

REIV

Quarterly Results

September 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

CONTENTS

Median Sale Prices

Median Sale Prices by Bedroom

Median Weekly Rents

Median Weekly Rents by Bedroom

Median Sale Prices

Summary

Metropolitan Melbourne

House by Suburb

House by Municipality

Unit by Suburb

Unit by Municipality

Regional Victoria

House by Municipality and Suburb

Unit by Municipality and Suburb

September 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

		Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$954,500	\$929,000	2.7%	0.8%
	Unit and Apartment	\$645,500	\$632,500	2.1%	0.0%
Regional Victoria					
	House	\$636,500	\$621,000	2.5%	2.0%
	Unit and Apartment	\$434,000	\$428,000	1.4%	0.0%
		Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$1,678,500	\$1,668,500	0.6%	-0.3%
	Unit and Apartment	\$599,000	\$590,000	1.5%	-0.9%
Middle Melbourne					
	House	\$1,196,500	\$1,169,000	2.4%	-0.4%
	Unit and Apartment	\$729,500	\$712,000	2.5%	0.4%
Outer Melbourne					
	House	\$807,500	\$795,000	1.6%	1.9%
	Unit and Apartment	\$630,500	\$609,500	3.4%	1.8%
		Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Auctions					
	House	\$1,174,500	\$1,138,500	3.2%	0.0%
	Unit and Apartment	\$804,500	\$782,500	2.8%	0.6%
Private Sale					
	House	\$866,000	\$848,500	2.1%	2.1%
	Unit and Apartment	\$589,000	\$585,000	0.7%	0.9%

Source: REIV

Copyright & Disclaimer

© 2025 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

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

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,440,000	\$1,250,000	15.2%	1.4%
ABERFELDIE*	\$1,831,500	\$1,896,000	-3.4%	2.0%
AINTREE	\$790,000	\$780,000	1.3%	3.6%
AIRPORT WEST	\$1,130,000	\$923,000	22.4%	1.0%
ALBANVALE*	\$669,500	\$665,000	0.7%	3.3%
ALBERT PARK*	\$2,550,000	\$2,720,000	-6.3%	9.6%
ALBION*	\$778,750	\$795,750	-2.1%	1.8%
ALPHINGTON*	\$1,793,000	\$1,725,000	3.9%	-6.6%
ALTONA*	\$1,055,000	\$1,173,000	-10.1%	4.5%
ALTONA MEADOWS	\$783,000	\$752,500	4.1%	2.0%
ALTONA NORTH*	\$975,000	\$949,500	2.7%	4.4%
ARDEER*	\$682,000	\$673,500	1.3%	-1.5%
ARMADALE*	\$2,125,000	\$3,160,000	-32.8%	-4.3%
ASCOT VALE	\$1,370,000	\$1,400,000	-2.1%	2.9%
ASHBURTON*	\$1,975,000	\$2,036,000	-3.0%	-1.5%
ASHWOOD*	\$1,495,000	\$1,510,444	-1.0%	-0.1%
ASPENDALE*	\$1,640,000	\$1,465,000	11.9%	-3.6%
ASPENDALE GARDENS*	\$1,283,500	\$1,237,500	3.7%	9.2%
AVONDALE HEIGHTS	\$1,011,000	\$962,500	5.0%	0.5%
BALACLAVA*	\$1,577,500	\$1,335,000	18.2%	-6.4%
BALNARRING*	\$1,580,000	\$1,370,000	15.3%	13.8%
BALWYN	\$2,446,000	\$3,128,000	-21.8%	-1.0%
BALWYN NORTH	\$2,150,000	\$2,125,500	1.2%	-2.9%
BAYSWATER*	\$971,000	\$894,600	8.5%	4.5%
BAYSWATER NORTH*	\$910,500	\$926,750	-1.8%	4.9%
BEACONSFIELD*	\$999,000	\$930,000	7.4%	-1.5%
BEAUMARIS	\$2,050,000	\$2,050,000	0.0%	2.6%
BELGRAVE*	\$830,000	\$765,000	8.5%	-0.9%
BENTLEIGH*	\$1,780,000	\$1,750,000	1.7%	7.0%
BENTLEIGH EAST	\$1,480,000	\$1,510,000	-2.0%	-1.4%
BERWICK	\$880,888	\$905,000	-2.7%	1.1%
BITTERN*	\$967,000	\$965,000	0.2%	18.6%
BLACK ROCK*	\$2,150,000	\$2,280,000	-5.7%	-6.0%
BLACKBURN	\$1,565,000	\$1,670,000	-6.3%	6.7%
BLACKBURN NORTH*	\$1,415,000	\$1,411,000	0.3%	9.3%
BLACKBURN SOUTH*	\$1,377,500	\$1,381,500	-0.3%	1.7%
BLAIRGOWRIE*	\$1,365,000	\$1,460,000	-6.5%	-0.5%
BONBEACH*	\$1,453,750	\$1,007,500	44.3%	-4.7%
BONNIE BROOK*	\$660,000	\$655,000	0.8%	-3.4%
BORONIA	\$857,100	\$863,350	-0.7%	1.7%
BOTANIC RIDGE*	\$907,500	\$862,500	5.2%	-0.8%
BOX HILL*	\$1,800,000	\$1,699,000	5.9%	0.1%
BOX HILL NORTH	\$1,405,000	\$1,416,000	-0.8%	-1.4%
BOX HILL SOUTH*	\$1,407,500	\$1,470,000	-4.3%	-0.7%
BRAYBROOK*	\$779,500	\$800,000	-2.6%	3.6%
BRIAR HILL*	\$926,500	\$970,000	-4.5%	-2.2%
BRIGHTON	\$3,150,000	\$3,420,000	-7.9%	-4.5%
BRIGHTON EAST	\$2,598,500	\$1,972,000	31.8%	2.8%
BROADMEADOWS*	\$676,000	\$640,000	5.6%	9.1%
BROOKFIELD	\$616,000	\$600,000	2.7%	6.3%
BROOKLYN*	\$760,000	-	-	7.1%
BRUNSWICK	\$1,320,000	\$1,385,000	-4.7%	2.7%
BRUNSWICK EAST*	\$1,350,000	\$1,392,500	-3.1%	9.1%
BRUNSWICK WEST*	\$1,365,000	\$1,370,000	-0.4%	-5.5%
BULLEEN*	\$1,335,000	\$1,380,000	-3.3%	-0.7%
BUNDOORA	\$911,500	\$895,000	1.8%	2.6%
BURNSIDE*	\$921,000	\$830,000	11.0%	9.7%
BURNSIDE HEIGHTS*	\$844,000	\$810,000	4.2%	-1.6%
BURWOOD*	\$1,425,500	\$1,611,500	-11.5%	3.3%
BURWOOD EAST	\$1,339,750	\$1,335,000	0.4%	2.8%
CAIRNLEA*	\$980,000	\$916,000	7.0%	-5.0%
CAMBERWELL	\$2,450,000	\$2,610,000	-6.1%	0.4%
CAMPBELLFIELD*	\$660,000	\$710,000	-7.0%	5.1%
CANTERBURY*	\$3,753,750	\$3,784,000	-0.8%	12.8%
CAPEL SOUND*	\$780,000	\$786,000	-0.8%	6.2%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CARLTON*	\$1,592,500	\$1,760,000	-9.5%	-7.4%
CARLTON NORTH*	\$1,638,500	\$1,826,000	-10.3%	16.1%
CARNEGIE*	\$1,802,500	\$1,712,500	5.3%	3.2%
CAROLINE SPRINGS	\$790,000	\$745,000	6.0%	1.5%
CARRUM*	\$1,042,500	\$1,101,000	-5.3%	-1.0%
CARRUM DOWNS	\$801,000	\$805,000	-0.5%	7.9%
CAULFIELD*	\$1,575,750	-	-	-23.2%
CAULFIELD NORTH*	\$2,087,500	\$2,228,000	-6.3%	-1.9%
CAULFIELD SOUTH*	\$1,980,000	\$1,930,000	2.6%	2.0%
CHADSTONE*	\$1,370,000	\$1,229,444	11.4%	4.0%
CHELSEA*	\$1,000,000	\$1,045,000	-4.3%	10.4%
CHELSEA HEIGHTS*	\$950,000	\$994,250	-4.5%	0.5%
CHELTENHAM	\$1,340,250	\$1,268,500	5.7%	2.8%
CHIRNSIDE PARK	\$995,000	\$940,000	5.9%	4.5%
CLAYTON*	\$1,425,500	\$1,290,888	10.4%	10.5%
CLAYTON SOUTH*	\$985,000	\$965,000	2.1%	-2.1%
CLIFTON HILL*	\$1,720,000	\$1,735,000	-0.9%	0.6%
CLYDE	\$720,000	\$705,000	2.1%	0.0%
CLYDE NORTH	\$752,000	\$760,000	-1.1%	1.6%
COBBLEBANK*	\$627,500	\$605,000	3.7%	-5.1%
COBURG	\$1,250,000	\$1,235,500	1.2%	0.0%
COBURG NORTH*	\$1,117,500	\$1,271,500	-12.1%	2.8%
COCKATOO*	\$805,000	\$850,000	-5.3%	-0.6%
COLLINGWOOD*	\$1,350,000	\$1,580,000	-14.6%	10.5%
CRAIGIEBURN	\$730,000	\$716,000	2.0%	5.6%
CRANBOURNE	\$717,500	\$699,400	2.6%	5.7%
CRANBOURNE EAST	\$760,000	\$717,000	6.0%	1.8%
CRANBOURNE NORTH	\$750,000	\$760,000	-1.3%	3.8%
CRANBOURNE SOUTH*	\$867,500	\$765,000	13.4%	-0.8%
CRANBOURNE WEST	\$725,000	\$715,250	1.4%	3.5%
CROYDON	\$960,000	\$894,000	7.4%	-3.1%
CROYDON HILLS*	\$1,307,544	\$1,152,000	13.5%	0.7%
CROYDON NORTH*	\$1,083,250	\$1,101,000	-1.6%	-4.2%
CROYDON SOUTH*	\$955,000	\$927,500	3.0%	0.1%
DALLAS*	\$610,000	\$545,000	11.9%	9.4%
DANDENONG	\$808,000	\$790,000	2.3%	-2.0%
DANDENONG NORTH	\$770,000	\$791,000	-2.7%	3.8%
DEANSIDE	\$671,000	\$646,250	3.8%	-1.1%
DEER PARK*	\$677,750	\$647,500	4.7%	3.2%
DELAHEY*	\$753,600	\$682,000	10.5%	1.3%
DERRIMUT*	\$835,000	\$780,000	7.1%	2.6%
DIAMOND CREEK	\$1,135,000	\$1,065,000	6.6%	-1.3%
DIGGERS REST	\$645,000	\$680,000	-5.1%	0.6%
DINGLEY VILLAGE*	\$1,270,500	\$1,168,000	8.8%	8.1%
DONCASTER	\$1,601,500	\$1,554,000	3.1%	0.1%
DONCASTER EAST	\$1,689,000	\$1,560,000	8.3%	-3.4%
DONNYBROOK	\$650,000	\$642,500	1.2%	-0.6%
DONVALE*	\$1,718,000	\$1,540,000	11.6%	-4.2%
DOREEN	\$812,500	\$780,500	4.1%	2.3%
DOVETON	\$650,000	\$628,000	3.5%	0.4%
DROMANA*	\$885,250	\$1,000,000	-11.5%	0.1%
EAGLEMONT*	\$2,360,000	\$2,290,000	3.1%	1.7%
ELSTERNWICK*	\$2,232,500	\$1,834,000	21.7%	0.1%
ELTHAM	\$1,195,000	\$1,283,500	-6.9%	-2.8%
ELTHAM NORTH*	\$1,260,000	\$1,331,000	-5.3%	3.4%
ELWOOD*	\$2,325,000	\$2,302,500	1.0%	0.9%
EMERALD*	\$920,000	\$942,000	-2.3%	2.3%
ENDEAVOUR HILLS	\$855,855	\$817,900	4.6%	2.6%
EPPING	\$757,000	\$749,000	1.1%	5.8%
ESSENDON	\$1,875,000	\$1,700,000	10.3%	-3.4%
ESSENDON NORTH*	\$1,515,000	-	-	-8.4%
EYNESBURY*	\$645,000	\$646,000	-0.2%	-0.1%
FAIRFIELD*	\$1,730,000	\$2,050,000	-15.6%	-3.3%
FAWKNER	\$825,000	\$815,000	1.2%	2.5%
FERNTREE GULLY	\$950,000	\$912,000	4.2%	2.1%
FITZROY*	\$1,725,000	\$1,815,000	-5.0%	0.7%
FITZROY NORTH*	\$1,635,000	\$1,790,500	-8.7%	-9.1%
FLEMINGTON*	\$1,202,300	\$1,130,000	6.4%	5.8%
FOOTSCRAY*	\$1,000,000	\$920,000	8.7%	-4.0%
FOREST HILL*	\$1,245,500	\$1,170,000	6.5%	-1.0%
FRANKSTON	\$857,000	\$815,000	5.2%	7.7%
FRANKSTON NORTH*	\$700,000	\$677,500	3.3%	9.2%
FRANKSTON SOUTH	\$1,218,000	\$1,307,500	-6.8%	-4.3%
FRASER RISE	\$713,750	\$710,000	0.5%	-1.5%
GARFIELD*	\$726,260	-	-	7.0%
GLADSTONE PARK*	\$806,000	\$790,000	2.0%	9.8%
GLEN IRIS	\$2,620,000	\$2,675,000	-2.1%	3.5%
GLEN WAVERLEY	\$1,806,000	\$1,781,100	1.4%	0.5%
GLENROY	\$893,000	\$820,000	8.9%	2.4%
GOWANBRAE*	\$910,500	\$995,000	-8.5%	0.9%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
GREENSBOROUGH	\$1,030,000	\$1,035,000	-0.5%	-2.1%
GREENVALE	\$840,000	\$900,000	-6.7%	-1.1%
HADFIELD*	\$930,000	\$818,000	13.7%	2.8%
HALLAM*	\$802,500	\$730,500	9.9%	3.5%
HAMPTON*	\$2,442,500	\$2,275,250	7.4%	-1.9%
HAMPTON EAST*	\$1,370,000	\$1,575,000	-13.0%	2.0%
HAMPTON PARK	\$715,000	\$672,000	6.4%	3.8%
HARKNESS	\$550,000	\$582,500	-5.6%	-0.4%
HASTINGS*	\$772,500	\$727,500	6.2%	6.0%
HAWTHORN	\$2,900,000	\$3,075,000	-5.7%	1.8%
HAWTHORN EAST*	\$2,540,000	\$2,645,000	-4.0%	4.6%
HEALESVILLE*	\$800,000	\$822,500	-2.7%	1.9%
HEATHMONT*	\$1,030,000	\$1,135,000	-9.3%	2.4%
HEIDELBERG*	\$1,678,000	\$1,470,000	14.1%	5.8%
HEIDELBERG HEIGHTS*	\$882,000	\$903,000	-2.3%	-9.1%
HEIDELBERG WEST*	\$768,000	\$757,500	1.4%	-0.3%
HIGHETT*	\$1,445,500	\$1,425,000	1.4%	-3.8%
HILLSIDE*	\$842,250	\$841,250	0.1%	1.7%
HOPPERS CROSSING	\$716,000	\$675,000	6.1%	7.3%
HUGHESDALE*	\$1,350,000	\$1,451,093	-7.0%	1.1%
HURSTBRIDGE*	\$985,000	\$890,000	10.7%	11.2%
IVANHOE*	\$2,057,750	\$2,097,500	-1.9%	15.7%
IVANHOE EAST*	\$2,454,000	\$2,357,500	4.1%	0.2%
JACANA*	\$706,000	-	-	11.6%
JUNCTION VILLAGE*	\$695,000	\$680,000	2.2%	-2.7%
KALKALLO	\$637,500	\$646,000	-1.3%	1.8%
KEALBA*	\$802,500	\$783,000	2.5%	5.8%
KEILOR*	\$1,026,000	\$1,136,000	-9.7%	-7.6%
KEILOR DOWNS*	\$857,000	\$890,000	-3.7%	10.8%
KEILOR EAST	\$1,067,500	\$1,206,500	-11.5%	7.1%
KENSINGTON*	\$1,320,000	\$1,151,500	14.6%	3.8%
KEW	\$2,672,500	\$2,775,000	-3.7%	-0.2%
KEW EAST*	\$2,145,000	\$2,135,000	0.5%	-2.5%
KEYSBOROUGH	\$1,050,000	\$1,000,000	5.0%	5.0%
KILSYTH*	\$870,000	\$860,500	1.1%	3.0%
KINGS PARK*	\$672,500	\$662,500	1.5%	4.0%
KINGSBURY*	\$942,000	\$840,000	12.1%	2.2%
KINGSVILLE*	\$1,200,000	\$1,216,000	-1.3%	1.3%
KNOXFIELD*	\$1,035,000	\$1,039,000	-0.4%	-2.6%
KOO WEE RUP*	\$765,000	\$730,000	4.8%	1.5%
KURUNJANG*	\$620,500	\$537,500	15.4%	4.4%
LALOR	\$782,000	\$755,000	3.6%	4.4%
LANGWARRIN	\$950,000	\$873,500	8.8%	4.1%
LAUNCHING PLACE*	\$765,000	\$730,000	4.8%	8.3%
LAVERTON	\$612,500	\$600,000	2.1%	3.6%
LILYDALE	\$890,000	\$958,750	-7.2%	2.3%
LOWER PLENTY*	\$1,515,000	-	-	5.4%
LYNBROOK*	\$860,000	\$832,500	3.3%	4.6%
LYNDHURST*	\$940,000	\$962,500	-2.3%	10.6%
LYSTERFIELD*	\$1,295,000	\$1,372,888	-5.7%	12.0%
MACLEOD*	\$1,257,500	\$1,043,000	20.6%	4.0%
MAIDSTONE*	\$897,500	\$948,000	-5.3%	5.0%
MALVERN*	\$2,580,000	\$2,531,000	1.9%	4.6%
MALVERN EAST	\$1,760,000	\$2,425,000	-27.4%	-1.2%
MAMBOURIN*	\$628,000	\$595,000	5.5%	-4.3%
MANOR LAKES	\$650,000	\$659,000	-1.4%	0.9%
MARIBYRNONG*	\$1,045,000	\$1,312,500	-20.4%	-5.7%
MCCRAE*	\$1,450,000	\$1,500,000	-3.3%	-7.4%
MCKINNON*	\$1,945,000	\$1,995,000	-2.5%	1.7%
MEADOW HEIGHTS*	\$676,500	\$679,000	-0.4%	13.0%
MELTON*	\$555,500	\$493,000	12.7%	4.6%
MELTON SOUTH	\$592,750	\$530,000	11.8%	11.7%
MELTON WEST*	\$648,000	\$559,000	15.9%	9.3%
MENTONE*	\$1,300,000	\$1,465,000	-11.3%	-3.2%
MERENDA	\$731,250	\$727,000	0.6%	2.8%
MICKLEHAM	\$700,000	\$683,750	2.4%	0.6%
MIDDLE PARK*	\$2,782,500	\$2,432,500	14.4%	-5.4%
MILL PARK	\$865,000	\$872,500	-0.9%	7.7%
MITCHAM	\$1,250,000	\$1,225,500	2.0%	3.4%
MONT ALBERT*	\$2,765,000	\$2,425,000	14.0%	5.2%
MONT ALBERT NORTH*	\$1,920,000	\$1,438,000	33.5%	4.6%
MONTMORENCY*	\$1,190,000	\$1,152,500	3.3%	2.4%
MONTROSE*	\$910,000	\$1,010,000	-9.9%	2.1%
MOONEE PONDS	\$1,500,000	\$1,621,000	-7.5%	-5.7%
MOORABBIN*	\$1,326,000	\$1,295,000	2.4%	-3.9%
MOOROOLBARK	\$880,000	\$878,500	0.2%	2.6%
MORDIALLOC*	\$1,575,500	\$1,387,500	13.5%	14.6%
MORNINGTON	\$1,100,000	\$985,000	11.7%	-5.2%
MOUNT ELIZA	\$1,680,000	\$1,650,000	1.8%	0.6%
MOUNT EVELYN*	\$892,000	\$897,500	-0.6%	6.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MOUNT MARTHA	\$1,400,000	\$1,430,000	-2.1%	0.3%
MOUNT WAVERLEY	\$1,700,000	\$1,665,000	2.1%	2.5%
MULGRAVE	\$1,190,000	\$1,060,000	12.3%	3.6%
MURRUMBEENA*	\$1,670,000	\$1,735,000	-3.7%	0.1%
NARRE WARREN	\$789,250	\$780,000	1.2%	3.3%
NARRE WARREN NORTH*	\$1,635,000	\$1,617,500	1.1%	-2.3%
NARRE WARREN SOUTH	\$868,000	\$880,000	-1.4%	1.5%
NEWPORT	\$1,060,000	\$1,270,000	-16.5%	5.1%
NIDDRIE*	\$1,370,000	\$1,440,000	-4.9%	6.3%
NOBLE PARK	\$866,600	\$840,000	3.2%	6.4%
NOBLE PARK NORTH*	\$836,500	\$818,000	2.3%	2.4%
NORTH MELBOURNE*	\$1,360,000	\$1,400,000	-2.9%	-3.8%
NORTH WARRANDYTE*	\$1,600,000	\$1,372,000	16.6%	1.2%
NORTHCOTE	\$1,747,500	\$1,730,500	1.0%	2.0%
NUNAWADING*	\$1,213,500	\$1,152,500	5.3%	-7.3%
OAK PARK*	\$1,250,000	\$1,120,000	11.6%	3.9%
OAKLEIGH*	\$1,625,000	\$1,261,000	28.9%	1.8%
OAKLEIGH EAST*	\$1,220,000	\$1,331,000	-8.3%	5.6%
OAKLEIGH SOUTH*	\$1,221,500	\$1,253,250	-2.5%	-3.1%
OFFICER	\$760,000	\$745,000	2.0%	1.9%
OFFICER SOUTH*	\$878,000	\$838,000	4.8%	8.5%
OLINDA*	\$1,412,000	\$1,084,500	30.2%	2.3%
ORMOND*	\$1,425,000	\$1,900,000	-25.0%	3.5%
PAKENHAM	\$710,000	\$687,000	3.3%	3.6%
PARK ORCHARDS*	\$1,960,000	\$1,897,500	3.3%	-10.8%
PARKDALE*	\$1,553,000	\$1,590,000	-2.3%	1.8%
PASCOE VALE	\$1,200,000	\$1,209,500	-0.8%	14.3%
PASCOE VALE SOUTH	\$1,313,250	\$1,265,000	3.8%	2.5%
PATTERSON LAKES*	\$1,160,000	\$1,322,500	-12.3%	-12.7%
PLENTY*	\$2,500,000	\$1,527,500	63.7%	-8.1%
POINT COOK	\$827,000	\$818,000	1.1%	3.6%
PORT MELBOURNE*	\$1,675,000	\$1,667,500	0.4%	4.7%
PRAHRAN*	\$1,749,500	\$1,855,000	-5.7%	4.9%
PRESTON	\$1,225,000	\$1,220,000	0.4%	-0.9%
RESEARCH*	\$1,061,000	\$1,350,000	-21.4%	-5.6%
RESERVOIR	\$974,250	\$915,000	6.5%	0.7%
RICHMOND	\$1,382,500	\$1,550,000	-10.8%	1.6%
RINGWOOD	\$1,030,500	\$995,000	3.6%	1.5%
RINGWOOD EAST*	\$1,051,000	\$990,000	6.2%	-2.0%
RINGWOOD NORTH*	\$1,279,000	\$1,182,000	8.2%	-3.5%
ROCKBANK	\$611,000	\$640,000	-4.5%	-1.1%
ROSANNA*	\$1,467,500	\$1,365,500	7.5%	-0.7%
ROSEBUD	\$826,500	\$774,000	6.8%	2.4%
ROWVILLE	\$1,194,000	\$1,150,000	3.8%	4.1%
ROXBURGH PARK	\$760,000	\$681,000	11.6%	2.3%
RYE	\$960,000	\$960,000	0.0%	-12.4%
SAFETY BEACH	\$1,075,000	\$1,200,000	-10.4%	-5.0%
SANDHURST*	\$972,500	\$1,100,000	-11.6%	2.7%
SANDRINGHAM*	\$2,152,500	\$2,150,000	0.1%	-7.7%
SCORESBY*	\$1,185,500	\$1,101,750	7.6%	8.1%
SEABROOK*	\$780,000	\$700,000	11.4%	0.4%
SEAFORD	\$891,500	\$878,750	1.5%	0.0%
SEAHOLME*	\$1,443,000	-	-	-12.2%
SEDDON*	\$1,190,000	\$1,112,500	7.0%	-4.4%
SKYE*	\$855,025	\$832,500	2.7%	6.3%
SOMERVILLE*	\$799,000	\$781,000	2.3%	-6.3%
SORRENTO*	\$1,865,000	\$1,545,000	20.7%	-19.7%
SOUTH KINGSVILLE*	\$990,000	\$1,170,000	-15.4%	7.7%
SOUTH MELBOURNE*	\$1,499,500	\$1,790,000	-16.2%	8.6%
SOUTH MORANG	\$855,000	\$831,500	2.8%	2.4%
SOUTH YARRA*	\$2,265,000	\$2,100,000	7.9%	6.6%
SPRINGVALE*	\$980,000	\$918,000	6.8%	8.0%
SPRINGVALE SOUTH*	\$950,000	\$850,000	11.8%	1.8%
ST ALBANS	\$750,000	\$705,000	6.4%	7.4%
ST HELENA*	\$1,108,500	-	-	-3.6%
ST KILDA*	\$1,470,000	\$1,790,000	-17.9%	-2.0%
ST KILDA EAST*	\$1,870,000	\$1,520,000	23.0%	-2.1%
STRATHMORE*	\$1,525,000	\$1,762,500	-13.5%	-2.9%
STRATHTULLOH	\$635,000	\$642,000	-1.1%	-0.7%
SUNBURY	\$690,000	\$690,000	0.0%	1.2%
SUNSHINE	\$858,500	\$823,000	4.3%	0.6%
SUNSHINE NORTH	\$859,000	\$755,000	13.8%	3.5%
SUNSHINE WEST	\$841,000	\$717,500	17.2%	4.3%
SURREY HILLS	\$2,320,000	\$2,015,500	15.1%	-1.3%
SYDENHAM*	\$781,250	\$741,500	5.4%	-1.4%
TARNEIT	\$675,000	\$655,000	3.1%	2.3%
TAYLORS HILL	\$1,040,000	\$956,000	8.8%	2.8%
TAYLORS LAKES*	\$1,010,000	\$915,000	10.4%	3.4%
TECOMA*	\$820,000	\$815,000	0.6%	1.2%
TEMPLESTOWE	\$1,600,000	\$1,715,000	-6.7%	-6.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE LOWER	\$1,355,944	\$1,350,000	0.4%	-1.7%
THE BASIN*	\$929,000	\$888,500	4.6%	-2.2%
THOMASTOWN	\$815,000	\$770,000	5.8%	4.0%
THORNBURY	\$1,517,500	\$1,412,500	7.4%	1.4%
THORNHILL PARK	\$632,500	\$591,500	6.9%	-0.8%
TOORAK*	\$3,900,000	\$4,288,000	-9.0%	-10.0%
TOOTGAROOK*	\$880,000	\$805,000	9.3%	-4.3%
TRUGANINA	\$678,500	\$675,000	0.5%	3.9%
TULLAMARINE*	\$840,000	\$746,500	12.5%	5.6%
TYABB*	\$815,000	\$877,500	-7.1%	-0.2%
UPPER FERNTREE GULLY*	\$821,160	\$920,000	-10.7%	6.6%
UPWEY*	\$867,500	\$856,000	1.3%	-2.9%
VERMONT*	\$1,348,000	\$1,351,000	-0.2%	4.4%
VERMONT SOUTH	\$1,582,500	\$1,515,500	4.4%	-1.2%
VIEWBANK*	\$1,305,500	\$1,125,000	16.0%	-0.8%
WANDIN NORTH*	\$856,000	\$895,250	-4.4%	4.1%
WANTIRNA*	\$1,251,500	\$1,230,000	1.7%	6.9%
WANTIRNA SOUTH	\$1,360,000	\$1,290,500	5.4%	-1.9%
WARBURTON*	\$649,000	\$690,000	-5.9%	-1.9%
WARRANTYTE*	\$1,450,000	\$1,550,000	-6.5%	-4.8%
WARRANWOOD*	\$1,157,500	\$1,253,000	-7.6%	-9.1%
WATSONIA*	\$1,111,000	\$915,000	21.4%	-1.1%
WATSONIA NORTH*	\$950,000	-	-	-2.2%
WEIR VIEWS	\$620,000	\$557,500	11.2%	0.9%
WERRIBEE	\$661,000	\$640,000	3.3%	2.5%
WESBURN*	\$880,000	-	-	7.3%
WEST FOOTSCRAY*	\$1,010,000	\$970,000	4.1%	-0.4%
WESTMEADOWS*	\$731,000	\$746,250	-2.0%	2.2%
WHEELERS HILL	\$1,510,500	\$1,473,000	2.5%	-2.2%
WHITTLESEA*	\$765,000	\$762,000	0.4%	-1.7%
WILLIAMS LANDING*	\$771,500	\$895,000	-13.8%	3.2%
WILLIAMSTOWN	\$1,605,000	\$1,625,000	-1.2%	-0.7%
WINDSOR*	\$1,390,000	\$1,392,500	-0.2%	-7.3%
WOLLERT	\$705,000	\$720,000	-2.1%	1.1%
WONGA PARK*	\$1,740,000	\$1,350,000	28.9%	-14.2%
WOORI YALLOCK*	\$705,000	\$760,000	-7.2%	7.1%
WYNDHAM VALE	\$618,000	\$585,000	5.6%	0.5%
YALLAMBIE*	\$970,000	\$990,000	-2.0%	-2.4%
YARRA GLEN*	\$1,260,000	\$770,000	63.6%	12.1%
YARRA JUNCTION*	\$822,500	\$748,000	10.0%	4.2%
YARRAVILLE	\$1,157,500	\$1,200,000	-3.5%	1.7%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$1,125,000	\$1,105,150	1.8%	1.4%
BAYSIDE	\$2,200,000	\$2,107,500	4.4%	-3.7%
BOROONDARA	\$2,500,000	\$2,595,000	-3.7%	2.1%
BRIMBANK	\$790,000	\$746,000	5.9%	3.5%
CARDINIA	\$750,000	\$735,000	2.0%	2.1%
CASEY	\$785,250	\$778,000	0.9%	2.7%
DAREBIN	\$1,225,000	\$1,240,000	-1.2%	-2.4%
FRANKSTON	\$876,000	\$860,000	1.9%	6.4%
GLEN EIRA	\$1,755,000	\$1,727,500	1.6%	0.2%
GREATER DANDENONG	\$885,000	\$857,500	3.2%	3.7%
HOBSONS BAY	\$940,000	\$1,005,000	-6.5%	5.9%
HUME	\$722,500	\$705,000	2.5%	3.6%
KINGSTON	\$1,281,000	\$1,227,000	4.4%	0.2%
KNOX	\$1,085,000	\$1,025,000	5.9%	2.6%
MANNINGHAM	\$1,554,500	\$1,530,000	1.6%	-3.8%
MARIBYRNONG	\$1,040,000	\$1,020,000	2.0%	-2.3%
MAROONDAH	\$1,010,000	\$1,030,000	-1.9%	-1.3%
MELBOURNE	\$1,435,000	\$1,500,000	-4.3%	-4.3%
MELTON	\$654,000	\$640,000	2.2%	1.0%
MERRI-BEK	\$1,179,500	\$1,250,000	-5.6%	7.6%
MONASH	\$1,533,075	\$1,530,000	0.2%	0.9%
MOONEE VALLEY	\$1,301,000	\$1,330,000	-2.2%	2.8%
MORNINGTON PENINSULA	\$1,055,050	\$1,115,000	-5.4%	-4.8%
NILLUMBIK	\$1,220,000	\$1,220,000	0.0%	0.8%
PORT PHILLIP	\$1,800,000	\$1,890,000	-4.8%	2.9%
STONNINGTON	\$2,126,000	\$2,300,000	-7.6%	-1.9%
WHITEHORSE	\$1,430,000	\$1,405,000	1.8%	1.1%
WHITTLESEA	\$770,500	\$753,000	2.3%	3.4%
WYNDHAM	\$690,000	\$675,000	2.2%	1.1%
YARRA	\$1,555,000	\$1,600,000	-2.8%	2.0%
YARRA RANGES	\$878,750	\$893,500	-1.7%	2.5%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$490,000	\$622,500	-21.3%	14.2%
ABERFELDIE*	\$590,000	\$470,000	25.5%	-22.6%
AIRPORT WEST	\$718,500	\$719,500	-0.1%	2.6%
ALBION*	\$277,500	\$438,500	-36.7%	-17.7%
ALPHINGTON*	\$485,000	\$703,500	-31.1%	0.9%
ALTONA	\$710,000	\$870,000	-18.4%	3.4%
ALTONA MEADOWS*	\$570,000	\$587,500	-3.0%	7.5%
ALTONA NORTH	\$945,000	\$900,000	5.0%	9.1%
ARMADALE	\$720,000	\$697,000	3.3%	0.9%
ASCOT VALE	\$546,500	\$557,500	-2.0%	-2.3%
ASHWOOD*	\$863,400	\$1,066,250	-19.0%	-26.0%
ASPENDALE*	\$848,750	\$1,030,000	-17.6%	-12.3%
AVONDALE HEIGHTS*	\$765,000	\$795,000	-3.8%	11.6%
BALACLAVA*	\$565,000	\$588,000	-3.9%	0.7%
BALWYN	\$801,000	\$828,000	-3.3%	-14.9%
BALWYN NORTH*	\$988,500	\$1,035,000	-4.5%	-10.4%
BAYSWATER	\$688,000	\$685,000	0.4%	6.4%
BAYSWATER NORTH*	\$656,500	\$690,000	-4.9%	4.2%
BEAUMARIS	\$1,397,500	\$1,335,000	4.7%	-7.8%
BENTLEIGH	\$756,000	\$983,100	-23.1%	-2.5%
BENTLEIGH EAST	\$1,416,000	\$1,370,000	3.4%	5.6%
BERWICK*	\$644,000	\$661,000	-2.6%	1.1%
BLACK ROCK*	\$1,428,750	-	-	-10.0%
BLACKBURN	\$740,000	\$1,050,000	-29.5%	8.8%
BLACKBURN NORTH*	\$888,000	-	-	-13.9%
BONBEACH	\$725,000	\$771,500	-6.0%	4.3%
BORONIA	\$698,000	\$680,000	2.6%	3.4%
BOX HILL	\$465,000	\$495,000	-6.1%	-8.6%
BOX HILL NORTH*	\$926,500	\$981,000	-5.6%	3.6%
BOX HILL SOUTH*	\$1,060,500	\$995,000	6.6%	15.0%
BRAYBROOK	\$660,000	\$672,500	-1.9%	6.4%
BRIGHTON	\$1,425,000	\$1,215,000	17.3%	7.0%
BRIGHTON EAST*	\$1,450,000	\$1,600,000	-9.4%	3.9%
BROADMEADOWS*	\$491,000	\$523,000	-6.1%	9.6%
BROOKLYN*	\$686,250	\$604,750	13.5%	-0.5%
BRUNSWICK	\$634,500	\$610,000	4.0%	3.0%
BRUNSWICK EAST	\$565,000	\$570,000	-0.9%	1.1%
BRUNSWICK WEST	\$587,500	\$532,500	10.3%	7.2%
BULLEEN*	\$800,000	\$820,000	-2.4%	-9.5%
BUNDOORA	\$560,000	\$455,000	23.1%	1.6%
BURNLEY*	\$506,500	-	-	-
BURWOOD	\$825,000	\$877,500	-6.0%	-1.7%
BURWOOD EAST*	\$845,750	\$651,000	29.9%	-9.6%
CAMBERWELL	\$825,000	\$915,000	-9.8%	-3.7%
CANTERBURY*	\$960,000	\$1,251,119	-23.3%	18.3%
CAPEL SOUND*	\$730,000	\$688,750	6.0%	0.0%
CARLTON	\$363,000	\$440,000	-17.5%	3.5%
CARNEGIE	\$605,000	\$672,500	-10.0%	3.1%
CAROLINE SPRINGS*	\$530,000	\$500,000	6.0%	-2.9%
CARRUM	\$782,500	\$796,000	-1.7%	1.3%
CARRUM DOWNS	\$630,000	\$609,000	3.4%	6.0%
CAULFIELD*	\$685,000	\$871,000	-21.4%	6.8%
CAULFIELD NORTH	\$641,500	\$640,000	0.2%	-5.4%
CAULFIELD SOUTH*	\$900,000	\$1,230,000	-26.8%	1.0%
CHADSTONE*	\$932,944	\$938,000	-0.5%	-3.2%
CHELSEA	\$741,500	\$709,500	4.5%	3.2%
CHELTENHAM	\$750,000	\$730,000	2.7%	-4.0%
CLAYTON	\$890,000	\$705,000	26.2%	-7.2%
CLAYTON SOUTH	\$749,000	\$758,000	-1.2%	-6.2%
CLIFTON HILL*	\$745,000	\$719,500	3.5%	8.6%
COBURG	\$667,500	\$745,000	-10.4%	16.7%
COBURG NORTH*	\$762,000	\$730,000	4.4%	3.9%
COLLINGWOOD	\$704,000	\$655,000	7.5%	-2.3%
CRAIGIEBURN	\$483,251	\$480,000	0.7%	3.6%
CRANBOURNE*	\$535,475	\$487,500	9.8%	-3.9%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CREMORNE*	\$517,500	-	-	4.9%
CROYDON	\$730,000	\$650,000	12.3%	-2.9%
CROYDON NORTH*	\$711,000	\$657,500	8.1%	-8.7%
DANDENONG	\$467,000	\$460,000	1.5%	0.5%
DANDENONG NORTH*	\$573,500	\$645,000	-11.1%	2.5%
DEER PARK*	\$515,000	\$517,500	-0.5%	5.9%
DINGLEY VILLAGE*	\$796,125	\$790,000	0.8%	3.3%
DOCKLANDS	\$595,000	\$556,000	7.0%	-1.5%
DONCASTER	\$720,000	\$772,000	-6.7%	-0.4%
DONCASTER EAST	\$945,000	\$697,500	35.5%	-1.4%
DONVALE*	\$832,000	\$892,500	-6.8%	-0.9%
DOREEN*	\$605,000	-	-	6.2%
DOVETON*	\$565,000	\$541,500	4.3%	4.0%
EAST MELBOURNE	\$780,000	\$627,750	24.3%	-2.7%
EDITHVALE*	\$960,000	\$905,000	6.1%	5.8%
ELSTERNWICK	\$712,500	\$640,000	11.3%	-9.3%
ELTHAM*	\$753,500	\$831,889	-9.4%	8.8%
ELWOOD	\$646,500	\$625,000	3.4%	-5.1%
EPPING	\$546,000	\$560,500	-2.6%	4.0%
ESSENDON	\$537,500	\$525,500	2.3%	-0.7%
ESSENDON NORTH*	\$470,000	\$555,000	-15.3%	2.5%
FAIRFIELD	\$526,500	\$600,000	-12.3%	-7.4%
FAWKNER*	\$640,000	\$635,000	0.8%	4.3%
FERNTREE GULLY	\$717,500	\$696,750	3.0%	1.3%
FITZROY	\$755,000	\$908,000	-16.9%	6.8%
FITZROY NORTH	\$719,000	\$589,000	22.1%	-16.0%
FLEMINGTON*	\$377,000	\$485,000	-22.3%	6.8%
FOOTSCRAY	\$425,000	\$462,500	-8.1%	-1.1%
FOREST HILL*	\$789,000	\$760,000	3.8%	1.6%
FRANKSTON	\$526,500	\$549,000	-4.1%	0.0%
FRASER RISE*	\$577,000	-	-	-2.0%
GLEN HUNTLY*	\$740,000	\$585,000	26.5%	2.4%
GLEN IRIS	\$650,000	\$617,500	5.3%	-10.2%
GLEN WAVERLEY	\$1,048,000	\$900,000	16.4%	-9.1%
GLENROY	\$650,000	\$632,000	2.8%	1.8%
GREENSBOROUGH*	\$729,500	\$693,000	5.3%	2.5%
HADFIELD*	\$655,000	\$656,250	-0.2%	-1.2%
HALLAM*	\$600,000	-	-	5.5%
HAMPTON	\$975,000	\$1,250,000	-22.0%	1.6%
HAMPTON EAST*	\$1,235,000	\$1,221,000	1.1%	13.3%
HAMPTON PARK*	\$571,000	\$550,000	3.8%	0.1%
HAWTHORN	\$600,000	\$566,500	5.9%	3.5%
HAWTHORN EAST	\$632,000	\$584,000	8.2%	0.1%
HEATHMONT*	\$760,000	\$882,500	-13.9%	10.7%
HEIDELBERG	\$595,000	\$655,000	-9.2%	-1.0%
HEIDELBERG HEIGHTS*	\$700,000	\$710,000	-1.4%	-1.7%
HEIDELBERG WEST*	\$630,000	\$735,000	-14.3%	5.3%
HIGHETT	\$1,040,000	\$842,750	23.4%	-1.1%
HILLSIDE*	\$599,000	\$615,000	-2.6%	6.7%
HOPPERS CROSSING*	\$490,000	\$422,500	16.0%	2.1%
HUGHESDALE*	\$672,000	\$625,000	7.5%	-6.7%
IVANHOE	\$715,000	\$705,750	1.3%	-6.0%
IVANHOE EAST*	\$1,030,000	\$873,500	17.9%	-20.8%
KEILOR EAST*	\$816,250	\$740,750	10.2%	-2.9%
KENSINGTON	\$597,500	\$537,500	11.2%	-0.2%
KEW	\$691,900	\$861,000	-19.6%	-2.5%
KEYSBOROUGH*	\$708,000	\$711,000	-0.4%	-2.7%
KILSYTH*	\$720,000	\$689,950	4.4%	2.7%
KINGSBURY*	\$376,250	\$512,500	-26.6%	-22.7%
KNOXFIELD*	\$830,000	\$781,750	6.2%	-1.2%
LALOR*	\$600,000	\$537,000	11.7%	0.5%
LANGWARRIN*	\$647,500	\$612,500	5.7%	6.5%
LAVERTON*	\$510,000	\$580,000	-12.1%	4.0%
LILYDALE	\$642,000	\$622,500	3.1%	0.3%
LOWER PLENTY*	\$618,000	\$662,500	-6.7%	5.7%
MACLEOD*	\$768,500	\$730,000	5.3%	-9.5%
MAIDSTONE	\$655,000	\$673,500	-2.7%	1.5%
MALVERN	\$716,500	\$635,000	12.8%	-1.3%
MALVERN EAST	\$525,000	\$571,000	-8.1%	-5.7%
MARIBYRNONG	\$440,000	\$440,000	0.0%	-5.2%
MCKINNON*	\$1,045,000	\$961,000	8.7%	10.9%
MEADOW HEIGHTS*	\$548,500	-	-	8.2%
MELBOURNE	\$470,000	\$488,000	-3.7%	-7.0%
MELTON SOUTH*	\$388,000	\$400,000	-3.0%	6.4%
MENTONE	\$780,000	\$695,000	12.2%	8.7%
MERNDA*	\$520,000	\$572,500	-9.2%	2.9%
MILL PARK*	\$580,500	\$499,000	16.3%	9.3%
MITCHAM	\$805,000	\$714,000	12.7%	-4.8%
MONT ALBERT*	\$830,000	\$730,500	13.6%	6.6%
MONT ALBERT NORTH*	\$1,177,500	\$1,010,000	16.6%	-0.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MONTMORENCY*	\$715,000	\$795,000	-10.1%	-7.5%
MOONEE PONDS	\$517,500	\$577,500	-10.4%	-4.4%
MOORABBIN*	\$840,000	\$885,000	-5.1%	-2.4%
MOOROOLBARK*	\$655,500	\$683,000	-4.0%	4.0%
MORDIALLOC*	\$650,000	\$670,000	-3.0%	-5.5%
MORNINGTON	\$925,000	\$777,500	19.0%	1.3%
MOUNT ELIZA*	\$681,500	-	-	4.7%
MOUNT MARTHA*	\$830,500	\$800,000	3.8%	1.2%
MOUNT WAVERLEY	\$1,180,000	\$1,195,000	-1.3%	1.0%
MULGRAVE*	\$945,500	\$768,000	23.1%	-0.5%
MURRUMBEENA	\$450,000	\$715,000	-37.1%	1.7%
NARRE WARREN*	\$640,000	\$611,500	4.7%	12.8%
NEWPORT*	\$900,000	\$835,000	7.8%	-1.2%
NIDDRIE*	\$800,000	\$920,000	-13.0%	1.4%
NOBLE PARK	\$596,000	\$596,500	-0.1%	4.1%
NORTH MELBOURNE	\$660,000	\$607,500	8.6%	-6.0%
NORTHCOTE	\$695,000	\$593,000	17.2%	-6.0%
NOTTING HILL*	\$440,000	\$430,500	2.2%	11.7%
NUNAWADING*	\$714,400	\$800,000	-10.7%	-13.9%
OAK PARK*	\$680,888	\$650,000	4.8%	1.9%
OAKLEIGH*	\$650,000	\$756,000	-14.0%	18.1%
OAKLEIGH EAST*	\$958,000	\$935,500	2.4%	-3.5%
OAKLEIGH SOUTH*	\$882,500	\$805,000	9.6%	-0.5%
ORMOND	\$770,000	\$685,000	12.4%	4.4%
PAKENHAM*	\$537,500	\$512,500	4.9%	3.6%
PARKDALE	\$1,027,500	\$816,000	25.9%	2.4%
PARKVILLE*	\$527,000	\$456,000	15.6%	-2.8%
PASCOE VALE	\$695,000	\$691,000	0.6%	5.4%
PASCOE VALE SOUTH*	\$730,000	\$661,000	10.4%	1.1%
PATTERSON LAKES*	\$697,500	\$700,000	-0.4%	5.6%
POINT COOK*	\$577,000	\$570,000	1.2%	2.3%
PORT MELBOURNE	\$732,500	\$675,000	8.5%	-5.6%
PRAHRAN	\$530,000	\$490,000	8.2%	0.0%
PRESTON	\$605,000	\$555,000	9.0%	-2.2%
RESERVOIR	\$685,000	\$631,500	8.5%	4.4%
RICHMOND	\$646,000	\$570,000	13.3%	0.9%
RINGWOOD	\$658,000	\$636,250	3.4%	-2.3%
RINGWOOD EAST*	\$802,000	\$667,500	20.1%	0.1%
ROSANNA*	\$885,000	\$772,000	14.6%	-2.9%
ROSEBUD*	\$664,500	\$735,000	-9.6%	-9.4%
ROWVILLE*	\$836,500	\$752,000	11.2%	7.0%
SAFETY BEACH*	\$876,500	\$708,500	23.7%	-12.7%
SANDRINGHAM	\$935,500	\$905,000	3.4%	7.0%
SEAFORD	\$707,000	\$628,000	12.6%	4.8%
SOUTH KINGSVILLE*	\$890,000	-	-	3.2%
SOUTH MELBOURNE	\$630,000	\$572,500	10.0%	1.3%
SOUTH MORANG*	\$565,000	\$529,000	6.8%	-0.9%
SOUTH YARRA	\$590,000	\$638,000	-7.5%	5.3%
SOUTHBANK	\$525,000	\$535,000	-1.9%	-7.6%
SPRINGVALE*	\$640,000	\$620,000	3.2%	3.1%
SPRINGVALE SOUTH*	\$637,500	-	-	6.0%
ST ALBANS	\$565,000	\$582,500	-3.0%	9.8%
ST KILDA	\$509,000	\$495,000	2.8%	-4.7%
ST KILDA EAST	\$550,000	\$615,000	-10.6%	-0.6%
ST KILDA WEST*	\$638,500	\$555,000	15.0%	-8.3%
STRATHMORE*	\$832,500	\$816,750	1.9%	9.7%
SUNBURY*	\$531,000	\$480,500	10.5%	4.8%
SUNSHINE*	\$460,000	\$530,000	-13.2%	2.9%
SUNSHINE NORTH*	\$610,000	\$595,000	2.5%	4.2%
SUNSHINE WEST*	\$550,000	\$610,000	-9.8%	-0.9%
SURREY HILLS*	\$947,500	\$950,000	-0.3%	-9.1%
SYDENHAM*	\$495,100	\$475,000	4.2%	-1.0%
TEMPLESTOWE	\$890,000	\$922,500	-3.5%	-4.3%
TEMPLESTOWE LOWER*	\$965,000	\$955,000	1.0%	-9.8%
THOMASTOWN*	\$595,000	\$570,000	4.4%	11.4%
THORNBURY	\$636,500	\$615,000	3.5%	1.4%
TOORAK	\$1,100,000	\$950,000	15.8%	-4.9%
TRAVANCORE*	\$355,000	\$360,000	-1.4%	-6.6%
TRUGANINA*	\$525,000	\$515,000	1.9%	12.7%
TULLAMARINE*	\$637,500	\$597,500	6.7%	4.6%
VERMONT*	\$800,000	\$874,444	-8.5%	-13.5%
WANTIRNA*	\$780,000	\$680,000	14.7%	1.4%
WANTIRNA SOUTH*	\$530,000	\$640,000	-17.2%	-16.4%
WERRIBEE	\$467,500	\$430,000	8.7%	-1.1%
WERRIBEE SOUTH*	\$482,500	\$428,500	12.6%	11.5%
WEST FOOTSCRAY	\$508,750	\$461,500	10.2%	-4.4%
WEST MELBOURNE	\$572,500	\$493,750	15.9%	-1.0%
WILLIAMSTOWN*	\$860,000	\$784,000	9.7%	22.1%
WINDSOR	\$549,900	\$545,000	0.9%	-2.0%
WOLLERT*	\$555,000	\$494,000	12.3%	4.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
YARRAVILLE*	\$762,500	\$720,000	5.9%	2.9%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$729,500	\$741,000	-1.6%	-2.7%
BAYSIDE	\$1,210,000	\$1,220,000	-0.8%	9.6%
BOROONDARA	\$690,000	\$710,000	-2.8%	-5.2%
BRIMBANK	\$540,000	\$553,250	-2.4%	2.9%
CARDINIA	\$540,000	\$525,000	2.9%	2.0%
CASEY	\$588,750	\$600,000	-1.9%	2.7%
DAREBIN	\$658,000	\$603,000	9.1%	0.0%
FRANKSTON	\$616,250	\$599,978	2.7%	3.1%
GLEN EIRA	\$725,000	\$785,000	-7.6%	2.0%
GREATER DANDENONG	\$580,000	\$590,000	-1.7%	5.1%
HOBSONS BAY	\$770,000	\$770,000	0.0%	3.0%
HUME	\$517,500	\$507,750	1.9%	4.5%
KINGSTON	\$780,000	\$737,500	5.8%	0.9%
KNOX	\$720,000	\$699,750	2.9%	2.6%
MANNINGHAM	\$875,000	\$860,000	1.7%	-2.2%
MARIBYRNONG	\$531,500	\$525,000	1.2%	0.8%
MAROONDAH	\$720,000	\$650,750	10.6%	-2.7%
MELBOURNE	\$530,000	\$526,000	0.8%	-5.3%
MELTON	\$515,000	\$502,500	2.5%	2.0%
MERRI-BEK	\$650,000	\$622,750	4.4%	14.0%
MONASH	\$908,500	\$875,500	3.8%	-1.3%
MOONEE VALLEY	\$600,000	\$600,000	0.0%	1.0%
MORNINGTON PENINSULA	\$700,000	\$742,000	-5.7%	3.6%
NILLUMBIK*	\$728,500	\$775,000	-6.0%	0.0%
PORT PHILLIP	\$590,000	\$580,000	1.7%	-1.7%
STONNINGTON	\$622,000	\$615,000	1.1%	-0.8%
WHITEHORSE	\$800,000	\$800,000	0.0%	-0.5%
WHITTLESEA	\$565,000	\$539,500	4.7%	5.5%
WYNDHAM	\$505,000	\$450,000	12.2%	0.2%
YARRA	\$650,000	\$650,000	0.0%	0.8%
YARRA RANGES	\$675,000	\$655,750	2.9%	1.0%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ALPINE	\$835,000	\$770,000	8.4%	12.5%
BRIGHT*	\$1,055,000	\$1,050,000	0.5%	6.8%
MYRTLEFORD*	\$690,000	\$622,500	10.8%	19.0%
POREPUNKAH*	\$950,000	\$915,000	3.8%	28.4%
ARARAT	\$380,000	\$380,000	0.0%	-1.3%
ARARAT	\$382,775	\$380,550	0.6%	-0.6%
CITY OF BALLARAT	\$550,000	\$535,000	2.8%	1.9%
ALFREDTON	\$620,000	\$605,000	2.5%	-0.3%
BALLARAT CENTRAL	\$630,000	\$585,000	7.7%	10.5%
BALLARAT EAST	\$480,500	\$475,000	1.2%	1.7%
BALLARAT NORTH	\$530,000	\$520,000	1.9%	-1.5%
BLACK HILL*	\$568,250	\$552,500	2.9%	1.5%
BONSHAW*	\$556,000	\$523,000	6.3%	6.2%
BROWN HILL	\$650,000	\$625,000	4.0%	9.4%
BUNINYONG	\$750,000	\$750,000	0.0%	6.2%
CANADIAN	\$505,000	\$500,000	1.0%	0.4%
CARDIGAN*	\$1,177,500	\$1,130,000	4.2%	4.0%
DELACOMBE	\$535,000	\$525,000	1.9%	-0.6%
EUREKA*	\$490,000	\$430,000	14.0%	-
GOLDEN POINT	\$476,000	\$490,000	-2.9%	-9.1%
INVERMAY PARK*	\$650,000	\$610,000	6.6%	8.3%
LAKE GARDENS*	\$697,500	\$695,000	0.4%	-1.8%
LAKE WENDOUREE*	\$820,000	\$800,000	2.5%	-26.8%
LEARMONTH*	\$620,000	-	-	-
LUCAS	\$615,000	\$630,000	-2.4%	-2.4%
MINERS REST	\$587,500	\$580,000	1.3%	-0.4%
MITCHELL PARK*	\$462,500	\$440,000	5.1%	-
MOUNT CLEAR	\$515,000	\$490,200	5.1%	3.5%
MOUNT HELEN	\$658,750	\$615,000	7.1%	6.3%
MOUNT PLEASANT	\$485,000	\$500,000	-3.0%	-2.0%
NERRINA*	\$710,000	\$733,000	-3.1%	-6.0%
NEWINGTON*	\$640,000	\$645,000	-0.8%	8.5%
REDAN	\$454,000	\$445,000	2.0%	1.9%
SEBASTOPOL	\$440,000	\$430,000	2.3%	7.3%
SOLDIERS HILL	\$569,500	\$600,000	-5.1%	-8.1%
WENDOUREE	\$465,000	\$445,000	4.5%	9.4%
WINTER VALLEY	\$565,000	\$550,750	2.6%	2.5%
BASS COAST	\$680,000	\$680,000	0.0%	-5.8%
CAPE PATERSON*	\$665,000	\$742,500	-10.4%	-19.9%
CAPE WOOLAMAI*	\$717,500	\$739,000	-2.9%	-0.3%
CORINELLA*	\$660,000	\$655,000	0.8%	-11.7%
CORONET BAY*	\$585,000	\$510,000	14.7%	12.9%
COWES	\$730,000	\$741,500	-1.6%	-4.6%
DALYSTON*	\$557,000	\$538,500	3.4%	2.3%
GRANTVILLE*	\$600,000	\$585,000	2.6%	0.0%
INVERLOCH	\$845,000	\$822,500	2.7%	-5.3%
NORTH WONTHAGGI	\$591,000	\$590,000	0.2%	0.2%
RHYLL*	\$840,000	\$880,000	-4.5%	-
SAN REMO*	\$855,000	\$865,000	-1.2%	-7.1%
SOUTH DUDLEY*	\$455,000	\$457,500	-0.5%	-
SMITHS BEACH*	\$855,000	\$870,000	-1.7%	-
SUNSET STRIP*	\$600,000	\$595,000	0.8%	-9.8%
SURF BEACH*	\$720,000	\$728,000	-1.1%	-1.5%
VENTNOR*	\$832,800	\$862,500	-3.4%	2.5%
WONTHAGGI	\$533,000	\$525,000	1.5%	-2.3%
WIMBLEDON HEIGHTS*	\$589,000	\$589,000	0.0%	9.8%
BAW BAW	\$640,000	\$630,000	1.6%	1.6%
DARNUM*	\$870,000	\$852,500	2.1%	-
DROUIN	\$640,000	\$631,900	1.3%	3.2%
LONGWARRY*	\$598,750	\$596,500	0.4%	1.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
NEERIM SOUTH*	\$687,500	\$690,000	-0.4%	1.9%
RAWSON*	\$359,000	\$362,000	-0.8%	-
TRAFALGAR	\$610,000	\$597,000	2.2%	5.2%
WARRAGUL	\$635,000	\$630,000	0.8%	-2.3%
YARRAGON*	\$630,000	\$623,000	1.1%	1.4%
BENALLA	\$475,000	\$448,500	5.9%	13.1%
BENALLA	\$470,000	\$442,500	6.2%	11.9%
BULOKE*	\$255,000	\$257,500	-1.0%	10.9%
DONALD*	\$260,000	\$270,000	-3.7%	-
CAMPASPE	\$535,000	\$520,000	2.9%	3.9%
ECHUCA	\$630,000	\$607,500	3.7%	3.3%
KYABRAM	\$495,000	\$480,000	3.1%	5.3%
ROCHESTER*	\$440,000	\$407,500	8.0%	49.2%
TONGALA*	\$430,000	\$430,000	0.0%	-10.4%
CENTRAL GOLDFIELDS	\$410,000	\$417,000	-1.7%	0.6%
CARISBROOK*	\$520,000	\$545,000	-4.6%	-0.5%
DUNOLLY*	\$355,000	\$338,750	4.8%	-
MARYBOROUGH	\$390,000	\$405,000	-3.7%	-2.5%
COLAC-OTWAY	\$570,000	\$560,000	1.8%	-2.6%
APOLLO BAY*	\$882,500	\$885,000	-0.3%	-1.9%
BIRREGURRA*	\$722,500	\$652,000	10.8%	-11.3%
COLAC	\$463,250	\$463,000	0.1%	-4.2%
ELLIMINYT*	\$637,500	\$735,000	-13.3%	-15.0%
WINCHELSEA*	\$605,000	\$590,000	2.5%	-12.6%
CORANGAMITE	\$433,750	\$440,000	-1.4%	3.3%
CAMPERDOWN*	\$467,500	\$455,000	2.7%	11.3%
COBDEN*	\$400,000	\$402,500	-0.6%	1.9%
LISMORE*	\$260,000	\$280,000	-7.1%	-
TERANG*	\$415,000	\$440,000	-5.7%	3.1%
TIMBOON*	\$490,000	\$500,000	-2.0%	-3.8%
EAST GIPPSLAND	\$560,000	\$540,000	3.7%	3.7%
BAIRNSDALE	\$480,000	\$470,000	2.1%	2.1%
BRUTHEN*	\$451,000	\$442,000	2.0%	-5.0%
EAGLE POINT*	\$730,000	\$682,500	7.0%	12.3%
EAST BAIRNSDALE*	\$390,570	\$340,000	14.9%	8.5%
EASTWOOD*	\$610,000	\$607,500	0.4%	3.6%
KALIMNA*	\$470,000	\$455,000	3.3%	4.4%
LAKE TYERS BEACH*	\$485,000	-	-	-14.5%
LAKES ENTRANCE	\$527,500	\$520,000	1.4%	-3.2%
LUCKNOW*	\$545,000	\$540,000	0.9%	-9.0%
METUNG*	\$665,000	\$665,000	0.0%	-10.4%
NEWLANDS ARM*	\$600,000	\$587,500	2.1%	-2.4%
NICHOLSON*	\$740,000	\$745,000	-0.7%	0.7%
PAYNESVILLE	\$540,000	\$539,500	0.1%	6.9%
RAYMOND ISLAND*	\$527,500	\$527,500	0.0%	3.4%
SWAN REACH*	\$645,000	\$639,250	0.9%	-
WY YUNG*	\$800,000	\$772,500	3.6%	15.0%
GANNAWARRA	\$407,500	\$415,000	-1.8%	10.4%
COHUNA*	\$409,500	\$409,500	0.0%	10.7%
KERANG*	\$325,000	\$360,000	-9.7%	-1.5%
KOONDROOK*	\$515,000	\$515,000	0.0%	-
GLENELG	\$398,400	\$399,500	-0.3%	-3.3%
CASTERTON*	\$285,000	\$375,000	-24.0%	-16.2%
HEYWOOD*	\$340,000	\$330,000	3.0%	3.0%
PORTLAND	\$420,000	\$420,000	0.0%	-3.4%
GOLDEN PLAINS	\$785,000	\$765,000	2.6%	3.3%
BANNOCKBURN	\$801,750	\$761,250	5.3%	2.8%
DEREEL*	\$670,000	\$642,500	4.3%	-
HADDON*	\$840,000	\$850,000	-1.2%	3.7%
INVERLEIGH*	\$1,150,000	-	-	42.4%
LETHBRIDGE*	\$812,500	\$830,000	-2.1%	9.2%
LINTON*	\$460,000	\$460,000	0.0%	-17.1%
MEREDITH*	\$680,000	\$640,000	6.3%	-
ROSS CREEK*	\$910,000	\$842,500	8.0%	-
SCARSDALE*	\$609,000	\$598,000	1.8%	-13.6%
SMYTHES CREEK	\$560,000	\$560,000	0.0%	-3.4%
SMYTHESDALE*	\$582,600	\$565,100	3.1%	-6.4%
TEESDALE*	\$1,010,000	\$1,010,000	0.0%	1.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CITY OF GREATER BENDIGO	\$595,000	\$581,000	2.4%	5.3%
ASCOT*	\$660,000	\$637,500	3.5%	10.0%
AXEDALE*	\$920,000	\$841,250	9.4%	-
BENDIGO	\$595,100	\$615,000	-3.2%	-2.1%
CALIFORNIA GULLY	\$466,500	\$460,500	1.3%	0.3%
EAGLEHAWK	\$533,700	\$513,250	4.0%	12.4%
EAST BENDIGO*	\$530,000	\$520,000	1.9%	-0.5%
ELMORE*	\$398,750	\$398,750	0.0%	-
EPSOM	\$627,500	\$607,000	3.4%	7.8%
FLORA HILL	\$550,000	\$525,000	4.8%	5.8%
GOLDEN SQUARE	\$545,000	\$545,000	0.0%	4.8%
GOORNONG*	\$623,500	\$632,750	-1.5%	-
HEATHCOTE	\$550,000	\$590,000	-6.8%	-11.1%
HUNTLY	\$600,000	\$590,100	1.7%	7.1%
IRONBARK*	\$460,000	\$467,500	-1.6%	4.5%
JACKASS FLAT*	\$626,500	\$565,000	10.9%	14.1%
JUNORTOUN*	\$952,500	\$915,000	4.1%	10.8%
KANGAROO FLAT	\$550,000	\$540,000	1.9%	5.8%
KENNINGTON	\$583,500	\$570,000	2.4%	6.6%
LONG GULLY*	\$483,750	\$476,750	1.5%	7.5%
LOCKWOOD SOUTH*	\$930,000	-	-	-3.1%
MAIDEN GULLY	\$772,500	\$780,000	-1.0%	-3.8%
MARONG*	\$640,000	\$640,000	0.0%	-1.5%
NORTH BENDIGO	\$500,000	\$495,500	0.9%	3.1%
QUARRY HILL*	\$590,000	\$585,000	0.9%	0.9%
SPRING GULLY*	\$591,250	\$580,000	1.9%	-7.6%
STRATHDALE	\$647,500	\$645,000	0.4%	7.2%
STRATHFIELDSAYE	\$750,000	\$715,000	4.9%	8.7%
WHITE HILLS	\$590,000	\$582,500	1.3%	9.9%
CITY OF GREATER GEELONG	\$715,000	\$710,000	0.7%	-0.7%
ARMSTRONG CREEK	\$660,000	\$660,000	0.0%	-1.5%
BARWON HEADS	\$1,435,000	\$1,445,000	-0.7%	-12.4%
BATESFORD*	\$2,000,000	\$2,030,000	-1.5%	-
BELL PARK	\$642,000	\$612,500	4.8%	0.3%
BELL POST HILL	\$686,000	\$645,000	6.4%	5.1%
BELMONT	\$689,250	\$689,500	0.0%	-0.1%
BREAKWATER*	\$530,000	\$505,000	5.0%	1.9%
CHARLEMONT	\$642,500	\$632,500	1.6%	5.7%
CLIFTON SPRINGS	\$667,500	\$668,000	-0.1%	-0.7%
CONNEWARRE*	\$1,912,500	\$1,865,000	2.5%	-10.1%
CORIO	\$510,000	\$495,000	3.0%	4.7%
CURLEWIS	\$665,000	\$630,000	5.6%	0.0%
DRYSDALE	\$762,500	\$690,000	10.5%	8.0%
EAST GEELONG*	\$790,000	\$780,500	1.2%	1.9%
FYANSFORD*	\$1,000,000	\$990,000	1.0%	7.9%
GEELONG*	\$910,000	\$915,000	-0.5%	-4.7%
GEELONG WEST	\$850,000	\$820,000	3.7%	-3.4%
GROVEDALE	\$685,000	\$675,000	1.5%	2.7%
HAMLIN HEIGHTS	\$750,000	\$735,750	1.9%	3.4%
HERNE HILL	\$710,000	\$700,000	1.4%	2.1%
HIGHTON	\$897,500	\$885,000	1.4%	-0.3%
INDENTED HEAD*	\$710,000	\$730,000	-2.7%	-20.0%
LARA	\$680,000	\$678,875	0.2%	-2.9%
LEOPOLD	\$680,000	\$670,000	1.5%	0.7%
LOVELY BANKS*	\$825,000	\$825,000	0.0%	8.6%
MANIFOLD HEIGHTS*	\$990,000	\$1,106,250	-10.5%	-17.5%
MARSHALL*	\$641,500	\$650,000	-1.3%	1.8%
MOUNT DUNEED	\$710,000	\$717,500	-1.0%	-1.7%
NEWCOMB*	\$560,000	\$553,500	1.2%	-2.6%
NEWTOWN	\$1,090,000	\$1,100,000	-0.9%	-13.3%
NORLANE	\$463,500	\$450,000	3.0%	2.7%
NORTH GEELONG*	\$624,000	\$632,000	-1.3%	-2.5%
OCEAN GROVE	\$940,000	\$945,000	-0.5%	-3.6%
POINT LONSDALE	\$1,160,000	\$1,160,000	0.0%	-4.9%
PORTARLINGTON	\$850,000	\$852,500	-0.3%	-3.5%
SOUTH GEELONG*	\$700,000	\$890,000	-21.3%	-22.8%
ST ALBANS PARK*	\$640,000	\$616,250	3.9%	11.3%
ST LEONARDS	\$706,000	\$717,500	-1.6%	-4.8%
THOMSON*	\$531,000	\$527,500	0.7%	-3.5%
WALLINGTON*	\$1,715,000	\$1,767,500	-3.0%	-7.0%
WANDANA HEIGHTS*	\$1,022,500	\$965,000	6.0%	7.0%
WAURN PONDS*	\$760,000	\$782,500	-2.9%	-6.2%
WHITTINGTON*	\$548,500	\$540,000	1.6%	9.7%
GREATER SHEPPARTON	\$515,000	\$500,000	3.0%	7.3%
KIALLA	\$661,000	\$670,000	-1.3%	-2.1%
MOOROOPNA	\$447,000	\$445,000	0.4%	17.6%
SHEPPARTON	\$482,250	\$480,000	0.5%	6.0%
SHEPPARTON NORTH*	\$650,000	\$680,000	-4.4%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
TATURA*	\$480,000	\$466,000	3.0%	2.1%
HEPBURN	\$720,000	\$710,000	1.4%	-5.0%
CLUNES*	\$510,000	\$522,500	-2.4%	-6.4%
CRESWICK	\$560,000	\$555,000	0.9%	7.3%
DAYLESFORD	\$860,000	\$825,000	4.2%	-2.3%
HEPBURN SPRINGS*	\$800,000	\$838,000	-4.5%	-23.1%
MALMSBURY*	\$790,000	\$730,000	8.2%	12.9%
TRENTHAM*	\$992,500	\$970,000	2.3%	-2.7%
HINDMARSH	\$255,000	\$248,000	2.8%	8.7%
DIMBOOLA*	\$312,000	\$260,000	20.0%	26.3%
NHILL*	\$262,500	\$262,500	0.0%	-5.9%
HORSHAM	\$440,000	\$415,000	6.0%	10.3%
HAVEN*	\$817,500	\$767,500	6.5%	6.1%
HORSHAM	\$420,000	\$392,500	7.0%	7.7%
INDIGO	\$726,000	\$722,500	0.5%	8.8%
BEECHWORTH	\$767,000	\$844,000	-9.1%	-11.3%
CHILTERN*	\$540,000	\$505,000	6.9%	19.3%
RUTHERGLEN*	\$605,500	\$605,000	0.1%	14.2%
TANGAMBALANGA*	\$700,000	\$700,000	0.0%	2.1%
WAHGUNYAH*	\$580,000	\$627,000	-7.5%	23.7%
YACKANDANDAH*	\$830,000	\$829,000	0.1%	-2.3%
CITY OF LA TROBE	\$443,000	\$437,000	1.4%	0.6%
BOOLARRA*	\$610,000	-	-	14.0%
CHURCHILL	\$385,000	\$377,000	2.1%	6.9%
MOE	\$375,000	\$355,000	5.6%	7.0%
MORWELL	\$350,000	\$350,000	0.0%	2.3%
NEWBOROUGH	\$457,500	\$439,000	4.2%	8.9%
TRARALGON	\$535,000	\$522,500	2.4%	2.9%
TRARALGON EAST*	\$721,500	\$735,000	-1.8%	-0.8%
YALLOURN NORTH*	\$456,250	\$374,000	22.0%	22.5%
YINNAR*	\$475,000	\$445,000	6.7%	-0.5%
LODDON	\$382,500	\$350,000	9.3%	8.5%
INGLEWOOD*	\$465,000	\$450,000	3.3%	32.9%
MANSFIELD	\$787,000	\$788,000	-0.1%	1.9%
BONNIE DOON*	\$850,000	-	-	18.1%
JAMIESON*	\$557,500	\$654,000	-14.8%	-
MANSFIELD	\$795,000	\$800,000	-0.6%	-5.4%
MACEDON RANGES	\$922,000	\$910,000	1.3%	-1.9%
GISBORNE	\$1,010,000	\$1,000,000	1.0%	-0.7%
KYNETON	\$820,000	\$830,000	-1.2%	-3.5%
LANCEFIELD*	\$727,500	\$720,000	1.0%	11.1%
MACEDON*	\$975,000	\$1,095,000	-11.0%	-22.0%
MOUNT MACEDON*	\$1,400,000	\$1,125,000	24.4%	40.0%
NEW GISBORNE*	\$875,000	\$876,500	-0.2%	-7.9%
RIDDELLS CREEK*	\$1,057,500	\$960,000	10.2%	5.2%
ROMSEY	\$811,250	\$800,000	1.4%	2.7%
WOODEND	\$935,000	\$967,500	-3.4%	-6.1%
MILDURA	\$510,000	\$485,000	5.2%	14.6%
BIRDWOODTON*	\$762,500	-	-	-
IRYMPLE	\$630,000	\$623,500	1.0%	7.2%
MERBEIN	\$420,000	\$402,000	4.5%	29.2%
MILDURA	\$515,000	\$485,000	6.2%	15.7%
NICHOLS POINT*	\$850,000	\$797,500	6.6%	30.3%
OUYEN*	\$245,000	\$265,000	-7.5%	8.4%
RED CLIFFS	\$450,000	\$430,000	4.7%	22.4%
MITCHELL	\$630,000	\$635,000	-0.8%	-2.3%
BEVERIDGE	\$649,000	\$650,000	-0.2%	-3.1%
BROADFORD*	\$604,750	\$580,000	4.3%	5.2%
KILMORE	\$655,000	\$650,000	0.8%	2.2%
SEYMOUR*	\$466,500	\$495,000	-5.8%	-4.8%
WALLAN	\$608,000	\$620,000	-1.9%	-3.3%
WANDONG*	\$935,000	\$970,000	-3.6%	-
MOIRA	\$520,000	\$530,000	-1.9%	0.7%
COBRAM	\$395,000	\$401,500	-1.6%	1.5%
NUMURKAH*	\$400,000	\$400,000	0.0%	-2.4%
YARRAWONGA	\$640,000	\$635,000	0.8%	-1.2%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MOORABOOL	\$635,000	\$635,000	0.0%	-4.6%
BACCHUS MARSH	\$600,000	\$598,000	0.3%	-4.8%
BALLAN	\$585,000	\$582,500	0.4%	-10.0%
BLACKWOOD*	\$608,500	\$575,000	5.8%	-
DALES CREEK*	\$770,000	\$765,000	0.7%	-
DARLEY	\$649,500	\$645,000	0.7%	-2.3%
GORDON*	\$680,000	\$680,000	0.0%	-21.2%
GREENDALE*	\$837,500	\$850,000	-1.5%	-
MADDINGLEY	\$623,500	\$625,000	-0.2%	-0.6%
MOUNT ALEXANDER	\$740,000	\$725,000	2.1%	0.0%
CAMPBELLS CREEK*	\$690,000	\$700,000	-1.4%	1.5%
CASTLEMAINE	\$740,000	\$725,000	2.1%	-1.2%
CHEWTON*	\$675,000	\$800,000	-15.6%	-
HARCOURT*	\$715,000	\$729,500	-2.0%	-2.1%
MALDON*	\$745,000	\$715,000	4.2%	0.7%
MCKENZIE HILL*	\$797,500	\$795,000	0.3%	-5.1%
MOYNE	\$674,000	\$650,000	3.7%	5.3%
ALLANSFORD*	\$612,000	\$532,500	14.9%	-10.7%
DENNINGTON*	\$590,950	\$595,000	-0.7%	2.4%
KOROIT*	\$595,000	\$605,000	-1.7%	-0.8%
MACARTHUR*	\$329,950	\$330,000	0.0%	-
MORTLAKE*	\$360,000	\$370,000	-2.7%	-5.3%
PORT FAIRY*	\$950,000	\$876,250	8.4%	-6.2%
MURRINDINDI	\$735,000	\$750,000	-2.0%	-2.0%
ALEXANDRA*	\$530,000	\$568,000	-6.7%	-11.7%
EILDON*	\$416,000	-	-	-
KINGLAKE*	\$840,000	\$840,000	0.0%	-2.2%
KINGLAKE WEST*	\$980,000	\$971,000	0.9%	6.2%
YEA*	\$705,000	\$600,000	17.5%	26.5%
NORTHERN GRAMPIANS	\$357,500	\$342,500	4.4%	7.5%
HALLS GAP*	\$550,000	-	-	-11.3%
STAWELL	\$346,500	\$335,000	3.4%	5.0%
ST ARNAUD*	\$300,000	\$300,000	0.0%	-6.3%
PYRENEES	\$457,500	\$440,150	3.9%	-3.2%
AVOCA*	\$417,500	\$417,500	0.0%	-4.4%
BEAUFORT*	\$410,000	\$385,000	6.5%	-5.7%
SNAKE VALLEY*	\$475,000	\$472,500	0.5%	-21.5%
QUEENSCLIFFE*	\$1,410,000	\$1,400,000	0.7%	2.5%
QUEENSCLIFF*	\$1,655,000	\$1,710,000	-3.2%	20.4%
SOUTH GIPPSLAND	\$580,000	\$575,000	0.9%	-4.4%
FOSTER*	\$580,000	\$565,000	2.7%	-16.2%
KORUMBURRA	\$565,000	\$565,000	0.0%	-5.0%
LEONGATHA	\$575,000	\$580,000	-0.9%	0.9%
MIRBOO NORTH*	\$765,000	\$585,000	30.8%	43.0%
VENUS BAY	\$507,500	\$491,500	3.3%	1.5%
SOUTHERN GRAMPIANS	\$397,000	\$411,500	-3.5%	8.2%
COLERAINE*	\$282,500	-	-	5.8%
HAMILTON	\$410,000	\$420,000	-2.4%	7.9%
STRATHBOGIE	\$512,500	\$525,000	-2.4%	-7.7%
EUROA*	\$496,500	\$507,500	-2.2%	-9.7%
VIOLET TOWN*	\$452,500	\$620,000	-27.0%	-16.2%
SURF COAST	\$1,241,250	\$1,225,000	1.3%	0.3%
ANGLESEA*	\$1,340,000	\$1,350,000	-0.7%	-7.7%
BELLBRAE*	\$2,365,000	-	-	-
JAN JUC	\$1,265,000	\$1,250,000	1.2%	-1.9%
LORNE*	\$1,800,000	\$1,695,000	6.2%	-
TORQUAY	\$1,210,000	\$1,200,000	0.8%	0.0%
SWAN HILL	\$465,000	\$455,000	2.2%	3.3%
LAKE BOGA*	\$398,000	\$398,000	0.0%	-23.8%
MANANGATANG*	\$160,000	\$205,000	-22.0%	-
ROBINVALE*	\$440,000	\$437,000	0.7%	0.7%
SWAN HILL	\$497,500	\$485,000	2.6%	6.4%
TOWONG*	\$505,000	\$505,000	0.0%	6.3%
CORRYONG*	\$400,000	-	-	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WANGARATTA	\$545,000	\$550,000	-0.9%	1.9%
GLENROWAN*	\$670,000	\$670,000	0.0%	3.1%
OXLEY*	\$717,500	\$717,500	0.0%	-
WALDARA*	\$935,000	-	-	-
WANGARATTA	\$520,000	\$525,000	-1.0%	1.9%
WARRNAMBOOL	\$600,000	\$595,000	0.8%	0.8%
WARRNAMBOOL	\$600,000	\$595,000	0.8%	0.8%
WELLINGTON	\$485,000	\$480,500	0.9%	4.3%
GLENGARRY*	\$669,500	\$622,500	7.6%	-
HEYFIELD*	\$425,000	\$417,500	1.8%	31.8%
LOCH SPORT*	\$350,000	\$348,000	0.6%	-7.9%
LONGFORD*	\$810,000	\$820,000	-1.2%	8.0%
MAFFRA	\$475,000	\$450,000	5.6%	10.5%
ROSEDALE*	\$506,000	\$512,000	-1.2%	-8.0%
SALE	\$491,250	\$491,250	0.0%	0.1%
STRATFORD	\$540,000	\$540,000	0.0%	6.1%
WURRUUK*	\$567,500	\$610,000	-7.0%	-27.2%
YARRAM*	\$365,000	\$425,000	-14.1%	-13.6%
WEST WIMMERA*	\$187,000	\$187,000	0.0%	2.5%
WODONGA	\$625,500	\$619,500	1.0%	6.9%
BARANDUDA	\$667,000	\$642,500	3.8%	2.2%
KILLARA*	\$663,750	\$662,500	0.2%	4.5%
LENEVA*	\$727,500	\$680,000	7.0%	7.8%
WEST WODONGA	\$600,500	\$580,000	3.5%	6.8%
WODONGA	\$618,500	\$601,500	2.8%	12.5%
YARRIAMBIACK	\$210,000	\$189,000	11.1%	4.0%
WARRACKNABEAL*	\$250,000	\$200,000	25.0%	22.2%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ALPINE*	\$598,750	\$590,000	1.5%	-4.3%
ARARAT*	\$270,000	-	-	-
CITY OF BALLARAT	\$380,000	\$372,600	2.0%	5.3%
ALFREDTON*	\$370,250	\$380,000	-2.6%	7.2%
BALLARAT CENTRAL*	\$405,000	\$365,000	11.0%	14.1%
BALLARAT EAST*	\$385,250	\$378,500	1.8%	-2.5%
BALLARAT NORTH*	\$410,000	\$410,000	0.0%	7.9%
BLACK HILL*	\$423,750	\$406,250	4.3%	-
CANADIAN*	\$407,500	\$390,000	4.5%	4.8%
GOLDEN POINT*	\$360,000	\$367,500	-2.0%	-1.4%
LAKE WENDOUREE*	\$532,500	\$480,000	10.9%	-0.5%
MOUNT CLEAR*	\$372,500	\$386,250	-3.6%	-
MOUNT PLEASANT*	\$395,000	-	-	6.6%
REDAN*	\$322,500	\$325,000	-0.8%	-9.9%
SEBASTOPOL	\$347,500	\$351,500	-1.1%	2.6%
SOLDIERS HILL*	\$400,000	\$360,000	11.1%	15.1%
WENDOUREE*	\$300,000	\$325,000	-7.7%	-9.1%
BASS COAST	\$490,000	\$460,000	6.5%	12.6%
COWES*	\$538,000	\$538,000	0.0%	13.8%
INVERLOCH*	\$560,000	\$560,000	0.0%	-
SAN REMO*	\$460,000	-	-	-
WONTHAGGI*	\$395,000	\$385,000	2.6%	2.6%
BAW BAW	\$450,000	\$450,000	0.0%	2.3%
DROUIN*	\$445,000	\$440,000	1.1%	1.1%
WARRAGUL*	\$447,500	\$465,000	-3.8%	-2.2%
BENALLA*	\$315,000	\$310,000	1.6%	10.5%
CAMPASPE	\$343,000	\$364,000	-5.8%	-14.3%
ECHUCA*	\$395,000	\$428,250	-7.8%	-8.4%
KYABRAM*	\$308,500	\$332,500	-7.2%	-20.9%
CENTRAL GOLDFIELDS*	\$267,000	\$274,500	-2.7%	-15.2%
MARYBOROUGH*	\$267,000	\$274,500	-2.7%	-13.0%
COLAC-OTWAY*	\$500,000	\$468,500	6.7%	19.0%
COLAC*	\$473,000	\$462,000	2.4%	15.4%
EAST GIPPSLAND	\$369,000	\$375,000	-1.6%	1.1%
BAIRNSDALE*	\$345,000	\$312,500	10.4%	-1.4%
LAKES ENTRANCE*	\$305,000	\$321,625	-5.2%	-
METUNG*	\$142,500	\$196,250	-27.4%	-
PAYNESVILLE*	\$422,000	\$425,000	-0.7%	2.9%
GLENELG*	\$322,500	\$315,000	2.4%	3.2%
PORTLAND*	\$350,000	\$332,500	5.3%	11.1%
CITY OF GREATER BENDIGO	\$409,250	\$403,000	1.6%	1.0%
BENDIGO*	\$523,500	\$523,500	0.0%	-
EAST BENDIGO*	\$395,000	\$402,500	-1.9%	-
FLORA HILL*	\$432,500	\$405,000	6.8%	9.5%
GOLDEN SQUARE*	\$415,000	\$443,000	-6.3%	-9.8%
KANGAROO FLAT*	\$412,500	\$412,250	0.1%	8.6%
KENNINGTON*	\$415,000	\$385,000	7.8%	-1.8%
NORTH BENDIGO*	\$400,000	\$404,000	-1.0%	0.0%
CITY OF GREATER GEELONG	\$525,000	\$520,750	0.8%	0.0%
BARWON HEADS*	\$980,000	\$1,060,000	-7.5%	-5.8%
BELL PARK*	\$533,750	\$532,500	0.2%	1.7%
BELL POST HILL*	\$433,500	\$438,000	-1.0%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BELMONT	\$546,500	\$540,000	1.2%	4.0%
CORIO*	\$412,500	\$420,000	-1.8%	8.6%
DRYSDALE*	\$562,500	\$555,000	1.4%	4.2%
GEEELONG*	\$665,000	\$680,000	-2.2%	0.0%
GEEELONG WEST	\$515,000	\$505,000	2.0%	-6.4%
GROVEDALE*	\$516,000	\$504,250	2.3%	3.7%
HAMLYN HEIGHTS*	\$560,000	\$548,000	2.2%	12.4%
HERNE HILL*	\$340,000	\$368,000	-7.6%	-13.5%
HIGHTON	\$497,500	\$509,500	-2.4%	-10.0%
LARA*	\$445,500	\$440,000	1.3%	1.3%
LEOPOLD*	\$491,500	\$500,000	-1.7%	7.4%
MANIFOLD HEIGHTS*	\$490,000	\$426,500	14.9%	21.0%
NEWCOMB*	\$447,500	\$466,500	-4.1%	-5.8%
NEWTOWN*	\$630,000	\$575,000	9.6%	10.5%
NORLANE*	\$438,500	\$422,500	3.8%	7.6%
NORTH GEEELONG*	\$488,500	\$452,000	8.1%	-
OCEAN GROVE*	\$910,000	\$895,000	1.7%	15.2%
ST LEONARDS*	\$475,000	\$440,000	8.0%	-16.7%
WHITTINGTON*	\$380,000	\$400,000	-5.0%	-7.3%
GREATER SHEPPARTON	\$370,000	\$365,000	1.4%	7.2%
MOOROOPNA*	\$310,000	\$275,000	12.7%	-0.4%
SHEPPARTON*	\$385,000	\$387,500	-0.6%	6.6%
HORSHAM*	\$397,500	\$412,500	-3.6%	6.9%
HORSHAM*	\$397,500	\$415,000	-4.2%	5.0%
CITY OF LA TROBE	\$300,000	\$315,000	-4.8%	0.0%
MORWELL*	\$278,500	\$277,000	0.5%	-5.6%
MOE*	\$282,000	\$272,500	3.5%	10.6%
TRARALGON	\$320,000	\$323,000	-0.9%	-1.5%
MACEDON RANGES	\$543,500	\$565,000	-3.8%	-8.1%
GISBORNE*	\$550,000	\$575,000	-4.3%	-4.8%
ROMSEY*	\$525,000	-	-	-
MILDURA	\$349,000	\$345,000	1.2%	9.4%
MILDURA	\$345,000	\$345,000	0.0%	7.3%
RED CLIFFS*	\$326,000	\$345,500	-5.6%	-
MITCHELL*	\$432,000	\$440,000	-1.8%	3.5%
KILMORE*	\$412,500	\$415,000	-0.6%	4.2%
WALLAN*	\$440,000	\$455,000	-3.3%	1.1%
MOIRA*	\$325,000	\$314,000	3.5%	-1.1%
COBRAM*	\$282,500	\$277,500	1.8%	-11.7%
YARRAWONGA*	\$464,000	\$470,000	-1.3%	12.5%
MOORABOOL*	\$425,000	\$405,000	4.9%	-0.6%
BACCHUS MARSH*	\$465,000	\$363,000	28.1%	7.9%
DARLEY*	\$415,000	\$395,000	5.1%	3.8%
MURRINDINDI*	\$360,000	-	-	-
NORTHERN GRAMPIANS*	\$301,000	-	-	35.3%
STAWELL*	\$301,000	\$301,000	0.0%	33.8%
SOUTH GIPPSLAND*	\$420,000	\$420,000	0.0%	14.4%
LEONGATHA*	\$430,000	\$425,000	1.2%	2.4%
SURF COAST	\$846,500	\$875,000	-3.3%	-2.7%
TORQUAY	\$795,000	\$846,000	-6.0%	-7.6%
LORNE*	\$750,000	\$750,000	0.0%	-
SWAN HILL*	\$330,000	\$339,000	-2.7%	1.5%
SWAN HILL*	\$337,500	\$348,000	-3.0%	0.0%
WANGARATTA*	\$375,000	\$357,500	4.9%	5.6%
WANGARATTA*	\$375,000	\$355,000	5.6%	8.9%
WARRNAMBOOL	\$440,000	\$442,500	-0.6%	2.3%
WARRNAMBOOL	\$440,000	\$440,000	0.0%	2.3%
WELLINGTON	\$331,000	\$327,000	1.2%	-1.9%
SALE*	\$328,750	\$327,000	0.5%	-1.1%
WODONGA	\$399,000	\$390,000	2.3%	8.1%
WEST WODONGA*	\$390,700	\$390,000	0.2%	1.7%
WODONGA	\$420,000	\$399,000	5.3%	20.9%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
UNINCORPORATED AREAS	-	-	-	-
MOUNT BULLER*	\$1,050,000	\$1,637,500	-35.9%	-20.3%

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

September 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

	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$910,000	\$890,000	2.2%	0.9%
3-Bedroom House	\$830,000	\$815,000	1.8%	2.6%
4-Bedroom House	\$951,500	\$950,000	0.2%	0.2%
1-Bedroom Unit	\$370,000	\$370,000	0.0%	-1.3%
2-Bedroom Unit	\$605,000	\$600,000	0.8%	0.8%
3-Bedroom Unit	\$845,000	\$841,000	0.5%	0.0%
Regional Victoria				
2-Bedroom House	\$420,000	\$415,000	1.2%	0.0%
3-Bedroom House	\$545,000	\$535,000	1.9%	1.9%
4-Bedroom House	\$710,000	\$700,000	1.4%	0.0%
1-Bedroom Unit	\$275,000	\$267,500	2.8%	2.4%
2-Bedroom Unit	\$390,000	\$385,000	1.3%	0.9%
3-Bedroom Unit	\$515,000	\$510,000	1.0%	-1.0%
	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$1,150,000	\$1,145,000	0.4%	-2.5%
3-Bedroom House	\$1,520,000	\$1,500,000	1.3%	-0.1%
4-Bedroom House	\$2,200,000	\$2,200,000	0.0%	-2.0%
1-Bedroom Unit	\$375,000	\$375,000	0.0%	-1.6%
2-Bedroom Unit	\$630,000	\$627,000	0.5%	-0.3%
3-Bedroom Unit	\$1,108,000	\$1,100,944	0.6%	-1.1%
Middle Melbourne				
2-Bedroom House	\$820,000	\$800,000	2.5%	4.5%
3-Bedroom House	\$928,500	\$920,000	0.9%	0.4%
4-Bedroom House	\$1,385,500	\$1,380,000	0.4%	-1.0%
1-Bedroom Unit	\$350,000	\$350,000	0.0%	1.4%
2-Bedroom Unit	\$602,500	\$600,000	0.4%	0.4%
3-Bedroom Unit	\$885,000	\$881,000	0.5%	-0.2%
Outer Melbourne				
2-Bedroom House	\$625,000	\$610,000	2.5%	4.2%
3-Bedroom House	\$715,000	\$705,000	1.4%	2.9%
4-Bedroom House	\$812,500	\$805,000	0.9%	1.3%
1-Bedroom Unit	\$350,000	\$350,000	0.0%	-2.8%
2-Bedroom Unit	\$550,000	\$540,000	1.9%	3.8%
3-Bedroom Unit	\$690,000	\$680,000	1.5%	3.0%

Source: REIV

Copyright & Disclaimer

© 2025 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

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

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,100,000	\$1,080,000	1.9%	-5.8%
ALBERT PARK*	\$1,484,000	\$1,385,000	7.1%	-1.4%
ALFREDTON*	\$405,000	-	-	-
ALTONA MEADOWS*	\$610,000	\$585,000	4.3%	8.0%
ARARAT*	\$273,000	\$270,000	1.1%	-9.0%
ARDEER*	\$600,000	\$590,000	1.7%	-
ARMADALE*	\$1,592,500	\$1,625,000	-2.0%	-4.2%
ASCOT VALE*	\$985,000	\$1,039,500	-5.2%	-9.2%
BAIRNSDALE*	\$368,000	\$374,500	-1.7%	-9.8%
BALACLAVA*	\$1,057,500	-	-	-
BALLARAT CENTRAL*	\$487,500	\$480,000	1.6%	-11.4%
BALLARAT EAST*	\$392,000	\$370,000	5.9%	-0.8%
BELMONT*	\$609,000	\$610,000	-0.2%	-6.3%
BENALLA*	\$345,000	\$360,000	-4.2%	25.5%
BENDIGO*	\$476,250	\$472,500	0.8%	-5.2%
BENTLEIGH*	\$1,445,000	\$1,470,000	-1.7%	21.4%
BENTLEIGH EAST*	\$1,100,000	\$1,155,500	-4.8%	-5.7%
BERWICK*	\$628,000	\$593,000	5.9%	0.5%
BORONIA*	\$687,000	\$687,000	0.0%	-3.5%
BOX HILL SOUTH*	\$1,183,500	\$1,183,500	0.0%	-
BRAYBROOK*	\$630,000	\$647,550	-2.7%	-9.0%
BRIGHTON*	\$1,691,500	\$1,556,500	8.7%	-
BRUNSWICK	\$1,110,000	\$1,110,000	0.0%	3.4%
BRUNSWICK EAST*	\$1,110,000	\$1,095,000	1.4%	-7.5%
BRUNSWICK WEST*	\$980,000	\$900,000	8.9%	5.3%
CAMBERWELL*	\$1,430,000	\$1,345,000	6.3%	-22.5%
CAMPBELLS CREEK*	\$635,000	-	-	-
CAPEL SOUND*	\$630,000	\$635,000	-0.8%	-1.6%
CARLTON*	\$1,125,000	\$1,065,500	5.6%	-10.6%
CARLTON NORTH*	\$1,236,000	\$1,310,000	-5.6%	-7.4%
CAROLINE SPRINGS*	\$537,000	\$552,500	-2.8%	-5.8%
CASTLEMAINE*	\$610,000	\$605,000	0.8%	-3.5%
CAULFIELD SOUTH*	\$1,137,500	-	-	-5.2%
CHELTENHAM*	\$1,057,500	\$1,050,000	0.7%	-
CLIFTON HILL*	\$1,178,750	\$1,155,000	2.1%	-3.4%
CLIFTON SPRINGS*	\$597,500	\$592,500	0.8%	-
CLUNES*	\$465,000	-	-	-
COBURG*	\$960,000	\$960,000	0.0%	3.8%
COBURG NORTH*	\$915,000	\$930,000	-1.6%	1.7%
COLAC*	\$402,500	\$395,000	1.9%	7.5%
COLLINGWOOD*	\$985,000	\$990,750	-0.6%	0.8%
CORIO*	\$440,000	\$440,000	0.0%	-
CRAIGIEBURN*	\$441,000	\$435,900	1.2%	3.8%
CRANBOURNE*	\$530,000	\$525,000	1.0%	7.7%
CREMORNE*	\$1,125,000	\$1,125,000	0.0%	-8.9%
CROYDON*	\$735,000	\$735,000	0.0%	5.0%
DANDENONG*	\$535,000	\$510,000	4.9%	15.1%
DAYLESFORD*	\$672,500	\$672,500	0.0%	6.3%
DOVETON*	\$585,000	-	-	10.4%
EAGLEHAWK*	\$437,500	\$422,000	3.7%	19.9%
EAST GEELONG*	\$651,250	-	-	-2.1%
ELWOOD*	\$1,562,500	\$1,610,000	-3.0%	0.2%
EPPING*	\$525,000	\$520,000	1.0%	7.1%
ESSENDON*	\$1,262,500	\$1,060,000	19.1%	19.0%
FERNTREE GULLY*	\$695,000	\$705,000	-1.4%	-
FITZROY*	\$1,362,500	\$1,285,000	6.0%	7.5%
FITZROY NORTH	\$1,306,500	\$1,280,000	2.1%	-2.2%
FLEMINGTON*	\$978,750	\$980,000	-0.1%	1.6%
FOOTSCRAY*	\$875,000	\$877,500	-0.3%	-1.7%
FRANKSTON*	\$630,550	\$607,500	3.8%	7.0%
GEELONG WEST*	\$680,000	\$680,000	0.0%	3.1%
GLEN IRIS*	\$1,165,750	\$1,205,500	-3.3%	-12.1%
GLENROY*	\$631,000	\$631,000	0.0%	-4.4%
GOLDEN POINT*	\$412,500	\$390,000	5.8%	-
GOLDEN SQUARE*	\$432,500	\$432,500	0.0%	-2.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
GREENSBOROUGH*	\$757,500	\$760,000	-0.3%	-
HAMILTON*	\$272,000	\$265,000	2.6%	4.6%
HAMLYN HEIGHTS*	\$607,500	-	-	-
HAWTHORN*	\$1,420,000	\$1,460,000	-2.7%	-11.3%
HAWTHORN EAST*	\$1,488,500	\$1,401,000	6.2%	14.3%
HEALESVILLE*	\$657,000	\$650,000	1.1%	5.1%
HEATHCOTE*	\$400,000	\$392,500	1.9%	-15.3%
HEIDELBERG HEIGHTS*	\$805,000	-	-	1.9%
HEIDELBERG WEST*	\$794,400	\$796,888	-0.3%	2.2%
HIGHETT*	\$1,100,000	\$1,034,000	6.4%	-
HOPPERS CROSSING*	\$488,750	\$446,500	9.5%	5.1%
HORSHAM*	\$302,500	\$272,550	11.0%	16.8%
INVERLOCH*	\$725,000	\$695,000	4.3%	-
KANGAROO FLAT*	\$381,000	\$395,000	-3.5%	-0.1%
KENNINGTON*	\$412,500	\$401,000	2.9%	0.5%
KENSINGTON*	\$995,000	\$992,500	0.3%	-1.9%
KEW*	\$1,582,000	\$1,400,000	13.0%	4.2%
KYNETON*	\$649,000	-	-	-3.5%
LAKES ENTRANCE*	\$417,500	-	-	-
LARA*	\$475,000	\$475,000	0.0%	-3.1%
LAVERTON*	\$530,000	-	-	-
LILYDALE*	\$640,000	\$590,000	8.5%	6.1%
LOCH SPORT*	\$317,500	\$320,000	-0.8%	-3.1%
MALVERN EAST*	\$1,407,500	\$1,385,000	1.6%	-1.9%
MARYBOROUGH*	\$330,000	\$305,000	8.2%	-2.8%
MIDDLE PARK*	\$1,695,000	\$1,695,000	0.0%	-
MILDURA*	\$325,000	\$325,000	0.0%	5.5%
MITCHAM*	\$906,500	\$892,500	1.6%	-
MOE*	\$270,000	\$265,000	1.9%	-6.6%
MOONEE PONDS*	\$1,070,000	\$1,035,000	3.4%	0.9%
MORNINGTON*	\$741,000	\$745,000	-0.5%	-13.3%
MORWELL*	\$269,000	\$266,500	0.9%	5.5%
MOUNT PLEASANT*	\$390,000	\$392,500	-0.6%	-
NARRE WARREN*	\$561,500	\$555,000	1.2%	-2.5%
NEWPORT*	\$960,000	\$960,000	0.0%	6.1%
NEWTOWN*	\$702,500	\$740,000	-5.1%	-3.8%
NORLANE*	\$414,550	\$404,500	2.5%	-1.1%
NORTH MELBOURNE*	\$972,000	\$972,000	0.0%	-5.6%
NORTHCOTE	\$1,290,000	\$1,290,000	0.0%	1.3%
NUNAWADING*	\$900,000	-	-	-
OFFICER*	\$520,000	\$520,000	0.0%	-2.3%
PAKENHAM*	\$504,000	\$492,500	2.3%	7.2%
PASCOE VALE*	\$777,500	\$781,250	-0.5%	-3.7%
PASCOE VALE SOUTH*	\$1,000,000	\$948,500	5.4%	5.3%
PORT MELBOURNE*	\$1,222,500	\$1,250,000	-2.2%	-6.0%
PORTLAND*	\$355,000	\$342,250	3.7%	3.8%
PRAHRAN*	\$1,235,000	\$1,226,500	0.7%	-5.2%
PRESTON*	\$1,039,000	\$1,011,000	2.8%	6.0%
RED CLIFFS*	\$260,000	\$258,500	0.6%	-
REDAN*	\$396,250	\$380,000	4.3%	-0.9%
RESERVOIR	\$795,000	\$753,000	5.6%	9.2%
RICHMOND	\$1,190,000	\$1,170,000	1.7%	2.6%
RINGWOOD*	\$774,500	\$741,125	4.5%	4.4%
RINGWOOD EAST*	\$759,250	-	-	-
ROSEBUD*	\$615,000	\$610,000	0.8%	-2.4%
RYE*	\$750,000	\$750,000	0.0%	-2.0%
SALE*	\$335,000	\$310,000	8.1%	8.1%
SEAFORD*	\$712,500	\$717,500	-0.7%	-9.8%
SEBASTOPOL*	\$356,000	\$350,000	1.7%	3.2%
SEDDON*	\$1,018,500	\$1,020,000	-0.1%	-3.0%
SHEPPARTON*	\$349,500	\$362,500	-3.6%	-3.3%
SOUTH MELBOURNE*	\$1,341,000	\$1,307,500	2.6%	2.8%
SOUTH YARRA*	\$1,420,000	\$1,410,000	0.7%	1.8%
ST ALBANS*	\$550,000	\$544,000	1.1%	8.4%
ST KILDA*	\$1,195,000	\$1,195,000	0.0%	7.7%
ST KILDA EAST*	\$1,112,000	\$1,210,000	-8.1%	-6.3%
STAWELL*	\$270,000	\$270,000	0.0%	17.1%
SUNBURY*	\$503,500	\$480,000	4.9%	5.2%
SUNSHINE*	\$670,000	\$662,000	1.2%	-2.1%
TARNEIT*	\$446,000	\$440,000	1.4%	5.7%
THORNBURY*	\$1,170,000	\$1,202,500	-2.7%	-6.6%
TRARALGON*	\$374,000	\$365,000	2.5%	3.2%
VENUS BAY*	\$433,000	\$430,000	0.7%	-2.7%
WANGARATTA*	\$350,000	\$340,000	2.9%	-2.8%
WARBURTON*	\$600,500	\$601,000	-0.1%	-
WARRAGUL*	\$466,000	-	-	-13.3%
WARRNAMBOOL	\$470,000	\$475,000	-1.1%	-0.6%
WATSONIA*	\$800,000	\$800,000	0.0%	-
WENDOUREE*	\$370,000	\$355,000	4.2%	0.0%
WERRIBEE*	\$450,000	\$450,000	0.0%	7.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WEST FOOTSCRAY*	\$770,000	\$765,000	0.7%	-1.3%
WILLIAMSTOWN*	\$1,020,000	\$1,135,000	-10.1%	-5.2%
WINDSOR*	\$1,325,000	\$1,240,500	6.8%	8.0%
WONTHAGGI*	\$430,000	\$440,000	-2.3%	4.2%
WYNDHAM VALE*	\$445,500	\$450,000	-1.0%	-
YARRAVILLE*	\$1,025,000	\$1,020,000	0.5%	4.6%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,375,000	\$1,350,000	1.9%	-1.1%
ABERFELDIE*	\$1,650,000	\$1,650,000	0.0%	-
AINTREE*	\$600,000	\$590,000	1.7%	-4.2%
AIRPORT WEST	\$900,250	\$900,000	0.0%	-3.7%
ALBANVALE*	\$640,000	\$613,000	4.4%	4.9%
ALBERT PARK	\$2,470,000	\$2,420,000	2.1%	5.6%
ALBION*	\$765,000	\$780,000	-1.9%	3.7%
ALEXANDRA*	\$506,250	\$500,000	1.3%	3.3%
ALFREDTON	\$540,000	\$525,000	2.9%	-0.9%
ALPHINGTON*	\$1,625,000	\$1,776,000	-8.5%	-11.7%
ALTONA	\$1,100,000	\$1,100,000	0.0%	7.3%
ALTONA MEADOWS	\$737,500	\$725,000	1.7%	2.4%
ALTONA NORTH	\$930,000	\$910,000	2.2%	3.9%
ANGLESEA*	\$1,162,500	\$1,310,000	-11.3%	-13.2%
APOLLO BAY*	\$837,500	\$855,000	-2.0%	-6.9%
ARARAT	\$376,000	\$365,000	3.0%	9.0%
ARDEER*	\$661,000	\$673,750	-1.9%	-2.4%
ARMADALE*	\$2,150,000	\$2,225,000	-3.4%	-12.3%
ARMSTRONG CREEK	\$612,000	\$605,000	1.2%	0.2%
ASCOT*	\$600,000	\$605,000	-0.8%	3.7%
ASCOT VALE	\$1,280,000	\$1,274,000	0.5%	-1.0%
ASHBURTON*	\$1,539,500	\$1,600,000	-3.8%	-10.0%
ASHWOOD*	\$1,352,500	\$1,352,500	0.0%	0.2%
ASPENDALE*	\$1,150,000	\$1,135,000	1.3%	-5.3%
ASPENDALE GARDENS*	\$1,122,000	\$1,121,000	0.1%	9.3%
AVONDALE HEIGHTS	\$930,000	\$925,000	0.5%	4.6%
BACCHUS MARSH	\$570,750	\$560,000	1.9%	-3.3%
BADGER CREEK*	\$665,000	\$640,000	3.9%	-1.5%
BAIRNSDALE	\$450,000	\$450,000	0.0%	3.0%
BALACLAVA*	\$1,520,000	\$1,350,000	12.6%	3.1%
BALLAN*	\$552,500	\$564,000	-2.0%	-11.2%
BALLARAT CENTRAL	\$640,000	\$577,500	10.8%	20.8%
BALLARAT EAST	\$480,000	\$468,500	2.5%	2.1%
BALLARAT NORTH*	\$510,000	\$505,000	1.0%	-3.2%
BALWYN*	\$2,227,500	\$2,307,500	-3.5%	-3.2%
BALWYN NORTH	\$1,780,000	\$1,780,000	0.0%	-5.4%
BANNOCKBURN*	\$682,500	\$682,500	0.0%	-5.2%
BARANDUDA*	\$606,000	\$599,500	1.1%	7.7%
BARWON HEADS*	\$1,240,000	\$1,240,000	0.0%	-17.9%
BAXTER*	\$740,000	\$727,500	1.7%	10.0%
BAYSWATER	\$880,000	\$874,000	0.7%	2.1%
BAYSWATER NORTH*	\$848,000	\$815,000	4.0%	1.0%
BEACONSFIELD*	\$850,000	\$840,000	1.2%	6.9%
BEAUFORT*	\$385,000	\$360,000	6.9%	-1.3%
BEAUMARIS*	\$1,760,000	\$1,780,000	-1.1%	3.2%
BEECHWORTH*	\$750,000	\$779,500	-3.8%	-3.8%
BELGRAVE*	\$796,500	\$779,150	2.2%	3.1%
BELL PARK*	\$630,000	\$612,500	2.9%	3.3%
BELL POST HILL*	\$635,000	\$619,000	2.6%	2.6%
BELLFIELD*	\$985,500	\$1,000,500	-1.5%	-
BELMONT	\$685,000	\$675,000	1.5%	-0.7%
BENALLA	\$425,500	\$420,000	1.3%	5.1%
BENDIGO	\$565,000	\$570,000	-0.9%	-5.8%
BENTLEIGH	\$1,560,000	\$1,510,944	3.2%	5.4%
BENTLEIGH EAST	\$1,390,000	\$1,365,000	1.8%	0.3%
BERWICK	\$792,000	\$771,500	2.7%	3.0%
BEVERIDGE*	\$540,000	\$540,000	0.0%	-1.4%
BITTERN*	\$880,000	\$775,000	13.5%	15.0%
BLACK HILL*	\$540,000	\$502,500	7.5%	-1.8%
BLACK ROCK*	\$1,765,000	\$1,770,000	-0.3%	-8.8%
BLACKBURN*	\$1,384,000	\$1,406,250	-1.6%	-2.0%
BLACKBURN NORTH	\$1,270,000	\$1,232,500	3.0%	7.6%
BLACKBURN SOUTH*	\$1,227,500	\$1,225,000	0.2%	-1.9%
BLAIRGOWRIE*	\$1,235,000	\$1,195,000	3.3%	6.5%
BONBEACH*	\$1,025,000	\$1,025,000	0.0%	0.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BONNIE BROOK*	\$590,000	\$575,000	2.6%	4.1%
BORONIA	\$825,000	\$811,000	1.7%	3.5%
BOTANIC RIDGE*	\$730,000	\$700,000	4.3%	6.2%
BOX HILL*	\$1,565,000	\$1,550,888	0.9%	5.7%
BOX HILL NORTH	\$1,282,000	\$1,282,000	0.0%	4.2%
BOX HILL SOUTH*	\$1,308,000	\$1,315,500	-0.6%	-3.1%
BRAYBROOK*	\$765,000	\$782,000	-2.2%	6.1%
BREAKWATER*	\$543,100	-	-	-
BRIAR HILL*	\$902,500	\$887,000	1.7%	-4.4%
BRIGHT*	\$1,065,000	\$1,100,000	-3.2%	15.9%
BRIGHTON	\$2,355,000	\$2,275,000	3.5%	9.5%
BRIGHTON EAST	\$1,750,000	\$1,765,000	-0.8%	-0.3%
BROADFORD*	\$550,000	\$557,000	-1.3%	1.9%
BROADMEADOWS	\$607,000	\$590,000	2.9%	7.6%
BROOKFIELD*	\$520,000	\$510,000	2.0%	-1.0%
BROOKLYN*	\$810,000	\$792,500	2.2%	7.2%
BROWN HILL*	\$560,000	\$530,000	5.7%	13.1%
BRUNSWICK	\$1,350,000	\$1,352,000	-0.1%	1.5%
BRUNSWICK EAST	\$1,433,500	\$1,373,750	4.3%	1.7%
BRUNSWICK WEST*	\$1,282,750	\$1,283,000	0.0%	-2.1%
BULLEEN	\$1,167,500	\$1,167,500	0.0%	-3.5%
BUNDOORA	\$850,000	\$832,500	2.1%	4.0%
BUNINYONG*	\$675,000	\$698,000	-3.3%	11.6%
BURNSIDE*	\$695,000	\$660,000	5.3%	3.0%
BURNSIDE HEIGHTS*	\$708,000	\$714,000	-0.8%	0.4%
BURWOOD*	\$1,285,000	\$1,310,000	-1.9%	-1.2%
BURWOOD EAST	\$1,233,400	\$1,209,000	2.0%	3.6%
CAIRNLEA*	\$770,000	\$751,000	2.5%	-4.9%
CALIFORNIA GULLY*	\$470,000	\$465,000	1.1%	3.3%
CAMBERWELL	\$2,165,000	\$2,035,000	6.4%	5.5%
CAMPBELLFIELD*	\$645,000	\$625,000	3.2%	4.9%
CAMPBELLS CREEK*	\$677,500	\$680,000	-0.4%	5.8%
CAMPERDOWN*	\$427,500	\$430,000	-0.6%	1.2%
CANADIAN*	\$480,000	\$470,000	2.1%	-1.0%
CANTERBURY*	\$2,571,000	\$2,237,000	14.9%	23.6%
CAPE PATERSON*	\$660,000	\$660,000	0.0%	-
CAPE WOOLAMAI*	\$640,000	\$640,000	0.0%	-7.8%
CAPEL SOUND	\$736,500	\$700,000	5.2%	1.6%
CARLTON*	\$1,559,000	\$1,559,000	0.0%	-8.3%
CARLTON NORTH*	\$1,815,000	\$1,770,000	2.5%	3.8%
CARNEGIE*	\$1,600,000	\$1,571,000	1.8%	-0.1%
CAROLINE SPRINGS	\$691,000	\$675,000	2.4%	3.9%
CARRUM*	\$1,030,000	\$1,008,000	2.2%	1.4%
CARRUM DOWNS	\$735,000	\$710,000	3.5%	9.7%
CASTERTON*	\$330,000	\$385,000	-14.3%	-
CASTLEMAINE	\$725,000	\$710,000	2.1%	-2.0%
CAULFIELD*	\$1,540,000	\$1,650,000	-6.7%	-
CAULFIELD NORTH*	\$1,753,000	\$1,762,000	-0.5%	-2.6%
CAULFIELD SOUTH*	\$1,560,000	\$1,520,500	2.6%	-1.0%
CHADSTONE*	\$1,190,000	\$1,155,000	3.0%	-1.1%
CHARLEMONT*	\$582,500	\$577,500	0.9%	0.4%
CHELSEA*	\$1,080,000	\$1,140,500	-5.3%	11.3%
CHELSEA HEIGHTS*	\$930,000	\$925,000	0.5%	6.2%
CHELTENHAM	\$1,176,944	\$1,160,000	1.5%	-0.3%
CHILTERN*	\$502,500	\$450,000	11.7%	16.2%
CHIRNSIDE PARK	\$812,000	\$820,000	-1.0%	0.7%
CHURCHILL	\$339,500	\$350,000	-3.0%	-1.6%
CLARINDA*	\$1,025,000	\$983,000	4.3%	6.8%
CLAYTON*	\$1,270,000	\$1,245,000	2.0%	6.4%
CLAYTON SOUTH*	\$975,000	\$955,000	2.1%	4.3%
CLIFTON HILL*	\$1,775,000	\$1,775,000	0.0%	4.7%
CLIFTON SPRINGS	\$638,875	\$635,000	0.6%	3.9%
CLUNES*	\$510,000	\$510,000	0.0%	-12.1%
CLYDE	\$630,000	\$625,000	0.8%	0.0%
CLYDE NORTH	\$645,000	\$636,000	1.4%	1.8%
COBBLEBANK*	\$540,000	\$527,000	2.5%	5.4%
COBDEN*	\$405,000	-	-	0.0%
COBRAM	\$390,000	\$385,000	1.3%	5.0%
COBURG	\$1,220,000	\$1,220,000	0.0%	-0.8%
COBURG NORTH*	\$1,030,000	\$990,000	4.0%	2.1%
COCKATOO*	\$730,000	\$725,000	0.7%	4.3%
COHUNA*	\$373,000	\$347,500	7.3%	-0.5%
COLAC	\$449,500	\$445,000	1.0%	-0.1%
COLDSTREAM*	\$825,000	\$808,500	2.0%	-
COLLINGWOOD*	\$1,398,250	\$1,400,000	-0.1%	-1.9%
COOLAROO*	\$606,000	\$583,000	3.9%	13.0%
CORINELLA*	\$635,000	\$635,000	0.0%	-
CORIO	\$506,250	\$485,000	4.4%	5.0%
CORONET BAY*	\$585,000	\$520,000	12.5%	12.7%
COWES	\$650,000	\$652,500	-0.4%	-7.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CRAIGIEBURN	\$626,750	\$610,000	2.7%	4.7%
CRANBOURNE	\$653,000	\$640,000	2.0%	3.9%
CRANBOURNE EAST	\$665,000	\$660,000	0.8%	0.0%
CRANBOURNE NORTH	\$685,000	\$670,053	2.2%	3.8%
CRANBOURNE SOUTH*	\$671,250	\$643,050	4.4%	-1.4%
CRANBOURNE WEST	\$660,500	\$650,000	1.6%	4.1%
CRESWICK*	\$528,750	\$540,000	-2.1%	2.7%
CRIB POINT*	\$747,500	\$745,000	0.3%	7.6%
CROYDON	\$830,000	\$820,000	1.2%	-3.5%
CROYDON HILLS*	\$985,000	\$967,500	1.8%	-1.0%
CROYDON NORTH*	\$890,000	\$875,000	1.7%	6.0%
CROYDON SOUTH*	\$840,500	\$832,750	0.9%	-1.0%
CURLEWIS*	\$627,500	\$621,000	1.0%	-0.4%
DALLAS*	\$565,250	\$552,000	2.4%	6.7%
DANDENONG	\$711,000	\$700,000	1.6%	-4.3%
DANDENONG NORTH	\$735,500	\$732,500	0.4%	0.4%
DARLEY*	\$545,000	\$553,000	-1.4%	-5.2%
DAYLESFORD*	\$835,000	\$820,000	1.8%	-8.2%
DEANSIDE*	\$560,000	\$582,000	-3.8%	-5.1%
DEER PARK	\$645,000	\$645,000	0.0%	4.0%
DELACOMBE*	\$495,000	\$485,750	1.9%	3.3%
DELAHEY*	\$660,000	\$650,000	1.5%	3.1%
DENNINGTON*	\$569,000	\$578,450	-1.6%	0.4%
DEREEL*	\$612,500	\$612,500	0.0%	-
DERRIMUT*	\$677,000	\$680,000	-0.4%	-2.0%
DIAMOND CREEK	\$915,000	\$891,000	2.7%	1.7%
DIGGERS REST*	\$580,000	\$595,000	-2.5%	-0.9%
DIMBOOLA*	\$252,500	\$247,000	2.2%	-
DINGLEY VILLAGE*	\$1,065,000	\$1,041,000	2.3%	7.0%
DONALD*	\$270,000	\$255,000	5.9%	-
DONCASTER	\$1,350,000	\$1,310,000	3.1%	1.0%
DONCASTER EAST	\$1,392,000	\$1,410,000	-1.3%	-4.7%
DONNYBROOK*	\$569,000	\$570,000	-0.2%	-1.6%
DONVALE*	\$1,301,000	\$1,270,500	2.4%	10.5%
DOREEN	\$700,000	\$683,000	2.5%	4.5%
DOVETON	\$615,000	\$612,500	0.4%	-0.8%
DROMANA	\$920,000	\$930,000	-1.1%	3.4%
DROUIN	\$578,500	\$570,000	1.5%	3.3%
DRYSDALE*	\$657,000	\$635,000	3.5%	3.9%
EAGLEHAWK	\$525,000	\$487,500	7.7%	12.9%
EAGLEMONT*	\$1,840,500	\$1,740,000	5.8%	-1.8%
EAST BAIRNSDALE*	\$330,000	\$332,500	-0.8%	-
EAST BENDIGO*	\$530,000	\$520,000	1.9%	-6.2%
EAST GEELONG*	\$825,000	\$810,000	1.9%	1.9%
EAST WARBURTON*	\$725,000	-	-	-
EASTWOOD*	\$555,000	\$550,000	0.9%	0.9%
ECHUCA	\$555,000	\$550,000	0.9%	3.1%
EDITHVALE*	\$1,265,000	\$1,142,500	10.7%	8.1%
ELLIMINYT*	\$495,000	-	-	-
ELSTERNWICK*	\$1,770,000	\$1,685,000	5.0%	-1.7%
ELTHAM	\$1,020,000	\$1,020,000	0.0%	-3.9%
ELTHAM NORTH*	\$1,077,500	\$1,090,000	-1.1%	8.6%
ELWOOD*	\$1,990,000	\$2,020,000	-1.5%	3.2%
EMERALD*	\$870,000	\$877,500	-0.9%	1.2%
ENDEAVOUR HILLS	\$776,944	\$750,000	3.6%	2.2%
EPPING	\$693,500	\$665,000	4.3%	5.1%
EPSOM*	\$590,000	\$560,000	5.4%	9.5%
ESSENDON	\$1,480,000	\$1,470,000	0.7%	-7.5%
ESSENDON NORTH*	\$1,212,000	\$1,236,000	-1.9%	-14.3%
EUROA*	\$470,000	\$491,500	-4.4%	-14.5%
EYNESBURY*	\$583,500	-	-	-2.6%
FAIRFIELD*	\$1,592,000	\$1,517,500	4.9%	12.1%
FAWKNER	\$794,500	\$770,000	3.2%	3.2%
FERNTREE GULLY	\$853,250	\$843,000	1.2%	4.1%
FITZROY*	\$1,832,500	\$1,815,000	1.0%	0.4%
FITZROY NORTH	\$1,750,000	\$1,755,000	-0.3%	-0.8%
FLEMINGTON*	\$1,200,000	\$1,200,000	0.0%	-5.3%
FLORA HILL*	\$550,000	\$521,000	5.6%	6.0%
FOOTSCRAY	\$992,000	\$962,500	3.1%	-9.0%
FOREST HILL	\$1,110,000	\$1,100,000	0.9%	1.4%
FOSTER*	\$670,000	\$610,000	9.8%	-2.2%
FRANKSTON	\$769,000	\$735,000	4.6%	8.2%
FRANKSTON NORTH	\$645,500	\$615,000	5.0%	8.9%
FRANKSTON SOUTH	\$970,000	\$970,000	0.0%	4.9%
FRASER RISE	\$590,000	\$591,500	-0.3%	-3.4%
GEELONG*	\$905,000	\$880,000	2.8%	2.8%
GEELONG WEST	\$820,000	\$818,000	0.2%	-4.4%
GEMBROOK*	\$850,000	\$760,000	11.8%	0.0%
GISBORNE*	\$730,000	\$730,000	0.0%	-1.4%
GLADSTONE PARK	\$750,000	\$719,750	4.2%	6.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
GLEN IRIS	\$1,968,944	\$1,951,000	0.9%	1.3%
GLEN WAVERLEY	\$1,527,500	\$1,525,000	0.2%	1.8%
GLENROY	\$820,000	\$810,000	1.2%	2.5%
GOLDEN POINT*	\$485,000	\$490,000	-1.0%	-3.0%
GOLDEN SQUARE	\$522,000	\$520,000	0.4%	4.4%
GOWANBRAE*	\$821,000	\$773,000	6.2%	3.5%
GRANTVILLE*	\$580,000	\$549,500	5.6%	1.9%
GREENSBOROUGH	\$965,500	\$970,000	-0.5%	2.3%
GREENVALE*	\$732,500	\$705,500	3.8%	4.6%
GROVEDALE	\$655,000	\$646,000	1.4%	2.5%
HADFIELD	\$835,000	\$830,000	0.6%	1.2%
HALLAM*	\$717,000	\$705,000	1.7%	1.0%
HAMILTON	\$370,500	\$384,500	-3.6%	5.9%
HAMLYN HEIGHTS*	\$735,000	\$696,500	5.5%	8.6%
HAMPTON*	\$1,935,000	\$1,917,500	0.9%	1.7%
HAMPTON EAST*	\$1,385,000	\$1,390,000	-0.4%	0.9%
HAMPTON PARK	\$660,000	\$655,000	0.8%	1.5%
HARKNESS	\$520,000	\$511,000	1.8%	4.6%
HASTINGS	\$698,000	\$675,000	3.4%	9.9%
HAWTHORN	\$1,990,000	\$1,950,000	2.1%	-5.2%
HAWTHORN EAST	\$2,025,000	\$1,950,000	3.8%	9.5%
HEALESVILLE*	\$785,000	\$773,500	1.5%	4.7%
HEATHCOTE*	\$494,500	\$520,000	-4.9%	-16.2%
HEATHERTON*	\$1,067,500	\$1,087,500	-1.8%	-0.7%
HEATHMONT	\$1,005,000	\$975,000	3.1%	5.7%
HEIDELBERG*	\$1,355,000	\$1,307,500	3.6%	-0.1%
HEIDELBERG HEIGHTS*	\$868,000	\$879,500	-1.3%	-6.5%
HEIDELBERG WEST*	\$740,000	\$745,000	-0.7%	-2.1%
HEPBURN SPRINGS*	\$825,000	-	-	-
HERNE HILL*	\$710,000	\$700,000	1.4%	7.0%
HEYFIELD*	\$410,000	\$402,500	1.9%	27.1%
HEYWOOD*	\$330,000	\$315,000	4.8%	-2.9%
HIGHETT*	\$1,320,000	\$1,335,000	-1.1%	-0.6%
HIGHTON	\$792,500	\$785,000	1.0%	1.0%
HILLSIDE	\$735,000	\$702,000	4.7%	8.6%
HOPPERS CROSSING	\$612,000	\$600,000	2.0%	4.6%
HORSHAM	\$370,000	\$365,000	1.4%	4.2%
HUGHESDALE*	\$1,332,500	\$1,300,000	2.5%	1.2%
HUNTLY*	\$555,000	\$543,000	2.2%	1.6%
HURSTBRIDGE*	\$864,000	\$861,000	0.3%	-0.4%
INDENTED HEAD*	\$640,000	\$682,500	-6.2%	-22.0%
INGLEWOOD*	\$465,000	\$472,500	-1.6%	-
INVERLOCH	\$800,000	\$785,000	1.9%	-5.0%
IRYMPLE*	\$580,000	\$567,500	2.2%	14.3%
IVANHOE*	\$1,820,000	\$1,665,000	9.3%	17.0%
IVANHOE EAST*	\$2,427,000	-	-	8.6%
JACANA*	\$645,000	\$600,000	7.5%	12.0%
JAN JUC*	\$1,212,500	\$1,255,000	-3.4%	-4.9%
KALKALLO*	\$555,000	\$553,000	0.4%	1.6%
KANGAROO FLAT	\$538,000	\$523,500	2.8%	5.5%
KEALBA*	\$709,000	\$680,000	4.3%	9.1%
KEILOR*	\$955,000	\$940,000	1.6%	-5.0%
KEILOR DOWNS*	\$770,000	\$759,000	1.4%	6.9%
KEILOR EAST	\$943,000	\$910,000	3.6%	2.5%
KEILOR PARK*	\$775,000	\$765,000	1.3%	-3.5%
KENNINGTON	\$530,000	\$521,000	1.7%	1.4%
KENSINGTON*	\$1,190,000	\$1,186,250	0.3%	-2.1%
KERANG*	\$320,000	\$315,000	1.6%	-
KEW	\$2,000,000	\$1,950,000	2.6%	0.9%
KEW EAST*	\$1,980,000	\$1,975,000	0.3%	5.6%
KEYSBOROUGH	\$855,000	\$856,500	-0.2%	0.8%
KIALLA*	\$610,000	\$585,000	4.3%	3.4%
KILMORE*	\$565,000	\$575,000	-1.7%	-3.7%
KILSYTH	\$807,500	\$781,000	3.4%	3.5%
KILSYTH SOUTH*	\$910,000	-	-	-
KINGLAKE*	\$750,000	\$730,500	2.7%	-5.8%
KINGS PARK*	\$629,000	\$620,000	1.5%	2.7%
KINGSBURY*	\$840,000	\$802,500	4.7%	2.4%
KINGSVILLE*	\$1,216,000	\$1,236,250	-1.6%	-1.9%
KNOXFIELD*	\$899,500	\$903,500	-0.4%	-0.2%
KOO WEE RUP*	\$622,500	\$605,000	2.9%	3.8%
KOROIT*	\$556,000	\$587,500	-5.4%	5.8%
KORUMBURRA*	\$495,000	\$503,000	-1.6%	-1.0%
KURUNJANG	\$510,000	\$502,000	1.6%	4.1%
KYABRAM*	\$465,000	\$438,500	6.0%	0.0%
KYNETON	\$766,250	\$787,500	-2.7%	-1.7%
LAKE GARDENS*	\$585,500	\$580,500	0.9%	-11.0%
LAKE WENDOUREE*	\$730,000	\$650,000	12.3%	-15.1%
LAKES ENTRANCE*	\$542,500	\$520,000	4.3%	5.1%
LALOR	\$721,000	\$701,500	2.8%	5.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
LANCEFIELD*	\$722,500	\$715,000	1.0%	15.6%
LANGWARRIN	\$770,000	\$765,100	0.6%	2.0%
LARA	\$621,000	\$620,000	0.2%	-0.2%
LAUNCHING PLACE*	\$735,000	\$695,000	5.8%	10.1%
LAVERTON	\$600,000	\$590,000	1.7%	5.3%
LEONGATHA*	\$500,000	\$510,000	-2.0%	-2.0%
LEOPOLD	\$647,000	\$627,000	3.2%	6.8%
LILYDALE	\$792,500	\$800,000	-0.9%	-0.9%
LINTON*	\$521,000	-	-	-
LOCH SPORT*	\$360,000	\$357,500	0.7%	-5.3%
LONG GULLY*	\$485,000	\$476,750	1.7%	7.2%
LONGWARRY*	\$567,500	\$567,500	0.0%	1.7%
LOWER PLENTY*	\$1,050,000	\$1,290,000	-18.6%	-19.2%
LUCAS*	\$560,000	\$562,500	-0.4%	0.9%
LYNBROOK*	\$748,500	\$717,001	4.4%	8.5%
LYNDHURST*	\$782,500	\$770,000	1.6%	9.1%
MACLEOD*	\$991,000	\$990,000	0.1%	-0.9%
MADDINGLEY*	\$563,500	\$570,000	-1.1%	-0.5%
MAFFRA*	\$446,750	\$435,000	2.7%	5.7%
MAIDEN GULLY*	\$690,000	\$692,500	-0.4%	-2.6%
MAIDSTONE*	\$892,500	\$870,000	2.6%	2.6%
MALDON*	\$739,000	\$715,000	3.4%	-0.1%
MALVERN*	\$2,500,000	\$2,466,000	1.4%	9.8%
MALVERN EAST	\$1,680,000	\$1,680,000	0.0%	-6.7%
MAMBOURIN*	\$534,000	\$525,000	1.7%	2.5%
MANIFOLD HEIGHTS*	\$755,000	\$840,000	-10.1%	-
MANOR LAKES	\$550,500	\$555,000	-0.8%	-0.3%
MANSFIELD*	\$740,000	\$740,000	0.0%	1.4%
MARIBYRNONG*	\$1,088,000	\$1,113,888	-2.3%	-1.1%
MARONG*	\$615,000	\$587,500	4.7%	-
MARSHALL*	\$626,000	\$625,000	0.2%	1.4%
MARYBOROUGH	\$385,000	\$402,500	-4.3%	2.7%
MCCRAE*	\$1,175,000	\$1,100,000	6.8%	13.0%
MCKINNON*	\$1,715,000	\$1,725,000	-0.6%	1.0%
MEADOW HEIGHTS	\$626,000	\$595,000	5.2%	11.4%
MELTON	\$490,000	\$471,500	3.9%	7.7%
MELTON SOUTH	\$505,000	\$500,000	1.0%	11.2%
MELTON WEST	\$521,000	\$516,000	1.0%	6.3%
MENTONE*	\$1,220,000	\$1,275,000	-4.3%	-6.5%
MERBEIN*	\$391,000	\$401,000	-2.5%	13.2%
MERNDA	\$660,000	\$655,000	0.8%	3.1%
METUNG*	\$639,000	\$620,000	3.1%	-0.9%
MICKLEHAM	\$580,000	\$575,000	0.9%	-0.4%
MIDDLE PARK*	\$2,490,000	\$2,550,000	-2.4%	1.4%
MILDURA	\$486,750	\$465,000	4.7%	13.7%
MILL PARK	\$786,000	\$750,000	4.8%	6.9%
MILLGROVE*	\$611,000	\$612,000	-0.2%	2.7%
MINERS REST*	\$500,000	\$502,500	-0.5%	-6.1%
MIRBOO NORTH*	\$775,000	-	-	59.8%
MITCHAM	\$1,105,000	\$1,097,500	0.7%	2.3%
MOE	\$355,000	\$355,000	0.0%	0.0%
MONBULK*	\$786,000	\$788,000	-0.3%	2.9%
MONT ALBERT*	\$1,935,500	\$1,765,000	9.7%	13.2%
MONT ALBERT NORTH*	\$1,500,000	\$1,497,500	0.2%	4.4%
MONTMORENCY	\$1,100,000	\$1,100,000	0.0%	3.8%
MONTROSE*	\$880,000	\$840,000	4.8%	9.0%
MOONEE PONDS	\$1,415,000	\$1,412,500	0.2%	-0.9%
MOORABBIN*	\$1,210,000	\$1,190,000	1.7%	-1.2%
MOOROOLBARK	\$800,000	\$788,250	1.5%	0.8%
MOOROOPNA*	\$417,000	\$407,000	2.5%	15.0%
MORDIALLOC*	\$1,250,000	\$1,152,500	8.5%	5.3%
MORNINGTON	\$922,500	\$925,000	-0.3%	-2.6%
MORTLAKE*	\$325,000	\$367,500	-11.6%	-14.5%
MORWELL	\$350,000	\$349,500	0.1%	6.1%
MOUNT CLEAR*	\$498,750	\$470,000	6.1%	8.4%
MOUNT DUNEED*	\$625,000	\$620,000	0.8%	2.0%
MOUNT ELIZA	\$1,300,000	\$1,270,000	2.4%	-3.9%
MOUNT EVELYN	\$800,000	\$796,000	0.5%	1.9%
MOUNT HELEN*	\$590,000	\$550,000	7.3%	9.3%
MOUNT MARTHA	\$1,115,000	\$1,120,000	-0.4%	1.4%
MOUNT PLEASANT*	\$500,000	\$530,000	-5.7%	13.6%
MOUNT WAVERLEY	\$1,500,000	\$1,500,000	0.0%	3.4%
MULGRAVE	\$1,020,000	\$1,000,000	2.0%	3.0%
MURRUMBEENA*	\$1,552,500	\$1,440,000	7.8%	3.2%
MYRTLEFORD*	\$520,000	\$572,000	-9.1%	-8.9%
NARRE WARREN	\$730,000	\$718,000	1.7%	3.5%
NARRE WARREN SOUTH	\$718,250	\$716,000	0.3%	0.8%
NEWBOROUGH*	\$455,000	\$440,000	3.4%	7.6%
NEWCOMB*	\$562,500	\$549,500	2.4%	-1.3%
NEWINGTON*	\$590,000	\$600,000	-1.7%	0.9%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
NEWPORT	\$1,120,000	\$1,125,000	-0.4%	-3.4%
NEWTOWN	\$941,000	\$895,000	5.1%	-5.9%
NHILL*	\$251,000	\$260,500	-3.6%	-10.0%
NIDDRIE*	\$1,262,500	\$1,185,000	6.5%	16.9%
NOBLE PARK	\$830,000	\$790,000	5.1%	6.4%
NOBLE PARK NORTH*	\$772,500	\$765,000	1.0%	0.5%
NORLANE	\$470,000	\$462,000	1.7%	1.1%
NORTH BENDIGO	\$498,750	\$481,500	3.6%	4.0%
NORTH GEELONG*	\$600,000	\$633,500	-5.3%	-0.9%
NORTH MELBOURNE*	\$1,400,000	\$1,410,000	-0.7%	-5.4%
NORTH WARRANDYTE*	\$1,075,000	\$1,075,000	0.0%	-6.1%
NORTH WONTHAGGI*	\$480,000	\$485,000	-1.0%	-6.3%
NORTHCOTE	\$1,655,000	\$1,605,000	3.1%	4.9%
NUMURKAH*	\$387,500	\$382,500	1.3%	-12.9%
NUNAWADING	\$1,042,000	\$1,071,000	-2.7%	-5.3%
OAK PARK*	\$1,055,000	\$957,500	10.2%	1.7%
OAKLEIGH*	\$1,261,000	\$1,250,000	0.9%	-3.4%
OAKLEIGH EAST*	\$1,185,000	\$1,195,000	-0.8%	1.3%
OAKLEIGH SOUTH*	\$1,106,250	\$1,080,000	2.4%	-1.7%
OCEAN GROVE	\$857,000	\$850,000	0.8%	-4.4%
OFFICER	\$655,000	\$650,000	0.8%	2.7%
OLINDA*	\$836,000	\$836,000	0.0%	-
ORMOND*	\$1,610,000	\$1,557,500	3.4%	-0.6%
OUYEN*	\$197,000	-	-	-16.2%
PAKENHAM	\$632,750	\$620,000	2.1%	3.7%
PARKDALE*	\$1,378,501	\$1,342,500	2.7%	4.8%
PASCOE VALE	\$1,105,500	\$1,050,000	5.3%	9.7%
PASCOE VALE SOUTH	\$1,200,000	\$1,185,000	1.3%	2.3%
PATTERSON LAKES*	\$928,000	\$915,000	1.4%	7.9%
PAYNESVILLE*	\$542,500	\$530,000	2.4%	6.9%
PEARCEDALE*	\$840,000	\$810,500	3.6%	17.1%
POINT COOK	\$680,000	\$677,250	0.4%	2.7%
POINT LONSDALE*	\$1,115,000	\$1,100,000	1.4%	-7.1%
PORT FAIRY*	\$950,000	\$903,750	5.1%	-8.9%
PORT MELBOURNE	\$1,702,000	\$1,675,000	1.6%	2.4%
PORTARLINGTON*	\$757,500	\$772,500	-1.9%	-10.9%
PORTLAND	\$398,900	\$395,677	0.8%	1.2%
PRAHRAN	\$1,820,500	\$1,865,000	-2.4%	-0.6%
PRESTON	\$1,170,000	\$1,162,500	0.6%	-2.5%
PRINCES HILL*	\$1,732,500	-	-	-
QUARRY HILL*	\$556,000	\$582,500	-4.5%	-5.8%
RED CLIFFS	\$425,000	\$421,400	0.9%	20.6%
REDAN*	\$455,000	\$450,500	1.0%	-0.5%
RESERVOIR	\$885,000	\$880,000	0.6%	-1.1%
RHYLL*	\$799,500	\$799,500	0.0%	-
RICHMOND	\$1,615,000	\$1,600,000	0.9%	-0.1%
RIDDELLS CREEK*	\$790,000	\$792,500	-0.3%	-2.8%
RINGWOOD	\$965,000	\$950,000	1.6%	1.6%
RINGWOOD EAST	\$932,500	\$940,000	-0.8%	-2.4%
RINGWOOD NORTH*	\$974,000	\$970,000	0.4%	-9.2%
ROBINVALE*	\$385,000	\$396,172	-2.8%	-
ROCHESTER*	\$425,000	\$360,000	18.1%	71.7%
ROCKBANK*	\$536,500	\$536,500	0.0%	0.3%
ROMSEY*	\$662,500	\$690,000	-4.0%	-4.0%
ROSANNA	\$1,270,000	\$1,284,000	-1.1%	3.0%
ROSEBUD	\$762,000	\$750,000	1.6%	2.5%
ROSEDALE*	\$440,000	\$440,000	0.0%	-
ROWVILLE	\$945,000	\$935,000	1.1%	-0.5%
ROXBURGH PARK	\$619,000	\$610,250	1.4%	3.2%
RUTHERGLEN*	\$599,000	\$590,000	1.5%	22.5%
RYE	\$855,000	\$844,000	1.3%	-7.1%
SAFETY BEACH	\$1,050,000	\$1,065,000	-1.4%	-5.1%
SALE	\$453,000	\$445,000	1.8%	5.3%
SAN REMO*	\$772,500	-	-	-
SANDHURST*	\$844,000	\$844,000	0.0%	1.1%
SANDRINGHAM*	\$1,830,000	\$1,933,000	-5.3%	-4.5%
SCORESBY*	\$930,000	\$907,500	2.5%	0.0%
SEABROOK*	\$703,250	\$700,000	0.5%	-0.8%
SEAFORD	\$820,000	\$800,000	2.5%	-0.4%
SEAHOLME*	\$1,137,500	\$1,192,500	-4.6%	-8.1%
SEBASTOPOL	\$440,000	\$430,000	2.3%	6.0%
SEDDON*	\$1,221,000	\$1,221,000	0.0%	1.0%
SEYMOUR*	\$425,000	\$449,000	-5.3%	-11.5%
SHEPPARTON	\$450,000	\$444,500	1.2%	3.4%
SKYE*	\$755,000	\$737,500	2.4%	2.4%
SMYTHES CREEK*	\$555,000	\$550,750	0.8%	3.7%
SOLDIERS HILL*	\$530,000	\$557,500	-4.9%	-10.5%
SOMERS*	\$1,377,500	\$1,277,500	7.8%	8.5%
SOMERVILLE	\$773,000	\$772,000	0.1%	1.4%
SORRENTO*	\$1,493,250	\$1,500,000	-0.4%	-14.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
SOUTH DUDLEY*	\$457,500	-	-	-
SOUTH KINGSVILLE*	\$990,000	\$1,050,000	-5.7%	6.4%
SOUTH MELBOURNE*	\$1,850,000	\$1,772,500	4.4%	6.3%
SOUTH MORANG	\$710,000	\$702,500	1.1%	0.2%
SOUTH YARRA	\$2,305,000	\$2,300,000	0.2%	1.7%
SPOTSWOOD*	\$1,132,500	\$1,132,500	0.0%	7.9%
SPRING GULLY*	\$552,750	\$522,500	5.8%	-10.1%
SPRINGVALE	\$921,500	\$850,000	8.4%	8.4%
SPRINGVALE SOUTH*	\$830,000	\$830,000	0.0%	1.5%
ST ALBANS	\$675,000	\$659,000	2.4%	5.5%
ST ALBANS PARK*	\$612,500	\$605,000	1.2%	9.4%
ST KILDA*	\$1,710,000	\$1,595,000	7.2%	12.6%
ST KILDA EAST*	\$1,580,000	\$1,520,000	3.9%	-4.5%
ST LEONARDS*	\$650,000	\$660,000	-1.5%	-9.4%
STAWELL	\$346,500	\$332,500	4.2%	4.6%
STRATFORD*	\$487,500	\$491,250	-0.8%	8.3%
STRATHDALE*	\$603,500	\$586,500	2.9%	5.9%
STRATHFIELDSAYE*	\$607,500	\$615,000	-1.2%	1.3%
STRATHMORE*	\$1,282,500	\$1,275,000	0.6%	0.6%
STRATHTULLOH*	\$548,500	\$543,000	1.0%	-0.7%
SUNBURY	\$627,000	\$620,000	1.1%	4.1%
SUNSHINE	\$806,000	\$806,000	0.0%	-0.5%
SUNSHINE NORTH	\$740,000	\$730,000	1.4%	-1.1%
SUNSHINE WEST	\$715,000	\$692,500	3.2%	7.9%
SURREY HILLS*	\$1,859,444	\$1,850,000	0.5%	1.7%
SWAN HILL	\$468,500	\$445,000	5.3%	12.9%
SYDENHAM	\$676,000	\$646,500	4.6%	5.6%
TARNEIT	\$561,000	\$565,000	-0.7%	-2.4%
TATURA*	\$500,000	\$472,500	5.8%	9.9%
TAYLORS HILL*	\$766,144	\$775,000	-1.1%	2.2%
TAYLORS LAKES*	\$850,000	\$820,000	3.7%	-1.2%
TECOMA*	\$755,000	\$795,000	-5.0%	-6.8%
TEMPLESTOWE*	\$1,292,500	\$1,311,000	-1.4%	1.8%
TEMPLESTOWE LOWER	\$1,230,000	\$1,219,250	0.9%	-2.6%
TERANG*	\$435,000	\$445,000	-2.2%	8.7%
THE BASIN*	\$830,500	\$831,000	-0.1%	-0.5%
THOMASTOWN	\$750,250	\$735,000	2.1%	6.9%
THOMSON*	\$531,000	\$533,000	-0.4%	-4.1%
THORNBURY	\$1,461,000	\$1,468,000	-0.5%	1.6%
THORNHILL PARK*	\$505,500	\$500,000	1.1%	-2.8%
TIMBOON*	\$471,000	\$471,000	0.0%	-
TONGALA*	\$400,000	\$400,000	0.0%	-
TOORAK*	\$2,950,000	\$2,942,500	0.3%	-14.5%
TOOTGAROOK*	\$807,500	\$792,500	1.9%	-6.6%
TORQUAY	\$1,075,000	\$1,080,000	-0.5%	-5.3%
TRAFALGAR*	\$565,000	\$518,750	8.9%	9.5%
TRARALGON	\$464,556	\$462,500	0.4%	-1.2%
TRENTHAM*	\$892,500	\$845,000	5.6%	-1.9%
TRUGANINA	\$580,000	\$580,000	0.0%	0.9%
TULLAMARINE	\$749,000	\$727,000	3.0%	5.5%
TYABB*	\$775,000	\$705,000	9.9%	13.6%
UPPER FERNTREE GULLY*	\$900,000	\$837,500	7.5%	4.9%
UPWEY*	\$825,000	\$825,000	0.0%	0.0%
VENUS BAY*	\$538,500	\$515,000	4.6%	4.6%
VERMONT*	\$1,152,000	\$1,142,500	0.8%	1.1%
VERMONT SOUTH*	\$1,270,000	\$1,257,000	1.0%	-
VIEWBANK*	\$1,115,000	\$1,101,000	1.3%	1.8%
WALLAN	\$579,000	\$558,000	3.8%	1.1%
WANDIN NORTH*	\$791,250	\$785,000	0.8%	-0.2%
WANGARATTA	\$480,000	\$482,500	-0.5%	1.1%
WANTIRNA*	\$960,000	\$958,000	0.2%	-3.5%
WANTIRNA SOUTH	\$1,018,500	\$1,038,000	-1.9%	-4.2%
WARBURTON*	\$635,000	\$655,000	-3.1%	0.8%
WARRACKNABEAL*	\$279,000	\$210,000	32.9%	28.3%
WARRAGUL	\$570,000	\$580,000	-1.7%	-3.9%
WARRANTYTE*	\$1,040,000	\$1,040,000	0.0%	-11.5%
WARRANWOOD*	\$965,000	\$950,000	1.6%	-
WARRNAMBOOL	\$570,000	\$563,000	1.2%	2.7%
WATSONIA*	\$937,500	\$937,500	0.0%	0.1%
WATSONIA NORTH*	\$866,750	\$862,750	0.5%	0.4%
WAURN PONDS*	\$738,000	\$739,000	-0.1%	-5.7%
WEIR VIEWS*	\$515,000	\$509,500	1.1%	5.1%
WENDOUREE	\$465,000	\$445,000	4.5%	9.4%
WERRIBEE	\$574,000	\$570,000	0.7%	4.6%
WEST FOOTSCRAY	\$950,000	\$940,000	1.1%	1.1%
WEST WODONGA	\$540,000	\$535,000	0.9%	5.5%
WESTMEADOWS*	\$640,000	\$640,000	0.0%	-3.0%
WHEELERS HILL*	\$1,215,000	\$1,180,000	3.0%	0.8%
WHITE HILLS*	\$540,000	\$537,000	0.6%	9.1%
WHITTINGTON*	\$547,000	\$536,250	2.0%	9.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WHITTLESEA*	\$690,000	\$677,750	1.8%	4.5%
WILLIAMS LANDING*	\$649,000	\$640,000	1.4%	0.3%
WILLIAMSTOWN	\$1,425,000	\$1,400,000	1.8%	1.1%
WINCHELSEA*	\$590,000	\$590,000	0.0%	-3.0%
WINDSOR*	\$1,511,875	\$1,510,000	0.1%	-13.6%
WINTER VALLEY*	\$535,000	\$517,500	3.4%	-1.2%
WODONGA	\$540,000	\$530,000	1.9%	15.4%
WOLLERT	\$610,000	\$607,500	0.4%	1.2%
WONTHAGGI*	\$519,000	\$515,000	0.8%	3.3%
WOODEND*	\$810,000	\$810,000	0.0%	-5.5%
WOORI YALLOCK*	\$675,000	\$690,000	-2.2%	0.7%
WY YUNG*	\$610,000	\$498,000	22.5%	-
WYNDHAM VALE	\$529,000	\$520,000	1.7%	3.7%
YACKANDANDAH*	\$830,000	\$833,000	-0.4%	-
YALLAMBIE*	\$900,500	\$889,750	1.2%	2.3%
YARRA GLEN*	\$782,500	\$776,250	0.8%	2.0%
YARRA JUNCTION*	\$724,000	\$744,000	-2.7%	4.9%
YARRAGON*	\$545,000	\$547,500	-0.5%	-
YARRAM*	\$340,000	\$404,500	-15.9%	-19.5%
YARRAVILLE	\$1,153,500	\$1,142,500	1.0%	4.9%
YARRAWONGA*	\$602,500	\$600,000	0.4%	0.5%
YINNAR*	\$422,000	-	-	-

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABERFELDIE*	\$1,918,250	\$1,936,000	-0.9%	-4.1%
AINTREE	\$753,000	\$750,000	0.4%	0.1%
AIRPORT WEST*	\$1,174,750	\$1,145,000	2.6%	1.3%
ALBANVALE*	\$677,000	\$688,000	-1.6%	-1.2%
ALBERT PARK*	\$3,625,000	\$3,700,000	-2.0%	2.3%
ALBION*	\$850,000	-	-	-
ALFREDTON	\$630,500	\$630,000	0.1%	-3.0%
ALPHINGTON*	\$2,100,000	\$2,100,000	0.0%	2.8%
ALTONA*	\$1,352,500	\$1,350,000	0.2%	-0.6%
ALTONA MEADOWS*	\$850,000	\$802,500	5.9%	6.3%
ALTONA NORTH*	\$1,125,000	\$1,140,000	-1.3%	8.4%
ANGLESEA*	\$1,667,500	\$1,650,000	1.1%	-18.7%
ARARAT*	\$540,000	\$521,750	3.5%	5.9%
ARMADALE*	\$4,900,000	\$5,220,000	-6.1%	46.3%
ARMSTRONG CREEK	\$685,000	\$685,000	0.0%	-1.4%
ASCOT*	\$737,500	\$722,500	2.1%	20.4%
ASCOT VALE*	\$1,742,500	\$1,775,000	-1.8%	0.8%
ASHBURTON*	\$2,226,000	\$2,158,000	3.2%	1.3%
ASHWOOD*	\$1,670,000	\$1,570,000	6.4%	0.1%
ASPENDALE*	\$1,580,000	\$1,597,500	-1.1%	9.3%
ASPENDALE GARDENS*	\$1,255,000	\$1,250,000	0.4%	6.4%
AVONDALE HEIGHTS*	\$1,280,000	\$1,280,000	0.0%	6.4%
BACCHUS MARSH*	\$660,000	\$660,000	0.0%	0.8%
BAIRNSDALE*	\$630,000	\$585,000	7.7%	5.9%
BALLAN*	\$705,000	\$705,000	0.0%	0.7%
BALLARAT CENTRAL*	\$897,500	\$897,500	0.0%	19.7%
BALLARAT EAST*	\$620,000	\$620,000	0.0%	0.8%
BALLARAT NORTH*	\$675,000	\$640,000	5.5%	4.2%
BALNARRING*	\$1,580,000	\$1,480,000	6.8%	-
BALWYN	\$2,850,000	\$2,880,000	-1.0%	0.0%
BALWYN NORTH	\$2,360,000	\$2,305,000	2.4%	3.1%
BANNOCKBURN*	\$850,000	\$813,500	4.5%	4.3%
BARANDUDA*	\$715,000	\$692,500	3.2%	5.3%
BARWON HEADS*	\$1,605,000	\$1,750,000	-8.3%	-7.7%
BAYSWATER*	\$962,500	\$950,000	1.3%	0.8%
BAYSWATER NORTH*	\$977,500	\$978,000	-0.1%	1.8%
BEACONSFIELD*	\$1,030,000	\$1,055,000	-2.4%	-0.9%
BEACONSFIELD UPPER*	\$1,554,000	\$1,631,250	-4.7%	-2.3%
BEAUMARIS	\$2,150,000	\$2,134,000	0.7%	0.2%
BEECHWORTH*	\$935,000	\$965,000	-3.1%	-2.6%
BELGRAVE*	\$948,250	\$950,000	-0.2%	0.6%
BELL PARK*	\$740,000	-	-	8.0%
BELL POST HILL*	\$742,500	\$735,000	1.0%	-2.3%
BELMONT*	\$830,000	\$830,000	0.0%	16.1%
BENALLA	\$610,000	\$582,500	4.7%	6.1%
BENDIGO*	\$850,000	\$820,000	3.7%	3.0%
BENTLEIGH*	\$1,919,000	\$1,912,000	0.4%	3.5%
BENTLEIGH EAST	\$1,525,000	\$1,510,000	1.0%	-4.1%
BERWICK	\$950,000	\$950,000	0.0%	-2.1%
BEVERIDGE	\$660,000	\$665,000	-0.8%	-1.9%
BITTERN*	\$1,115,500	\$1,060,000	5.2%	-11.3%
BLACK HILL*	\$664,000	\$687,500	-3.4%	-5.0%
BLACK ROCK*	\$2,677,500	\$2,642,500	1.3%	2.6%
BLACKBURN	\$1,734,000	\$1,759,000	-1.4%	-1.6%
BLACKBURN NORTH*	\$1,562,000	\$1,520,000	2.8%	10.0%
BLACKBURN SOUTH*	\$1,446,000	\$1,522,500	-5.0%	-0.6%
BLAIRGOWRIE*	\$1,860,000	\$2,150,000	-13.5%	-4.6%
BONBEACH*	\$1,136,250	\$1,137,500	-0.1%	-24.3%
BONNIE BROOK*	\$670,000	\$667,500	0.4%	-2.9%
BONSHAW*	\$560,000	\$536,500	4.4%	7.7%
BORONIA	\$942,000	\$934,000	0.9%	1.8%
BOTANIC RIDGE	\$925,000	\$920,000	0.5%	0.9%
BOX HILL*	\$1,830,000	\$1,800,000	1.7%	2.2%
BOX HILL NORTH*	\$1,500,000	\$1,446,000	3.7%	2.3%
BOX HILL SOUTH*	\$1,665,000	\$1,732,500	-3.9%	0.8%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BRAYBROOK*	\$950,000	\$930,000	2.2%	-5.0%
BRIAR HILL*	\$1,150,000	\$1,205,000	-4.6%	-
BRIGHT*	\$1,200,000	\$1,050,000	14.3%	4.3%
BRIGHTON	\$3,517,500	\$3,515,000	0.1%	6.9%
BRIGHTON EAST	\$2,522,000	\$2,300,000	9.7%	5.0%
BROADFORD*	\$695,500	\$676,000	2.9%	4.6%
BROADMEADOWS*	\$692,500	\$655,000	5.7%	7.4%
BROOKFIELD	\$605,000	\$593,000	2.0%	6.5%
BROWN HILL*	\$675,000	\$675,000	0.0%	-10.0%
BRUNSWICK*	\$1,700,000	\$1,642,500	3.5%	6.9%
BRUNSWICK EAST*	\$1,760,000	\$1,760,000	0.0%	1.9%
BRUNSWICK WEST*	\$1,650,000	\$1,625,000	1.5%	3.1%
BULLEEN	\$1,417,500	\$1,428,000	-0.7%	-6.7%
BUNDOORA	\$1,003,000	\$1,020,000	-1.7%	-4.5%
BUNINYONG*	\$845,000	\$845,000	0.0%	13.0%
BUNYIP*	\$943,500	\$852,500	10.7%	25.4%
BURNSIDE*	\$867,500	\$852,500	1.8%	3.6%
BURNSIDE HEIGHTS*	\$865,000	\$857,500	0.9%	3.4%
BURWOOD*	\$1,578,000	\$1,541,500	2.4%	-2.3%
BURWOOD EAST	\$1,385,000	\$1,378,000	0.5%	0.5%
CAIRNLEA*	\$922,000	\$916,000	0.7%	-3.7%
CAMBERWELL	\$2,580,000	\$2,610,000	-1.1%	-4.7%
CAMPBELLS CREEK*	\$755,000	\$755,000	0.0%	7.1%
CAMPERDOWN*	\$680,000	\$635,000	7.1%	-
CANADIAN*	\$591,500	\$600,000	-1.4%	-6.1%
CANTERBURY*	\$3,369,000	\$3,300,000	2.1%	0.9%
CAPE WOOLAMAI*	\$905,000	\$880,000	2.8%	-
CAPEL SOUND*	\$930,000	\$910,000	2.2%	3.9%
CARLTON NORTH*	\$2,496,000	\$2,476,500	0.8%	-
CARNEGIE*	\$1,970,000	\$1,927,500	2.2%	9.4%
CAROLINE SPRINGS	\$857,500	\$857,500	0.0%	3.9%
CARRUM DOWNS	\$820,000	\$790,000	3.8%	6.6%
CASTLEMAINE*	\$1,010,000	\$1,010,000	0.0%	18.3%
CAULFIELD*	\$2,012,500	\$2,065,000	-2.5%	-14.4%
CAULFIELD NORTH*	\$2,900,000	\$2,840,000	2.1%	9.4%
CAULFIELD SOUTH*	\$2,205,000	\$2,035,875	8.3%	9.2%
CHADSTONE*	\$1,370,250	\$1,350,500	1.5%	7.9%
CHARLEMONT*	\$674,000	\$665,000	1.4%	7.0%
CHELSEA*	\$1,390,000	\$1,555,000	-10.6%	-9.7%
CHELSEA HEIGHTS*	\$1,170,000	\$1,155,000	1.3%	2.1%
CHELTENHAM	\$1,500,000	\$1,425,000	5.3%	7.1%
CHIRNSIDE PARK	\$1,050,000	\$1,015,556	3.4%	5.0%
CHURCHILL*	\$535,000	\$530,000	0.9%	19.6%
CLARINDA*	\$1,300,000	\$1,300,000	0.0%	18.2%
CLAYTON*	\$1,450,000	\$1,290,000	12.4%	12.7%
CLAYTON SOUTH*	\$1,050,000	\$1,042,500	0.7%	-0.5%
CLIFTON HILL*	\$2,490,000	\$2,395,500	3.9%	5.8%
CLIFTON SPRINGS*	\$725,000	\$725,500	-0.1%	-5.8%
CLYDE	\$725,000	\$717,000	1.1%	1.0%
CLYDE NORTH	\$750,000	\$750,000	0.0%	0.0%
COBBLEBANK*	\$630,000	\$636,000	-0.9%	-6.7%
COBRAM*	\$620,000	\$607,500	2.1%	10.2%
COBURG	\$1,405,000	\$1,400,000	0.4%	2.5%
COBURG NORTH*	\$1,300,000	\$1,226,000	6.0%	6.8%
COCKATOO*	\$905,000	\$906,000	-0.1%	7.7%
COHUNA*	\$650,000	\$675,000	-3.7%	-
COLAC*	\$657,500	\$609,000	8.0%	9.6%
CONNEWARRE*	\$1,912,500	-	-	-
CORIO*	\$622,500	\$600,000	3.8%	11.2%
COWES	\$790,000	\$792,000	-0.3%	-3.7%
CRAIGIEBURN	\$748,250	\$740,000	1.1%	4.7%
CRANBOURNE	\$768,500	\$774,500	-0.8%	1.8%
CRANBOURNE EAST	\$745,000	\$736,500	1.2%	1.4%
CRANBOURNE NORTH	\$782,500	\$769,000	1.8%	0.9%
CRANBOURNE SOUTH*	\$850,000	\$835,000	1.8%	1.8%
CRANBOURNE WEST	\$798,000	\$799,000	-0.1%	5.7%
CRESWICK*	\$654,000	\$654,000	0.0%	-
CROYDON	\$1,125,000	\$1,115,000	0.9%	5.5%
CROYDON HILLS*	\$1,245,000	\$1,224,784	1.7%	3.8%
CROYDON NORTH*	\$1,120,000	\$1,126,000	-0.5%	-6.3%
CROYDON SOUTH*	\$1,150,000	\$1,126,344	2.1%	5.5%
CURLEWIS	\$687,500	\$632,500	8.7%	2.2%
DALLAS*	\$630,000	\$600,000	5.0%	-
DANDENONG*	\$837,500	\$826,000	1.4%	1.3%
DANDENONG NORTH	\$840,500	\$841,000	-0.1%	-1.0%
DARLEY	\$755,000	\$732,500	3.1%	-1.9%
DAYLESFORD*	\$1,107,500	\$1,107,500	0.0%	0.7%
DEANSIDE	\$696,000	\$700,000	-0.6%	-0.6%
DEER PARK*	\$725,000	\$705,000	2.8%	2.6%
DELACOMBE*	\$630,500	\$600,000	5.1%	5.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
DELAHEY*	\$753,600	\$760,000	-0.8%	1.5%
DERRIMUT*	\$792,500	\$780,000	1.6%	1.5%
DIAMOND CREEK	\$1,200,000	\$1,210,000	-0.8%	-0.6%
DIGGERS REST	\$700,000	\$700,000	0.0%	-0.6%
DINGLEY VILLAGE	\$1,190,000	\$1,150,000	3.5%	3.5%
DONCASTER	\$1,500,000	\$1,500,000	0.0%	-3.2%
DONCASTER EAST	\$1,580,000	\$1,577,500	0.2%	-4.2%
DONNYBROOK	\$652,350	\$655,000	-0.4%	-1.9%
DONVALE	\$1,558,500	\$1,600,000	-2.6%	-7.5%
DOREEN	\$830,000	\$820,000	1.2%	3.8%
DROMANA*	\$1,200,000	\$1,195,000	0.4%	1.4%
DROUIN	\$682,000	\$680,000	0.3%	0.3%
DRYSDALE*	\$875,000	\$825,000	6.1%	3.1%
EAGLE POINT*	\$735,000	\$735,000	0.0%	-
EAGLEHAWK*	\$590,000	\$586,000	0.7%	4.4%
EAGLEMONT*	\$2,375,000	\$2,390,000	-0.6%	10.0%
EAST BAIRNSDALE*	\$535,000	\$505,000	5.9%	-
EAST GEELONG*	\$998,750	-	-	-22.7%
EASTWOOD*	\$645,000	\$671,000	-3.9%	-6.5%
ECHUCA	\$720,000	\$697,500	3.2%	2.9%
EDITHVALE*	\$1,593,000	\$1,591,000	0.1%	8.7%
ELLIMINYT*	\$735,000	\$737,500	-0.3%	-6.0%
ELSTERNWICK*	\$2,750,000	\$2,775,000	-0.9%	11.1%
ELTHAM	\$1,320,000	\$1,290,000	2.3%	1.0%
ELTHAM NORTH*	\$1,340,000	\$1,312,000	2.1%	6.3%
ELWOOD*	\$2,915,000	\$2,737,500	6.5%	5.0%
EMERALD*	\$1,063,750	\$1,063,750	0.0%	10.2%
ENDEAVOUR HILLS	\$883,500	\$865,000	2.1%	0.1%
EPPING	\$777,500	\$770,000	1.0%	2.3%
EPSOM*	\$642,000	\$635,000	1.1%	1.9%
ESSENDON	\$2,080,000	\$1,973,000	5.4%	13.5%
EYNESBURY*	\$697,500	\$685,000	1.8%	4.9%
FAIRFIELD*	\$2,367,500	\$2,272,500	4.2%	6.9%
FAWKNER*	\$899,000	\$888,000	1.2%	8.2%
FERNTREE GULLY	\$1,100,000	\$1,040,000	5.8%	11.1%
FERNY CREEK*	\$1,180,000	\$1,200,000	-1.7%	-
FITZROY*	\$2,352,500	\$2,247,500	4.7%	16.5%
FITZROY NORTH*	\$1,995,000	\$1,995,000	0.0%	-26.1%
FLORA HILL*	\$667,500	\$607,000	10.0%	18.2%
FOOTSCRAY*	\$1,280,500	\$1,280,500	0.0%	8.1%
FOREST HILL*	\$1,355,000	\$1,285,000	5.4%	-0.4%
FOSTER*	\$632,500	\$632,500	0.0%	-
FRANKSTON	\$871,500	\$845,000	3.1%	5.6%
FRANKSTON NORTH*	\$701,500	\$677,000	3.6%	13.1%
FRANKSTON SOUTH	\$1,300,000	\$1,300,000	0.0%	-1.5%
FRASER RISE	\$735,000	\$732,500	0.3%	0.7%
FYANSFORD*	\$1,000,000	\$977,500	2.3%	3.1%
GEELONG WEST*	\$1,160,000	\$1,111,100	4.4%	1.3%
GEMBROOK*	\$1,024,600	\$1,075,000	-4.7%	-2.7%
GISBORNE	\$1,067,500	\$1,020,000	4.7%	-0.2%
GLADSTONE PARK*	\$825,500	\$802,500	2.9%	11.6%
GLEN IRIS	\$2,590,000	\$2,550,000	1.6%	-0.5%
GLEN WAVERLEY	\$1,630,000	\$1,623,000	0.4%	-2.6%
GLENROY	\$925,000	\$932,500	-0.8%	-3.6%
GOLDEN SQUARE*	\$700,000	\$700,000	0.0%	3.9%
GOWANBRAE*	\$1,116,000	\$1,110,000	0.5%	6.5%
GREENSBOROUGH	\$1,146,000	\$1,116,750	2.6%	1.4%
GREENVALE	\$870,000	\$871,800	-0.2%	-0.3%
GROVEDALE	\$748,500	\$745,000	0.5%	2.5%
HADFIELD*	\$980,000	\$1,015,000	-3.4%	-2.0%
HALLAM*	\$798,000	\$762,500	4.7%	-2.4%
HAMILTON*	\$515,000	\$555,000	-7.2%	-6.2%
HAMLYN HEIGHTS*	\$825,000	\$850,000	-2.9%	-2.4%
HAMPTON	\$2,672,000	\$2,627,500	1.7%	5.6%
HAMPTON EAST*	\$1,555,000	\$1,592,500	-2.4%	-16.0%
HAMPTON PARK	\$750,000	\$730,105	2.7%	2.7%
HARKNESS	\$604,000	\$600,000	0.7%	0.7%
HASTINGS*	\$793,500	\$765,000	3.7%	1.1%
HAWTHORN	\$3,705,000	\$3,700,000	0.1%	12.1%
HAWTHORN EAST	\$3,109,500	\$3,235,000	-3.9%	8.9%
HEALESVILLE*	\$1,002,500	\$1,002,500	0.0%	6.2%
HEATHCOTE*	\$712,500	\$712,500	0.0%	-6.9%
HEATHMONT*	\$1,120,000	\$1,130,000	-0.9%	-8.6%
HEIDELBERG*	\$1,678,000	\$1,636,000	2.6%	19.9%
HEIDELBERG HEIGHTS*	\$1,171,500	\$1,128,000	3.9%	-5.1%
HERNE HILL*	\$913,500	-	-	-
HIGHETT*	\$1,590,000	\$1,615,000	-1.5%	-6.3%
HIGHTON	\$1,010,000	\$985,000	2.5%	3.1%
HILLSIDE	\$870,000	\$842,500	3.3%	-1.1%
HOPPERS CROSSING	\$702,000	\$698,000	0.6%	2.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
HORSHAM	\$610,000	\$610,000	0.0%	6.1%
HUGHESDALE*	\$1,700,000	\$1,698,500	0.1%	-0.3%
HUNTLY*	\$612,500	\$604,000	1.4%	9.4%
HURSTBRIDGE*	\$1,100,000	\$1,100,000	0.0%	10.5%
INDENTED HEAD*	\$910,000	\$855,000	6.4%	-4.2%
INVERLOCH	\$955,000	\$945,000	1.1%	-7.3%
INVERMAY PARK*	\$671,500	\$685,000	-2.0%	-4.1%
IRYMPLE*	\$680,000	\$680,000	0.0%	-10.1%
IVANHOE	\$2,320,000	\$2,340,000	-0.9%	13.2%
IVANHOE EAST*	\$2,315,000	\$2,317,500	-0.1%	-13.5%
JACKASS FLAT*	\$626,500	\$575,000	9.0%	14.0%
JAN JUC*	\$1,500,000	\$1,335,000	12.4%	14.5%
JUNCTION VILLAGE*	\$772,000	\$770,000	0.3%	3.6%
JUNORTOUN*	\$886,250	\$915,000	-3.1%	-3.1%
KALKALLO	\$657,250	\$657,000	0.0%	-0.3%
KANGAROO FLAT	\$605,000	\$614,250	-1.5%	-2.4%
KEALBA*	\$777,500	\$753,000	3.3%	3.4%
KEILOR*	\$1,210,000	\$1,251,000	-3.3%	-0.8%
KEILOR DOWNS*	\$905,000	\$906,500	-0.2%	9.0%
KEILOR EAST	\$1,302,000	\$1,341,000	-2.9%	6.5%
KEILOR PARK*	\$980,000	\$965,000	1.6%	17.6%
KENNINGTON*	\$710,000	\$720,000	-1.4%	-5.6%
KENSINGTON*	\$1,348,000	\$1,348,000	0.0%	-7.4%
KEW	\$2,832,500	\$2,950,500	-4.0%	-3.1%
KEW EAST*	\$2,270,000	\$2,215,000	2.5%	-5.0%
KEYSBOROUGH	\$1,197,450	\$1,178,500	1.6%	6.4%
KIALLA*	\$680,000	\$690,000	-1.4%	-6.2%
KILLARA*	\$663,750	\$650,000	2.1%	2.1%
KILMORE	\$690,000	\$680,000	1.5%	4.5%
KILSYTH*	\$925,000	\$942,500	-1.9%	-5.2%
KILSYTH SOUTH*	\$1,165,000	\$1,185,500	-1.7%	-8.7%
KINGLAKE*	\$910,600	\$921,200	-1.2%	-3.6%
KINGS PARK*	\$684,500	\$670,000	2.2%	-
KNOXFIELD*	\$1,167,000	\$1,145,000	1.9%	11.1%
KOO WEE RUP*	\$720,000	\$700,000	2.9%	0.7%
KORUMBURRA*	\$690,000	\$690,000	0.0%	5.9%
KURUNJANG	\$600,500	\$570,000	5.4%	7.2%
KYABRAM*	\$678,500	\$670,000	1.3%	-
KYNETON*	\$985,000	\$905,000	8.8%	-6.6%
LAKE GARDENS*	\$705,500	\$710,000	-0.6%	-14.7%
LAKE WENDOUREE*	\$1,300,000	-	-	-16.7%
LAKES ENTRANCE*	\$631,500	\$615,000	2.7%	11.8%
LALOR	\$815,000	\$803,000	1.5%	4.8%
LANCEFIELD*	\$725,000	\$755,000	-4.0%	-19.0%
LANG LANG*	\$720,000	\$720,000	0.0%	-8.3%
LANGWARRIN	\$950,000	\$912,500	4.1%	0.0%
LARA	\$748,000	\$743,000	0.7%	-0.3%
LAUNCHING PLACE*	\$840,766	\$940,000	-10.6%	-1.1%
LAVERTON*	\$627,500	\$615,000	2.0%	-4.2%
LENEVA*	\$735,000	\$685,000	7.3%	7.3%
LEONGATHA*	\$660,000	\$657,500	0.4%	-9.0%
LEOPOLD	\$720,000	\$720,000	0.0%	-1.7%
LILYDALE	\$1,053,750	\$1,017,500	3.6%	-1.1%
LONGWARRY*	\$631,250	\$617,500	2.2%	5.2%
LOVELY BANKS*	\$817,000	\$845,000	-3.3%	5.8%
LOWER PLENTY*	\$2,250,000	\$2,001,500	12.4%	42.6%
LUCAS	\$625,000	\$638,250	-2.1%	-7.7%
LUCKNOW*	\$570,000	\$570,000	0.0%	-6.0%
LYNBROOK*	\$894,000	\$877,500	1.9%	6.3%
LYNDHURST*	\$985,000	\$934,000	5.5%	12.3%
LYSTERFIELD*	\$1,340,000	\$1,340,000	0.0%	2.7%
MACLEOD*	\$1,475,000	\$1,487,500	-0.8%	-1.7%
MADDINGLEY	\$640,000	\$650,000	-1.5%	-4.1%
MAFFRA*	\$625,000	\$620,000	0.8%	-2.3%
MAIDEN GULLY*	\$813,500	\$810,000	0.4%	-2.0%
MAIDSTONE*	\$1,001,000	\$975,000	2.7%	-
MALVERN*	\$3,302,750	\$3,510,000	-5.9%	-9.5%
MALVERN EAST	\$2,525,000	\$2,463,000	2.5%	6.8%
MAMBOURIN	\$630,000	\$635,000	-0.8%	-1.6%
MANIFOLD HEIGHTS*	\$1,106,250	-	-	-
MANOR LAKES	\$670,000	\$675,000	-0.7%	1.5%
MANSFIELD*	\$820,000	\$825,000	-0.6%	-19.2%
MARIBYRNONG*	\$1,435,500	\$1,353,000	6.1%	6.3%
MARONG*	\$690,000	\$695,000	-0.7%	0.7%
MARSHALL*	\$665,000	\$660,000	0.8%	-
MARYBOROUGH*	\$565,000	\$565,000	0.0%	-1.3%
MCCRAE*	\$1,395,000	\$1,370,000	1.8%	-17.9%
MCKENZIE HILL*	\$850,000	\$837,500	1.5%	-
MCKINNON*	\$2,044,350	\$1,905,000	7.3%	3.8%
MEADOW HEIGHTS*	\$676,000	\$670,000	0.9%	6.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MELTON*	\$535,000	\$520,000	2.9%	-9.2%
MELTON SOUTH	\$610,250	\$600,000	1.7%	4.3%
MELTON WEST	\$632,500	\$600,000	5.4%	5.0%
MENTONE*	\$1,480,000	\$1,450,000	2.1%	1.8%
MERBEIN*	\$580,000	-	-	-
MERENDA	\$755,000	\$755,000	0.0%	3.4%
METUNG*	\$862,500	\$819,000	5.3%	-
MICKLEHAM	\$700,000	\$700,000	0.0%	-0.7%
MIDDLE PARK*	\$4,070,000	\$4,520,000	-10.0%	34.4%
MILDURA	\$620,000	\$592,500	4.6%	7.8%
MILL PARK	\$910,000	\$896,000	1.6%	3.4%
MINERS REST*	\$635,000	\$620,500	2.3%	0.8%
MITCHAM	\$1,404,000	\$1,364,500	2.9%	5.2%
MOE*	\$585,000	\$550,000	6.4%	10.4%
MONT ALBERT*	\$2,502,000	\$2,422,500	3.3%	-5.9%
MONT ALBERT NORTH*	\$1,747,500	\$1,680,000	4.0%	-1.2%
MONTMORENCY*	\$1,300,000	\$1,235,000	5.3%	4.8%
MONTROSE*	\$1,060,000	\$1,045,000	1.4%	6.2%
MOONEE PONDS	\$1,812,500	\$1,832,500	-1.1%	-2.8%
MOORABBIN*	\$1,400,000	\$1,355,000	3.3%	2.6%
MOOROOLBARK	\$955,000	\$951,000	0.4%	-0.5%
MOOROPNA*	\$527,500	\$580,000	-9.1%	-10.7%
MORDIALLOC*	\$1,542,500	\$1,440,000	7.1%	2.8%
MORNINGTON	\$1,245,000	\$1,185,000	5.1%	-4.2%
MORWELL	\$442,000	\$432,500	2.2%	-2.9%
MOUNT CLEAR*	\$620,000	\$648,000	-4.3%	-4.0%
MOUNT DANDENONG*	\$1,082,500	\$1,082,500	0.0%	-
MOUNT DUNEED	\$734,000	\$750,000	-2.1%	-5.3%
MOUNT ELIZA	\$1,705,500	\$1,700,000	0.3%	2.4%
MOUNT EVELYN*	\$960,000	\$995,000	-3.5%	2.1%
MOUNT HELEN*	\$747,500	\$711,250	5.1%	11.9%
MOUNT MARTHA	\$1,550,000	\$1,550,000	0.0%	-4.6%
MOUNT PLEASANT*	\$572,500	\$570,000	0.4%	-4.6%
MOUNT WAVERLEY	\$1,713,000	\$1,700,000	0.8%	6.5%
MULGRAVE	\$1,255,000	\$1,230,000	2.0%	5.9%
MURRUMBEENA*	\$1,860,000	\$1,890,000	-1.6%	-1.3%
MYRTLEFORD*	\$779,500	\$765,000	1.9%	3.9%
NARRE WARREN	\$850,000	\$826,000	2.9%	5.1%
NARRE WARREN NORTH*	\$1,600,000	\$1,600,000	0.0%	-3.0%
NARRE WARREN SOUTH	\$880,000	\$850,000	3.5%	3.7%
NEW GISBORNE*	\$915,000	\$929,000	-1.5%	-16.8%
NEWBOROUGH*	\$503,000	\$500,000	0.6%	11.8%
NEWINGTON*	\$1,010,000	-	-	-
NEWPORT	\$1,405,000	\$1,475,000	-4.7%	-4.1%
NEWTOWN*	\$1,400,000	\$1,450,000	-3.4%	-7.3%
NIDDRIE*	\$1,435,000	\$1,405,000	2.1%	-3.6%
NOBLE PARK*	\$830,250	\$830,500	0.0%	-5.0%
NOBLE PARK NORTH*	\$890,000	\$872,500	2.0%	-
NORLANE*	\$595,000	\$512,500	16.1%	13.9%
NORTH BENDIGO*	\$580,500	\$602,500	-3.7%	-2.0%
NORTH GEELONG*	\$840,000	-	-	-11.1%
NORTH MELBOURNE*	\$1,972,500	\$2,020,000	-2.4%	-
NORTH WARRANDYTE*	\$1,595,000	\$1,552,500	2.7%	8.8%
NORTH WONTHAGGI*	\$622,500	\$630,000	-1.2%	-5.0%
NORTHCOTE	\$2,350,000	\$2,215,000	6.1%	2.2%
NUNAWADING*	\$1,300,500	\$1,247,500	4.2%	-10.9%
OAK PARK*	\$1,292,500	\$1,292,500	0.0%	2.6%
OAKLEIGH*	\$1,500,000	\$1,480,000	1.4%	-6.3%
OAKLEIGH SOUTH*	\$1,252,750	\$1,261,000	-0.7%	0.6%
OCEAN GROVE	\$1,090,000	\$1,070,000	1.9%	5.4%
OFFICER	\$785,000	\$775,000	1.3%	0.6%
OFFICER SOUTH*	\$900,000	\$854,500	5.3%	10.4%
OLINDA*	\$1,100,000	\$1,090,000	0.9%	0.7%
ORMOND*	\$2,210,000	\$1,990,000	11.1%	21.6%
PAKENHAM	\$735,000	\$725,000	1.4%	3.5%
PARK ORCHARDS*	\$1,847,500	\$1,887,500	-2.1%	-3.2%
PARKDALE*	\$1,676,250	\$1,610,000	4.1%	3.2%
PASCOE VALE	\$1,330,000	\$1,310,000	1.5%	4.9%
PASCOE VALE SOUTH*	\$1,375,000	\$1,373,000	0.1%	-1.6%
PATTERSON LAKES*	\$1,380,000	\$1,445,000	-4.5%	-17.6%
PAYNESVILLE*	\$649,500	\$615,000	5.6%	18.1%
PEARCEDALE*	\$965,000	\$962,500	0.3%	-4.5%
PLENTY*	\$1,579,000	\$1,514,000	4.3%	3.7%
POINT COOK	\$800,000	\$795,000	0.6%	2.5%
POINT LONSDALE*	\$1,200,000	\$1,200,000	0.0%	-9.4%
PORT FAIRY*	\$1,000,000	\$1,100,000	-9.1%	-
PORT MELBOURNE*	\$2,370,000	\$2,430,000	-2.5%	1.5%
PORTARLINGTON*	\$1,000,000	\$992,500	0.8%	-9.1%
PORTLAND	\$565,000	\$565,000	0.0%	10.6%
PORTSEA*	\$3,775,000	\$3,775,000	0.0%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
PRAHRAN*	\$2,581,250	\$2,797,500	-7.7%	-11.6%
PRESTON	\$1,420,000	\$1,388,000	2.3%	-3.7%
RED CLIFFS*	\$526,000	\$526,000	0.0%	-8.5%
REDAN*	\$652,083	\$640,000	1.9%	-
RESEARCH*	\$1,395,000	\$1,508,500	-7.5%	-5.9%
RESERVOIR	\$1,150,000	\$1,110,000	3.6%	-0.3%
RICHMOND*	\$2,300,000	\$2,400,000	-4.2%	2.7%
RIDDELLS CREEK*	\$1,200,000	\$1,100,000	9.1%	17.4%
RINGWOOD	\$1,277,500	\$1,277,500	0.0%	11.2%
RINGWOOD EAST*	\$1,158,000	\$1,158,000	0.0%	-0.6%
RINGWOOD NORTH	\$1,300,000	\$1,275,000	2.0%	-1.0%
ROCKBANK	\$640,000	\$640,250	0.0%	-3.8%
ROMSEY*	\$835,000	\$815,000	2.5%	1.2%
ROSANNA*	\$1,627,750	\$1,559,000	4.4%	10.0%
ROSEBUD	\$1,007,250	\$1,022,500	-1.5%	4.8%
ROSEDALE*	\$585,000	\$570,000	2.6%	-1.7%
ROWVILLE	\$1,190,000	\$1,160,833	2.5%	4.2%
ROXBURGH PARK	\$730,000	\$700,950	4.1%	5.5%
RYE	\$1,120,000	\$1,210,000	-7.4%	-17.9%
SAFETY BEACH*	\$1,239,000	\$1,265,000	-2.1%	-13.1%
SALE	\$570,000	\$570,000	0.0%	-2.1%
SANDHURST	\$1,025,000	\$1,030,000	-0.5%	0.0%
SANDRINGHAM*	\$2,310,000	\$2,300,000	0.4%	-1.2%
SCORESBY*	\$1,111,000	\$1,075,000	3.3%	6.3%
SEABROOK*	\$840,000	\$820,000	2.4%	6.3%
SEAFORD	\$990,000	\$977,500	1.3%	4.5%
SEBASTOPOL*	\$506,125	\$500,000	1.2%	2.9%
SEVILLE*	\$1,170,000	\$1,111,000	5.3%	5.3%
SHEPPARTON	\$631,000	\$611,250	3.2%	1.8%
SHEPPARTON NORTH*	\$665,000	\$680,000	-2.2%	-
SKYE*	\$850,000	\$830,000	2.4%	4.9%
SMYTHES CREEK*	\$582,750	\$570,000	2.2%	5.0%
SOLDIERS HILL*	\$797,500	\$715,000	11.5%	3.6%
SOMERS*	\$1,665,000	\$2,132,500	-21.9%	-
SOMERVILLE*	\$997,500	\$1,005,750	-0.8%	4.0%
SORRENTO*	\$1,917,500	\$1,875,000	2.3%	0.1%
SOUTH MELBOURNE*	\$2,642,500	\$2,410,000	9.6%	-
SOUTH MORANG	\$895,500	\$860,000	4.1%	6.0%
SOUTH YARRA*	\$3,366,000	\$3,440,000	-2.2%	-18.1%
SPOTSWOOD*	\$1,280,000	\$1,320,000	-3.0%	-
SPRING GULLY*	\$775,000	\$770,000	0.6%	3.3%
SPRINGVALE*	\$965,000	\$936,850	3.0%	2.4%
SPRINGVALE SOUTH*	\$947,000	\$925,000	2.4%	2.9%
ST ALBANS	\$740,000	\$722,500	2.4%	1.4%
ST HELENA*	\$1,186,500	\$1,186,500	0.0%	-0.7%
ST KILDA*	\$2,260,000	\$2,352,500	-3.9%	-16.9%
ST KILDA EAST*	\$1,967,500	\$1,967,500	0.0%	-6.9%
ST LEONARDS	\$790,000	\$760,000	3.9%	6.0%
STAWELL*	\$442,500	\$455,000	-2.7%	8.5%
STRATFORD*	\$571,500	\$565,000	1.2%	4.9%
STRATHDALE*	\$710,000	\$710,000	0.0%	-2.7%
STRATHFIELDSAYE	\$800,000	\$797,500	0.3%	9.6%
STRATHMORE*	\$1,825,000	\$1,950,000	-6.4%	1.7%
STRATHTULLOH	\$636,500	\$639,000	-0.4%	-1.3%
SUNBURY	\$728,265	\$730,000	-0.2%	-0.2%
SUNSHINE*	\$915,000	\$920,000	-0.5%	-12.7%
SUNSHINE NORTH*	\$861,000	\$850,000	1.3%	2.6%
SUNSHINE WEST	\$770,000	\$732,500	5.1%	-1.3%
SURREY HILLS	\$2,315,000	\$2,320,000	-0.2%	-1.6%
SWAN HILL*	\$669,500	\$674,500	-0.7%	-0.8%
SYDENHAM*	\$760,000	\$760,000	0.0%	-1.3%
TANGAMBALANGA*	\$707,500	\$707,500	0.0%	0.9%
TARNEIT	\$675,000	\$670,000	0.7%	0.3%
TATURA*	\$611,000	\$593,000	3.0%	-
TAYLORS HILL	\$1,011,000	\$910,000	11.1%	10.2%
TAYLORS LAKES	\$1,020,000	\$986,000	3.4%	6.0%
TECOMA*	\$1,065,000	\$1,120,000	-4.9%	0.5%
TEESDALE*	\$1,005,000	\$1,050,000	-4.3%	-2.2%
TEMPLESTOWE	\$1,600,000	\$1,611,500	-0.7%	-3.9%
TEMPLESTOWE LOWER	\$1,423,000	\$1,410,000	0.9%	-2.0%
THE BASIN*	\$1,062,500	\$1,072,000	-0.9%	2.2%
THOMASTOWN*	\$819,500	\$808,500	1.4%	-0.4%
THORNBURY*	\$1,710,000	\$1,805,000	-5.3%	-9.1%
THORNHILL PARK	\$624,000	\$610,000	2.3%	1.3%
TOORAK*	\$4,360,000	\$4,510,000	-3.3%	-27.3%
TOOTGAROOK*	\$1,055,000	\$1,030,500	2.4%	-0.5%
TORQUAY	\$1,225,000	\$1,200,000	2.1%	-2.0%
TRAFALGAR*	\$685,000	\$685,000	0.0%	3.4%
TRARALGON	\$610,000	\$610,000	0.0%	0.0%
TRARALGON EAST*	\$726,500	-	-	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
TRUGANINA	\$700,000	\$691,000	1.3%	2.9%
TULLAMARINE*	\$831,000	\$811,000	2.5%	3.4%
TYABB*	\$885,000	\$955,000	-7.3%	-7.3%
UPPER FERNTREE GULLY*	\$945,000	\$975,000	-3.1%	-
UPWEY*	\$980,000	\$975,000	0.5%	1.0%
VENTNOR*	\$900,000	\$895,000	0.6%	-5.8%
VERMONT	\$1,385,000	\$1,356,500	2.1%	-0.2%
VERMONT SOUTH	\$1,501,000	\$1,481,500	1.3%	-0.8%
VIEWBANK*	\$1,262,500	\$1,227,500	2.9%	1.8%
WALLAN	\$635,000	\$640,000	-0.8%	0.0%
WANDANA HEIGHTS*	\$935,000	\$947,500	-1.3%	-3.1%
WANDIN NORTH*	\$1,004,250	\$982,500	2.2%	5.2%
WANGARATTA	\$670,000	\$665,000	0.8%	-3.5%
WANTIRNA	\$1,270,000	\$1,230,000	3.3%	8.3%
WANTIRNA SOUTH	\$1,341,000	\$1,300,000	3.2%	3.2%
WARBURTON*	\$730,000	-	-	-9.6%
WARRAGUL	\$675,000	\$670,000	0.7%	-4.3%
WARRANTYTE*	\$1,380,000	\$1,361,500	1.4%	-4.8%
WARRANWOOD*	\$1,223,000	\$1,275,000	-4.1%	-9.4%
WARRNAMBOOL	\$695,000	\$697,500	-0.4%	-4.9%
WATERWAYS*	\$1,668,000	\$1,596,000	4.5%	11.6%
WATSONIA*	\$1,211,000	\$1,211,000	0.0%	12.5%
WATTLE GLEN*	\$985,000	\$1,027,500	-4.1%	-
WAURN PONDS*	\$791,000	\$797,500	-0.8%	-8.0%
WEIR VIEWS	\$600,000	\$575,000	4.3%	4.3%
WENDOUREE*	\$530,000	\$522,500	1.4%	2.5%
WERRIBEE	\$674,000	\$669,000	0.7%	1.4%
WERRIBEE SOUTH*	\$881,000	\$900,500	-2.2%	-
WEST FOOTSCRAY*	\$1,261,500	\$1,080,000	16.8%	-3.5%
WEST WODONGA	\$672,500	\$650,000	3.5%	6.9%
WESTMEADOWS*	\$883,500	\$832,500	6.1%	23.9%
WHEELERS HILL	\$1,446,000	\$1,412,000	2.4%	-1.0%
WHITE HILLS*	\$690,000	\$710,000	-2.8%	16.9%
WHITTLESEA*	\$860,000	\$845,000	1.8%	5.2%
WILLIAMS LANDING*	\$857,500	\$842,500	1.8%	2.6%
WILLIAMSTOWN	\$1,925,000	\$2,000,000	-3.8%	-6.9%
WINDSOR*	\$2,650,000	-	-	37.7%
WINTER VALLEY	\$566,000	\$558,500	1.3%	2.0%
WODONGA	\$660,000	\$657,000	0.5%	4.3%
WOLLERT	\$725,000	\$721,000	0.6%	-1.2%
WONGA PARK*	\$1,460,000	\$1,460,000	0.0%	-16.6%
WONTHAGGI*	\$623,750	\$622,500	0.2%	-8.1%
WOODEND*	\$1,095,000	\$1,150,000	-4.8%	-14.8%
WOORI YALLOCK*	\$810,000	\$820,000	-1.2%	-25.0%
WY YUNG*	\$880,000	\$880,000	0.0%	8.6%
WYNDHAM VALE	\$633,500	\$625,000	1.4%	0.8%
YALLAMBIE*	\$1,210,000	\$1,195,679	1.2%	4.5%
YARRA GLEN*	\$1,106,250	\$1,050,000	5.4%	14.9%
YARRA JUNCTION*	\$834,200	\$834,200	0.0%	-8.1%
YARRAVILLE*	\$1,470,000	\$1,470,000	0.0%	-0.5%
YARRAWONGA*	\$680,000	\$687,500	-1.1%	-13.4%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$370,000	\$375,000	-1.3%	-1.3%
ALBION*	\$230,000	\$222,500	3.4%	15.0%
ALPHINGTON*	\$375,000	\$329,000	14.0%	18.0%
ARMADALE*	\$418,000	\$413,000	1.2%	0.7%
ASCOT VALE*	\$318,000	\$318,000	0.0%	-7.8%
BALACLAVA*	\$372,500	\$360,000	3.5%	-3.2%
BALWYN*	\$380,000	-	-	-
BENTLEIGH EAST*	\$385,000	\$391,500	-1.7%	-3.6%
BLACKBURN*	\$370,000	\$355,000	4.2%	7.2%
BOX HILL	\$140,000	\$140,500	-0.4%	-51.7%
BRIGHTON*	\$445,000	\$465,000	-4.3%	-4.3%
BRUNSWICK	\$376,000	\$376,000	0.0%	-5.2%
BRUNSWICK EAST	\$410,000	\$405,000	1.2%	6.5%
BRUNSWICK WEST	\$315,500	\$315,000	0.2%	0.2%
BUNDOORA*	\$325,000	\$325,000	0.0%	-1.7%
BURWOOD*	\$198,000	\$199,000	-0.5%	52.3%
CAMBERWELL*	\$411,000	\$410,000	0.2%	0.2%
CARLTON	\$265,000	\$270,000	-1.9%	-10.2%
CARNEGIE	\$346,500	\$356,000	-2.7%	-5.7%
CAULFIELD NORTH*	\$355,000	\$360,000	-1.4%	-5.6%
CAULFIELD SOUTH*	\$280,000	\$305,000	-8.2%	-11.1%
CHADSTONE*	\$321,500	-	-	-
CHELtenham*	\$452,500	\$405,000	11.7%	21.5%
CLAYTON*	\$365,000	\$355,000	2.8%	15.0%
CLIFTON HILL*	\$418,500	\$400,000	4.6%	9.0%
COBURG*	\$380,000	\$355,000	7.0%	11.8%
COLLINGWOOD	\$430,000	\$427,500	0.6%	-4.6%
CREMORNE*	\$430,500	\$440,000	-2.2%	-2.2%
CROYDON*	\$400,000	-	-	-
DANDENONG*	\$278,000	\$276,500	0.5%	3.0%
DOCKLANDS	\$395,000	\$390,000	1.3%	-1.7%
DONCASTER*	\$378,000	\$381,500	-0.9%	-3.5%
DONCASTER EAST*	\$380,000	\$380,000	0.0%	0.3%
EAST MELBOURNE*	\$524,000	\$450,000	16.4%	5.3%
ELSTERNWICK*	\$375,000	\$375,000	0.0%	-5.9%
ELWOOD	\$417,500	\$428,000	-2.5%	2.3%
EPPING*	\$310,000	\$312,500	-0.8%	0.0%
ESSENDON	\$326,250	\$330,000	-1.1%	-1.1%
ESSENDON NORTH*	\$340,000	\$318,000	6.9%	8.8%
FAIRFIELD*	\$437,500	\$395,000	10.8%	13.6%
FITZROY*	\$526,500	\$523,250	0.6%	0.3%
FITZROY NORTH*	\$406,000	\$418,000	-2.9%	-4.5%
FLEMINGTON*	\$330,000	\$334,500	-1.3%	-5.0%
FOOTSCRAY	\$325,000	\$306,000	6.2%	4.2%
FRANKSTON*	\$341,000	\$325,000	4.9%	8.1%
GEELONG WEST*	\$317,500	\$305,000	4.1%	-
GLEN HUNTLY*	\$307,500	\$307,500	0.0%	9.4%
GLEN IRIS*	\$340,500	\$353,000	-3.5%	-8.6%
GLEN WAVERLEY*	\$374,000	\$368,000	1.6%	-
HAMPTON*	\$536,000	\$530,500	1.0%	29.2%
HAWTHORN	\$395,000	\$399,000	-1.0%	-1.3%
HAWTHORN EAST	\$380,000	\$370,500	2.6%	-1.3%
HEIDELBERG*	\$390,000	\$390,000	0.0%	1.3%
HERNE HILL*	\$298,750	\$293,750	1.7%	-12.4%
HIGHETT*	\$404,000	\$404,000	0.0%	-3.9%
IVANHOE*	\$410,500	\$417,500	-1.7%	-6.4%
KENSINGTON*	\$370,000	\$370,000	0.0%	-4.0%
KEW*	\$443,000	\$440,000	0.7%	-5.7%
MALVERN*	\$405,000	\$413,500	-2.1%	5.2%
MALVERN EAST	\$298,500	\$295,000	1.2%	-4.5%
MARIBYRNONG*	\$340,000	\$332,700	2.2%	1.5%
MELBOURNE	\$340,000	\$350,000	-2.9%	-6.8%
MENTONE*	\$370,000	\$381,000	-2.9%	2.8%
MITCHAM*	\$290,000	\$295,000	-1.7%	-8.7%
MOONEE PONDS	\$394,400	\$391,900	0.6%	11.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MURRUMBEENA*	\$335,000	\$337,500	-0.7%	4.7%
NEWPORT*	\$318,500	\$331,000	-3.8%	-
NORTH MELBOURNE	\$355,000	\$354,000	0.3%	-2.2%
NORTHCOTE	\$404,000	\$410,000	-1.5%	-6.0%
NOTTING HILL*	\$300,000	\$295,000	1.7%	-9.5%
ORMOND*	\$327,500	\$335,000	-2.2%	7.4%
PARKDALE*	\$400,000	\$400,000	0.0%	-
PARKVILLE*	\$332,500	\$328,000	1.4%	-0.7%
PORT MELBOURNE	\$460,000	\$460,000	0.0%	0.3%
PRAHRAN	\$382,500	\$380,000	0.7%	-0.6%
PRESTON	\$371,000	\$375,500	-1.2%	-1.5%
RESERVOIR*	\$392,550	\$388,000	1.2%	-3.1%
RICHMOND	\$410,000	\$410,500	-0.1%	3.8%
RINGWOOD*	\$375,000	\$375,000	0.0%	-6.3%
SANDRINGHAM*	\$360,000	\$365,000	-1.4%	-1.4%
SOUTH MELBOURNE	\$435,500	\$430,000	1.3%	2.5%
SOUTH YARRA	\$380,000	\$385,000	-1.3%	-1.3%
SOUTHBANK	\$380,000	\$378,000	0.5%	-2.6%
ST KILDA	\$372,000	\$380,000	-2.1%	-0.8%
ST KILDA EAST	\$306,000	\$305,000	0.3%	-11.9%
ST KILDA WEST*	\$420,000	\$407,500	3.1%	1.4%
THORNBURY	\$375,000	\$370,000	1.4%	0.7%
TOORAK*	\$466,000	\$466,000	0.0%	0.3%
TRARALGON*	\$221,750	\$202,750	9.4%	5.6%
TRAVANCORE*	\$350,000	-	-	-
WANTIRNA SOUTH*	\$342,500	\$350,000	-2.1%	-3.5%
WENDOUREE*	\$255,000	-	-	-
WEST FOOTSCRAY*	\$290,000	\$277,500	4.5%	9.4%
WEST MELBOURNE	\$350,000	\$350,000	0.0%	-14.1%
WILLIAMSTOWN*	\$445,000	-	-	-
WINDSOR*	\$380,000	\$377,000	0.8%	1.3%
YARRAVILLE*	\$375,250	\$379,275	-1.1%	-8.5%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$626,500	\$615,000	1.9%	5.3%
ABERFELDIE*	\$595,000	-	-	-6.2%
AIRPORT WEST	\$627,000	\$620,250	1.1%	5.0%
ALBION*	\$368,000	\$307,500	19.7%	8.2%
ALFREDTON*	\$365,500	\$357,750	2.2%	-
ALPHINGTON*	\$715,000	\$707,500	1.1%	2.1%
ALTONA	\$662,500	\$650,000	1.9%	-2.0%
ALTONA MEADOWS*	\$547,500	\$525,000	4.3%	8.4%
ALTONA NORTH*	\$632,500	\$615,000	2.8%	-1.6%
ARARAT*	\$270,000	-	-	-
ARMADALE	\$715,000	\$700,000	2.1%	2.6%
ASCOT VALE	\$526,000	\$521,250	0.9%	-4.4%
ASHWOOD*	\$750,000	\$723,000	3.7%	6.5%
ASPENDALE*	\$807,500	\$750,000	7.7%	6.0%
BACCHUS MARSH*	\$457,500	-	-	28.9%
BAIRNSDALE*	\$342,500	\$327,500	4.6%	0.0%
BALACLAVA	\$600,000	\$611,500	-1.9%	-0.5%
BALLARAT CENTRAL*	\$405,000	\$365,000	11.0%	-
BALLARAT EAST*	\$380,000	\$355,000	7.0%	-
BALLARAT NORTH*	\$327,500	\$325,000	0.8%	-
BALWYN	\$684,500	\$618,000	10.8%	-1.5%
BALWYN NORTH*	\$760,000	\$770,000	-1.3%	3.7%
BAYSWATER	\$621,000	\$620,500	0.1%	5.3%
BAYSWATER NORTH	\$600,000	\$600,000	0.0%	0.8%
BEAUMARIS*	\$867,500	\$825,000	5.2%	11.2%
BELLFIELD*	\$715,000	-	-	-
BELMONT*	\$508,000	\$500,000	1.6%	-1.7%
BENALLA*	\$312,500	\$305,000	2.5%	11.6%
BENDIGO*	\$455,000	\$455,000	0.0%	-
BENTLEIGH	\$625,500	\$625,000	0.1%	0.1%
BENTLEIGH EAST	\$658,000	\$661,500	-0.5%	5.3%
BERWICK*	\$600,000	\$595,000	0.8%	3.4%
BLACK ROCK*	\$878,000	\$876,000	0.2%	3.0%
BLACKBURN	\$653,500	\$622,500	5.0%	3.7%
BLACKBURN NORTH*	\$643,500	-	-	-
BLACKBURN SOUTH*	\$749,000	\$667,500	12.2%	20.5%
BONBEACH	\$640,500	\$619,000	3.5%	1.7%
BORONIA	\$615,000	\$597,500	2.9%	2.5%
BOX HILL	\$520,000	\$542,500	-4.1%	-5.6%
BOX HILL NORTH*	\$735,000	\$730,500	0.6%	0.4%
BOX HILL SOUTH*	\$685,000	\$585,000	17.1%	14.0%
BRAYBROOK*	\$580,000	\$580,575	-0.1%	2.7%
BRIAR HILL*	\$686,000	\$655,000	4.7%	-
BRIGHTON	\$950,000	\$905,000	5.0%	1.6%
BRIGHTON EAST*	\$910,000	\$881,000	3.3%	1.1%
BROADMEADOWS	\$462,500	\$450,000	2.8%	11.4%
BROOKLYN*	\$622,000	\$602,500	3.2%	-1.4%
BRUNSWICK	\$660,000	\$660,000	0.0%	2.3%
BRUNSWICK EAST	\$635,750	\$632,500	0.5%	2.5%
BRUNSWICK WEST	\$561,000	\$562,400	-0.2%	3.4%
BULLEEN*	\$642,650	\$600,000	7.1%	-5.5%
BUNDOORA	\$462,500	\$457,500	1.1%	2.8%
BURWOOD	\$657,000	\$648,500	1.3%	22.8%
BURWOOD EAST*	\$605,000	\$610,000	-0.8%	-5.5%
CAMBERWELL	\$727,500	\$714,250	1.9%	4.1%
CANADIAN*	\$370,000	\$370,000	0.0%	6.6%
CANTERBURY*	\$920,000	\$920,000	0.0%	1.1%
CAPEL SOUND*	\$535,000	-	-	-
CARLTON	\$600,000	\$600,000	0.0%	0.2%
CARLTON NORTH*	\$740,000	\$750,000	-1.3%	-0.3%
CARNEGIE	\$635,000	\$638,000	-0.5%	2.8%
CAROLINE SPRINGS*	\$445,000	\$456,000	-2.4%	0.0%
CARRUM*	\$705,000	\$715,000	-1.4%	1.4%
CARRUM DOWNS*	\$540,000	\$525,000	2.9%	10.2%
CAULFIELD*	\$642,500	\$620,000	3.6%	0.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CAULFIELD NORTH	\$617,000	\$618,500	-0.2%	1.1%
CAULFIELD SOUTH*	\$655,000	\$663,500	-1.3%	-1.5%
CHADSTONE*	\$615,000	\$590,000	4.2%	12.8%
CHELSEA	\$657,000	\$638,750	2.9%	4.1%
CHELTENHAM	\$650,000	\$635,000	2.4%	2.5%
CHIRNSIDE PARK*	\$635,000	\$677,500	-6.3%	-
CLAYTON	\$548,500	\$555,000	-1.2%	-2.1%
CLAYTON SOUTH	\$503,500	\$500,000	0.7%	10.1%
CLIFTON HILL*	\$852,000	\$865,000	-1.5%	9.4%
COBURG	\$646,000	\$625,000	3.4%	11.5%
COBURG NORTH*	\$705,000	\$673,250	4.7%	5.5%
COLLINGWOOD	\$720,000	\$700,000	2.9%	2.8%
COWES*	\$500,000	\$475,000	5.3%	7.4%
CRAIGIEBURN	\$410,000	\$392,000	4.6%	4.6%
CRANBOURNE*	\$455,000	\$450,000	1.1%	0.4%
CREMORNE*	\$736,000	\$736,000	0.0%	16.1%
CROYDON	\$594,000	\$590,500	0.6%	2.4%
CROYDON NORTH*	\$650,000	\$649,375	0.1%	-
DANDENONG	\$390,000	\$390,000	0.0%	5.1%
DANDENONG NORTH*	\$516,500	\$521,000	-0.9%	1.3%
DEER PARK*	\$484,125	\$467,500	3.6%	11.3%
DINGLEY VILLAGE*	\$695,000	\$690,000	0.7%	0.7%
DOCKLANDS	\$640,944	\$650,000	-1.4%	-3.6%
DONCASTER	\$567,500	\$567,000	0.1%	-3.5%
DONCASTER EAST	\$575,000	\$578,500	-0.6%	-5.0%
DONVALE*	\$699,000	\$665,000	5.1%	-3.3%
DOVETON*	\$525,000	\$517,500	1.4%	5.0%
DROMANA*	\$570,000	\$515,000	10.7%	-
DROUIN*	\$440,000	\$435,000	1.1%	4.8%
EAST BENDIGO*	\$395,000	-	-	-
EAST MELBOURNE	\$810,000	\$800,000	1.3%	-1.8%
ECHUCA*	\$385,000	\$410,000	-6.1%	-8.3%
EDITHVALE*	\$687,500	\$687,500	0.0%	1.9%
ELSTERNWICK	\$645,000	\$658,880	-2.1%	-6.5%
ELTHAM*	\$661,250	\$682,000	-3.0%	-0.7%
ELWOOD	\$690,000	\$685,000	0.7%	-2.8%
EPPING	\$476,000	\$442,500	7.6%	3.5%
ESSENDON	\$565,000	\$568,000	-0.5%	-0.9%
ESSENDON NORTH*	\$425,000	\$408,000	4.2%	3.5%
FAIRFIELD*	\$629,000	\$650,000	-3.2%	-14.4%
FAWKNER*	\$533,750	\$515,000	3.6%	0.2%
FERNTREE GULLY	\$623,500	\$606,500	2.8%	4.1%
FITZROY	\$860,000	\$855,000	0.6%	2.2%
FITZROY NORTH	\$706,000	\$703,750	0.3%	-15.0%
FLEMINGTON*	\$527,500	\$537,500	-1.9%	-1.0%
FLORA HILL*	\$383,000	\$370,000	3.5%	12.6%
FOOTSCRAY	\$480,000	\$485,500	-1.1%	-2.0%
FOREST HILL*	\$620,000	\$640,000	-3.1%	-9.4%
FRANKSTON	\$515,000	\$510,000	1.0%	4.0%
FRANKSTON SOUTH*	\$725,000	\$673,500	7.6%	10.9%
GEELONG*	\$640,000	\$625,000	2.4%	0.8%
GEELONG WEST*	\$517,500	\$515,000	0.5%	-5.0%
GISBORNE*	\$490,000	\$515,000	-4.9%	-
GLEN HUNTLY	\$619,444	\$615,000	0.7%	1.7%
GLEN IRIS	\$620,000	\$620,000	0.0%	-5.3%
GLEN WAVERLEY	\$661,944	\$692,550	-4.4%	-8.6%
GLENROY	\$553,750	\$540,000	2.5%	4.0%
GREENSBOROUGH*	\$640,500	\$640,500	0.0%	-1.5%
GROVEDALE*	\$494,000	\$483,000	2.3%	2.4%
HADFIELD*	\$547,500	\$487,500	12.3%	-0.5%
HALLAM*	\$511,500	\$535,000	-4.4%	2.3%
HAMLYN HEIGHTS*	\$548,000	\$528,500	3.7%	21.0%
HAMPTON	\$840,000	\$840,000	0.0%	2.1%
HAMPTON EAST*	\$700,000	\$720,000	-2.8%	-6.0%
HAMPTON PARK*	\$521,500	\$515,250	1.2%	1.3%
HASTINGS*	\$510,000	\$480,000	6.3%	8.5%
HAWTHORN	\$640,250	\$635,000	0.8%	1.6%
HAWTHORN EAST	\$658,500	\$656,500	0.3%	1.3%
HEALESVILLE*	\$505,000	\$520,000	-2.9%	-
HEATHMONT*	\$665,000	\$640,625	3.8%	0.0%
HEIDELBERG	\$628,000	\$630,000	-0.3%	2.1%
HEIDELBERG HEIGHTS*	\$630,500	\$658,250	-4.2%	-7.3%
HEIDELBERG WEST*	\$582,500	\$617,500	-5.7%	-6.0%
HIGHETT	\$622,000	\$618,000	0.6%	1.6%
HIGHTON*	\$492,500	\$495,000	-0.5%	-2.5%
HOPPERS CROSSING*	\$422,500	\$425,000	-0.6%	-0.6%
HORSHAM*	\$315,000	\$315,000	0.0%	12.9%
HUGHESDALE*	\$535,000	\$548,000	-2.4%	-16.7%
IVANHOE	\$710,000	\$705,500	0.6%	1.9%
IVANHOE EAST*	\$737,000	\$731,500	0.8%	6.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
KANGAROO FLAT*	\$384,000	\$370,000	3.8%	13.4%
KEILOR EAST*	\$606,250	\$600,000	1.0%	-7.0%
KENNINGTON*	\$387,500	\$360,000	7.6%	2.6%
KENSINGTON	\$583,500	\$580,000	0.6%	4.9%
KEW	\$689,400	\$709,000	-2.8%	2.0%
KEW EAST*	\$687,666	\$695,000	-1.1%	-1.4%
KEYSBOROUGH*	\$625,000	\$620,000	0.8%	9.4%
KILSYTH*	\$658,500	\$655,000	0.5%	2.9%
KINGSBURY*	\$440,000	\$480,000	-8.3%	-19.1%
KINGSVILLE*	\$481,000	\$443,000	8.6%	3.0%
KYABRAM*	\$308,500	\$332,500	-7.2%	-20.9%
LAKE WENDOUREE*	\$450,000	\$460,000	-2.2%	-14.3%
LAKES ENTRANCE*	\$302,500	\$306,625	-1.3%	-
LALOR*	\$500,000	\$495,000	1.0%	0.0%
LANGWARRIN*	\$560,000	\$545,000	2.8%	4.1%
LARA*	\$445,000	\$438,500	1.5%	1.1%
LAVERTON*	\$465,000	\$485,000	-4.1%	-
LEONGATHA*	\$410,000	\$410,000	0.0%	-
LEOPOLD*	\$465,000	\$465,000	0.0%	3.3%
LILYDALE	\$591,000	\$585,000	1.0%	0.5%
LOWER PLENTY*	\$637,500	\$640,000	-0.4%	8.1%
MACLEOD*	\$659,250	\$670,000	-1.6%	-6.2%
MAIDSTONE	\$580,000	\$550,000	5.5%	17.8%
MALVERN	\$680,500	\$673,000	1.1%	-1.4%
MALVERN EAST	\$617,500	\$600,000	2.9%	1.8%
MANIFOLD HEIGHTS*	\$490,000	\$413,250	18.6%	-
MARIBYRNONG	\$487,500	\$490,000	-0.5%	-0.4%
MCKINNON*	\$770,000	\$764,000	0.8%	5.8%
MELBOURNE	\$560,000	\$565,000	-0.9%	-2.6%
MELTON*	\$362,500	\$365,000	-0.7%	0.3%
MELTON SOUTH*	\$375,000	\$370,500	1.2%	7.1%
MENTONE	\$667,500	\$660,000	1.1%	2.1%
MERNDA*	\$372,500	\$380,000	-2.0%	-21.2%
METUNG*	\$108,333	-	-	-
MIDDLE PARK*	\$960,000	\$953,750	0.7%	4.3%
MILDURA	\$309,500	\$309,000	0.2%	6.7%
MILL PARK*	\$451,500	\$450,500	0.2%	9.6%
MITCHAM	\$652,750	\$658,000	-0.8%	-5.9%
MONT ALBERT*	\$735,000	\$725,500	1.3%	1.2%
MONT ALBERT NORTH*	\$770,000	\$644,500	19.5%	9.1%
MONTMORENCY*	\$691,500	\$683,500	1.2%	12.6%
MOONEE PONDS	\$585,000	\$592,500	-1.3%	-0.8%
MOORABBIN*	\$595,000	\$560,000	6.3%	2.1%
MOOROOLBARK*	\$602,000	\$605,000	-0.5%	-0.5%
MORDIALLOC	\$636,500	\$650,000	-2.1%	-2.2%
MORNINGTON	\$690,000	\$677,500	1.8%	7.8%
MORWELL*	\$275,000	\$268,000	2.6%	10.0%
MOUNT ELIZA*	\$615,000	\$655,000	-6.1%	-11.5%
MOUNT MARTHA*	\$736,000	\$752,000	-2.1%	6.2%
MOUNT WAVERLEY	\$781,000	\$755,000	3.4%	4.1%
MURRUMBEENA*	\$605,000	\$600,000	0.8%	0.8%
NARRE WARREN*	\$507,500	\$526,500	-3.6%	-0.7%
NEWCOMB*	\$432,000	-	-	-7.1%
NEWPORT*	\$655,000	\$657,500	-0.4%	-1.1%
NEWTOWN*	\$601,000	\$555,000	8.3%	7.3%
NIDDRIE*	\$572,500	\$517,000	10.7%	-6.5%
NOBLE PARK	\$525,000	\$503,000	4.4%	3.4%
NORLANE*	\$437,000	\$410,000	6.6%	10.6%
NORTH MELBOURNE	\$660,000	\$640,000	3.1%	3.1%
NORTHCOTE	\$681,500	\$670,000	1.7%	-1.9%
NOTTING HILL*	\$440,500	\$433,500	1.6%	3.0%
NUNAWADING*	\$644,000	\$651,500	-1.2%	0.8%
OAK PARK	\$627,500	\$607,500	3.3%	8.0%
OAKLEIGH*	\$540,000	\$537,750	0.4%	6.9%
OAKLEIGH EAST*	\$630,000	\$570,000	10.5%	4.1%
OAKLEIGH SOUTH*	\$681,750	\$656,500	3.8%	13.8%
OCEAN GROVE*	\$582,500	\$625,000	-6.8%	-14.0%
ORMOND	\$605,000	\$622,500	-2.8%	1.5%
PAKENHAM	\$462,750	\$455,750	1.5%	2.8%
PARKDALE*	\$700,750	\$695,000	0.8%	-2.0%
PARKVILLE*	\$560,000	\$567,500	-1.3%	-0.9%
PASCOE VALE	\$619,000	\$605,500	2.2%	3.2%
PASCOE VALE SOUTH*	\$650,000	\$636,000	2.2%	1.6%
PATTERSON LAKES*	\$662,000	\$625,000	5.9%	14.1%
PAYNESVILLE*	\$392,500	\$392,500	0.0%	-4.3%
POINT COOK*	\$440,000	\$440,000	0.0%	-9.3%
PORT MELBOURNE	\$779,000	\$770,000	1.2%	-2.6%
PORTLAND*	\$322,500	\$350,000	-7.9%	4.0%
PRAHRAN	\$630,000	\$620,000	1.6%	-0.1%
PRESTON	\$597,450	\$599,900	-0.4%	-1.2%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
REDAN*	\$320,000	\$320,000	0.0%	-9.9%
RESERVOIR	\$610,500	\$600,000	1.8%	2.2%
RICHMOND	\$671,250	\$652,500	2.9%	-1.3%
RINGWOOD	\$580,000	\$582,000	-0.3%	0.0%
RINGWOOD EAST	\$666,000	\$668,500	-0.4%	1.5%
RIPPONLEA*	\$570,000	\$545,500	4.5%	-12.3%
ROSANNA*	\$700,000	\$695,000	0.7%	-7.2%
ROSEBUD*	\$530,000	\$565,000	-6.2%	-16.8%
ROWVILLE*	\$583,000	\$582,500	0.1%	30.3%
SAFETY BEACH*	\$615,000	\$596,500	3.1%	-12.1%
SALE*	\$319,500	\$305,000	4.8%	4.4%
SANDRINGHAM*	\$706,250	\$660,000	7.0%	4.6%
SEAFORD	\$540,000	\$540,000	0.0%	-1.1%
SEBASTOPOL*	\$340,000	\$340,000	0.0%	4.6%
SEDDON*	\$675,000	\$730,000	-7.5%	8.0%
SHEPPARTON*	\$350,000	\$346,800	0.9%	6.1%
SOMERVILLE*	\$550,000	\$545,000	0.9%	10.0%
SOUTH MELBOURNE	\$635,000	\$615,000	3.3%	-3.4%
SOUTH MORANG*	\$497,500	\$498,750	-0.3%	5.4%
SOUTH YARRA	\$650,000	\$653,000	-0.5%	-4.1%
SOUTHBANK	\$595,000	\$599,000	-0.7%	-4.0%
SPRINGVALE*	\$538,000	\$565,000	-4.8%	-10.3%
SPRINGVALE SOUTH*	\$580,000	-	-	16.0%
ST ALBANS	\$450,000	\$440,000	2.3%	3.7%
ST KILDA	\$628,500	\$626,500	0.3%	0.6%
ST KILDA EAST	\$611,250	\$610,000	0.2%	0.7%
ST KILDA WEST*	\$675,000	\$688,500	-2.0%	-5.7%
STRATHMORE*	\$648,500	\$633,000	2.4%	12.8%
SUNBURY*	\$460,000	\$467,500	-1.6%	-2.1%
SUNSHINE*	\$502,000	\$502,000	0.0%	-0.1%
SUNSHINE NORTH*	\$500,000	\$510,000	-2.0%	-2.9%
SUNSHINE WEST*	\$475,000	\$475,000	0.0%	4.9%
SURREY HILLS	\$795,000	\$761,500	4.4%	2.6%
SYDENHAM*	\$442,500	\$440,000	0.6%	4.9%
TEMPLESTOWE*	\$630,000	\$612,000	2.9%	-7.1%
TEMPLESTOWE LOWER*	\$723,000	\$614,000	17.8%	1.8%
THOMASTOWN	\$512,500	\$485,500	5.6%	6.3%
THORNBURY	\$646,500	\$637,625	1.4%	0.5%
TOORAK	\$787,500	\$785,000	0.3%	-4.2%
TORQUAY*	\$719,000	\$725,000	-0.8%	-1.5%
TRARALGON	\$315,000	\$320,500	-1.7%	-4.5%
TRAVANCORE*	\$355,000	\$355,000	0.0%	-7.9%
TULLAMARINE*	\$527,500	\$500,000	5.5%	3.4%
VERMONT*	\$704,000	\$742,500	-5.2%	-4.9%
WANGARATTA*	\$355,000	\$345,000	2.9%	10.9%
WANTIRNA SOUTH*	\$522,500	\$515,000	1.5%	0.0%
WARRAGUL*	\$452,500	\$457,500	-1.1%	0.6%
WARRNAMBOOL*	\$415,000	\$430,000	-3.5%	-3.5%
WATSONIA*	\$635,000	\$670,000	-5.2%	-2.7%
WENDOUREE*	\$345,000	\$330,000	4.5%	4.5%
WERRIBEE	\$400,000	\$400,000	0.0%	-1.0%
WERRIBEE SOUTH*	\$446,250	\$423,500	5.4%	-
WEST FOOTSCRAY	\$488,250	\$500,000	-2.4%	-8.7%
WEST MELBOURNE	\$570,000	\$555,588	2.6%	0.8%
WEST WODONGA*	\$390,000	\$390,000	0.0%	3.1%
WESTMEADOWS*	\$505,000	\$502,500	0.5%	4.1%
WHITTINGTON*	\$380,000	\$390,000	-2.6%	-
WILLIAMS LANDING*	\$415,000	\$412,500	0.6%	-
WILLIAMSTOWN*	\$710,000	\$680,000	4.4%	14.4%
WINDSOR	\$615,000	\$625,000	-1.6%	-6.1%
WODONGA*	\$395,000	\$380,000	3.9%	17.2%
WOLLERT*	\$455,500	\$440,000	3.5%	7.4%
WONTHAGGI*	\$392,500	\$385,000	1.9%	1.9%
YARRAVILLE	\$659,500	\$644,500	2.3%	0.7%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,155,000	\$1,153,000	0.2%	0.2%
AIRPORT WEST*	\$798,750	\$798,000	0.1%	0.1%
ALPHINGTON*	\$1,050,000	\$1,085,000	-3.2%	-17.0%
ALTONA*	\$882,500	\$892,500	-1.1%	-0.6%
ALTONA MEADOWS*	\$645,000	\$630,000	2.4%	8.7%
ALTONA NORTH	\$830,000	\$840,000	-1.2%	-2.4%
ARMADALE*	\$1,577,500	\$1,522,500	3.6%	9.9%
ASCOT VALE*	\$960,000	\$935,000	2.7%	3.7%
ASHWOOD*	\$1,040,000	\$1,088,000	-4.4%	-15.4%
ASPENDALE*	\$990,000	\$1,150,000	-13.9%	-9.6%
AVONDALE HEIGHTS*	\$735,000	\$735,000	0.0%	1.1%
BALACLAVA*	\$1,102,500	\$1,100,000	0.2%	18.2%
BALWYN*	\$1,413,000	\$1,416,000	-0.2%	-2.1%
BALWYN NORTH*	\$1,132,500	\$1,203,900	-5.9%	-9.4%
BAYSWATER	\$752,000	\$735,000	2.3%	1.5%
BAYSWATER NORTH*	\$785,000	\$785,000	0.0%	8.7%
BEAUMARIS*	\$1,325,000	\$1,325,000	0.0%	-11.7%
BELMONT*	\$650,000	\$653,000	-0.5%	-5.1%
BENTLEIGH*	\$1,052,000	\$1,042,000	1.0%	-10.1%
BENTLEIGH EAST	\$1,198,000	\$1,198,000	0.0%	1.5%
BERWICK*	\$680,000	\$665,000	2.3%	0.7%
BLACK ROCK*	\$1,482,500	\$1,548,000	-4.2%	11.9%
BLACKBURN	\$1,096,000	\$1,092,000	0.4%	3.3%
BLACKBURN NORTH*	\$818,000	\$821,500	-0.4%	-14.5%
BLACKBURN SOUTH*	\$1,010,000	\$985,000	2.5%	10.4%
BONBEACH*	\$952,500	\$910,000	4.7%	3.5%
BORONIA	\$773,000	\$757,500	2.0%	2.2%
BOX HILL*	\$915,000	\$889,500	2.9%	12.5%
BOX HILL NORTH*	\$970,000	\$956,050	1.5%	1.0%
BOX HILL SOUTH*	\$1,036,500	\$1,010,000	2.6%	9.4%
BRAYBROOK*	\$680,000	\$671,000	1.3%	0.6%
BRIGHTON	\$1,981,500	\$1,900,000	4.3%	7.1%
BRIGHTON EAST	\$1,450,000	\$1,415,000	2.5%	4.7%
BROADMEADOWS*	\$550,000	\$550,000	0.0%	0.5%
BROOKLYN*	\$730,000	\$685,000	6.6%	8.1%
BRUNSWICK*	\$1,130,000	\$1,060,000	6.6%	7.6%
BRUNSWICK EAST*	\$1,242,500	\$1,125,000	10.4%	12.9%
BRUNSWICK WEST*	\$920,000	\$879,000	4.7%	5.1%
BULLEEN*	\$1,035,500	\$1,060,000	-2.3%	-5.9%
BUNDOORA*	\$699,000	\$681,000	2.6%	1.3%
BURWOOD*	\$985,000	\$1,011,500	-2.6%	-3.2%
CAMBERWELL*	\$1,356,500	\$1,300,000	4.3%	-5.1%
CANADIAN*	\$415,000	\$415,000	0.0%	-
CAPEL SOUND*	\$750,000	\$706,000	6.2%	-
CARLTON*	\$980,500	\$960,000	2.1%	-10.2%
CARNEGIE	\$1,035,500	\$970,000	6.8%	6.2%
CAROLINE SPRINGS*	\$578,500	\$590,000	-1.9%	2.6%
CARRUM*	\$950,000	\$895,000	6.1%	3.8%
CARRUM DOWNS	\$640,500	\$635,000	0.9%	6.7%
CAULFIELD*	\$1,020,000	\$1,130,000	-9.7%	-24.6%
CAULFIELD NORTH	\$1,130,000	\$1,130,000	0.0%	-6.6%
CAULFIELD SOUTH*	\$1,250,000	\$1,170,000	6.8%	-0.9%
CHADSTONE*	\$934,000	\$950,000	-1.7%	-3.7%
CHELSEA*	\$964,500	\$940,000	2.6%	7.2%
CHELTENHAM	\$950,000	\$970,000	-2.1%	-0.8%
CHIRNSIDE PARK*	\$720,000	\$715,000	0.7%	0.7%
CLAYTON	\$850,500	\$836,000	1.7%	1.8%
CLAYTON SOUTH*	\$875,000	\$847,500	3.2%	5.1%
CLYDE*	\$580,000	\$570,000	1.8%	-
CLYDE NORTH*	\$586,000	\$585,500	0.1%	-2.3%
COBURG*	\$850,000	\$868,000	-2.1%	-6.8%
COLLINGWOOD*	\$1,575,000	\$1,277,500	23.3%	26.0%
COWES*	\$638,000	\$671,250	-5.0%	-
CRAIGIEBURN	\$509,000	\$496,000	2.6%	4.9%
CRANBOURNE*	\$580,000	\$570,000	1.8%	6.2%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CRANBOURNE WEST*	\$580,000	\$585,000	-0.9%	0.0%
CROYDON	\$762,500	\$765,500	-0.4%	-1.6%
CROYDON NORTH*	\$770,000	\$787,500	-2.2%	-0.5%
DANDENONG	\$604,000	\$580,000	4.1%	2.4%
DANDENONG NORTH*	\$640,000	\$635,000	0.8%	0.7%
DARLEY*	\$458,750	\$438,750	4.6%	-
DEANSIDE*	\$554,000	\$540,000	2.6%	3.6%
DEER PARK*	\$530,000	\$518,500	2.2%	-1.6%
DIAMOND CREEK*	\$825,000	\$827,500	-0.3%	5.8%
DINGLEY VILLAGE*	\$860,000	\$877,750	-2.0%	-0.6%
DOCKLANDS	\$1,250,000	\$1,185,000	5.5%	9.2%
DONCASTER	\$916,000	\$917,000	-0.1%	-1.5%
DONCASTER EAST	\$1,020,000	\$1,018,000	0.2%	-7.3%
DONVALE*	\$912,500	\$891,500	2.4%	1.1%
DOREEN*	\$570,000	\$549,500	3.7%	3.6%
DOVETON*	\$610,000	\$600,000	1.7%	6.1%
DROMANA*	\$839,000	\$869,500	-3.5%	-6.3%
DROUIN*	\$475,000	\$505,000	-5.9%	-3.1%
EAST MELBOURNE*	\$1,502,500	\$1,600,000	-6.1%	-34.0%
EDITHVALE*	\$965,000	\$960,000	0.5%	-3.4%
ELSTERNWICK*	\$1,170,000	\$1,212,000	-3.5%	0.8%
ELTHAM*	\$839,389	\$838,777	0.1%	-0.1%
ELWOOD*	\$1,190,000	\$1,202,000	-1.0%	6.2%
ENDEAVOUR HILLS*	\$702,000	\$705,000	-0.4%	2.2%
EPPING*	\$571,000	\$575,000	-0.7%	3.8%
ESSENDON*	\$888,500	\$883,500	0.6%	-2.4%
ESSENDON NORTH*	\$925,500	\$925,500	0.0%	-
FAWKNER*	\$680,000	\$680,000	0.0%	2.6%
FERNTREE GULLY	\$728,000	\$717,000	1.5%	-1.5%
FITZROY*	\$1,630,000	\$1,548,500	5.3%	4.5%
FITZROY NORTH*	\$1,312,500	\$1,350,000	-2.8%	21.5%
FLEMINGTON*	\$921,500	\$925,000	-0.4%	-
FLORA HILL*	\$470,000	-	-	-
FOOTSCRAY*	\$720,000	\$790,000	-8.9%	-14.2%
FOREST HILL*	\$905,000	\$900,000	0.6%	-3.2%
FRANKSTON	\$660,000	\$660,000	0.0%	-1.1%
FRANKSTON SOUTH*	\$782,500	\$775,000	1.0%	4.9%
FRASER RISE*	\$577,000	\$585,000	-1.4%	-2.2%
GEELONG*	\$785,000	\$880,000	-10.8%	-24.5%
GEELONG WEST*	\$812,050	\$805,000	0.9%	-
GLEN HUNTLY*	\$910,000	\$950,000	-4.2%	-5.7%
GLEN IRIS	\$1,326,000	\$1,310,000	1.2%	2.0%
GLEN WAVERLEY	\$1,065,000	\$1,057,500	0.7%	-1.3%
GLENROY	\$697,000	\$674,500	3.3%	-1.5%
GREENSBOROUGH*	\$815,000	\$850,000	-4.1%	-3.6%
GROVEDALE*	\$585,000	\$570,000	2.6%	-
HADFIELD*	\$710,000	\$707,000	0.4%	-0.7%
HALLAM*	\$615,000	-	-	4.8%
HAMLYN HEIGHTS*	\$632,500	-	-	-
HAMPTON*	\$1,550,000	\$1,514,750	2.3%	2.0%
HAMPTON EAST*	\$1,226,000	\$1,212,500	1.1%	-1.9%
HAMPTON PARK*	\$583,500	\$580,000	0.6%	-1.9%
HAWTHORN*	\$1,360,000	\$1,401,800	-3.0%	3.0%
HAWTHORN EAST*	\$1,265,000	\$1,200,000	5.4%	2.2%
HEALESVILLE*	\$665,000	-	-	1.5%
HEATHMONT*	\$850,000	\$836,000	1.7%	-
HEIDELBERG*	\$891,000	\$889,444	0.2%	-1.5%
HEIDELBERG HEIGHTS*	\$808,888	\$800,200	1.1%	1.1%
HEIDELBERG WEST*	\$766,000	\$802,500	-4.5%	-2.4%
HIGHETT	\$1,160,000	\$1,105,000	5.0%	6.9%
HIGHTON*	\$662,000	\$662,000	0.0%	-0.1%
HILLSIDE*	\$592,000	\$580,000	2.1%	6.1%
HOPPERS CROSSING*	\$497,500	\$480,000	3.6%	8.4%
HORSHAM*	\$460,000	\$456,500	0.8%	1.7%
HUGHESDALE*	\$965,000	\$990,000	-2.5%	-7.2%
IVANHOE*	\$1,131,250	\$1,130,000	0.1%	1.7%
IVANHOE EAST*	\$1,240,000	\$1,270,000	-2.4%	-11.5%
KEILOR DOWNS*	\$621,000	\$616,500	0.7%	-
KEILOR EAST*	\$780,000	\$760,000	2.6%	-2.5%
KENSINGTON*	\$900,000	\$900,000	0.0%	-6.3%
KEW	\$1,305,000	\$1,350,000	-3.3%	-3.4%
KEW EAST*	\$1,255,000	\$1,300,000	-3.5%	-8.1%
KEYSBOROUGH*	\$720,000	\$720,000	0.0%	-5.9%
KILSYTH*	\$740,000	\$739,000	0.1%	-4.0%
KNOXFIELD*	\$809,000	\$787,000	2.8%	3.3%
LAKE WENDOUREE*	\$736,000	-	-	-
LALOR*	\$593,500	\$590,000	0.6%	-3.1%
LANGWARRIN*	\$642,861	\$627,000	2.5%	2.4%
LAVERTON*	\$580,000	\$585,000	-0.9%	2.5%
LILYDALE*	\$730,000	\$715,000	2.1%	2.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
LOWER PLENTY*	\$797,500	-	-	-
MACLEOD*	\$844,500	\$875,000	-3.5%	-6.2%
MAIDSTONE*	\$720,000	\$734,000	-1.9%	-3.7%
MALVERN*	\$1,860,000	\$1,701,000	9.3%	-4.6%
MALVERN EAST*	\$1,250,000	\$1,220,000	2.5%	2.1%
MARIBYRNONG*	\$685,000	\$680,000	0.7%	-4.5%
MCKINNON*	\$1,160,000	\$1,130,000	2.7%	14.6%
MEADOW HEIGHTS*	\$515,000	\$470,000	9.6%	6.5%
MELBOURNE	\$1,290,000	\$1,252,500	3.0%	15.2%
MELTON SOUTH*	\$411,250	\$395,000	4.1%	11.1%
MENTONE	\$1,060,000	\$1,078,750	-1.7%	-4.1%
MERNDA*	\$599,500	\$585,000	2.5%	13.1%
MICKLEHAM*	\$508,250	\$506,500	0.3%	-
MILDURA	\$420,000	\$411,500	2.1%	-0.9%
MILL PARK*	\$617,500	\$580,000	6.5%	10.3%
MITCHAM	\$905,000	\$915,000	-1.1%	-4.7%
MONT ALBERT*	\$1,160,000	-	-	20.8%
MONT ALBERT NORTH*	\$1,067,500	\$1,155,000	-7.6%	-12.9%
MONTMORENCY*	\$840,000	\$847,500	-0.9%	-1.9%
MOONEE PONDS*	\$1,107,500	\$995,000	11.3%	14.2%
MOORABBIN*	\$1,083,750	\$1,083,750	0.0%	0.2%
MOOROOLBARK*	\$732,500	\$720,000	1.7%	0.2%
MORDIALLOC*	\$990,000	\$992,500	-0.3%	-3.4%
MORNINGTON	\$883,000	\$910,000	-3.0%	-19.7%
MOUNT MARTHA*	\$860,000	\$870,000	-1.1%	0.9%
MOUNT WAVERLEY	\$1,081,500	\$1,112,000	-2.7%	-3.1%
MULGRAVE*	\$839,500	\$839,500	0.0%	-3.0%
MURRUMBEENA*	\$1,141,500	\$1,143,250	-0.2%	-3.7%
NARRE WARREN*	\$642,000	\$605,750	6.0%	8.0%
NEWPORT*	\$921,000	\$922,500	-0.2%	2.3%
NEWTOWN*	\$850,000	-	-	2.9%
NIDDRIE*	\$800,000	\$855,000	-6.4%	-3.6%
NOBLE PARK	\$660,000	\$655,000	0.8%	3.9%
NORTH MELBOURNE*	\$1,155,000	\$1,170,000	-1.3%	-1.4%
NORTHCOTE*	\$995,000	\$1,070,000	-7.0%	-18.3%
NUNAWADING*	\$949,000	\$947,500	0.2%	-0.2%
OAK PARK*	\$792,500	\$770,000	2.9%	2.9%
OAKLEIGH*	\$993,000	\$1,025,500	-3.2%	-
OAKLEIGH EAST*	\$913,500	\$900,000	1.5%	1.8%
OAKLEIGH SOUTH*	\$955,000	\$916,944	4.2%	10.0%
OCEAN GROVE*	\$915,000	\$910,000	0.5%	3.4%
OFFICER*	\$583,000	\$575,000	1.4%	9.0%
ORMOND*	\$1,170,000	\$1,200,000	-2.5%	0.1%
PAKENHAM	\$540,000	\$529,500	2.0%	0.9%
PARKDALE*	\$1,130,000	\$1,220,000	-7.4%	-7.9%
PASCOE VALE	\$800,000	\$800,000	0.0%	0.3%
PASCOE VALE SOUTH*	\$903,000	\$881,000	2.5%	3.1%
PATTERSON LAKES*	\$785,000	\$792,500	-0.9%	-10.3%
POINT COOK*	\$585,500	\$585,000	0.1%	-0.9%
PORT MELBOURNE*	\$1,494,000	\$1,450,000	3.0%	-1.5%
PRAHRAN*	\$1,017,000	\$1,008,500	0.8%	-29.3%
PRESTON	\$895,000	\$883,000	1.4%	0.2%
RESERVOIR	\$780,000	\$750,000	4.0%	4.7%
RICHMOND	\$1,200,000	\$1,265,000	-5.1%	-10.1%
RINGWOOD	\$804,500	\$801,000	0.4%	-6.5%
RINGWOOD EAST*	\$824,000	\$813,000	1.4%	-5.8%
ROSANNA*	\$1,022,000	\$990,900	3.1%	3.2%
ROSEBUD*	\$752,500	\$761,250	-1.1%	-0.7%
ROWVILLE*	\$825,000	\$820,000	0.6%	7.8%
ROXBURGH PARK*	\$480,000	\$467,000	2.8%	-2.5%
SAFETY BEACH*	\$825,000	\$823,750	0.2%	-23.3%
SALE*	\$373,000	\$371,500	0.4%	-11.7%
SANDRINGHAM*	\$1,330,000	\$1,260,000	5.6%	3.1%
SEAFORD	\$751,000	\$725,000	3.6%	3.6%
SEBASTOPOL*	\$406,000	\$398,500	1.9%	6.3%
SKYE*	\$585,000	\$585,000	0.0%	-
SOMERVILLE*	\$700,000	\$700,000	0.0%	6.3%
SOUTH MELBOURNE*	\$1,115,000	\$1,175,000	-5.1%	4.2%
SOUTH MORANG*	\$575,000	\$558,500	3.0%	-1.5%
SOUTH YARRA	\$1,350,000	\$1,408,880	-4.2%	-10.0%
SOUTHBANK	\$950,000	\$982,500	-3.3%	2.2%
SPRINGVALE*	\$762,000	\$717,750	6.2%	7.3%
SPRINGVALE SOUTH*	\$710,000	\$655,000	8.4%	8.4%
ST ALBANS	\$590,000	\$590,000	0.0%	5.4%
ST KILDA*	\$1,020,000	\$988,500	3.2%	-20.3%
ST KILDA EAST*	\$847,500	\$760,000	11.5%	-2.0%
STRATHMORE*	\$990,000	\$965,000	2.6%	10.0%
SUNBURY*	\$535,000	\$530,000	0.9%	1.4%
SUNSHINE NORTH*	\$665,000	\$642,500	3.5%	9.5%
SUNSHINE WEST*	\$620,500	\$622,500	-0.3%	1.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
SURREY HILLS*	\$1,417,500	\$1,250,000	13.4%	10.4%
SYDENHAM*	\$519,500	\$510,000	1.9%	3.5%
TARNEIT*	\$490,000	\$495,000	-1.0%	1.8%
TEMPLESTOWE*	\$1,040,000	\$972,500	6.9%	6.1%
TEMPLESTOWE LOWER*	\$925,000	\$970,000	-4.6%	-10.4%
THOMASTOWN*	\$626,000	\$595,000	5.2%	12.2%
THORNBURY*	\$1,060,000	\$1,075,000	-1.4%	-2.2%
TOORAK	\$1,796,000	\$1,800,000	-0.2%	5.6%
TORQUAY*	\$930,000	\$950,000	-2.1%	-16.1%
TRARALGON*	\$431,250	\$462,500	-6.8%	-12.0%
TRUGANINA*	\$521,000	\$517,500	0.7%	-
TULLAMARINE*	\$680,000	\$633,750	7.3%	8.9%
VERMONT*	\$920,000	\$960,000	-4.2%	-5.7%
VERMONT SOUTH*	\$1,015,250	\$1,078,800	-5.9%	6.4%
VIEWBANK*	\$898,750	\$817,500	9.9%	-
WALLAN*	\$460,000	\$465,000	-1.1%	-3.2%
WANTIRNA*	\$761,350	\$725,000	5.0%	-2.4%
WANTIRNA SOUTH*	\$831,000	\$826,500	0.5%	3.9%
WARRNAMBOOL*	\$517,500	-	-	-
WERRIBEE*	\$505,000	\$500,000	1.0%	7.4%
WEST FOOTSCRAY*	\$795,000	\$787,500	1.0%	3.5%
WEST MELBOURNE*	\$1,117,500	\$1,030,000	8.5%	8.8%
WILLIAMSTOWN*	\$1,107,500	\$1,097,500	0.9%	3.7%
WILLIAMSTOWN NORTH*	\$850,000	-	-	-
WINDSOR*	\$1,111,000	\$1,165,000	-4.6%	-
WODONGA*	\$465,000	\$460,000	1.1%	0.0%
WOLLERT*	\$515,000	\$519,500	-0.9%	-2.7%
YARRAVILLE*	\$965,000	\$985,000	-2.0%	-2.0%

Source: REIV

Median Weekly Rents

[Summary](#)

[House by Suburb](#)

[House by Municipality](#)

[Unit By Suburb](#)

[Unit by Municipality](#)

September Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



Median Weekly Rents

Note: Data is based on 12 months ending the quarter

		Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$580	\$580	0.0%	0.9%
	Unit and Apartment	\$570	\$565	0.9%	3.6%
Regional Victoria					
	House	\$490	\$480	2.1%	5.4%
	Unit and Apartment	\$400	\$395	1.3%	5.3%
		Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$800	\$795	0.6%	6.7%
	Unit and Apartment	\$595	\$580	2.6%	6.3%
Middle Melbourne					
	House	\$600	\$600	0.0%	0.0%
	Unit and Apartment	\$570	\$570	0.0%	3.6%
Outer Melbourne					
	House	\$550	\$550	0.0%	1.9%
	Unit and Apartment	\$515	\$510	1.0%	5.1%

Source: REIV

Copyright & Disclaimer

© 2025 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

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

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$800	\$800	0.0%	0.0%
ABERFELDIE*	\$650	\$700	-7.1%	8.3%
AINTREE	\$530	\$540	-1.9%	-1.9%
AIRPORT WEST	\$580	\$585	-0.9%	0.0%
ALBANVALE*	\$470	\$460	2.2%	9.3%
ALBERT PARK	\$885	\$890	-0.6%	-1.4%
ALBION*	\$460	\$470	-2.1%	-2.1%
ALFREDTON	\$455	\$450	1.1%	1.1%
ALPHINGTON*	\$935	\$950	-1.6%	-1.6%
ALTONA	\$600	\$600	0.0%	0.0%
ALTONA MEADOWS	\$500	\$500	0.0%	1.0%
ALTONA NORTH	\$600	\$590	1.7%	1.7%
ANGLESEA*	\$645	\$630	2.4%	-
ARARAT	\$380	\$388	-1.9%	0.0%
ARDEER*	\$450	\$465	-3.2%	-1.1%
ARMADALE	\$950	\$950	0.0%	5.6%
ARMSTRONG CREEK	\$530	\$525	1.0%	1.9%
ASCOT*	\$550	\$520	5.8%	12.2%
ASCOT VALE	\$730	\$750	-2.7%	4.3%
ASHBURTON	\$838	\$825	1.5%	11.7%
ASHWOOD	\$650	\$650	0.0%	3.2%
ASPENDALE*	\$895	\$820	9.1%	-3.0%
ASPENDALE GARDENS*	\$700	\$725	-3.4%	-4.1%
ATTWOOD*	\$600	-	-	-
AVONDALE HEIGHTS	\$580	\$550	5.5%	7.9%
BACCHUS MARSH	\$480	\$470	2.1%	0.0%
BAIRNSDALE	\$450	\$450	0.0%	2.3%
BALACLAVA*	\$840	\$868	-3.2%	5.0%
BALLAN*	\$450	\$450	0.0%	0.0%
BALLARAT CENTRAL	\$420	\$413	1.8%	5.0%
BALLARAT EAST	\$400	\$390	2.6%	1.3%
BALLARAT NORTH	\$420	\$420	0.0%	6.3%
BALWYN	\$950	\$980	-3.1%	-4.5%
BALWYN NORTH	\$850	\$895	-5.0%	6.3%
BANDIANA*	\$590	\$560	5.4%	11.3%
BANNOCKBURN*	\$585	\$550	6.4%	13.6%
BARANDUDA	\$620	\$600	3.3%	10.7%
BAYSWATER	\$590	\$593	-0.4%	7.3%
BAYSWATER NORTH*	\$600	\$600	0.0%	2.1%
BEACONSFIELD*	\$595	\$600	-0.8%	1.7%
BEAUFORT*	\$398	\$415	-4.2%	-7.0%
BEAUMARIS	\$1,000	\$950	5.3%	0.5%
BEECHWORTH*	\$500	\$500	0.0%	11.1%
BELGRAVE*	\$660	\$630	4.8%	-
BELL PARK	\$490	\$490	0.0%	4.3%
BELL POST HILL	\$500	\$495	1.0%	4.2%
BELLFIELD*	\$560	\$600	-6.7%	-13.8%
BELMONT	\$495	\$490	1.0%	0.0%
BENALLA	\$470	\$460	2.2%	4.4%
BENDIGO	\$470	\$470	0.0%	9.3%
BENTLEIGH	\$848	\$850	-0.3%	8.7%
BENTLEIGH EAST	\$755	\$750	0.7%	6.3%
BERWICK	\$620	\$620	0.0%	6.9%
BEVERIDGE	\$480	\$480	0.0%	3.2%
BITTERN*	\$710	\$680	4.4%	-5.3%
BLACK HILL*	\$420	\$420	0.0%	7.7%
BLACK ROCK*	\$1,065	\$1,090	-2.3%	-3.2%
BLACKBURN	\$650	\$620	4.8%	-3.0%
BLACKBURN NORTH*	\$680	\$630	7.9%	13.3%
BLACKBURN SOUTH	\$640	\$645	-0.8%	6.7%
BLAIRGOWRIE*	\$670	\$650	3.1%	3.1%
BONBEACH*	\$675	\$650	3.8%	0.0%
BONNIE BROOK	\$510	\$510	0.0%	-1.9%
BONSHAW	\$450	\$450	0.0%	0.0%
BORONIA	\$580	\$580	0.0%	5.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BOTANIC RIDGE*	\$645	\$645	0.0%	2.8%
BOX HILL	\$608	\$615	-1.2%	8.5%
BOX HILL NORTH	\$650	\$650	0.0%	0.0%
BOX HILL SOUTH*	\$700	\$670	4.5%	16.7%
BRAYBROOK	\$475	\$475	0.0%	3.3%
BRIAR HILL*	\$750	\$690	8.7%	20.5%
BRIGHTON	\$1,400	\$1,370	2.2%	8.1%
BRIGHTON EAST	\$1,165	\$1,050	11.0%	17.7%
BROADFORD*	\$495	\$495	0.0%	19.3%
BROADMEADOWS	\$480	\$480	0.0%	4.3%
BROOKFIELD	\$450	\$450	0.0%	0.0%
BROOKLYN*	\$555	\$565	-1.8%	-4.3%
BROWN HILL*	\$460	\$430	7.0%	15.0%
BRUNSWICK	\$775	\$775	0.0%	7.6%
BRUNSWICK EAST	\$800	\$795	0.6%	2.6%
BRUNSWICK WEST	\$750	\$725	3.4%	0.3%
BULLEEN	\$700	\$690	1.4%	7.7%
BUNDOORA	\$580	\$580	0.0%	5.5%
BUNINYONG*	\$455	\$495	-8.1%	-14.2%
BURNLEY*	\$900	\$900	0.0%	-
BURNSIDE*	\$550	\$550	0.0%	-1.8%
BURNSIDE HEIGHTS	\$550	\$540	1.9%	2.8%
BURWOOD	\$680	\$660	3.0%	3.8%
BURWOOD EAST	\$650	\$643	1.2%	5.7%
CAIRNLEA*	\$643	\$635	1.2%	11.7%
CALIFORNIA GULLY	\$450	\$450	0.0%	7.1%
CAMBERWELL	\$993	\$985	0.8%	4.7%
CAMPBELLFIELD*	\$545	\$545	0.0%	13.5%
CAMPBELLS CREEK*	\$500	\$500	0.0%	0.0%
CAMPERDOWN*	\$420	\$405	3.7%	0.0%
CANADIAN	\$410	\$415	-1.2%	2.5%
CANTERBURY*	\$1,190	\$1,190	0.0%	19.0%
CAPE PATERSON*	\$455	\$450	1.1%	-
CAPE WOOLAMAI*	\$460	\$470	-2.1%	6.4%
CAPEL SOUND	\$550	\$550	0.0%	1.9%
CARLTON	\$750	\$750	0.0%	7.1%
CARLTON NORTH	\$825	\$800	3.1%	10.0%
CARNEGIE	\$750	\$745	0.7%	0.0%
CAROLINE SPRINGS	\$540	\$545	-0.9%	4.3%
CARRUM*	\$640	\$620	3.2%	14.3%
CARRUM DOWNS	\$580	\$580	0.0%	5.5%
CASTLEMAINE	\$495	\$495	0.0%	4.2%
CAULFIELD*	\$1,200	\$1,200	0.0%	41.2%
CAULFIELD NORTH	\$960	\$983	-2.3%	7.6%
CAULFIELD SOUTH	\$890	\$880	1.1%	9.9%
CHADSTONE	\$620	\$610	1.6%	3.3%
CHARLEMONT	\$520	\$510	2.0%	5.1%
CHELSEA*	\$650	\$660	-1.5%	-1.5%
CHELSEA HEIGHTS*	\$678	\$675	0.4%	7.5%
CHELTENHAM	\$750	\$730	2.7%	7.1%
CHIRNSIDE PARK	\$700	\$690	1.4%	20.7%
CHURCHILL	\$420	\$420	0.0%	9.8%
CLARINDA*	\$650	\$663	-1.9%	0.0%
CLAYTON	\$650	\$650	0.0%	4.8%
CLAYTON SOUTH	\$610	\$600	1.7%	2.5%
CLIFTON HILL	\$850	\$800	6.3%	6.9%
CLIFTON SPRINGS	\$480	\$480	0.0%	2.1%
CLYDE	\$580	\$580	0.0%	1.8%
CLYDE NORTH	\$600	\$600	0.0%	3.4%
COBBLEBANK	\$460	\$460	0.0%	-2.1%
COBRAM	\$470	\$460	2.2%	9.3%
COBURG	\$720	\$700	2.9%	2.9%
COBURG NORTH	\$648	\$650	-0.4%	7.9%
COCKATOO*	\$570	\$580	-1.7%	-3.4%
COLAC*	\$475	\$460	3.3%	9.2%
COLLINGWOOD	\$755	\$760	-0.7%	-5.6%
COOLAROO*	\$480	\$480	0.0%	0.0%
CORINELLA*	\$498	-	-	-
CORIO	\$430	\$420	2.4%	7.5%
CORONET BAY*	\$450	\$450	0.0%	-
COWES	\$480	\$480	0.0%	0.0%
CRAIGIEBURN	\$550	\$550	0.0%	3.8%
CRANBOURNE	\$530	\$525	1.0%	5.0%
CRANBOURNE EAST	\$590	\$590	0.0%	5.4%
CRANBOURNE NORTH	\$580	\$590	-1.7%	5.5%
CRANBOURNE SOUTH*	\$650	\$650	0.0%	10.2%
CRANBOURNE WEST	\$590	\$585	0.9%	7.3%
CREMORNE*	\$785	\$750	4.7%	-1.9%
CRESWICK*	\$420	\$420	0.0%	0.6%
CRIB POINT*	\$570	-	-	1.8%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CROYDON	\$638	\$625	2.0%	6.3%
CROYDON HILLS*	\$740	\$750	-1.3%	10.4%
CROYDON NORTH*	\$655	\$643	1.9%	9.2%
CROYDON SOUTH*	\$600	\$600	0.0%	0.8%
CURLEWIS	\$520	\$520	0.0%	6.1%
DALLAS*	\$510	\$500	2.0%	10.9%
DANDENONG	\$523	\$525	-0.5%	4.5%
DANDENONG NORTH	\$550	\$550	0.0%	0.0%
DARLEY	\$470	\$460	2.2%	0.0%
DAYLESFORD*	\$530	\$530	0.0%	0.5%
DEANSIDE	\$510	\$520	-1.9%	-1.9%
DEEPPENE*	\$1,000	-	-	-
DEER PARK	\$500	\$500	0.0%	7.5%
DELACOMBE	\$420	\$420	0.0%	-6.7%
DELAHEY*	\$480	\$500	-4.0%	0.0%
DENNINGTON*	\$550	\$575	-4.3%	0.0%
DERRIMUT	\$590	\$590	0.0%	5.4%
DIAMOND CREEK*	\$650	\$618	5.3%	12.1%
DIGGERS REST	\$525	\$520	1.0%	5.0%
DINGLEY VILLAGE*	\$675	\$650	3.8%	3.8%
DONCASTER	\$750	\$750	0.0%	4.2%
DONCASTER EAST	\$750	\$750	0.0%	7.1%
DONNYBROOK	\$500	\$500	0.0%	-3.8%
DONVALE*	\$750	\$750	0.0%	-1.3%
DOREEN	\$570	\$570	0.0%	3.6%
DOVETON	\$480	\$480	0.0%	6.7%
DROMANA	\$620	\$585	6.0%	10.7%
DROUIN	\$530	\$520	1.9%	6.0%
DRYSDALE*	\$490	\$490	0.0%	2.1%
EAGLE POINT*	\$550	\$505	8.9%	-
EAGLEHAWK	\$493	\$490	0.5%	11.9%
EAGLEMONT*	\$915	\$785	16.6%	14.4%
EAST BAIRNSDALE*	\$500	\$500	0.0%	0.0%
EAST BENDIGO*	\$460	\$460	0.0%	2.2%
EAST GEELONG*	\$520	\$520	0.0%	6.1%
EAST MELBOURNE*	\$1,100	\$1,300	-15.4%	-18.5%
EASTWOOD*	\$540	\$545	-0.9%	2.9%
ECHUCA	\$550	\$550	0.0%	11.1%
EDITHVALE*	\$680	\$680	0.0%	4.6%
ELSTERNWICK*	\$883	\$875	0.9%	-1.1%
ELTHAM	\$680	\$670	1.5%	-2.9%
ELTHAM NORTH*	\$780	\$750	4.0%	9.9%
ELWOOD	\$1,078	\$1,000	7.7%	13.4%
EMERALD*	\$660	\$670	-1.5%	-12.0%
ENDEAVOUR HILLS	\$580	\$560	3.6%	3.6%
EPPING	\$550	\$550	0.0%	3.8%
EPSOM	\$550	\$540	1.9%	14.6%
ESSENDON	\$695	\$695	0.0%	0.4%
ESSENDON NORTH*	\$525	\$523	0.5%	-4.5%
EUMEMMERRING*	\$500	\$500	0.0%	-
EUROA*	\$500	\$480	4.2%	11.1%
EYNESBURY*	\$455	\$450	1.1%	-2.2%
FAIRFIELD*	\$740	\$770	-3.9%	-6.3%
FAWKNER	\$565	\$560	0.9%	2.7%
FERNTREE GULLY	\$623	\$610	2.0%	5.5%
FITZROY	\$950	\$920	3.3%	11.8%
FITZROY NORTH	\$850	\$850	0.0%	6.3%
FLEMINGTON	\$650	\$650	0.0%	0.0%
FLINDERS*	\$850	\$850	0.0%	-
FLORA HILL	\$470	\$470	0.0%	9.3%
FOOTSCRAY	\$598	\$600	-0.4%	-0.4%
FOREST HILL	\$650	\$620	4.8%	10.2%
FOSTER*	\$390	\$360	8.3%	2.6%
FRANKSTON	\$560	\$560	0.0%	3.7%
FRANKSTON NORTH	\$495	\$490	1.0%	7.6%
FRANKSTON SOUTH	\$688	\$650	5.8%	5.8%
FRASER RISE	\$530	\$530	0.0%	-1.9%
FYANSFORD*	\$635	\$638	-0.4%	0.0%
GEELONG	\$555	\$550	0.9%	4.7%
GEELONG WEST	\$530	\$528	0.5%	5.0%
GISBORNE	\$650	\$635	2.4%	3.2%
GLADSTONE PARK	\$550	\$550	0.0%	3.8%
GLEN HUNTLY*	\$813	\$825	-1.5%	5.5%
GLEN IRIS	\$950	\$890	6.7%	11.8%
GLEN WAVERLEY	\$745	\$720	3.5%	8.0%
GLENROY	\$550	\$550	0.0%	4.8%
GOLDEN BEACH*	\$393	-	-	-
GOLDEN POINT	\$400	\$390	2.6%	6.7%
GOLDEN SQUARE	\$475	\$470	1.1%	5.6%
GOWANBRAE*	\$584	\$578	1.1%	3.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
GREENSBOROUGH	\$620	\$640	-3.1%	6.9%
GREENVALE	\$650	\$665	-2.3%	4.8%
GROVEDALE	\$510	\$510	0.0%	2.0%
HADFIELD*	\$570	\$565	0.9%	5.6%
HALLAM	\$560	\$550	1.8%	12.0%
HAMILTON	\$380	\$380	0.0%	5.6%
HAMLIN HEIGHTS	\$500	\$498	0.5%	4.2%
HAMPTON	\$1,118	\$1,150	-2.8%	6.4%
HAMPTON EAST	\$900	\$910	-1.1%	13.9%
HAMPTON PARK	\$530	\$520	1.9%	3.9%
HARKNESS	\$450	\$450	0.0%	5.9%
HASTINGS	\$550	\$545	0.9%	6.8%
HAWTHORN	\$898	\$853	5.3%	-3.0%
HAWTHORN EAST	\$990	\$990	0.0%	12.2%
HEALESVILLE*	\$580	\$590	-1.7%	-
HEATHCOTE*	\$445	\$435	2.3%	2.3%
HEATHERTON*	\$720	-	-	-
HEATHMONT*	\$630	\$600	5.0%	12.5%
HEIDELBERG*	\$700	\$700	0.0%	7.7%
HEIDELBERG HEIGHTS	\$580	\$570	1.8%	5.5%
HEIDELBERG WEST	\$500	\$525	-4.8%	-6.5%
HERNE HILL*	\$478	\$465	2.7%	6.1%
HIGHETT	\$823	\$810	1.5%	17.5%
HIGHTON	\$570	\$560	1.8%	3.6%
HILLSIDE	\$510	\$520	-1.9%	0.0%
HOPPERS CROSSING	\$480	\$480	0.0%	4.3%
HORSHAM	\$420	\$400	5.0%	5.0%
HUGHESDALE	\$680	\$660	3.0%	0.0%
HUNTINGDALE*	\$600	\$610	-1.6%	-4.0%
HUNTLY	\$540	\$530	1.9%	8.0%
HURSTBRIDGE*	\$540	\$520	3.8%	0.9%
INVERLOCH	\$500	\$508	-1.5%	2.0%
IRONBARK*	\$455	\$430	5.8%	3.4%
IRYMPLE*	\$520	\$480	8.3%	3.0%
IVANHOE	\$798	\$770	3.6%	13.9%
IVANHOE EAST*	\$975	-	-	-
JACANA*	\$485	\$490	-1.0%	-
JACKASS FLAT*	\$530	\$530	0.0%	9.3%
JAN JUC*	\$650	\$600	8.3%	0.0%
JUNORTOUN*	\$650	\$645	0.8%	-
KALKALLO	\$500	\$500	0.0%	0.0%
KANGAROO FLAT	\$490	\$490	0.0%	8.9%
KEALBA*	\$540	\$520	3.8%	14.9%
KEILOR*	\$665	\$650	2.3%	4.7%
KEILOR DOWNS	\$550	\$560	-1.8%	0.0%
KEILOR EAST	\$600	\$595	0.8%	5.3%
KEILOR PARK*	\$570	\$585	-2.6%	11.8%
KENNINGTON	\$470	\$450	4.4%	9.3%
KENSINGTON	\$695	\$693	0.4%	0.7%
KEW	\$1,000	\$1,000	0.0%	5.3%
KEW EAST*	\$995	\$895	11.2%	6.1%
KEYSBOROUGH	\$698	\$680	2.6%	0.4%
KIALLA	\$600	\$620	-3.2%	-3.2%
KILLARA*	\$620	\$620	0.0%	0.0%
KILMORE	\$515	\$500	3.0%	8.4%
KILSYTH	\$620	\$610	1.6%	5.1%
KINGS PARK*	\$500	\$473	5.8%	12.4%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$673	\$675	-0.4%	-0.4%
KNOXFIELD	\$630	\$618	2.0%	8.6%
KOO WEE RUP*	\$565	\$588	-3.8%	2.7%
KOROIT*	\$550	-	-	-
KORUMBURRA*	\$495	\$483	2.6%	3.1%
KURUNJANG	\$420	\$420	0.0%	2.4%
KYABRAM*	\$450	\$450	0.0%	3.4%
KYNETON*	\$590	\$600	-1.7%	7.3%
LAKE GARDENS*	\$475	\$473	0.5%	3.3%
LAKE WENDOUREE*	\$500	\$470	6.4%	26.6%
LAKES ENTRANCE*	\$470	\$470	0.0%	5.6%
LALOR	\$520	\$520	0.0%	4.0%
LANG LANG*	\$650	\$650	0.0%	4.8%
LANGWARRIN	\$630	\$625	0.8%	12.5%
LARA	\$550	\$550	0.0%	0.0%
LAVERTON	\$440	\$450	-2.2%	-4.3%
LENEVA*	\$630	\$630	0.0%	5.0%
LEONGATHA*	\$440	\$460	-4.3%	4.8%
LEOPOLD	\$520	\$510	2.0%	6.1%
LILYDALE	\$620	\$620	0.0%	8.8%
LONG GULLY*	\$460	\$450	2.2%	7.0%
LONGWARRY*	\$495	\$485	2.1%	3.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
LORNE*	\$663	-	-	-
LOVELY BANKS*	\$580	\$580	0.0%	9.4%
LUCAS	\$475	\$460	3.3%	3.3%
LUCKNOW	\$550	\$550	0.0%	0.0%
LYNBROOK	\$610	\$630	-3.2%	3.4%
LYNDHURST	\$655	\$650	0.8%	5.6%
LYSTERFIELD*	\$625	\$613	2.0%	5.0%
MACLEOD	\$590	\$590	0.0%	7.3%
MADDINGLEY	\$520	\$500	4.0%	8.3%
MAFFRA	\$425	\$420	1.2%	1.2%
MAIDEN GULLY*	\$600	\$600	0.0%	7.1%
MAIDSTONE	\$585	\$583	0.4%	6.4%
MALDON*	\$450	\$478	-5.8%	-
MALVERN	\$1,100	\$1,050	4.8%	0.0%
MALVERN EAST	\$825	\$900	-8.3%	-5.7%
MAMBOURIN	\$460	\$465	-1.1%	-2.1%
MANIFOLD HEIGHTS*	\$520	\$500	4.0%	6.1%
MANOR LAKES	\$473	\$480	-1.6%	-3.6%
MANSFIELD*	\$583	\$578	0.9%	8.9%
MARIBYRNONG	\$640	\$640	0.0%	6.7%
MARONG*	\$530	\$530	0.0%	-
MARSHALL*	\$500	\$500	0.0%	2.6%
MARYBOROUGH*	\$380	\$380	0.0%	5.6%
MCCRAE*	\$650	\$650	0.0%	0.0%
MCKINNON*	\$900	\$880	2.3%	9.1%
MEADOW HEIGHTS	\$500	\$500	0.0%	11.1%
MELBOURNE*	\$650	\$650	0.0%	13.0%
MELTON	\$408	\$408	0.0%	4.5%
MELTON SOUTH	\$430	\$430	0.0%	2.4%
MELTON WEST	\$430	\$430	0.0%	4.9%
MENTONE	\$750	\$750	0.0%	2.7%
MERBEIN*	\$450	-	-	-
MERENDA	\$550	\$550	0.0%	1.9%
METUNG*	\$550	\$520	5.8%	22.2%
MICKLEHAM	\$550	\$550	0.0%	3.8%
MIDDLE PARK*	\$893	\$900	-0.8%	-6.1%
MILDURA	\$480	\$480	0.0%	9.1%
MILL PARK	\$550	\$540	1.9%	5.8%
MINERS REST*	\$450	\$450	0.0%	0.0%
MIRBOO NORTH*	\$420	\$410	2.4%	-
MITCHAM	\$650	\$630	3.2%	9.2%
MOE	\$400	\$400	0.0%	7.4%
MONT ALBERT*	\$858	\$890	-3.7%	4.6%
MONT ALBERT NORTH*	\$780	\$790	-1.3%	12.2%
MONTMORENCY*	\$698	\$673	3.7%	7.3%
MONTROSE*	\$650	\$680	-4.4%	-0.4%
MOONEE PONDS	\$700	\$705	-0.7%	2.9%
MOORABBIN*	\$750	\$750	0.0%	10.3%
MOOROOLBARK	\$613	\$600	2.1%	5.6%
MOOROOPNA	\$500	\$480	4.2%	3.6%
MORDIALLOC*	\$735	\$733	0.3%	5.0%
MORNINGTON	\$695	\$700	-0.7%	1.5%
MORWELL	\$400	\$400	0.0%	5.3%
MOUNT CLEAR*	\$430	\$430	0.0%	4.2%
MOUNT COTTRELL*	\$500	\$500	0.0%	-
MOUNT DUNEED	\$550	\$550	0.0%	1.9%
MOUNT ELIZA	\$980	\$995	-1.5%	8.9%
MOUNT EVELYN*	\$600	\$590	1.7%	4.3%
MOUNT HELEN*	\$460	\$470	-2.1%	7.0%
MOUNT MARTHA	\$760	\$788	-3.5%	1.3%
MOUNT PLEASANT*	\$420	\$410	2.4%	0.0%
MOUNT WAVERLEY	\$700	\$700	0.0%	2.9%
MULGRAVE	\$650	\$650	0.0%	0.0%
MURRUMBEENA	\$768	\$740	3.7%	9.6%
NAGAMBIE*	\$500	\$500	0.0%	4.2%
NAR NAR GOON NORTH*	\$580	\$585	-0.9%	-
NARRE WARREN	\$560	\$560	0.0%	5.7%
NARRE WARREN NORTH*	\$900	\$990	-9.1%	-
NARRE WARREN SOUTH	\$610	\$610	0.0%	5.2%
NEW GISBORNE*	\$615	\$630	-2.4%	-1.2%
NEWBOROUGH*	\$470	\$450	4.4%	17.5%
NEWCOMB	\$460	\$450	2.2%	4.5%
NEWINGTON*	\$410	\$410	0.0%	2.5%
NEWPORT	\$700	\$680	2.9%	1.4%
NEWTOWN	\$560	\$560	0.0%	1.8%
NIDDRIE*	\$673	\$690	-2.5%	-2.5%
NOBLE PARK	\$550	\$535	2.8%	3.8%
NOBLE PARK NORTH*	\$550	\$550	0.0%	0.0%
NORLANE	\$400	\$400	0.0%	5.3%
NORTH BENDIGO	\$480	\$470	2.1%	6.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
NORTH GEELONG*	\$470	\$475	-1.1%	6.8%
NORTH MELBOURNE	\$723	\$750	-3.7%	1.8%
NORTH SHORE*	\$445	-	-	-
NORTH WONTHAGGI*	\$500	\$520	-3.8%	-2.0%
NORTHCOTE	\$850	\$785	8.3%	9.7%
NOTTING HILL*	\$580	\$575	0.9%	0.9%
NUNAWADING	\$640	\$600	6.7%	6.7%
OAK PARK*	\$650	\$650	0.0%	8.3%
OAKLEIGH	\$680	\$680	0.0%	4.6%
OAKLEIGH EAST*	\$645	\$645	0.0%	5.3%
OAKLEIGH SOUTH	\$650	\$650	0.0%	2.8%
OCEAN GROVE	\$600	\$580	3.4%	3.4%
OFFICER	\$593	\$600	-1.3%	3.0%
OFFICER SOUTH*	\$600	\$600	0.0%	4.3%
ORMOND*	\$750	\$745	0.7%	7.1%
PAKENHAM	\$550	\$550	0.0%	5.8%
PARKDALE*	\$703	\$720	-2.4%	-6.3%
PARKVILLE*	\$950	\$988	-3.8%	26.7%
PASCOE VALE	\$600	\$600	0.0%	0.0%
PASCOE VALE SOUTH	\$700	\$700	0.0%	1.4%
PATTERSON LAKES*	\$730	\$770	-5.2%	-1.4%
PAYNESVILLE	\$500	\$500	0.0%	11.1%
POINT COOK	\$560	\$560	0.0%	1.8%
POINT LONSDALE	\$590	\$635	-7.1%	0.9%
PORT FAIRY*	\$540	\$550	-1.8%	-
PORT MELBOURNE	\$850	\$848	0.3%	0.0%
PORTARLINGTON*	\$490	\$485	1.0%	3.2%
PORTLAND	\$440	\$450	-2.2%	-2.2%
PORTSEA*	\$975	\$975	0.0%	-
PRAHRAN	\$895	\$855	4.7%	5.3%
PRESTON	\$660	\$650	1.5%	3.1%
PRINCES HILL*	\$898	\$851	5.5%	16.6%
QUARRY HILL*	\$445	\$440	1.1%	3.5%
RED CLIFFS*	\$450	\$430	4.7%	21.6%
REDAN	\$380	\$380	0.0%	0.0%
RESERVOIR	\$550	\$550	0.0%	5.8%
RICHMOND	\$850	\$850	0.0%	6.3%
RIDDELLS CREEK*	\$620	\$600	3.3%	14.8%
RINGWOOD	\$600	\$600	0.0%	0.0%
RINGWOOD EAST	\$600	\$595	0.8%	3.4%
RINGWOOD NORTH*	\$650	\$630	3.2%	4.8%
RIPPLESIDE*	\$585	\$585	0.0%	-
ROCKBANK	\$495	\$495	0.0%	5.3%
ROSANNA	\$650	\$675	-3.7%	-4.4%
ROSEBUD	\$550	\$550	0.0%	7.8%
ROWVILLE	\$650	\$650	0.0%	0.0%
ROXBURGH PARK	\$550	\$550	0.0%	7.8%
RUTHERGLEN*	\$565	\$505	11.9%	21.5%
RYE	\$580	\$590	-1.7%	-2.5%
SAFETY BEACH	\$750	\$730	2.7%	9.5%
SALE	\$500	\$490	2.0%	6.4%
SAN REMO*	\$580	\$550	5.5%	5.5%
SANDHURST*	\$800	\$800	0.0%	9.6%
SANDRINGHAM	\$1,100	\$1,000	10.0%	10.0%
SCORESBY	\$620	\$630	-1.6%	1.6%
SEABROOK	\$510	\$510	0.0%	2.0%
SEAFORD	\$583	\$580	0.4%	2.2%
SEAHOLME*	\$645	\$650	-0.8%	-12.8%
SEBASTOPOL	\$400	\$400	0.0%	5.3%
SEDDON	\$680	\$680	0.0%	4.6%
SEYMOUR*	\$425	\$435	-2.3%	-5.6%
SHEPPARTON	\$480	\$480	0.0%	4.3%
SHEPPARTON NORTH*	\$600	\$600	0.0%	-
SHOREHAM*	\$1,025	-	-	-
SKYE*	\$650	\$625	4.0%	8.3%
SMYTHES CREEK*	\$450	\$450	0.0%	0.0%
SOLDIERS HILL	\$400	\$400	0.0%	0.0%
SOMERS*	\$695	\$700	-0.7%	-
SOMERVILLE*	\$600	\$580	3.4%	4.3%
SORRENTO*	\$788	\$750	5.0%	21.2%
SOUTH GEELONG*	\$540	\$520	3.8%	12.5%
SOUTH KINGSVILLE*	\$690	\$560	23.2%	29.6%
SOUTH MELBOURNE	\$848	\$845	0.3%	5.9%
SOUTH MORANG	\$570	\$570	0.0%	3.6%
SOUTH YARRA	\$900	\$900	0.0%	-3.0%
SOUTHBANK*	\$660	\$640	3.1%	1.5%
SPOTSWOOD*	\$688	\$680	1.1%	4.2%
SPRING GULLY*	\$480	\$470	2.1%	2.1%
SPRINGVALE	\$550	\$550	0.0%	0.0%
SPRINGVALE SOUTH*	\$595	\$580	2.6%	5.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ST ALBANS	\$470	\$460	2.2%	4.4%
ST ALBANS PARK*	\$470	\$460	2.2%	2.2%
ST KILDA	\$850	\$810	4.9%	11.5%
ST KILDA EAST	\$895	\$895	0.0%	12.9%
ST KILDA WEST*	\$1,075	\$1,200	-10.4%	-21.8%
ST LEONARDS	\$500	\$480	4.2%	6.4%
STAWELL	\$400	\$400	0.0%	4.6%
STRATFORD*	\$515	\$528	-2.4%	3.0%
STRATHDALE	\$520	\$500	4.0%	8.3%
STRATHFIELDSAYE	\$600	\$590	1.7%	9.1%
STRATHMORE	\$700	\$740	-5.4%	-5.4%
STRATHTULLOH	\$475	\$480	-1.0%	1.1%
SUNBURY	\$540	\$535	0.9%	8.0%
SUNDERLAND BAY*	\$475	-	-	-
SUNSHINE	\$500	\$500	0.0%	4.2%
SUNSHINE NORTH	\$500	\$500	0.0%	0.0%
SUNSHINE WEST	\$485	\$485	0.0%	5.4%
SURF BEACH*	\$470	-	-	-
SURREY HILLS	\$850	\$825	3.0%	6.9%
SWAN HILL*	\$500	\$465	7.5%	28.2%
SYDENHAM	\$510	\$500	2.0%	8.5%
TARNEIT	\$530	\$530	0.0%	0.0%
TATURA*	\$525	\$493	6.6%	16.7%
TAWONGA SOUTH*	\$475	\$480	-1.0%	-
TAYLORS HILL	\$578	\$580	-0.4%	-0.4%
TAYLORS LAKES	\$580	\$590	-1.7%	3.6%
TEMPLESTOWE	\$880	\$858	2.6%	0.0%
TEMPLESTOWE LOWER	\$720	\$720	0.0%	0.7%
THE BASIN*	\$630	\$600	5.0%	14.5%
THOMASTOWN	\$520	\$520	0.0%	4.0%
THOMSON*	\$440	\$420	4.8%	-0.6%
THORNBURY	\$750	\$750	0.0%	0.0%
THORNHILL PARK	\$460	\$460	0.0%	2.2%
TOORAK	\$1,400	\$1,400	0.0%	7.7%
TOOTGAROOK*	\$550	\$543	1.4%	5.8%
TORQUAY	\$700	\$685	2.2%	7.7%
TRAFALGAR*	\$480	\$480	0.0%	5.5%
TRARALGON	\$500	\$480	4.2%	11.1%
TRAVANCORE*	\$650	\$575	13.0%	-
TRUGANINA	\$530	\$530	0.0%	0.0%
TULLAMARINE	\$530	\$530	0.0%	1.0%
UPPER FERNTREE GULLY*	\$610	\$610	0.0%	5.6%
UPWEY*	\$650	\$650	0.0%	12.1%
VENTNOR*	\$493	-	-	-
VENUS BAY*	\$400	\$400	0.0%	2.6%
VERMONT	\$665	\$650	2.3%	10.8%
VERMONT SOUTH	\$735	\$750	-2.0%	2.8%
VIEWBANK*	\$695	\$695	0.0%	6.9%
WALLAN	\$480	\$480	0.0%	2.1%
WANDANA HEIGHTS*	\$650	-	-	-
WANGARATTA	\$480	\$480	0.0%	6.7%
WANTIRNA	\$650	\$650	0.0%	4.0%
WANTIRNA SOUTH	\$660	\$650	1.5%	4.8%
WARBURTON*	\$523	-	-	-1.4%
WARRAGUL	\$560	\$550	1.8%	8.7%
WARRANTYTE*	\$850	\$888	-4.2%	21.4%
WARRANWOOD*	\$805	\$750	7.3%	23.8%
WARRNAMBOOL	\$570	\$560	1.8%	8.1%
WATERWAYS*	\$965	\$965	0.0%	13.5%
WATSONIA*	\$550	\$550	0.0%	3.8%
WATSONIA NORTH*	\$620	\$620	0.0%	3.3%
WAURN PONDS*	\$550	\$535	2.8%	3.8%
WEIR VIEWS	\$460	\$470	-2.1%	0.0%
WENDOUREE	\$390	\$385	1.3%	2.6%
WERRIBEE	\$460	\$470	-2.1%	0.0%
WERRIBEE SOUTH*	\$560	\$565	-0.9%	0.0%
WEST FOOTSCRAY	\$605	\$600	0.8%	5.7%
WEST MELBOURNE*	\$800	\$750	6.7%	10.3%
WEST WODONGA	\$550	\$540	1.9%	13.4%
WESTMEADOWS*	\$530	\$530	0.0%	1.9%
WHEELERS HILL	\$700	\$700	0.0%	5.3%
WHITE HILLS*	\$480	\$470	2.1%	2.1%
WHITTINGTON*	\$450	\$450	0.0%	0.0%
WHITTLESEA*	\$520	\$520	0.0%	8.3%
WILLIAMS LANDING	\$590	\$590	0.0%	1.7%
WILLIAMSTOWN	\$800	\$793	0.9%	15.1%
WIMBLEDON HEIGHTS*	\$470	-	-	-
WINCHELSEA*	\$500	\$500	0.0%	-
WINDSOR	\$810	\$800	1.3%	-4.7%
WINTER VALLEY	\$450	\$450	0.0%	0.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WODONGA	\$525	\$520	1.0%	9.4%
WOLLERT	\$580	\$590	-1.7%	-1.3%
WONTHAGGI*	\$455	\$465	-2.2%	-2.2%
WOODEND*	\$670	\$630	6.3%	6.3%
WOODSTOCK*	\$470	-	-	-
WY YUNG*	\$460	-	-	-
WYNDHAM VALE	\$450	\$460	-2.2%	-2.2%
YALLAMBIE*	\$635	\$620	2.4%	-2.3%
YARRA JUNCTION*	\$543	\$543	0.0%	-
YARRAVILLE	\$670	\$660	1.5%	3.1%
YARRAWONGA	\$550	\$540	1.9%	5.3%
YEA*	\$465	\$465	0.0%	10.7%

Source: REIV

September Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median House Weekly Rents by Municipality

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

Municipality	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ALPINE*	\$480	\$480	0.0%	6.7%
ARARAT	\$380	\$390	-2.6%	0.0%
BALLARAT	\$430	\$430	0.0%	0.0%
BANYULE	\$650	\$640	1.6%	8.3%
BASS COAST	\$480	\$480	0.0%	2.1%
BAW BAW	\$550	\$540	1.9%	12.2%
BAYSIDE	\$1,100	\$1,100	0.0%	10.8%
BENALLA	\$470	\$460	2.2%	4.4%
BOROONDARA	\$950	\$925	2.7%	6.1%
BRIMBANK	\$500	\$500	0.0%	4.2%
CAMPASPE	\$470	\$510	-7.8%	2.2%
CARDINIA	\$570	\$570	0.0%	3.6%
CASEY	\$590	\$585	0.9%	5.4%
CENTRAL GOLDFIELDS*	\$380	\$373	2.0%	5.6%
COLAC OTWAY	\$500	\$460	8.7%	13.6%
CORANGAMITE*	\$420	\$420	0.0%	5.0%
DAREBIN	\$650	\$650	0.0%	0.0%
EAST GIPPSLAND	\$500	\$490	2.0%	11.1%
FRANKSTON	\$580	\$580	0.0%	5.5%
GLEN EIRA	\$828	\$800	3.4%	6.1%
GLENELG	\$445	\$450	-1.1%	-1.1%
GOLDEN PLAINS	\$565	\$550	2.7%	-0.4%
GREATER BENDIGO	\$495	\$480	3.1%	7.6%
GREATER DANDENONG	\$570	\$560	1.8%	1.8%
GREATER GEELONG	\$520	\$510	2.0%	4.0%
GREATER SHEPPARTON	\$495	\$490	1.0%	5.3%
HEPBURN	\$475	\$475	0.0%	3.3%
HINDMARSH*	\$330	-	-	-
HOBSONS BAY	\$575	\$575	0.0%	4.5%
HORSHAM	\$420	\$400	5.0%	5.0%
HUME	\$540	\$540	0.0%	3.8%
INDIGO	\$510	\$500	2.0%	8.5%
KINGSTON	\$700	\$697	0.4%	1.4%
KNOX	\$625	\$625	0.0%	4.2%
LATROBE	\$450	\$450	0.0%	7.1%
MACEDON RANGES	\$630	\$625	0.8%	5.0%
MANNINGHAM	\$750	\$750	0.0%	3.8%
MANSFIELD*	\$583	\$578	0.9%	9.9%
MARIBYRNONG	\$620	\$620	0.0%	3.3%
MAROONDAH	\$630	\$620	1.6%	5.0%
MELBOURNE	\$750	\$750	0.0%	4.2%
MELTON	\$490	\$490	0.0%	2.1%
MERRI-BEK	\$670	\$650	3.1%	3.1%
MILDURA	\$480	\$480	0.0%	11.0%
MITCHELL	\$480	\$480	0.0%	3.2%
MOIRA	\$500	\$500	0.0%	11.1%
MONASH	\$690	\$680	1.5%	5.3%
MOONEE VALLEY	\$650	\$650	0.0%	0.0%
MOORABOOL	\$490	\$480	2.1%	4.3%
MORNINGTON PENINSULA	\$650	\$650	0.0%	4.8%
MOUNT ALEXANDER	\$500	\$500	0.0%	3.6%
MOYNE	\$523	\$520	0.5%	16.1%
MURRINDINDI*	\$445	\$440	1.1%	1.1%
NILLUMBIK	\$660	\$660	0.0%	4.8%
NORTHERN GRAMPIANS	\$400	\$400	0.0%	5.3%
PORT PHILLIP	\$875	\$860	1.7%	2.9%
PYRENEES*	\$393	\$400	-1.9%	1.9%
QUEENSCLIFFE*	\$550	\$560	-1.8%	0.0%
SOUTH GIPPSLAND	\$430	\$435	-1.1%	7.5%
SOUTHERN GRAMPIANS	\$375	\$365	2.7%	7.1%
STONNINGTON	\$925	\$900	2.8%	2.8%
STRATHBOGIE*	\$495	\$480	3.1%	8.8%
SURF COAST	\$673	\$650	3.5%	3.5%
SWAN HILL*	\$500	\$395	26.6%	28.2%
TOWONG*	\$450	\$450	0.0%	-

Municipality	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WANGARATTA	\$480	\$470	2.1%	6.7%
WARRNAMBOOL	\$570	\$560	1.8%	7.5%
WELLINGTON	\$480	\$460	4.3%	6.7%
WHITEHORSE	\$670	\$650	3.1%	8.1%
WHITTLESEA	\$550	\$550	0.0%	3.8%
WODONGA	\$550	\$550	0.0%	11.1%
WYNDHAM	\$510	\$520	-1.9%	0.0%
YARRA	\$850	\$850	0.0%	6.3%
YARRA RANGES	\$630	\$620	1.6%	8.6%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$608	\$590	3.0%	1.3%
ABERFELDIE*	\$500	\$535	-6.5%	-7.0%
AINTREE*	\$500	\$500	0.0%	1.0%
AIRPORT WEST	\$550	\$570	-3.5%	0.0%
ALBERT PARK*	\$585	\$525	11.4%	6.4%
ALBION	\$400	\$400	0.0%	11.1%
ALFREDTON*	\$380	\$380	0.0%	8.6%
ALPHINGTON	\$620	\$620	0.0%	3.3%
ALTONA	\$563	\$555	1.4%	6.6%
ALTONA MEADOWS	\$440	\$450	-2.2%	0.6%
ALTONA NORTH	\$645	\$635	1.6%	-0.8%
ARARAT*	\$400	\$370	8.1%	21.2%
ARDEER*	\$500	\$480	4.2%	11.1%
ARMADALE	\$600	\$590	1.7%	4.3%
ARMSTRONG CREEK*	\$505	\$493	2.5%	3.1%
ASCOT VALE	\$520	\$500	4.0%	0.0%
ASHBURTON*	\$760	\$758	0.3%	-4.7%
ASHWOOD	\$710	\$678	4.8%	9.2%
ASPENDALE*	\$720	\$710	1.4%	0.0%
AVONDALE HEIGHTS	\$620	\$610	1.6%	3.3%
BACCHUS MARSH*	\$375	\$370	1.4%	5.6%
BAIRNSDALE*	\$370	\$370	0.0%	4.2%
BALACLAVA	\$525	\$530	-0.9%	5.0%
BALLARAT CENTRAL	\$380	\$365	4.1%	8.6%
BALLARAT EAST*	\$350	\$340	2.9%	-7.9%
BALLARAT NORTH*	\$360	\$355	1.4%	5.9%
BALWYN	\$600	\$600	0.0%	2.6%
BALWYN NORTH	\$695	\$690	0.7%	10.3%
BAYSWATER	\$550	\$550	0.0%	10.0%
BAYSWATER NORTH*	\$525	\$520	1.0%	8.8%
BEAUMARIS	\$720	\$750	-4.0%	2.9%
BEECHWORTH*	\$360	\$360	0.0%	-
BELL PARK*	\$450	\$450	0.0%	5.9%
BELL POST HILL*	\$450	\$450	0.0%	0.0%
BELLFIELD*	\$690	\$665	3.8%	6.2%
BELMONT	\$440	\$440	0.0%	2.3%
BENALLA*	\$380	\$380	0.0%	10.1%
BENDIGO	\$420	\$400	5.0%	7.7%
BENTLEIGH	\$680	\$673	1.1%	8.8%
BENTLEIGH EAST	\$850	\$850	0.0%	3.0%
BERWICK	\$570	\$565	0.9%	7.5%
BLACK HILL*	\$340	\$360	-5.6%	-4.8%
BLACK ROCK	\$710	\$700	1.4%	9.2%
BLACKBURN	\$540	\$540	0.0%	3.8%
BLACKBURN NORTH*	\$600	\$560	7.1%	0.0%
BLACKBURN SOUTH*	\$595	\$595	0.0%	-0.8%
BONBEACH	\$555	\$550	0.9%	0.9%
BORONIA	\$560	\$550	1.8%	8.2%
BOX HILL	\$583	\$575	1.3%	9.9%
BOX HILL NORTH	\$635	\$630	0.8%	7.6%
BOX HILL SOUTH	\$600	\$640	-6.3%	-4.8%
BRAYBROOK	\$560	\$570	-1.8%	1.8%
BRIAR HILL*	\$510	\$510	0.0%	7.4%
BRIGHTON	\$730	\$728	0.3%	4.3%
BRIGHTON EAST	\$850	\$800	6.3%	21.4%
BROADMEADOWS	\$490	\$485	1.0%	4.3%
BROOKLYN*	\$550	\$550	0.0%	18.3%
BROWN HILL*	\$380	\$375	1.3%	5.6%
BRUNSWICK	\$550	\$550	0.0%	1.9%
BRUNSWICK EAST	\$593	\$580	2.2%	7.7%
BRUNSWICK WEST	\$490	\$490	0.0%	3.2%
BULLEEN*	\$693	\$650	6.5%	15.8%
BUNDOORA	\$488	\$480	1.6%	1.6%
BURNLEY*	\$520	\$500	4.0%	9.5%
BURWOOD	\$650	\$625	4.0%	0.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BURWOOD EAST	\$670	\$650	3.1%	6.3%
CAIRNLEA*	\$500	\$495	1.0%	8.7%
CAMBERWELL	\$650	\$645	0.8%	8.3%
CANADIAN*	\$380	\$368	3.4%	11.8%
CANTERBURY*	\$623	\$600	3.8%	-0.4%
CAPEL SOUND*	\$520	\$510	2.0%	4.5%
CARLTON	\$600	\$590	1.7%	9.1%
CARLTON NORTH	\$580	\$580	0.0%	9.4%
CARNEGIE	\$550	\$530	3.8%	5.8%
CAROLINE SPRINGS*	\$500	\$493	1.5%	8.7%
CARRUM	\$650	\$625	4.0%	10.2%
CARRUM DOWNS	\$535	\$530	0.9%	7.0%
CASTLEMAINE*	\$385	\$380	1.3%	1.3%
CAULFIELD	\$590	\$590	0.0%	-1.7%
CAULFIELD EAST*	\$485	\$490	-1.0%	6.6%
CAULFIELD NORTH	\$600	\$600	0.0%	3.4%
CAULFIELD SOUTH	\$628	\$600	4.6%	-2.0%
CHADSTONE	\$620	\$623	-0.4%	3.3%
CHELSEA	\$550	\$550	0.0%	5.8%
CHELSEA HEIGHTS*	\$600	\$555	8.1%	12.1%
CHELTENHAM	\$595	\$560	6.3%	8.2%
CHIRNSIDE PARK*	\$618	\$600	2.9%	4.7%
CLARINDA*	\$650	\$650	0.0%	3.2%
CLAYTON	\$610	\$600	1.7%	2.1%
CLAYTON SOUTH	\$600	\$588	2.1%	9.1%
CLIFTON HILL	\$670	\$730	-8.2%	7.6%
CLIFTON SPRINGS*	\$400	\$400	0.0%	-
CLYDE*	\$550	\$550	0.0%	10.0%
CLYDE NORTH*	\$550	\$550	0.0%	1.9%
COBRAM*	\$330	\$345	-4.3%	4.8%
COBURG	\$560	\$550	1.8%	7.7%
COBURG NORTH	\$590	\$580	1.7%	7.3%
COLAC*	\$360	\$360	0.0%	1.4%
COLLINGWOOD	\$680	\$670	1.5%	4.6%
CORIO*	\$340	\$310	9.7%	0.0%
COWES*	\$410	\$410	0.0%	-2.4%
CRAIGIEBURN	\$480	\$480	0.0%	4.3%
CRANBOURNE	\$490	\$485	1.0%	8.9%
CRANBOURNE NORTH*	\$515	\$520	-1.0%	14.4%
CRANBOURNE WEST*	\$560	\$565	-0.9%	1.8%
CREMORNE	\$650	\$655	-0.8%	0.0%
CROYDON	\$550	\$550	0.0%	3.8%
CROYDON NORTH*	\$600	\$585	2.6%	3.4%
CROYDON SOUTH*	\$630	\$645	-2.3%	5.0%
DALLAS*	\$385	\$395	-2.5%	-8.3%
DANDENONG	\$453	\$450	0.6%	5.2%
DANDENONG NORTH*	\$495	\$490	1.0%	4.2%
DARLEY*	\$420	\$410	2.4%	2.4%
DAYLESFORD*	\$420	\$370	13.5%	-
DEANSIDE*	\$475	\$473	0.5%	5.6%
DEEPDENE*	\$613	\$625	-2.0%	11.4%
DEER PARK*	\$450	\$450	0.0%	4.7%
DELAHEY*	\$440	\$450	-2.2%	-2.2%
DIAMOND CREEK*	\$580	\$565	2.7%	20.8%
DOCKLANDS	\$680	\$660	3.0%	4.6%
DONCASTER	\$620	\$600	3.3%	6.0%
DONCASTER EAST	\$650	\$630	3.2%	8.3%
DONNYBROOK*	\$470	\$480	-2.1%	-2.1%
DONVALE*	\$650	\$650	0.0%	7.0%
DOREEN*	\$500	\$485	3.1%	1.0%
DOVETON	\$530	\$530	0.0%	6.0%
DROMANA	\$590	\$580	1.7%	5.4%
DROUIN*	\$425	\$425	0.0%	1.2%
DRYSDALE*	\$450	\$445	1.1%	12.5%
EAGLEHAWK*	\$358	\$355	0.7%	-
EAGLEMONT*	\$550	\$550	0.0%	4.3%
EAST GEELONG*	\$475	\$450	5.6%	13.1%
EAST MELBOURNE	\$650	\$630	3.2%	8.3%
ECHUCA*	\$420	\$420	0.0%	-
EDITHVALE	\$610	\$663	-7.9%	5.2%
ELSTERNWICK	\$575	\$560	2.7%	6.5%
ELTHAM*	\$610	\$600	1.7%	5.2%
ELWOOD	\$570	\$550	3.6%	3.6%
ENDEAVOUR HILLS*	\$550	\$550	0.0%	0.0%
EPPING	\$478	\$470	1.6%	3.8%
ESSENDON	\$520	\$500	4.0%	9.5%
ESSENDON NORTH	\$500	\$495	1.0%	2.0%
ESSENDON WEST*	\$725	\$698	3.9%	13.3%
EUMEMMERRING*	\$510	\$510	0.0%	13.3%
FAIRFIELD	\$465	\$460	1.1%	5.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
FAWKNER	\$520	\$520	0.0%	3.0%
FERNTREE GULLY	\$575	\$570	0.9%	2.7%
FITZROY	\$650	\$650	0.0%	4.4%
FITZROY NORTH	\$590	\$575	2.6%	1.7%
FLEMINGTON	\$460	\$470	-2.1%	3.4%
FLORA HILL*	\$420	\$420	0.0%	20.0%
FOOTSCRAY	\$520	\$520	0.0%	4.0%
FOREST HILL*	\$550	\$550	0.0%	0.0%
FRANKSTON	\$460	\$450	2.2%	2.2%
FRANKSTON NORTH*	\$475	-	-	-
FRANKSTON SOUTH*	\$525	\$530	-0.9%	-0.5%
FRASER RISE*	\$470	\$470	0.0%	0.0%
GARDENVALE*	\$410	\$410	0.0%	5.1%
GEELONG	\$500	\$495	1.0%	2.6%
GEELONG WEST	\$443	\$440	0.6%	0.6%
GISBORNE*	\$485	\$510	-4.9%	-1.0%
GLEN HUNTLY	\$500	\$500	0.0%	0.0%
GLEN IRIS	\$580	\$570	1.8%	5.5%
GLEN WAVERLEY	\$693	\$680	1.8%	6.5%
GLENROY	\$520	\$520	0.0%	3.0%
GOLDEN POINT*	\$388	\$365	6.2%	-
GOLDEN SQUARE*	\$420	\$420	0.0%	2.4%
GREENSBOROUGH	\$525	\$520	1.0%	9.4%
GREENVALE*	\$550	\$540	1.9%	4.8%
GROVEDALE*	\$440	\$438	0.6%	3.5%
HADFIELD	\$530	\$530	0.0%	2.9%
HALLAM*	\$500	\$515	-2.9%	6.4%
HAMILTON*	\$338	-	-	12.5%
HAMLYN HEIGHTS	\$440	\$440	0.0%	-2.2%
HAMPTON	\$695	\$695	0.0%	9.0%
HAMPTON EAST	\$595	\$578	3.0%	-0.8%
HAMPTON PARK	\$500	\$495	1.0%	2.0%
HARKNESS*	\$400	\$400	0.0%	-
HASTINGS*	\$420	\$420	0.0%	-6.7%
HAWTHORN	\$550	\$550	0.0%	4.8%
HAWTHORN EAST	\$550	\$550	0.0%	3.8%
HEATHMONT*	\$550	\$575	-4.3%	0.0%
HEIDELBERG	\$530	\$530	0.0%	1.9%
HEIDELBERG HEIGHTS	\$588	\$578	1.7%	8.8%
HEIDELBERG WEST	\$580	\$580	0.0%	5.5%
HERNE HILL*	\$373	\$390	-4.5%	12.9%
HIGHETT	\$600	\$600	0.0%	3.4%
HIGHTON	\$450	\$430	4.7%	9.8%
HILLSIDE*	\$450	\$450	0.0%	1.1%
HOPPERS CROSSING	\$410	\$410	0.0%	1.2%
HORSHAM*	\$325	\$340	-4.4%	-7.1%
HUGHESDALE	\$590	\$575	2.6%	0.9%
HUNTINGDALE*	\$468	\$475	-1.6%	-10.5%
INVERLOCH*	\$435	\$430	1.2%	-
IVANHOE	\$578	\$550	5.0%	5.0%
IVANHOE EAST*	\$620	\$600	3.3%	14.8%
KALKALLO*	\$450	\$450	0.0%	0.0%
KANGAROO FLAT*	\$380	\$380	0.0%	-1.3%
KEILOR DOWNS*	\$500	\$498	0.5%	0.0%
KEILOR EAST	\$635	\$620	2.4%	8.1%
KEILOR PARK*	\$520	\$505	3.0%	-
KENNINGTON*	\$368	\$365	0.7%	-3.3%
KENSINGTON	\$550	\$550	0.0%	0.9%
KEW	\$620	\$595	4.2%	7.8%
KEW EAST	\$580	\$580	0.0%	5.5%
KEYSBOROUGH	\$650	\$650	0.0%	0.0%
KILSYTH	\$550	\$550	0.0%	4.3%
KINGSBURY*	\$470	\$485	-3.1%	-2.1%
KINGSVILLE	\$420	\$420	0.0%	5.0%
KNOXFIELD*	\$610	\$600	1.7%	6.1%
KOOYONG*	\$750	\$740	1.4%	-
KYABRAM*	\$370	\$350	5.7%	8.8%
KYNETON*	\$450	\$440	2.3%	-
LAKE WENDOUREE*	\$390	\$398	-1.9%	-2.5%
LAKES ENTRANCE*	\$330	\$345	-4.3%	-9.6%
LALOR	\$498	\$490	1.5%	5.9%
LANGWARRIN*	\$560	\$540	3.7%	16.7%
LARA*	\$450	\$450	0.0%	4.7%
LAVERTON*	\$510	\$515	-1.0%	2.0%
LEOPOLD*	\$420	\$425	-1.2%	-2.3%
LILYDALE	\$550	\$540	1.9%	10.0%
LORNE*	\$393	-	-	-
LOWER PLENTY*	\$468	\$470	-0.5%	3.9%
LYNBROOK*	\$500	-	-	-
MACLEOD	\$520	\$550	-5.5%	-5.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MADDINGLEY*	\$485	\$478	1.6%	-
MAFFRA*	\$340	-	-	-
MAIDSTONE	\$550	\$550	0.0%	2.8%
MALVERN	\$575	\$570	0.9%	9.5%
MALVERN EAST	\$585	\$583	0.4%	6.4%
MANIFOLD HEIGHTS*	\$365	\$350	4.3%	-8.8%
MANSFIELD*	\$495	\$520	-4.8%	1.5%
MARIBYRNONG	\$500	\$500	0.0%	0.0%
MARYBOROUGH*	\$330	\$320	3.1%	0.0%
MCCRAE*	\$670	\$695	-3.6%	-
MCKINNON	\$710	\$700	1.4%	1.4%
MEADOW HEIGHTS*	\$500	\$490	2.0%	19.0%
MELBOURNE	\$650	\$650	0.0%	3.2%
MELTON*	\$385	\$390	-1.3%	6.9%
MELTON SOUTH*	\$373	\$368	1.4%	6.7%
MENTONE	\$525	\$530	-0.9%	0.5%
MERENDA*	\$480	\$480	0.0%	10.3%
MICKLEHAM*	\$480	\$480	0.0%	6.7%
MIDDLE PARK*	\$570	\$588	-3.0%	-0.9%
MILDURA	\$380	\$380	0.0%	8.6%
MILL PARK	\$500	\$493	1.5%	11.1%
MITCHAM	\$570	\$560	1.8%	9.6%
MOE*	\$280	\$293	-4.3%	-1.8%
MONT ALBERT	\$595	\$590	0.8%	3.5%
MONT ALBERT NORTH*	\$763	\$750	1.7%	17.3%
MONTMORENCY*	\$593	\$598	-0.8%	7.7%
MOONEE PONDS	\$560	\$550	1.8%	5.7%
MOORABBIN	\$630	\$615	2.4%	6.8%
MOOROOLBARK	\$550	\$540	1.9%	0.0%
MOOROOPNA	\$360	\$350	2.9%	9.1%
MORDIALLOC	\$580	\$560	3.6%	9.4%
MORNINGTON	\$560	\$570	-1.8%	1.8%
MORWELL	\$305	\$293	4.3%	8.9%
MOUNT CLEAR*	\$360	\$360	0.0%	2.9%
MOUNT ELIZA*	\$520	\$505	3.0%	4.0%
MOUNT MARTHA*	\$620	\$615	0.8%	-1.6%
MOUNT PLEASANT*	\$360	\$360	0.0%	-
MOUNT WAVERLEY	\$720	\$705	2.1%	10.8%
MULGRAVE	\$620	\$610	1.6%	3.3%
MURRUMBEENA	\$493	\$490	0.5%	9.4%
NARRE WARREN	\$540	\$520	3.8%	12.5%
NEWCOMB*	\$390	\$390	0.0%	-2.5%
NEWPORT	\$595	\$600	-0.8%	-0.8%
NEWTOWN	\$450	\$458	-1.6%	0.0%
NIDDRIE	\$650	\$650	0.0%	11.1%
NOBLE PARK	\$510	\$500	2.0%	4.1%
NOBLE PARK NORTH*	\$500	\$480	4.2%	-
NORLANE	\$400	\$400	0.0%	3.2%
NORTH BENDIGO*	\$440	\$435	1.1%	3.5%
NORTH GEELONG*	\$405	\$410	-1.2%	1.3%
NORTH MELBOURNE	\$555	\$550	0.9%	0.9%
NORTHCOTE	\$550	\$550	0.0%	0.0%
NOTTING HILL	\$550	\$550	0.0%	5.8%
NUMURKAH*	\$340	\$300	13.3%	-17.1%
NUNAWADING	\$570	\$550	3.6%	1.3%
OAK PARK	\$520	\$520	0.0%	4.0%
OAKLEIGH	\$600	\$600	0.0%	7.1%
OAKLEIGH EAST	\$640	\$640	0.0%	-1.5%
OAKLEIGH SOUTH	\$625	\$628	-0.4%	13.6%
OCEAN GROVE*	\$530	\$535	-0.9%	6.5%
OFFICER*	\$540	\$540	0.0%	1.4%
ORMOND	\$523	\$500	4.5%	4.5%
PAKENHAM	\$490	\$490	0.0%	8.9%
PARKDALE	\$550	\$550	0.0%	3.8%
PARKVILLE	\$550	\$550	0.0%	3.8%
PASCOE VALE	\$540	\$540	0.0%	5.9%
PASCOE VALE SOUTH	\$530	\$550	-3.6%	-2.8%
PATTERSON LAKES*	\$580	\$600	-3.3%	1.8%
PAYNESVILLE*	\$395	\$383	3.3%	-
POINT COOK	\$510	\$510	0.0%	2.0%
PORT MELBOURNE	\$690	\$685	0.7%	7.0%
PORTARLINGTON*	\$470	\$420	11.9%	-
PORTLAND*	\$400	\$400	0.0%	12.7%
PRAHRAN	\$585	\$580	0.9%	6.4%
PRESTON	\$550	\$550	0.0%	7.8%
PRINCES HILL*	\$550	\$530	3.8%	5.8%
QUARRY HILL*	\$395	\$375	5.3%	-0.6%
REDAN*	\$360	\$350	2.9%	5.9%
RESERVOIR	\$525	\$520	1.0%	5.0%
RICHMOND	\$600	\$600	0.0%	7.6%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
RINGWOOD	\$520	\$520	0.0%	6.1%
RINGWOOD EAST	\$545	\$550	-0.9%	4.8%
RIPPLESIDE*	\$580	\$580	0.0%	5.0%
RIPPONLEA	\$518	\$520	-0.5%	-1.0%
ROSANNA	\$550	\$550	0.0%	0.0%
ROSEBUD	\$600	\$583	2.9%	24.9%
ROWVILLE	\$600	\$600	0.0%	5.3%
ROXBURGH PARK*	\$500	\$500	0.0%	4.2%
RYE*	\$483	\$490	-1.5%	7.2%
SAFETY BEACH	\$663	\$675	-1.9%	6.9%
SALE	\$385	\$380	1.3%	4.1%
SAN REMO*	\$380	-	-	-
SANDRINGHAM	\$600	\$600	0.0%	4.3%
SCORESBY*	\$650	\$608	7.0%	12.6%
SEAFORD	\$525	\$500	5.0%	7.1%
SEAHOLME*	\$490	-	-	-
SEBASTOPOL	\$350	\$340	2.9%	2.9%
SEDDON	\$555	\$580	-4.3%	11.0%
SEYMOUR*	\$350	\$350	0.0%	-
SHEPPARTON	\$400	\$385	3.9%	11.1%
SOLDIERS HILL*	\$380	\$390	-2.6%	7.0%
SOUTH GEELONG*	\$380	\$410	-7.3%	-13.6%
SOUTH KINGSVILLE*	\$578	\$550	5.0%	6.9%
SOUTH MELBOURNE	\$625	\$625	0.0%	4.2%
SOUTH MORANG	\$520	\$510	2.0%	5.1%
SOUTH YARRA	\$600	\$600	0.0%	4.3%
SOUTHBANK	\$685	\$675	1.5%	7.0%
SPOTSWOOD	\$593	\$595	-0.4%	-0.4%
SPRINGVALE	\$550	\$550	0.0%	5.3%
SPRINGVALE SOUTH*	\$530	\$535	-0.9%	0.0%
ST ALBANS	\$450	\$450	0.0%	4.0%
ST KILDA	\$530	\$525	1.0%	1.9%
ST KILDA EAST	\$530	\$525	1.0%	3.9%
ST KILDA WEST	\$500	\$495	1.0%	3.6%
ST LEONARDS*	\$450	\$450	0.0%	13.9%
STAWELL*	\$225	\$233	-3.2%	0.0%
STRATHDALE*	\$370	\$358	3.5%	-9.8%
STRATHMORE	\$600	\$600	0.0%	7.1%
SUNBURY	\$470	\$465	1.1%	9.3%
SUNSHINE	\$480	\$480	0.0%	7.9%
SUNSHINE NORTH	\$550	\$555	-0.9%	17.0%
SUNSHINE WEST	\$500	\$500	0.0%	5.3%
SURREY HILLS	\$585	\$570	2.6%	4.5%
SWAN HILL*	\$390	\$380	2.6%	-
SYDENHAM	\$460	\$460	0.0%	2.2%
TARNEIT	\$470	\$475	-1.1%	2.2%
TATURA*	\$325	\$340	-4.4%	-
TAYLORS HILL*	\$485	\$473	2.6%	-
TEMPLESTOWE	\$620	\$620	0.0%	-4.6%
TEMPLESTOWE LOWER	\$700	\$700	0.0%	1.4%
THOMASTOWN	\$480	\$480	0.0%	6.7%
THOMSON*	\$405	-	-	-
THORNBURY	\$495	\$480	3.1%	7.6%
THORNHILL PARK*	\$428	\$425	0.6%	1.8%
TOORAK	\$645	\$648	-0.4%	7.5%
TORQUAY	\$600	\$600	0.0%	3.9%
TRARALGON	\$350	\$355	-1.4%	2.9%
TRAVANCORE	\$500	\$500	0.0%	-2.9%
TRUGANINA*	\$470	\$480	-2.1%	2.2%
TULLAMARINE	\$520	\$500	4.0%	8.3%
VERMONT*	\$630	\$630	0.0%	18.3%
VERMONT SOUTH*	\$660	\$660	0.0%	13.8%
VIEWBANK*	\$555	-	-	1.8%
WALLAN*	\$418	\$413	1.2%	11.3%
WANGARATTA	\$370	\$360	2.8%	14.7%
WANTIRNA*	\$580	\$580	0.0%	5.5%
WANTIRNA SOUTH	\$590	\$583	1.3%	7.3%
WARRAGUL*	\$410	\$405	1.2%	7.9%
WARRNAMBOOL	\$450	\$433	4.0%	9.8%
WATSONIA*	\$540	\$530	1.9%	3.8%
WENDOUREE	\$305	\$310	-1.6%	-2.4%
WERRIBEE	\$420	\$415	1.2%	5.0%
WERRIBEE SOUTH*	\$460	\$460	0.0%	4.5%
WEST FOOTSCRAY	\$460	\$468	-1.6%	2.2%
WEST MELBOURNE	\$600	\$590	1.7%	2.6%
WEST WODONGA	\$415	\$400	3.8%	12.2%
WESTMEADOWS*	\$500	\$500	0.0%	0.0%
WHEELERS HILL*	\$635	\$600	5.8%	9.0%
WHITTINGTON*	\$410	\$400	2.5%	4.5%
WHITTLESEA*	\$445	\$445	0.0%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WILLIAMS LANDING*	\$500	\$500	0.0%	4.2%
WILLIAMSTOWN	\$525	\$538	-2.3%	-1.9%
WILLIAMSTOWN NORTH*	\$495	\$528	-6.2%	-32.2%
WINDSOR	\$530	\$523	1.4%	1.0%
WODONGA	\$390	\$388	0.6%	6.1%
WOLLERT	\$520	\$520	0.0%	4.0%
WONTHAGGI*	\$395	\$395	0.0%	0.0%
WOODEND*	\$490	\$480	2.1%	2.1%
WYNDHAM VALE	\$450	\$450	0.0%	4.7%
YARRAVILLE	\$570	\$570	0.0%	2.7%
YARRAWONGA*	\$390	\$390	0.0%	4.7%

Source: REIV

September Quarter 2025 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Victoria

Median Unit Weekly Rents by Municipality

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*

Municipality	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ARARAT*	\$400	\$340	17.6%	29.0%
BALLARAT	\$360	\$360	0.0%	2.9%
BANYULE	\$560	\$550	1.8%	5.7%
BASS COAST	\$420	\$400	5.0%	5.0%
BAW BAW	\$418	\$415	0.6%	4.4%
BAYSIDE	\$693	\$675	2.6%	6.5%
BENALLA*	\$370	\$380	-2.6%	5.7%
BOROONDARA	\$590	\$575	2.6%	7.3%
BRIMBANK	\$470	\$470	0.0%	4.4%
CAMPASPE*	\$380	\$370	2.7%	8.6%
CARDINIA	\$500	\$500	0.0%	6.4%
CASEY	\$530	\$530	0.0%	6.0%
CENTRAL GOLDFIELDS*	\$325	\$320	1.6%	-1.5%
COLAC OTWAY*	\$400	\$360	11.1%	11.1%
DAREBIN	\$530	\$520	1.9%	6.0%
EAST GIPPSLAND	\$380	\$370	2.7%	2.7%
FRANKSTON	\$500	\$499	0.2%	6.4%
GLEN EIRA	\$585	\$580	0.9%	6.4%
GLENELG*	\$350	\$360	-2.8%	2.9%
GREATER BENDIGO	\$400	\$390	2.6%	4.6%
GREATER DANDENONG	\$500	\$500	0.0%	4.2%
GREATER GEELONG	\$450	\$440	2.3%	7.1%
GREATER SHEPPARTON	\$380	\$370	2.7%	5.6%
HEPBURN*	\$420	\$365	15.1%	-
HOBSONS BAY	\$550	\$550	0.0%	3.8%
HORSHAM*	\$305	\$325	-6.2%	-12.9%
HUME	\$485	\$480	1.0%	5.4%
INDIGO*	\$360	\$360	0.0%	-
KINGSTON	\$570	\$565	0.9%	3.6%
KNOX	\$580	\$560	3.6%	5.5%
LATROBE	\$330	\$320	3.1%	11.9%
MACEDON RANGES	\$485	\$480	1.0%	3.7%
MANNINGHAM	\$625	\$620	0.8%	4.2%
MANSFIELD*	\$495	\$520	-4.8%	-1.0%
MARIBYRNONG	\$520	\$520	0.0%	4.0%
MAROONDAH	\$530	\$530	0.0%	6.0%
MELBOURNE	\$630	\$625	0.8%	5.0%
MELTON	\$460	\$460	0.0%	2.2%
MERRI-BEK	\$530	\$530	0.0%	1.9%
MILDURA	\$380	\$380	0.0%	8.6%
MITCHELL*	\$420	\$420	0.0%	9.1%
MOIRA	\$380	\$380	0.0%	15.2%
MONASH	\$630	\$625	0.8%	5.0%
MOONEE VALLEY	\$540	\$540	0.0%	3.8%
MOORABOOL	\$410	\$410	0.0%	5.1%
MORNINGTON PENINSULA	\$575	\$570	0.9%	4.5%
MOUNT ALEXANDER*	\$385	\$380	1.3%	0.7%
MOYNE*	\$445	\$440	1.1%	-
NILLUMBIK	\$580	\$573	1.3%	16.0%
NORTHERN GRAMPIANS*	\$260	\$250	4.0%	15.6%
PORT PHILLIP	\$570	\$560	1.8%	3.6%
QUEENSCLIFFE*	\$450	\$450	0.0%	-
SOUTH GIPPSLAND*	\$380	\$380	0.0%	5.6%
SOUTHERN GRAMPIANS*	\$355	\$310	14.5%	18.3%
STONNINGTON	\$600	\$595	0.8%	5.3%
SURF COAST	\$580	\$600	-3.3%	0.9%
SWAN HILL*	\$390	\$385	1.3%	-
WANGARATTA	\$370	\$360	2.8%	15.6%
WARRNAMBOOL	\$450	\$440	2.3%	7.1%
WELLINGTON	\$380	\$370	2.7%	4.8%
WHITEHORSE	\$595	\$580	2.6%	8.2%
WHITTLESEA	\$500	\$495	1.0%	6.4%
WODONGA	\$400	\$395	1.3%	8.1%
WYNDHAM	\$450	\$450	0.0%	2.3%
YARRA	\$625	\$625	0.0%	4.2%

Municipality	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
YARRA RANGES	\$550	\$550	0.0%	5.8%

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

September 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

	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$580	\$580	0.0%	3.6%
3-Bedroom House	\$550	\$550	0.0%	0.0%
4-Bedroom House	\$600	\$600	0.0%	0.8%
1-Bedroom Unit	\$480	\$475	1.1%	4.3%
2-Bedroom Unit	\$580	\$580	0.0%	5.5%
3-Bedroom Unit	\$680	\$675	0.7%	4.6%
Regional Victoria				
2-Bedroom House	\$400	\$400	0.0%	5.3%
3-Bedroom House	\$470	\$460	2.2%	4.4%
4-Bedroom House	\$550	\$550	0.0%	5.8%
1-Bedroom Unit	\$310	\$300	3.3%	6.9%
2-Bedroom Unit	\$390	\$390	0.0%	2.6%
3-Bedroom Unit	\$480	\$480	0.0%	4.3%
	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$690	\$680	1.5%	3.0%
3-Bedroom House	\$840	\$825	1.8%	5.0%
4-Bedroom House	\$1,100	\$1,100	0.0%	0.5%
1-Bedroom Unit	\$495	\$490	1.0%	4.2%
2-Bedroom Unit	\$640	\$630	1.6%	4.9%
3-Bedroom Unit	\$850	\$850	0.0%	3.0%
Middle Melbourne				
2-Bedroom House	\$500	\$500	0.0%	1.0%
3-Bedroom House	\$570	\$575	-0.9%	1.8%
4-Bedroom House	\$750	\$750	0.0%	2.7%
1-Bedroom Unit	\$430	\$425	1.2%	7.5%
2-Bedroom Unit	\$545	\$540	0.9%	4.8%
3-Bedroom Unit	\$650	\$650	0.0%	0.0%
Outer Melbourne				
2-Bedroom House	\$470	\$465	1.1%	4.4%
3-Bedroom House	\$520	\$520	0.0%	4.0%
4-Bedroom House	\$570	\$570	0.0%	1.8%
1-Bedroom Unit	\$375	\$370	1.4%	4.2%
2-Bedroom Unit	\$490	\$490	0.0%	6.5%
3-Bedroom Unit	\$560	\$550	1.8%	3.7%

Source: REIV

Copyright & Disclaimer

© 2025 The Real Estate Institute of Victoria Ltd. (REIV). All rights reserved. No reproduction, distribution, or transmission is permitted without the prior written permission of the REIV. In compiling information, the REIV has relied upon data supplied by third parties. The REIV uses recognised statistical techniques in compiling its data, and this data is checked for accuracy and questionable sales results are either verified with the selling agent or discarded.

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

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$743	\$735	1.0%	6.1%
ALBERT PARK	\$750	\$765	-2.0%	-3.2%
ALFREDTON*	\$370	\$373	-0.7%	1.4%
ALTONA*	\$490	\$490	0.0%	4.8%
ALTONA MEADOWS*	\$450	\$450	0.0%	4.7%
ALTONA NORTH*	\$525	\$528	-0.5%	-2.8%
ARARAT*	\$325	\$328	-0.8%	1.6%
ARMADALE*	\$828	\$800	3.4%	10.3%
ASCOT VALE*	\$615	\$600	2.5%	-0.8%
BAIRNSDALE*	\$393	\$390	0.6%	9.0%
BALACLAVA*	\$723	\$745	-3.0%	5.1%
BALLARAT CENTRAL*	\$370	\$370	0.0%	-0.7%
BALLARAT EAST*	\$360	\$350	2.9%	2.9%
BAYSWATER*	\$520	\$510	2.0%	-
BELMONT*	\$440	\$430	2.3%	0.0%
BENALLA*	\$380	\$370	2.7%	8.6%
BENDIGO*	\$430	\$420	2.4%	11.7%
BENTLEIGH*	\$650	\$650	0.0%	4.8%
BENTLEIGH EAST*	\$595	\$590	0.8%	8.2%
BERWICK*	\$495	\$498	-0.5%	8.8%
BLACKBURN*	\$550	-	-	-
BORONIA*	\$530	\$520	1.9%	12.8%
BOX HILL*	\$560	\$555	0.9%	1.8%
BRAYBROOK*	\$450	\$445	1.1%	12.5%
BRIGHTON*	\$783	\$775	1.0%	2.6%
BRIGHTON EAST*	\$695	\$635	9.4%	12.1%
BROADMEADOWS*	\$465	\$478	-2.6%	3.3%
BRUNSWICK	\$650	\$650	0.0%	0.0%
BRUNSWICK EAST*	\$700	\$720	-2.8%	2.9%
BRUNSWICK WEST*	\$600	\$580	3.4%	1.7%
BUNDOORA*	\$500	\$490	2.0%	-
CANADIAN*	\$355	\$350	1.4%	1.4%
CAPEL SOUND*	\$450	-	-	-
CARLTON	\$675	\$650	3.8%	0.0%
CARLTON NORTH	\$780	\$750	4.0%	11.4%
CARNEGIE*	\$600	\$600	0.0%	1.7%
CAROLINE SPRINGS*	\$465	\$450	3.3%	4.5%
CARRUM DOWNS*	\$498	-	-	-
CASTLEMAINE*	\$430	\$440	-2.3%	0.0%
CAULFIELD SOUTH*	\$680	\$680	0.0%	9.2%
CHELSEA*	\$538	-	-	-
CLAYTON*	\$500	\$520	-3.8%	-3.4%
CLIFTON HILL*	\$750	\$750	0.0%	2.7%
COBURG	\$623	\$590	5.5%	11.2%
COBURG NORTH*	\$525	\$520	1.0%	5.0%
COLLINGWOOD*	\$720	\$700	2.9%	2.9%
CORIO*	\$380	-	-	5.6%
COWES*	\$420	\$400	5.0%	10.5%
CRAIGIEBURN*	\$450	\$450	0.0%	4.7%
CRANBOURNE*	\$460	\$465	-1.1%	3.4%
CREMORNE*	\$750	\$750	0.0%	0.0%
CROYDON*	\$520	\$520	0.0%	4.0%
DANDENONG*	\$460	\$460	0.0%	4.5%
DAYLESFORD*	\$475	\$475	0.0%	-
DROMANA*	\$520	\$520	0.0%	-
DROUIN*	\$440	\$430	2.3%	11.4%
ELSTERNWICK*	\$718	\$733	-2.0%	-
ELWOOD*	\$830	\$770	7.8%	10.7%
EPPING*	\$453	\$450	0.6%	0.6%
ESSENDON*	\$500	\$500	0.0%	-5.7%
FAIRFIELD*	\$630	-	-	-
FITZROY*	\$850	\$800	6.3%	9.3%
FITZROY NORTH	\$760	\$755	0.7%	1.7%
FLEMINGTON*	\$615	\$618	-0.4%	-3.1%
FLORA HILL*	\$415	\$398	4.4%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
FOOTSCRAY	\$560	\$573	-2.2%	-1.8%
FRANKSTON*	\$490	\$478	2.6%	8.9%
GEELONG*	\$490	\$490	0.0%	6.5%
GEELONG WEST*	\$460	\$460	0.0%	2.2%
GLEN IRIS*	\$673	\$650	3.5%	12.1%
GLEN WAVERLEY*	\$570	\$575	-0.9%	-
GLENROY*	\$500	\$500	0.0%	11.1%
GOLDEN POINT*	\$375	\$370	1.4%	-
GOLDEN SQUARE*	\$405	\$400	1.3%	8.0%
GREENSBOROUGH*	\$488	-	-	1.6%
HAMLYN HEIGHTS*	\$430	\$440	-2.3%	-1.1%
HAWTHORN*	\$720	\$710	1.4%	0.0%
HAWTHORN EAST*	\$795	\$795	0.0%	17.8%
HEIDELBERG HEIGHTS*	\$500	-	-	16.3%
HEIDELBERG WEST*	\$460	\$470	-2.1%	3.4%
HIGHTON*	\$470	\$455	3.3%	8.0%
HOPPERS CROSSING*	\$400	\$400	0.0%	0.0%
HORSHAM*	\$345	\$340	1.5%	3.0%
HUGHESDALE*	\$600	\$590	1.7%	-
INVERLOCH*	\$440	-	-	-
IVANHOE*	\$630	\$610	3.3%	13.5%
KANGAROO FLAT*	\$430	\$420	2.4%	7.5%
KENNINGTON*	\$393	\$390	0.6%	3.3%
KENSINGTON	\$645	\$650	-0.8%	4.0%
KEW*	\$675	\$700	-3.6%	-3.6%
KINGSVILLE*	\$550	\$560	-1.8%	-
LALOR*	\$460	\$460	0.0%	1.1%
LAVERTON*	\$460	\$470	-2.1%	-2.1%
LILYDALE*	\$515	-	-	3.0%
LONG GULLY*	\$445	-	-	-
MAIDSTONE*	\$530	\$510	3.9%	-
MALVERN*	\$785	\$795	-1.3%	1.6%
MALVERN EAST*	\$678	\$650	4.2%	2.3%
MARIBYRNONG*	\$500	\$500	0.0%	-3.8%
MELBOURNE*	\$713	\$705	1.1%	-5.0%
MELTON SOUTH*	\$355	\$350	1.4%	-1.4%
MIDDLE PARK*	\$795	\$795	0.0%	6.0%
MILDURA	\$380	\$380	0.0%	10.1%
MILL PARK*	\$460	\$460	0.0%	4.5%
MITCHAM*	\$545	\$545	0.0%	5.8%
MOE*	\$340	\$340	0.0%	6.3%
MOONEE PONDS*	\$623	\$630	-1.2%	-0.4%
MORNINGTON*	\$530	\$570	-7.0%	-3.6%
MORWELL*	\$340	\$340	0.0%	11.5%
MOUNT WAVERLEY*	\$550	\$535	2.8%	2.8%
NARRE WARREN*	\$485	-	-	-
NEWCOMB*	\$423	\$423	0.0%	1.8%
NEWPORT*	\$580	\$580	0.0%	3.1%
NEWTOWN*	\$490	\$490	0.0%	6.5%
NOBLE PARK*	\$485	\$480	1.0%	5.4%
NORLANE*	\$370	\$360	2.8%	5.7%
NORTH BENDIGO*	\$420	\$410	2.4%	5.0%
NORTH MELBOURNE	\$650	\$630	3.2%	0.0%
NORTHCOTE	\$708	\$700	1.1%	1.1%
OCEAN GROVE*	\$500	\$500	0.0%	6.4%
PAKENHAM*	\$470	\$470	0.0%	8.0%
PASCOE VALE*	\$528	\$510	3.4%	5.5%
PASCOE VALE SOUTH*	\$550	\$550	0.0%	10.0%
POINT COOK*	\$473	\$468	1.1%	2.7%
PORT MELBOURNE	\$723	\$730	-1.0%	3.2%
PRAHRAN	\$830	\$825	0.6%	10.7%
PRESTON*	\$560	\$550	1.8%	1.8%
REDAN*	\$353	\$353	0.0%	0.7%
RESERVOIR	\$495	\$490	1.0%	4.2%
RICHMOND	\$750	\$750	0.0%	7.1%
RINGWOOD*	\$530	\$525	1.0%	6.0%
RINGWOOD EAST*	\$550	\$520	5.8%	-
ROSEBUD*	\$475	\$475	0.0%	5.6%
RYE*	\$480	\$490	-2.0%	-2.0%
SALE*	\$395	\$398	-0.6%	-
SEAFORD*	\$490	\$485	1.0%	7.7%
SEBASTOPOL*	\$350	\$350	0.0%	1.4%
SEDDON*	\$613	\$625	-2.0%	2.1%
SHEPPARTON*	\$405	\$390	3.8%	12.5%
SOLDIERS HILL*	\$375	\$365	2.7%	7.1%
SOUTH MELBOURNE	\$725	\$695	4.3%	3.6%
SOUTH MORANG*	\$500	\$495	1.0%	11.1%
SOUTH YARRA	\$795	\$775	2.6%	6.0%
SOUTHBANK*	\$680	\$660	3.0%	-2.9%
ST ALBANS*	\$415	\$415	0.0%	5.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ST KILDA*	\$725	\$725	0.0%	-2.7%
ST KILDA EAST*	\$793	\$783	1.3%	2.3%
STAWELL*	\$350	-	-	-
STRATHDALE*	\$405	\$400	1.3%	2.5%
SUNBURY*	\$440	\$440	0.0%	6.0%
SUNSHINE*	\$450	\$450	0.0%	-
SUNSHINE NORTH*	\$450	\$470	-4.3%	-
TARNEIT*	\$435	\$440	-1.1%	1.2%
THORNBURY*	\$675	\$678	-0.4%	3.8%
TOORAK*	\$755	-	-	-
TRARALGON*	\$380	\$380	0.0%	-2.6%
WANGARATTA*	\$400	\$400	0.0%	8.1%
WARRAGUL*	\$415	\$405	2.5%	3.8%
WARRNAMBOOL*	\$475	\$463	2.7%	11.8%
WENDOUREE*	\$350	\$340	2.9%	2.9%
WERRIBEE	\$410	\$400	2.5%	2.5%
WEST FOOTSCRAY*	\$525	\$530	-0.9%	-0.9%
WEST MELBOURNE*	\$595	\$625	-4.8%	-11.2%
WHITE HILLS*	\$405	\$415	-2.4%	-
WILLIAMSTOWN*	\$635	\$630	0.8%	5.8%
WINDSOR	\$750	\$750	0.0%	0.0%
WODONGA*	\$420	\$420	0.0%	16.7%
WYNDHAM VALE*	\$400	\$400	0.0%	-
YARRAVILLE	\$590	\$590	0.0%	-1.7%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$898	\$900	-0.3%	2.6%
AINTREE*	\$488	\$493	-1.0%	-2.0%
AIRPORT WEST	\$570	\$580	-1.7%	-1.7%
ALBANVALE*	\$460	\$455	1.1%	12.2%
ALBERT PARK*	\$1,190	\$1,100	8.2%	-0.8%
ALBION*	\$460	\$460	0.0%	-1.1%
ALFREDTON	\$420	\$420	0.0%	0.0%
ALPHINGTON*	\$990	\$900	10.0%	10.0%
ALTONA	\$590	\$590	0.0%	0.0%
ALTONA MEADOWS	\$500	\$500	0.0%	0.0%
ALTONA NORTH	\$580	\$580	0.0%	-1.7%
ANGLESEA*	\$640	-	-	-
ARARAT	\$380	\$380	0.0%	2.7%
ARDEER*	\$450	\$460	-2.2%	-2.2%
ARMADALE*	\$1,100	\$1,100	0.0%	0.0%
ARMSTRONG CREEK	\$500	\$495	1.0%	2.6%
ASCOT VALE	\$750	\$760	-1.3%	0.0%
ASHBURTON*	\$700	\$695	0.7%	1.4%
ASHWOOD*	\$630	\$630	0.0%	5.0%
ASPENDALE*	\$790	-	-	-
ASPENDALE GARDENS*	\$663	-	-	-
AVONDALE HEIGHTS	\$540	\$510	5.9%	8.0%
BACCHUS MARSH*	\$453	\$450	0.6%	0.6%
BAIRNSDALE	\$450	\$450	0.0%	3.4%
BALLAN*	\$450	\$450	0.0%	0.0%
BALLARAT CENTRAL	\$440	\$440	0.0%	7.3%
BALLARAT EAST	\$400	\$395	1.3%	1.3%
BALLARAT NORTH*	\$410	\$420	-2.4%	2.5%
BALWYN*	\$840	\$770	9.1%	8.4%
BALWYN NORTH*	\$693	\$675	2.6%	-1.1%
BANNOCKBURN*	\$545	\$520	4.8%	-
BARANDUDA*	\$550	\$550	0.0%	-
BAYSWATER	\$590	\$590	0.0%	7.3%
BAYSWATER NORTH*	\$583	\$590	-1.3%	0.4%
BEAUFORT*	\$400	\$408	-1.8%	-
BEAUMARIS*	\$850	\$850	0.0%	-5.0%
BEECHWORTH*	\$500	\$510	-2.0%	0.0%
BELL PARK	\$480	\$470	2.1%	6.7%
BELL POST HILL	\$500	\$480	4.2%	5.9%
BELLFIELD*	\$550	\$600	-8.3%	-
BELMONT	\$490	\$490	0.0%	2.1%
BENALLA	\$468	\$455	2.7%	8.7%
BENDIGO	\$475	\$470	1.1%	8.0%
BENTLEIGH	\$700	\$750	-6.7%	-6.7%
BENTLEIGH EAST	\$720	\$700	2.9%	6.7%
BERWICK	\$565	\$560	0.9%	2.7%
BEVERIDGE*	\$430	\$430	0.0%	3.6%
BLACK HILL*	\$420	\$420	0.0%	5.0%
BLACK ROCK*	\$925	\$1,023	-9.5%	-15.9%
BLACKBURN*	\$650	\$600	8.3%	8.8%
BLACKBURN NORTH*	\$605	\$580	4.3%	4.3%
BLACKBURN SOUTH*	\$630	\$630	0.0%	7.2%
BLAIRGOWRIE*	\$628	\$610	2.9%	14.1%
BONBEACH*	\$650	\$675	-3.7%	-5.2%
BONNIE BROOK*	\$460	\$460	0.0%	0.0%
BORONIA	\$580	\$570	1.8%	5.5%
BOX HILL*	\$643	\$620	3.6%	10.8%
BOX HILL NORTH*	\$650	\$645	0.8%	4.8%
BOX HILL SOUTH*	\$675	\$638	5.9%	12.5%
BRAYBROOK*	\$480	\$480	0.0%	4.3%
BRIGHTON	\$1,125	\$1,045	7.7%	7.1%
BRIGHTON EAST	\$915	\$900	1.7%	2.2%
BROADFORD*	\$455	-	-	13.8%
BROADMEADOWS	\$483	\$478	1.0%	2.1%
BROOKFIELD*	\$430	\$430	0.0%	2.4%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
BROOKLYN*	\$570	\$575	-0.9%	-1.7%
BROWN HILL*	\$430	\$400	7.5%	7.5%
BRUNSWICK	\$850	\$850	0.0%	3.7%
BRUNSWICK EAST*	\$865	\$850	1.8%	1.8%
BRUNSWICK WEST*	\$750	\$750	0.0%	0.0%
BULLEEN*	\$600	\$598	0.4%	0.8%
BUNDOORA	\$550	\$550	0.0%	1.9%
BUNINYONG*	\$420	\$405	3.7%	-
BURNSIDE*	\$483	\$480	0.5%	-
BURNSIDE HEIGHTS*	\$520	\$510	2.0%	2.0%
BURWOOD	\$640	\$635	0.8%	2.8%
BURWOOD EAST	\$650	\$630	3.2%	8.3%
CALIFORNIA GULLY*	\$465	\$450	3.3%	10.7%
CAMBERWELL*	\$860	\$850	1.2%	-1.7%
CAMPBELLFIELD*	\$530	\$530	0.0%	-
CAMPERDOWN*	\$420	\$410	2.4%	-2.3%
CANADIAN*	\$410	\$410	0.0%	2.5%
CANTERBURY*	\$831	-	-	0.4%
CAPE PATERSON*	\$455	\$450	1.1%	-
CAPE WOOLAMAI*	\$460	\$460	0.0%	12.2%
CAPEL SOUND*	\$550	\$550	0.0%	0.0%
CARLTON*	\$868	\$875	-0.9%	-3.6%
CARLTON NORTH	\$930	\$930	0.0%	-2.1%
CARNEGIE*	\$750	\$750	0.0%	-2.6%
CAROLINE SPRINGS	\$510	\$510	0.0%	4.1%
CARRUM*	\$668	-	-	-
CARRUM DOWNS	\$560	\$560	0.0%	5.7%
CASTLEMAINE*	\$500	\$495	1.0%	5.3%
CAULFIELD NORTH*	\$900	\$898	0.3%	2.0%
CAULFIELD SOUTH*	\$850	\$800	6.3%	7.6%
CHADSTONE*	\$593	\$595	-0.4%	-1.3%
CHARLEMONT	\$490	\$490	0.0%	3.2%
CHELSEA*	\$650	\$663	-1.9%	-1.5%
CHELSEA HEIGHTS*	\$655	\$660	-0.8%	7.4%
CHELtenham	\$720	\$700	2.9%	3.6%
CHIRNSIDE PARK*	\$640	\$600	6.7%	16.4%
CHURCHILL	\$400	\$390	2.6%	5.3%
CLARINDA*	\$600	\$600	0.0%	-
CLAYTON*	\$605	\$600	0.8%	4.3%
CLAYTON SOUTH*	\$595	\$595	0.0%	0.0%
CLIFTON HILL*	\$1,000	\$1,000	0.0%	11.1%
CLIFTON SPRINGS	\$473	\$463	2.2%	2.7%
CLYDE	\$550	\$550	0.0%	5.8%
CLYDE NORTH	\$550	\$550	0.0%	1.9%
COBBLEBANK*	\$430	\$430	0.0%	0.0%
COBRAM*	\$450	\$440	2.3%	8.4%
COBURG	\$735	\$720	2.1%	5.0%
COBURG NORTH*	\$655	\$660	-0.8%	3.1%
COLAC*	\$460	\$455	1.1%	7.0%
COLLINGWOOD*	\$955	\$955	0.0%	-4.5%
COOLAROO*	\$480	\$485	-1.0%	0.0%
CORIO	\$420	\$420	0.0%	5.0%
COWES*	\$470	\$470	0.0%	0.0%
CRAIGIEBURN	\$515	\$520	-1.0%	3.0%
CRANBOURNE	\$520	\$515	1.0%	4.5%
CRANBOURNE EAST	\$550	\$550	0.0%	3.8%
CRANBOURNE NORTH	\$550	\$550	0.0%	4.3%
CRANBOURNE WEST	\$550	\$550	0.0%	3.8%
CREMORNE*	\$1,100	-	-	25.7%
CRESWICK*	\$420	\$420	0.0%	1.2%
CROYDON	\$630	\$600	5.0%	8.6%
CROYDON HILLS*	\$690	\$650	6.2%	12.2%
CROYDON NORTH*	\$643	\$630	2.0%	-
CROYDON SOUTH*	\$600	\$600	0.0%	5.3%
DALLAS*	\$500	\$500	0.0%	8.7%
DANDENONG	\$548	\$535	2.3%	9.5%
DANDENONG NORTH	\$530	\$540	-1.9%	1.4%
DARLEY*	\$460	\$450	2.2%	2.2%
DAYLESFORD*	\$598	\$570	4.8%	8.6%
DEANSIDE	\$470	\$470	0.0%	4.4%
DEER PARK	\$490	\$480	2.1%	8.9%
DELACOMBE*	\$410	\$400	2.5%	0.0%
DELAHEY*	\$480	\$480	0.0%	4.3%
DERRIMUT*	\$540	\$530	1.9%	8.0%
DIAMOND CREEK*	\$615	\$600	2.5%	10.8%
DIGGERS REST	\$490	\$480	2.1%	8.9%
DINGLEY VILLAGE*	\$650	\$640	1.6%	6.6%
DONCASTER*	\$650	\$630	3.2%	6.6%
DONCASTER EAST	\$650	\$640	1.6%	4.8%
DONNYBROOK	\$463	\$465	-0.5%	-2.6%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
DONVALE*	\$650	-	-	-
DOREEN	\$540	\$530	1.9%	5.9%
DOVETON*	\$480	\$480	0.0%	6.1%
DROMANA	\$595	\$575	3.5%	8.2%
DROUIN	\$490	\$490	0.0%	8.9%
DRYSDALE*	\$470	\$490	-4.1%	6.8%
EAGLEHAWK*	\$480	\$480	0.0%	9.1%
EAST BAIRNSDALE*	\$430	\$430	0.0%	-
EAST BENDIGO*	\$460	\$460	0.0%	3.4%
EAST GEELONG*	\$520	\$520	0.0%	6.1%
EAST MELBOURNE*	\$1,100	\$1,300	-15.4%	-24.1%
EASTWOOD*	\$495	-	-	-
ECHUCA*	\$550	\$550	0.0%	12.2%
EDITHVALE*	\$655	\$665	-1.5%	0.8%
ELSTERNWICK*	\$925	\$895	3.4%	0.3%
ELTHAM*	\$650	\$640	1.6%	0.8%
ELTHAM NORTH*	\$650	-	-	-
ELWOOD*	\$1,078	\$1,048	2.9%	8.3%
ENDEAVOUR HILLS	\$550	\$550	0.0%	3.8%
EPPING	\$520	\$520	0.0%	4.0%
EPSOM*	\$510	\$500	2.0%	10.9%
ESSENDON	\$680	\$660	3.0%	3.8%
EUROA*	\$500	\$500	0.0%	6.4%
FAIRFIELD*	\$850	\$810	4.9%	4.3%
FAWKNER	\$550	\$550	0.0%	0.0%
FERNTREE GULLY	\$600	\$600	0.0%	5.7%
FITZROY*	\$1,200	\$1,100	9.1%	20.6%
FITZROY NORTH*	\$1,075	\$1,075	0.0%	18.1%
FLEMINGTON*	\$725	\$750	-3.3%	-5.8%
FLINDERS*	\$795	-	-	-
FLORA HILL*	\$470	\$470	0.0%	9.3%
FOOTSCRAY	\$640	\$650	-1.5%	-1.5%
FOREST HILL*	\$608	\$595	2.1%	4.7%
FRANKSTON	\$550	\$550	0.0%	4.8%
FRANKSTON NORTH	\$493	\$490	0.5%	7.1%
FRANKSTON SOUTH	\$600	\$600	0.0%	3.4%
FRASER RISE	\$480	\$480	0.0%	0.5%
GEELONG*	\$550	\$550	0.0%	0.0%
GEELONG WEST	\$540	\$530	1.9%	-0.9%
GISBORNE*	\$560	\$550	1.8%	1.8%
GLADSTONE PARK	\$520	\$520	0.0%	6.1%
GLEN IRIS*	\$850	\$850	0.0%	13.3%
GLEN WAVERLEY	\$650	\$630	3.2%	3.2%
GLENROY	\$550	\$550	0.0%	0.0%
GOLDEN POINT*	\$400	\$400	0.0%	5.3%
GOLDEN SQUARE	\$470	\$470	0.0%	4.4%
GOWANBRAE*	\$578	\$560	3.1%	5.0%
GREENSBOROUGH*	\$600	\$600	0.0%	5.3%
GREENVALE*	\$580	\$578	0.4%	1.8%
GROVEDALE	\$500	\$500	0.0%	4.2%
HADFIELD*	\$578	\$570	1.3%	6.9%
HALLAM*	\$548	\$540	1.4%	9.5%
HAMILTON*	\$375	\$375	0.0%	2.0%
HAMLIN HEIGHTS*	\$505	\$493	2.5%	5.2%
HAMPTON*	\$938	\$925	1.4%	13.6%
HAMPTON EAST*	\$800	\$800	0.0%	0.9%
HAMPTON PARK	\$520	\$515	1.0%	4.0%
HARKNESS	\$420	\$420	0.0%	5.0%
HASTINGS*	\$550	\$550	0.0%	8.9%
HAWTHORN*	\$950	\$923	3.0%	0.0%
HAWTHORN EAST*	\$990	\$950	4.2%	13.8%
HEALESVILLE*	\$580	\$600	-3.3%	-
HEATHMONT*	\$600	\$588	2.1%	9.1%
HEIDELBERG*	\$663	\$650	1.9%	1.9%
HEIDELBERG HEIGHTS*	\$565	\$555	1.8%	2.7%
HEIDELBERG WEST*	\$550	\$578	-4.8%	-0.9%
HERNE HILL*	\$470	\$465	1.1%	1.1%
HIGHETT*	\$725	\$710	2.1%	3.6%
HIGHTON	\$530	\$520	1.9%	7.6%
HILLSIDE*	\$480	\$480	0.0%	4.3%
HOPPERS CROSSING	\$460	\$460	0.0%	2.2%
HORSHAM	\$420	\$403	4.3%	5.0%
HUGHESDALE*	\$710	\$690	2.9%	9.2%
HUNTINGDALE*	\$595	\$600	-0.8%	-
HUNTLY*	\$495	\$480	3.1%	10.0%
INVERLOCH	\$500	\$500	0.0%	3.1%
IRONBARK*	\$465	-	-	-
IRYMPLE*	\$520	\$480	8.3%	7.2%
IVANHOE*	\$770	\$750	2.7%	11.6%
JACANA*	\$500	\$505	-1.0%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
KALKALLO	\$470	\$475	-1.1%	0.0%
KANGAROO FLAT	\$490	\$480	2.1%	8.9%
KEALBA*	\$550	\$510	7.8%	20.9%
KEILOR*	\$615	-	-	11.8%
KEILOR DOWNS*	\$550	\$540	1.9%	10.0%
KEILOR EAST	\$580	\$560	3.6%	5.5%
KEILOR PARK*	\$540	-	-	-
KENNINGTON	\$470	\$450	4.4%	9.3%
KENSINGTON	\$775	\$770	0.6%	3.3%
KEW	\$880	\$880	0.0%	3.5%
KEW EAST*	\$895	\$850	5.3%	5.3%
KEYSBOROUGH	\$595	\$585	1.7%	3.0%
KIALLA*	\$523	\$523	0.0%	-5.0%
KILMORE*	\$445	\$430	3.5%	3.5%
KILSYTH*	\$600	\$600	0.0%	1.7%
KINGS PARK*	\$470	\$455	3.3%	6.8%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$720	\$700	2.9%	6.3%
KNOXFIELD*	\$600	\$600	0.0%	5.3%
KORUMBURRA*	\$465	\$459	1.2%	-
KURUNJANG	\$410	\$405	1.2%	2.5%
KYABRAM*	\$450	\$450	0.0%	11.1%
KYNETON*	\$580	\$580	0.0%	7.4%
LAKE GARDENS*	\$460	\$460	0.0%	9.5%
LAKE WENDOUREE*	\$500	\$520	-3.8%	-
LAKES ENTRANCE*	\$470	\$470	0.0%	-
LALOR	\$510	\$510	0.0%	2.0%
LANGWARRIN	\$600	\$580	3.4%	9.1%
LARA	\$500	\$490	2.0%	4.2%
LAVERTON	\$440	\$440	0.0%	-2.2%
LEONGATHA*	\$438	\$445	-1.7%	4.2%
LEOPOLD*	\$490	\$480	2.1%	3.7%
LILYDALE*	\$620	\$600	3.3%	8.8%
LONG GULLY*	\$460	\$440	4.5%	4.5%
LONGWARRY*	\$490	-	-	-
LUCAS*	\$440	\$430	2.3%	2.3%
LYNBROOK*	\$570	\$570	0.0%	3.6%
LYNDHURST*	\$603	\$603	0.0%	8.6%
MACLEOD	\$580	\$580	0.0%	5.5%
MADDINGLEY*	\$480	\$470	2.1%	6.7%
MAFFRA*	\$430	\$420	2.4%	1.2%
MAIDSTONE*	\$595	\$593	0.4%	0.8%
MALVERN*	\$1,025	\$1,050	-2.4%	-14.6%
MALVERN EAST	\$750	\$795	-5.7%	-6.3%
MAMBOURIN*	\$430	\$433	-0.6%	-1.1%
MANIFOLD HEIGHTS*	\$550	\$550	0.0%	10.0%
MANOR LAKES	\$440	\$440	0.0%	-2.2%
MANSFIELD*	\$550	\$550	0.0%	3.8%
MARIBYRNONG*	\$660	\$668	-1.1%	10.0%
MARSHALL*	\$500	\$500	0.0%	-
MARYBOROUGH*	\$380	\$378	0.7%	5.6%
MCCRAE*	\$600	\$613	-2.0%	0.0%
MCKINNON*	\$800	\$770	3.9%	11.9%
MEADOW HEIGHTS	\$500	\$500	0.0%	11.1%
MELTON	\$400	\$400	0.0%	2.6%
MELTON SOUTH	\$410	\$410	0.0%	2.5%
MELTON WEST	\$420	\$420	0.0%	7.7%
MENTONE*	\$735	\$750	-2.0%	7.3%
MERENDA	\$520	\$515	1.0%	4.0%
MICKLEHAM	\$500	\$500	0.0%	4.2%
MIDDLE PARK*	\$1,200	\$1,068	12.4%	9.1%
MILDURA	\$480	\$480	0.0%	9.1%
MILL PARK	\$520	\$520	0.0%	4.0%
MINERS REST*	\$420	\$415	1.2%	-
MIRBOO NORTH*	\$420	\$410	2.4%	-
MITCHAM	\$630	\$623	1.2%	6.8%
MOE*	\$400	\$400	0.0%	5.3%
MONT ALBERT*	\$725	-	-	-
MONT ALBERT NORTH*	\$775	-	-	27.0%
MONTMORENCY*	\$675	\$665	1.5%	9.8%
MOONEE PONDS*	\$725	\$720	0.7%	3.6%
MOORABBIN*	\$750	\$685	9.5%	11.5%
MOOROOLBARK	\$600	\$600	0.0%	9.1%
MOOROOPNA	\$488	\$450	8.3%	12.1%
MORNINGTON	\$635	\$650	-2.3%	-2.3%
MORWELL	\$400	\$400	0.0%	8.1%
MOUNT CLEAR*	\$425	\$408	4.3%	7.6%
MOUNT DUNEED	\$510	\$500	2.0%	4.1%
MOUNT ELIZA*	\$850	\$865	-1.7%	13.3%
MOUNT EVELYN*	\$580	\$563	3.1%	-1.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MOUNT HELEN*	\$450	-	-	-
MOUNT MARTHA	\$680	\$680	0.0%	0.4%
MOUNT PLEASANT*	\$400	\$400	0.0%	0.0%
MOUNT WAVERLEY	\$650	\$650	0.0%	4.8%
MULGRAVE	\$620	\$620	0.0%	3.3%
MURRUMBEENA*	\$755	\$730	3.4%	8.6%
NAGAMBIE*	\$500	\$480	4.2%	-
NARRE WARREN	\$550	\$545	0.9%	10.0%
NARRE WARREN SOUTH	\$555	\$555	0.0%	3.7%
NEW GISBORNE*	\$560	\$555	0.9%	-
NEWBOROUGH*	\$460	\$455	1.1%	-
NEWCOMB	\$460	\$450	2.2%	4.5%
NEWINGTON*	\$420	\$430	-2.3%	-2.3%
NEWPORT	\$710	\$700	1.4%	1.4%
NEWTOWN	\$560	\$560	0.0%	7.7%
NIDDRIE*	\$620	\$605	2.5%	-4.6%
NOBLE PARK	\$550	\$538	2.3%	3.8%
NOBLE PARK NORTH*	\$550	\$550	0.0%	0.9%
NORLANE	\$420	\$418	0.6%	8.4%
NORTH BENDIGO	\$488	\$480	1.6%	8.3%
NORTH GEELONG*	\$480	\$475	1.1%	6.7%
NORTH MELBOURNE	\$795	\$850	-6.5%	-4.2%
NORTH WONTHAGGI*	\$460	\$455	1.1%	-
NORTHCOTE	\$900	\$850	5.9%	5.9%
NOTTING HILL*	\$580	\$580	0.0%	0.9%
NUNAWADING*	\$610	\$600	1.7%	1.7%
OAK PARK*	\$625	\$640	-2.3%	4.2%
OAKLEIGH*	\$650	\$650	0.0%	0.0%
OAKLEIGH EAST*	\$640	\$643	-0.4%	6.7%
OAKLEIGH SOUTH*	\$650	\$650	0.0%	8.3%
OCEAN GROVE	\$550	\$540	1.9%	3.8%
OFFICER	\$550	\$550	0.0%	1.9%
ORMOND*	\$745	\$730	2.1%	6.4%
PAKENHAM	\$530	\$525	1.0%	6.0%
PARKDALE*	\$695	\$695	0.0%	-7.3%
PARKVILLE*	\$1,038	\$1,200	-13.5%	-
PASCOE VALE	\$600	\$600	0.0%	-3.2%
PASCOE VALE SOUTH*	\$690	\$690	0.0%	-1.4%
PAYNESVILLE*	\$500	\$500	0.0%	11.1%
POINT COOK	\$530	\$530	0.0%	3.9%
POINT LONSDALE*	\$565	\$580	-2.6%	-2.6%
PORT FAIRY*	\$550	\$550	0.0%	-
PORT MELBOURNE	\$1,000	\$975	2.6%	8.1%
PORTARLINGTON*	\$485	\$480	1.0%	5.4%
PORTLAND*	\$438	\$440	-0.6%	0.6%
PRAHRAN	\$1,050	\$995	5.5%	5.5%
PRESTON	\$668	\$650	2.7%	2.7%
QUARRY HILL*	\$450	\$445	1.1%	4.7%
RED CLIFFS*	\$450	\$430	4.7%	18.4%
REDAN	\$390	\$380	2.6%	2.6%
RESERVOIR	\$560	\$560	0.0%	1.8%
RICHMOND	\$985	\$975	1.0%	3.7%
RINGWOOD	\$580	\$580	0.0%	0.0%
RINGWOOD EAST*	\$595	\$580	2.6%	3.5%
RINGWOOD NORTH*	\$620	\$600	3.3%	3.3%
RIPPLESIDE*	\$565	\$565	0.0%	-
ROCKBANK	\$450	\$450	0.0%	0.0%
ROSANNA*	\$650	\$650	0.0%	0.0%
ROSEBUD	\$550	\$550	0.0%	3.8%
ROWVILLE	\$600	\$600	0.0%	1.7%
ROXBURGH PARK	\$530	\$530	0.0%	7.1%
RUTHERGLEN*	\$530	-	-	-
RYE	\$550	\$550	0.0%	0.0%
SAFETY BEACH*	\$643	\$625	2.8%	8.0%
SALE	\$468	\$460	1.6%	5.1%
SANDRINGHAM*	\$925	\$900	2.8%	3.9%
SCORESBY*	\$580	\$580	0.0%	5.5%
SEABROOK	\$500	\$500	0.0%	1.0%
SEAFORD	\$580	\$580	0.0%	3.6%
SEBASTOPOL	\$400	\$400	0.0%	7.4%
SEDDON*	\$700	\$700	0.0%	1.4%
SEYMOUR*	\$430	\$450	-4.4%	7.5%
SHEPPARTON	\$470	\$460	2.2%	4.4%
SKYE*	\$600	\$600	0.0%	13.7%
SOLDIERS HILL*	\$400	\$413	-3.0%	0.0%
SOMERVILLE*	\$600	\$580	3.4%	6.2%
SORRENTO*	\$633	\$650	-2.7%	-
SOUTH GEELONG*	\$575	-	-	-
SOUTH MELBOURNE*	\$1,000	\$1,050	-4.8%	-6.1%
SOUTH MORANG	\$540	\$540	0.0%	4.3%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
SOUTH YARRA	\$1,100	\$1,100	0.0%	-8.3%
SPOTSWOOD*	\$670	\$660	1.5%	-1.5%
SPRING GULLY*	\$500	-	-	9.9%
SPRINGVALE*	\$550	\$530	3.8%	0.0%
SPRINGVALE SOUTH*	\$575	\$560	2.7%	4.5%
ST ALBANS	\$460	\$460	0.0%	2.2%
ST ALBANS PARK*	\$470	\$470	0.0%	2.2%
ST KILDA*	\$947	\$950	-0.3%	7.9%
ST KILDA EAST*	\$893	\$900	-0.8%	2.0%
ST LEONARDS*	\$450	\$450	0.0%	-
STAWELL*	\$400	\$400	0.0%	5.3%
STRATFORD*	\$485	-	-	-
STRATHDALE*	\$500	\$495	1.0%	4.2%
STRATHFIELDSAYE*	\$495	\$490	1.0%	0.0%
STRATHMORE*	\$635	\$650	-2.3%	-2.3%
STRATHTULLOH*	\$425	\$430	-1.2%	0.6%
SUNBURY	\$490	\$490	0.0%	6.5%
SUNSHINE	\$510	\$500	2.0%	7.9%
SUNSHINE NORTH	\$500	\$500	0.0%	3.1%
SUNSHINE WEST	\$480	\$480	0.0%	6.7%
SURREY HILLS*	\$735	\$725	1.4%	-2.0%
SYDENHAM*	\$478	\$470	1.6%	3.8%
TARNEIT	\$490	\$495	-1.0%	0.0%
TATURA*	\$495	\$470	5.3%	10.6%
TAYLORS HILL*	\$500	\$520	-3.8%	2.6%
TAYLORS LAKES*	\$520	\$545	-4.6%	4.0%
TEMPLESTOWE*	\$690	\$675	2.2%	-
TEMPLESTOWE LOWER*	\$650	\$660	-1.5%	-1.5%
THOMASTOWN	\$520	\$520	0.0%	4.0%
THOMSON*	\$450	\$450	0.0%	1.1%
THORNBURY	\$790	\$788	0.3%	-0.6%
THORNHILL PARK	\$430	\$430	0.0%	1.2%
TOORAK*	\$1,338	\$1,300	2.9%	7.0%
TOOTGAROOK*	\$550	\$550	0.0%	7.8%
TORQUAY*	\$650	\$650	0.0%	4.8%
TRAFALGAR*	\$480	\$470	2.1%	6.7%
TRARALGON	\$470	\$460	2.2%	6.8%
TRUGANINA	\$490	\$495	-1.0%	0.5%
TULLAMARINE*	\$535	\$530	0.9%	-1.8%
VENUS BAY*	\$400	\$400	0.0%	-
VERMONT*	\$650	\$635	2.4%	8.3%
VERMONT SOUTH*	\$675	\$670	0.7%	16.4%
VIEWBANK*	\$640	\$640	0.0%	4.9%
WALLAN*	\$450	\$460	-2.2%	2.3%
WANGARATTA	\$480	\$480	0.0%	9.1%
WANTIRNA	\$610	\$598	2.1%	10.9%
WANTIRNA SOUTH	\$620	\$620	0.0%	8.3%
WARRAGUL	\$480	\$470	2.1%	6.7%
WARRNAMBOOL	\$550	\$550	0.0%	5.8%
WATSONIA*	\$550	\$550	0.0%	4.8%
WATSONIA NORTH*	\$620	\$600	3.3%	-
WAURN PONDS*	\$520	\$500	4.0%	4.0%
WEIR VIEWS*	\$440	\$440	0.0%	4.8%
WENDOUREE	\$390	\$390	0.0%	2.6%
WERRIBEE	\$450	\$450	0.0%	4.7%
WEST FOOTSCRAY*	\$605	\$605	0.0%	2.5%
WEST MELBOURNE*	\$825	\$825	0.0%	-1.5%
WEST WODONGA	\$530	\$520	1.9%	10.4%
WESTMEADOWS*	\$520	\$525	-1.0%	4.0%
WHEELERS HILL*	\$630	\$640	-1.6%	5.0%
WHITE HILLS*	\$475	\$470	1.1%	0.0%
WHITTINGTON*	\$450	\$450	0.0%	1.1%
WHITTLESEA*	\$520	\$520	0.0%	4.0%
WILLIAMS LANDING*	\$533	\$550	-3.2%	0.5%
WILLIAMSTOWN	\$810	\$798	1.6%	8.0%
WINCHELSEA*	\$460	-	-	-
WINDSOR*	\$975	\$963	1.3%	-7.1%
WINTER VALLEY*	\$428	\$430	-0.6%	1.8%
WODONGA	\$500	\$490	2.0%	11.1%
WOLLERT	\$540	\$540	0.0%	1.9%
WONTHAGGI*	\$450	\$445	1.1%	1.1%
WOODEND*	\$585	\$540	8.3%	20.0%
WYNDHAM VALE	\$430	\$430	0.0%	-0.6%
YALLAMBIE*	\$600	\$600	0.0%	-2.4%
YARRAVILLE	\$715	\$720	-0.7%	2.1%
YARRAWONGA	\$500	\$500	0.0%	1.0%
YEA*	\$470	\$478	-1.6%	-

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
AINTREE	\$550	\$550	0.0%	0.9%
ALFREDTON	\$475	\$470	1.1%	3.3%
ALTONA*	\$850	\$825	3.0%	11.8%
ALTONA MEADOWS*	\$590	\$595	-0.8%	3.5%
ALTONA NORTH*	\$850	\$850	0.0%	10.4%
ARARAT*	\$450	\$450	0.0%	0.0%
ARMADALE*	\$1,900	\$1,638	16.0%	58.3%
ARMSTRONG CREEK	\$540	\$535	0.9%	2.9%
ASCOT*	\$550	-	-	-
ASCOT VALE*	\$1,000	\$980	2.0%	12.0%
ASHBURTON*	\$1,225	\$1,198	2.3%	36.1%
ASHWOOD*	\$750	\$820	-8.5%	-3.2%
ASPENDALE*	\$923	-	-	-2.9%
ASPENDALE GARDENS*	\$830	-	-	-
AVONDALE HEIGHTS*	\$740	\$715	3.5%	11.3%
BACCHUS MARSH	\$530	\$535	-0.9%	6.0%
BAIRNSDALE*	\$550	\$550	0.0%	2.8%
BALLARAT CENTRAL*	\$490	\$480	2.1%	1.0%
BALLARAT EAST*	\$475	\$450	5.6%	9.2%
BALLARAT NORTH*	\$455	\$450	1.1%	-
BALWYN*	\$1,165	\$1,190	-2.1%	-0.9%
BALWYN NORTH	\$920	\$925	-0.5%	4.5%
BANNOCKBURN*	\$600	\$600	0.0%	-0.8%
BARANDUDA*	\$650	\$650	0.0%	10.2%
BAYSWATER*	\$673	\$670	0.4%	3.5%
BEACONSFIELD*	\$600	\$600	0.0%	0.0%
BEAUMARIS*	\$1,350	\$1,125	20.0%	22.7%
BELL PARK*	\$600	\$610	-1.6%	7.1%
BELL POST HILL*	\$550	\$550	0.0%	0.0%
BELMONT*	\$575	\$570	0.9%	3.6%
BENALLA	\$570	\$570	0.0%	7.5%
BENDIGO*	\$580	\$520	11.5%	-
BENTLEIGH*	\$995	\$995	0.0%	-0.5%
BENTLEIGH EAST	\$863	\$850	1.5%	1.5%
BERWICK	\$650	\$650	0.0%	4.0%
BEVERIDGE	\$480	\$480	0.0%	2.1%
BLACK ROCK*	\$1,375	\$1,448	-5.0%	7.8%
BLACKBURN*	\$840	\$810	3.7%	9.8%
BLACKBURN NORTH*	\$795	\$780	1.9%	2.6%
BLACKBURN SOUTH*	\$700	\$750	-6.7%	1.8%
BLAIRGOWRIE*	\$800	\$880	-9.1%	-
BONNIE BROOK	\$520	\$520	0.0%	0.0%
BONSHAW	\$460	\$450	2.2%	2.2%
BORONIA*	\$670	\$665	0.8%	3.1%
BOTANIC RIDGE*	\$675	\$700	-3.6%	3.8%
BOX HILL NORTH*	\$770	\$740	4.1%	5.5%
BOX HILL SOUTH*	\$795	-	-	-
BRIGHTON	\$1,650	\$1,600	3.1%	10.0%
BRIGHTON EAST	\$1,388	\$1,380	0.5%	15.6%
BROOKFIELD	\$460	\$463	-0.5%	-1.1%
BROWN HILL*	\$568	\$550	3.2%	-
BRUNSWICK*	\$1,095	\$1,100	-0.5%	9.5%
BRUNSWICK EAST*	\$1,100	\$998	10.3%	0.0%
BRUNSWICK WEST*	\$1,000	\$1,025	-2.4%	11.1%
BULLEEN*	\$778	\$773	0.6%	1.6%
BUNDOORA*	\$650	\$650	0.0%	8.3%
BURNSIDE*	\$575	\$620	-7.3%	-7.3%
BURNSIDE HEIGHTS*	\$580	\$570	1.8%	5.5%
BURWOOD*	\$825	\$830	-0.6%	3.1%
BURWOOD EAST*	\$750	\$720	4.2%	5.6%
CAIRNLEA*	\$650	\$660	-1.5%	8.3%
CALIFORNIA GULLY*	\$500	\$500	0.0%	-
CAMBERWELL*	\$1,200	\$1,200	0.0%	9.1%
CANADIAN*	\$455	\$460	-1.1%	0.0%
CANTERBURY*	\$1,200	\$1,195	0.4%	0.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CAPEL SOUND*	\$620	-	-	-
CARLTON*	\$1,175	\$1,090	7.8%	-9.6%
CARNEGIE*	\$1,100	\$1,175	-6.4%	17.6%
CAROLINE SPRINGS	\$600	\$590	1.7%	3.9%
CARRUM DOWNS	\$635	\$635	0.0%	2.4%
CASTLEMAINE*	\$585	\$550	6.4%	-
CAULFIELD*	\$1,300	-	-	-
CAULFIELD NORTH*	\$1,198	\$1,200	-0.2%	6.7%
CAULFIELD SOUTH*	\$1,200	\$1,198	0.2%	17.1%
CHADSTONE*	\$850	\$845	0.6%	-
CHARLEMONT	\$530	\$523	1.4%	3.9%
CHELSEA*	\$813	\$800	1.6%	-
CHELTENHAM*	\$888	\$865	2.6%	10.9%
CHIRNSIDE PARK*	\$800	\$795	0.6%	8.5%
CHURCHILL*	\$500	\$500	0.0%	4.7%
CLARINDA*	\$740	-	-	-
CLAYTON*	\$730	\$733	-0.3%	4.3%
CLAYTON SOUTH*	\$725	\$723	0.3%	3.6%
CLIFTON HILL*	\$1,250	\$1,225	2.0%	-
CLIFTON SPRINGS*	\$510	\$550	-7.3%	-7.3%
CLYDE	\$595	\$598	-0.4%	0.8%
CLYDE NORTH	\$600	\$600	0.0%	0.0%
COBBLEBANK	\$480	\$490	-2.0%	0.0%
COBRAM*	\$550	\$520	5.8%	7.8%
COBURG*	\$900	\$900	0.0%	5.9%
COBURG NORTH*	\$790	\$780	1.3%	-
COLAC*	\$575	\$568	1.3%	-
CORIO*	\$500	\$500	0.0%	0.0%
COWES*	\$550	\$550	0.0%	1.9%
CRAIGIEBURN	\$600	\$600	0.0%	1.7%
CRANBOURNE	\$620	\$620	0.0%	6.9%
CRANBOURNE EAST	\$600	\$610	-1.6%	3.4%
CRANBOURNE NORTH	\$618	\$620	-0.4%	2.9%
CRANBOURNE SOUTH*	\$650	\$650	0.0%	-
CRANBOURNE WEST	\$630	\$630	0.0%	5.0%
CROYDON*	\$750	\$750	0.0%	7.1%
CROYDON HILLS*	\$760	\$775	-1.9%	11.8%
CURLEWIS	\$520	\$520	0.0%	4.0%
DANDENONG*	\$650	\$620	4.8%	8.3%
DANDENONG NORTH*	\$638	\$613	4.1%	6.3%
DARLEY*	\$520	\$500	4.0%	4.0%
DEANSIDE	\$530	\$530	0.0%	-1.9%
DEER PARK*	\$548	\$548	0.0%	5.3%
DELACOMBE*	\$450	\$450	0.0%	0.0%
DERRIMUT*	\$600	\$600	0.0%	5.3%
DIGGERS REST	\$550	\$550	0.0%	0.5%
DONCASTER	\$798	\$800	-0.3%	5.6%
DONCASTER EAST	\$785	\$795	-1.3%	4.7%
DONNYBROOK	\$505	\$510	-1.0%	-4.7%
DONVALE*	\$785	\$770	1.9%	-4.8%
DOREEN	\$580	\$580	0.0%	3.1%
DROMANA*	\$720	\$690	4.3%	8.3%
DROUIN	\$580	\$580	0.0%	9.4%
EAGLEHAWK*	\$550	\$530	3.8%	-
EAST BAIRNSDALE*	\$520	-	-	-
EAST GEELONG*	\$620	\$628	-1.2%	2.5%
EASTWOOD*	\$550	\$550	0.0%	-
ECHUCA*	\$625	-	-	-
ELSTERNWICK*	\$930	\$930	0.0%	-
ELTHAM*	\$850	\$860	-1.2%	3.7%
ELWOOD*	\$1,638	\$1,500	9.2%	2.7%
ENDEAVOUR HILLS*	\$643	\$615	4.5%	2.0%
EPPING	\$600	\$600	0.0%	0.0%
EPSOM*	\$580	\$570	1.8%	4.5%
ESSENDON*	\$1,000	\$970	3.1%	2.8%
EYNESBURY*	\$460	\$460	0.0%	-4.2%
FAWKNER*	\$655	\$635	3.1%	0.8%
FERNTREE GULLY*	\$700	\$700	0.0%	12.9%
FITZROY NORTH*	\$1,400	\$1,400	0.0%	5.7%
FLORA HILL*	\$550	\$550	0.0%	-
FOOTSCRAY*	\$675	-	-	-
FOREST HILL*	\$730	\$730	0.0%	15.0%
FRANKSTON	\$640	\$630	1.6%	6.7%
FRANKSTON NORTH*	\$530	-	-	-
FRANKSTON SOUTH	\$800	\$768	4.2%	6.7%
FRASER RISE	\$540	\$540	0.0%	-1.8%
FYANSFORD*	\$643	\$640	0.4%	2.4%
GEELONG*	\$680	\$690	-1.4%	-
GEELONG WEST*	\$700	\$715	-2.1%	7.7%
GISBORNE	\$660	\$650	1.5%	1.5%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
GLADSTONE PARK*	\$600	\$620	-3.2%	3.4%
GLEN IRIS*	\$1,150	\$1,095	5.0%	0.0%
GLEN WAVERLEY	\$793	\$778	1.9%	8.6%
GLENROY*	\$650	\$630	3.2%	4.8%
GOLDEN SQUARE*	\$550	\$550	0.0%	3.8%
GREENSBOROUGH*	\$730	\$710	2.8%	7.4%
GREENVALE	\$680	\$698	-2.5%	4.6%
GROVEDALE*	\$580	\$580	0.0%	3.6%
HALLAM*	\$600	\$600	0.0%	-
HAMILTON*	\$470	\$470	0.0%	4.4%
HAMLIN HEIGHTS*	\$590	\$585	0.9%	0.0%
HAMPTON*	\$1,300	\$1,299	0.1%	2.0%
HAMPTON EAST*	\$1,100	\$1,173	-6.2%	12.2%
HAMPTON PARK*	\$620	\$598	3.8%	6.9%
HARKNESS	\$470	\$470	0.0%	4.4%
HASTINGS*	\$650	-	-	-
HAWTHORN*	\$1,500	\$1,500	0.0%	15.4%
HAWTHORN EAST*	\$1,300	\$1,300	0.0%	-7.1%
HEIDELBERG*	\$850	\$825	3.0%	-
HEIDELBERG HEIGHTS*	\$825	-	-	21.3%
HEIDELBERG WEST*	\$650	-	-	-
HIGHETT*	\$995	\$998	-0.3%	-4.3%
HIGHTON	\$650	\$620	4.8%	4.8%
HILLSIDE*	\$570	\$570	0.0%	1.8%
HOPPERS CROSSING	\$530	\$510	3.9%	6.0%
HORSHAM*	\$485	\$480	1.0%	-1.0%
HUGHESDALE*	\$860	\$850	1.2%	1.2%
HUNTLY	\$550	\$530	3.8%	5.8%
INVERLOCH*	\$560	\$550	1.8%	4.7%
IVANHOE*	\$1,050	\$1,100	-4.5%	23.5%
JACKASS FLAT*	\$530	\$530	0.0%	8.2%
KALKALLO	\$500	\$510	-2.0%	-3.8%
KANGAROO FLAT*	\$560	\$550	1.8%	5.7%
KEILOR*	\$710	\$730	-2.7%	-
KEILOR DOWNS*	\$610	\$625	-2.4%	0.8%
KEILOR EAST*	\$650	\$650	0.0%	-2.6%
KENNINGTON*	\$540	\$550	-1.8%	-
KENSINGTON*	\$948	\$950	-0.3%	-0.3%
KEW	\$1,350	\$1,300	3.8%	8.0%
KEW EAST*	\$1,250	\$1,250	0.0%	-10.8%
KEYSBOROUGH	\$780	\$760	2.6%	-1.6%
KIALLA*	\$630	\$650	-3.1%	1.6%
KILLARA*	\$630	\$620	1.6%	1.6%
KILMORE*	\$530	\$520	1.9%	6.0%
KINGS PARK*	\$510	-	-	-
KNOXFIELD*	\$700	\$698	0.4%	1.4%
KURUNJANG*	\$450	\$450	0.0%	0.0%
LAKE GARDENS*	\$483	\$480	0.5%	0.5%
LAKES ENTRANCE*	\$550	\$530	3.8%	-
LALOR*	\$590	\$590	0.0%	7.3%
LANGWARRIN*	\$700	\$730	-4.1%	1.4%
LARA	\$580	\$580	0.0%	0.0%
LENEVA*	\$635	\$640	-0.8%	5.8%
LEONGATHA*	\$560	\$550	1.8%	-
LEOPOLD	\$550	\$540	1.9%	8.9%
LILYDALE*	\$700	\$700	0.0%	3.7%
LUCAS	\$480	\$475	1.1%	4.3%
LUCKNOW	\$550	\$550	0.0%	0.0%
LYNBROOK*	\$665	\$670	-0.7%	5.6%
LYNDHURST*	\$690	\$690	0.0%	3.8%
MACLEOD*	\$865	\$885	-2.3%	29.1%
MADDINGLEY	\$540	\$530	1.9%	8.0%
MAIDEN GULLY*	\$615	\$625	-1.6%	2.5%
MAIDSTONE*	\$730	-	-	-
MALVERN*	\$1,400	\$1,400	0.0%	16.7%
MALVERN EAST*	\$1,068	\$1,100	-3.0%	-12.5%
MAMBOURIN	\$470	\$475	-1.1%	-2.1%
MANOR LAKES	\$480	\$490	-2.0%	-4.0%
MANSFIELD*	\$595	\$590	0.8%	-
MARIBYRNONG*	\$765	\$860	-11.0%	6.3%
MARONG*	\$565	-	-	-
MCKINNON*	\$1,000	\$1,050	-4.8%	-4.8%
MELTON*	\$445	\$433	2.9%	8.5%
MELTON SOUTH	\$460	\$460	0.0%	-2.1%
MELTON WEST*	\$460	\$455	1.1%	4.5%
MENTONE*	\$900	\$850	5.9%	12.5%
MERENDA	\$570	\$580	-1.7%	3.6%
MICKLEHAM	\$550	\$550	0.0%	0.0%
MILDURA	\$575	\$550	4.5%	8.5%
MILL PARK	\$600	\$598	0.4%	0.8%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
MINERS REST*	\$460	\$460	0.0%	-
MITCHAM*	\$750	\$750	0.0%	12.8%
MOONEE PONDS*	\$980	\$980	0.0%	-1.0%
MOOROOLBARK*	\$680	\$680	0.0%	1.5%
MOOROOPNA*	\$550	\$550	0.0%	0.0%
MORDIALLOC*	\$848	-	-	-
MORNINGTON*	\$850	\$800	6.3%	6.3%
MORWELL	\$480	\$475	1.1%	2.1%
MOUNT CLEAR*	\$455	\$440	3.4%	-
MOUNT DUNED	\$560	\$555	0.9%	1.8%
MOUNT ELIZA*	\$1,025	\$1,095	-6.4%	5.4%
MOUNT HELEN*	\$480	-	-	-
MOUNT MARTHA*	\$875	\$868	0.9%	2.9%
MOUNT PLEASANT*	\$440	-	-	-
MOUNT WAVERLEY	\$750	\$750	0.0%	-3.2%
MULGRAVE*	\$763	\$750	1.7%	1.7%
MURRUMBEENA*	\$1,023	\$1,050	-2.6%	2.3%
NAR NAR GOON NORTH*	\$580	\$585	-0.9%	-
NARRE WARREN	\$620	\$620	0.0%	6.9%
NARRE WARREN SOUTH	\$650	\$650	0.0%	4.8%
NEW GISBORNE*	\$690	\$690	0.0%	6.2%
NEWBOROUGH*	\$520	-	-	-
NEWPORT*	\$910	\$950	-4.2%	2.2%
NEWTOWN*	\$680	\$680	0.0%	-4.2%
NIDDRIE*	\$840	\$910	-7.7%	-23.6%
NOBLE PARK*	\$650	\$640	1.6%	18.2%
NORTH BENDIGO*	\$580	\$550	5.5%	11.5%
NORTH MELBOURNE*	\$980	\$998	-1.8%	-10.9%
NORTH WONTHAGGI*	\$565	\$540	4.6%	4.6%
NORTHCOTE*	\$1,265	\$1,250	1.2%	20.5%
NUNAWADING*	\$760	-	-	-
OAK PARK*	\$760	-	-	-
OAKLEIGH*	\$775	\$808	-4.0%	-4.0%
OAKLEIGH SOUTH*	\$725	-	-	-
OCEAN GROVE	\$650	\$650	0.0%	1.2%
OFFICER	\$610	\$620	-1.6%	1.7%
OFFICER SOUTH*	\$610	\$620	-1.6%	-
ORMOND*	\$1,220	\$1,273	-4.1%	24.8%
PAKENHAM	\$590	\$590	0.0%	3.5%
PASCOE VALE*	\$740	\$740	0.0%	-7.5%
PASCOE VALE SOUTH*	\$850	\$825	3.0%	7.6%
PATTERSON LAKES*	\$1,000	\$990	1.0%	-
PAYNESVILLE*	\$545	\$535	1.9%	-
POINT COOK	\$580	\$580	0.0%	0.9%
POINT LONSDALE*	\$650	\$650	0.0%	6.6%
PORT MELBOURNE*	\$1,275	\$1,300	-1.9%	-1.9%
PORTARLINGTON*	\$515	\$515	0.0%	-
PORTLAND*	\$650	\$650	0.0%	13.0%
PRAHRAN*	\$1,365	\$1,423	-4.0%	-
PRESTON*	\$910	\$850	7.1%	7.1%
RESERVOIR*	\$670	\$650	3.1%	-1.5%
RICHMOND*	\$1,300	\$1,300	0.0%	0.0%
RIDDELLS CREEK*	\$710	-	-	-
RINGWOOD*	\$700	\$700	0.0%	4.5%
RINGWOOD EAST*	\$715	\$695	2.9%	3.6%
RINGWOOD NORTH*	\$715	\$710	0.7%	6.7%
ROCKBANK	\$500	\$500	0.0%	0.0%
ROSANNA*	\$923	\$898	2.8%	15.3%
ROSEBUD*	\$665	\$643	3.5%	2.3%
ROWVILLE	\$700	\$710	-1.4%	0.0%
ROXBURGH PARK	\$590	\$590	0.0%	0.2%
RYE*	\$700	\$690	1.4%	7.7%
SAFETY BEACH*	\$795	\$795	0.0%	2.3%
SALE	\$550	\$550	0.0%	6.8%
SAN REMO*	\$600	\$580	3.4%	-
SANDHURST*	\$800	\$800	0.0%	9.6%
SANDRINGHAM*	\$1,495	\$1,395	7.2%	8.7%
SCORESBY*	\$715	\$720	-0.7%	5.1%
SEABROOK*	\$550	\$550	0.0%	-
SEAFORD*	\$688	\$690	-0.4%	9.1%
SEBASTOPOL	\$440	\$440	0.0%	2.3%
SHEPPARTON	\$560	\$560	0.0%	1.8%
SHEPPARTON NORTH*	\$590	\$600	-1.7%	-
SKYE*	\$700	\$660	6.1%	12.9%
SMYTHES CREEK*	\$450	\$450	0.0%	0.0%
SORRENTO*	\$850	\$800	6.3%	-
SOUTH MORANG	\$600	\$600	0.0%	3.4%
SOUTH YARRA*	\$1,625	\$1,775	-8.5%	8.7%
SPOTSWOOD*	\$830	\$828	0.3%	-
SPRINGVALE*	\$600	\$655	-8.4%	-7.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ST ALBANS*	\$550	\$525	4.8%	12.2%
ST KILDA*	\$1,075	\$1,088	-1.1%	-
ST LEONARDS*	\$510	\$495	3.0%	8.5%
STAWELL*	\$550	-	-	-
STRATFORD*	\$563	\$555	1.4%	-
STRATHDALE*	\$600	\$600	0.0%	15.4%
STRATHFIELDSAYE*	\$620	\$605	2.5%	8.8%
STRATHMORE*	\$890	\$908	-1.9%	11.3%
STRATHTULLOH	\$480	\$480	0.0%	0.0%
SUNBURY	\$580	\$580	0.0%	5.5%
SUNSHINE*	\$585	\$620	-5.6%	-1.7%
SUNSHINE NORTH*	\$660	\$600	10.0%	10.0%
SUNSHINE WEST*	\$555	\$550	0.9%	0.9%
SURREY HILLS*	\$1,075	\$1,075	0.0%	0.0%
SYDENHAM*	\$550	\$550	0.0%	-3.5%
TARNEIT	\$550	\$550	0.0%	0.0%
TATURA*	\$580	\$580	0.0%	-
TAYLORS HILL*	\$600	\$600	0.0%	3.4%
TAYLORS LAKES*	\$653	\$630	3.6%	8.7%
TEMPLESTOWE*	\$850	\$850	0.0%	-0.6%
TEMPLESTOWE LOWER*	\$750	\$750	0.0%	0.0%
THOMASTOWN*	\$585	\$600	-2.5%	-
THORNBURY*	\$975	\$945	3.2%	4.3%
THORNHILL PARK	\$480	\$480	0.0%	0.0%
TOORAK*	\$2,000	\$1,800	11.1%	0.0%
TORQUAY	\$750	\$710	5.6%	10.3%
TRARALGON	\$580	\$580	0.0%	7.4%
TRUGANINA	\$550	\$550	0.0%	0.0%
UPWEY*	\$720	\$720	0.0%	-
VERMONT*	\$750	\$750	0.0%	13.6%
VERMONT SOUTH*	\$750	\$750	0.0%	4.2%
VIEWBANK*	\$770	\$770	0.0%	-3.8%
WALLAN	\$490	\$500	-2.0%	2.1%
WANGARATTA*	\$575	\$580	-0.9%	0.9%
WANTIRNA	\$675	\$670	0.7%	-0.7%
WANTIRNA SOUTH*	\$750	\$750	0.0%	7.1%
WARRAGUL	\$590	\$590	0.0%	7.3%
WARRNAMBOOL*	\$680	\$650	4.6%	8.8%
WAURN PONDS*	\$565	\$560	0.9%	2.7%
WEIR VIEWS	\$475	\$475	0.0%	1.1%
WENDOUREE*	\$420	\$420	0.0%	-4.5%
WERRIBEE	\$500	\$500	0.0%	-2.0%
WEST FOOTSCRAY*	\$805	\$770	4.5%	1.3%
WEST MELBOURNE*	\$953	-	-	-
WEST WODONGA	\$590	\$585	0.9%	7.3%
WHEELERS HILL	\$725	\$720	0.7%	0.7%
WHITE HILLS*	\$565	-	-	-
WILLIAMS LANDING	\$600	\$600	0.0%	1.7%
WILLIAMSTOWN*	\$1,000	\$1,000	0.0%	5.3%
WINTER VALLEY	\$450	\$450	0.0%	0.0%
WODONGA	\$600	\$590	1.7%	4.8%
WOLLERT	\$600	\$600	0.0%	0.0%
WONTHAGGI*	\$560	\$550	1.8%	7.7%
WOODEND*	\$750	\$750	0.0%	15.4%
WOODSTOCK*	\$470	-	-	-
WYNDHAM VALE	\$480	\$480	0.0%	0.0%
YARRAVILLE*	\$850	\$890	-4.5%	-6.1%
YARRAWONGA*	\$560	\$560	0.0%	0.9%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$525	\$520	1.0%	5.0%
ALBERT PARK*	\$470	\$450	4.4%	11.9%
ALBION*	\$320	\$320	0.0%	6.7%
ALFREDTON*	\$300	-	-	-
ALPHINGTON*	\$450	\$435	3.4%	4.7%
ALTONA*	\$380	\$400	-5.0%	-
ARMADALE	\$450	\$450	0.0%	-1.1%
ASCOT VALE*	\$410	\$393	4.5%	7.2%
BALACLAVA	\$415	\$415	0.0%	1.2%
BALLARAT CENTRAL*	\$320	\$315	1.6%	6.7%
BALWYN*	\$500	\$500	0.0%	9.3%
BELMONT*	\$368	\$370	-0.7%	6.5%
BENTLEIGH*	\$435	\$435	0.0%	3.0%
BENTLEIGH EAST*	\$480	\$480	0.0%	3.2%
BLACKBURN*	\$480	\$480	0.0%	6.7%
BOX HILL	\$450	\$460	-2.2%	1.1%
BRIGHTON*	\$500	\$505	-1.0%	11.1%
BRUNSWICK	\$450	\$450	0.0%	0.0%
BRUNSWICK EAST	\$500	\$500	0.0%	2.0%
BRUNSWICK WEST	\$428	\$425	0.6%	6.9%
BUNDOORA	\$420	\$420	0.0%	5.0%
BURWOOD*	\$450	\$450	0.0%	0.0%
BURWOOD EAST*	\$550	\$550	0.0%	4.8%
CAMBERWELL*	\$510	\$493	3.6%	6.3%
CARLTON	\$475	\$475	0.0%	4.4%
CARLTON NORTH*	\$450	\$425	5.9%	9.8%
CARNEGIE	\$410	\$400	2.5%	5.1%
CAULFIELD*	\$430	\$435	-1.1%	2.4%
CAULFIELD EAST*	\$398	\$415	-4.2%	-
CAULFIELD NORTH	\$460	\$450	2.2%	8.2%
CAULFIELD SOUTH*	\$423	\$423	0.0%	8.3%
CHADSTONE*	\$493	\$488	1.0%	7.1%
CHELtenham*	\$455	\$455	0.0%	5.8%
CLAYTON	\$478	\$465	2.7%	15.1%
CLAYTON SOUTH*	\$498	\$500	-0.5%	10.6%
CLIFTON HILL*	\$475	\$475	0.0%	11.8%
COBURG	\$450	\$450	0.0%	7.1%
COLLINGWOOD	\$550	\$550	0.0%	4.8%
CREMORNE*	\$565	\$550	2.7%	13.0%
DANDENONG*	\$380	\$393	-3.2%	7.0%
DOCKLANDS	\$575	\$570	0.9%	4.5%
DONCASTER	\$480	\$480	0.0%	6.7%
DONCASTER EAST*	\$475	\$470	1.1%	3.3%
EAST MELBOURNE	\$520	\$500	4.0%	4.0%
ELSTERNWICK	\$465	\$450	3.3%	5.7%
ELWOOD	\$450	\$450	0.0%	2.3%
EPPING*	\$400	\$400	0.0%	5.3%
ESSENDON	\$420	\$400	5.0%	6.3%
ESSENDON NORTH	\$480	\$480	0.0%	6.7%
FAIRFIELD*	\$400	\$400	0.0%	5.3%
FITZROY	\$530	\$550	-3.6%	0.0%
FITZROY NORTH	\$460	\$465	-1.1%	-4.2%
FLEMINGTON	\$405	\$400	1.3%	1.3%
FOOTSCRAY	\$460	\$450	2.2%	4.5%
FRANKSTON	\$350	\$350	0.0%	9.4%
GARDENVALE*	\$395	\$390	1.3%	6.0%
GEELONG	\$370	\$370	0.0%	-7.5%
GEELONG WEST*	\$350	\$340	2.9%	2.9%
GLEN HUNTLY	\$393	\$390	0.6%	3.3%
GLEN IRIS	\$430	\$430	0.0%	0.0%
GLEN WAVERLEY*	\$498	\$503	-1.0%	-4.3%
GLENROY*	\$350	\$350	0.0%	-
HAMLYN HEIGHTS*	\$330	\$328	0.8%	-
HAMPTON*	\$500	\$500	0.0%	2.0%
HASTINGS*	\$360	\$350	2.9%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
HAWTHORN	\$450	\$450	0.0%	2.3%
HAWTHORN EAST	\$500	\$495	1.0%	6.4%
HEIDELBERG*	\$450	\$450	0.0%	7.1%
HERNE HILL*	\$340	\$340	0.0%	13.3%
HIGHETT*	\$500	\$500	0.0%	8.7%
HIGHTON*	\$340	\$328	3.8%	6.3%
HOPPERS CROSSING*	\$320	\$320	0.0%	-
HORSHAM*	\$250	-	-	-
HUGHESDALE*	\$480	\$490	-2.0%	2.1%
IVANHOE	\$490	\$490	0.0%	3.2%
KENSINGTON	\$455	\$450	1.1%	2.2%
KEW*	\$473	\$470	0.5%	5.0%
KINGSVILLE*	\$383	\$360	6.3%	10.9%
MAIDSTONE*	\$395	\$403	-1.9%	-
MALVERN	\$445	\$450	-1.1%	0.0%
MALVERN EAST	\$460	\$450	2.2%	4.5%
MANIFOLD HEIGHTS*	\$350	\$350	0.0%	-
MARIBYRNONG	\$450	\$450	0.0%	0.0%
MELBOURNE	\$550	\$550	0.0%	1.9%
MENTONE	\$400	\$400	0.0%	3.9%
MIDDLE PARK*	\$475	\$445	6.7%	13.1%
MILDURA*	\$300	\$285	5.3%	15.4%
MITCHAM*	\$440	\$430	2.3%	10.0%
MOONEE PONDS	\$500	\$500	0.0%	1.0%
MOOROOPNA*	\$285	\$285	0.0%	-5.0%
MORDIALLOC*	\$420	\$420	0.0%	2.4%
MORWELL*	\$270	\$270	0.0%	5.9%
MOUNT WAVERLEY*	\$480	\$480	0.0%	-
MURRUMBEENA	\$400	\$395	1.3%	5.3%
NEWPORT*	\$370	\$385	-3.9%	-1.3%
NEWTOWN*	\$320	\$320	0.0%	-
NOBLE PARK*	\$360	\$350	2.9%	7.5%
NORTH MELBOURNE	\$450	\$450	0.0%	0.0%
NORTHCOTE	\$430	\$440	-2.3%	2.4%
NOTTING HILL*	\$450	\$455	-1.1%	1.1%
OAK PARK*	\$430	\$430	0.0%	2.4%
OAKLEIGH*	\$510	\$500	2.0%	9.7%
ORMOND	\$383	\$380	0.7%	3.4%
PARKDALE*	\$400	\$395	1.3%	6.7%
PARKVILLE	\$458	\$455	0.5%	1.7%
PORT MELBOURNE	\$540	\$530	1.9%	3.8%
PRAHRAN	\$475	\$475	0.0%	5.6%
PRESTON	\$450	\$440	2.3%	7.1%
RESERVOIR	\$420	\$405	3.7%	5.0%
RICHMOND	\$500	\$500	0.0%	2.0%
RINGWOOD*	\$450	\$463	-2.7%	2.3%
RIPONLEA*	\$430	\$425	1.2%	-
SALE*	\$250	\$250	0.0%	-5.7%
SANDRINGHAM*	\$460	\$460	0.0%	4.0%
SEAFORD*	\$380	-	-	-
SHEPPARTON*	\$310	\$295	5.1%	17.0%
SOUTH MELBOURNE	\$528	\$520	1.4%	5.5%
SOUTH YARRA	\$500	\$500	0.0%	4.2%
SOUTHBANK	\$560	\$550	1.8%	1.8%
SPOTSWOOD*	\$495	\$495	0.0%	-
SPRINGVALE*	\$360	\$350	2.9%	9.1%
ST ALBANS*	\$355	\$330	7.6%	11.8%
ST KILDA	\$460	\$450	2.2%	2.2%
ST KILDA EAST	\$440	\$430	2.3%	10.0%
ST KILDA WEST	\$460	\$450	2.2%	2.2%
STAWELL*	\$220	\$220	0.0%	10.0%
SUNSHINE*	\$360	\$350	2.9%	4.3%
THORNBURY	\$400	\$400	0.0%	5.3%
TOORAK	\$450	\$440	2.3%	1.1%
TRARALGON*	\$285	\$285	0.0%	3.6%
WANGARATTA*	\$310	\$310	0.0%	12.7%
WENDOUREE*	\$280	\$280	0.0%	27.3%
WEST FOOTSCRAY*	\$360	\$350	2.9%	7.5%
WEST MELBOURNE	\$540	\$530	1.9%	3.8%
WILLIAMSTOWN*	\$420	\$478	-12.0%	7.7%
WINDSOR	\$450	\$450	0.0%	-3.2%
WODONGA*	\$330	\$320	3.1%	22.2%
YARRAVILLE*	\$420	\$420	0.0%	0.0%

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$693	\$700	-1.1%	6.5%
ABERFELDIE*	\$450	-	-	-
AIRPORT WEST	\$503	\$505	-0.5%	-3.4%
ALBERT PARK*	\$650	\$680	-4.4%	0.0%
ALBION*	\$400	\$400	0.0%	8.1%
ALFREDTON*	\$375	\$360	4.2%	-
ALPHINGTON	\$628	\$650	-3.5%	4.6%
ALTONA	\$500	\$500	0.0%	4.2%
ALTONA MEADOWS*	\$440	\$440	0.0%	2.9%
ALTONA NORTH*	\$525	\$515	1.9%	6.6%
ARARAT*	\$420	\$410	2.4%	-
ARMADALE	\$625	\$610	2.5%	4.2%
ASCOT VALE	\$520	\$520	0.0%	-1.9%
ASHWOOD*	\$550	\$550	0.0%	1.9%
ASPENDALE*	\$618	\$613	0.8%	-
AVONDALE HEIGHTS*	\$480	\$490	-2.0%	4.3%
BACCHUS MARSH*	\$360	\$360	0.0%	1.4%
BAIRNSDALE*	\$370	\$370	0.0%	2.8%
BALACLAVA	\$560	\$575	-2.6%	1.8%
BALLARAT CENTRAL*	\$373	\$360	3.5%	6.4%
BALLARAT EAST*	\$345	\$340	1.5%	-
BALLARAT NORTH*	\$350	\$350	0.0%	2.9%
BALWYN	\$585	\$580	0.9%	4.5%
BALWYN NORTH*	\$555	\$550	0.9%	5.7%
BAYSWATER	\$500	\$480	4.2%	8.7%
BAYSWATER NORTH*	\$495	\$485	2.1%	5.3%
BEAUMARIS*	\$600	\$600	0.0%	7.1%
BEECHWORTH*	\$360	\$360	0.0%	-
BELL PARK*	\$435	\$430	1.2%	3.6%
BELL POST HILL*	\$450	-	-	-
BELMONT	\$440	\$430	2.3%	4.8%
BENALLA*	\$380	\$380	0.0%	8.6%
BENDIGO*	\$420	\$400	5.0%	9.1%
BENTLEIGH	\$620	\$618	0.4%	3.3%
BENTLEIGH EAST	\$600	\$593	1.3%	7.6%
BERWICK*	\$515	\$515	0.0%	7.3%
BLACK ROCK*	\$625	\$625	0.0%	-3.8%
BLACKBURN	\$550	\$550	0.0%	2.8%
BLACKBURN NORTH*	\$515	\$485	6.2%	-
BLACKBURN SOUTH*	\$560	\$565	-0.9%	1.8%
BONBEACH	\$540	\$525	2.9%	10.2%
BORONIA	\$510	\$510	0.0%	2.0%
BOX HILL	\$600	\$600	0.0%	9.1%
BOX HILL NORTH*	\$550	\$540	1.9%	10.0%
BOX HILL SOUTH*	\$541	\$546	-0.8%	-1.6%
BRAYBROOK*	\$500	\$500	0.0%	0.0%
BRIGHTON	\$690	\$675	2.2%	9.1%
BRIGHTON EAST*	\$650	\$650	0.0%	0.0%
BROADMEADOWS	\$478	\$475	0.5%	1.6%
BROOKLYN*	\$500	\$510	-2.0%	8.7%
BRUNSWICK	\$600	\$600	0.0%	4.3%
BRUNSWICK EAST	\$640	\$628	2.0%	6.7%
BRUNSWICK WEST	\$525	\$525	0.0%	0.0%
BULLEEN*	\$520	\$550	-5.5%	-8.8%
BUNDOORA	\$490	\$490	0.0%	2.1%
BURWOOD*	\$580	\$575	0.9%	5.5%
BURWOOD EAST*	\$660	\$650	1.5%	8.2%
CAIRNLEA*	\$500	\$490	2.0%	8.7%
CAMBERWELL	\$620	\$600	3.3%	6.9%
CANTERBURY*	\$600	\$590	1.7%	0.0%
CAPEL SOUND*	\$493	-	-	-
CARLTON	\$670	\$656	2.1%	3.1%
CARLTON NORTH*	\$600	\$600	0.0%	2.1%
CARNEGIE	\$590	\$585	0.9%	3.5%
CAROLINE SPRINGS*	\$480	\$480	0.0%	6.7%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CARRUM*	\$550	\$550	0.0%	0.9%
CARRUM DOWNS*	\$500	\$500	0.0%	11.1%
CASTLEMAINE*	\$383	\$380	0.7%	0.0%
CAULFIELD	\$580	\$580	0.0%	0.0%
CAULFIELD EAST*	\$531	\$531	0.0%	14.2%
CAULFIELD NORTH	\$600	\$600	0.0%	0.0%
CAULFIELD SOUTH	\$595	\$590	0.8%	0.1%
CHADSTONE	\$575	\$550	4.5%	4.5%
CHELSEA	\$540	\$520	3.8%	11.3%
CHELTHENHAM	\$550	\$550	0.0%	3.8%
CLAYTON	\$560	\$550	1.8%	1.8%
CLAYTON SOUTH	\$560	\$550	1.8%	5.7%
CLIFTON HILL*	\$700	\$680	2.9%	11.1%
COBRAM*	\$340	\$350	-2.9%	6.3%
COBURG	\$558	\$550	1.4%	5.2%
COBURG NORTH*	\$568	\$530	7.1%	10.2%
COLAC*	\$380	\$360	5.6%	8.6%
COLLINGWOOD	\$750	\$730	2.7%	4.2%
COWES*	\$400	\$405	-1.2%	-
CRAIGIEBURN	\$445	\$440	1.1%	6.0%
CRANBOURNE*	\$460	\$450	2.2%	5.7%
CREMORNE*	\$750	\$745	0.7%	7.1%
CROYDON	\$510	\$500	2.0%	6.3%
DALLAS*	\$380	\$395	-3.8%	-
DANDENONG	\$450	\$450	0.0%	7.1%
DANDENONG NORTH*	\$465	\$465	0.0%	5.7%
DARLEY*	\$400	\$400	0.0%	-
DEEPPENE*	\$598	-	-	-
DEER PARK*	\$445	\$440	1.1%	6.0%
DOCKLANDS	\$750	\$750	0.0%	0.0%
DONCASTER	\$600	\$600	0.0%	4.8%
DONCASTER EAST	\$580	\$580	0.0%	5.5%
DONVALE*	\$550	\$550	0.0%	10.6%
DOVETON*	\$490	\$500	-2.0%	8.9%
DROMANA*	\$450	\$450	0.0%	4.7%
DROUIN*	\$415	\$415	0.0%	-1.2%
EAGLEHAWK*	\$358	\$355	0.7%	-
EAGLEMONT*	\$530	\$530	0.0%	0.5%
EAST GEELONG*	\$473	\$450	5.0%	11.8%
EAST MELBOURNE	\$690	\$675	2.2%	6.2%
ECHUCA*	\$420	\$420	0.0%	-
EDITHVALE*	\$550	\$550	0.0%	7.8%
ELSTERNWICK	\$590	\$580	1.7%	5.4%
ELTHAM*	\$550	\$548	0.5%	-
ELWOOD	\$600	\$595	0.8%	0.8%
EPPING	\$450	\$450	0.0%	0.0%
ESSENDON	\$520	\$520	0.0%	4.0%
ESSENDON NORTH	\$515	\$515	0.0%	3.0%
EUMEMMERRING*	\$430	\$430	0.0%	4.9%
FAIRFIELD*	\$560	\$530	5.7%	7.7%
FAWKNER*	\$490	\$490	0.0%	-1.0%
FERNTREE GULLY*	\$510	\$508	0.5%	5.2%
FITZROY	\$750	\$730	2.7%	2.7%
FITZROY NORTH	\$653	\$650	0.4%	2.0%
FLEMINGTON	\$560	\$550	1.8%	12.0%
FLORA HILL*	\$360	\$360	0.0%	2.9%
FOOTSCRAY	\$570	\$560	1.8%	0.0%
FOREST HILL*	\$520	\$530	-1.9%	5.1%
FRANKSTON	\$465	\$450	3.3%	3.3%
FRANKSTON SOUTH*	\$510	\$510	0.0%	10.9%
GEELONG	\$545	\$520	4.8%	10.1%
GEELONG WEST	\$450	\$440	2.3%	2.3%
GISBORNE*	\$480	-	-	7.3%
GLEN HUNTLY	\$550	\$550	0.0%	5.8%
GLEN IRIS	\$600	\$590	1.7%	5.3%
GLEN WAVERLEY	\$625	\$625	0.0%	5.0%
GLENROY	\$495	\$495	0.0%	3.1%
GOLDEN SQUARE*	\$400	-	-	17.6%
GREENSBOROUGH*	\$480	\$480	0.0%	6.7%
GROVEDALE*	\$430	\$430	0.0%	3.0%
HADFIELD*	\$490	\$488	0.5%	2.1%
HALLAM*	\$470	\$470	0.0%	4.4%
HAMLYN HEIGHTS*	\$440	\$450	-2.2%	7.3%
HAMPTON	\$675	\$650	3.8%	8.9%
HAMPTON EAST*	\$520	\$520	0.0%	-5.5%
HAMPTON PARK*	\$470	\$460	2.2%	4.4%
HASTINGS*	\$440	\$440	0.0%	3.5%
HAWTHORN	\$600	\$600	0.0%	0.8%
HAWTHORN EAST	\$590	\$580	1.7%	1.7%
HEATHMONT*	\$520	\$520	0.0%	15.6%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
HEIDELBERG	\$550	\$530	3.8%	5.8%
HEIDELBERG HEIGHTS	\$545	\$540	0.9%	9.0%
HEIDELBERG WEST*	\$555	\$550	0.9%	5.7%
HERNE HILL*	\$400	\$400	0.0%	0.0%
HIGHETT	\$575	\$575	0.0%	2.7%
HIGHTON*	\$450	\$430	4.7%	9.8%
HOPPERS CROSSING*	\$400	\$400	0.0%	2.6%
HORSHAM*	\$340	\$340	0.0%	6.3%
HUGHESDALE	\$580	\$570	1.8%	5.5%
HUNTINGDALE*	\$468	-	-	-
IVANHOE	\$600	\$580	3.4%	9.1%
IVANHOE EAST*	\$565	\$520	8.7%	11.9%
KANGAROO FLAT*	\$385	-	-	-
KEILOR EAST*	\$480	\$488	-1.5%	-4.0%
KENNINGTON*	\$365	\$365	0.0%	-1.4%
KENSINGTON	\$550	\$550	0.0%	0.0%
KEW	\$575	\$575	0.0%	4.5%
KEW EAST*	\$573	\$550	4.1%	11.2%
KEYSBOROUGH*	\$580	\$580	0.0%	5.5%
KILSYTH*	\$500	\$500	0.0%	1.0%
KINGSBURY*	\$460	\$465	-1.1%	1.1%
KINGSVILLE*	\$450	\$440	2.3%	7.1%
KOOYONG*	\$750	\$708	6.0%	-
KYABRAM*	\$340	\$340	0.0%	-
LAKE WENDOUREE*	\$375	\$378	-0.7%	-
LAKES ENTRANCE*	\$350	\$348	0.7%	-
LALOR	\$480	\$470	2.1%	6.7%
LANGWARRIN*	\$500	\$500	0.0%	11.1%
LARA*	\$420	\$420	0.0%	5.0%
LAVERTON*	\$470	\$470	0.0%	-
LILYDALE	\$540	\$525	2.9%	12.5%
LOWER PLENTY*	\$465	\$468	-0.5%	-
MACLEOD*	\$483	\$480	0.5%	1.0%
MAIDSTONE	\$500	\$500	0.0%	1.0%
MALVERN	\$595	\$595	0.0%	4.4%
MALVERN EAST	\$600	\$600	0.0%	3.4%
MANIFOLD HEIGHTS*	\$400	-	-	0.0%
MARIBYRNONG	\$520	\$510	2.0%	2.0%
MARYBOROUGH*	\$320	\$320	0.0%	0.0%
MCKINNON	\$630	\$630	0.0%	1.6%
MELBOURNE	\$725	\$720	0.7%	3.6%
MELTON*	\$380	\$375	1.3%	-
MELTON SOUTH*	\$360	\$350	2.9%	10.8%
MENTONE	\$550	\$550	0.0%	3.8%
MERNDA*	\$415	\$415	0.0%	0.0%
MIDDLE PARK*	\$680	\$665	2.3%	7.9%
MILDURA	\$360	\$360	0.0%	9.1%
MILL PARK	\$460	\$455	1.1%	2.2%
MITCHAM	\$550	\$540	1.9%	12.2%
MOE*	\$325	\$320	1.6%	8.3%
MONT ALBERT*	\$565	\$573	-1.3%	2.7%
MOONEE PONDS	\$580	\$580	0.0%	0.9%
MOORABBIN*	\$565	\$550	2.7%	2.7%
MOOROOLBARK*	\$505	\$500	1.0%	5.2%
MOOROOPNA*	\$365	\$360	1.4%	7.4%
MORDIALLOC	\$530	\$530	0.0%	3.9%
MORNINGTON	\$530	\$530	0.0%	1.9%
MORWELL*	\$320	\$320	0.0%	12.3%
MOUNT ELIZA*	\$490	\$490	0.0%	6.5%
MOUNT MARTHA*	\$555	\$553	0.5%	-
MOUNT WAVERLEY	\$560	\$550	1.8%	1.8%
MULGRAVE*	\$520	\$520	0.0%	10.6%
MURRUMBEENA	\$550	\$550	0.0%	4.8%
NARRE WARREN*	\$475	\$480	-1.0%	10.5%
NEWCOMB*	\$390	\$390	0.0%	-2.5%
NEWPORT*	\$528	\$575	-8.3%	-4.1%
NEWTOWN	\$450	\$445	1.1%	4.7%
NIDDRIE*	\$510	\$520	-1.9%	-7.3%
NOBLE PARK	\$500	\$500	0.0%	6.4%
NOBLE PARK NORTH*	\$480	\$475	1.1%	-
NORLANE*	\$395	\$390	1.3%	3.9%
NORTH BENDIGO*	\$423	\$400	5.6%	0.6%
NORTH MELBOURNE	\$633	\$630	0.4%	1.2%
NORTHCOTE	\$600	\$600	0.0%	1.7%
NOTTING HILL*	\$550	\$560	-1.8%	3.8%
NUNAWADING*	\$520	\$520	0.0%	4.0%
OAK PARK	\$495	\$495	0.0%	3.1%
OAKLEIGH	\$600	\$600	0.0%	2.1%
OAKLEIGH EAST*	\$520	\$515	1.0%	4.0%
OAKLEIGH SOUTH*	\$545	\$528	3.3%	9.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
OCEAN GROVE*	\$475	\$498	-4.5%	0.0%
ORMOND	\$550	\$550	0.0%	5.3%
PAKENHAM*	\$460	\$450	2.2%	7.0%
PARKDALE	\$540	\$525	2.9%	8.0%
PARKVILLE	\$575	\$578	-0.4%	4.5%
PASCOE VALE	\$520	\$510	2.0%	6.1%
PASCOE VALE SOUTH*	\$520	\$520	0.0%	1.0%
PATTERSON LAKES*	\$555	\$570	-2.6%	0.9%
POINT COOK*	\$480	\$485	-1.0%	0.5%
PORT MELBOURNE	\$713	\$700	1.8%	1.8%
PORTLAND*	\$370	\$400	-7.5%	-
PRAHRAN	\$650	\$650	0.0%	4.0%
PRESTON	\$550	\$550	0.0%	5.8%
REDAN*	\$350	\$350	0.0%	2.9%
RESERVOIR	\$500	\$500	0.0%	4.2%
RICHMOND	\$700	\$700	0.0%	2.9%
RINGWOOD	\$520	\$520	0.0%	8.3%
RINGWOOD EAST	\$500	\$500	0.0%	0.5%
RIPPONLEA*	\$550	\$560	-1.8%	0.0%
ROSANNA	\$510	\$500	2.0%	3.0%
ROSEBUD*	\$493	\$460	7.1%	7.1%
ROWVILLE*	\$545	\$530	2.8%	4.8%
RYE*	\$483	\$483	0.0%	-
SAFETY BEACH*	\$540	\$540	0.0%	-1.8%
SALE	\$388	\$380	2.0%	4.7%
SANDRINGHAM	\$600	\$620	-3.2%	1.7%
SEAFORD	\$475	\$473	0.5%	5.6%
SEBASTOPOL	\$340	\$340	0.0%	0.0%
SEDDON*	\$525	\$550	-4.5%	6.1%
SHEPPARTON	\$400	\$385	3.9%	11.1%
SOUTH KINGSVILLE*	\$450	\$460	-2.2%	-4.8%
SOUTH MELBOURNE	\$700	\$700	0.0%	0.7%
SOUTH MORANG*	\$490	\$480	2.1%	2.1%
SOUTH YARRA	\$700	\$700	0.0%	2.9%
SOUTHBANK	\$711	\$700	1.5%	1.5%
SPOTSWOOD*	\$595	\$595	0.0%	0.0%
SPRINGVALE	\$545	\$550	-0.9%	9.0%
SPRINGVALE SOUTH*	\$480	\$490	-2.0%	3.2%
ST ALBANS	\$425	\$420	1.2%	1.2%
ST KILDA	\$620	\$600	3.3%	3.3%
ST KILDA EAST	\$575	\$568	1.3%	4.5%
ST KILDA WEST*	\$630	\$628	0.4%	5.9%
STAWELL*	\$280	\$280	0.0%	3.7%
STRATHDALE*	\$360	-	-	-4.0%
STRATHMORE*	\$550	\$550	0.0%	5.8%
SUNBURY*	\$440	\$440	0.0%	3.5%
SUNSHINE	\$485	\$485	0.0%	7.8%
SUNSHINE NORTH*	\$480	\$480	0.0%	6.7%
SUNSHINE WEST*	\$450	\$450	0.0%	7.1%
SURREY HILLS	\$550	\$550	0.0%	0.0%
SWAN HILL*	\$405	\$385	5.2%	-
SYDENHAM*	\$420	\$420	0.0%	2.4%
TARNEIT*	\$430	\$440	-2.3%	2.4%
TEMPLESTOWE*	\$550	\$550	0.0%	0.0%
THOMASTOWN	\$470	\$460	2.2%	5.6%
THORNBURY	\$550	\$540	1.9%	10.0%
TOORAK	\$650	\$650	0.0%	5.7%
TORQUAY*	\$520	\$520	0.0%	2.5%
TRARALGON	\$370	\$375	-1.3%	2.8%
TRAVANCORE	\$510	\$500	2.0%	-1.9%
TULLAMARINE	\$480	\$475	1.1%	2.7%
VERMONT*	\$500	\$500	0.0%	5.3%
WALLAN*	\$410	-	-	-
WANGARATTA	\$370	\$360	2.8%	12.1%
WANTIRNA*	\$505	\$510	-1.0%	1.0%
WANTIRNA SOUTH*	\$525	\$530	-0.9%	0.5%
WARRAGUL*	\$393	\$393	0.0%	6.1%
WARRNAMBOOL	\$430	\$420	2.4%	7.5%
WATSONIA*	\$500	\$500	0.0%	14.3%
WENDOUREE*	\$330	\$340	-2.9%	1.4%
WERRIBEE	\$400	\$400	0.0%	2.6%
WEST FOOTSCRAY	\$470	\$478	-1.6%	0.0%
WEST MELBOURNE	\$650	\$650	0.0%	0.0%
WEST WODONGA*	\$400	\$400	0.0%	11.1%
WESTMEADOWS*	\$490	-	-	-
WHITTINGTON*	\$420	\$403	4.3%	6.3%
WILLIAMS LANDING*	\$500	\$490	2.0%	6.4%
WILLIAMSTOWN	\$510	\$515	-1.0%	-1.9%
WINDSOR	\$623	\$615	1.3%	3.8%
WODONGA	\$380	\$380	0.0%	4.1%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
WOLLERT*	\$470	\$470	0.0%	4.4%
WYNDHAM VALE*	\$403	\$405	-0.6%	0.6%
YARRAVILLE	\$570	\$570	0.0%	3.6%
YARRAWONGA*	\$390	\$390	0.0%	-

Source: REIV

September 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	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$915	\$950	-3.7%	3.1%
AINTREE*	\$495	\$500	-1.0%	-
AIRPORT WEST*	\$630	\$630	0.0%	1.6%
ALBION*	\$550	\$550	0.0%	-
ALFREDTON*	\$400	\$400	0.0%	-
ALPHINGTON*	\$863	\$850	1.5%	0.0%
ALTONA*	\$673	\$675	-0.4%	-0.4%
ALTONA MEADOWS*	\$520	\$490	6.1%	2.0%
ALTONA NORTH	\$675	\$680	-0.7%	-0.4%
ARDEER*	\$510	\$505	1.0%	-
ARMADALE*	\$1,100	\$1,018	8.1%	15.8%
ASCOT VALE*	\$740	\$750	-1.3%	-1.3%
ASHBURTON*	\$783	\$828	-5.4%	-4.6%
ASHWOOD*	\$750	\$750	0.0%	7.1%
ASPENDALE*	\$790	\$790	0.0%	-
AVONDALE HEIGHTS*	\$625	\$620	0.8%	2.5%
BALACLAVA*	\$800	\$810	-1.2%	-
BALLARAT CENTRAL*	\$450	\$450	0.0%	0.0%
BALWYN*	\$800	\$790	1.3%	2.6%
BALWYN NORTH*	\$790	\$778	1.6%	12.9%
BAYSWATER*	\$640	\$620	3.2%	8.5%
BAYSWATER NORTH*	\$600	\$590	1.7%	-
BEAUMARIS*	\$935	\$925	1.1%	12.3%
BELL PARK*	\$480	\$480	0.0%	2.1%
BELMONT*	\$560	\$550	1.8%	7.7%
BENTLEIGH	\$778	\$778	0.0%	-1.0%
BENTLEIGH EAST	\$820	\$810	1.2%	3.1%
BERWICK	\$570	\$570	0.0%	5.6%
BLACK ROCK*	\$923	\$998	-7.5%	17.1%
BLACKBURN*	\$670	\$693	-3.2%	-3.2%
BLACKBURN NORTH*	\$628	-	-	-2.7%
BONBEACH*	\$750	\$750	0.0%	-1.3%
BORONIA	\$630	\$625	0.8%	14.5%
BOX HILL*	\$740	\$725	2.1%	6.1%
BOX HILL NORTH*	\$680	\$680	0.0%	-5.6%
BOX HILL SOUTH*	\$678	\$693	-2.2%	4.2%
BRAYBROOK*	\$600	\$600	0.0%	0.0%
BRIGHTON	\$1,100	\$1,000	10.0%	15.8%
BRIGHTON EAST*	\$883	\$875	0.9%	11.4%
BROADMEADOWS*	\$580	\$585	-0.9%	8.4%
BROOKLYN*	\$620	\$600	3.3%	4.2%
BROWN HILL*	\$400	\$400	0.0%	-
BRUNSWICK	\$793	\$790	0.3%	1.6%
BRUNSWICK EAST*	\$880	\$888	-0.8%	3.5%
BRUNSWICK WEST*	\$750	\$725	3.4%	4.9%
BULLEEN*	\$788	\$750	5.0%	12.5%
BUNDOORA*	\$595	\$600	-0.8%	3.5%
BURWOOD*	\$750	\$750	0.0%	7.1%
BURWOOD EAST*	\$700	\$668	4.9%	1.8%
CAMBERWELL	\$838	\$795	5.3%	9.1%
CANADIAN*	\$390	-	-	-
CAPEL SOUND*	\$550	-	-	-
CARLTON*	\$900	\$865	4.0%	0.0%
CARNEGIE	\$750	\$750	0.0%	1.4%
CAROLINE SPRINGS*	\$510	\$505	1.0%	6.3%
CARRUM*	\$720	\$720	0.0%	3.3%
CARRUM DOWNS*	\$560	\$558	0.4%	7.7%
CAULFIELD*	\$875	\$875	0.0%	12.2%
CAULFIELD NORTH	\$850	\$850	0.0%	4.6%
CAULFIELD SOUTH*	\$800	\$825	-3.0%	-4.8%
CHADSTONE	\$688	\$690	-0.4%	0.0%
CHELSEA*	\$723	\$673	7.4%	4.0%
CHELtenham*	\$750	\$750	0.0%	7.1%
CHIRNSIDE PARK*	\$620	\$600	3.3%	3.3%
CLAYTON	\$650	\$670	-3.0%	0.0%

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
CLAYTON SOUTH*	\$710	\$685	3.6%	11.8%
CLIFTON HILL*	\$880	\$880	0.0%	1.1%
CLYDE*	\$550	\$550	0.0%	10.0%
CLYDE NORTH*	\$555	\$550	0.9%	2.8%
COBURG	\$700	\$710	-1.4%	7.7%
COBURG NORTH*	\$690	\$650	6.2%	6.2%
COLLINGWOOD*	\$1,100	\$1,200	-8.3%	10.0%
CRAIGIEBURN	\$500	\$500	0.0%	3.1%
CRANBOURNE*	\$525	\$515	1.9%	7.1%
CRANBOURNE NORTH*	\$523	\$525	-0.5%	-
CRANBOURNE WEST*	\$550	\$555	-0.9%	1.9%
CROYDON	\$650	\$635	2.4%	12.1%
CROYDON NORTH*	\$610	\$600	1.7%	1.7%
DANDENONG	\$570	\$565	0.9%	3.6%
DANDENONG NORTH*	\$540	\$550	-1.8%	-9.6%
DEANSIDE*	\$475	\$470	1.1%	5.6%
DEER PARK*	\$480	\$460	4.3%	7.9%
DELAHEY*	\$440	-	-	-
DIAMOND CREEK*	\$598	\$620	-3.6%	-
DOCKLANDS	\$1,140	\$1,190	-4.2%	-0.9%
DONCASTER	\$750	\$720	4.2%	3.8%
DONCASTER EAST	\$700	\$700	0.0%	2.9%
DONNYBROOK*	\$465	\$470	-1.1%	-3.1%
DONVALE*	\$695	\$695	0.0%	2.2%
DOVETON*	\$550	\$550	0.0%	0.9%
DROMANA*	\$625	\$600	4.2%	7.8%
EAST MELBOURNE*	\$1,125	\$1,050	7.1%	12.5%
EDITHVALE*	\$773	\$775	-0.3%	7.3%
ELSTERNWICK*	\$770	\$798	-3.4%	-8.3%
ELTHAM*	\$650	\$640	1.6%	6.6%
ELWOOD	\$800	\$795	0.6%	-14.7%
EPPING	\$520	\$520	0.0%	4.0%
ESSENDON	\$690	\$693	-0.4%	-0.7%
ESSENDON NORTH*	\$700	\$725	-3.4%	-
ESSENDON WEST*	\$725	\$713	1.8%	-
EUMEMMERRING*	\$565	-	-	-
FAIRFIELD*	\$875	\$860	1.7%	-
FAWKNER*	\$620	\$600	3.3%	12.7%
FERNTREE GULLY	\$625	\$625	0.0%	7.8%
FITZROY*	\$1,200	\$1,150	4.3%	20.0%
FITZROY NORTH*	\$950	\$970	-2.1%	0.5%
FLORA HILL*	\$450	\$450	0.0%	-
FOOTSCRAY	\$695	\$700	-0.7%	-0.7%
FRANKSTON	\$580	\$580	0.0%	5.5%
FRANKSTON SOUTH*	\$635	\$640	-0.8%	8.5%
FRASER RISE*	\$470	\$470	0.0%	1.1%
GEELONG*	\$585	\$585	0.0%	-9.7%
GEELONG WEST*	\$620	\$600	3.3%	5.1%
GISBORNE*	\$540	\$545	-0.9%	1.9%
GLEN HUNTLY*	\$725	\$725	0.0%	3.6%
GLEN IRIS	\$820	\$850	-3.5%	-3.5%
GLEN WAVERLEY	\$710	\$700	1.4%	6.0%
GLENROY	\$600	\$600	0.0%	0.0%
GREENSBOROUGH*	\$600	\$625	-4.0%	1.7%
GREENVALE*	\$545	\$540	0.9%	-
HADFIELD*	\$590	\$595	-0.8%	-1.7%
HALLAM*	\$550	\$550	0.0%	-
HAMLYN HEIGHTS*	\$520	\$520	0.0%	-1.0%
HAMPTON*	\$970	\$960	1.0%	0.0%
HAMPTON EAST*	\$838	\$820	2.1%	4.7%
HAMPTON PARK*	\$550	\$550	0.0%	3.8%
HAWTHORN	\$895	\$850	5.3%	5.3%
HAWTHORN EAST*	\$930	\$890	4.5%	9.4%
HEATHMONT*	\$620	\$645	-3.9%	3.3%
HEIDELBERG*	\$675	\$650	3.8%	12.5%
HEIDELBERG HEIGHTS*	\$650	\$650	0.0%	3.2%
HEIDELBERG WEST*	\$640	\$690	-7.2%	6.7%
HIGHETT*	\$798	\$795	0.3%	0.0%
HIGHTON*	\$530	\$545	-2.8%	-1.9%
HILLSIDE*	\$450	\$450	0.0%	0.0%
HOPPERS CROSSING*	\$450	\$450	0.0%	4.7%
HUGHESDALE*	\$750	\$730	2.7%	4.2%
IVANHOE	\$730	\$725	0.7%	4.3%
IVANHOE EAST*	\$785	-	-	-
KALKALLO*	\$450	\$450	0.0%	0.0%
KEILOR DOWNS*	\$510	\$505	1.0%	2.0%
KEILOR EAST	\$635	\$620	2.4%	5.8%
KENSINGTON*	\$750	\$740	1.4%	7.1%
KEW	\$900	\$898	0.3%	15.4%
KEW EAST*	\$830	\$830	0.0%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
KEYSBOROUGH*	\$660	\$655	0.8%	1.5%
KILSYTH*	\$615	\$610	0.8%	-1.6%
KNOXFIELD*	\$615	\$610	0.8%	6.0%
LALOR*	\$535	\$550	-2.7%	4.9%
LANGWARRIN*	\$590	\$590	0.0%	6.3%
LARA*	\$490	\$485	1.0%	8.3%
LAVERTON*	\$530	\$530	0.0%	-3.6%
LILYDALE*	\$630	\$630	0.0%	9.1%
MACLEOD*	\$595	\$600	-0.8%	2.6%
MAIDSTONE	\$650	\$630	3.2%	4.8%
MALVERN*	\$908	\$888	2.3%	21.0%
MALVERN EAST	\$800	\$795	0.6%	0.0%
MARIBYRNONG*	\$693	\$680	1.8%	3.0%
MCKINNON*	\$800	\$800	0.0%	-5.9%
MEADOW HEIGHTS*	\$500	-	-	-
MELBOURNE	\$1,100	\$1,100	0.0%	-3.5%
MELTON SOUTH*	\$380	\$390	-2.6%	1.3%
MENTONE*	\$783	\$793	-1.3%	4.3%
MERNDA*	\$500	\$510	-2.0%	-2.0%
MICKLEHAM*	\$490	-	-	-
MILDURA*	\$450	\$450	0.0%	8.4%
MILL PARK	\$550	\$550	0.0%	14.6%
MITCHAM*	\$680	\$650	4.6%	7.9%
MONT ALBERT*	\$753	\$700	7.5%	-5.9%
MONT ALBERT NORTH*	\$850	\$863	-1.4%	-
MONTMORENCY*	\$610	\$620	-1.6%	-6.0%
MOONEE PONDS	\$750	\$725	3.4%	7.1%
MOORABBIN*	\$700	\$723	-3.1%	-6.4%
MOOROOLBARK*	\$643	\$628	2.4%	7.1%
MORDIALLOC*	\$735	\$730	0.7%	-2.0%
MORNINGTON*	\$650	\$650	0.0%	2.0%
MOUNT MARTHA*	\$648	\$650	-0.4%	1.2%
MOUNT WAVERLEY	\$723	\$720	0.3%	4.7%
MULGRAVE*	\$625	\$625	0.0%	3.3%
MURRUMBEENA*	\$750	\$700	7.1%	7.9%
NARRE WARREN*	\$590	\$588	0.4%	13.5%
NEWPORT*	\$693	\$700	-1.1%	-1.1%
NEWTOWN*	\$630	\$625	0.8%	5.9%
NIDDRIE*	\$665	\$675	-1.5%	2.3%
NOBLE PARK	\$600	\$590	1.7%	8.1%
NORLANE*	\$440	\$440	0.0%	0.0%
NORTH MELBOURNE	\$850	\$850	0.0%	0.0%
NORTHCOTE*	\$850	\$850	0.0%	6.3%
NUNAWADING*	\$695	\$680	2.2%	6.9%
OAK PARK*	\$645	\$625	3.2%	7.5%
OAKLEIGH*	\$715	\$740	-3.4%	1.4%
OAKLEIGH EAST*	\$675	\$675	0.0%	0.0%
OAKLEIGH SOUTH*	\$695	\$695	0.0%	6.9%
OCEAN GROVE*	\$563	\$563	0.0%	-
OFFICER*	\$548	\$540	1.4%	1.4%
ORMOND*	\$850	\$850	0.0%	10.4%
PAKENHAM	\$500	\$500	0.0%	2.0%
PARKDALE*	\$775	\$833	-6.9%	15.2%
PARKVILLE*	\$800	\$800	0.0%	9.6%
PASCOE VALE	\$645	\$650	-0.8%	4.0%
PASCOE VALE SOUTH*	\$650	\$680	-4.4%	0.0%
POINT COOK*	\$520	\$520	0.0%	4.0%
PORT MELBOURNE	\$1,050	\$1,050	0.0%	5.0%
PRAHRAN*	\$1,000	\$1,050	-4.8%	3.1%
PRESTON	\$700	\$690	1.4%	1.1%
RESERVOIR	\$625	\$630	-0.8%	6.4%
RICHMOND	\$1,050	\$1,000	5.0%	5.0%
RINGWOOD*	\$655	\$650	0.8%	4.0%
RINGWOOD EAST*	\$650	\$660	-1.5%	4.0%
ROSANNA*	\$640	\$640	0.0%	-3.0%
ROSEBUD*	\$610	\$600	1.7%	10.9%
ROWVILLE*	\$620	\$600	3.3%	4.2%
ROXBURGH PARK*	\$500	\$500	0.0%	-
SAFETY BEACH*	\$700	\$695	0.7%	10.2%
SALE*	\$480	\$480	0.0%	5.5%
SANDRINGHAM*	\$898	\$850	5.6%	12.9%
SEAFORD	\$650	\$650	0.0%	13.0%
SEBASTOPOL*	\$388	\$380	2.0%	-
SHEPPARTON*	\$485	\$490	-1.0%	4.3%
SOUTH KINGSVILLE*	\$700	\$700	0.0%	-
SOUTH MELBOURNE*	\$995	\$995	0.0%	-5.2%
SOUTH MORANG*	\$523	\$520	0.5%	2.5%
SOUTH YARRA	\$1,100	\$1,100	0.0%	15.8%
SOUTHBANK	\$1,050	\$1,100	-4.5%	-12.5%
SPOTSWOOD*	\$810	\$820	-1.2%	-

Suburb	Sep-25 Quarter	Jun-25 Quarter	Quarterly Change	Annual Change
SPRINGVALE*	\$640	\$630	1.6%	1.6%
ST ALBANS	\$500	\$495	1.0%	6.4%
ST KILDA	\$930	\$950	-2.1%	6.6%
ST KILDA EAST	\$750	\$750	0.0%	-0.7%
STRATHMORE*	\$615	\$620	-0.8%	-10.2%
SUNBURY*	\$490	\$495	-1.0%	4.3%
SUNSHINE*	\$560	\$575	-2.6%	1.8%
SUNSHINE NORTH*	\$620	\$600	3.3%	4.2%
SUNSHINE WEST*	\$540	\$550	-1.8%	4.3%
SURREY HILLS*	\$750	\$775	-3.2%	7.1%
SYDENHAM*	\$475	\$473	0.5%	3.3%
TARNEIT*	\$475	\$480	-1.0%	-1.0%
TAYLORS HILL*	\$485	\$473	2.6%	-
TEMPLESTOWE*	\$740	\$713	3.9%	9.6%
TEMPLESTOWE LOWER*	\$695	\$680	2.2%	2.2%
THOMASTOWN*	\$540	\$550	-1.8%	9.1%
THORNBURY*	\$798	\$785	1.6%	6.3%
THORNHILL PARK*	\$423	\$420	0.6%	0.6%
TOORAK	\$960	\$958	0.3%	2.7%
TORQUAY*	\$650	\$650	0.0%	0.0%
TRARALGON*	\$495	-	-	-
TRUGANINA*	\$480	\$480	0.0%	0.5%
TULLAMARINE*	\$580	\$575	0.9%	5.5%
VERMONT*	\$680	\$690	-1.4%	4.2%
WANGARATTA*	\$480	\$490	-2.0%	2.1%
WANTIRNA*	\$598	\$595	0.4%	6.7%
WANTIRNA SOUTH*	\$615	\$620	-0.8%	2.5%
WARRNAMBOOL*	\$600	\$625	-4.0%	15.4%
WATSONIA*	\$655	\$640	2.3%	11.0%
WERRIBEE	\$450	\$450	0.0%	7.1%
WEST FOOTSCRAY*	\$635	\$650	-2.3%	-2.3%
WEST MELBOURNE*	\$1,100	\$1,100	0.0%	12.8%
WEST WODONGA*	\$420	\$420	0.0%	-6.7%
WESTMEADOWS*	\$525	\$530	-0.9%	-
WHEELERS HILL*	\$600	\$600	0.0%	3.0%
WILLIAMSTOWN*	\$720	\$720	0.0%	-6.5%
WINDSOR*	\$900	\$900	0.0%	1.7%
WODONGA*	\$480	\$455	5.5%	1.1%
WOLLERT	\$520	\$520	0.0%	0.0%
WYNDHAM VALE*	\$450	\$450	0.0%	2.3%
YARRAVILLE*	\$750	\$735	2.0%	7.1%
YARRAWONGA*	\$485	\$503	-3.5%	-

Source: REIV



REAL ESTATE INSTITUTE OF VICTORIA

617 Victoria St, Abbotsford VIC 3067

reiv.com.au | @rei_victoria