965,000	\$975,000	-1.0%	-
BELGRAVE*	\$995,750	\$1,045,000	-4.7%	7.1%
BELL POST HILL*	\$735,000	\$742,500	-1.0%	-3.3%
BELMONT*	\$822,500	\$747,500	10.0%	11.5%
BENALLA	\$590,000	\$580,000	1.7%	1.7%
BENDIGO*	\$840,000	\$955,000	-12.0%	-4.0%
BENTLEIGH*	\$1,919,000	\$1,880,000	2.1%	3.5%
BENTLEIGH EAST	\$1,510,000	\$1,510,000	0.0%	-6.8%
BERWICK	\$950,000	\$952,000	-0.2%	-3.1%
BEVERIDGE	\$662,500	\$675,000	-1.9%	-0.4%
BITTERN*	\$1,060,000	\$1,115,500	-5.0%	-15.7%
BLACK HILL*	\$680,000	\$695,000	-2.2%	-1.4%
BLACK ROCK*	\$2,620,000	\$2,601,000	0.7%	-4.4%
BLACKBURN*	\$1,780,000	\$1,699,500	4.7%	0.2%
BLACKBURN NORTH*	\$1,520,000	\$1,465,000	3.8%	9.0%
BLACKBURN SOUTH*	\$1,525,000	\$1,498,000	1.8%	8.2%
BLAIRGOWRIE*	\$2,087,500	\$2,150,000	-2.9%	8.2%
BONBEACH*	\$1,160,000	\$1,267,500	-8.5%	-19.8%
BONNIE BROOK*	\$667,500	\$677,500	-1.5%	-3.3%
BONSHAW*	\$527,500	\$512,000	3.0%	-3.2%
BORONIA	\$950,000	\$930,000	2.2%	2.5%
BOTANIC RIDGE	\$920,000	\$932,500	-1.3%	1.7%
BOX HILL*	\$1,800,000	\$1,795,000	0.3%	0.6%
BOX HILL NORTH*	\$1,446,000	\$1,423,000	1.6%	-6.0%
BOX HILL SOUTH*	\$1,740,000	\$1,682,000	3.4%	7.8%
BRAYBROOK*	\$915,000	-	-	-
BRIAR HILL*	\$1,210,000	\$1,246,500	-2.9%	-1.0%
BRIGHT*	\$1,125,000	\$1,030,000	9.2%	-15.1%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BRIGHTON	\$3,475,000	\$3,350,000	3.7%	6.4%
BRIGHTON EAST	\$2,312,500	\$2,300,000	0.5%	-8.7%
BROADFORD*	\$715,500	-	-	9.2%
BROADMEADOWS*	\$655,000	\$650,000	0.8%	1.6%
BROOKFIELD	\$595,000	\$566,500	5.0%	6.3%
BROWN HILL*	\$675,000	\$700,000	-3.6%	-15.8%
BRUNSWICK*	\$1,650,000	\$1,610,000	2.5%	4.3%
BRUNSWICK EAST*	\$1,760,000	\$1,740,000	1.1%	-4.9%
BRUNSWICK WEST*	\$1,600,000	\$1,585,000	0.9%	-7.8%
BULLEEN	\$1,428,000	\$1,500,000	-4.8%	-4.8%
BUNDOORA	\$1,020,000	\$1,022,500	-0.2%	4.6%
BUNINYONG*	\$845,000	\$840,000	0.6%	-1.7%
BUNYIP*	\$852,500	\$795,500	7.2%	3.8%
BURNSIDE*	\$852,500	\$837,000	1.9%	9.3%
BURNSIDE HEIGHTS*	\$857,500	\$829,000	3.4%	7.2%
BURWOOD*	\$1,535,000	\$1,532,500	0.2%	-6.4%
BURWOOD EAST*	\$1,378,000	\$1,387,500	-0.7%	-0.5%
CAIRNLEA*	\$897,000	\$945,000	-5.1%	-6.6%
CALIFORNIA GULLY*	\$553,750	-	-	-3.0%
CAMBERWELL	\$2,610,000	\$2,680,000	-2.6%	-3.9%
CAMPBELLS CREEK*	\$755,000	\$750,000	0.7%	-
CAMPERDOWN*	\$635,000	\$592,500	7.2%	-
CANADIAN*	\$600,000	\$630,000	-4.8%	-6.6%
CANTERBURY*	\$3,240,000	\$3,170,000	2.2%	-2.0%
CAPE WOOLAMAI*	\$880,000	\$905,000	-2.8%	-
CAPEL SOUND*	\$910,000	\$910,000	0.0%	3.4%
CARLTON NORTH*	\$2,476,500	\$2,414,500	2.6%	17.4%
CARNEGIE*	\$1,925,000	\$1,900,000	1.3%	13.2%
CAROLINE SPRINGS	\$857,500	\$853,000	0.5%	2.1%
CARRUM*	\$1,255,250	-	-	-
CARRUM DOWNS	\$790,000	\$777,500	1.6%	2.6%
CASTLEMAINE*	\$1,010,000	\$872,500	15.8%	7.8%
CAULFIELD*	\$2,065,000	\$2,250,000	-8.2%	-13.4%
CAULFIELD NORTH*	\$2,780,000	\$2,900,000	-4.1%	1.1%
CAULFIELD SOUTH*	\$2,015,000	\$1,862,500	8.2%	-7.7%
CHADSTONE*	\$1,350,500	\$1,306,000	3.4%	5.1%
CHARLEMONT*	\$665,000	\$640,000	3.9%	5.6%
CHELSEA*	\$1,555,000	\$1,555,000	0.0%	6.9%
CHELSEA HEIGHTS*	\$1,155,000	-	-	4.0%
CHELTENHAM	\$1,447,500	\$1,419,500	2.0%	3.2%
CHIRNSIDE PARK	\$1,010,000	\$1,015,556	-0.5%	1.5%
CHURCHILL*	\$547,500	\$450,000	21.7%	23.0%
CLARINDA*	\$1,300,000	\$1,270,000	2.4%	14.5%
CLAYTON*	\$1,290,000	\$1,320,000	-2.3%	0.1%
CLAYTON SOUTH*	\$1,042,500	\$1,070,000	-2.6%	-1.7%
CLIFTON HILL*	\$2,395,500	\$2,301,000	4.1%	4.2%
CLIFTON SPRINGS*	\$720,500	\$730,000	-1.3%	-9.3%
CLYDE	\$716,000	\$715,000	0.1%	-0.6%
CLYDE NORTH	\$750,000	\$746,000	0.5%	0.7%
COBBLEBANK*	\$632,500	\$655,000	-3.4%	-7.0%
COBRAM*	\$607,500	\$587,500	3.4%	0.8%
COBURG	\$1,400,000	\$1,400,000	0.0%	1.4%
COBURG NORTH*	\$1,188,888	\$1,190,000	-0.1%	-0.1%
COCKATOO*	\$906,000	\$901,000	0.6%	9.5%
COHUNA*	\$700,000	-	-	-
COLAC*	\$604,250	\$566,250	6.7%	-3.7%
CORIO*	\$600,000	\$600,000	0.0%	9.1%
COWES	\$793,500	\$819,000	-3.1%	-3.1%
CRAIGIEBURN	\$740,000	\$723,250	2.3%	3.5%
CRANBOURNE	\$776,250	\$768,500	1.0%	4.5%
CRANBOURNE EAST	\$736,000	\$730,000	0.8%	0.1%
CRANBOURNE NORTH	\$768,000	\$765,000	0.4%	-1.5%
CRANBOURNE SOUTH*	\$835,000	\$867,500	-3.7%	0.3%
CRANBOURNE WEST	\$796,500	\$774,500	2.8%	5.5%
CRESWICK*	\$654,000	\$735,000	-11.0%	-
CROYDON	\$1,120,000	\$1,070,000	4.7%	4.4%
CROYDON HILLS*	\$1,224,784	\$1,235,000	-0.8%	-2.0%
CROYDON NORTH*	\$1,120,000	\$1,124,000	-0.4%	-2.6%
CROYDON SOUTH*	\$1,126,344	\$1,113,000	1.2%	6.0%
CURLEWIS*	\$635,000	\$650,000	-2.3%	-13.9%
DALLAS*	\$600,000	\$595,500	0.8%	13.7%
DANDENONG*	\$817,000	\$826,000	-1.1%	-3.3%
DANDENONG NORTH	\$841,000	\$849,444	-1.0%	2.0%
DARLEY	\$732,500	\$710,000	3.2%	-8.4%
DAYLESFORD*	\$1,107,500	\$1,100,000	0.7%	3.0%
DEANSIDE	\$700,000	\$702,500	-0.4%	1.4%
DEEPPENE*	\$3,394,500	\$3,219,500	5.4%	4.3%
DEER PARK	\$705,000	\$702,000	0.4%	-3.0%
DELACOMBE*	\$600,000	\$573,500	4.6%	-1.6%
DELAHEY*	\$760,000	\$763,000	-0.4%	-
DERRIMUT*	\$780,750	\$775,500	0.7%	-0.9%
DIAMOND CREEK	\$1,210,000	\$1,210,000	0.0%	3.3%
DIGGERS REST	\$700,000	\$700,500	-0.1%	-1.0%
DINGLEY VILLAGE*	\$1,150,000	\$1,140,000	0.9%	0.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
DONCASTER	\$1,500,000	\$1,485,000	1.0%	-5.6%
DONCASTER EAST	\$1,577,500	\$1,600,000	-1.4%	-4.4%
DONNYBROOK	\$654,000	\$655,000	-0.2%	-1.7%
DONVALE	\$1,600,000	\$1,656,000	-3.4%	-4.9%
DOREEN	\$820,000	\$800,500	2.4%	4.3%
DOVETON*	\$702,500	\$683,000	2.9%	10.6%
DROMANA	\$1,195,000	\$1,150,000	3.9%	-10.4%
DROUIN	\$680,000	\$680,000	0.0%	0.0%
DRYSDALE*	\$840,000	\$848,000	-0.9%	-0.2%
EAGLE POINT*	\$718,500	\$844,500	-14.9%	-
EAGLEHAWK*	\$583,500	\$565,000	3.3%	6.6%
EAGLEMONT*	\$2,390,000	\$2,600,000	-8.1%	-10.2%
EAST MELBOURNE*	\$4,512,500	-	-	-
EASTWOOD*	\$671,000	\$690,000	-2.8%	0.6%
ECHUCA	\$710,000	\$687,500	3.3%	1.6%
EDITHVALE*	\$1,650,000	\$1,609,500	2.5%	13.8%
ELLIMINYT*	\$735,000	\$745,000	-1.3%	-6.4%
ELSTERNWICK*	\$2,665,000	\$2,450,000	8.8%	6.6%
ELTHAM	\$1,280,000	\$1,300,000	-1.5%	-3.6%
ELTHAM NORTH*	\$1,312,000	\$1,309,500	0.2%	3.9%
ELWOOD*	\$2,725,000	\$2,765,000	-1.4%	-3.7%
EMERALD*	\$1,065,000	\$1,058,750	0.6%	10.4%
ENDEAVOUR HILLS	\$865,000	\$885,000	-2.3%	-1.4%
EPPING	\$770,000	\$760,000	1.3%	1.0%
EPSOM*	\$635,000	\$630,400	0.7%	0.8%
ESSENDON	\$2,020,000	\$1,967,500	2.7%	7.2%
EUROA*	\$725,000	\$725,000	0.0%	14.6%
EYNESBURY*	\$685,000	\$715,000	-4.2%	1.5%
FAIRFIELD*	\$2,215,000	\$2,097,500	5.6%	-0.2%
FAWKNER*	\$888,000	\$894,000	-0.7%	10.3%
FERNTREE GULLY	\$1,040,000	\$997,000	4.3%	4.8%
FERNY CREEK*	\$1,070,000	-	-	-
FITZROY*	\$2,247,500	\$1,985,000	13.2%	4.5%
FITZROY NORTH*	\$1,995,000	\$2,010,000	-0.7%	-19.8%
FLORA HILL*	\$607,000	\$578,800	4.9%	4.2%
FOOTSCRAY*	\$1,261,000	\$1,315,000	-4.1%	3.4%
FOREST HILL*	\$1,285,000	\$1,273,000	0.9%	-6.4%
FOSTER*	\$632,500	-	-	-
FRANKSTON	\$845,000	\$830,000	1.8%	4.3%
FRANKSTON NORTH*	\$674,000	\$616,250	9.4%	9.1%
FRANKSTON SOUTH	\$1,300,000	\$1,217,500	6.8%	-0.6%
FRASER RISE	\$730,000	\$730,000	0.0%	-0.7%
FYANSFORD*	\$955,000	\$932,500	2.4%	-1.8%
GEELONG WEST*	\$1,111,100	\$1,100,000	1.0%	-1.7%
GEMBROOK*	\$1,077,500	\$1,049,800	2.6%	5.1%
GISBORNE	\$1,020,000	\$1,038,000	-1.7%	-7.3%
GLADSTONE PARK*	\$802,500	\$780,000	2.9%	5.7%
GLEN IRIS	\$2,550,000	\$2,530,000	0.8%	-3.2%
GLEN WAVERLEY	\$1,621,000	\$1,636,000	-0.9%	-3.5%
GLENROY	\$935,000	\$935,000	0.0%	-8.6%
GOLDEN POINT*	\$755,000	\$710,000	6.3%	-
GOLDEN SQUARE*	\$700,000	\$700,000	0.0%	2.4%
GOWANBRAE*	\$1,110,000	\$1,085,000	2.3%	5.7%
GREENSBOROUGH	\$1,118,000	\$1,132,500	-1.3%	-0.8%
GREENVALE	\$870,900	\$871,800	-0.1%	1.3%
GROVEDALE	\$745,000	\$740,000	0.7%	4.6%
HADFIELD*	\$1,032,500	\$1,050,000	-1.7%	3.9%
HALLAM*	\$760,000	\$796,000	-4.5%	-5.6%
HAMILTON*	\$532,500	\$570,000	-6.6%	6.1%
HAMLIN HEIGHTS*	\$855,000	\$860,000	-0.6%	1.5%
HAMPTON	\$2,650,000	\$2,600,000	1.9%	-1.9%
HAMPTON EAST*	\$1,592,500	\$1,695,000	-6.0%	-11.8%
HAMPTON PARK	\$730,053	\$730,000	0.0%	1.4%
HARKNESS	\$600,000	\$610,000	-1.6%	-0.3%
HASTINGS*	\$765,000	\$765,000	0.0%	-2.2%
HAWTHORN	\$3,685,000	\$3,670,000	0.4%	13.0%
HAWTHORN EAST	\$3,200,000	\$3,210,000	-0.3%	13.6%
HEALESVILLE*	\$1,002,500	\$930,000	7.8%	6.6%
HEATHCOTE*	\$725,000	\$750,000	-3.3%	-2.7%
HEATHERTON*	\$1,300,000	\$1,300,000	0.0%	-
HEATHMONT*	\$1,130,000	\$1,080,000	4.6%	-2.6%
HEIDELBERG*	\$1,636,000	\$1,515,000	8.0%	16.9%
HEIDELBERG HEIGHTS*	\$1,128,000	\$1,201,000	-6.1%	-11.5%
HIGHETT*	\$1,592,500	\$1,592,500	0.0%	-0.5%
HIGHTON	\$985,000	\$985,000	0.0%	-1.5%
HILLSIDE	\$842,500	\$880,000	-4.3%	-4.4%
HOPPERS CROSSING	\$696,000	\$700,000	-0.6%	2.4%
HORSHAM	\$610,000	\$597,500	2.1%	6.1%
HUGHESDALE*	\$1,647,000	\$1,647,000	0.0%	-3.4%
HUNTLY*	\$600,000	\$590,100	1.7%	5.3%
HURSTBRIDGE*	\$1,100,000	\$1,100,000	0.0%	0.6%
INDENTED HEAD*	\$855,000	-	-	-10.9%
INVERLOCH*	\$945,000	\$960,000	-1.6%	-8.0%
INVERMAY PARK*	\$685,000	\$620,000	10.5%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
IRYMPLE*	\$680,000	\$651,250	4.4%	-9.6%
IVANHOE*	\$2,345,000	\$2,217,500	5.7%	23.7%
IVANHOE EAST*	\$2,315,000	\$2,307,500	0.3%	-15.0%
JACKASS FLAT*	\$575,000	\$566,250	1.5%	7.3%
JAN JUC*	\$1,335,000	\$1,420,000	-6.0%	-
JUNCTION VILLAGE*	\$770,000	\$780,000	-1.3%	-
JUNORTOUN*	\$915,000	\$927,500	-1.3%	0.0%
KALKALLO	\$660,000	\$655,000	0.8%	-0.3%
KANGAROO FLAT	\$614,250	\$600,000	2.4%	2.4%
KEALBA*	\$753,000	\$746,500	0.9%	0.6%
KEILOR*	\$1,240,000	\$1,240,000	0.0%	-0.8%
KEILOR DOWNS*	\$906,500	\$887,500	2.1%	7.9%
KEILOR EAST	\$1,330,500	\$1,255,000	6.0%	9.1%
KEILOR PARK*	\$965,000	\$945,000	2.1%	15.5%
KENNINGTON*	\$710,000	\$692,500	2.5%	-11.3%
KENSINGTON*	\$1,348,000	\$1,397,044	-3.5%	0.3%
KEW	\$2,901,000	\$2,800,000	3.6%	-2.7%
KEW EAST*	\$2,200,000	\$2,248,000	-2.1%	-8.3%
KEYSBOROUGH	\$1,180,000	\$1,187,900	-0.7%	6.5%
KIALLA*	\$690,000	\$745,000	-7.4%	-6.4%
KILLARA*	\$646,250	\$670,000	-3.5%	-0.6%
KILMORE	\$680,000	\$698,000	-2.6%	3.0%
KILSYTH*	\$942,500	\$950,000	-0.8%	-1.0%
KILSYTH SOUTH*	\$1,185,500	\$1,243,500	-4.7%	-
KINGLAKE*	\$945,600	\$921,200	2.6%	-
KINGS PARK*	\$670,000	\$635,000	5.5%	-
KINGSVILLE*	\$1,469,000	-	-	-
KNOXFIELD*	\$1,145,000	\$1,062,500	7.8%	5.0%
KOO WEE RUP*	\$700,000	\$687,000	1.9%	-12.5%
KOROIT*	\$870,000	\$735,500	18.3%	-
KORUMBURRA*	\$690,000	\$651,500	5.9%	-6.1%
KURUNJANG	\$565,000	\$562,500	0.4%	0.9%
KYABRAM*	\$670,000	\$657,500	1.9%	16.9%
KYNETON*	\$905,000	\$920,000	-1.6%	-13.4%
LAKE GARDENS*	\$710,000	\$748,889	-5.2%	-13.4%
LAKES ENTRANCE*	\$615,000	\$585,000	5.1%	5.6%
LALOR	\$803,000	\$806,000	-0.4%	3.6%
LANCEFIELD*	\$755,000	\$745,000	1.3%	4.0%
LANG LANG*	\$722,500	\$735,000	-1.7%	-4.9%
LANGWARRIN	\$910,000	\$906,750	0.4%	-4.5%
LARA	\$740,000	\$741,500	-0.2%	-1.3%
LAUNCHING PLACE*	\$940,000	\$940,000	0.0%	-
LAVERTON*	\$615,000	\$645,000	-4.7%	-6.5%
LENEVA*	\$680,000	\$690,000	-1.4%	-8.1%
LEONGATHA*	\$657,500	\$693,000	-5.1%	-9.9%
LEOPOLD	\$720,000	\$720,000	0.0%	-2.0%
LILYDALE	\$1,020,000	\$997,500	2.3%	-3.9%
LONGFORD*	\$837,500	-	-	-
LONGWARRY*	\$617,500	\$621,250	-0.6%	2.9%
LOVELY BANKS*	\$845,000	\$840,000	0.6%	-
LOWER PLENTY*	\$1,753,000	\$1,753,000	0.0%	3.1%
LUCAS	\$640,000	\$642,500	-0.4%	-6.4%
LUCKNOW*	\$570,000	\$580,000	-1.7%	-6.0%
LYNBROOK*	\$877,500	\$860,000	2.0%	4.5%
LYNDHURST*	\$934,000	\$930,000	0.4%	7.4%
LYSTERFIELD*	\$1,340,000	\$1,310,000	2.3%	3.1%
MACLEOD*	\$1,487,500	\$1,530,000	-2.8%	6.4%
MADDINGLEY	\$648,500	\$650,000	-0.2%	-3.2%
MAFFRA*	\$612,500	\$625,000	-2.0%	-5.8%
MAIDEN GULLY*	\$810,000	\$780,000	3.8%	2.7%
MAIDSTONE*	\$975,000	\$925,000	5.4%	-
MALVERN*	\$3,533,050	\$3,650,000	-3.2%	-0.3%
MALVERN EAST	\$2,437,500	\$2,400,000	1.6%	2.1%
MAMBOURIN	\$635,000	\$643,000	-1.2%	-0.8%
MANOR LAKES	\$674,500	\$661,555	2.0%	3.6%
MANSFIELD*	\$825,000	\$885,000	-6.8%	-13.6%
MARIBYRNONG*	\$1,353,000	\$1,435,500	-5.7%	-0.7%
MARONG*	\$692,500	\$670,000	3.4%	2.2%
MARSHALL*	\$660,000	\$649,000	1.7%	-
MARYBOROUGH*	\$565,000	\$579,000	-2.4%	-1.2%
MCCRAE*	\$1,340,000	\$1,450,000	-7.6%	-26.6%
MCKENZIE HILL*	\$837,500	-	-	-
MCKINNON*	\$1,905,000	\$1,853,500	2.8%	-5.5%
MEADOW HEIGHTS*	\$660,000	\$650,000	1.5%	1.5%
MELTON*	\$520,000	\$542,500	-4.1%	-11.9%
MELTON SOUTH	\$600,000	\$595,000	0.8%	2.6%
MELTON WEST	\$600,000	\$600,000	0.0%	-0.4%
MENTONE*	\$1,450,000	\$1,432,500	1.2%	0.3%
MERENDA	\$750,000	\$750,000	0.0%	4.2%
METUNG*	\$819,000	\$849,000	-3.5%	-
MICKLEHAM	\$700,000	\$700,000	0.0%	-0.7%
MIDDLE PARK*	\$4,422,500	\$4,277,500	3.4%	47.7%
MILDURA	\$590,000	\$580,000	1.7%	4.6%
MILL PARK	\$888,875	\$868,500	2.3%	-1.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MINERS REST*	\$620,250	\$627,500	-1.2%	-6.0%
MITCHAM*	\$1,365,000	\$1,365,000	0.0%	0.7%
MOE*	\$550,000	\$601,000	-8.5%	4.8%
MONT ALBERT*	\$2,425,000	\$2,457,500	-1.3%	10.7%
MONT ALBERT NORTH*	\$1,680,000	\$1,620,000	3.7%	-6.9%
MONTMORENCY*	\$1,221,751	\$1,235,000	-1.1%	-1.5%
MONTROSE*	\$1,040,000	\$1,050,000	-1.0%	8.0%
MOONEE PONDS	\$1,832,500	\$1,865,000	-1.7%	0.7%
MOORABBIN*	\$1,355,000	\$1,357,500	-0.2%	-11.1%
MOOROOLBARK	\$955,000	\$950,500	0.5%	-0.1%
MOOROOPNA*	\$565,000	\$542,500	4.1%	4.2%
MORDIALLOC*	\$1,440,000	\$1,540,000	-6.5%	-7.1%
MORNINGTON	\$1,187,500	\$1,200,000	-1.0%	-13.3%
MORWELL	\$430,000	\$420,000	2.4%	-0.6%
MOUNT CLEAR*	\$651,000	\$654,000	-0.5%	4.6%
MOUNT DANDENONG*	\$1,082,500	-	-	-
MOUNT DUNEED	\$750,000	\$750,000	0.0%	-2.6%
MOUNT ELIZA	\$1,700,000	\$1,705,000	-0.3%	1.2%
MOUNT EVELYN*	\$995,000	\$1,000,000	-0.5%	8.5%
MOUNT HELEN*	\$665,000	\$655,000	1.5%	12.7%
MOUNT MARTHA	\$1,550,000	\$1,550,000	0.0%	-5.8%
MOUNT PLEASANT*	\$570,000	\$542,500	5.1%	-15.6%
MOUNT WAVERLEY	\$1,700,000	\$1,615,000	5.3%	5.3%
MULGRAVE	\$1,252,500	\$1,200,000	4.4%	5.3%
MURRUMBEENA*	\$1,890,000	\$1,852,500	2.0%	-4.8%
MYRTLEFORD*	\$757,500	\$765,000	-1.0%	-11.9%
NARRE WARREN	\$822,000	\$820,000	0.2%	1.7%
NARRE WARREN NORTH*	\$1,600,000	\$1,627,500	-1.7%	-3.9%
NARRE WARREN SOUTH	\$850,000	\$840,000	1.2%	0.4%
NEW GISBORNE*	\$915,000	\$943,000	-3.0%	-10.7%
NEWBOROUGH*	\$500,000	\$427,500	17.0%	3.1%
NEWPORT	\$1,470,000	\$1,670,000	-12.0%	-0.3%
NEWTOWN*	\$1,425,000	\$1,450,000	-1.7%	-8.2%
NICHOLSON*	\$755,000	\$760,000	-0.7%	-
NIDDRIE*	\$1,400,000	\$1,369,500	2.2%	-7.5%
NOBLE PARK*	\$830,500	\$860,000	-3.4%	-0.8%
NOBLE PARK NORTH*	\$872,500	-	-	-
NORLANE*	\$530,000	\$531,250	-0.2%	-5.5%
NORTH BENDIGO*	\$590,500	\$600,000	-1.6%	-
NORTH MELBOURNE*	\$2,010,000	-	-	-
NORTH WARRANDYTE*	\$1,552,500	\$1,535,000	1.1%	6.8%
NORTH WONTHAGGI*	\$630,000	\$615,000	2.4%	-3.8%
NORTHCOTE	\$2,215,000	\$2,305,000	-3.9%	-3.7%
NUNAWADING*	\$1,247,500	\$1,304,000	-4.3%	-14.8%
OAK PARK*	\$1,297,500	\$1,282,500	1.2%	10.0%
OAKLEIGH*	\$1,480,000	\$1,582,000	-6.4%	-8.4%
OAKLEIGH SOUTH*	\$1,265,250	\$1,271,000	-0.5%	2.6%
OCEAN GROVE	\$1,070,000	\$1,037,500	3.1%	2.9%
OFFICER	\$771,750	\$771,500	0.0%	-1.9%
OFFICER SOUTH*	\$854,500	\$820,000	4.2%	3.9%
OLINDA*	\$1,090,000	\$1,122,500	-2.9%	-9.2%
ORMOND*	\$1,990,000	\$2,210,000	-10.0%	0.8%
PAKENHAM	\$725,000	\$720,000	0.7%	2.3%
PARK ORCHARDS*	\$1,887,500	\$1,900,000	-0.7%	0.2%
PARKDALE*	\$1,610,000	\$1,647,500	-2.3%	-4.7%
PASCOE VALE	\$1,292,500	\$1,250,000	3.4%	-1.3%
PASCOE VALE SOUTH*	\$1,370,000	\$1,330,000	3.0%	-5.7%
PATTERSON LAKES*	\$1,412,500	\$1,445,000	-2.2%	-15.4%
PAYNESVILLE*	\$615,000	\$630,000	-2.4%	16.0%
PEARCEDALE*	\$965,000	\$965,000	0.0%	-7.7%
PLENTY*	\$1,488,000	\$1,514,000	-1.7%	-2.4%
POINT COOK	\$791,500	\$773,700	2.3%	1.5%
POINT LONSDALE*	\$1,200,000	\$1,225,000	-2.0%	-7.7%
PORT FAIRY*	\$1,100,000	-	-	-12.0%
PORT MELBOURNE*	\$2,490,000	\$2,370,000	5.1%	9.5%
PORTARLINGTON*	\$1,035,000	\$1,050,000	-1.4%	-7.0%
PORTLAND*	\$565,000	\$517,500	9.2%	12.5%
PORTSEA*	\$3,887,500	\$3,762,500	3.3%	-
PRAHRAN*	\$2,797,500	\$2,797,500	0.0%	-4.0%
PRESTON	\$1,388,000	\$1,418,000	-2.1%	-9.5%
RED CLIFFS*	\$526,000	\$531,000	-0.9%	2.9%
REDAN*	\$640,000	-	-	-
RESEARCH*	\$1,508,500	\$1,541,000	-2.1%	-12.3%
RESERVOIR	\$1,110,000	\$1,100,000	0.9%	-2.5%
RHYLL*	\$892,500	-	-	-
RICHMOND*	\$2,150,000	\$2,370,000	-9.3%	-6.1%
RIDDELLS CREEK*	\$1,082,500	\$1,112,500	-2.7%	4.3%
RINGWOOD	\$1,277,500	\$1,206,500	5.9%	16.1%
RINGWOOD EAST*	\$1,158,000	\$1,161,250	-0.3%	-1.7%
RINGWOOD NORTH	\$1,275,000	\$1,273,000	0.2%	-4.7%
ROCKBANK	\$640,250	\$650,000	-1.5%	-2.8%
ROMSEY*	\$815,000	\$827,500	-1.5%	-1.5%
ROSANNA*	\$1,547,500	\$1,569,000	-1.4%	0.8%
ROSEBUD	\$1,030,000	\$1,006,000	2.4%	-1.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ROSEDALE*	\$570,000	\$570,000	0.0%	-7.3%
ROWVILLE	\$1,151,444	\$1,143,000	0.7%	-1.7%
ROXBURGH PARK	\$703,000	\$698,000	0.7%	0.4%
RUTHERGLEN*	\$787,500	\$740,000	6.4%	-
RYE	\$1,205,000	\$1,245,500	-3.3%	-11.7%
SAFETY BEACH*	\$1,250,000	\$1,280,000	-2.3%	-15.5%
SALE	\$570,000	\$575,000	-0.9%	-0.9%
SAN REMO*	\$892,500	\$920,000	-3.0%	-
SANDHURST	\$1,030,000	\$1,025,000	0.5%	-4.2%
SANDRINGHAM*	\$2,300,000	\$2,300,000	0.0%	-1.1%
SASSAFRAS*	\$1,027,500	-	-	-
SCORESBY*	\$1,070,000	\$1,047,750	2.1%	4.5%
SEABROOK*	\$820,000	\$825,000	-0.6%	3.8%
SEAFORD	\$975,000	\$980,000	-0.5%	2.1%
SEBASTOPOL*	\$500,000	\$491,500	1.7%	0.1%
SELBY*	\$850,000	-	-	-
SEVILLE*	\$1,140,500	\$1,140,500	0.0%	-1.5%
SHEPPARTON	\$603,157	\$602,500	0.1%	-1.1%
SHEPPARTON NORTH*	\$684,000	\$620,000	10.3%	-
SKYE*	\$826,000	\$825,000	0.1%	1.3%
SMYTHES CREEK*	\$570,000	\$560,000	1.8%	-4.2%
SOLDIERS HILL*	\$720,000	\$770,000	-6.5%	-19.3%
SOMERVILLE*	\$1,000,000	\$1,003,250	-0.3%	3.6%
SORRENTO*	\$1,875,000	\$1,856,250	1.0%	-11.0%
SOUTH MELBOURNE*	\$2,410,000	\$2,642,500	-8.8%	-22.3%
SOUTH MORANG	\$860,000	\$850,000	1.2%	1.2%
SOUTH YARRA*	\$3,440,000	\$3,440,000	0.0%	-15.4%
SPOTSWOOD*	\$1,320,000	\$1,355,000	-2.6%	-
SPRING GULLY*	\$770,000	\$749,500	2.7%	-1.0%
SPRINGVALE*	\$917,500	\$932,450	-1.6%	3.1%
SPRINGVALE SOUTH*	\$925,000	\$913,444	1.3%	-1.1%
ST ALBANS	\$720,000	\$720,000	0.0%	-1.3%
ST ANDREWS BEACH*	\$1,645,000	-	-	-
ST HELENA*	\$1,190,750	\$1,210,000	-1.6%	-0.4%
ST KILDA*	\$2,375,000	\$2,500,000	-5.0%	-12.4%
ST KILDA EAST*	\$1,967,500	\$2,025,000	-2.8%	-8.1%
ST LEONARDS	\$760,000	\$745,000	2.0%	2.4%
STAWELL*	\$447,500	\$455,000	-1.6%	24.3%
STRATFORD*	\$565,000	\$564,500	0.1%	3.7%
STRATHDALE*	\$710,000	\$705,000	0.7%	2.9%
STRATHFIELDSAYE	\$797,500	\$780,000	2.2%	6.1%
STRATHMORE*	\$1,950,000	\$1,915,000	1.8%	13.2%
STRATHTULLOH	\$639,000	\$630,000	1.4%	-1.7%
SUNBURY	\$729,350	\$721,750	1.1%	1.3%
SUNSHINE*	\$920,000	\$984,444	-6.5%	-12.0%
SUNSHINE NORTH*	\$850,000	\$833,000	2.0%	4.9%
SUNSHINE WEST	\$735,000	\$735,000	0.0%	-9.1%
SURREY HILLS	\$2,337,500	\$2,350,000	-0.5%	-2.6%
SWAN HILL*	\$674,500	\$670,000	0.7%	6.2%
SYDENHAM*	\$760,000	\$737,500	3.1%	-0.4%
TANGAMBALANGA*	\$707,500	\$712,500	-0.7%	6.4%
TARNEIT	\$670,000	\$670,000	0.0%	-0.7%
TATURA*	\$574,500	\$492,500	16.6%	-
TAYLORS HILL	\$910,000	\$900,000	1.1%	-3.7%
TAYLORS LAKES	\$987,000	\$991,000	-0.4%	-1.3%
TECOMA*	\$1,120,000	\$1,030,000	8.7%	16.7%
TEESDALE*	\$1,085,000	\$1,080,000	0.5%	6.6%
TEMPLESTOWE	\$1,611,500	\$1,630,000	-1.1%	-3.2%
TEMPLESTOWE LOWER	\$1,430,000	\$1,440,000	-0.7%	-1.0%
THE BASIN*	\$1,072,000	\$1,180,000	-9.2%	14.0%
THOMASTOWN*	\$802,000	\$808,500	-0.8%	2.0%
THORNBURY*	\$1,827,500	\$1,795,000	1.8%	1.5%
THORNHILL PARK	\$610,000	\$610,000	0.0%	-2.4%
TOORAK*	\$4,400,000	\$5,450,000	-19.3%	-27.9%
TOOTGAROOK*	\$1,030,500	\$1,020,000	1.0%	-12.7%
TORQUAY	\$1,200,000	\$1,200,000	0.0%	-7.0%
TRAFALGAR*	\$695,000	\$685,000	1.5%	6.1%
TRARALGON	\$607,500	\$610,000	-0.4%	-0.4%
TRUGANINA	\$691,000	\$690,000	0.1%	1.4%
TULLAMARINE*	\$811,000	\$788,500	2.9%	2.1%
TYABB*	\$950,000	\$950,000	0.0%	1.1%
UPPER FERNTREE GULLY*	\$975,000	\$977,500	-0.3%	-
UPWEY*	\$985,000	\$935,000	5.3%	-1.0%
VENTNOR*	\$895,000	\$910,000	-1.6%	-17.5%
VERMONT	\$1,355,500	\$1,350,000	0.4%	-0.7%
VERMONT SOUTH	\$1,480,750	\$1,487,000	-0.4%	-2.1%
VIEWBANK*	\$1,227,500	\$1,240,000	-1.0%	-1.9%
WALLAN	\$645,000	\$640,000	0.8%	0.8%
WALLINGTON*	\$1,835,319	-	-	-
WANDANA HEIGHTS*	\$965,000	\$965,000	0.0%	1.7%
WANDIN NORTH*	\$980,000	\$967,500	1.3%	2.6%
WANGARATTA	\$667,500	\$672,500	-0.7%	-1.8%
WANTIRNA	\$1,230,000	\$1,160,000	6.0%	3.8%
WANTIRNA SOUTH	\$1,300,000	\$1,272,500	2.2%	-2.8%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
WARRAGUL	\$670,000	\$680,500	-1.5%	-6.9%
WARRANTDYTE*	\$1,361,500	\$1,400,000	-2.8%	-8.4%
WARRANWOOD*	\$1,275,000	\$1,302,500	-2.1%	-5.6%
WARRNAMBOOL	\$693,500	\$695,000	-0.2%	-1.6%
WATERWAYS*	\$1,630,000	\$1,500,000	8.7%	8.7%
WATSONIA*	\$1,211,000	\$1,155,750	4.8%	18.9%
WATSONIA NORTH*	\$1,187,500	\$1,187,500	0.0%	11.9%
WATTLE GLEN*	\$1,027,500	-	-	-
WAURN PONDS*	\$797,500	\$885,000	-9.9%	-8.9%
WEIR VIEWS	\$575,000	\$575,000	0.0%	-0.9%
WENDOUREE*	\$525,000	\$518,500	1.3%	1.7%
WERRIBEE	\$668,000	\$665,000	0.5%	0.5%
WERRIBEE SOUTH*	\$900,500	-	-	-
WEST FOOTSCRAY*	\$1,080,000	\$1,275,000	-15.3%	-17.9%
WEST WODONGA	\$650,000	\$645,000	0.8%	3.2%
WESTMEADOWS*	\$832,500	\$821,250	1.4%	17.2%
WHEELERS HILL	\$1,408,500	\$1,388,888	1.4%	-6.7%
WHITE HILLS*	\$710,000	\$677,500	4.8%	24.6%
WHITTLESEA*	\$835,000	\$765,000	9.2%	0.8%
WILLIAMS LANDING	\$842,500	\$828,000	1.8%	1.8%
WILLIAMSTOWN	\$2,000,000	\$2,000,000	0.0%	8.0%
WINTER VALLEY	\$556,500	\$550,000	1.2%	-0.6%
WODONGA	\$656,000	\$649,000	1.1%	4.0%
WOLLERT	\$721,000	\$723,500	-0.3%	-1.9%
WONGA PARK*	\$1,460,000	\$1,460,000	0.0%	-16.6%
WONTHAGGI*	\$622,500	\$623,750	-0.2%	-2.0%
WOODEND*	\$1,165,000	\$1,095,000	6.4%	-7.5%
WOORI YALLOCK*	\$820,000	-	-	-
WY YUNG*	\$880,000	\$865,000	1.7%	10.3%
WYNDHAM VALE	\$625,000	\$625,000	0.0%	-0.8%
YALLAMBIE*	\$1,195,679	\$1,185,000	0.9%	10.7%
YARRA GLEN*	\$1,050,000	\$1,008,750	4.1%	12.3%
YARRA JUNCTION*	\$834,200	\$789,600	5.6%	-2.7%
YARRAVILLE	\$1,470,000	\$1,431,000	2.7%	-5.2%
YARRAWONGA*	\$690,000	\$725,000	-4.8%	-9.3%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 1 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$375,000	\$375,000	0.0%	1.4%
ALBION*	\$225,000	\$215,000	4.7%	12.5%
ALPHINGTON*	\$328,000	\$329,000	-0.3%	-3.5%
ARMADALE	\$413,000	\$411,000	0.5%	-2.2%
ASCOT VALE*	\$318,000	\$355,000	-10.4%	-7.8%
BALACLAVA*	\$360,000	\$400,000	-10.0%	-7.7%
BENTLEIGH EAST*	\$393,000	\$397,500	-1.1%	-1.6%
BLACKBURN*	\$362,500	\$355,000	2.1%	2.1%
BORONIA*	\$357,500	-	-	-
BOX HILL*	\$142,750	\$142,750	0.0%	-15.0%
BRIGHTON*	\$465,000	\$465,000	0.0%	1.1%
BRUNSWICK	\$378,000	\$380,000	-0.5%	-3.8%
BRUNSWICK EAST	\$407,500	\$401,000	1.6%	5.8%
BRUNSWICK WEST	\$315,000	\$316,000	-0.3%	0.0%
BUNDOORA*	\$325,000	\$325,000	0.0%	-0.8%
BURWOOD*	\$199,000	\$327,000	-39.1%	47.4%
BURWOOD EAST*	\$415,000	\$415,000	0.0%	-
CAMBERWELL*	\$409,444	\$408,888	0.1%	-0.1%
CARLTON	\$270,000	\$277,000	-2.5%	-5.3%
CARNEGIE	\$349,000	\$370,000	-5.7%	1.5%
CAULFIELD NORTH*	\$360,000	\$347,500	3.6%	-4.0%
CAULFIELD SOUTH*	\$305,000	-	-	2.7%
CHELTENHAM*	\$405,000	\$405,000	0.0%	8.7%
CLAYTON*	\$355,000	\$340,000	4.4%	-
CLIFTON HILL*	\$390,000	\$388,000	0.5%	1.6%
COBURG*	\$360,000	\$335,800	7.2%	5.9%
COLLINGWOOD	\$430,000	\$437,500	-1.7%	-4.5%
CREMORNE*	\$440,000	\$450,000	-2.2%	0.0%
DANDENONG*	\$276,500	\$270,000	2.4%	2.4%
DOCKLANDS	\$389,400	\$395,000	-1.4%	-6.2%
DONCASTER*	\$378,000	\$392,400	-3.7%	3.6%
DONCASTER EAST*	\$380,000	\$370,000	2.7%	-2.6%
EAST MELBOURNE*	\$450,000	\$447,500	0.6%	-18.2%
ELSTERNWICK*	\$375,000	\$375,000	0.0%	-3.2%
ELWOOD	\$428,000	\$434,000	-1.4%	4.4%
EPPING*	\$315,000	\$315,000	0.0%	3.3%
ESSENDON	\$330,000	\$330,000	0.0%	0.0%
ESSENDON NORTH*	\$318,000	\$315,000	1.0%	2.6%
FAIRFIELD*	\$400,000	\$407,500	-1.8%	6.7%
FITZROY*	\$520,000	\$500,000	4.0%	4.1%
FITZROY NORTH*	\$421,500	\$432,500	-2.5%	-0.2%
FLEMINGTON*	\$334,500	\$310,000	7.9%	-1.6%
FOOTSCRAY	\$306,000	\$315,000	-2.9%	-8.1%
FRANKSTON*	\$330,000	\$350,000	-5.7%	32.0%
GEELONG WEST*	\$305,000	\$305,000	0.0%	-
GLEN HUNTLY*	\$308,750	\$305,000	1.2%	6.5%
GLEN IRIS*	\$350,500	\$353,000	-0.7%	-5.3%
GLEN WAVERLEY*	\$368,000	-	-	-
HAMPTON*	\$525,000	\$412,000	27.4%	19.3%
HAWTHORN	\$399,000	\$407,000	-2.0%	-1.6%
HAWTHORN EAST	\$373,290	\$377,500	-1.1%	-3.3%
HEIDELBERG*	\$387,500	\$377,500	2.6%	0.6%
HERNE HILL*	\$298,750	\$336,000	-11.1%	-12.4%
HIGHETT*	\$404,000	\$400,000	1.0%	-3.9%
IVANHOE*	\$425,000	\$436,000	-2.5%	-2.3%
KENSINGTON*	\$370,000	\$370,000	0.0%	-1.6%
KEW*	\$445,000	\$455,000	-2.2%	-8.6%
MACLEOD*	\$111,559	\$104,500	6.8%	-
MALVERN*	\$413,500	\$405,000	2.1%	7.4%
MALVERN EAST	\$293,000	\$300,000	-2.3%	-2.5%
MARIBYRNONG*	\$330,100	\$330,100	0.0%	-1.5%
MELBOURNE	\$350,000	\$360,000	-2.8%	-2.8%
MENTONE*	\$381,000	\$377,000	1.1%	4.1%
MITCHAM*	\$292,500	\$295,000	-0.8%	-5.6%
MOONEE PONDS	\$391,900	\$381,750	2.7%	6.5%
MORDIALLOC*	\$395,050	\$370,000	6.8%	3.1%
MURRUMBEENA*	\$335,000	\$328,500	2.0%	6.0%
NEWPORT*	\$331,000	-	-	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
NOBLE PARK*	\$250,000	\$258,000	-3.1%	-1.6%
NORTH MELBOURNE	\$352,250	\$350,000	0.6%	-3.0%
NORTHCOTE	\$409,000	\$420,000	-2.6%	-5.0%
NOTTING HILL*	\$295,000	\$295,000	0.0%	-11.7%
ORMOND*	\$335,000	\$330,000	1.5%	11.7%
PARKDALE*	\$380,000	-	-	-
PARKVILLE*	\$328,000	\$328,000	0.0%	-2.0%
PORT MELBOURNE	\$460,000	\$460,000	0.0%	2.2%
PRAHRAN	\$380,000	\$380,000	0.0%	-1.3%
PRESTON	\$380,000	\$375,000	1.3%	1.3%
RESERVOIR*	\$388,000	\$407,500	-4.8%	-6.5%
RICHMOND	\$410,500	\$400,000	2.6%	5.3%
RINGWOOD*	\$375,000	\$375,000	0.0%	-5.7%
SANDRINGHAM*	\$365,000	\$365,000	0.0%	0.0%
SOUTH MELBOURNE	\$427,500	\$400,000	6.9%	1.8%
SOUTH YARRA	\$385,000	\$384,000	0.3%	1.3%
SOUTHBANK	\$378,500	\$378,000	0.1%	-2.9%
ST KILDA	\$380,000	\$375,000	1.3%	1.3%
ST KILDA EAST	\$309,750	\$325,000	-4.7%	-18.5%
ST KILDA WEST*	\$407,500	\$405,000	0.6%	-6.3%
THORNBURY	\$370,000	\$368,500	0.4%	0.0%
TOORAK*	\$466,000	\$452,500	3.0%	0.2%
TRARALGON*	\$202,750	-	-	-
TRAVANCORE*	\$362,500	-	-	10.7%
WANTIRNA SOUTH*	\$350,000	\$352,500	-0.7%	0.0%
WEST FOOTSCRAY*	\$280,000	\$270,000	3.7%	21.1%
WEST MELBOURNE	\$349,000	\$370,000	-5.7%	-14.9%
WINDSOR*	\$378,500	\$370,000	2.3%	0.9%
YARRAVILLE*	\$379,275	\$376,500	0.7%	-7.5%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 2 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$615,000	\$600,000	2.5%	3.4%
AIRPORT WEST*	\$620,250	\$631,000	-1.7%	3.4%
ALBION*	\$307,500	\$307,500	0.0%	-14.0%
ALPHINGTON*	\$705,000	\$700,000	0.7%	-2.1%
ALTONA	\$650,000	\$652,500	-0.4%	-5.1%
ALTONA MEADOWS*	\$520,000	\$520,000	0.0%	2.0%
ALTONA NORTH*	\$615,000	\$622,500	-1.2%	-6.8%
ARMADALE	\$700,000	\$691,000	1.3%	-2.1%
ASCOT VALE	\$521,250	\$522,500	-0.2%	-5.9%
ASHWOOD*	\$723,000	\$723,000	0.0%	-3.3%
ASPENDALE*	\$750,000	\$750,000	0.0%	5.6%
BAIRNSDALE*	\$327,500	\$324,000	1.1%	-6.4%
BALACLAVA	\$612,000	\$623,000	-1.8%	-0.9%
BALLARAT CENTRAL*	\$365,000	\$372,500	-2.0%	-9.3%
BALLARAT EAST*	\$342,500	\$321,000	6.7%	-
BALLARAT NORTH*	\$327,500	\$327,500	0.0%	-
BALWYN	\$618,000	\$632,000	-2.2%	-10.2%
BALWYN NORTH*	\$770,000	\$762,500	1.0%	6.4%
BAYSWATER*	\$620,000	\$600,000	3.3%	5.1%
BAYSWATER NORTH	\$600,000	\$600,000	0.0%	2.3%
BEAUMARIS*	\$816,500	\$810,000	0.8%	5.0%
BELMONT*	\$500,000	\$510,000	-2.0%	-4.0%
BENALLA*	\$305,000	\$295,000	3.4%	-
BENDIGO*	\$455,000	\$425,000	7.1%	-
BENTLEIGH	\$626,000	\$625,000	0.2%	-0.6%
BENTLEIGH EAST	\$658,000	\$632,500	4.0%	7.3%
BERWICK*	\$587,500	\$600,000	-2.1%	1.1%
BLACK ROCK*	\$875,500	\$855,500	2.3%	3.7%
BLACKBURN	\$622,500	\$630,000	-1.2%	-2.4%
BLACKBURN SOUTH*	\$685,000	\$675,000	1.5%	-4.5%
BONBEACH*	\$619,000	\$615,000	0.7%	-1.3%
BORONIA	\$597,500	\$600,000	-0.4%	-0.5%
BOX HILL	\$545,000	\$560,000	-2.7%	-0.9%
BOX HILL NORTH*	\$730,500	\$732,000	-0.2%	-0.8%
BOX HILL SOUTH*	\$585,000	\$600,000	-2.5%	-24.3%
BRAYBROOK*	\$580,575	\$590,575	-1.7%	3.7%
BRIAR HILL*	\$655,000	-	-	-
BRIGHTON	\$905,000	\$905,000	0.0%	-3.2%
BRIGHTON EAST*	\$881,000	\$856,000	2.9%	-4.2%
BROADMEADOWS	\$450,000	\$436,000	3.2%	7.8%
BROOKLYN*	\$602,500	\$610,000	-1.2%	-4.5%
BRUNSWICK	\$657,500	\$650,000	1.2%	3.5%
BRUNSWICK EAST	\$630,000	\$625,000	0.8%	-1.6%
BRUNSWICK WEST	\$565,000	\$560,000	0.9%	5.4%
BULLEEN*	\$600,000	\$650,000	-7.7%	-14.3%
BUNDOORA	\$460,000	\$457,500	0.5%	2.2%
BURWOOD	\$648,500	\$617,500	5.0%	19.0%
BURWOOD EAST*	\$610,000	\$605,000	0.8%	8.9%
CAMBERWELL	\$718,500	\$690,000	4.1%	2.2%
CANADIAN*	\$370,000	\$370,000	0.0%	13.0%
CANTERBURY*	\$920,000	\$900,000	2.2%	1.1%
CARLTON	\$600,000	\$610,000	-1.6%	-3.2%
CARLTON NORTH*	\$750,000	\$742,500	1.0%	7.9%
CARNEGIE	\$638,500	\$630,000	1.3%	1.3%
CAROLINE SPRINGS*	\$452,000	\$442,000	2.3%	2.7%
CARRUM*	\$707,500	\$691,000	2.4%	3.7%
CARRUM DOWNS*	\$523,000	\$497,000	5.2%	7.0%
CAULFIELD*	\$595,500	\$591,000	0.8%	-7.8%
CAULFIELD NORTH	\$620,000	\$610,000	1.6%	1.6%
CAULFIELD SOUTH*	\$655,000	\$630,000	4.0%	5.6%
CHADSTONE*	\$590,000	\$540,000	9.3%	7.3%
CHELSEA	\$640,000	\$625,000	2.4%	0.5%
CHELTENHAM	\$635,000	\$635,500	-0.1%	-3.8%
CHIRNSIDE PARK*	\$677,500	-	-	-
CLAYTON	\$550,000	\$561,250	-2.0%	-0.9%
CLAYTON SOUTH*	\$500,500	\$487,500	2.7%	10.0%
CLIFTON HILL*	\$870,000	\$880,000	-1.1%	18.8%
COBURG	\$625,000	\$622,500	0.4%	5.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
COBURG NORTH*	\$673,250	\$660,000	2.0%	-1.9%
COLLINGWOOD	\$700,000	\$692,000	1.2%	0.0%
COWES*	\$490,000	\$495,000	-1.0%	9.4%
CRAIGIEBURN	\$390,000	\$390,500	-0.1%	-1.3%
CRANBOURNE*	\$446,000	\$445,000	0.2%	0.2%
CRANBOURNE NORTH*	\$445,000	\$465,000	-4.3%	-8.2%
CREMORNE*	\$715,000	\$707,500	1.1%	15.9%
CROYDON	\$591,000	\$591,000	0.0%	1.9%
CROYDON NORTH*	\$652,500	\$648,750	0.6%	-
DANDENONG	\$390,000	\$380,000	2.6%	5.4%
DANDENONG NORTH*	\$530,000	\$512,000	3.5%	7.9%
DEER PARK*	\$455,000	\$449,500	1.2%	-1.1%
DINGLEY VILLAGE*	\$690,000	\$692,500	-0.4%	-1.4%
DOCKLANDS	\$641,888	\$651,000	-1.4%	-1.2%
DONCASTER	\$567,000	\$570,000	-0.5%	-2.2%
DONCASTER EAST	\$578,500	\$595,000	-2.8%	-7.4%
DONVALE*	\$665,000	\$675,000	-1.5%	-8.9%
DOVETON*	\$515,000	\$503,800	2.2%	2.8%
DROMANA*	\$515,000	\$487,500	5.6%	-
DROUIN*	\$435,000	\$425,000	2.4%	3.6%
EAST MELBOURNE	\$800,000	\$815,000	-1.8%	-11.1%
ECHUCA*	\$410,000	\$425,000	-3.5%	2.5%
EDITHVALE*	\$685,000	\$633,500	8.1%	-1.2%
ELSTERNWICK	\$659,440	\$673,500	-2.1%	1.5%
ELTHAM*	\$682,000	\$650,000	4.9%	4.9%
ELWOOD	\$690,000	\$695,000	-0.7%	-4.2%
EPPING	\$442,500	\$436,500	1.4%	-5.0%
ESSENDON	\$568,000	\$575,000	-1.2%	4.2%
ESSENDON NORTH	\$408,000	\$405,000	0.7%	-2.6%
FAIRFIELD*	\$655,000	\$671,250	-2.4%	-9.9%
FAWKNER*	\$520,000	\$530,000	-1.9%	-2.3%
FERNTREE GULLY	\$610,000	\$610,000	0.0%	2.8%
FITZROY	\$835,000	\$835,000	0.0%	-0.7%
FITZROY NORTH	\$703,750	\$720,000	-2.3%	-14.2%
FLEMINGTON*	\$540,000	\$533,000	1.3%	1.9%
FLORA HILL*	\$370,000	\$355,000	4.2%	9.6%
FOOTSCRAY	\$485,000	\$492,500	-1.5%	-3.0%
FOREST HILL*	\$640,000	\$646,250	-1.0%	-7.4%
FRANKSTON	\$506,500	\$495,000	2.3%	3.7%
FRANKSTON SOUTH*	\$673,500	\$643,000	4.7%	4.4%
GEELONG*	\$625,000	\$640,000	-2.3%	-2.6%
GEELONG WEST*	\$515,000	\$527,500	-2.4%	-5.5%
GLEN HUNTLY	\$626,000	\$635,000	-1.4%	3.0%
GLEN IRIS	\$620,000	\$635,000	-2.4%	-3.4%
GLEN WAVERLEY	\$692,550	\$701,550	-1.3%	-6.6%
GLENROY	\$537,500	\$535,000	0.5%	3.4%
GREENSBOROUGH*	\$641,000	\$650,000	-1.4%	2.6%
GROVEDALE*	\$455,000	\$481,000	-5.4%	-8.1%
HADFIELD*	\$490,000	\$513,500	-4.6%	-10.1%
HALLAM*	\$535,000	\$511,500	4.6%	13.2%
HAMLYN HEIGHTS*	\$512,750	\$497,000	3.2%	-1.4%
HAMPTON	\$832,750	\$817,750	1.8%	-0.3%
HAMPTON EAST*	\$720,000	\$732,500	-1.7%	-4.6%
HAMPTON PARK*	\$515,250	\$519,250	-0.8%	1.2%
HASTINGS*	\$465,000	\$455,000	2.2%	-2.1%
HAWTHORN	\$638,500	\$635,000	0.6%	1.3%
HAWTHORN EAST	\$656,500	\$651,250	0.8%	2.1%
HEALESVILLE*	\$520,000	\$532,500	-2.3%	-
HEATHMONT*	\$640,625	\$641,250	-0.1%	-3.0%
HEIDELBERG	\$630,000	\$630,500	-0.1%	4.1%
HEIDELBERG HEIGHTS	\$658,250	\$653,250	0.8%	-3.6%
HEIDELBERG WEST*	\$617,500	\$607,489	1.6%	1.2%
HERNE HILL*	\$410,000	\$410,000	0.0%	-
HIGHETT	\$612,500	\$609,500	0.5%	-3.8%
HIGHTON*	\$495,000	\$485,000	2.1%	-3.3%
HOPPERS CROSSING*	\$425,000	\$427,500	-0.6%	1.9%
HORSHAM*	\$312,500	\$290,250	7.7%	9.6%
HUGHESDALE*	\$548,000	\$567,500	-3.4%	-20.1%
IVANHOE	\$705,500	\$695,500	1.4%	8.5%
IVANHOE EAST*	\$731,500	\$760,000	-3.8%	8.3%
JACANA*	\$479,500	\$479,000	0.1%	-
KANGAROO FLAT*	\$370,000	\$380,000	-2.6%	15.6%
KEILOR EAST*	\$600,000	\$620,250	-3.3%	-12.4%
KENNINGTON*	\$350,000	\$330,000	6.1%	-15.7%
KENSINGTON	\$580,000	\$577,500	0.4%	2.3%
KEW	\$703,000	\$696,000	1.0%	4.6%
KEW EAST*	\$712,500	\$687,666	3.6%	-1.0%
KEYSBOROUGH*	\$620,000	\$612,000	1.3%	8.8%
KILSYTH*	\$655,000	\$651,250	0.6%	3.8%
KINGSBURY*	\$480,000	\$495,000	-3.0%	-11.8%
KINGSVILLE*	\$465,000	\$436,500	6.5%	-4.1%
KYABRAM*	\$332,500	\$372,000	-10.6%	-12.5%
LAKE WENDOUREE*	\$470,000	\$485,000	-3.1%	-
LAKES ENTRANCE*	\$306,625	\$308,250	-0.5%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
LALOR*	\$495,000	\$470,000	5.3%	-1.0%
LANGWARRIN	\$545,000	\$538,000	1.3%	2.2%
LARA*	\$437,000	\$440,000	-0.7%	-0.7%
LAVERTON*	\$485,000	\$470,000	3.2%	-
LEONGATHA*	\$415,000	\$415,000	0.0%	-
LEOPOLD*	\$462,500	\$465,000	-0.5%	2.8%
LILYDALE	\$588,500	\$580,000	1.5%	1.0%
LOWER PLENTY*	\$640,000	\$648,000	-1.2%	8.5%
MACLEOD*	\$670,775	\$670,775	0.0%	-9.4%
MAIDSTONE	\$550,000	\$492,000	11.8%	6.3%
MALVERN	\$671,500	\$676,500	-0.7%	-2.7%
MALVERN EAST	\$602,500	\$597,500	0.8%	-0.4%
MARIBYRNONG	\$492,500	\$490,000	0.5%	-1.0%
MCKINNON*	\$764,000	\$764,000	0.0%	6.1%
MELBOURNE	\$565,000	\$569,000	-0.7%	-0.9%
MELTON*	\$362,500	\$364,000	-0.4%	-
MELTON SOUTH*	\$370,500	\$370,000	0.1%	5.9%
MENTONE	\$660,000	\$650,000	1.5%	-0.8%
MERENDA*	\$380,000	\$400,000	-5.0%	-11.6%
MIDDLE PARK*	\$950,000	\$960,000	-1.0%	-15.6%
MILDURA	\$305,000	\$300,000	1.7%	5.2%
MILL PARK*	\$450,500	\$420,000	7.3%	9.9%
MITCHAM	\$660,000	\$680,000	-2.9%	-5.6%
MOE*	\$256,250	\$245,000	4.6%	0.5%
MONT ALBERT*	\$725,500	\$727,000	-0.2%	-3.3%
MONT ALBERT NORTH*	\$644,500	-	-	-9.2%
MONTMORENCY*	\$683,500	\$670,000	2.0%	2.8%
MOONEE PONDS	\$595,000	\$590,000	0.8%	3.1%
MOORABBIN*	\$577,500	\$560,000	3.1%	-0.4%
MOOROOLBARK	\$605,000	\$606,250	-0.2%	0.5%
MOOROOPNA*	\$295,000	\$280,000	5.4%	-3.0%
MORDIALLOC	\$650,000	\$659,000	-1.4%	1.1%
MORNINGTON	\$670,000	\$670,000	0.0%	5.5%
MORWELL*	\$267,000	\$261,000	2.3%	6.8%
MOUNT ELIZA*	\$642,500	\$655,000	-1.9%	5.3%
MOUNT MARTHA*	\$752,000	\$752,000	0.0%	11.6%
MOUNT WAVERLEY	\$750,000	\$760,500	-1.4%	-0.7%
MURRUMBEENA	\$602,500	\$662,750	-9.1%	0.4%
NARRE WARREN*	\$526,500	\$510,000	3.2%	3.2%
NEWPORT*	\$657,500	\$662,500	-0.8%	0.8%
NEWTOWN*	\$560,000	\$550,000	1.8%	-0.4%
NIDDRIE*	\$517,000	\$517,000	0.0%	-22.3%
NOBLE PARK	\$505,000	\$500,000	1.0%	-1.0%
NORLANE*	\$410,000	\$392,500	4.5%	5.1%
NORTH MELBOURNE	\$644,500	\$625,000	3.1%	2.3%
NORTHCOTE	\$670,000	\$682,550	-1.8%	-5.6%
NOTTING HILL*	\$433,500	\$431,000	0.6%	2.0%
NUNAWADING*	\$659,750	\$640,000	3.1%	2.5%
OAK PARK	\$607,500	\$618,000	-1.7%	4.4%
OAKLEIGH*	\$545,000	\$535,500	1.8%	9.3%
OAKLEIGH EAST*	\$570,000	\$585,000	-2.6%	-14.6%
OAKLEIGH SOUTH*	\$656,500	\$652,500	0.6%	7.9%
OCEAN GROVE*	\$625,000	\$635,000	-1.6%	-11.3%
ORMOND	\$622,500	\$609,000	2.2%	9.2%
PAKENHAM	\$455,000	\$455,000	0.0%	1.1%
PARKDALE*	\$700,000	\$716,750	-2.3%	-2.0%
PARKVILLE*	\$567,500	\$572,500	-0.9%	-0.4%
PASCOE VALE	\$605,000	\$599,500	0.9%	0.8%
PASCOE VALE SOUTH*	\$640,000	\$640,000	0.0%	1.4%
PATTERSON LAKES*	\$612,500	\$570,000	7.5%	5.4%
PAYNESVILLE*	\$392,500	\$410,000	-4.3%	-1.4%
POINT COOK*	\$440,000	\$455,000	-3.3%	-5.9%
PORT MELBOURNE	\$772,500	\$781,500	-1.2%	-2.2%
PORTLAND*	\$350,000	\$310,000	12.9%	2.9%
PRAHRAN	\$620,000	\$622,500	-0.4%	-2.4%
PRESTON	\$600,000	\$630,000	-4.8%	-2.4%
REDAN*	\$320,000	\$330,000	-3.0%	-9.2%
RESERVOIR	\$600,000	\$600,000	0.0%	0.4%
RICHMOND	\$650,000	\$671,000	-3.1%	-8.4%
RINGWOOD	\$581,000	\$562,500	3.3%	0.2%
RINGWOOD EAST	\$668,500	\$640,000	4.5%	4.8%
RIPPONLEA*	\$545,500	\$630,000	-13.4%	-16.1%
ROSANNA*	\$709,000	\$690,000	2.8%	-8.8%
ROSEBUD*	\$565,000	\$565,000	0.0%	-5.8%
ROWVILLE*	\$582,500	\$576,500	1.0%	35.2%
SAFETY BEACH*	\$578,000	-	-	-17.4%
SALE*	\$305,000	\$295,000	3.4%	-4.7%
SANDRINGHAM*	\$672,250	\$687,500	-2.2%	-5.0%
SEAFORD	\$540,000	\$550,750	-2.0%	0.4%
SEBASTOPOL*	\$340,000	\$330,000	3.0%	4.6%
SEDDON*	\$730,000	\$622,500	17.3%	25.9%
SHEPPARTON*	\$346,800	\$334,000	3.8%	5.1%
SOMERVILLE*	\$545,000	\$523,000	4.2%	10.8%
SOUTH KINGSVILLE*	\$625,000	\$580,000	7.8%	-1.6%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
SOUTH MELBOURNE	\$621,500	\$628,000	-1.0%	-6.5%
SOUTH MORANG*	\$498,750	\$495,000	0.8%	8.1%
SOUTH YARRA	\$650,000	\$650,000	0.0%	-3.7%
SOUTHBANK	\$595,000	\$600,750	-1.0%	-4.0%
SPRINGVALE*	\$550,000	\$605,000	-9.1%	-3.9%
ST ALBANS	\$440,000	\$440,000	0.0%	0.5%
ST KILDA	\$626,000	\$625,000	0.2%	0.6%
ST KILDA EAST	\$607,000	\$606,000	0.2%	-5.2%
ST KILDA WEST*	\$700,000	\$711,000	-1.5%	4.5%
STRATHMORE*	\$641,000	\$625,000	2.6%	20.7%
SUNBURY*	\$470,000	\$470,000	0.0%	2.3%
SUNSHINE*	\$502,000	\$511,000	-1.8%	1.4%
SUNSHINE NORTH*	\$509,000	\$504,000	1.0%	-
SUNSHINE WEST*	\$475,000	\$465,250	2.1%	-0.4%
SURREY HILLS	\$761,500	\$762,000	-0.1%	-5.6%
SWAN HILL*	\$339,000	\$330,000	2.7%	-
SYDENHAM*	\$440,000	\$440,000	0.0%	5.4%
TARNEIT*	\$411,250	\$411,250	0.0%	2.2%
TEMPLESTOWE*	\$612,000	\$637,500	-4.0%	-8.9%
TEMPLESTOWE LOWER*	\$616,000	\$612,000	0.7%	-14.4%
THOMASTOWN*	\$485,500	\$500,000	-2.9%	3.5%
THORNBURY	\$635,250	\$630,000	0.8%	-2.3%
TOORAK	\$782,500	\$800,000	-2.2%	-11.1%
TORQUAY*	\$727,500	\$708,000	2.8%	-0.3%
TRARALGON*	\$320,250	\$332,500	-3.7%	-1.5%
TRAVANCORE*	\$355,000	\$377,000	-5.8%	-7.3%
TULLAMARINE*	\$505,000	\$490,000	3.1%	0.1%
VERMONT*	\$730,000	\$720,000	1.4%	2.5%
WANGARATTA*	\$345,000	\$345,000	0.0%	3.0%
WANTIRNA*	\$595,000	\$595,000	0.0%	-
WANTIRNA SOUTH*	\$515,000	\$515,000	0.0%	-0.5%
WARRAGUL*	\$457,500	\$450,000	1.7%	3.0%
WARRNAMBOOL*	\$425,000	\$417,500	1.8%	2.4%
WATSONIA*	\$670,000	\$660,000	1.5%	3.1%
WENDOUREE*	\$335,000	\$325,000	3.1%	-5.0%
WERRIBEE	\$410,000	\$400,000	2.5%	2.5%
WERRIBEE SOUTH*	\$415,000	\$407,500	1.8%	-
WEST FOOTSCRAY	\$500,000	\$537,000	-6.9%	-6.5%
WEST MELBOURNE	\$555,588	\$557,194	-0.3%	-4.6%
WEST WODONGA*	\$389,500	\$385,000	1.2%	3.6%
WESTMEADOWS*	\$502,500	\$536,250	-6.3%	4.1%
WHITTINGTON*	\$390,000	\$390,000	0.0%	-
WILLIAMS LANDING*	\$412,500	\$410,000	0.6%	-
WILLIAMSTOWN*	\$680,000	\$650,000	4.6%	4.2%
WINDSOR	\$625,000	\$625,000	0.0%	-2.3%
WODONGA*	\$380,000	\$372,500	2.0%	11.8%
WOLLERT*	\$440,000	\$428,000	2.8%	9.5%
WONTHAGGI*	\$385,000	\$385,000	0.0%	-3.5%
YARRAVILLE	\$639,000	\$671,000	-4.8%	-3.2%

Source: REIV

June Quarter 2025 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Prices by Suburb, 3 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,153,000	\$1,152,500	0.0%	0.6%
AIRPORT WEST*	\$798,000	\$807,500	-1.2%	-0.4%
ALBION*	\$650,000	\$592,000	9.8%	7.4%
ALPHINGTON*	\$1,067,500	\$1,115,000	-4.3%	-8.8%
ALTONA*	\$895,000	\$877,500	2.0%	2.3%
ALTONA MEADOWS*	\$630,000	\$615,000	2.4%	4.6%
ALTONA NORTH	\$840,000	\$820,000	2.4%	-1.2%
ARDEER*	\$620,000	-	-	-
ARMADALE*	\$1,425,000	\$1,425,000	0.0%	9.6%
ASCOT VALE*	\$940,000	\$991,000	-5.1%	1.6%
ASHWOOD*	\$1,088,000	\$1,150,000	-5.4%	-10.5%
ASPENDALE*	\$1,130,000	\$1,173,750	-3.7%	8.9%
AVONDALE HEIGHTS*	\$735,000	\$730,000	0.7%	5.9%
BALACLAVA*	\$1,087,500	\$972,500	11.8%	-
BALLARAT NORTH*	\$481,250	\$557,500	-13.7%	-
BALWYN*	\$1,421,000	\$1,450,000	-2.0%	-3.3%
BALWYN NORTH*	\$1,201,950	\$1,231,750	-2.4%	-7.9%
BAYSWATER	\$735,000	\$735,000	0.0%	-3.4%
BAYSWATER NORTH*	\$780,000	\$761,000	2.5%	8.9%
BEAUMARIS*	\$1,312,500	\$1,350,000	-2.8%	-14.6%
BELL PARK*	\$575,000	\$600,000	-4.2%	-0.4%
BELMONT*	\$653,000	\$665,000	-1.8%	-3.6%
BENTLEIGH	\$1,047,000	\$1,106,500	-5.4%	-11.6%
BENTLEIGH EAST	\$1,190,000	\$1,160,000	2.6%	-2.7%
BERWICK*	\$665,000	\$680,000	-2.2%	-1.5%
BLACK ROCK*	\$1,548,000	\$1,552,500	-0.3%	12.6%
BLACKBURN	\$1,088,500	\$1,000,000	8.9%	0.3%
BLACKBURN NORTH*	\$821,500	\$953,200	-13.8%	-16.2%
BLACKBURN SOUTH*	\$985,000	\$964,000	2.2%	3.7%
BONBEACH*	\$910,000	\$911,500	-0.2%	-1.1%
BORONIA	\$755,000	\$750,000	0.7%	0.0%
BOX HILL*	\$883,000	\$835,000	5.7%	4.9%
BOX HILL NORTH*	\$956,050	\$956,050	0.0%	-2.4%
BOX HILL SOUTH*	\$1,010,000	\$1,010,000	0.0%	6.6%
BRAYBROOK*	\$671,000	\$670,000	0.1%	-0.9%
BRIGHTON	\$1,917,500	\$1,900,000	0.9%	2.0%
BRIGHTON EAST	\$1,350,000	\$1,382,000	-2.3%	1.7%
BROADMEADOWS*	\$550,000	\$550,000	0.0%	0.9%
BROOKLYN*	\$685,000	\$680,000	0.7%	2.2%
BRUNSWICK*	\$1,060,000	\$1,060,000	0.0%	-1.9%
BRUNSWICK EAST*	\$1,125,000	\$1,100,000	2.3%	2.2%
BRUNSWICK WEST*	\$872,000	\$825,000	5.7%	2.9%
BULLEEN*	\$1,060,000	\$1,140,000	-7.0%	3.9%
BUNDOORA*	\$681,000	\$675,000	0.9%	-0.1%
BURWOOD*	\$1,011,500	\$1,024,000	-1.2%	6.5%
CAMBERWELL*	\$1,300,000	\$1,350,000	-3.7%	-13.3%
CANADIAN*	\$415,000	\$440,000	-5.7%	-
CANTERBURY*	\$1,495,000	\$1,680,000	-11.0%	-8.4%
CAPEL SOUND*	\$706,000	-	-	-
CARLTON*	\$960,000	\$1,030,000	-6.8%	-12.0%
CARNEGIE	\$967,000	\$975,000	-0.8%	-5.6%
CAROLINE SPRINGS*	\$602,500	\$615,000	-2.0%	6.8%
CARRUM*	\$895,000	\$880,000	1.7%	-2.2%
CARRUM DOWNS	\$637,500	\$615,000	3.7%	6.4%
CAULFIELD*	\$1,110,000	\$1,110,000	0.0%	-21.2%
CAULFIELD NORTH	\$1,100,000	\$1,047,000	5.1%	-9.1%
CAULFIELD SOUTH*	\$1,203,750	\$1,185,000	1.6%	-7.5%
CHADSTONE*	\$950,000	\$965,000	-1.6%	-1.6%
CHELSEA*	\$940,000	\$920,000	2.2%	1.6%
CHELtenham	\$970,000	\$950,000	2.1%	0.6%
CHIRNSIDE PARK*	\$715,000	\$717,500	-0.3%	-
CLAYTON	\$836,000	\$838,000	-0.2%	0.7%
CLAYTON SOUTH*	\$850,000	\$824,500	3.1%	1.6%
CLYDE*	\$570,000	-	-	-
CLYDE NORTH*	\$585,500	\$593,000	-1.3%	-2.8%
COBURG*	\$859,000	\$864,000	-0.6%	-6.1%
COLLINGWOOD*	\$1,277,500	\$1,255,000	1.8%	2.2%
COWES*	\$671,250	\$682,500	-1.6%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CRAIGIEBURN	\$495,500	\$490,500	1.0%	1.4%
CRANBOURNE*	\$570,000	\$564,500	1.0%	3.9%
CRANBOURNE WEST*	\$585,000	\$576,000	1.6%	1.7%
CROYDON	\$767,750	\$765,000	0.4%	-0.6%
CROYDON NORTH*	\$787,500	\$777,500	1.3%	4.7%
DANDENONG	\$577,000	\$560,000	3.0%	-3.0%
DANDENONG NORTH*	\$635,000	\$626,000	1.4%	-0.5%
DARLEY*	\$425,000	\$443,750	-4.2%	-
DEANSIDE*	\$540,000	\$535,000	0.9%	0.9%
DEER PARK*	\$518,500	\$525,000	-1.2%	-5.7%
DIAMOND CREEK*	\$827,500	\$840,000	-1.5%	0.3%
DINGLEY VILLAGE*	\$898,500	\$888,500	1.1%	3.9%
DOCKLANDS	\$1,185,000	\$1,200,000	-1.3%	3.0%
DONCASTER	\$917,000	\$930,000	-1.4%	-3.5%
DONCASTER EAST	\$1,018,000	\$1,030,000	-1.2%	-9.9%
DONVALE*	\$891,500	\$865,000	3.1%	-11.8%
DOVETON*	\$600,000	\$596,500	0.6%	5.3%
DROMANA*	\$869,500	\$800,250	8.7%	16.7%
DROUIN*	\$505,000	\$492,500	2.5%	4.1%
EAST MELBOURNE*	\$1,600,000	\$1,575,900	1.5%	-21.9%
EDITHVALE*	\$950,000	\$922,500	3.0%	-4.2%
ELSTERNWICK*	\$1,199,000	\$1,180,250	1.6%	6.6%
ELTHAM*	\$839,389	\$825,000	1.7%	-1.2%
ELWOOD*	\$1,202,000	\$1,195,000	0.6%	8.3%
ENDEAVOUR HILLS*	\$703,500	\$697,500	0.9%	-
EPPING*	\$575,000	\$555,000	3.6%	4.5%
ESSENDON*	\$880,000	\$875,000	0.6%	-4.5%
ESSENDON NORTH*	\$925,500	-	-	-
FAWKNER*	\$682,500	\$666,000	2.5%	0.5%
FERNTREE GULLY	\$720,000	\$740,000	-2.7%	-2.0%
FITZROY*	\$1,537,000	\$1,537,000	0.0%	-13.7%
FITZROY NORTH*	\$1,351,000	\$1,080,000	25.1%	25.1%
FLEMINGTON*	\$925,000	\$921,500	0.4%	-
FOOTSCRAY*	\$790,000	\$755,000	4.6%	-4.4%
FOREST HILL*	\$900,000	\$942,000	-4.5%	-4.9%
FRANKSTON	\$660,000	\$660,000	0.0%	1.5%
FRANKSTON SOUTH*	\$770,000	\$762,000	1.0%	1.0%
FRASER RISE*	\$585,000	\$593,000	-1.3%	-
GEELONG*	\$880,000	\$840,000	4.8%	-
GEELONG WEST*	\$805,000	\$822,500	-2.1%	-
GLEN HUNTLY*	\$952,500	\$1,000,000	-4.8%	-8.9%
GLEN IRIS*	\$1,310,000	\$1,310,000	0.0%	-0.9%
GLEN WAVERLEY	\$1,065,000	\$1,057,500	0.7%	-0.7%
GLENROY	\$674,500	\$675,000	-0.1%	-3.3%
GOLDEN SQUARE*	\$477,500	\$477,375	0.0%	-
GREENSBOROUGH*	\$850,000	\$822,500	3.3%	2.3%
GROVEDALE*	\$570,000	\$570,000	0.0%	-
HADFIELD*	\$707,000	\$742,000	-4.7%	0.7%
HAMPTON*	\$1,514,750	\$1,537,000	-1.4%	3.1%
HAMPTON EAST*	\$1,212,500	\$1,212,500	0.0%	-3.0%
HAMPTON PARK*	\$580,000	\$580,000	0.0%	-2.9%
HASTINGS*	\$618,750	\$627,500	-1.4%	-6.3%
HAWTHORN*	\$1,401,800	\$1,330,000	5.4%	3.8%
HAWTHORN EAST*	\$1,200,000	\$1,180,000	1.7%	0.8%
HEATHMONT*	\$836,000	\$780,000	7.2%	6.5%
HEIDELBERG*	\$889,444	\$891,000	-0.2%	-2.7%
HEIDELBERG HEIGHTS*	\$800,200	\$800,200	0.0%	0.0%
HEIDELBERG WEST*	\$802,500	\$788,500	1.8%	2.2%
HIGHETT	\$1,105,000	\$1,083,000	2.0%	1.1%
HIGHTON*	\$674,000	\$665,000	1.4%	0.6%
HILLSIDE*	\$578,500	\$577,000	0.3%	4.0%
HOPPERS CROSSING*	\$480,000	\$475,000	1.1%	7.9%
HORSHAM*	\$456,500	\$453,000	0.8%	-0.2%
HUGHESDALE*	\$990,000	\$1,102,500	-10.2%	-5.7%
IVANHOE*	\$1,127,500	\$1,100,000	2.5%	-0.6%
IVANHOE EAST*	\$1,270,000	\$1,291,250	-1.6%	-9.3%
KEILOR DOWNS*	\$616,500	\$622,000	-0.9%	-
KEILOR EAST*	\$760,000	\$728,750	4.3%	-2.6%
KENSINGTON*	\$900,000	\$900,000	0.0%	-11.5%
KEW	\$1,360,000	\$1,400,000	-2.9%	4.6%
KEW EAST*	\$1,290,000	\$1,315,000	-1.9%	-5.6%
KEYSBOROUGH*	\$720,000	\$730,000	-1.4%	-7.4%
KILSYTH*	\$738,000	\$745,000	-0.9%	-1.5%
KNOXFIELD*	\$787,000	\$786,000	0.1%	1.5%
LALOR*	\$590,000	\$593,500	-0.6%	-3.3%
LANGWARRIN*	\$627,000	\$627,000	0.0%	-2.6%
LAVERTON*	\$585,000	\$575,500	1.7%	1.2%
LILYDALE*	\$717,500	\$720,000	-0.3%	1.3%
MACLEOD*	\$875,000	\$887,500	-1.4%	-1.2%
MAIDSTONE*	\$734,000	\$730,000	0.5%	-1.1%
MALVERN*	\$1,701,000	\$1,610,500	5.6%	-24.4%
MALVERN EAST*	\$1,220,000	\$1,246,000	-2.1%	1.6%
MARIBYRNONG*	\$680,000	\$692,500	-1.8%	-5.7%
MCKINNON*	\$1,135,000	\$1,046,000	8.5%	3.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MEADOW HEIGHTS*	\$470,000	\$455,000	3.3%	-2.4%
MELBOURNE	\$1,255,000	\$1,150,000	9.1%	14.1%
MELTON*	\$400,000	\$395,000	1.3%	-2.4%
MELTON SOUTH*	\$395,000	\$395,000	0.0%	7.2%
MENTONE	\$1,070,000	\$1,120,000	-4.5%	1.4%
MERENDA*	\$585,000	\$543,000	7.7%	12.5%
MICKLEHAM*	\$506,500	-	-	-
MILDURA	\$410,500	\$412,000	-0.4%	-2.3%
MILL PARK*	\$580,000	\$560,000	3.6%	2.7%
MITCHAM*	\$915,000	\$925,000	-1.1%	-3.7%
MONT ALBERT NORTH*	\$1,155,000	\$1,195,000	-3.3%	-11.3%
MONTMORENCY*	\$847,500	\$861,000	-1.6%	0.5%
MOONEE PONDS*	\$985,000	\$975,000	1.0%	-4.8%
MOORABBIN*	\$1,083,750	\$1,074,750	0.8%	0.2%
MOOROOLBARK	\$720,000	\$730,888	-1.5%	-2.1%
MORDIALLOC*	\$992,500	\$1,000,000	-0.7%	-1.7%
MORNINGTON	\$910,000	\$1,000,000	-9.0%	-18.8%
MOUNT MARTHA*	\$860,000	\$870,000	-1.1%	0.0%
MOUNT WAVERLEY	\$1,114,000	\$1,100,000	1.3%	2.0%
MULGRAVE*	\$849,000	\$862,500	-1.6%	1.0%
MURRUMBEENA*	\$1,143,250	\$1,171,000	-2.4%	-3.5%
NARRE WARREN*	\$605,750	\$600,000	1.0%	1.3%
NEWPORT*	\$915,000	\$912,500	0.3%	4.0%
NIDDRIE*	\$855,000	\$805,000	6.2%	5.6%
NOBLE PARK	\$657,500	\$650,000	1.2%	2.8%
NORTH MELBOURNE*	\$1,170,000	\$1,140,000	2.6%	0.9%
NORTHCOTE*	\$1,070,000	\$1,155,000	-7.4%	-12.7%
NUNAWADING*	\$955,000	\$950,000	0.5%	0.5%
OAK PARK*	\$763,250	\$770,000	-0.9%	-0.2%
OAKLEIGH*	\$1,025,500	-	-	-
OAKLEIGH EAST*	\$900,000	\$870,000	3.4%	-0.6%
OAKLEIGH SOUTH*	\$916,944	\$898,944	2.0%	5.6%
OCEAN GROVE*	\$912,500	\$890,000	2.5%	-4.9%
OFFICER*	\$575,000	\$579,000	-0.7%	10.6%
ORMOND*	\$1,200,000	\$1,157,500	3.7%	3.1%
PAKENHAM	\$530,000	\$528,000	0.4%	1.9%
PARKDALE*	\$1,220,000	\$1,226,500	-0.5%	5.2%
PASCOE VALE	\$800,000	\$794,000	0.8%	1.7%
PASCOE VALE SOUTH*	\$881,000	\$835,000	5.5%	0.6%
PATTERSON LAKES*	\$792,500	\$792,500	0.0%	-9.5%
PAYNESVILLE*	\$462,500	\$447,000	3.5%	7.7%
POINT COOK*	\$582,000	\$585,000	-0.5%	-3.0%
PORT MELBOURNE*	\$1,500,000	\$1,485,000	1.0%	-1.5%
PRAHRAN*	\$1,008,500	\$1,350,000	-25.3%	-37.4%
PRESTON	\$895,000	\$870,000	2.9%	-0.6%
RESERVOIR	\$750,000	\$746,500	0.5%	0.0%
RICHMOND	\$1,260,000	\$1,390,000	-9.4%	-4.2%
RINGWOOD	\$802,000	\$820,000	-2.2%	-7.9%
RINGWOOD EAST*	\$813,000	\$862,500	-5.7%	-9.6%
RINGWOOD NORTH*	\$950,000	\$980,000	-3.1%	-
ROSANNA*	\$991,800	\$1,003,400	-1.2%	-0.3%
ROSEBUD*	\$761,250	\$768,750	-1.0%	0.5%
ROWVILLE*	\$816,000	\$790,000	3.3%	8.8%
ROXBURGH PARK*	\$467,000	\$468,500	-0.3%	-2.7%
SAFETY BEACH*	\$822,500	\$915,000	-10.1%	-23.5%
SALE*	\$371,500	\$370,000	0.4%	-
SANDRINGHAM*	\$1,245,000	\$1,280,000	-2.7%	-11.1%
SEAFORD	\$720,000	\$718,000	0.3%	-0.7%
SEBASTOPOL*	\$398,500	\$402,500	-1.0%	4.2%
SKYE*	\$585,000	-	-	-
SOMERVILLE*	\$700,000	\$700,000	0.0%	8.2%
SOUTH MELBOURNE*	\$1,102,500	\$1,030,000	7.0%	0.2%
SOUTH MORANG*	\$558,500	\$572,500	-2.4%	-4.0%
SOUTH YARRA	\$1,404,440	\$1,475,000	-4.8%	-10.8%
SOUTHBANK	\$982,500	\$965,000	1.8%	6.2%
SPRINGVALE*	\$717,750	\$720,000	-0.3%	-0.3%
SPRINGVALE SOUTH*	\$655,000	\$700,000	-6.4%	-5.4%
ST ALBANS	\$589,000	\$570,000	3.3%	7.1%
ST KILDA*	\$1,000,000	\$1,100,000	-9.1%	-23.8%
ST KILDA EAST*	\$760,000	\$807,500	-5.9%	-21.2%
STRATHMORE*	\$965,000	\$900,000	7.2%	5.6%
SUNBURY*	\$530,000	\$535,000	-0.9%	0.5%
SUNSHINE NORTH*	\$642,500	\$620,000	3.6%	4.5%
SUNSHINE WEST*	\$622,500	\$621,000	0.2%	2.5%
SURREY HILLS*	\$1,250,000	\$1,250,000	0.0%	-4.6%
SYDENHAM*	\$510,000	\$515,000	-1.0%	3.0%
TARNEIT*	\$495,000	\$493,000	0.4%	2.1%
TEMPLESTOWE*	\$972,500	\$1,013,000	-4.0%	-2.8%
TEMPLESTOWE LOWER*	\$970,000	\$1,047,500	-7.4%	-4.0%
THOMASTOWN*	\$590,000	\$580,000	1.7%	-0.9%
THORNBURY*	\$1,075,000	\$995,000	8.0%	2.4%
TOORAK	\$1,796,000	\$1,700,000	5.6%	-0.2%
TORQUAY*	\$950,000	\$940,000	1.1%	-14.3%
TRARALGON*	\$462,500	\$497,000	-6.9%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
TRUGANINA*	\$517,500	-	-	-
TULLAMARINE*	\$633,750	\$600,000	5.6%	2.1%
VERMONT*	\$960,000	\$928,888	3.3%	-4.0%
VERMONT SOUTH*	\$1,078,800	\$1,089,400	-1.0%	14.8%
VIEWBANK*	\$817,500	\$810,000	0.9%	-
WALLAN*	\$465,000	\$460,000	1.1%	2.2%
WANTIRNA*	\$725,000	\$800,000	-9.4%	-6.9%
WANTIRNA SOUTH*	\$826,500	\$811,000	1.9%	2.0%
WARRAGUL*	\$515,000	\$485,000	6.2%	6.2%
WATSONIA*	\$842,500	\$841,500	0.1%	0.3%
WERRIBEE*	\$497,500	\$480,000	3.6%	5.9%
WEST FOOTSCRAY*	\$787,500	\$765,000	2.9%	2.2%
WEST MELBOURNE*	\$1,060,000	\$1,060,000	0.0%	-7.6%
WESTMEADOWS*	\$602,500	-	-	-
WILLIAMSTOWN*	\$1,097,500	\$1,075,000	2.1%	2.1%
WODONGA*	\$455,250	\$465,000	-2.1%	-5.2%
WOLLERT*	\$519,500	\$500,000	3.9%	-1.0%
YARRAVILLE*	\$1,022,500	\$985,000	3.8%	2.3%

Source: REIV

Median Weekly Rents

Summary

House by Suburb

Unit By Suburb

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Weekly Rents

Note: Data is based on 12 months ending the quarter

		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$580	\$580	0.0%	3.6%
	Unit and Apartment	\$565	\$560	0.9%	4.6%
Regional Victoria					
	House	\$480	\$480	0.0%	5.5%
	Unit and Apartment	\$395	\$395	0.0%	3.9%
		Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$795	\$780	1.9%	6.0%
	Unit and Apartment	\$580	\$580	0.0%	5.5%
Middle Melbourne					
	House	\$600	\$600	0.0%	1.7%
	Unit and Apartment	\$570	\$560	1.8%	6.5%
Outer Melbourne					
	House	\$550	\$550	0.0%	4.8%
	Unit and Apartment	\$510	\$500	2.0%	6.3%

Source: REIV

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June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median House Weekly Rents by Suburb

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$800	\$793	0.9%	6.7%
ABERFELDIE*	\$700	\$650	7.7%	16.7%
AINTREE	\$540	\$545	-0.9%	2.4%
AIRPORT WEST	\$585	\$600	-2.5%	0.9%
ALBANVALE*	\$460	\$450	2.2%	9.5%
ALBERT PARK	\$890	\$920	-3.3%	2.3%
ALBION*	\$470	\$465	1.1%	2.2%
ALFREDTON	\$450	\$450	0.0%	0.0%
ALPHINGTON*	\$950	\$900	5.6%	0.0%
ALTONA	\$600	\$600	0.0%	2.6%
ALTONA MEADOWS	\$500	\$498	0.5%	4.2%
ALTONA NORTH	\$590	\$585	0.9%	0.0%
ANGLESEA*	\$630	-	-	-
ARARAT	\$388	\$383	1.3%	7.6%
ARDEER*	\$465	\$480	-3.1%	5.7%
ARMADALE	\$950	\$935	1.6%	9.2%
ARMSTRONG CREEK	\$525	\$520	1.0%	5.0%
ASCOT*	\$520	\$500	4.0%	6.1%
ASCOT VALE	\$750	\$730	2.7%	9.5%
ASHBURTON	\$825	\$820	0.6%	21.3%
ASHWOOD	\$650	\$650	0.0%	4.0%
ASPENDALE*	\$820	\$893	-8.1%	-6.6%
ASPENDALE GARDENS*	\$725	\$698	3.9%	4.3%
AVONDALE HEIGHTS	\$550	\$580	-5.2%	10.0%
BACCHUS MARSH	\$470	\$475	-1.1%	-2.1%
BAIRNSDALE	\$450	\$450	0.0%	7.1%
BALACLAVA*	\$868	\$840	3.3%	11.9%
BALLAN*	\$450	\$445	1.1%	0.0%
BALLARAT CENTRAL	\$413	\$400	3.1%	3.1%
BALLARAT EAST	\$390	\$395	-1.3%	-1.3%
BALLARAT NORTH	\$420	\$420	0.0%	10.5%
BALWYN	\$980	\$950	3.2%	8.9%
BALWYN NORTH	\$895	\$895	0.0%	14.7%
BANDIANA*	\$560	\$550	1.8%	8.2%
BANNOCKBURN*	\$550	\$550	0.0%	10.0%
BARANDUDA*	\$600	\$595	0.8%	9.1%
BAYSWATER	\$593	\$590	0.4%	7.7%
BAYSWATER NORTH*	\$600	\$600	0.0%	3.4%
BEACONSFIELD*	\$600	\$600	0.0%	7.1%
BEAUFORT*	\$415	\$410	1.2%	-
BEAUMARIS	\$950	\$993	-4.3%	-4.8%
BEECHWORTH*	\$500	\$500	0.0%	11.1%
BELGRAVE*	\$630	-	-	-
BELL PARK	\$490	\$490	0.0%	8.9%
BELL POST HILL	\$495	\$500	-1.0%	5.1%
BELLFIELD*	\$600	\$635	-5.5%	0.0%
BELMONT	\$490	\$485	1.0%	0.0%
BENALLA	\$460	\$450	2.2%	7.0%
BENDIGO	\$470	\$450	4.4%	11.2%
BENTLEIGH	\$850	\$850	0.0%	13.3%
BENTLEIGH EAST	\$750	\$725	3.4%	7.1%
BERWICK	\$620	\$610	1.6%	8.8%
BEVERIDGE	\$480	\$480	0.0%	6.7%
BITTERN*	\$680	-	-	3.8%
BLACK HILL*	\$420	\$410	2.4%	5.0%
BLACK ROCK*	\$1,090	\$1,150	-5.2%	3.8%
BLACKBURN	\$620	\$648	-4.2%	-8.1%
BLACKBURN NORTH*	\$630	\$618	2.0%	5.9%
BLACKBURN SOUTH	\$645	\$640	0.8%	7.5%
BLAIRGOWRIE*	\$650	\$623	4.4%	-4.1%
BONBEACH*	\$650	\$663	-1.9%	0.0%
BONNIE BROOK	\$510	\$510	0.0%	2.0%
BONSHAW	\$450	\$450	0.0%	0.0%
BORONIA	\$580	\$575	0.9%	5.5%
BOTANIC RIDGE*	\$645	\$633	2.0%	3.2%
BOX HILL*	\$615	\$615	0.0%	6.5%
BOX HILL NORTH	\$650	\$650	0.0%	1.6%
BOX HILL SOUTH*	\$670	\$613	9.4%	3.1%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BRAYBROOK	\$475	\$480	-1.0%	5.6%
BRIAR HILL*	\$690	\$695	-0.7%	11.3%
BRIGHTON	\$1,370	\$1,300	5.4%	9.6%
BRIGHTON EAST	\$1,050	\$1,100	-4.5%	5.0%
BROADFORD*	\$495	\$495	0.0%	19.3%
BROADMEADOWS	\$480	\$480	0.0%	6.7%
BROOKFIELD	\$450	\$450	0.0%	0.0%
BROOKLYN*	\$565	\$550	2.7%	5.1%
BROWN HILL*	\$430	\$400	7.5%	5.5%
BRUNSWICK	\$775	\$725	6.9%	10.7%
BRUNSWICK EAST	\$795	\$795	0.0%	6.0%
BRUNSWICK WEST	\$725	\$720	0.7%	-3.3%
BULLEEN	\$690	\$690	0.0%	6.2%
BUNDOORA	\$580	\$570	1.8%	5.5%
BUNINYONG*	\$495	\$530	-6.6%	23.8%
BUNYIP*	\$600	\$570	5.3%	-
BURNLEY*	\$900	\$850	5.9%	-
BURNSIDE*	\$550	\$550	0.0%	5.8%
BURNSIDE HEIGHTS	\$540	\$550	-1.8%	1.9%
BURWOOD	\$660	\$670	-1.5%	6.0%
BURWOOD EAST	\$643	\$610	5.3%	5.3%
CAIRNLEA*	\$635	\$588	8.1%	15.5%
CALIFORNIA GULLY*	\$450	\$450	0.0%	7.1%
CAMBERWELL	\$985	\$963	2.3%	3.7%
CAMPBELLFIELD*	\$545	-	-	21.1%
CAMPBELLS CREEK*	\$500	\$528	-5.2%	-
CAMPERDOWN*	\$405	\$390	3.8%	-1.2%
CANADIAN	\$415	\$410	1.2%	3.8%
CANTERBURY*	\$1,190	\$1,190	0.0%	19.0%
CAPE PATERSON*	\$450	\$450	0.0%	-
CAPE WOOLAMAI*	\$470	\$470	0.0%	9.3%
CAPEL SOUND	\$550	\$550	0.0%	5.8%
CARLTON	\$750	\$730	2.7%	7.1%
CARLTON NORTH	\$800	\$800	0.0%	6.7%
CARNEGIE	\$745	\$750	-0.7%	-5.7%
CAROLINE SPRINGS	\$545	\$540	0.9%	9.0%
CARRUM*	\$620	\$588	5.5%	6.9%
CARRUM DOWNS	\$580	\$570	1.8%	9.4%
CASTLEMAINE	\$495	\$483	2.6%	7.6%
CAULFIELD*	\$1,200	\$900	33.3%	41.2%
CAULFIELD NORTH	\$983	\$973	1.0%	15.6%
CAULFIELD SOUTH	\$880	\$830	6.0%	13.5%
CHADSTONE	\$610	\$600	1.7%	1.7%
CHARLEMONT	\$510	\$510	0.0%	4.1%
CHELSEA*	\$660	\$650	1.5%	7.3%
CHELSEA HEIGHTS*	\$675	\$668	1.1%	12.5%
CHELTENHAM	\$730	\$720	1.4%	5.8%
CHIRNSIDE PARK	\$690	\$650	6.2%	19.0%
CHURCHILL	\$420	\$410	2.4%	10.5%
CLARINDA*	\$663	\$650	1.9%	3.5%
CLAYTON	\$650	\$650	0.0%	12.1%
CLAYTON SOUTH	\$600	\$600	0.0%	3.4%
CLIFTON HILL	\$800	\$800	0.0%	0.0%
CLIFTON SPRINGS	\$480	\$480	0.0%	4.3%
CLYDE	\$580	\$580	0.0%	5.5%
CLYDE NORTH	\$600	\$595	0.8%	5.3%
COBBLEBANK	\$460	\$470	-2.1%	-2.1%
COBRAM	\$460	\$440	4.5%	9.5%
COBURG	\$700	\$700	0.0%	0.7%
COBURG NORTH	\$650	\$640	1.6%	8.3%
COCKATOO*	\$580	\$610	-4.9%	-
COLAC*	\$460	\$455	1.1%	7.6%
COLDSTREAM*	\$555	\$560	-0.9%	-
COLLINGWOOD	\$760	\$750	1.3%	-5.0%
COOLAROO*	\$480	\$495	-3.0%	7.9%
CORIO	\$420	\$413	1.8%	5.0%
CORONET BAY*	\$450	\$423	6.5%	-
COWES	\$480	\$480	0.0%	2.1%
CRAIGIEBURN	\$550	\$550	0.0%	5.8%
CRANBOURNE	\$525	\$525	0.0%	7.1%
CRANBOURNE EAST	\$590	\$580	1.7%	7.3%
CRANBOURNE NORTH	\$590	\$580	1.7%	7.3%
CRANBOURNE SOUTH*	\$650	\$650	0.0%	15.0%
CRANBOURNE WEST	\$585	\$570	2.6%	6.4%
CREMORNE*	\$750	\$750	0.0%	-8.5%
CRESWICK*	\$420	\$420	0.0%	2.4%
CROYDON	\$625	\$620	0.8%	11.6%
CROYDON HILLS*	\$750	\$685	9.5%	12.8%
CROYDON NORTH*	\$643	\$650	-1.2%	-0.4%
CROYDON SOUTH*	\$600	\$600	0.0%	4.3%
CURLEWIS	\$520	\$513	1.5%	8.3%
DALLAS*	\$500	\$505	-1.0%	13.6%
DANDENONG	\$525	\$520	1.0%	5.0%
DANDENONG NORTH	\$550	\$550	0.0%	7.8%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
DARLEY	\$460	\$480	-4.2%	-3.2%
DAYLESFORD*	\$530	\$530	0.0%	1.4%
DEANSIDE	\$520	\$520	0.0%	4.0%
DEER PARK	\$500	\$490	2.0%	11.1%
DELACOMBE	\$420	\$440	-4.5%	-4.5%
DELAHEY*	\$500	\$490	2.0%	7.0%
DENNINGTON*	\$575	\$580	-0.9%	4.5%
DERRIMUT*	\$590	\$595	-0.8%	6.3%
DIAMOND CREEK*	\$618	\$650	-5.0%	6.5%
DIGGERS REST	\$520	\$520	0.0%	4.0%
DINGLEY VILLAGE*	\$650	\$650	0.0%	-4.4%
DONCASTER	\$750	\$750	0.0%	7.1%
DONCASTER EAST	\$750	\$750	0.0%	7.1%
DONNYBROOK	\$500	\$510	-2.0%	-3.4%
DONVALE*	\$750	\$760	-1.3%	0.0%
DOREEN	\$570	\$560	1.8%	5.6%
DOVETON	\$480	\$480	0.0%	9.1%
DROMANA	\$585	\$580	0.9%	1.7%
DROUIN	\$520	\$520	0.0%	8.3%
DRYSDALE*	\$490	\$490	0.0%	4.3%
EAGLE POINT*	\$505	\$550	-8.2%	-
EAGLEHAWK	\$490	\$480	2.1%	11.4%
EAGLEMONT*	\$785	\$845	-7.1%	-1.9%
EAST BAIRNSDALE*	\$500	\$500	0.0%	-
EAST BENDIGO*	\$460	\$460	0.0%	7.0%
EAST GEELONG	\$520	\$520	0.0%	8.3%
EAST MELBOURNE*	\$1,300	\$1,300	0.0%	18.2%
EASTWOOD*	\$545	\$500	9.0%	9.5%
ECHUCA	\$550	\$520	5.8%	20.9%
EDITHVALE*	\$680	\$723	-5.9%	4.6%
ELSTERNWICK*	\$875	\$900	-2.8%	-1.7%
ELTHAM	\$670	\$685	-2.2%	-4.3%
ELTHAM NORTH*	\$750	\$750	0.0%	4.2%
ELWOOD	\$1,000	\$1,000	0.0%	0.5%
EMERALD*	\$670	\$733	-8.5%	3.1%
ENDEAVOUR HILLS	\$560	\$580	-3.4%	1.8%
EPPING	\$550	\$540	1.9%	5.8%
EPSOM	\$540	\$520	3.8%	12.5%
ESSENDON	\$695	\$660	5.3%	0.7%
ESSENDON NORTH*	\$523	\$550	-5.0%	-
EUMEMMERRING*	\$500	-	-	-
EUROA*	\$480	\$478	0.5%	11.6%
EYNESBURY*	\$450	\$450	0.0%	-8.2%
FAIRFIELD*	\$770	\$773	-0.3%	0.0%
FAWKNER	\$560	\$550	1.8%	7.7%
FERNTREE GULLY	\$610	\$600	1.7%	8.0%
FITZROY	\$920	\$900	2.2%	7.0%
FITZROY NORTH	\$850	\$850	0.0%	6.3%
FLEMINGTON	\$650	\$650	0.0%	0.0%
FLINDERS*	\$850	\$850	0.0%	-
FLORA HILL	\$470	\$450	4.4%	9.3%
FOOTSCRAY	\$600	\$595	0.8%	4.8%
FOREST HILL	\$620	\$600	3.3%	6.9%
FOSTER*	\$360	\$360	0.0%	2.9%
FRANKSTON	\$560	\$560	0.0%	7.2%
FRANKSTON NORTH	\$490	\$488	0.5%	8.9%
FRANKSTON SOUTH	\$650	\$650	0.0%	0.0%
FRASER RISE	\$530	\$540	-1.9%	0.0%
FYANSFORD*	\$638	\$645	-1.2%	2.0%
GEELONG	\$550	\$545	0.9%	3.3%
GEELONG WEST	\$528	\$530	-0.5%	5.5%
GISBORNE	\$635	\$630	0.8%	4.1%
GLADSTONE PARK	\$550	\$550	0.0%	4.8%
GLEN HUNTLY*	\$825	-	-	12.2%
GLEN IRIS	\$890	\$945	-5.8%	-6.3%
GLEN WAVERLEY	\$720	\$700	2.9%	6.7%
GLENROY	\$550	\$550	0.0%	0.9%
GOLDEN POINT*	\$390	\$390	0.0%	6.8%
GOLDEN SQUARE	\$470	\$460	2.2%	6.8%
GOWANBRAE*	\$578	\$560	3.1%	0.4%
GREENSBOROUGH	\$640	\$620	3.2%	12.3%
GREENVALE	\$665	\$665	0.0%	10.8%
GROVEDALE	\$510	\$510	0.0%	3.0%
HADFIELD*	\$565	\$560	0.9%	4.6%
HALLAM	\$550	\$548	0.5%	12.2%
HAMILTON	\$380	\$360	5.6%	4.1%
HAMLIN HEIGHTS	\$498	\$483	3.1%	3.6%
HAMPTON	\$1,150	\$1,150	0.0%	18.6%
HAMPTON EAST	\$910	\$875	4.0%	15.2%
HAMPTON PARK	\$520	\$520	0.0%	4.0%
HARKNESS	\$450	\$450	0.0%	7.1%
HASTINGS*	\$545	\$530	2.8%	4.8%
HAWTHORN	\$853	\$880	-3.1%	-6.6%
HAWTHORN EAST	\$990	\$990	0.0%	10.6%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
HEALESVILLE*	\$590	\$525	12.4%	16.8%
HEATHCOTE*	\$435	\$430	1.2%	-1.1%
HEATHMONT*	\$600	\$580	3.4%	9.1%
HEIDELBERG*	\$700	\$665	5.3%	9.4%
HEIDELBERG HEIGHTS	\$570	\$580	-1.7%	5.6%
HEIDELBERG WEST	\$525	\$520	1.0%	5.0%
HERNE HILL*	\$465	\$470	-1.1%	0.0%
HIGHETT	\$810	\$800	1.3%	15.7%
HIGHTON	\$560	\$555	0.9%	-1.8%
HILLSIDE	\$520	\$523	-0.5%	5.1%
HOPPERS CROSSING	\$480	\$470	2.1%	6.7%
HORSHAM	\$400	\$400	0.0%	0.0%
HUGHESDALE	\$660	\$750	-12.0%	-2.9%
HUNTINGDALE*	\$610	\$600	1.7%	-
HUNTLY	\$530	\$525	1.0%	9.3%
HURSTBRIDGE*	\$520	\$550	-5.5%	0.0%
INVERLOCH	\$508	\$500	1.5%	3.6%
IRONBARK*	\$430	\$420	2.4%	3.6%
IRYMPLE*	\$480	\$480	0.0%	0.0%
IVANHOE	\$770	\$740	4.1%	10.8%
JACANA*	\$490	\$480	2.1%	5.9%
JACKASS FLAT*	\$530	\$530	0.0%	10.4%
JAN JUC*	\$600	\$610	-1.6%	-
JUNCTION VILLAGE*	\$565	-	-	-
JUNORTOUN*	\$645	\$640	0.8%	-
KALKALLO	\$500	\$510	-2.0%	0.0%
KANGAROO FLAT	\$490	\$480	2.1%	8.9%
KEALBA*	\$520	\$480	8.3%	13.0%
KEILOR*	\$650	\$700	-7.1%	8.3%
KEILOR DOWNS	\$560	\$550	1.8%	12.0%
KEILOR EAST	\$595	\$595	0.0%	6.3%
KEILOR PARK*	\$585	\$550	6.4%	14.7%
KENNINGTON	\$450	\$450	0.0%	4.7%
KENSINGTON	\$693	\$690	0.4%	2.6%
KEW	\$1,000	\$983	1.8%	1.0%
KEW EAST*	\$895	\$895	0.0%	-9.1%
KEYSBOROUGH	\$680	\$680	0.0%	-2.2%
KIALLA	\$620	\$620	0.0%	3.3%
KILLARA*	\$620	\$620	0.0%	5.1%
KILMORE	\$500	\$500	0.0%	8.7%
KILSYTH	\$610	\$600	1.7%	10.9%
KINGS PARK*	\$473	\$460	2.7%	12.5%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$675	\$680	-0.7%	-6.6%
KNOXFIELD	\$618	\$600	2.9%	7.4%
KOO WEE RUP*	\$588	\$580	1.3%	6.8%
KORUMBURRA*	\$483	\$515	-6.3%	2.7%
KURUNJANG	\$420	\$428	-1.8%	5.0%
KYABRAM*	\$450	\$450	0.0%	12.5%
KYNETON*	\$600	\$595	0.8%	9.1%
LAKE GARDENS*	\$473	\$465	1.6%	2.7%
LAKE WENDOUREE*	\$470	\$405	16.0%	4.4%
LAKES ENTRANCE*	\$470	\$460	2.2%	14.6%
LALOR	\$520	\$515	1.0%	6.1%
LANG LANG*	\$650	\$645	0.8%	30.0%
LANGWARRIN	\$625	\$640	-2.3%	11.6%
LARA	\$550	\$550	0.0%	1.9%
LAVERTON	\$450	\$450	0.0%	2.3%
LENEVA*	\$630	\$600	5.0%	5.0%
LEONGATHA*	\$460	\$450	2.2%	17.9%
LEOPOLD	\$510	\$500	2.0%	4.1%
LILYDALE	\$620	\$600	3.3%	12.7%
LONG GULLY*	\$450	\$440	2.3%	4.7%
LONGWARRY*	\$485	\$510	-4.9%	3.2%
LOVELY BANKS*	\$580	\$540	7.4%	9.4%
LUCAS	\$460	\$460	0.0%	0.0%
LUCKNOW	\$550	\$550	0.0%	4.8%
LYNBROOK*	\$630	\$620	1.6%	8.6%
LYNDHURST	\$650	\$650	0.0%	5.7%
LYSTERFIELD*	\$613	\$610	0.4%	2.5%
MACLEOD	\$590	\$590	0.0%	6.3%
MADDINGLEY	\$500	\$500	0.0%	4.2%
MAFFRA	\$420	\$420	0.0%	-3.4%
MAIDEN GULLY*	\$600	\$590	1.7%	9.1%
MAIDSTONE*	\$583	\$580	0.4%	5.0%
MALDON*	\$478	-	-	-
MALVERN	\$1,050	\$1,075	-2.3%	-4.5%
MALVERN EAST	\$900	\$875	2.9%	9.8%
MAMBOURIN	\$465	\$470	-1.1%	1.1%
MANIFOLD HEIGHTS*	\$500	\$490	2.0%	2.0%
MANOR LAKES	\$480	\$480	0.0%	0.0%
MANSFIELD*	\$578	\$550	5.0%	6.9%
MARIBYRNONG	\$640	\$600	6.7%	6.7%
MARONG*	\$530	\$540	-1.9%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MARSHALL*	\$500	\$500	0.0%	6.4%
MARYBOROUGH*	\$380	\$380	0.0%	5.6%
MCCRAE*	\$650	\$650	0.0%	8.8%
MCKINNON*	\$880	\$800	10.0%	-2.2%
MEADOW HEIGHTS	\$500	\$500	0.0%	11.1%
MELBOURNE*	\$650	\$588	10.6%	17.6%
MELTON	\$408	\$400	1.9%	7.2%
MELTON SOUTH	\$430	\$430	0.0%	7.5%
MELTON WEST	\$430	\$428	0.6%	7.5%
MENTONE	\$750	\$750	0.0%	7.9%
MERENDA	\$550	\$550	0.0%	5.8%
METUNG*	\$520	\$510	2.0%	14.3%
MICKLEHAM	\$550	\$550	0.0%	5.8%
MIDDLE PARK*	\$900	\$940	-4.3%	-5.3%
MILDURA	\$480	\$480	0.0%	14.3%
MILL PARK	\$540	\$530	1.9%	8.0%
MINERS REST*	\$450	\$450	0.0%	0.0%
MIRBOO NORTH*	\$410	\$420	-2.4%	-
MITCHAM	\$630	\$625	0.8%	8.6%
MOE	\$400	\$380	5.3%	15.1%
MONT ALBERT*	\$890	\$878	1.4%	16.7%
MONT ALBERT NORTH*	\$790	\$778	1.6%	21.5%
MONTMORENCY*	\$673	\$660	1.9%	3.5%
MONTROSE*	\$680	\$570	19.3%	10.6%
MOONEE PONDS	\$705	\$695	1.4%	6.8%
MOORABBIN*	\$750	\$710	5.6%	11.9%
MOOROOLBARK	\$600	\$600	0.0%	7.1%
MOOROOPNA	\$480	\$480	0.0%	0.0%
MORDIALLOC*	\$733	\$745	-1.7%	1.0%
MORNINGTON	\$700	\$700	0.0%	7.7%
MORWELL	\$400	\$400	0.0%	11.1%
MOUNT CLEAR*	\$430	\$430	0.0%	4.2%
MOUNT COTTRELL*	\$500	\$500	0.0%	-
MOUNT DUNEED	\$550	\$540	1.9%	4.8%
MOUNT ELIZA	\$995	\$995	0.0%	13.7%
MOUNT EVELYN*	\$590	\$560	5.4%	4.9%
MOUNT HELEN*	\$470	\$460	2.2%	9.3%
MOUNT MARTHA	\$788	\$795	-0.9%	5.0%
MOUNT PLEASANT*	\$410	\$410	0.0%	2.5%
MOUNT WAVERLEY	\$700	\$700	0.0%	7.7%
MULGRAVE	\$650	\$650	0.0%	4.8%
MURRUMBEENA	\$740	\$725	2.1%	5.7%
NAGAMBIE*	\$500	\$480	4.2%	9.9%
NAR NAR GOON NORTH*	\$585	\$585	0.0%	-
NARRE WARREN	\$560	\$550	1.8%	9.8%
NARRE WARREN NORTH*	\$990	\$1,000	-1.0%	-
NARRE WARREN SOUTH	\$610	\$600	1.7%	8.0%
NEW GISBORNE*	\$630	\$620	1.6%	5.0%
NEWBOROUGH*	\$450	\$420	7.1%	7.1%
NEWCOMB	\$450	\$450	0.0%	4.7%
NEWINGTON*	\$410	\$410	0.0%	2.5%
NEWPORT	\$680	\$700	-2.9%	-1.4%
NEWTOWN	\$560	\$560	0.0%	6.7%
NIDDRIE*	\$690	\$680	1.5%	0.0%
NOBLE PARK	\$535	\$540	-0.9%	4.9%
NOBLE PARK NORTH*	\$550	\$550	0.0%	10.0%
NORLANE	\$400	\$390	2.6%	6.7%
NORTH BENDIGO	\$470	\$450	4.4%	6.8%
NORTH GEELONG*	\$475	\$450	5.6%	11.8%
NORTH MELBOURNE	\$750	\$775	-3.2%	7.1%
NORTH WONTHAGGI*	\$520	\$500	4.0%	4.0%
NORTHCOTE	\$785	\$778	1.0%	-1.9%
NOTTING HILL*	\$575	\$575	0.0%	2.7%
NUNAWADING	\$600	\$600	0.0%	1.7%
OAK PARK*	\$650	\$650	0.0%	8.3%
OAKLEIGH	\$680	\$678	0.4%	13.3%
OAKLEIGH EAST*	\$645	\$645	0.0%	7.5%
OAKLEIGH SOUTH	\$650	\$673	-3.3%	8.3%
OCEAN GROVE	\$580	\$573	1.3%	1.8%
OFFICER	\$600	\$595	0.8%	9.1%
OFFICER SOUTH*	\$600	\$610	-1.6%	6.7%
ORMOND*	\$745	\$700	6.4%	6.4%
PAKENHAM	\$550	\$550	0.0%	10.0%
PARKDALE*	\$720	\$750	-4.0%	0.0%
PARKVILLE*	\$988	\$1,050	-6.0%	23.4%
PASCOE VALE	\$600	\$600	0.0%	0.8%
PASCOE VALE SOUTH	\$700	\$693	1.1%	7.7%
PATTERSON LAKES*	\$770	\$750	2.7%	10.0%
PAYNESVILLE*	\$500	\$480	4.2%	11.1%
POINT COOK	\$560	\$560	0.0%	1.8%
POINT LONSDALE*	\$635	\$650	-2.3%	13.4%
PORT FAIRY*	\$550	\$550	0.0%	-
PORT MELBOURNE	\$848	\$825	2.7%	5.9%
PORTARLINGTON*	\$485	\$480	1.0%	1.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
PORTLAND	\$450	\$450	0.0%	3.4%
PORTSEA*	\$975	\$950	2.6%	17.5%
PRAHRAN	\$855	\$855	0.0%	6.9%
PRESTON	\$650	\$650	0.0%	3.2%
PRINCES HILL*	\$851	\$793	7.3%	11.9%
QUARRY HILL*	\$440	\$440	0.0%	0.0%
RED CLIFFS*	\$430	\$420	2.4%	19.4%
REDAN	\$380	\$380	0.0%	0.0%
RESERVOIR	\$550	\$550	0.0%	10.0%
RICHMOND	\$850	\$823	3.3%	9.7%
RIDDELLS CREEK*	\$600	\$575	4.3%	9.1%
RINGWOOD	\$600	\$620	-3.2%	1.7%
RINGWOOD EAST	\$595	\$585	1.7%	6.3%
RINGWOOD NORTH*	\$630	\$625	0.8%	0.8%
RIPPLESIDE*	\$585	\$585	0.0%	-
ROCKBANK	\$495	\$500	-1.0%	7.6%
ROMSEY*	\$525	\$490	7.1%	10.5%
ROSANNA	\$675	\$675	0.0%	8.9%
ROSEBUD	\$550	\$548	0.5%	10.0%
ROWVILLE	\$650	\$650	0.0%	4.8%
ROXBURGH PARK	\$550	\$545	0.9%	11.7%
RUTHERGLEN*	\$505	\$475	6.3%	7.4%
RYE	\$590	\$590	0.0%	0.9%
SAFETY BEACH	\$730	\$725	0.7%	9.0%
SALE	\$490	\$490	0.0%	8.9%
SAN REMO*	\$550	\$560	-1.8%	0.0%
SANDHURST	\$800	\$780	2.6%	11.1%
SANDRINGHAM*	\$1,000	\$1,150	-13.0%	5.8%
SCORESBY	\$630	\$630	0.0%	11.5%
SEABROOK	\$510	\$510	0.0%	2.0%
SEAFORD	\$580	\$580	0.0%	5.5%
SEAHOLME*	\$650	\$645	0.8%	-6.8%
SEBASTOPOL	\$400	\$390	2.6%	6.0%
SEDDON	\$680	\$680	0.0%	7.9%
SEYMOUR*	\$435	\$450	-3.3%	8.7%
SHEPPARTON	\$480	\$470	2.1%	9.1%
SHEPPARTON NORTH*	\$600	\$600	0.0%	-
SKYE*	\$625	\$630	-0.8%	5.9%
SMYTHES CREEK*	\$450	\$450	0.0%	-1.1%
SOLDIERS HILL	\$400	\$410	-2.4%	0.0%
SOMERS*	\$700	\$640	9.4%	-
SOMERVILLE*	\$580	\$575	0.9%	0.4%
SORRENTO*	\$750	\$750	0.0%	15.4%
SOUTH GEELONG*	\$520	\$525	-1.0%	15.6%
SOUTH KINGSVILLE*	\$560	\$545	2.8%	0.0%
SOUTH MELBOURNE	\$845	\$840	0.6%	3.7%
SOUTH MORANG	\$570	\$570	0.0%	9.6%
SOUTH YARRA	\$900	\$913	-1.4%	0.6%
SOUTHBANK*	\$640	\$615	4.1%	-1.5%
SPOTSWOOD*	\$680	\$680	0.0%	7.9%
SPRING GULLY*	\$470	\$460	2.2%	1.1%
SPRINGVALE	\$550	\$560	-1.8%	0.0%
SPRINGVALE SOUTH*	\$580	\$570	1.8%	3.6%
ST ALBANS	\$460	\$460	0.0%	2.2%
ST ALBANS PARK*	\$460	\$460	0.0%	2.2%
ST HELENA*	\$765	\$740	3.4%	-
ST KILDA	\$810	\$820	-1.2%	2.5%
ST KILDA EAST	\$895	\$890	0.6%	13.7%
ST KILDA WEST*	\$1,200	\$1,200	0.0%	-
ST LEONARDS	\$480	\$470	2.1%	4.3%
STAWELL	\$400	\$400	0.0%	5.3%
STRATFORD*	\$528	\$535	-1.4%	7.7%
STRATHDALE	\$500	\$500	0.0%	4.2%
STRATHFIELDSAYE	\$590	\$570	3.5%	9.3%
STRATHMORE	\$740	\$700	5.7%	8.8%
STRATHTULLOH	\$480	\$480	0.0%	4.3%
SUNBURY	\$535	\$530	0.9%	8.1%
SUNSHINE	\$500	\$500	0.0%	4.2%
SUNSHINE NORTH	\$500	\$500	0.0%	3.1%
SUNSHINE WEST	\$485	\$485	0.0%	7.8%
SURREY HILLS	\$825	\$795	3.8%	4.1%
SWAN HILL*	\$465	\$410	13.4%	-
SYDENHAM	\$500	\$500	0.0%	7.5%
TARNEIT	\$530	\$540	-1.9%	1.9%
TATURA*	\$493	\$475	3.7%	10.7%
TAWONGA SOUTH*	\$480	\$470	2.1%	-
TAYLORS HILL	\$580	\$580	0.0%	6.4%
TAYLORS LAKES	\$590	\$570	3.5%	7.3%
TEMPLESTOWE	\$858	\$880	-2.6%	-1.4%
TEMPLESTOWE LOWER	\$720	\$720	0.0%	2.9%
THE BASIN*	\$600	\$600	0.0%	-
THOMASTOWN	\$520	\$520	0.0%	8.3%
THOMSON*	\$420	\$435	-3.4%	-4.5%
THORNBURY	\$750	\$740	1.4%	2.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
THORNHILL PARK	\$460	\$463	-0.5%	3.4%
TOORAK	\$1,400	\$1,300	7.7%	12.0%
TOOTGAROOK*	\$543	\$540	0.5%	4.3%
TORQUAY	\$685	\$670	2.2%	5.4%
TRAFALGAR*	\$480	\$475	1.1%	4.3%
TRARALGON	\$480	\$480	0.0%	6.7%
TRAVANCORE*	\$575	\$550	4.5%	-
TRUGANINA	\$530	\$530	0.0%	3.9%
TULLAMARINE	\$530	\$520	1.9%	1.9%
UPPER FERN TREE GULLY*	\$610	\$578	5.6%	10.9%
UPWEY*	\$650	\$640	1.6%	10.2%
VENUS BAY*	\$400	\$400	0.0%	-
VERMONT	\$650	\$650	0.0%	11.1%
VERMONT SOUTH	\$750	\$730	2.7%	7.9%
VIEWBANK*	\$695	\$690	0.7%	6.9%
WALLAN	\$480	\$480	0.0%	6.7%
WANGARATTA	\$480	\$460	4.3%	9.1%
WANTIRNA	\$650	\$650	0.0%	8.3%
WANTIRNA SOUTH	\$650	\$650	0.0%	8.3%
WARRAGUL	\$550	\$545	0.9%	12.2%
WARRANTDYTE*	\$888	\$765	16.0%	18.3%
WARRANWOOD*	\$750	\$750	0.0%	10.3%
WARRNAMBOOL	\$560	\$550	1.8%	7.7%
WATERWAYS*	\$965	\$890	8.4%	10.0%
WATSONIA*	\$550	\$550	0.0%	5.8%
WATSONIA NORTH*	\$620	\$610	1.6%	12.7%
WAURN PONDS*	\$535	\$530	0.9%	2.4%
WEIR VIEWS	\$470	\$470	0.0%	4.4%
WENDOUREE	\$385	\$380	1.3%	2.7%
WERRIBEE	\$470	\$470	0.0%	4.4%
WERRIBEE SOUTH*	\$565	\$555	1.8%	13.0%
WEST FOOTSCRAY	\$600	\$600	0.0%	9.1%
WEST MELBOURNE*	\$750	\$720	4.2%	7.1%
WEST WODONGA	\$540	\$520	3.8%	10.2%
WESTMEADOWS*	\$530	\$530	0.0%	6.0%
WHEELERS HILL	\$700	\$700	0.0%	7.7%
WHITE HILLS*	\$470	\$470	0.0%	0.0%
WHITTINGTON*	\$450	\$450	0.0%	5.9%
WHITTLESEA*	\$520	\$510	2.0%	8.3%
WILLIAMS LANDING	\$590	\$590	0.0%	3.5%
WILLIAMSTOWN	\$793	\$778	1.9%	13.2%
WILLIAMSTOWN NORTH*	\$720	\$735	-2.0%	6.7%
WINCHELSEA*	\$500	\$490	2.0%	-
WINDSOR	\$800	\$800	0.0%	-3.0%
WINTER VALLEY	\$450	\$450	0.0%	0.0%
WODONGA	\$520	\$500	4.0%	10.6%
WOLLERT	\$590	\$590	0.0%	1.7%
WONTHAGGI*	\$465	\$455	2.2%	0.0%
WOODEND*	\$630	\$630	0.0%	-1.6%
WYNDHAM VALE	\$460	\$460	0.0%	0.0%
YACKANDANDAH*	\$485	-	-	-
YALLAMBIE*	\$620	\$620	0.0%	-2.4%
YARRA JUNCTION*	\$543	-	-	-
YARRAVILLE	\$660	\$670	-1.5%	1.5%
YARRAWONGA	\$540	\$530	1.9%	14.9%
YEA*	\$465	\$460	1.1%	8.1%

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Unit Weekly Rents by Suburb

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$590	\$600	-1.7%	-0.8%
ABERFELDIE*	\$535	\$550	-2.7%	27.4%
AINTREE*	\$500	\$510	-2.0%	3.1%
AIRPORT WEST	\$570	\$570	0.0%	5.6%
ALBERT PARK*	\$525	\$490	7.1%	-3.7%
ALBION	\$400	\$390	2.6%	14.3%
ALFREDTON*	\$380	\$375	1.3%	8.6%
ALPHINGTON	\$620	\$620	0.0%	3.3%
ALTONA	\$555	\$560	-0.9%	8.8%
ALTONA MEADOWS	\$450	\$450	0.0%	7.1%
ALTONA NORTH	\$635	\$620	2.4%	2.4%
ARARAT*	\$370	\$340	8.8%	19.4%
ARDEER*	\$480	\$450	6.7%	6.7%
ARMADALE	\$590	\$590	0.0%	6.3%
ARMSTRONG CREEK*	\$493	\$490	0.5%	0.5%
ASCOT VALE	\$500	\$500	0.0%	-3.8%
ASHBURTON*	\$758	\$795	-4.7%	-8.2%
ASHWOOD	\$678	\$680	-0.4%	4.2%
ASPENDALE*	\$710	\$695	2.2%	-0.4%
AVONDALE HEIGHTS	\$610	\$610	0.0%	10.9%
BACCHUS MARSH*	\$370	\$370	0.0%	2.8%
BAIRNSDALE*	\$370	\$370	0.0%	5.7%
BALACLAVA	\$530	\$523	1.4%	6.0%
BALLARAT CENTRAL	\$365	\$363	0.7%	4.3%
BALLARAT EAST*	\$340	\$370	-8.1%	-12.8%
BALLARAT NORTH*	\$355	\$350	1.4%	6.0%
BALWYN	\$600	\$600	0.0%	7.1%
BALWYN NORTH	\$690	\$680	1.5%	7.8%
BAYSWATER	\$550	\$545	0.9%	12.2%
BAYSWATER NORTH*	\$520	\$525	-1.0%	10.6%
BEAUMARIS	\$750	\$783	-4.2%	7.1%
BEECHWORTH*	\$360	-	-	-
BELL PARK	\$450	\$450	0.0%	7.1%
BELL POST HILL*	\$450	\$450	0.0%	-2.2%
BELLFIELD*	\$665	\$665	0.0%	2.3%
BELMONT	\$440	\$440	0.0%	2.3%
BENALLA*	\$380	\$355	7.0%	17.8%
BENDIGO	\$400	\$400	0.0%	5.3%
BENTLEIGH	\$673	\$650	3.5%	7.6%
BENTLEIGH EAST	\$850	\$850	0.0%	5.3%
BERWICK	\$565	\$550	2.7%	10.8%
BLACK HILL*	\$360	\$350	2.9%	1.7%
BLACK ROCK*	\$700	\$675	3.7%	7.7%
BLACKBURN	\$540	\$540	0.0%	9.1%
BLACKBURN NORTH*	\$560	\$530	5.7%	-9.7%
BLACKBURN SOUTH*	\$595	\$590	0.8%	-0.8%
BONBEACH	\$550	\$550	0.0%	-3.1%
BORONIA	\$550	\$550	0.0%	10.0%
BOX HILL	\$575	\$550	4.5%	12.7%
BOX HILL NORTH	\$630	\$620	1.6%	12.7%
BOX HILL SOUTH	\$640	\$650	-1.5%	4.9%
BRAYBROOK	\$570	\$570	0.0%	9.6%
BRIAR HILL*	\$510	\$510	0.0%	9.1%
BRIGHTON	\$728	\$710	2.5%	4.7%
BRIGHTON EAST	\$800	\$770	3.9%	15.9%
BROADMEADOWS	\$485	\$488	-0.5%	6.6%
BROOKLYN*	\$550	\$550	0.0%	14.6%
BROWN HILL*	\$375	\$385	-2.6%	-
BRUNSWICK	\$550	\$550	0.0%	3.8%
BRUNSWICK EAST	\$580	\$580	0.0%	7.4%
BRUNSWICK WEST	\$490	\$480	2.1%	6.5%
BULLEEN*	\$650	\$650	0.0%	8.3%
BUNDOORA	\$480	\$488	-1.5%	4.3%
BURNLEY*	\$500	\$498	0.5%	6.4%
BURWOOD	\$625	\$625	0.0%	0.0%
BURWOOD EAST	\$650	\$650	0.0%	4.8%
CAIRNLEA*	\$495	\$470	5.3%	5.3%
CAMBERWELL	\$645	\$623	3.6%	7.5%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CANADIAN*	\$368	\$390	-5.8%	5.0%
CANTERBURY*	\$600	\$625	-4.0%	-3.2%
CAPEL SOUND*	\$510	\$473	7.9%	3.0%
CARLTON	\$590	\$580	1.7%	7.3%
CARLTON NORTH	\$580	\$550	5.5%	10.5%
CARNEGIE	\$530	\$533	-0.5%	1.9%
CAROLINE SPRINGS	\$493	\$480	2.6%	9.4%
CARRUM	\$625	\$645	-3.1%	5.9%
CARRUM DOWNS	\$530	\$520	1.9%	10.4%
CASTLEMAINE*	\$380	\$380	0.0%	0.0%
CAULFIELD	\$590	\$580	1.7%	5.4%
CAULFIELD EAST*	\$490	\$490	0.0%	12.0%
CAULFIELD NORTH	\$600	\$600	0.0%	5.3%
CAULFIELD SOUTH	\$600	\$580	3.4%	-3.2%
CHADSTONE	\$623	\$620	0.4%	11.2%
CHELSEA	\$550	\$540	1.9%	6.8%
CHELSEA HEIGHTS*	\$555	-	-	-
CHELTENHAM	\$560	\$560	0.0%	1.8%
CHIRNSIDE PARK*	\$600	\$600	0.0%	3.4%
CLARINDA*	\$650	\$650	0.0%	13.5%
CLAYTON	\$600	\$600	0.0%	0.8%
CLAYTON SOUTH	\$588	\$560	4.9%	6.8%
CLIFTON HILL	\$730	\$690	5.8%	19.7%
CLIFTON SPRINGS*	\$400	-	-	-
CLYDE*	\$550	\$545	0.9%	13.4%
CLYDE NORTH*	\$550	\$550	0.0%	10.0%
COBRAM*	\$345	\$320	7.8%	11.3%
COBURG	\$550	\$535	2.8%	10.0%
COBURG NORTH	\$580	\$550	5.5%	5.5%
COLAC*	\$360	\$355	1.4%	2.9%
COLLINGWOOD	\$670	\$660	1.5%	3.1%
CORIO*	\$310	\$325	-4.6%	3.3%
COWES*	\$410	\$415	-1.2%	-2.4%
CRAIGIEBURN	\$480	\$480	0.0%	9.1%
CRANBOURNE	\$485	\$480	1.0%	7.8%
CRANBOURNE NORTH*	\$520	\$500	4.0%	15.6%
CRANBOURNE WEST*	\$565	\$560	0.9%	3.7%
CREMORNE	\$655	\$650	0.8%	0.8%
CROYDON	\$550	\$550	0.0%	5.8%
CROYDON NORTH*	\$585	\$578	1.3%	6.4%
CROYDON SOUTH*	\$645	\$618	4.5%	7.1%
DALLAS*	\$395	\$390	1.3%	-3.7%
DANDENONG	\$450	\$450	0.0%	7.1%
DANDENONG NORTH	\$490	\$490	0.0%	3.2%
DARLEY*	\$410	\$420	-2.4%	0.0%
DAYLESFORD*	\$370	\$395	-6.3%	-
DEANSIDE*	\$473	\$450	5.0%	5.0%
DEEPPENE*	\$625	\$613	2.0%	22.5%
DEER PARK*	\$450	\$440	2.3%	4.7%
DELAHEY*	\$450	-	-	9.8%
DIAMOND CREEK*	\$565	\$580	-2.6%	20.2%
DOCKLANDS	\$660	\$650	1.5%	1.5%
DONCASTER	\$600	\$600	0.0%	5.3%
DONCASTER EAST	\$630	\$620	1.6%	6.8%
DONNYBROOK*	\$480	\$480	0.0%	-
DONVALE*	\$650	\$650	0.0%	4.0%
DOREEN*	\$485	\$500	-3.0%	5.4%
DOVETON*	\$530	\$525	1.0%	15.2%
DROMANA	\$580	\$573	1.3%	16.0%
DROUIN*	\$425	\$425	0.0%	1.2%
DRYSDALE*	\$445	\$430	3.5%	10.6%
EAGLEHAWK*	\$355	\$355	0.0%	4.4%
EAGLEMONT*	\$550	\$545	0.9%	7.8%
EAST GEELONG*	\$450	\$450	0.0%	7.1%
EAST MELBOURNE	\$630	\$625	0.8%	7.7%
ECHUCA*	\$420	\$420	0.0%	-
EDITHVALE	\$663	\$590	12.3%	20.5%
ELSTERNWICK	\$560	\$550	1.8%	6.7%
ELTHAM*	\$600	\$600	0.0%	8.1%
ELWOOD	\$550	\$550	0.0%	4.3%
ENDEAVOUR HILLS*	\$550	\$550	0.0%	10.0%
EPPING	\$470	\$460	2.2%	4.4%
ESSENDON	\$500	\$500	0.0%	11.1%
ESSENDON NORTH	\$495	\$490	1.0%	3.7%
ESSENDON WEST*	\$698	\$655	6.5%	20.3%
EUMEMMERRING*	\$510	\$515	-1.0%	14.6%
EUROA*	\$338	-	-	-
FAIRFIELD	\$460	\$450	2.2%	7.0%
FAWKNER	\$520	\$520	0.0%	4.0%
FERNTREE GULLY	\$570	\$560	1.8%	5.6%
FITZROY	\$650	\$650	0.0%	4.0%
FITZROY NORTH	\$575	\$570	0.9%	0.0%
FLEMINGTON	\$470	\$450	4.4%	6.8%
FLORA HILL*	\$420	\$405	3.7%	20.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
FOOTSCRAY	\$520	\$510	2.0%	4.0%
FOREST HILL*	\$550	\$558	-1.3%	1.9%
FRANKSTON	\$450	\$450	0.0%	2.3%
FRANKSTON SOUTH*	\$530	\$555	-4.5%	8.2%
FRASER RISE*	\$470	\$470	0.0%	2.2%
GARDENVALE*	\$410	\$403	1.9%	5.8%
GEELONG	\$495	\$500	-1.0%	1.0%
GEELONG WEST	\$440	\$430	2.3%	0.0%
GISBORNE*	\$510	\$493	3.6%	6.3%
GLEN HUNTLY	\$500	\$500	0.0%	0.0%
GLEN IRIS	\$570	\$550	3.6%	3.6%
GLEN WAVERLEY	\$680	\$675	0.7%	4.6%
GLENROY	\$520	\$520	0.0%	4.0%
GOLDEN POINT*	\$365	-	-	-
GOLDEN SQUARE*	\$420	\$400	5.0%	5.0%
GREENSBOROUGH	\$520	\$500	4.0%	11.2%
GREENVALE*	\$540	\$520	3.8%	5.9%
GROVEDALE*	\$438	\$430	1.7%	6.1%
HADFIELD	\$530	\$530	0.0%	6.0%
HALLAM*	\$515	\$500	3.0%	7.3%
HAMLYN HEIGHTS	\$440	\$410	7.3%	-2.2%
HAMPTON	\$695	\$700	-0.7%	10.3%
HAMPTON EAST	\$578	\$550	5.0%	3.1%
HAMPTON PARK*	\$495	\$490	1.0%	5.3%
HARKNESS*	\$400	\$390	2.6%	-
HASTINGS*	\$420	\$440	-4.5%	-6.7%
HAWTHORN	\$550	\$535	2.8%	4.8%
HAWTHORN EAST	\$550	\$550	0.0%	4.8%
HEATHMONT*	\$575	\$563	2.2%	15.0%
HEIDELBERG	\$530	\$530	0.0%	1.9%
HEIDELBERG HEIGHTS	\$578	\$575	0.4%	6.9%
HEIDELBERG WEST*	\$580	\$580	0.0%	11.5%
HERNE HILL*	\$390	\$360	8.3%	21.9%
HIGHETT	\$600	\$600	0.0%	5.3%
HIGHTON	\$430	\$420	2.4%	6.2%
HILLSIDE*	\$450	\$445	1.1%	7.1%
HOPPERS CROSSING	\$410	\$415	-1.2%	2.5%
HORSHAM*	\$340	\$340	0.0%	-6.8%
HUGHESDALE	\$575	\$575	0.0%	-0.9%
HUNTINGDALE*	\$475	\$500	-5.0%	-19.5%
INVERLOCH*	\$430	-	-	-
IVANHOE	\$550	\$550	0.0%	4.8%
IVANHOE EAST*	\$600	\$600	0.0%	0.8%
KALKALLO*	\$450	\$450	0.0%	-
KANGAROO FLAT*	\$380	\$380	0.0%	5.6%
KEILOR DOWNS*	\$498	\$480	3.6%	3.6%
KEILOR EAST	\$620	\$620	0.0%	5.5%
KEILOR PARK*	\$505	-	-	-
KENNINGTON*	\$365	\$380	-3.9%	-3.9%
KENSINGTON	\$550	\$550	0.0%	5.8%
KEW	\$595	\$580	2.6%	4.4%
KEW EAST*	\$580	\$573	1.3%	11.5%
KEYSBOROUGH	\$650	\$650	0.0%	0.8%
KILSYTH	\$550	\$550	0.0%	5.8%
KINGSBURY*	\$485	\$478	1.6%	5.4%
KINGSVILLE	\$420	\$420	0.0%	7.7%
KNOXFIELD*	\$600	\$600	0.0%	4.3%
KOOYONG*	\$740	\$740	0.0%	-
KORUMBURRA*	\$380	-	-	-
KYABRAM*	\$350	\$350	0.0%	-
KYNETON*	\$440	-	-	-
LAKE WENDOUREE*	\$398	\$420	-5.4%	6.7%
LAKES ENTRANCE*	\$345	\$350	-1.4%	-
LALOR	\$490	\$495	-1.0%	7.7%
LANGWARRIN*	\$540	\$520	3.8%	16.8%
LARA*	\$450	\$440	2.3%	7.1%
LAVERTON*	\$515	\$495	4.0%	4.0%
LEOPOLD*	\$425	\$455	-6.6%	2.4%
LILYDALE	\$540	\$525	2.9%	12.5%
LOWER PLENTY*	\$470	\$480	-2.1%	5.6%
MACLEOD	\$550	\$563	-2.2%	4.8%
MADDINGLEY*	\$478	-	-	-
MAIDSTONE	\$550	\$543	1.4%	5.8%
MALVERN	\$570	\$550	3.6%	14.0%
MALVERN EAST	\$583	\$575	1.3%	6.4%
MANIFOLD HEIGHTS*	\$350	\$363	-3.4%	-12.5%
MANSFIELD*	\$520	\$500	4.0%	11.2%
MARIBYRNONG	\$500	\$500	0.0%	1.0%
MARYBOROUGH*	\$320	\$320	0.0%	-3.0%
MCCRAE*	\$695	\$585	18.8%	-
MCKINNON	\$700	\$720	-2.8%	6.1%
MEADOW HEIGHTS*	\$490	\$490	0.0%	11.4%
MELBOURNE	\$650	\$650	0.0%	3.2%
MELTON*	\$390	\$393	-0.6%	14.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MELTON SOUTH*	\$368	\$373	-1.3%	8.1%
MENTONE	\$530	\$525	1.0%	6.0%
MERNDA*	\$480	\$460	4.3%	11.6%
MICKLEHAM*	\$480	-	-	6.7%
MIDDLE PARK*	\$588	\$598	-1.7%	10.3%
MILDURA	\$380	\$355	7.0%	13.4%
MILL PARK	\$493	\$480	2.6%	9.4%
MITCHAM	\$560	\$550	1.8%	12.0%
MOE*	\$293	\$298	-1.7%	6.4%
MONT ALBERT	\$590	\$580	1.7%	2.6%
MONT ALBERT NORTH*	\$750	\$680	10.3%	19.0%
MONTMORENCY*	\$598	\$600	-0.4%	13.8%
MOONEE PONDS	\$550	\$550	0.0%	5.8%
MOORABBIN	\$615	\$625	-1.6%	4.2%
MOOROOLBARK	\$540	\$540	0.0%	-1.8%
MOOROOPNA*	\$350	\$350	0.0%	9.4%
MORDIALLOC	\$560	\$550	1.8%	9.8%
MORNINGTON	\$570	\$550	3.6%	7.5%
MORWELL	\$293	\$288	1.7%	6.4%
MOUNT CLEAR*	\$360	\$355	1.4%	2.9%
MOUNT ELIZA*	\$505	\$520	-2.9%	3.1%
MOUNT HELEN*	\$360	-	-	-
MOUNT MARTHA*	\$615	\$620	-0.8%	4.7%
MOUNT PLEASANT*	\$360	\$360	0.0%	-
MOUNT WAVERLEY	\$705	\$695	1.4%	8.5%
MULGRAVE	\$610	\$600	1.7%	1.7%
MURRUMBEENA	\$490	\$495	-1.0%	8.9%
NARRE WARREN	\$520	\$520	0.0%	5.6%
NEWCOMB*	\$390	\$390	0.0%	0.0%
NEWPORT	\$600	\$610	-1.6%	8.1%
NEWTOWN	\$458	\$450	1.7%	7.6%
NIDDRIE	\$650	\$630	3.2%	14.0%
NOBLE PARK	\$500	\$500	0.0%	4.2%
NOBLE PARK NORTH*	\$480	\$470	2.1%	-
NORLANE	\$400	\$395	1.3%	2.6%
NORTH BENDIGO*	\$435	\$420	3.6%	3.0%
NORTH GEELONG*	\$410	\$410	0.0%	-
NORTH MELBOURNE	\$550	\$550	0.0%	3.8%
NORTHCOTE	\$550	\$550	0.0%	0.0%
NOTTING HILL	\$550	\$530	3.8%	10.0%
NUMURKAH*	\$300	\$295	1.7%	-26.8%
NUNAWADING	\$550	\$545	0.9%	4.3%
OAK PARK	\$520	\$500	4.0%	5.1%
OAKLEIGH	\$600	\$600	0.0%	9.1%
OAKLEIGH EAST	\$640	\$645	-0.8%	-1.5%
OAKLEIGH SOUTH	\$628	\$580	8.2%	14.1%
OCEAN GROVE*	\$535	\$530	0.9%	9.2%
OFFICER*	\$540	\$543	-0.5%	8.0%
ORMOND	\$500	\$510	-2.0%	0.0%
PAKENHAM	\$490	\$478	2.6%	11.4%
PARKDALE	\$550	\$540	1.9%	4.8%
PARKVILLE	\$550	\$550	0.0%	5.8%
PASCOE VALE	\$540	\$530	1.9%	8.0%
PASCOE VALE SOUTH*	\$550	\$550	0.0%	2.8%
PATTERSON LAKES*	\$600	\$585	2.6%	9.6%
PAYNESVILLE*	\$383	\$385	-0.6%	-
POINT COOK	\$510	\$515	-1.0%	6.3%
PORT MELBOURNE	\$685	\$675	1.5%	9.6%
PORTARLINGTON*	\$420	\$420	0.0%	-
PORTLAND*	\$400	\$370	8.1%	21.2%
PRAHRAN	\$580	\$575	0.9%	5.5%
PRESTON	\$550	\$550	0.0%	10.0%
PRINCES HILL*	\$530	\$530	0.0%	1.0%
QUARRY HILL*	\$375	\$400	-6.3%	-5.7%
REDAN*	\$350	\$360	-2.8%	2.9%
RESERVOIR	\$520	\$510	2.0%	8.3%
RICHMOND	\$600	\$600	0.0%	9.1%
RINGWOOD	\$520	\$520	0.0%	9.5%
RINGWOOD EAST	\$550	\$550	0.0%	10.0%
RIPPLESIDE*	\$580	\$575	0.9%	-
RIPPONLEA*	\$520	\$525	-1.0%	7.2%
ROSANNA	\$550	\$545	0.9%	-3.5%
ROSEBUD	\$583	\$575	1.3%	23.9%
ROWVILLE	\$600	\$590	1.7%	12.1%
ROXBURGH PARK*	\$500	\$495	1.0%	11.1%
RYE*	\$490	\$463	5.9%	8.9%
SAFETY BEACH	\$675	\$640	5.5%	16.9%
SALE	\$380	\$370	2.7%	2.7%
SANDRINGHAM	\$600	\$598	0.4%	4.3%
SCORESBY*	\$608	\$595	2.1%	3.4%
SEAFORD	\$500	\$520	-3.8%	4.2%
SEBASTOPOL	\$340	\$345	-1.4%	0.0%
SEDDON	\$580	\$580	0.0%	26.1%
SEYMOUR*	\$350	-	-	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
SHEPPARTON	\$385	\$383	0.7%	10.0%
SOLDIERS HILL*	\$390	\$380	2.6%	11.4%
SOMERVILLE*	\$500	\$510	-2.0%	6.4%
SOUTH GEELONG*	\$410	\$450	-8.9%	-4.7%
SOUTH KINGSVILLE*	\$550	\$578	-4.8%	14.6%
SOUTH MELBOURNE	\$625	\$620	0.8%	5.5%
SOUTH MORANG	\$510	\$500	2.0%	6.3%
SOUTH YARRA	\$600	\$595	0.8%	7.1%
SOUTHBANK	\$675	\$660	2.3%	7.1%
SPOTSWOOD	\$595	\$610	-2.5%	1.7%
SPRINGVALE	\$550	\$530	3.8%	5.8%
SPRINGVALE SOUTH*	\$535	\$530	0.9%	2.9%
ST ALBANS	\$450	\$450	0.0%	7.1%
ST KILDA	\$525	\$525	0.0%	5.0%
ST KILDA EAST	\$525	\$525	0.0%	5.0%
ST KILDA WEST	\$495	\$495	0.0%	4.2%
ST LEONARDS*	\$450	\$425	5.9%	12.5%
STAWELL*	\$233	\$250	-7.0%	3.3%
STRATHDALE*	\$358	\$358	0.0%	-10.6%
STRATHMORE	\$600	\$580	3.4%	9.1%
SUNBURY	\$465	\$450	3.3%	8.1%
SUNSHINE	\$480	\$480	0.0%	21.5%
SUNSHINE NORTH	\$555	\$530	4.7%	19.4%
SUNSHINE WEST	\$500	\$498	0.5%	8.7%
SURREY HILLS	\$570	\$563	1.3%	3.6%
SWAN HILL*	\$380	\$390	-2.6%	-
SYDENHAM	\$460	\$455	1.1%	7.0%
TARNEIT	\$475	\$480	-1.0%	5.6%
TATURA*	\$340	\$345	-1.4%	-
TAYLORS HILL*	\$473	\$460	2.7%	6.2%
TEMPLESTOWE	\$620	\$600	3.3%	0.0%
TEMPLESTOWE LOWER	\$700	\$680	2.9%	1.4%
THOMASTOWN	\$480	\$473	1.6%	6.7%
THORNBURY	\$480	\$480	0.0%	4.3%
THORNHILL PARK*	\$425	\$423	0.6%	3.7%
TOORAK	\$648	\$650	-0.4%	8.8%
TORQUAY	\$600	\$600	0.0%	3.9%
TRAFALGAR*	\$365	-	-	-
TRARALGON	\$355	\$360	-1.4%	8.4%
TRAVANCORE	\$500	\$520	-3.8%	0.0%
TRUGANINA*	\$480	\$475	1.1%	4.3%
TULLAMARINE	\$500	\$510	-2.0%	6.4%
VERMONT*	\$630	\$550	14.5%	21.2%
VERMONT SOUTH*	\$660	\$650	1.5%	13.8%
WALLAN*	\$413	\$400	3.1%	10.0%
WANGARATTA	\$360	\$350	2.9%	12.5%
WANTIRNA*	\$580	\$565	2.7%	5.5%
WANTIRNA SOUTH	\$583	\$560	4.0%	9.9%
WARRAGUL*	\$405	\$390	3.8%	8.0%
WARRNAMBOOL	\$433	\$430	0.6%	8.1%
WATSONIA*	\$530	\$520	1.9%	1.9%
WENDOUREE	\$310	\$325	-4.6%	-1.6%
WERRIBEE	\$415	\$413	0.6%	5.7%
WERRIBEE SOUTH*	\$460	\$460	0.0%	7.0%
WEST FOOTSCRAY	\$468	\$468	0.0%	3.9%
WEST MELBOURNE	\$590	\$590	0.0%	2.6%
WEST WODONGA	\$400	\$405	-1.2%	12.7%
WESTMEADOWS*	\$500	\$520	-3.8%	2.0%
WHEELERS HILL*	\$600	\$593	1.3%	5.3%
WHITTINGTON*	\$400	\$400	0.0%	1.3%
WHITTLESEA*	\$445	-	-	-
WILLIAMS LANDING*	\$500	\$498	0.5%	5.3%
WILLIAMSTOWN	\$538	\$550	-2.3%	8.6%
WILLIAMSTOWN NORTH*	\$528	\$730	-27.7%	-25.2%
WINDSOR	\$523	\$525	-0.5%	4.5%
WODONGA	\$388	\$390	-0.6%	9.2%
WOLLERT	\$520	\$517	0.6%	8.9%
WONTHAGGI*	\$395	\$398	-0.6%	5.3%
WOODEND*	\$480	\$480	0.0%	0.0%
WYNDHAM VALE	\$450	\$450	0.0%	4.7%
YARRAVILLE	\$570	\$560	1.8%	3.6%
YARRAWONGA*	\$390	\$390	0.0%	11.4%

Source: REIV

Median Weekly Rents by Bedroom

Summary

House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Weekly Rents by Bedroom

Note: Data is based on 12 months ending the quarter

	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$580	\$580	0.0%	5.5%
3-Bedroom House	\$550	\$550	0.0%	1.9%
4-Bedroom House	\$600	\$600	0.0%	3.4%
1-Bedroom Unit	\$475	\$475	0.0%	5.6%
2-Bedroom Unit	\$580	\$575	0.9%	5.5%
3-Bedroom Unit	\$675	\$670	0.7%	5.5%
Regional Victoria				
2-Bedroom House	\$400	\$390	2.6%	6.7%
3-Bedroom House	\$460	\$460	0.0%	4.5%
4-Bedroom House	\$550	\$540	1.9%	5.8%
1-Bedroom Unit	\$300	\$300	0.0%	5.3%
2-Bedroom Unit	\$390	\$385	1.3%	5.4%
3-Bedroom Unit	\$480	\$470	2.1%	6.7%
	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$680	\$680	0.0%	4.6%
3-Bedroom House	\$825	\$820	0.6%	3.1%
4-Bedroom House	\$1,100	\$1,090	0.9%	4.8%
1-Bedroom Unit	\$490	\$485	1.0%	5.4%
2-Bedroom Unit	\$630	\$625	0.8%	5.0%
3-Bedroom Unit	\$850	\$840	1.2%	6.3%
Middle Melbourne				
2-Bedroom House	\$500	\$500	0.0%	4.2%
3-Bedroom House	\$575	\$575	0.0%	4.5%
4-Bedroom House	\$750	\$750	0.0%	7.1%
1-Bedroom Unit	\$425	\$420	1.2%	6.3%
2-Bedroom Unit	\$540	\$530	1.9%	8.0%
3-Bedroom Unit	\$650	\$650	0.0%	1.6%
Outer Melbourne				
2-Bedroom House	\$465	\$460	1.1%	5.7%
3-Bedroom House	\$520	\$520	0.0%	4.0%
4-Bedroom House	\$570	\$570	0.0%	3.6%
1-Bedroom Unit	\$370	\$365	1.4%	5.7%
2-Bedroom Unit	\$490	\$480	2.1%	8.9%
3-Bedroom Unit	\$550	\$550	0.0%	4.8%

Source: REIV

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June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 2 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$735	\$713	3.2%	5.0%
ALBERT PARK	\$765	\$750	2.0%	0.3%
ALFREDTON*	\$373	\$373	0.0%	4.9%
ALTONA*	\$490	\$485	1.0%	5.4%
ALTONA MEADOWS*	\$450	\$450	0.0%	9.8%
ALTONA NORTH*	\$528	\$523	1.0%	1.0%
ARARAT*	\$328	\$340	-3.7%	2.3%
ARMADALE*	\$800	\$825	-3.0%	3.2%
ASCOT VALE*	\$600	\$630	-4.8%	0.0%
BAIRNSDALE*	\$390	\$380	2.6%	8.3%
BALACLAVA*	\$745	\$723	3.1%	10.8%
BALLARAT CENTRAL*	\$370	\$370	0.0%	-2.6%
BALLARAT EAST*	\$350	\$350	0.0%	0.0%
BAYSWATER*	\$510	\$493	3.6%	-
BEECHWORTH*	\$415	\$405	2.5%	7.8%
BELMONT*	\$430	\$430	0.0%	0.0%
BENALLA*	\$370	\$365	1.4%	5.7%
BENDIGO*	\$420	\$420	0.0%	8.4%
BENTLEIGH*	\$650	\$625	4.0%	4.8%
BENTLEIGH EAST*	\$590	\$585	0.9%	10.3%
BERWICK*	\$498	\$500	-0.5%	15.7%
BORONIA*	\$520	\$480	8.3%	15.6%
BOX HILL*	\$555	\$550	0.9%	2.8%
BOX HILL NORTH*	\$500	\$480	4.2%	-
BRAYBROOK*	\$445	\$430	3.5%	11.3%
BRIGHTON*	\$775	\$783	-1.0%	3.3%
BRIGHTON EAST*	\$635	\$620	2.4%	5.8%
BROADMEADOWS*	\$478	\$460	3.8%	7.3%
BROWN HILL*	\$365	\$358	2.1%	-
BRUNSWICK	\$650	\$650	0.0%	2.4%
BRUNSWICK EAST*	\$720	\$720	0.0%	14.3%
BRUNSWICK WEST*	\$580	\$570	1.8%	-1.7%
BUNDOORA*	\$490	\$500	-2.0%	16.7%
CAMBERWELL*	\$700	\$630	11.1%	14.8%
CANADIAN*	\$350	\$350	0.0%	0.0%
CARLTON*	\$650	\$670	-3.0%	-3.7%
CARLTON NORTH	\$750	\$750	0.0%	7.1%
CARNEGIE*	\$600	\$600	0.0%	7.1%
CAROLINE SPRINGS*	\$450	\$450	0.0%	4.7%
CASTLEMAINE*	\$440	\$430	2.3%	6.7%
CAULFIELD SOUTH*	\$680	\$680	0.0%	17.2%
CLAYTON*	\$520	-	-	4.0%
CLIFTON HILL*	\$750	\$750	0.0%	7.1%
COBURG	\$590	\$580	1.7%	7.3%
COBURG NORTH*	\$520	\$510	2.0%	2.0%
COLLINGWOOD*	\$700	\$700	0.0%	-2.8%
COWES*	\$400	-	-	9.6%
CRAIGIEBURN*	\$450	\$440	2.3%	7.1%
CRANBOURNE*	\$465	\$460	1.1%	10.7%
CREMORNE*	\$750	\$750	0.0%	7.1%
CROYDON*	\$520	\$500	4.0%	8.9%
DANDENONG*	\$460	\$455	1.1%	4.5%
DAYLESFORD*	\$475	-	-	-
DROMANA*	\$520	\$515	1.0%	-
DROUIN*	\$430	\$430	0.0%	10.3%
ELSTERNWICK*	\$733	-	-	12.7%
ELWOOD*	\$770	\$773	-0.3%	-3.8%
EPPING*	\$450	\$450	0.0%	4.7%
ESSENDON*	\$500	\$540	-7.4%	-5.7%
FERNTREE GULLY*	\$500	\$490	2.0%	-
FITZROY*	\$800	\$800	0.0%	1.3%
FITZROY NORTH	\$755	\$760	-0.7%	0.7%
FLEMINGTON*	\$618	\$623	-0.8%	-3.1%
FLORA HILL*	\$398	-	-	-
FOOTSCRAY	\$573	\$560	2.2%	9.0%
FRANKSTON*	\$478	\$470	1.6%	6.1%
GEELONG*	\$490	\$480	2.1%	6.5%
GEELONG WEST*	\$460	\$460	0.0%	7.6%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
GLEN IRIS*	\$650	\$650	0.0%	6.6%
GLEN WAVERLEY*	\$575	-	-	10.6%
GLENROY*	\$500	\$480	4.2%	11.1%
GOLDEN POINT*	\$370	\$370	0.0%	5.7%
GOLDEN SQUARE*	\$400	\$375	6.7%	6.7%
HAMILTON*	\$325	\$330	-1.5%	-1.5%
HAMLYN HEIGHTS*	\$440	\$430	2.3%	6.0%
HAWTHORN*	\$710	\$750	-5.3%	2.2%
HAWTHORN EAST*	\$795	\$761	4.5%	22.3%
HEIDELBERG WEST*	\$470	\$450	4.4%	5.0%
HIGHETT*	\$570	\$550	3.6%	-
HIGHTON*	\$455	\$445	2.2%	5.8%
HOPPERS CROSSING*	\$400	\$400	0.0%	-2.4%
HORSHAM*	\$340	\$340	0.0%	3.0%
HUGHESDALE*	\$590	-	-	-
IVANHOE*	\$610	\$578	5.6%	10.9%
KANGAROO FLAT*	\$420	\$420	0.0%	7.7%
KENNINGTON*	\$390	\$380	2.6%	0.0%
KENSINGTON	\$650	\$645	0.8%	4.8%
KEW*	\$700	\$700	0.0%	7.7%
KINGSVILLE*	\$560	-	-	-
LAKE WENDOUREE*	\$395	-	-	-
LALOR*	\$460	\$455	1.1%	8.9%
LAVERTON*	\$470	\$470	0.0%	4.4%
MAIDSTONE*	\$510	\$493	3.6%	13.3%
MALVERN*	\$795	\$720	10.4%	9.7%
MALVERN EAST*	\$650	\$640	1.6%	0.0%
MARIBYRNONG*	\$500	\$490	2.0%	-2.0%
MELBOURNE*	\$705	\$700	0.7%	-7.2%
MELTON SOUTH*	\$350	\$350	0.0%	0.0%
MIDDLE PARK*	\$795	\$750	6.0%	9.3%
MILDURA	\$380	\$360	5.6%	10.9%
MILL PARK*	\$460	\$458	0.5%	8.2%
MITCHAM*	\$545	\$520	4.8%	7.9%
MOE*	\$340	\$335	1.5%	13.3%
MOONEE PONDS*	\$630	\$630	0.0%	5.0%
MORNINGTON*	\$570	\$558	2.2%	7.5%
MORWELL*	\$340	\$330	3.0%	13.3%
MOUNT WAVERLEY*	\$535	\$530	0.9%	-2.7%
NEWCOMB*	\$423	\$423	0.0%	-
NEWPORT*	\$580	\$558	4.0%	5.5%
NEWTOWN*	\$490	\$485	1.0%	8.9%
NOBLE PARK*	\$480	\$470	2.1%	6.7%
NORLANE*	\$360	\$370	-2.7%	2.9%
NORTH BENDIGO*	\$410	\$410	0.0%	2.5%
NORTH MELBOURNE	\$630	\$660	-4.5%	-3.1%
NORTHCOTE	\$700	\$700	0.0%	1.1%
NOTTING HILL*	\$560	\$560	0.0%	-
OAKLEIGH*	\$600	\$580	3.4%	5.7%
OCEAN GROVE*	\$500	\$480	4.2%	8.7%
PAKENHAM*	\$470	\$470	0.0%	9.3%
PASCOE VALE*	\$510	\$520	-1.9%	2.0%
PASCOE VALE SOUTH*	\$550	\$530	3.8%	10.0%
POINT COOK*	\$468	\$465	0.5%	3.9%
PORT MELBOURNE	\$730	\$720	1.4%	5.8%
PRAHRAN	\$825	\$800	3.1%	13.8%
PRESTON*	\$550	\$550	0.0%	1.9%
REDAN*	\$353	-	-	0.7%
RESERVOIR	\$490	\$490	0.0%	8.9%
RICHMOND	\$750	\$750	0.0%	7.1%
RINGWOOD*	\$525	\$523	0.5%	5.0%
RINGWOOD EAST*	\$520	-	-	-
ROSEBUD*	\$475	\$460	3.3%	5.6%
RYE*	\$490	\$480	2.1%	-
SALE*	\$398	\$395	0.6%	3.9%
SEAFORD*	\$485	\$485	0.0%	7.8%
SEBASTOPOL*	\$350	\$350	0.0%	0.0%
SEDDON*	\$625	\$600	4.2%	7.8%
SHEPPARTON*	\$390	\$380	2.6%	11.4%
SOLDIERS HILL*	\$365	\$360	1.4%	4.3%
SOUTH MELBOURNE	\$695	\$720	-3.5%	-4.8%
SOUTH MORANG*	\$495	\$480	3.1%	10.0%
SOUTH YARRA	\$775	\$780	-0.6%	3.3%
SOUTHBANK*	\$660	\$680	-2.9%	-
ST ALBANS*	\$415	\$415	0.0%	5.1%
ST KILDA*	\$725	\$725	0.0%	-1.7%
ST KILDA EAST*	\$783	\$780	0.3%	1.0%
STRATHDALE*	\$400	-	-	-
SUNBURY*	\$440	\$430	2.3%	7.3%
SUNSHINE*	\$450	\$450	0.0%	15.4%
SUNSHINE NORTH*	\$470	-	-	-
SUNSHINE WEST*	\$438	-	-	-
TARNEIT*	\$440	\$435	1.1%	2.3%
THOMASTOWN*	\$450	-	-	4.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
THORNBURY*	\$678	\$650	4.2%	5.9%
TRARALGON*	\$380	\$380	0.0%	-2.6%
TRUGANINA*	\$450	\$450	0.0%	-
TULLAMARINE*	\$445	-	-	-3.3%
WANGARATTA*	\$400	\$385	3.9%	11.1%
WARRAGUL*	\$405	\$400	1.3%	7.3%
WARRNAMBOOL*	\$463	\$450	2.8%	1.6%
WENDOUREE*	\$340	\$340	0.0%	3.0%
WERRIBEE	\$400	\$400	0.0%	2.6%
WEST FOOTSCRAY*	\$530	\$530	0.0%	1.9%
WEST MELBOURNE*	\$625	\$650	-3.8%	-2.3%
WHITE HILLS*	\$415	-	-	-
WILLIAMSTOWN*	\$630	\$620	1.6%	7.7%
WINDSOR	\$750	\$750	0.0%	0.0%
WODONGA*	\$420	\$420	0.0%	27.3%
WYNDHAM VALE*	\$400	\$400	0.0%	-
YARRAVILLE	\$590	\$600	-1.7%	-1.7%

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 3 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$900	\$930	-3.2%	2.9%
ABERFELDIE*	\$625	\$600	4.2%	-
AINTREE*	\$493	\$500	-1.5%	2.6%
AIRPORT WEST*	\$580	\$580	0.0%	0.0%
ALBANVALE*	\$455	\$450	1.1%	11.0%
ALBERT PARK*	\$1,100	\$1,165	-5.6%	-9.3%
ALBION*	\$460	\$460	0.0%	0.0%
ALFREDTON	\$420	\$420	0.0%	0.0%
ALPHINGTON*	\$900	\$890	1.1%	-
ALTONA*	\$590	\$590	0.0%	0.9%
ALTONA MEADOWS	\$500	\$500	0.0%	4.2%
ALTONA NORTH	\$580	\$580	0.0%	-0.9%
ARARAT	\$380	\$380	0.0%	5.6%
ARDEER*	\$460	\$480	-4.2%	4.5%
ARMADALE*	\$1,100	\$1,198	-8.1%	6.3%
ARMSTRONG CREEK	\$495	\$490	1.0%	3.1%
ASCOT VALE	\$760	\$750	1.3%	8.6%
ASHBURTON*	\$695	\$695	0.0%	3.7%
ASHWOOD*	\$630	\$638	-1.2%	2.9%
AVONDALE HEIGHTS	\$510	\$523	-2.4%	2.0%
BACCHUS MARSH*	\$450	\$450	0.0%	1.1%
BAIRNSDALE	\$450	\$450	0.0%	4.7%
BALLAN*	\$450	\$445	1.1%	-
BALLARAT CENTRAL	\$440	\$428	2.9%	10.0%
BALLARAT EAST	\$395	\$395	0.0%	1.3%
BALLARAT NORTH*	\$420	\$410	2.4%	7.7%
BALWYN*	\$770	\$755	2.0%	4.4%
BALWYN NORTH*	\$675	\$660	2.3%	-1.5%
BANNOCKBURN*	\$520	\$540	-3.7%	-
BARANDUDA*	\$550	\$550	0.0%	-
BAYSWATER	\$590	\$575	2.6%	11.3%
BAYSWATER NORTH*	\$590	\$590	0.0%	4.4%
BEACONSFIELD*	\$550	-	-	-
BEAUFORT*	\$408	\$400	1.9%	-
BEAUMARIS*	\$850	\$850	0.0%	-1.4%
BEECHWORTH*	\$510	\$510	0.0%	5.2%
BELL PARK	\$470	\$470	0.0%	4.4%
BELL POST HILL*	\$480	\$483	-0.5%	2.1%
BELLFIELD*	\$600	\$600	0.0%	-
BELMONT	\$490	\$480	2.1%	2.1%
BENALLA	\$455	\$450	1.1%	8.3%
BENDIGO	\$470	\$460	2.2%	6.8%
BENTLEIGH	\$750	\$780	-3.8%	1.4%
BENTLEIGH EAST	\$700	\$700	0.0%	4.9%
BERWICK	\$560	\$560	0.0%	7.7%
BEVERIDGE*	\$430	\$425	1.2%	2.4%
BLACK HILL*	\$420	\$410	2.4%	5.0%
BLACK ROCK*	\$1,023	\$1,050	-2.6%	-2.6%
BLACKBURN*	\$600	\$600	0.0%	0.0%
BLACKBURN NORTH*	\$580	\$580	0.0%	3.6%
BLACKBURN SOUTH*	\$630	\$623	1.2%	8.6%
BLAIRGOWRIE*	\$610	\$595	2.5%	19.6%
BONBEACH*	\$675	\$650	3.8%	-1.6%
BONNIE BROOK*	\$460	\$460	0.0%	2.2%
BORONIA	\$570	\$560	1.8%	7.5%
BOTANIC RIDGE*	\$550	\$550	0.0%	-
BOX HILL*	\$620	\$615	0.8%	-3.1%
BOX HILL NORTH*	\$645	\$630	2.4%	5.7%
BOX HILL SOUTH*	\$638	\$600	6.3%	2.0%
BRAYBROOK*	\$480	\$480	0.0%	5.5%
BRIGHTON	\$1,045	\$995	5.0%	-0.5%
BRIGHTON EAST	\$900	\$898	0.3%	3.2%
BROADMEADOWS	\$478	\$485	-1.5%	6.1%
BROOKFIELD*	\$430	\$425	1.2%	2.4%
BROOKLYN*	\$575	\$555	3.6%	-0.9%
BROWN HILL*	\$400	\$400	0.0%	1.9%
BRUNSWICK	\$850	\$840	1.2%	6.3%
BRUNSWICK EAST*	\$850	\$850	0.0%	0.0%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
BRUNSWICK WEST*	\$750	\$750	0.0%	0.0%
BULLEEN*	\$598	\$620	-3.6%	0.0%
BUNDOORA	\$550	\$550	0.0%	10.0%
BUNINYONG*	\$405	-	-	-
BURNSIDE*	\$480	\$480	0.0%	-
BURNSIDE HEIGHTS*	\$510	\$525	-2.9%	1.0%
BURWOOD	\$635	\$630	0.8%	3.7%
BURWOOD EAST	\$630	\$600	5.0%	5.0%
CALIFORNIA GULLY*	\$450	\$450	0.0%	4.7%
CAMBERWELL*	\$850	\$863	-1.4%	-1.7%
CAMPBELLFIELD*	\$530	-	-	16.5%
CAMPERDOWN*	\$410	-	-	-2.4%
CANADIAN*	\$410	\$400	2.5%	2.5%
CAPE PATERSON*	\$450	\$460	-2.2%	-
CAPE WOOLAMAI*	\$460	\$460	0.0%	-
CAPEL SOUND*	\$550	\$550	0.0%	3.8%
CARLTON*	\$875	\$875	0.0%	9.4%
CARLTON NORTH*	\$930	\$925	0.5%	3.3%
CARNEGIE*	\$750	\$785	-4.5%	0.0%
CAROLINE SPRINGS	\$510	\$500	2.0%	6.3%
CARRUM DOWNS	\$560	\$550	1.8%	7.7%
CASTLEMAINE*	\$495	\$485	2.1%	7.6%
CAULFIELD NORTH*	\$898	\$883	1.7%	1.7%
CAULFIELD SOUTH*	\$800	\$800	0.1%	3.2%
CHADSTONE*	\$595	\$595	0.0%	0.8%
CHARLEMONT	\$490	\$490	0.0%	4.3%
CHELSEA*	\$663	\$675	-1.9%	7.7%
CHELSEA HEIGHTS*	\$660	\$660	0.0%	10.0%
CHELTENHAM	\$700	\$700	0.0%	2.9%
CHIRNSIDE PARK*	\$600	\$600	0.0%	9.1%
CHURCHILL	\$390	\$380	2.6%	5.4%
CLARINDA*	\$600	\$600	0.0%	0.0%
CLAYTON*	\$600	\$598	0.4%	9.1%
CLAYTON SOUTH*	\$595	\$598	-0.4%	2.6%
CLIFTON HILL*	\$1,000	\$1,000	0.0%	5.3%
CLIFTON SPRINGS	\$463	\$470	-1.6%	0.5%
CLYDE	\$550	\$550	0.0%	7.8%
CLYDE NORTH	\$550	\$550	0.0%	5.8%
COBBLEBANK*	\$430	\$430	0.0%	-
COBRAM*	\$440	\$410	7.3%	7.3%
COBURG	\$720	\$710	1.4%	3.6%
COBURG NORTH*	\$660	\$650	1.5%	6.5%
COCKATOO*	\$590	\$620	-4.8%	-
COLAC*	\$455	\$440	3.4%	7.7%
COLLINGWOOD*	\$955	\$950	0.5%	-2.6%
COOLAROO*	\$485	\$500	-3.0%	14.1%
CORIO	\$420	\$410	2.4%	5.0%
COWES*	\$470	\$470	0.0%	4.4%
CRAIGIEBURN	\$520	\$520	0.0%	8.3%
CRANBOURNE	\$515	\$520	-1.0%	7.3%
CRANBOURNE EAST	\$550	\$545	0.9%	5.8%
CRANBOURNE NORTH	\$550	\$550	0.0%	5.8%
CRANBOURNE WEST	\$550	\$550	0.0%	7.8%
CRESWICK*	\$420	\$420	0.0%	3.7%
CROYDON	\$600	\$600	0.0%	5.3%
CROYDON HILLS*	\$650	\$640	1.6%	-
CROYDON NORTH*	\$630	\$630	0.0%	-
CROYDON SOUTH*	\$600	\$580	3.4%	6.2%
DALLAS*	\$500	\$510	-2.0%	13.6%
DANDENONG	\$535	\$525	1.9%	9.2%
DANDENONG NORTH	\$540	\$538	0.5%	8.0%
DARLEY*	\$450	\$450	0.0%	0.0%
DAYLESFORD*	\$570	\$585	-2.6%	3.6%
DEANSIDE	\$470	\$470	0.0%	4.4%
DEER PARK	\$480	\$480	0.0%	6.7%
DELACOMBE*	\$400	\$410	-2.4%	0.0%
DELAHEY*	\$480	\$480	0.0%	4.3%
DERRIMUT*	\$530	\$530	0.0%	-
DIAMOND CREEK*	\$600	\$600	0.0%	11.1%
DIGGERS REST	\$480	\$470	2.1%	6.7%
DINGLEY VILLAGE*	\$640	\$640	0.0%	-
DONCASTER*	\$630	\$620	1.6%	5.0%
DONCASTER EAST	\$640	\$635	0.8%	3.2%
DONNYBROOK	\$465	\$470	-1.1%	-3.1%
DOREEN	\$530	\$520	1.9%	6.0%
DOVETON*	\$480	\$480	0.0%	6.7%
DROMANA	\$575	\$575	0.0%	4.5%
DROUIN	\$490	\$490	0.0%	9.5%
DRYSDALE*	\$490	\$490	0.0%	12.6%
EAGLEHAWK*	\$480	\$480	0.0%	14.3%
EAGLEMONT*	\$720	\$780	-7.7%	-
EAST BAIRNSDALE*	\$430	\$450	-4.4%	-
EAST BENDIGO*	\$460	\$455	1.1%	7.0%
EAST GEELONG*	\$520	\$520	0.0%	6.1%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
EAST MELBOURNE*	\$1,300	\$1,300	0.0%	10.6%
ECHUCA*	\$550	\$520	5.8%	26.4%
EDITHVALE*	\$665	\$673	-1.1%	2.3%
ELSTERNWICK*	\$895	\$925	-3.2%	0.3%
ELTHAM*	\$640	\$650	-1.5%	2.4%
ELWOOD*	\$1,048	\$1,000	4.8%	5.3%
ENDEAVOUR HILLS	\$550	\$550	0.0%	5.8%
EPPING	\$520	\$510	2.0%	4.0%
EPSOM*	\$500	\$480	4.2%	11.1%
ESSENDON	\$660	\$650	1.5%	1.5%
EUROA*	\$500	\$478	4.7%	11.1%
FAIRFIELD*	\$810	\$850	-4.7%	-0.6%
FAWKNER	\$550	\$550	0.0%	5.8%
FERNTREE GULLY	\$600	\$600	0.0%	9.1%
FITZROY*	\$1,100	\$1,100	0.0%	10.6%
FITZROY NORTH*	\$1,075	\$960	12.0%	19.4%
FLEMINGTON*	\$750	\$770	-2.6%	-4.2%
FLORA HILL	\$470	\$450	4.4%	11.9%
FOOTSCRAY	\$650	\$640	1.6%	3.2%
FOREST HILL*	\$595	\$595	0.0%	8.2%
FOSTER*	\$395	\$395	0.0%	-
FRANKSTON	\$550	\$550	0.0%	7.8%
FRANKSTON NORTH	\$490	\$480	2.1%	8.9%
FRANKSTON SOUTH*	\$600	\$590	1.7%	2.6%
FRASER RISE	\$480	\$480	0.0%	2.1%
GEELONG*	\$550	\$555	-0.9%	0.0%
GEELONG WEST	\$530	\$548	-3.2%	-1.9%
GISBORNE*	\$550	\$550	0.0%	4.3%
GLADSTONE PARK	\$520	\$505	3.0%	6.1%
GLEN IRIS	\$850	\$850	0.0%	7.3%
GLEN WAVERLEY	\$630	\$650	-3.1%	3.3%
GLENROY	\$550	\$550	0.0%	2.3%
GOLDEN POINT*	\$400	\$395	1.3%	9.6%
GOLDEN SQUARE	\$470	\$460	2.2%	4.4%
GOWANBRAE*	\$560	\$560	0.0%	1.8%
GREENSBOROUGH*	\$600	\$600	0.0%	9.1%
GREENVALE*	\$578	\$585	-1.3%	1.3%
GROVEDALE	\$500	\$495	1.0%	6.4%
HADFIELD*	\$570	\$560	1.8%	6.5%
HALLAM*	\$540	\$540	0.0%	10.2%
HAMILTON*	\$375	\$368	2.0%	2.0%
HAMLYN HEIGHTS	\$493	\$488	1.0%	3.7%
HAMPTON*	\$925	\$838	10.4%	16.0%
HAMPTON EAST*	\$800	\$800	0.0%	1.3%
HAMPTON PARK	\$515	\$520	-1.0%	3.0%
HARKNESS	\$420	\$410	2.4%	7.7%
HASTINGS*	\$550	\$530	3.8%	10.0%
HAWTHORN*	\$923	\$923	0.0%	-2.6%
HAWTHORN EAST*	\$950	\$820	15.9%	5.6%
HEALESVILLE*	\$600	\$575	4.3%	-
HEATHCOTE*	\$440	\$430	2.3%	0.0%
HEATHMONT*	\$588	\$573	2.6%	6.8%
HEIDELBERG*	\$650	\$650	0.0%	0.0%
HEIDELBERG HEIGHTS*	\$555	\$555	0.0%	1.8%
HEIDELBERG WEST*	\$578	\$550	5.0%	9.0%
HERNE HILL*	\$465	\$470	-1.1%	-1.1%
HIGHETT*	\$710	\$725	-2.1%	2.2%
HIGHTON	\$520	\$518	0.5%	4.0%
HILLSIDE*	\$480	\$475	1.1%	6.7%
HOPPERS CROSSING	\$460	\$460	0.0%	2.2%
HORSHAM	\$403	\$400	0.6%	0.6%
HUGHESDALE*	\$690	\$750	-8.0%	1.5%
HUNTINGDALE*	\$600	\$590	1.7%	-
HUNTLY*	\$480	\$480	0.0%	-
INVERLOCH	\$500	\$490	2.0%	3.1%
IRYMPLE*	\$480	\$480	0.0%	1.1%
IVANHOE*	\$750	\$715	4.9%	11.1%
JACANA*	\$505	-	-	-
KALKALLO	\$475	\$480	-1.0%	3.3%
KANGAROO FLAT	\$480	\$470	2.1%	6.7%
KEALBA*	\$510	\$480	6.3%	18.6%
KEILOR DOWNS*	\$540	\$500	8.0%	16.1%
KEILOR EAST	\$560	\$550	1.8%	1.8%
KENNINGTON*	\$450	\$450	0.0%	4.7%
KENSINGTON*	\$770	\$770	0.0%	2.7%
KEW	\$880	\$850	3.5%	4.8%
KEW EAST*	\$850	\$855	-0.6%	-8.1%
KEYSBOROUGH	\$585	\$580	0.9%	2.6%
KIALLA*	\$523	\$528	-0.9%	0.5%
KILMORE*	\$430	\$440	-2.3%	0.0%
KILSYTH*	\$600	\$600	0.0%	9.1%
KINGS PARK*	\$455	\$450	1.1%	8.3%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$700	\$700	0.0%	-2.8%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
KNOXFIELD*	\$600	\$578	3.9%	14.3%
KORUMBURRA*	\$459	-	-	-
KURUNJANG	\$405	\$410	-1.2%	3.8%
KYABRAM*	\$450	\$445	1.1%	12.5%
KYNETON*	\$580	\$565	2.7%	7.4%
LAKE GARDENS*	\$460	\$445	3.4%	9.5%
LAKE WENDOUREE*	\$520	\$460	13.0%	-
LAKES ENTRANCE*	\$470	\$470	0.0%	-
LALOR	\$510	\$500	2.0%	6.3%
LANGWARRIN	\$580	\$575	0.9%	5.5%
LARA	\$490	\$495	-1.0%	2.1%
LAVERTON	\$440	\$440	0.0%	4.8%
LEONGATHA*	\$445	\$435	2.3%	14.1%
LEOPOLD*	\$480	\$480	0.0%	2.1%
LILYDALE*	\$600	\$580	3.4%	9.1%
LONG GULLY*	\$440	\$440	0.0%	0.0%
LUCAS*	\$430	\$430	0.0%	3.6%
LYNBROOK*	\$570	\$560	1.8%	7.0%
LYNDHURST*	\$603	\$600	0.4%	9.5%
LYSTERFIELD*	\$600	-	-	9.1%
MACLEOD*	\$580	\$580	0.0%	5.5%
MADDINGLEY*	\$470	\$470	0.0%	4.4%
MAFFRA*	\$420	\$420	0.0%	-4.5%
MAIDSTONE*	\$593	\$590	0.4%	0.4%
MALVERN*	\$1,050	\$1,125	-6.7%	-12.5%
MALVERN EAST	\$795	\$798	-0.3%	0.3%
MAMBOURIN*	\$433	\$435	-0.6%	0.6%
MANIFOLD HEIGHTS*	\$550	\$535	2.8%	12.2%
MANOR LAKES	\$440	\$450	-2.2%	0.0%
MANSFIELD*	\$550	\$540	1.9%	4.8%
MARIBYRNONG*	\$668	\$630	6.0%	11.3%
MARSHALL*	\$500	-	-	-
MARYBOROUGH*	\$378	\$370	2.0%	4.9%
MCCRAE*	\$613	\$600	2.1%	-
MCKINNON*	\$770	\$750	2.7%	2.7%
MEADOW HEIGHTS*	\$500	\$500	0.0%	11.7%
MELTON	\$400	\$400	0.0%	5.3%
MELTON SOUTH	\$410	\$410	0.0%	7.9%
MELTON WEST	\$420	\$400	5.0%	8.4%
MENTONE*	\$750	\$750	0.0%	10.3%
MERNDA	\$515	\$513	0.5%	5.1%
METUNG*	\$550	-	-	-
MICKLEHAM	\$500	\$500	0.0%	5.3%
MIDDLE PARK*	\$1,068	\$1,050	1.7%	-3.0%
MILDURA	\$480	\$470	2.1%	14.3%
MILL PARK	\$520	\$510	2.0%	5.6%
MINERS REST*	\$415	\$420	-1.2%	-
MIRBOO NORTH*	\$410	\$410	0.0%	-
MITCHAM	\$623	\$620	0.4%	7.3%
MOE*	\$400	\$400	0.0%	11.1%
MONTMORENCY*	\$665	\$640	3.9%	7.7%
MOONEE PONDS*	\$720	\$715	0.7%	2.9%
MOORABBIN*	\$685	\$690	-0.7%	6.2%
MOOROOLBARK	\$600	\$590	1.7%	9.1%
MOOROOPNA	\$450	\$450	0.0%	7.1%
MORDIALLOC*	\$695	\$688	1.1%	-
MORNINGTON	\$650	\$650	0.0%	3.2%
MORWELL	\$400	\$385	3.9%	14.3%
MOUNT CLEAR*	\$408	\$400	1.9%	4.5%
MOUNT DUNEED	\$500	\$495	1.0%	3.6%
MOUNT ELIZA*	\$865	\$850	1.8%	15.3%
MOUNT EVELYN*	\$563	\$580	-3.0%	0.0%
MOUNT MARTHA	\$680	\$680	0.0%	-1.4%
MOUNT PLEASANT*	\$400	\$400	0.0%	3.9%
MOUNT WAVERLEY	\$650	\$650	0.0%	4.8%
MULGRAVE	\$620	\$610	1.6%	4.2%
MURRUMBEENA*	\$730	\$675	8.1%	4.3%
NAGAMBIE*	\$480	-	-	-
NARRE WARREN	\$545	\$540	0.9%	9.0%
NARRE WARREN SOUTH	\$555	\$550	0.9%	4.7%
NEW GISBORNE*	\$555	\$575	-3.5%	-
NEWBOROUGH*	\$455	\$420	8.3%	-
NEWCOMB	\$450	\$450	0.0%	2.3%
NEWINGTON*	\$430	\$430	0.0%	7.5%
NEWPORT	\$700	\$705	-0.7%	0.0%
NEWTOWN	\$560	\$550	1.8%	12.0%
NIDDRIE*	\$605	\$635	-4.7%	-6.9%
NOBLE PARK	\$538	\$550	-2.3%	5.4%
NOBLE PARK NORTH*	\$550	\$550	0.0%	10.0%
NORLANE	\$418	\$400	4.4%	8.4%
NORTH BENDIGO	\$480	\$460	4.3%	10.3%
NORTH GEELONG*	\$475	\$460	3.3%	9.2%
NORTH MELBOURNE	\$850	\$850	0.0%	6.3%
NORTH WONTHAGGI*	\$455	\$450	1.1%	-

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
NORTHCOTE	\$850	\$850	0.0%	-5.0%
NOTTING HILL*	\$580	\$580	0.0%	-
NUNAWADING*	\$600	\$600	0.0%	1.3%
OAK PARK*	\$640	\$650	-1.5%	16.4%
OAKLEIGH*	\$650	\$660	-1.5%	8.3%
OAKLEIGH EAST*	\$643	\$643	0.0%	8.0%
OAKLEIGH SOUTH*	\$650	\$650	0.0%	11.1%
OCEAN GROVE	\$540	\$530	1.9%	6.9%
OFFICER	\$550	\$550	0.0%	5.8%
ORMOND*	\$730	\$700	4.3%	4.3%
PAKENHAM	\$525	\$520	1.0%	9.4%
PARKDALE*	\$695	\$750	-7.3%	-7.3%
PARKVILLE*	\$1,200	-	-	-
PASCOE VALE	\$600	\$610	-1.6%	-1.6%
PASCOE VALE SOUTH*	\$690	\$693	-0.4%	4.5%
PAYNESVILLE*	\$500	\$480	4.2%	11.1%
POINT COOK	\$530	\$520	1.9%	6.0%
POINT LONSDALE*	\$580	\$585	-0.9%	8.4%
PORT FAIRY*	\$550	-	-	-
PORT MELBOURNE	\$975	\$985	-1.0%	5.4%
PORTARLINGTON*	\$480	\$460	4.3%	7.9%
PORTLAND*	\$440	\$438	0.6%	3.5%
PRAHRAN	\$995	\$995	0.0%	-0.5%
PRESTON	\$650	\$650	0.0%	0.0%
QUARRY HILL*	\$445	\$440	1.1%	1.1%
RED CLIFFS*	\$430	\$400	7.5%	-
REDAN*	\$380	\$385	-1.3%	0.0%
RESERVOIR	\$560	\$560	0.0%	6.2%
RICHMOND	\$975	\$975	0.0%	8.3%
RINGWOOD	\$580	\$580	0.0%	0.9%
RINGWOOD EAST*	\$580	\$570	1.8%	5.5%
RINGWOOD NORTH*	\$600	\$600	0.0%	0.4%
RIPPLESIDE*	\$565	\$565	0.0%	-
ROCKBANK	\$450	\$450	0.0%	0.0%
ROSANNA*	\$650	\$650	0.0%	0.0%
ROSEBUD	\$550	\$550	0.0%	10.0%
ROWVILLE	\$600	\$605	-0.8%	9.1%
ROXBURGH PARK	\$530	\$520	1.9%	12.2%
RYE	\$550	\$550	0.0%	0.0%
SAFETY BEACH*	\$625	\$625	0.0%	4.2%
SALE	\$460	\$450	2.2%	4.5%
SANDHURST*	\$698	\$698	0.0%	-
SANDRINGHAM*	\$900	\$925	-2.7%	1.1%
SCORESBY*	\$580	\$570	1.8%	9.4%
SEABROOK*	\$500	\$500	0.0%	2.0%
SEAFORD	\$580	\$580	0.0%	5.5%
SEBASTOPOL	\$400	\$385	3.9%	8.1%
SEDDON*	\$700	\$700	0.0%	7.7%
SEYMOUR*	\$450	\$450	0.0%	13.9%
SHEPPARTON	\$460	\$450	2.2%	4.5%
SKYE*	\$600	\$590	1.7%	17.6%
SOLDIERS HILL*	\$413	\$420	-1.8%	3.1%
SOMERVILLE*	\$580	\$565	2.7%	4.5%
SORRENTO*	\$650	\$650	0.0%	-
SOUTH MELBOURNE*	\$1,050	\$1,050	0.0%	5.5%
SOUTH MORANG	\$540	\$533	1.4%	8.0%
SOUTH YARRA	\$1,100	\$1,125	-2.2%	-4.3%
SPOTSWOOD*	\$660	\$690	-4.3%	3.1%
SPRINGVALE	\$530	\$550	-3.6%	-3.6%
SPRINGVALE SOUTH*	\$560	\$550	1.8%	1.8%
ST ALBANS	\$460	\$450	2.2%	4.5%
ST ALBANS PARK*	\$470	\$465	1.1%	4.4%
ST KILDA*	\$950	\$950	0.0%	6.7%
ST KILDA EAST*	\$900	\$895	0.6%	2.9%
ST LEONARDS*	\$450	\$433	4.0%	5.9%
STAWELL*	\$400	\$400	0.0%	8.1%
STRATHDALE*	\$495	\$490	1.0%	3.1%
STRATHFIELDSAYE*	\$490	\$493	-0.5%	-0.5%
STRATHMORE*	\$650	\$665	-2.3%	0.0%
STRATHTULLOH*	\$430	\$430	0.0%	2.4%
SUNBURY	\$490	\$480	2.1%	8.9%
SUNSHINE	\$500	\$500	0.0%	6.4%
SUNSHINE NORTH*	\$500	\$480	4.2%	4.2%
SUNSHINE WEST	\$480	\$470	2.1%	7.9%
SURREY HILLS*	\$725	\$725	0.0%	-0.7%
SYDENHAM*	\$470	\$480	-2.1%	4.4%
TARNEIT	\$495	\$495	0.0%	3.1%
TATURA*	\$470	\$450	4.4%	7.4%
TAYLORS HILL*	\$520	\$500	4.0%	11.2%
TAYLORS LAKES*	\$545	\$500	9.0%	9.0%
TEMPLESTOWE*	\$675	\$678	-0.4%	-
TEMPLESTOWE LOWER*	\$660	\$660	0.0%	3.1%
THE BASIN*	\$615	-	-	-
THOMASTOWN	\$520	\$520	0.0%	8.3%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
THOMSON*	\$450	\$445	1.1%	2.3%
THORNBURY	\$788	\$780	1.0%	0.6%
THORNHILL PARK	\$430	\$430	0.0%	2.4%
TOORAK*	\$1,300	\$1,275	2.0%	13.0%
TOOTGAROOK*	\$550	\$530	3.8%	7.8%
TORQUAY*	\$650	\$650	0.0%	5.7%
TRAFALGAR*	\$470	\$470	0.0%	6.8%
TRARALGON	\$460	\$460	0.0%	4.5%
TRUGANINA	\$495	\$490	1.0%	5.3%
TULLAMARINE*	\$530	\$530	0.0%	1.9%
VENUS BAY*	\$400	\$400	0.0%	-
VERMONT*	\$635	\$620	2.4%	9.5%
VERMONT SOUTH*	\$670	\$660	1.5%	15.5%
VIEWBANK*	\$640	\$630	1.6%	6.7%
WALLAN*	\$460	\$450	2.2%	7.0%
WANGARATTA	\$480	\$450	6.7%	9.1%
WANTIRNA*	\$598	\$590	1.3%	8.6%
WANTIRNA SOUTH	\$620	\$590	5.1%	14.8%
WARRAGUL	\$470	\$470	0.0%	4.4%
WARRNAMBOOL	\$550	\$550	0.0%	8.9%
WATSONIA*	\$550	\$550	0.0%	5.8%
WATSONIA NORTH*	\$600	-	-	-
WAURN PONDS*	\$500	-	-	-
WEIR VIEWS*	\$440	\$430	2.3%	7.3%
WENDOUREE	\$390	\$380	2.6%	4.0%
WERRIBEE	\$450	\$450	0.0%	7.1%
WEST FOOTSCRAY*	\$605	\$600	0.8%	5.2%
WEST MELBOURNE*	\$825	-	-	-
WEST WODONGA	\$520	\$500	4.0%	10.6%
WESTMEADOWS*	\$525	\$528	-0.5%	8.2%
WHEELERS HILL*	\$640	\$615	4.1%	7.6%
WHITE HILLS*	\$470	\$470	0.0%	1.1%
WHITTINGTON*	\$450	\$450	0.0%	5.9%
WHITTLESEA*	\$520	\$520	0.0%	8.3%
WILLIAMS LANDING*	\$550	\$550	0.0%	7.8%
WILLIAMSTOWN	\$798	\$780	2.2%	8.5%
WINDSOR*	\$963	\$1,000	-3.8%	-8.3%
WINTER VALLEY*	\$430	\$420	2.4%	2.4%
WODONGA	\$490	\$480	2.1%	8.9%
WOLLERT	\$540	\$540	0.0%	3.8%
WONTHAGGI*	\$445	\$445	0.0%	3.5%
WOODEND*	\$540	\$500	8.0%	-
WYNDHAM VALE	\$430	\$440	-2.3%	2.4%
YALLAMBIE*	\$600	\$600	0.0%	-3.2%
YARRAVILLE	\$720	\$710	1.4%	7.5%
YARRAWONGA*	\$500	\$500	0.0%	11.1%
YEA*	\$478	-	-	-

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 4 Bedroom House

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
AINTREE	\$550	\$550	0.0%	3.8%
AIRPORT WEST*	\$780	\$760	2.6%	-
ALFREDTON	\$470	\$468	0.5%	2.2%
ALTONA*	\$825	\$850	-2.9%	10.0%
ALTONA MEADOWS*	\$595	\$540	10.2%	8.2%
ALTONA NORTH*	\$850	\$850	0.0%	13.3%
ARARAT*	\$450	\$450	0.0%	-6.3%
ARMADALE*	\$1,638	\$1,600	2.3%	28.4%
ARMSTRONG CREEK	\$535	\$530	0.9%	1.9%
ASCOT VALE*	\$980	\$950	3.2%	12.3%
ASHBURTON*	\$1,198	\$1,150	4.1%	-
ASHWOOD*	\$820	\$810	1.2%	9.3%
AVONDALE HEIGHTS*	\$715	\$660	8.3%	9.2%
BACCHUS MARSH*	\$535	\$500	7.0%	5.9%
BAIRNSDALE*	\$550	\$535	2.8%	-
BALLARAT CENTRAL*	\$480	\$500	-4.0%	0.0%
BALLARAT EAST*	\$450	\$455	-1.1%	4.7%
BALLARAT NORTH*	\$450	\$450	0.0%	-
BALWYN*	\$1,190	\$1,180	0.8%	13.3%
BALWYN NORTH	\$925	\$950	-2.6%	3.9%
BANNOCKBURN*	\$600	-	-	9.1%
BARANDUDA*	\$650	\$650	0.0%	16.1%
BAYSWATER*	\$670	\$660	1.5%	8.1%
BEACONSFIELD*	\$600	\$600	0.0%	3.4%
BEAUMARIS*	\$1,125	\$1,195	-5.9%	-6.3%
BELL PARK*	\$610	\$590	3.4%	19.6%
BELL POST HILL*	\$550	\$550	0.0%	-
BELMONT*	\$570	\$570	0.0%	1.8%
BENALLA	\$570	\$550	3.6%	15.2%
BENDIGO*	\$520	\$520	0.0%	-
BENTLEIGH*	\$995	\$1,000	-0.5%	-0.5%
BENTLEIGH EAST	\$850	\$850	0.0%	0.0%
BERWICK	\$650	\$650	0.0%	8.3%
BEVERIDGE	\$480	\$485	-1.0%	4.3%
BLACK ROCK*	\$1,448	\$1,625	-10.9%	20.6%
BLACKBURN*	\$810	\$750	8.0%	1.9%
BLACKBURN NORTH*	\$780	\$820	-4.9%	0.6%
BLACKBURN SOUTH*	\$750	\$700	7.1%	15.4%
BLAIRGOWRIE*	\$880	-	-	-
BONNIE BROOK	\$520	\$520	0.0%	2.0%
BONSHAW	\$450	\$450	0.0%	-2.2%
BORONIA*	\$665	\$650	2.3%	6.8%
BOTANIC RIDGE*	\$700	\$650	7.7%	7.7%
BOX HILL NORTH*	\$740	\$725	2.1%	0.0%
BRIGHTON	\$1,600	\$1,598	0.2%	0.3%
BRIGHTON EAST	\$1,380	\$1,400	-1.4%	10.4%
BROOKFIELD	\$463	\$470	-1.6%	0.5%
BROWN HILL*	\$550	\$520	5.8%	-
BRUNSWICK*	\$1,100	\$1,100	0.0%	10.0%
BRUNSWICK EAST*	\$998	\$1,000	-0.2%	-9.3%
BRUNSWICK WEST*	\$1,025	\$965	6.2%	20.6%
BULLEEN*	\$773	\$750	3.0%	3.0%
BUNDOORA*	\$650	\$650	0.0%	12.1%
BURNSIDE*	\$620	\$620	0.0%	-
BURNSIDE HEIGHTS*	\$570	\$570	0.0%	3.6%
BURWOOD*	\$830	\$820	1.2%	10.3%
BURWOOD EAST*	\$720	\$700	2.9%	0.0%
CAIRNLEA*	\$660	\$650	1.5%	10.0%
CALIFORNIA GULLY*	\$500	-	-	-
CAMBERWELL*	\$1,200	\$1,200	0.0%	9.1%
CANADIAN*	\$460	\$465	-1.1%	4.5%
CANTERBURY*	\$1,195	\$1,195	0.0%	-0.4%
CARLTON*	\$1,090	\$1,150	-5.2%	-
CARNEGIE*	\$1,175	\$965	21.8%	23.7%
CAROLINE SPRINGS	\$590	\$590	0.0%	3.5%
CARRUM DOWNS	\$635	\$645	-1.6%	6.7%
CASTLEMAINE*	\$550	-	-	-
CAULFIELD NORTH*	\$1,200	\$1,225	-2.0%	6.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CAULFIELD SOUTH*	\$1,198	\$1,173	2.1%	21.0%
CHADSTONE*	\$845	\$850	-0.6%	7.6%
CHARLEMONT	\$523	\$525	-0.5%	4.5%
CHELSEA*	\$800	-	-	-
CHELTENHAM*	\$865	\$800	8.1%	8.1%
CHIRNSIDE PARK*	\$795	\$800	-0.6%	13.6%
CHURCHILL*	\$500	\$498	0.5%	7.0%
CLAYTON*	\$733	\$738	-0.7%	4.6%
CLAYTON SOUTH*	\$723	\$720	0.3%	-
CLIFTON HILL*	\$1,225	-	-	-
CLIFTON SPRINGS*	\$550	\$550	0.0%	10.0%
CLYDE	\$598	\$598	0.0%	7.2%
CLYDE NORTH	\$600	\$600	0.0%	3.4%
COBBLEBANK	\$490	\$480	2.1%	2.1%
COBRAM*	\$520	\$515	1.0%	3.0%
COBURG*	\$900	\$900	0.0%	12.5%
COBURG NORTH*	\$780	\$780	0.0%	20.0%
COLAC*	\$568	\$550	3.2%	13.5%
CORIO*	\$500	\$500	0.0%	0.0%
COWES*	\$550	\$540	1.9%	3.8%
CRAIGIEBURN	\$600	\$600	0.0%	3.4%
CRANBOURNE*	\$620	\$600	3.3%	6.9%
CRANBOURNE EAST	\$610	\$600	1.7%	7.0%
CRANBOURNE NORTH	\$620	\$620	0.0%	5.1%
CRANBOURNE SOUTH*	\$650	\$650	0.0%	-
CRANBOURNE WEST	\$630	\$620	1.6%	5.0%
CROYDON*	\$750	\$745	0.7%	10.3%
CROYDON HILLS*	\$775	\$725	6.9%	16.1%
CURLEWIS	\$520	\$515	1.0%	6.1%
DANDENONG*	\$620	\$640	-3.1%	6.9%
DANDENONG NORTH*	\$613	\$613	0.0%	7.0%
DARLEY*	\$500	\$510	-2.0%	-7.4%
DEANSIDE	\$530	\$530	0.0%	-1.9%
DEER PARK*	\$548	\$530	3.3%	7.4%
DELACOMBE*	\$450	\$450	0.0%	0.0%
DERRIMUT*	\$600	\$600	0.0%	7.1%
DIGGERS REST	\$550	\$550	0.0%	2.3%
DONCASTER	\$800	\$795	0.6%	6.7%
DONCASTER EAST	\$795	\$768	3.6%	6.0%
DONNYBROOK	\$510	\$520	-1.9%	-1.9%
DONVALE*	\$770	\$803	-4.0%	-3.8%
DOREEN	\$580	\$580	0.0%	5.5%
DROMANA*	\$690	\$680	1.5%	-1.4%
DROUIN	\$580	\$560	3.6%	9.4%
EAGLEHAWK*	\$530	\$533	-0.5%	12.8%
EAST GEELONG*	\$628	\$590	6.4%	-
EASTWOOD*	\$550	-	-	-
ELSTERNWICK*	\$930	\$965	-3.6%	-22.5%
ELTHAM*	\$860	\$855	0.6%	7.5%
ELTHAM NORTH*	\$790	\$790	0.0%	1.6%
ELWOOD*	\$1,500	-	-	-6.0%
ENDEAVOUR HILLS*	\$615	\$650	-5.4%	-0.8%
EPPING	\$600	\$600	0.0%	3.4%
EPSOM*	\$570	\$570	0.0%	9.6%
ESSENDON*	\$970	\$965	0.5%	-0.5%
EYNESBURY*	\$460	\$455	1.1%	-8.0%
FAWKNER*	\$635	\$635	0.0%	-5.2%
FERNTREE GULLY*	\$700	\$695	0.7%	13.4%
FITZROY NORTH*	\$1,400	\$1,400	0.0%	9.8%
FLORA HILL*	\$550	-	-	-
FOREST HILL*	\$730	\$685	6.6%	17.7%
FRANKSTON	\$630	\$630	0.0%	4.1%
FRANKSTON SOUTH*	\$768	\$760	1.0%	2.3%
FRASER RISE	\$540	\$550	-1.8%	-1.8%
FYANSFORD*	\$640	\$645	-0.8%	3.2%
GEELONG*	\$690	\$645	7.0%	27.8%
GEELONG WEST*	\$715	\$690	3.6%	10.0%
GISBORNE	\$650	\$650	0.0%	0.0%
GLADSTONE PARK*	\$620	\$600	3.3%	12.7%
GLEN IRIS*	\$1,095	\$1,100	-0.5%	-12.4%
GLEN WAVERLEY	\$778	\$763	2.0%	8.0%
GLENROY*	\$630	\$650	-3.1%	1.6%
GOLDEN SQUARE*	\$550	\$540	1.9%	3.8%
GREENSBOROUGH*	\$710	\$715	-0.7%	2.9%
GREENVALE	\$698	\$700	-0.4%	12.5%
GROVEDALE*	\$580	\$580	0.0%	5.5%
HALLAM*	\$600	\$580	3.4%	-
HAMILTON*	\$470	\$470	0.0%	5.6%
HAMLYN HEIGHTS*	\$585	\$600	-2.5%	-0.8%
HAMPTON*	\$1,299	\$1,275	1.9%	8.3%
HAMPTON EAST*	\$1,173	\$1,075	9.1%	18.7%
HAMPTON PARK*	\$598	\$580	3.0%	4.8%
HARKNESS	\$470	\$460	2.2%	4.4%
HAWTHORN*	\$1,500	\$1,525	-1.6%	15.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
HAWTHORN EAST*	\$1,300	\$1,250	4.0%	-11.9%
HEIDELBERG*	\$825	\$825	0.0%	-
HIGHETT*	\$998	\$1,000	-0.2%	-0.7%
HIGHTON	\$620	\$610	1.6%	0.0%
HILLSIDE*	\$570	\$565	0.9%	3.6%
HOPPERS CROSSING	\$510	\$500	2.0%	2.0%
HORSHAM*	\$480	\$490	-2.0%	4.3%
HUGHESDALE*	\$850	\$980	-13.3%	-
HUNTLY	\$530	\$530	0.0%	7.1%
INVERLOCH*	\$550	\$535	2.8%	-
IVANHOE*	\$1,100	\$1,000	10.0%	29.4%
JACKASS FLAT*	\$530	\$530	0.0%	10.4%
KALKALLO	\$510	\$520	-1.9%	0.0%
KANGAROO FLAT*	\$550	\$550	0.0%	5.8%
KEILOR*	\$730	-	-	-
KEILOR DOWNS*	\$625	\$600	4.2%	5.9%
KEILOR EAST*	\$650	\$650	0.0%	-1.5%
KENNINGTON*	\$550	\$520	5.8%	-
KENSINGTON*	\$950	\$950	0.0%	-
KEW*	\$1,300	\$1,250	4.0%	8.3%
KEW EAST*	\$1,250	\$1,225	2.0%	-8.5%
KEYSBOROUGH	\$760	\$750	1.3%	-3.8%
KIALLA*	\$650	\$628	3.6%	4.8%
KILLARA*	\$620	\$630	-1.6%	4.2%
KILMORE*	\$520	\$530	-1.9%	4.0%
KILSYTH*	\$690	-	-	15.0%
KNOXFIELD*	\$698	\$700	-0.4%	7.3%
KURUNJANG*	\$450	\$450	0.0%	1.1%
LAKE GARDENS*	\$480	\$488	-1.5%	1.6%
LAKES ENTRANCE*	\$530	-	-	-
LALOR*	\$590	\$585	0.9%	11.3%
LANGWARRIN*	\$730	\$743	-1.7%	9.8%
LARA	\$580	\$570	1.8%	3.6%
LENEVA*	\$640	\$620	3.2%	6.7%
LEONGATHA*	\$550	-	-	-
LEOPOLD*	\$540	\$520	3.8%	8.0%
LILYDALE*	\$700	\$700	0.0%	3.7%
LUCAS	\$475	\$470	1.1%	3.3%
LUCKNOW	\$550	\$550	0.0%	0.0%
LYNBROOK*	\$670	\$673	-0.4%	8.1%
LYNDHURST*	\$690	\$683	1.1%	6.2%
MACLEOD*	\$885	\$775	14.2%	46.3%
MADDINGLEY	\$530	\$525	1.0%	6.0%
MAIDEN GULLY*	\$625	\$630	-0.8%	7.8%
MALVERN*	\$1,400	-	-	3.7%
MALVERN EAST*	\$1,100	\$1,150	-4.3%	-4.3%
MAMBOURIN	\$475	\$480	-1.0%	1.1%
MANOR LAKES	\$490	\$500	-2.0%	-2.0%
MANSFIELD*	\$590	-	-	-
MARIBYRNONG*	\$860	\$975	-11.8%	17.8%
MARYBOROUGH*	\$425	\$420	1.2%	-
MCCRAE*	\$825	\$745	10.7%	26.9%
MCKINNON*	\$1,050	\$900	16.7%	0.0%
MELTON*	\$433	\$430	0.6%	-
MELTON SOUTH	\$460	\$470	-2.1%	2.2%
MELTON WEST*	\$455	\$450	1.1%	3.4%
MENTONE*	\$850	\$850	0.0%	6.3%
MERNDA	\$580	\$570	1.8%	5.5%
MICKLEHAM	\$550	\$560	-1.8%	1.9%
MILDURA	\$550	\$550	0.0%	5.8%
MILL PARK	\$598	\$595	0.4%	3.0%
MINERS REST*	\$460	\$460	0.0%	-
MITCHAM*	\$750	\$720	4.2%	12.8%
MOONEE PONDS*	\$980	\$988	-0.8%	1.0%
MOORABBIN*	\$890	-	-	-
MOOROOLBARK*	\$680	\$680	0.0%	1.9%
MOOROOPNA*	\$550	\$530	3.8%	0.0%
MORNINGTON*	\$800	\$800	0.0%	0.6%
MORWELL*	\$475	\$475	0.0%	1.1%
MOUNT CLEAR*	\$440	\$460	-4.3%	-4.9%
MOUNT DUNED	\$555	\$550	0.9%	2.8%
MOUNT ELIZA*	\$1,095	\$1,120	-2.2%	15.3%
MOUNT MARTHA*	\$868	\$860	0.9%	2.1%
MOUNT WAVERLEY	\$750	\$750	0.0%	0.7%
MULGRAVE*	\$750	\$750	0.0%	3.4%
MURRUMBEENA*	\$1,050	\$1,000	5.0%	5.0%
NAR NAR GOON NORTH*	\$585	\$585	0.0%	-
NARRE WARREN	\$620	\$625	-0.8%	8.8%
NARRE WARREN SOUTH	\$650	\$650	0.0%	8.3%
NEW GISBORNE*	\$690	\$680	1.5%	8.7%
NEWPORT*	\$950	\$950	0.0%	5.6%
NEWTOWN*	\$680	\$680	0.0%	-4.2%
NIDDRIE*	\$910	\$910	0.0%	-3.4%
NOBLE PARK*	\$640	\$650	-1.5%	16.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
NORTH BENDIGO*	\$550	\$540	1.9%	5.8%
NORTH MELBOURNE*	\$998	\$1,000	-0.2%	-9.3%
NORTH WONTHAGGI*	\$540	\$540	0.0%	3.8%
NORTHCOTE*	\$1,250	\$1,175	6.4%	13.6%
OAKLEIGH*	\$808	\$820	-1.5%	-
OCEAN GROVE	\$650	\$643	1.2%	1.2%
OFFICER	\$620	\$620	0.0%	6.9%
OFFICER SOUTH*	\$620	-	-	-
ORMOND*	\$1,273	\$978	30.2%	37.6%
PAKENHAM	\$590	\$580	1.7%	7.3%
PASCOE VALE*	\$740	\$735	0.7%	-7.5%
PASCOE VALE SOUTH*	\$825	\$850	-2.9%	14.6%
PATTERSON LAKES*	\$990	\$970	2.1%	-
PAYNESVILLE*	\$535	-	-	-
POINT COOK	\$580	\$580	0.0%	3.6%
POINT LONSDALE*	\$650	\$650	0.0%	9.2%
PORT MELBOURNE*	\$1,300	-	-	-
PORTARLINGTON*	\$515	-	-	-
PORTLAND*	\$650	\$625	4.0%	13.0%
PRAHRAN*	\$1,423	\$1,445	-1.6%	-
PRESTON*	\$850	\$855	-0.6%	8.3%
RESERVOIR*	\$650	\$645	0.8%	-5.8%
RICHMOND*	\$1,300	\$1,300	0.0%	10.6%
RINGWOOD*	\$700	\$700	0.0%	7.7%
RINGWOOD EAST*	\$695	\$680	2.2%	2.2%
RINGWOOD NORTH*	\$710	\$695	2.2%	4.4%
ROCKBANK	\$500	\$500	0.0%	2.0%
ROSANNA*	\$898	\$895	0.3%	15.1%
ROSEBUD*	\$643	\$650	-1.2%	-1.2%
ROWVILLE	\$710	\$735	-3.4%	2.2%
ROXBURGH PARK	\$590	\$600	-1.7%	1.7%
RYE*	\$690	\$650	6.2%	6.2%
SAFETY BEACH*	\$795	\$783	1.6%	5.6%
SALE	\$550	\$550	0.0%	10.0%
SAN REMO*	\$580	\$575	0.9%	-
SANDHURST*	\$800	\$795	0.6%	11.1%
SANDRINGHAM*	\$1,395	\$1,425	-2.1%	-
SCORESBY*	\$720	\$720	0.0%	10.8%
SEABROOK*	\$550	-	-	-0.9%
SEAFORD*	\$690	\$670	3.0%	9.5%
SEBASTOPOL*	\$440	\$440	0.0%	2.3%
SHEPPARTON	\$560	\$565	-0.9%	1.8%
SHEPPARTON NORTH*	\$600	\$600	0.0%	-
SKYE*	\$660	\$650	1.5%	6.5%
SMYTHES CREEK*	\$450	\$450	0.0%	-1.1%
SOLDIERS HILL*	\$478	-	-	-
SORRENTO*	\$800	\$800	0.0%	-
SOUTH MORANG	\$600	\$600	0.0%	3.4%
SOUTH YARRA*	\$1,775	\$1,750	1.4%	22.6%
SPOTSWOOD*	\$828	-	-	-
SPRINGVALE*	\$655	\$660	-0.8%	0.8%
ST ALBANS*	\$525	\$500	5.0%	9.4%
ST KILDA*	\$1,088	\$1,088	0.0%	-
ST KILDA EAST*	\$1,250	-	-	-
ST LEONARDS*	\$495	\$480	3.1%	6.5%
STRATFORD*	\$555	\$550	0.9%	11.0%
STRATHDALE*	\$600	\$600	0.0%	11.1%
STRATHFIELDSAYE*	\$605	\$600	0.8%	8.0%
STRATHMORE*	\$908	\$888	2.3%	13.4%
STRATHTULLOH	\$480	\$480	0.0%	2.1%
SUNBURY	\$580	\$580	0.0%	5.5%
SUNSHINE*	\$620	\$620	0.0%	2.5%
SUNSHINE NORTH*	\$600	\$650	-7.7%	3.4%
SUNSHINE WEST*	\$550	\$550	0.0%	0.0%
SURREY HILLS*	\$1,075	\$1,100	-2.3%	7.5%
SYDENHAM*	\$550	\$550	0.0%	0.0%
TARNEIT	\$550	\$550	0.0%	1.9%
TATURA*	\$580	\$560	3.6%	-
TAYLORS HILL*	\$600	\$600	0.0%	3.4%
TAYLORS LAKES*	\$630	\$650	-3.1%	5.0%
TEMPLESTOWE*	\$850	\$860	-1.2%	0.0%
TEMPLESTOWE LOWER*	\$750	\$750	0.0%	0.0%
THOMASTOWN*	\$600	-	-	-
THORNBURY*	\$945	\$975	-3.1%	-
THORNHILL PARK	\$480	\$480	0.0%	2.1%
TOORAK*	\$1,800	\$1,800	0.0%	-2.7%
TORQUAY	\$710	\$700	1.4%	3.6%
TRARALGON	\$580	\$570	1.8%	7.4%
TRUGANINA	\$550	\$550	0.0%	0.0%
UPWEY*	\$720	-	-	-
VERMONT*	\$750	\$750	0.0%	21.0%
VERMONT SOUTH*	\$750	\$750	0.0%	7.1%
VIEWBANK*	\$770	\$790	-2.5%	1.3%
WALLAN	\$500	\$490	2.0%	6.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
WANGARATTA*	\$580	\$600	-3.3%	11.5%
WANTIRNA	\$670	\$670	0.0%	1.5%
WANTIRNA SOUTH	\$750	\$720	4.2%	7.9%
WARRAGUL	\$590	\$580	1.7%	11.3%
WARRNAMBOOL*	\$650	\$640	1.6%	4.8%
WAURN PONDS*	\$560	\$550	1.8%	5.7%
WEIR VIEWS	\$475	\$480	-1.0%	3.3%
WENDOUREE*	\$420	\$420	0.0%	-4.5%
WERRIBEE	\$500	\$510	-2.0%	2.0%
WERRIBEE SOUTH*	\$580	\$580	0.0%	-
WEST FOOTSCRAY*	\$770	\$795	-3.1%	-
WEST WODONGA*	\$585	\$580	0.9%	6.4%
WHEELERS HILL	\$720	\$720	0.0%	3.6%
WILLIAMS LANDING	\$600	\$600	0.0%	3.4%
WILLIAMSTOWN*	\$1,000	\$1,000	0.0%	1.0%
WINCHELSEA*	\$528	-	-	-
WINTER VALLEY	\$450	\$450	0.0%	0.0%
WODONGA	\$590	\$580	1.7%	7.3%
WOLLERT	\$600	\$600	0.0%	0.0%
WONTHAGGI*	\$550	\$545	0.9%	5.8%
WOODEND*	\$750	\$703	6.8%	15.4%
WYNDHAM VALE	\$480	\$485	-1.0%	0.0%
YARRAVILLE*	\$890	\$900	-1.1%	0.0%
YARRAWONGA*	\$560	\$555	0.9%	0.0%

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 1 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$520	\$520	0.0%	6.1%
ALBERT PARK*	\$450	\$420	7.1%	7.1%
ALBION*	\$320	\$320	0.0%	8.5%
ALPHINGTON*	\$435	\$423	3.0%	10.1%
ALTONA*	\$400	\$380	5.3%	17.6%
ARMADALE	\$450	\$450	0.0%	0.0%
ASCOT VALE*	\$393	\$390	0.6%	-0.6%
BALACLAVA	\$415	\$415	0.0%	3.8%
BALLARAT CENTRAL*	\$315	\$310	1.6%	-
BALWYN*	\$500	\$482	3.8%	11.1%
BELMONT*	\$370	\$370	0.0%	8.8%
BENDIGO*	\$300	\$270	11.1%	-
BENTLEIGH*	\$435	\$425	2.4%	3.6%
BENTLEIGH EAST*	\$480	\$470	2.1%	4.3%
BLACKBURN*	\$480	\$477	0.7%	14.3%
BOX HILL	\$460	\$460	0.0%	9.5%
BRIGHTON*	\$505	\$490	3.1%	12.2%
BRUNSWICK	\$450	\$450	0.0%	0.0%
BRUNSWICK EAST	\$500	\$500	0.0%	6.4%
BRUNSWICK WEST	\$425	\$415	2.4%	7.6%
BUNDOORA	\$420	\$420	0.0%	5.0%
BURNLEY*	\$450	\$445	1.1%	-
BURWOOD*	\$450	\$440	2.3%	3.4%
BURWOOD EAST*	\$550	\$550	0.0%	10.0%
CAMBERWELL*	\$493	\$500	-1.5%	3.7%
CARLTON	\$475	\$475	0.0%	5.6%
CARLTON NORTH*	\$425	\$410	3.7%	6.3%
CARNEGIE	\$400	\$400	0.0%	5.3%
CAULFIELD*	\$435	\$440	-1.1%	8.7%
CAULFIELD EAST*	\$415	-	-	12.2%
CAULFIELD NORTH	\$450	\$450	0.0%	5.9%
CAULFIELD SOUTH*	\$423	\$400	5.6%	12.7%
CHADSTONE*	\$488	\$480	1.6%	8.3%
CHELTENHAM*	\$455	\$435	4.6%	5.8%
CLAYTON*	\$465	\$460	1.1%	8.1%
CLAYTON SOUTH*	\$500	\$470	6.4%	11.1%
CLIFTON HILL*	\$475	\$500	-5.0%	13.1%
COBURG	\$450	\$450	0.0%	9.8%
COLLINGWOOD	\$550	\$550	0.0%	5.8%
CORIO*	\$300	\$300	0.0%	2.6%
CREMORNE*	\$550	\$538	2.3%	0.0%
DANDENONG*	\$393	\$380	3.3%	22.7%
DOCKLANDS	\$570	\$570	0.0%	3.6%
DONCASTER	\$480	\$480	0.0%	6.7%
DONCASTER EAST*	\$470	\$478	-1.6%	4.4%
EAST MELBOURNE	\$500	\$500	0.0%	1.0%
ELSTERNBURKE	\$450	\$450	0.0%	5.3%
ELWOOD	\$450	\$450	0.0%	5.9%
EPPING*	\$400	\$390	2.6%	9.6%
ESSENDON	\$400	\$400	0.0%	1.3%
ESSENDON NORTH	\$480	\$480	0.0%	14.3%
FAIRFIELD*	\$400	\$393	1.9%	6.7%
FITZROY	\$550	\$550	0.0%	4.8%
FITZROY NORTH	\$465	\$480	-3.1%	3.3%
FLEMINGTON	\$400	\$400	0.0%	2.6%
FOOTSCRAY	\$450	\$450	0.0%	4.7%
FRANKSTON	\$350	\$345	1.4%	12.9%
GARDENVALE*	\$390	\$390	0.0%	5.4%
GEELONG	\$370	\$373	-0.7%	-9.8%
GEELONG WEST*	\$340	\$335	1.5%	5.4%
GLEN HUNTLY	\$390	\$390	0.0%	4.7%
GLEN IRIS	\$430	\$425	1.2%	2.4%
GLEN WAVERLEY*	\$503	\$550	-8.6%	1.1%
GLENROY*	\$350	-	-	-
HAMLYN HEIGHTS*	\$328	\$325	0.8%	-
HAMPTON*	\$500	\$500	0.0%	11.1%
HASTINGS*	\$350	-	-	-
HAWTHORN	\$450	\$450	0.0%	5.9%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
HAWTHORN EAST	\$495	\$480	3.1%	8.8%
HEIDELBERG*	\$450	\$450	0.0%	4.7%
HERNE HILL*	\$340	\$330	3.0%	13.3%
HIGHETT*	\$500	\$495	1.0%	11.1%
HIGHTON*	\$328	\$325	0.8%	4.0%
HOPPERS CROSSING*	\$320	\$320	0.0%	-
HUGHESDALE*	\$490	\$460	6.5%	4.3%
IVANHOE	\$490	\$490	0.0%	6.5%
KENSINGTON	\$450	\$450	0.0%	2.3%
KEW*	\$470	\$470	0.0%	4.4%
KINGSVILLE*	\$360	\$370	-2.7%	12.5%
MAIDSTONE*	\$403	\$395	1.9%	-
MALVERN	\$450	\$450	0.0%	7.1%
MALVERN EAST	\$450	\$450	0.0%	0.0%
MANIFOLD HEIGHTS*	\$350	\$350	0.0%	-
MARIBYRNONG	\$450	\$450	0.0%	3.4%
MELBOURNE	\$550	\$550	0.0%	3.8%
MENTONE	\$400	\$400	0.0%	8.1%
MIDDLE PARK*	\$445	\$410	8.5%	3.5%
MILDURA*	\$285	\$280	1.8%	9.6%
MITCHAM*	\$430	\$425	1.2%	7.5%
MOONEE PONDS	\$500	\$500	0.0%	5.3%
MOOROOPNA*	\$285	\$270	5.6%	7.5%
MORDIALLOC*	\$420	\$420	0.0%	0.0%
MORWELL*	\$270	\$255	5.9%	3.8%
MOUNT WAVERLEY*	\$480	-	-	-
MURRUMBEENA	\$395	\$390	1.3%	6.8%
NEWPORT*	\$385	\$393	-1.9%	6.9%
NEWTOWN*	\$320	\$320	0.0%	-1.5%
NOBLE PARK	\$350	\$340	2.9%	6.1%
NORTH MELBOURNE	\$450	\$450	0.0%	1.7%
NORTHCOTE	\$440	\$430	2.3%	10.0%
NOTTING HILL*	\$455	\$450	1.1%	8.3%
OAK PARK*	\$430	\$420	2.4%	2.4%
OAKLEIGH*	\$500	\$480	4.2%	11.1%
ORMOND	\$380	\$380	0.0%	5.6%
PARKDALE*	\$395	\$390	1.3%	4.6%
PARKVILLE	\$455	\$450	1.1%	5.8%
PASCOE VALE*	\$375	\$380	-1.3%	-6.3%
PORT MELBOURNE	\$530	\$530	0.0%	6.0%
PRAHRAN	\$475	\$470	1.1%	5.6%
PRESTON	\$440	\$430	2.3%	4.8%
RESERVOIR	\$405	\$400	1.3%	6.6%
RICHMOND	\$500	\$495	1.0%	5.3%
RINGWOOD*	\$463	\$450	2.8%	10.1%
RIPPONLEA*	\$425	\$425	0.0%	4.9%
SALE*	\$250	\$250	0.0%	-9.1%
SANDRINGHAM*	\$460	\$450	2.2%	4.5%
SHEPPARTON*	\$295	\$285	3.5%	8.3%
SOUTH MELBOURNE	\$520	\$520	0.0%	4.0%
SOUTH YARRA	\$500	\$500	0.0%	4.2%
SOUTHBANK	\$550	\$550	0.0%	3.8%
SPOTSWOOD*	\$495	\$495	0.0%	-
SPRINGVALE*	\$350	\$350	0.0%	11.1%
ST ALBANS*	\$330	\$330	0.0%	3.1%
ST KILDA	\$450	\$450	0.0%	2.3%
ST KILDA EAST	\$430	\$420	2.4%	7.5%
ST KILDA WEST	\$450	\$450	0.0%	4.7%
STAWELL*	\$220	\$220	0.0%	15.8%
SUNSHINE*	\$350	\$350	0.0%	6.1%
THORNBURY	\$400	\$400	0.0%	6.7%
TOORAK	\$440	\$438	0.6%	2.9%
TRARALGON*	\$285	\$285	0.0%	5.6%
WANGARATTA*	\$310	\$310	0.0%	17.0%
WANTIRNA SOUTH*	\$450	\$450	0.0%	7.1%
WENDOUREE*	\$280	\$270	3.7%	27.3%
WEST FOOTSCRAY*	\$350	\$345	1.4%	9.4%
WEST MELBOURNE	\$530	\$530	0.0%	3.9%
WILLIAMSTOWN*	\$478	\$425	12.4%	25.7%
WINDSOR	\$450	\$450	0.0%	0.0%
WODONGA*	\$320	\$305	4.9%	23.1%
YARRAVILLE*	\$420	\$420	0.0%	5.0%

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 2 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$700	\$670	4.5%	7.7%
AIRPORT WEST	\$505	\$500	1.0%	1.0%
ALBERT PARK*	\$680	\$680	0.0%	4.6%
ALBION*	\$400	\$400	0.0%	11.1%
ALFREDTON*	\$360	\$365	-1.4%	-
ALPHINGTON*	\$650	\$620	4.8%	8.3%
ALTONA	\$500	\$500	0.0%	7.5%
ALTONA MEADOWS*	\$440	\$445	-1.1%	7.3%
ALTONA NORTH*	\$515	\$500	3.0%	8.4%
ARARAT*	\$410	\$420	-2.4%	-
ARMADALE	\$610	\$600	1.7%	4.7%
ASCOT VALE	\$520	\$508	2.5%	-0.5%
ASHWOOD*	\$550	\$550	0.0%	7.8%
ASPENDALE*	\$613	\$585	4.7%	1.2%
AVONDALE HEIGHTS*	\$490	\$500	-2.0%	8.9%
BACCHUS MARSH*	\$360	\$360	0.0%	1.4%
BAIRNSDALE*	\$370	\$370	0.0%	5.7%
BALACLAVA	\$575	\$575	0.0%	4.5%
BALLARAT CENTRAL*	\$360	\$360	0.0%	4.3%
BALLARAT EAST*	\$340	\$340	0.0%	-
BALLARAT NORTH*	\$350	\$340	2.9%	6.1%
BALWYN	\$580	\$590	-1.7%	5.5%
BALWYN NORTH*	\$550	\$550	0.0%	10.6%
BAYSWATER	\$480	\$480	0.0%	6.7%
BAYSWATER NORTH*	\$485	\$495	-2.0%	7.8%
BEAUMARIS*	\$600	\$580	3.4%	5.3%
BEECHWORTH*	\$360	-	-	-
BELL PARK*	\$430	\$420	2.4%	2.4%
BELMONT	\$430	\$430	0.0%	2.4%
BENALLA*	\$380	\$360	5.6%	16.0%
BENDIGO*	\$400	\$400	0.0%	5.3%
BENTLEIGH	\$618	\$600	2.9%	3.8%
BENTLEIGH EAST	\$593	\$580	2.2%	7.7%
BERWICK*	\$515	\$515	0.0%	9.0%
BLACK ROCK*	\$625	\$630	-0.8%	3.3%
BLACKBURN	\$550	\$555	-0.9%	11.7%
BLACKBURN NORTH*	\$485	\$490	-1.0%	-
BLACKBURN SOUTH*	\$565	\$570	-0.9%	2.7%
BONBEACH*	\$525	\$510	2.9%	8.2%
BORONIA	\$510	\$500	2.0%	6.3%
BOX HILL	\$600	\$590	1.7%	13.2%
BOX HILL NORTH*	\$540	\$530	1.9%	8.0%
BOX HILL SOUTH*	\$546	\$550	-0.8%	2.9%
BRAYBROOK*	\$500	\$500	0.0%	0.0%
BRIGHTON	\$675	\$670	0.7%	6.7%
BRIGHTON EAST*	\$650	\$650	0.0%	3.2%
BROADMEADOWS	\$475	\$470	1.1%	5.6%
BROOKLYN*	\$510	\$550	-7.3%	10.3%
BRUNSWICK	\$600	\$595	0.8%	7.1%
BRUNSWICK EAST	\$628	\$625	0.4%	4.6%
BRUNSWICK WEST	\$525	\$525	0.0%	5.0%
BULLEEN*	\$550	\$570	-3.5%	-1.8%
BUNDOORA	\$490	\$490	0.0%	6.5%
BURWOOD	\$575	\$575	0.0%	4.5%
BURWOOD EAST*	\$650	\$650	0.0%	8.3%
CAIRNLEA*	\$490	\$470	4.3%	6.5%
CAMBERWELL	\$600	\$600	0.0%	5.3%
CANTERBURY*	\$590	\$610	-3.3%	-1.7%
CARLTON	\$656	\$650	0.9%	4.1%
CARLTON NORTH*	\$600	\$595	0.8%	7.6%
CARNEGIE	\$585	\$580	0.9%	6.4%
CAROLINE SPRINGS*	\$480	\$465	3.2%	14.3%
CARRUM*	\$550	\$555	-0.9%	0.0%
CARRUM DOWNS*	\$500	\$500	0.0%	11.1%
CASTLEMAINE*	\$380	\$380	0.0%	-1.3%
CAULFIELD*	\$580	\$580	0.0%	5.5%
CAULFIELD EAST*	\$531	\$525	1.1%	14.2%
CAULFIELD NORTH	\$600	\$600	0.0%	3.4%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
CAULFIELD SOUTH	\$590	\$580	1.7%	7.3%
CHADSTONE	\$550	\$550	0.0%	0.0%
CHELSEA	\$520	\$513	1.5%	13.0%
CHELTENHAM	\$550	\$550	0.0%	3.8%
CLAYTON	\$550	\$550	0.0%	0.0%
CLAYTON SOUTH	\$550	\$550	0.0%	5.8%
CLIFTON HILL*	\$680	\$650	4.6%	5.4%
COBRAM*	\$350	\$325	7.7%	12.9%
COBURG	\$550	\$550	0.0%	5.8%
COBURG NORTH*	\$530	\$540	-1.9%	5.0%
COLAC*	\$360	\$360	0.0%	2.9%
COLLINGWOOD	\$730	\$720	1.4%	4.3%
CORIO*	\$350	\$350	0.0%	-2.8%
COWES*	\$405	\$400	1.3%	-
CRAIGIEBURN	\$440	\$440	0.0%	10.0%
CRANBOURNE*	\$450	\$450	0.0%	12.5%
CREMORNE*	\$745	\$730	2.1%	6.4%
CROYDON	\$500	\$500	0.0%	8.7%
CROYDON NORTH*	\$520	\$480	8.3%	14.3%
DALLAS*	\$395	\$385	2.6%	8.2%
DANDENONG	\$450	\$450	0.0%	9.8%
DANDENONG NORTH*	\$465	\$450	3.3%	5.7%
DARLEY*	\$400	\$405	-1.2%	-
DEER PARK*	\$440	\$445	-1.1%	4.8%
DOCKLANDS	\$750	\$750	0.0%	3.4%
DONCASTER	\$600	\$595	0.8%	9.1%
DONCASTER EAST	\$580	\$580	0.0%	5.5%
DONVALE*	\$550	\$550	0.0%	14.6%
DOVETON*	\$500	\$500	0.0%	11.1%
DROMANA*	\$450	\$440	2.3%	1.7%
DROUIN*	\$415	\$408	1.8%	3.8%
DRYSDALE*	\$410	\$420	-2.4%	-
EAGLEHAWK*	\$355	\$355	0.0%	-
EAGLEMONT*	\$530	\$530	0.0%	-
EAST GEELONG*	\$450	\$450	0.0%	7.1%
EAST MELBOURNE	\$675	\$660	2.3%	3.8%
ECHUCA*	\$420	\$420	0.0%	-
EDITHVALE*	\$550	\$550	0.0%	10.0%
ELSTERNWICK	\$580	\$573	1.3%	5.5%
ELTHAM*	\$548	\$520	5.3%	-
ELWOOD	\$595	\$595	0.0%	2.6%
EPPING	\$450	\$450	0.0%	4.7%
ESSENDON	\$520	\$520	0.0%	5.1%
ESSENDON NORTH	\$515	\$500	3.0%	3.0%
EUMEMMERRING*	\$430	\$455	-5.5%	-
FAIRFIELD*	\$530	\$520	1.9%	1.9%
FAWKNER*	\$490	\$495	-1.0%	-1.5%
FERNTREE GULLY*	\$508	\$500	1.5%	8.0%
FITZROY	\$730	\$735	-0.7%	1.4%
FITZROY NORTH	\$650	\$663	-1.9%	3.2%
FLEMINGTON	\$550	\$550	0.0%	14.6%
FLORA HILL*	\$360	\$360	0.0%	4.3%
FOOTSCRAY	\$560	\$560	0.0%	-1.8%
FOREST HILL*	\$530	-	-	13.4%
FRANKSTON	\$450	\$450	0.0%	2.3%
FRANKSTON SOUTH*	\$510	\$500	2.0%	14.6%
GEELONG	\$520	\$520	0.0%	4.0%
GEELONG WEST	\$440	\$445	-1.1%	0.0%
GLEN HUNTLY	\$550	\$550	0.0%	5.8%
GLEN IRIS	\$590	\$575	2.6%	3.5%
GLEN WAVERLEY	\$625	\$630	-0.8%	9.2%
GLENROY	\$495	\$495	0.0%	7.6%
GREENSBOROUGH*	\$480	\$460	4.3%	10.3%
GROVEDALE*	\$430	\$430	0.0%	7.5%
HADFIELD*	\$488	\$488	0.0%	6.0%
HALLAM*	\$470	\$475	-1.1%	4.4%
HAMLYN HEIGHTS*	\$450	\$430	4.7%	13.9%
HAMPTON	\$650	\$650	0.0%	6.6%
HAMPTON EAST*	\$520	\$525	-1.0%	-2.8%
HAMPTON PARK*	\$460	\$460	0.0%	2.2%
HASTINGS*	\$440	\$445	-1.1%	4.1%
HAWTHORN	\$600	\$595	0.8%	3.4%
HAWTHORN EAST	\$580	\$575	0.9%	1.8%
HEATHMONT*	\$520	\$493	5.6%	14.3%
HEIDELBERG	\$530	\$530	0.0%	1.9%
HEIDELBERG HEIGHTS	\$540	\$545	-0.9%	8.0%
HEIDELBERG WEST*	\$550	\$535	2.8%	8.9%
HERNE HILL*	\$400	\$400	0.0%	3.9%
HIGHETT	\$575	\$570	0.9%	6.0%
HIGHTON*	\$430	\$420	2.4%	4.9%
HOPPERS CROSSING*	\$400	\$410	-2.4%	8.1%
HORSHAM*	\$340	\$340	0.0%	4.6%
HUGHESDALE	\$570	\$560	1.8%	3.6%
IVANHOE	\$580	\$570	1.8%	5.5%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
IVANHOE EAST*	\$520	\$520	0.0%	2.0%
KEILOR EAST*	\$488	\$503	-3.0%	6.0%
KENNINGTON*	\$365	\$370	-1.4%	-3.9%
KENSINGTON	\$550	\$550	0.0%	0.0%
KEW	\$575	\$570	0.9%	4.5%
KEW EAST*	\$550	\$518	6.3%	7.8%
KEYSBOROUGH*	\$580	\$575	0.9%	5.5%
KILSYTH*	\$500	\$500	0.0%	7.5%
KINGSBURY*	\$465	\$460	1.1%	5.7%
KINGSVILLE*	\$440	\$435	1.1%	10.0%
KNOXFIELD*	\$520	-	-	-
KOOYONG*	\$708	\$710	-0.4%	-
KYABRAM*	\$340	\$340	0.0%	-
LAKE WENDOUREE*	\$378	\$378	0.0%	-
LAKES ENTRANCE*	\$348	-	-	-
LALOR	\$470	\$470	0.0%	6.8%
LANGWARRIN*	\$500	\$485	3.1%	11.1%
LARA*	\$420	\$420	0.0%	5.0%
LAVERTON*	\$470	-	-	-
LILYDALE*	\$525	\$505	4.0%	10.5%
LOWER PLENTY*	\$468	\$468	0.0%	6.3%
MACLEOD*	\$480	\$480	0.0%	4.3%
MAIDSTONE	\$500	\$500	0.0%	1.0%
MALVERN	\$595	\$600	-0.8%	8.2%
MALVERN EAST	\$600	\$600	0.0%	5.3%
MARIBYRNONG	\$510	\$515	-1.0%	2.0%
MARYBOROUGH*	\$320	\$320	0.0%	0.0%
MCKINNON	\$630	\$630	0.0%	5.0%
MELBOURNE	\$720	\$720	0.0%	2.9%
MELTON*	\$375	-	-	-
MELTON SOUTH*	\$350	\$340	2.9%	9.4%
MENTONE	\$550	\$550	0.0%	5.8%
MERNDA*	\$415	\$425	-2.4%	5.7%
MIDDLE PARK*	\$665	\$665	0.0%	2.3%
MILDURA	\$360	\$350	2.9%	16.1%
MILL PARK*	\$455	\$460	-1.1%	1.1%
MITCHAM	\$540	\$520	3.8%	12.5%
MOE*	\$320	\$320	0.0%	6.7%
MONT ALBERT*	\$573	\$550	4.1%	4.1%
MOONEE PONDS	\$580	\$580	0.0%	4.5%
MOORABBIN*	\$550	\$560	-1.8%	-1.3%
MOOROOLBARK*	\$500	\$500	0.0%	13.6%
MOOROOPNA*	\$360	\$365	-1.4%	9.1%
MORDIALLOC	\$530	\$530	0.0%	6.0%
MORNINGTON	\$530	\$528	0.5%	6.0%
MORWELL*	\$320	\$300	6.7%	10.3%
MOUNT ELIZA*	\$490	\$500	-2.0%	7.7%
MOUNT MARTHA*	\$553	-	-	-
MOUNT WAVERLEY	\$550	\$550	0.0%	2.8%
MULGRAVE*	\$520	\$490	6.1%	10.6%
MURRUMBEENA	\$550	\$550	0.0%	7.8%
NARRE WARREN*	\$480	\$480	0.0%	11.6%
NEWCOMB*	\$390	\$390	0.0%	-2.5%
NEWPORT*	\$575	\$563	2.2%	15.0%
NEWTOWN	\$445	\$435	2.3%	6.0%
NIDDRIE*	\$520	\$550	-5.5%	-1.0%
NOBLE PARK	\$500	\$490	2.0%	8.7%
NOBLE PARK NORTH*	\$475	-	-	-
NORLANE*	\$390	\$385	1.3%	2.6%
NORTH BENDIGO*	\$400	\$420	-4.8%	-4.8%
NORTH MELBOURNE	\$630	\$640	-1.6%	1.6%
NORTHCOTE	\$600	\$600	0.0%	3.4%
NOTTING HILL*	\$560	\$550	1.8%	7.7%
NUNAWADING*	\$520	\$500	4.0%	8.3%
OAK PARK	\$495	\$490	1.0%	3.1%
OAKLEIGH	\$600	\$600	0.0%	9.1%
OAKLEIGH EAST*	\$515	\$510	1.0%	4.6%
OAKLEIGH SOUTH*	\$528	\$515	2.4%	5.5%
OCEAN GROVE*	\$498	\$495	0.5%	8.2%
ORMOND	\$550	\$540	1.9%	6.8%
PAKENHAM*	\$450	\$450	0.0%	5.9%
PARKDALE	\$525	\$520	1.0%	5.2%
PARKVILLE	\$578	\$570	1.3%	5.0%
PASCOE VALE	\$510	\$500	2.0%	6.3%
PASCOE VALE SOUTH*	\$520	\$530	-1.9%	3.0%
PATTERSON LAKES*	\$570	\$550	3.6%	9.6%
POINT COOK*	\$485	\$480	1.0%	5.4%
PORT MELBOURNE	\$700	\$700	0.0%	2.9%
PORTLAND*	\$400	\$370	8.1%	-
PRAHRAN	\$650	\$650	0.0%	8.3%
PRESTON	\$550	\$550	0.0%	7.8%
REDAN*	\$350	\$350	0.0%	-
RESERVOIR	\$500	\$500	0.0%	6.4%
RICHMOND	\$700	\$695	0.7%	7.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
RINGWOOD	\$520	\$500	4.0%	11.8%
RINGWOOD EAST	\$500	\$500	0.0%	8.7%
RIPPONLEA*	\$560	\$573	-2.2%	1.8%
ROSANNA	\$500	\$500	0.0%	3.1%
ROSEBUD*	\$460	\$455	1.1%	2.2%
ROWVILLE*	\$530	\$520	1.9%	6.0%
RYE*	\$483	-	-	12.2%
SAFETY BEACH*	\$540	\$550	-1.8%	9.1%
SALE	\$380	\$380	0.0%	4.1%
SANDRINGHAM	\$620	\$600	3.3%	6.0%
SEAFORD	\$473	\$460	2.7%	7.4%
SEBASTOPOL	\$340	\$340	0.0%	0.0%
SEDDON*	\$550	\$550	0.0%	20.9%
SHEPPARTON	\$385	\$385	0.0%	6.9%
SOUTH GEELONG*	\$415	-	-	-
SOUTH KINGSVILLE*	\$460	\$460	0.0%	0.0%
SOUTH MELBOURNE	\$700	\$700	0.0%	2.9%
SOUTH MORANG*	\$480	\$483	-0.5%	6.7%
SOUTH YARRA	\$700	\$700	0.0%	3.7%
SOUTHBANK	\$700	\$700	0.0%	2.9%
SPOTSWOOD*	\$595	\$598	-0.4%	0.8%
SPRINGVALE	\$550	\$515	6.8%	15.2%
SPRINGVALE SOUTH*	\$490	\$498	-1.5%	-
ST ALBANS	\$420	\$420	0.0%	5.0%
ST KILDA	\$600	\$600	0.0%	0.0%
ST KILDA EAST	\$568	\$560	1.3%	3.2%
ST KILDA WEST*	\$628	\$600	4.6%	14.1%
STAWELL*	\$280	\$280	0.0%	3.7%
STRATHMORE*	\$550	\$528	4.3%	10.0%
SUNBURY*	\$440	\$430	2.3%	4.8%
SUNSHINE	\$485	\$480	1.0%	21.3%
SUNSHINE NORTH*	\$480	\$465	3.2%	7.9%
SUNSHINE WEST*	\$450	\$440	2.3%	6.5%
SURREY HILLS	\$550	\$550	0.0%	3.8%
SWAN HILL*	\$385	\$380	1.3%	-
SYDENHAM*	\$420	\$420	0.0%	5.0%
TARNEIT*	\$440	\$440	0.0%	4.8%
TEMPLESTOWE*	\$550	\$550	0.0%	0.0%
THOMASTOWN	\$460	\$450	2.2%	7.0%
THORNBURY	\$540	\$550	-1.8%	8.0%
TOORAK	\$650	\$650	0.0%	8.3%
TORQUAY*	\$520	\$520	0.0%	2.5%
TRARALGON	\$375	\$370	1.4%	4.2%
TRAVANCORE*	\$500	\$520	-3.8%	0.0%
TULLAMARINE	\$475	\$480	-1.0%	5.6%
VERMONT*	\$500	\$500	0.0%	5.3%
WANGARATTA	\$360	\$350	2.9%	10.8%
WANTIRNA*	\$510	\$500	2.0%	2.0%
WANTIRNA SOUTH*	\$530	\$528	0.5%	6.0%
WARRAGUL*	\$393	\$380	3.3%	6.8%
WARRNAMBOOL	\$420	\$420	0.0%	6.3%
WATSONIA*	\$500	\$500	0.0%	13.6%
WENDOUREE*	\$340	\$340	0.0%	6.3%
WERRIBEE	\$400	\$400	0.0%	5.3%
WERRIBEE SOUTH*	\$470	\$450	4.4%	-
WEST FOOTSCRAY	\$478	\$480	-0.5%	1.6%
WEST MELBOURNE	\$650	\$650	0.0%	0.0%
WEST WODONGA*	\$400	\$390	2.6%	14.3%
WHITTINGTON*	\$403	\$403	0.0%	0.6%
WILLIAMS LANDING*	\$490	\$480	2.1%	4.3%
WILLIAMSTOWN	\$515	\$520	-1.0%	5.1%
WINDSOR	\$615	\$600	2.5%	4.2%
WODONGA	\$380	\$378	0.7%	8.6%
WOLLERT*	\$470	\$473	-0.5%	4.4%
WYNDHAM VALE*	\$405	\$410	-1.2%	1.3%
YARRAVILLE	\$570	\$560	1.8%	8.6%
YARRAWONGA*	\$390	\$390	0.0%	-

Source: REIV

June Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Weekly Rents by Suburb, 3 Bedroom Unit

Note: Data is based on 12 months ending the quarter

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

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$950	\$950	0.0%	11.8%
AINTREE*	\$500	\$500	0.0%	4.2%
AIRPORT WEST	\$630	\$623	1.2%	2.0%
ALBION*	\$550	\$550	0.0%	-
ALFREDTON*	\$400	\$400	0.0%	-
ALPHINGTON*	\$850	\$873	-2.6%	1.5%
ALTONA*	\$675	\$663	1.9%	3.8%
ALTONA MEADOWS*	\$490	\$520	-5.8%	-2.0%
ALTONA NORTH*	\$680	\$670	1.5%	3.0%
ARDEER*	\$505	-	-	1.0%
ARMADALE*	\$1,018	\$928	9.7%	8.2%
ASCOT VALE*	\$750	\$760	-1.3%	5.6%
ASHBURTON*	\$828	\$840	-1.5%	0.9%
ASHWOOD*	\$750	\$750	0.0%	7.1%
ASPENDALE*	\$790	\$790	0.0%	-
AVONDALE HEIGHTS*	\$620	\$620	0.0%	3.3%
BALACLAVA*	\$810	\$900	-10.0%	-
BALLARAT CENTRAL*	\$450	\$450	0.0%	11.1%
BALWYN*	\$790	\$783	1.0%	-1.3%
BALWYN NORTH*	\$778	\$750	3.7%	11.1%
BAYSWATER*	\$620	\$600	3.3%	6.9%
BAYSWATER NORTH*	\$590	\$590	0.0%	7.3%
BEAUMARIS*	\$925	\$945	-2.1%	6.3%
BELL PARK*	\$480	\$485	-1.0%	5.5%
BELMONT*	\$550	\$528	4.3%	5.8%
BENTLEIGH	\$778	\$780	-0.3%	3.0%
BENTLEIGH EAST	\$810	\$798	1.6%	1.9%
BERWICK	\$570	\$560	1.8%	7.5%
BLACK ROCK*	\$998	\$1,095	-8.9%	26.3%
BLACKBURN*	\$693	\$685	1.1%	7.4%
BONBEACH*	\$750	\$750	0.0%	2.7%
BORONIA	\$625	\$628	-0.4%	13.6%
BOX HILL*	\$725	\$725	0.0%	7.4%
BOX HILL NORTH*	\$680	\$700	-2.9%	-2.9%
BOX HILL SOUTH*	\$693	\$675	2.6%	12.6%
BRAYBROOK*	\$600	\$600	0.0%	8.1%
BRIGHTON	\$1,000	\$1,000	0.0%	4.7%
BRIGHTON EAST*	\$875	\$860	1.7%	11.8%
BROADMEADOWS*	\$585	\$570	2.6%	13.6%
BROOKLYN*	\$600	\$610	-1.6%	7.1%
BROWN HILL*	\$400	-	-	-
BRUNSWICK	\$790	\$790	0.0%	1.3%
BRUNSWICK EAST*	\$888	\$880	0.9%	6.0%
BRUNSWICK WEST*	\$725	\$725	0.0%	3.6%
BULLEEN*	\$750	\$740	1.4%	9.1%
BUNDOORA*	\$600	\$600	0.0%	11.1%
BURWOOD*	\$750	\$700	7.1%	7.1%
BURWOOD EAST*	\$668	\$690	-3.3%	-9.2%
CAMBERWELL	\$795	\$778	2.3%	0.0%
CANTERBURY*	\$750	\$825	-9.1%	-20.6%
CARLTON*	\$865	\$890	-2.8%	-5.2%
CARNEGIE	\$750	\$750	0.0%	3.1%
CAROLINE SPRINGS*	\$505	\$490	3.1%	9.8%
CARRUM*	\$720	\$720	0.0%	5.9%
CARRUM DOWNS*	\$558	\$540	3.2%	11.5%
CAULFIELD*	\$875	\$820	6.7%	12.2%
CAULFIELD NORTH	\$850	\$850	0.0%	0.0%
CAULFIELD SOUTH*	\$825	\$840	-1.8%	3.1%
CHADSTONE	\$690	\$695	-0.7%	3.0%
CHELSEA*	\$673	\$685	-1.8%	-3.6%
CHELTENHAM*	\$750	\$750	0.0%	10.3%
CHIRNSIDE PARK*	\$600	\$600	0.0%	0.0%
CLAYTON	\$670	\$650	3.1%	3.1%
CLAYTON SOUTH*	\$685	\$680	0.7%	10.5%
CLIFTON HILL*	\$880	\$880	0.0%	-0.6%
CLYDE*	\$550	\$550	0.0%	13.4%
CLYDE NORTH*	\$550	\$548	0.5%	10.0%
COBURG	\$710	\$700	1.4%	9.2%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
COBURG NORTH*	\$650	\$648	0.4%	0.0%
COLLINGWOOD*	\$1,200	\$1,200	0.0%	20.0%
CRAIGIEBURN	\$500	\$500	0.0%	8.6%
CRANBOURNE*	\$515	\$510	1.0%	6.2%
CRANBOURNE NORTH*	\$525	\$523	0.5%	-
CRANBOURNE WEST*	\$555	\$550	0.9%	4.7%
CROYDON	\$635	\$630	0.8%	13.4%
CROYDON NORTH*	\$600	\$600	0.0%	3.4%
DANDENONG	\$565	\$570	-0.9%	7.1%
DANDENONG NORTH*	\$550	\$590	-6.8%	-
DEANSIDE*	\$470	\$450	4.4%	4.4%
DEER PARK*	\$460	\$450	2.2%	5.7%
DIAMOND CREEK*	\$620	-	-	-
DOCKLANDS*	\$1,190	\$1,180	0.8%	8.2%
DONCASTER	\$720	\$723	-0.3%	2.9%
DONCASTER EAST	\$700	\$700	0.0%	7.7%
DONNYBROOK*	\$470	\$475	-1.1%	-
DONVALE*	\$695	\$680	2.2%	6.9%
DOVETON*	\$550	\$550	0.0%	7.8%
DROMANA*	\$600	\$595	0.8%	9.6%
EAST MELBOURNE*	\$1,050	\$1,075	-2.3%	16.7%
EDITHVALE*	\$775	\$755	2.6%	14.0%
ELSTERNWICK*	\$798	\$800	-0.3%	-5.6%
ELTHAM*	\$640	\$615	4.1%	6.7%
ELWOOD*	\$795	\$855	-7.0%	-11.7%
EPPING	\$520	\$505	3.0%	6.1%
ESSENDON	\$693	\$680	1.8%	1.8%
ESSENDON NORTH*	\$725	\$735	-1.4%	-
ESSENDON WEST*	\$713	-	-	-
FAIRFIELD*	\$860	\$860	0.0%	-
FAWKNER*	\$600	\$600	0.0%	9.1%
FERNTREE GULLY	\$625	\$600	4.2%	9.6%
FITZROY*	\$1,150	\$1,200	-4.2%	15.0%
FITZROY NORTH*	\$970	\$950	2.1%	6.6%
FLORA HILL*	\$450	\$430	4.7%	-
FOOTSCRAY	\$700	\$700	0.0%	0.0%
FRANKSTON	\$580	\$555	4.5%	11.5%
FRANKSTON SOUTH*	\$640	\$640	0.0%	8.0%
FRASER RISE*	\$470	\$470	0.0%	4.4%
GEELONG*	\$585	\$575	1.7%	-16.4%
GEELONG WEST*	\$600	\$600	0.0%	1.7%
GISBORNE*	\$545	\$538	1.4%	-
GLEN HUNTLY*	\$725	\$725	0.0%	4.7%
GLEN IRIS	\$850	\$850	0.0%	4.9%
GLEN WAVERLEY	\$700	\$680	2.9%	7.7%
GLENROY	\$600	\$600	0.0%	1.7%
GREENSBOROUGH*	\$625	\$620	0.8%	13.6%
GREENVALE*	\$540	-	-	5.9%
HADFIELD*	\$595	\$600	-0.8%	1.7%
HALLAM*	\$550	\$535	2.8%	5.8%
HAMLIN HEIGHTS*	\$520	-	-	0.0%
HAMPTON*	\$960	\$950	1.1%	12.9%
HAMPTON EAST*	\$820	\$800	2.5%	2.5%
HAMPTON PARK*	\$550	\$530	3.8%	7.8%
HAWTHORN	\$850	\$850	0.0%	-3.1%
HAWTHORN EAST*	\$890	\$835	6.6%	4.7%
HEATHMONT*	\$645	\$620	4.0%	7.5%
HEIDELBERG*	\$650	\$650	0.0%	7.4%
HEIDELBERG HEIGHTS*	\$650	\$650	0.0%	6.6%
HEIDELBERG WEST*	\$690	\$695	-0.7%	15.0%
HIGHETT*	\$795	\$795	0.0%	-1.9%
HIGHTON*	\$545	\$540	0.9%	16.0%
HILLSIDE*	\$450	\$455	-1.1%	6.5%
HOPPERS CROSSING*	\$450	\$450	0.0%	4.7%
HUGHESDALE*	\$730	\$700	4.3%	4.3%
IVANHOE*	\$725	\$725	0.0%	6.7%
KALKALLO*	\$450	\$450	0.0%	-
KEILOR DOWNS*	\$505	\$500	1.0%	1.0%
KEILOR EAST	\$620	\$620	0.0%	4.2%
KENSINGTON*	\$740	\$730	1.4%	7.2%
KEW	\$898	\$850	5.6%	15.1%
KEW EAST*	\$830	\$775	7.1%	-
KEYSBOROUGH*	\$655	\$660	-0.8%	0.8%
KILSYTH*	\$610	\$610	0.0%	2.1%
KNOXFIELD*	\$610	\$600	1.7%	5.2%
LALOR*	\$550	\$550	0.0%	10.0%
LANGWARRIN*	\$590	\$575	2.6%	7.3%
LARA*	\$485	\$470	3.2%	7.8%
LAVERTON*	\$530	\$525	1.0%	6.0%
LILYDALE*	\$630	\$610	3.3%	12.5%
MACLEOD*	\$600	\$593	1.3%	4.3%
MAIDSTONE	\$630	\$630	0.0%	2.4%
MALVERN*	\$888	\$900	-1.4%	18.3%
MALVERN EAST	\$795	\$790	0.6%	-3.6%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
MARIBYRNONG*	\$680	\$670	1.5%	4.6%
MCKINNON*	\$800	\$810	-1.2%	-1.2%
MELBOURNE	\$1,100	\$1,100	0.0%	0.0%
MELTON SOUTH*	\$390	\$378	3.3%	4.0%
MENTONE*	\$793	\$790	0.3%	10.1%
MERNDA*	\$510	\$500	2.0%	4.6%
MILDURA*	\$450	\$450	0.0%	12.5%
MILL PARK	\$550	\$550	0.0%	18.9%
MITCHAM*	\$650	\$650	0.0%	4.8%
MONT ALBERT*	\$700	\$800	-12.5%	-11.4%
MONT ALBERT NORTH*	\$863	\$788	9.5%	32.7%
MONTMORENCY*	\$620	\$620	0.0%	-0.8%
MOONEE PONDS*	\$725	\$700	3.6%	0.0%
MOORABBIN*	\$723	\$775	-6.8%	3.2%
MOOROOLBARK*	\$628	\$625	0.4%	8.2%
MORDIALLOC*	\$730	\$725	0.7%	-2.7%
MORNINGTON*	\$650	\$660	-1.5%	8.3%
MOUNT MARTHA*	\$650	\$645	0.8%	4.8%
MOUNT WAVERLEY	\$720	\$720	0.0%	5.9%
MULGRAVE*	\$625	\$610	2.5%	4.2%
MURRUMBEENA*	\$700	\$720	-2.8%	7.7%
NARRE WARREN*	\$588	\$573	2.6%	13.0%
NEWPORT*	\$700	\$710	-1.4%	0.0%
NEWTOWN*	\$625	\$623	0.4%	7.8%
NIDDRIE*	\$675	\$650	3.8%	3.8%
NOBLE PARK	\$590	\$580	1.7%	7.3%
NORLANE*	\$440	\$440	0.0%	-2.2%
NORTH MELBOURNE	\$850	\$850	0.0%	3.7%
NORTHCOTE*	\$850	\$825	3.0%	6.9%
NUNAWADING*	\$680	\$675	0.7%	4.6%
OAK PARK*	\$625	\$648	-3.5%	4.2%
OAKLEIGH*	\$740	\$740	0.0%	5.7%
OAKLEIGH EAST*	\$675	\$675	0.0%	3.8%
OAKLEIGH SOUTH*	\$695	\$650	6.9%	8.6%
OCEAN GROVE*	\$563	\$550	2.3%	-
OFFICER*	\$540	\$543	-0.5%	8.0%
ORMOND*	\$850	\$850	0.0%	6.3%
PAKENHAM	\$500	\$500	0.0%	6.4%
PARKDALE*	\$833	\$758	9.9%	23.8%
PARKVILLE*	\$800	\$775	3.2%	14.3%
PASCOE VALE	\$650	\$630	3.2%	8.8%
PASCOE VALE SOUTH*	\$680	\$655	3.8%	7.9%
POINT COOK*	\$520	\$520	0.0%	6.7%
PORT MELBOURNE	\$1,050	\$1,010	4.0%	5.5%
PRAHRAN*	\$1,050	\$1,050	0.0%	12.3%
PRESTON	\$690	\$695	-0.7%	1.5%
RESERVOIR	\$630	\$625	0.8%	8.6%
RICHMOND	\$1,000	\$1,000	0.0%	0.8%
RINGWOOD*	\$650	\$650	0.0%	4.8%
RINGWOOD EAST*	\$660	\$645	2.3%	10.0%
ROSANNA*	\$640	\$680	-5.9%	-1.5%
ROSEBUD*	\$600	\$600	0.1%	9.1%
ROWVILLE*	\$600	\$600	0.0%	6.2%
ROXBURGH PARK*	\$500	\$495	1.0%	9.9%
SAFETY BEACH*	\$695	\$675	3.0%	21.9%
SALE*	\$480	\$470	2.1%	4.3%
SANDRINGHAM*	\$850	\$850	0.0%	10.0%
SEAFORD*	\$650	\$650	0.0%	18.2%
SEBASTOPOL*	\$380	\$380	0.0%	-
SEDDON*	\$750	\$750	0.0%	-
SHEPPARTON*	\$490	\$480	2.1%	4.3%
SOUTH KINGSVILLE*	\$700	\$725	-3.4%	-
SOUTH MELBOURNE*	\$995	\$995	0.0%	-5.2%
SOUTH MORANG*	\$520	\$515	1.0%	4.0%
SOUTH YARRA	\$1,100	\$1,100	0.0%	22.2%
SOUTHBANK	\$1,100	\$1,100	0.0%	-8.3%
SPOTSWOOD*	\$820	\$835	-1.8%	-
SPRINGVALE*	\$630	\$640	-1.6%	0.0%
ST ALBANS	\$495	\$480	3.1%	10.0%
ST KILDA	\$950	\$973	-2.3%	13.8%
ST KILDA EAST	\$750	\$760	-1.3%	0.0%
STRATHMORE*	\$620	\$635	-2.4%	-10.1%
SUNBURY*	\$495	\$490	1.0%	10.0%
SUNSHINE*	\$575	\$575	0.0%	6.0%
SUNSHINE NORTH*	\$600	\$600	0.0%	3.4%
SUNSHINE WEST*	\$550	\$550	0.0%	10.0%
SURREY HILLS*	\$775	\$700	10.7%	12.3%
SYDENHAM*	\$473	\$478	-1.0%	5.0%
TARNEIT*	\$480	\$493	-2.5%	4.3%
TAYLORS HILL*	\$473	\$460	2.7%	6.2%
TEMPLESTOWE*	\$713	\$695	2.5%	6.3%
TEMPLESTOWE LOWER*	\$680	\$650	4.6%	0.0%
THOMASTOWN*	\$550	\$550	0.0%	7.8%
THORNBURY*	\$785	\$750	4.7%	8.7%

Suburb	Jun-25 Quarter	Mar-25 Quarter	Quarterly Change	Annual Change
THORNHILL PARK*	\$420	\$420	0.0%	4.3%
TOORAK	\$958	\$935	2.4%	6.4%
TORQUAY*	\$650	\$650	0.0%	0.0%
TRUGANINA*	\$480	\$480	0.0%	3.2%
TULLAMARINE*	\$575	\$580	-0.9%	4.5%
VERMONT*	\$690	\$680	1.5%	15.0%
WANGARATTA*	\$490	\$485	1.0%	10.1%
WANTIRNA*	\$595	\$595	0.0%	8.2%
WANTIRNA SOUTH*	\$620	\$610	1.6%	5.1%
WARRNAMBOOL*	\$625	\$565	10.6%	19.0%
WATSONIA*	\$640	\$615	4.1%	9.4%
WERRIBEE	\$450	\$450	0.0%	9.8%
WEST FOOTSCRAY*	\$650	\$630	3.2%	4.0%
WEST MELBOURNE*	\$1,100	\$1,080	1.9%	12.8%
WEST WODONGA*	\$420	\$430	-2.3%	-6.7%
WESTMEADOWS*	\$530	\$530	0.0%	-
WHEELERS HILL*	\$600	\$600	0.0%	-
WILLIAMS LANDING*	\$530	\$520	1.9%	3.9%
WILLIAMSTOWN*	\$720	\$730	-1.4%	-4.6%
WINDSOR*	\$900	\$925	-2.7%	0.6%
WODONGA*	\$455	\$463	-1.6%	1.1%
WOLLERT	\$520	\$520	0.0%	4.0%
WYNDHAM VALE*	\$450	\$450	0.0%	5.9%
YARRAVILLE*	\$735	\$700	5.0%	1.7%
YARRAWONGA*	\$503	-	-	-

Source: REIV



REAL ESTATE INSTITUTE OF VICTORIA

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