

REIV

Quarterly Results

March Quarter 2026



REAL ESTATE INSTITUTE
OF VICTORIA

About REIV Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

What is a median price?

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

Why do you use median prices?

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

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

What is a seasonally adjusted median price?

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

What are upper and lower quartile points?

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

Why do you revise your median prices?

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

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

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

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

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March Quarter 2026 Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Prices, Seasonally Adjusted

Note: Annual change is based on rolling annual figures

		Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$991,500	\$973,000	1.9%	4.9%
	Unit and Apartment	\$659,500	\$652,500	1.1%	3.5%
Regional Victoria					
	House	\$672,000	\$647,500	3.8%	7.5%
	Unit and Apartment	\$462,000	\$459,000	0.7%	7.1%
		Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$1,634,000	\$1,684,000	-3.0%	2.1%
	Unit and Apartment	\$609,500	\$601,000	1.4%	0.2%
Middle Melbourne					
	House	\$1,196,500	\$1,204,500	-0.7%	4.3%
	Unit and Apartment	\$741,500	\$738,500	0.4%	4.3%
Outer Melbourne					
	House	\$835,500	\$837,500	-0.2%	6.8%
	Unit and Apartment	\$654,500	\$647,500	1.1%	6.1%
		Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Auctions					
	House	\$1,182,500	\$1,176,000	0.6%	2.7%
	Unit and Apartment	\$816,000	\$817,000	-0.1%	4.5%
Private Sale					
	House	\$895,500	\$893,000	0.3%	6.7%
	Unit and Apartment	\$609,000	\$605,000	0.7%	3.3%

Source: REIV

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March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,535,000	\$1,348,500	13.8%	10.9%
ABERFELDIE*	\$1,690,000	\$1,850,000	-8.6%	-2.6%
AINTREE*	\$750,000	\$800,000	-6.3%	3.5%
AIRPORT WEST*	\$975,000	\$1,090,000	-10.6%	9.3%
ALBANVALE*	\$714,500	\$720,750	-0.9%	9.3%
ALBERT PARK*	\$2,245,000	\$2,485,000	-9.7%	8.3%
ALBION*	\$832,000	\$841,000	-1.1%	5.7%
ALPHINGTON*	\$2,170,000	\$2,410,000	-10.0%	0.7%
ALTONA*	\$1,137,500	\$1,273,000	-10.6%	-1.7%
ALTONA MEADOWS*	\$825,000	\$778,500	6.0%	8.3%
ALTONA NORTH	\$930,000	\$996,000	-6.6%	-1.0%
ARDEER*	\$732,500	\$718,250	2.0%	7.0%
ARMADALE*	\$2,189,750	\$2,332,500	-6.1%	0.3%
ASCOT VALE	\$1,297,500	\$1,400,000	-7.3%	-0.4%
ASHBURTON*	\$2,020,000	\$1,980,000	2.0%	1.9%
ASHWOOD*	\$1,455,000	\$1,460,000	-0.3%	0.7%
ASPENDALE*	\$1,360,000	\$1,640,000	-17.1%	16.7%
ASPENDALE GARDENS*	\$1,310,000	\$1,360,000	-3.7%	5.2%
ATTWOOD*	\$1,000,000	\$895,000	11.7%	-1.1%
AVONDALE HEIGHTS*	\$1,150,000	\$1,094,000	5.1%	4.6%
BADGER CREEK*	\$709,500	\$750,000	-5.4%	3.6%
BALWYN	\$2,775,000	\$2,789,000	-0.5%	-0.7%
BALWYN NORTH	\$2,300,000	\$2,346,900	-2.0%	-0.1%
BAYSWATER*	\$955,000	\$969,750	-1.5%	8.1%
BAYSWATER NORTH*	\$902,500	\$948,785	-4.9%	5.2%
BEACONSFIELD*	\$1,180,000	\$1,065,000	10.8%	-0.5%
BEAUMARIS	\$2,049,000	\$2,031,500	0.9%	5.7%
BELGRAVE*	\$913,000	\$833,000	9.6%	-0.9%
BENTLEIGH	\$1,820,000	\$1,762,000	3.3%	9.0%
BENTLEIGH EAST	\$1,480,000	\$1,585,000	-6.6%	5.0%
BERWICK	\$956,500	\$960,000	-0.4%	3.8%
BLACK ROCK*	\$2,704,000	\$2,487,500	8.7%	-1.0%
BLACKBURN	\$1,770,750	\$1,640,000	8.0%	7.1%
BLACKBURN NORTH*	\$1,570,000	\$1,493,500	5.1%	10.6%
BLACKBURN SOUTH*	\$1,340,000	\$1,360,500	-1.5%	0.4%
BLAIRGOWRIE*	\$1,490,000	\$1,495,000	-0.3%	14.6%
BONBEACH*	\$1,375,000	\$1,280,000	7.4%	18.1%
BONNIE BROOK*	\$665,000	\$645,000	3.1%	-0.5%
BORONIA	\$887,500	\$920,000	-3.5%	5.1%
BOTANIC RIDGE*	\$1,087,500	\$953,750	14.0%	3.2%
BOX HILL*	\$1,667,500	\$1,652,500	0.9%	0.1%
BOX HILL NORTH*	\$1,322,000	\$1,410,500	-6.3%	5.0%
BOX HILL SOUTH*	\$1,411,000	\$1,536,500	-8.2%	1.1%
BRAYBROOK*	\$742,500	\$805,000	-7.8%	5.1%
BRIAR HILL*	\$1,012,500	\$996,000	1.7%	-4.3%
BRIGHTON	\$3,225,000	\$3,250,000	-0.8%	2.2%
BRIGHTON EAST	\$2,300,000	\$2,170,000	6.0%	0.8%
BROADMEADOWS*	\$670,000	\$677,000	-1.0%	12.3%
BROOKFIELD*	\$640,000	\$670,000	-4.5%	13.1%
BRUNSWICK	\$1,425,000	\$1,313,000	8.5%	2.3%
BRUNSWICK EAST*	\$1,590,000	\$1,520,000	4.6%	4.1%
BRUNSWICK WEST	\$1,486,250	\$1,366,000	8.8%	6.6%
BULLEEN	\$1,305,000	\$1,401,500	-6.9%	4.5%
BUNDOORA	\$919,000	\$950,000	-3.3%	3.3%
BURNSIDE*	\$820,000	\$795,000	3.1%	11.4%
BURNSIDE HEIGHTS*	\$880,500	\$765,000	15.1%	5.9%
BURWOOD*	\$1,315,000	\$1,505,000	-12.6%	5.4%
BURWOOD EAST*	\$1,350,000	\$1,425,000	-5.3%	4.6%
CAIRNLEA*	\$952,000	\$900,000	5.8%	7.0%
CAMBERWELL	\$2,435,500	\$2,412,500	1.0%	-4.8%
CANTERBURY*	\$3,175,000	\$3,165,000	0.3%	8.1%
CAPEL SOUND*	\$743,000	\$785,000	-5.4%	8.2%
CARLTON*	\$1,360,000	\$1,582,500	-14.1%	17.3%
CARLTON NORTH*	\$1,365,000	\$1,782,500	-23.4%	-1.7%
CARNEGIE*	\$1,634,000	\$1,700,000	-3.9%	0.6%
CAROLINE SPRINGS	\$787,500	\$840,000	-6.3%	8.5%
CARRUM*	\$975,000	\$1,026,000	-5.0%	5.3%
CARRUM DOWNS	\$838,050	\$850,000	-1.4%	16.1%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CAULFIELD*	\$2,050,000	\$1,827,500	12.2%	-8.6%
CAULFIELD NORTH*	\$2,550,000	\$1,854,000	37.5%	-4.5%
CAULFIELD SOUTH*	\$1,772,500	\$1,820,000	-2.6%	7.2%
CHADSTONE*	\$1,360,000	\$1,430,000	-4.9%	7.5%
CHELSEA*	\$1,150,000	\$1,125,000	2.2%	0.2%
CHELSEA HEIGHTS*	\$1,150,000	\$996,000	15.5%	8.9%
CHELTENHAM	\$1,292,500	\$1,317,500	-1.9%	5.2%
CHIRNSIDE PARK*	\$975,000	\$980,000	-0.5%	6.7%
CLAYTON*	\$1,319,500	\$1,370,000	-3.7%	8.0%
CLAYTON SOUTH*	\$990,000	\$985,000	0.5%	0.1%
CLIFTON HILL*	\$1,675,000	\$1,605,000	4.4%	2.6%
CLYDE	\$743,750	\$720,500	3.2%	3.6%
CLYDE NORTH	\$800,000	\$765,000	4.6%	3.6%
COBBLEBANK*	\$620,000	\$661,000	-6.2%	-1.1%
COBURG	\$1,367,500	\$1,283,000	6.6%	6.1%
COBURG NORTH*	\$1,012,500	\$1,172,500	-13.6%	8.4%
COCKATOO*	\$901,000	\$820,000	9.9%	6.8%
COLLINGWOOD*	\$1,330,000	\$1,345,000	-1.1%	14.5%
CRAIGIEBURN	\$760,000	\$746,500	1.8%	11.0%
CRANBOURNE	\$740,000	\$715,000	3.5%	7.9%
CRANBOURNE EAST	\$785,000	\$779,500	0.7%	7.7%
CRANBOURNE NORTH	\$792,500	\$804,000	-1.4%	7.6%
CRANBOURNE SOUTH*	\$852,500	\$930,000	-8.3%	-0.3%
CRANBOURNE WEST	\$800,000	\$755,000	6.0%	7.0%
CREMORNE*	\$1,195,000	\$1,330,000	-10.2%	-3.2%
CROYDON	\$919,250	\$985,000	-6.7%	5.2%
CROYDON NORTH*	\$1,185,000	\$1,151,000	3.0%	12.4%
CROYDON SOUTH*	\$928,000	\$945,000	-1.8%	10.1%
DALLAS*	\$635,000	\$640,000	-0.8%	12.5%
DANDENONG	\$810,000	\$780,000	3.8%	8.0%
DANDENONG NORTH	\$822,500	\$830,000	-0.9%	6.4%
DEANSIDE*	\$680,000	\$727,500	-6.5%	0.3%
DEER PARK*	\$712,500	\$725,750	-1.8%	4.4%
DELAHEY*	\$707,500	\$775,000	-8.7%	9.8%
DERRIMUT*	\$892,444	\$809,000	10.3%	11.9%
DIAMOND CREEK	\$1,100,000	\$1,035,000	6.3%	1.4%
DIGGERS REST*	\$646,500	\$716,000	-9.7%	5.0%
DINGLEY VILLAGE*	\$1,220,000	\$1,215,000	0.4%	7.0%
DONCASTER	\$1,500,000	\$1,560,000	-3.8%	6.2%
DONCASTER EAST	\$1,644,000	\$1,680,000	-2.1%	3.5%
DONNYBROOK	\$660,000	\$659,000	0.2%	0.5%
DONVALE*	\$1,600,000	\$1,808,000	-11.5%	2.1%
DOREEN	\$850,000	\$837,500	1.5%	6.2%
DOVETON*	\$668,000	\$655,500	1.9%	5.8%
DROMANA	\$998,000	\$1,050,000	-5.0%	-1.2%
EAGLEMONT*	\$2,700,000	\$2,581,000	4.6%	4.7%
EDITHVALE*	\$1,385,000	\$1,255,500	10.3%	9.9%
ELSTERNWICK*	\$1,880,000	\$2,440,000	-23.0%	10.4%
ELTHAM	\$1,285,000	\$1,276,500	0.7%	4.4%
ELTHAM NORTH*	\$1,210,000	\$1,177,500	2.8%	-6.2%
ELWOOD*	\$2,090,000	\$1,967,500	6.2%	-9.8%
EMERALD*	\$1,080,000	\$925,000	16.8%	-2.4%
ENDEAVOUR HILLS	\$895,000	\$912,000	-1.9%	3.9%
EPPING	\$765,000	\$780,000	-1.9%	10.1%
ESSENDON	\$1,900,000	\$1,871,000	1.5%	5.0%
EYNESBURY*	\$729,000	\$730,000	-0.1%	2.3%
FAIRFIELD*	\$2,100,000	\$1,675,000	25.4%	13.2%
FAWKNER*	\$876,000	\$880,500	-0.5%	7.7%
FERNTREE GULLY	\$970,500	\$975,000	-0.5%	8.5%
FITZROY*	\$2,344,000	\$1,420,000	65.1%	0.9%
FITZROY NORTH	\$1,680,000	\$1,788,000	-6.0%	12.1%
FLEMINGTON*	\$1,160,000	\$1,050,000	10.5%	6.2%
FOOTSCRAY*	\$945,000	\$1,005,000	-6.0%	-4.7%
FOREST HILL*	\$1,302,000	\$1,266,000	2.8%	5.0%
FRANKSTON	\$880,000	\$875,000	0.6%	15.6%
FRANKSTON NORTH*	\$698,000	\$738,500	-5.5%	16.3%
FRANKSTON SOUTH	\$1,360,000	\$1,260,000	7.9%	10.8%
FRASER RISE	\$710,000	\$720,000	-1.4%	0.6%
GLADSTONE PARK*	\$810,000	\$850,000	-4.7%	10.6%
GLEN IRIS	\$2,047,500	\$2,685,000	-23.7%	11.7%
GLEN WAVERLEY	\$1,710,000	\$1,800,000	-5.0%	5.5%
GLENROY	\$937,500	\$925,000	1.4%	4.0%
GREENSBOROUGH	\$1,060,000	\$1,025,000	3.4%	1.5%
GREENVALE	\$896,500	\$912,000	-1.7%	1.6%
HADFIELD*	\$962,500	\$925,000	4.1%	8.2%
HALLAM*	\$919,000	\$832,750	10.4%	10.3%
HAMPTON*	\$2,710,000	\$2,250,000	20.4%	-2.7%
HAMPTON EAST*	\$1,405,000	\$1,385,000	1.4%	4.0%
HAMPTON PARK	\$730,000	\$735,000	-0.7%	6.7%
HARKNESS	\$655,000	\$655,000	0.0%	9.7%
HASTINGS*	\$734,000	\$700,000	4.9%	7.4%
HAWTHORN	\$2,572,500	\$3,150,000	-18.3%	-0.2%
HAWTHORN EAST	\$2,530,000	\$3,065,000	-17.5%	5.2%
HEALESVILLE*	\$885,000	\$890,000	-0.6%	6.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HEATHERTON*	\$1,106,500	\$1,105,000	0.1%	-4.6%
HEATHMONT*	\$962,000	\$1,165,000	-17.4%	4.8%
HEIDELBERG*	\$1,512,500	\$1,512,750	0.0%	9.2%
HEIDELBERG HEIGHTS*	\$950,000	\$1,057,500	-10.2%	4.3%
HEIDELBERG WEST*	\$790,000	\$779,000	1.4%	1.1%
HIGHETT*	\$1,580,000	\$1,417,500	11.5%	-0.9%
HILLSIDE	\$840,500	\$860,000	-2.3%	6.0%
HOPPERS CROSSING	\$721,250	\$700,000	3.0%	12.4%
HUGHESDALE*	\$1,500,000	\$2,000,000	-25.0%	12.0%
IVANHOE*	\$2,180,000	\$1,998,000	9.1%	16.8%
KALKALLO	\$661,250	\$677,000	-2.3%	2.5%
KALLISTA*	\$1,275,000	-	-	18.9%
KEALBA*	\$790,000	\$790,000	0.0%	12.2%
KEILOR*	\$1,305,000	\$1,203,000	8.5%	-2.9%
KEILOR DOWNS*	\$894,500	\$906,500	-1.3%	12.0%
KEILOR EAST*	\$1,218,500	\$1,160,000	5.0%	8.5%
KEILOR PARK*	\$1,015,000	\$900,000	12.8%	6.8%
KENSINGTON*	\$1,250,000	\$1,170,000	6.8%	5.3%
KEW	\$2,295,000	\$2,607,500	-12.0%	-6.5%
KEW EAST*	\$2,200,000	\$2,330,000	-5.6%	3.3%
KEYSBOROUGH	\$1,050,000	\$1,088,500	-3.5%	7.5%
KILSYTH	\$876,000	\$877,500	-0.2%	8.7%
KINGS PARK*	\$710,000	\$722,500	-1.7%	9.8%
KINGSVILLE*	\$1,040,000	\$1,235,000	-15.8%	0.8%
KNOXFIELD*	\$1,123,000	\$1,069,400	5.0%	11.8%
KOO WEE RUP*	\$810,500	\$742,000	9.2%	13.6%
KURUNJANG	\$630,000	\$605,000	4.1%	14.0%
LALOR	\$805,500	\$795,000	1.3%	10.6%
LANG LANG*	\$772,500	\$750,000	3.0%	2.1%
LANGWARRIN	\$930,000	\$920,000	1.1%	6.4%
LAUNCHING PLACE*	\$775,000	\$850,000	-8.8%	-1.3%
LAVERTON*	\$610,000	\$638,250	-4.4%	5.0%
LILYDALE	\$950,000	\$826,750	14.9%	4.0%
LYNBROOK*	\$902,500	\$958,500	-5.8%	5.8%
LYNDHURST*	\$1,010,000	\$1,040,000	-2.9%	8.2%
LYSTERFIELD*	\$1,550,000	\$1,650,000	-6.1%	-0.3%
MACLEOD*	\$1,287,500	\$1,064,000	21.0%	2.8%
MAIDSTONE*	\$1,007,000	\$868,500	15.9%	4.6%
MALVERN*	\$2,982,500	\$2,454,500	21.5%	-10.3%
MALVERN EAST	\$2,025,000	\$2,237,500	-9.5%	6.9%
MAMBOURIN*	\$660,000	\$645,000	2.3%	2.8%
MANOR LAKES	\$682,500	\$660,000	3.4%	3.1%
MARIBYRNONG*	\$1,192,500	\$1,302,500	-8.4%	5.8%
MCCRAE*	\$1,230,000	\$1,095,000	12.3%	9.5%
MCKINNON*	\$1,835,000	\$1,990,000	-7.8%	6.3%
MEADOW HEIGHTS*	\$690,000	\$721,750	-4.4%	15.0%
MELTON*	\$572,000	\$575,000	-0.5%	14.6%
MELTON SOUTH	\$587,500	\$580,000	1.3%	11.2%
MELTON WEST*	\$620,000	\$650,000	-4.6%	15.2%
MENTONE*	\$1,442,000	\$1,460,000	-1.2%	3.3%
MERNSDA	\$767,500	\$772,500	-0.6%	5.5%
MICKLEHAM	\$705,000	\$720,000	-2.1%	4.3%
MIDDLE PARK*	\$3,505,000	\$3,155,000	11.1%	9.9%
MILL PARK	\$865,000	\$900,000	-3.9%	10.2%
MITCHAM	\$1,250,000	\$1,254,000	-0.3%	4.8%
MONBULK*	\$910,000	\$950,000	-4.2%	4.9%
MONT ALBERT*	\$2,350,000	\$2,310,000	1.7%	-1.9%
MONT ALBERT NORTH*	\$1,780,000	\$1,620,000	9.9%	3.5%
MONTMORENCY*	\$1,155,000	\$1,065,000	8.5%	0.4%
MONTROSE*	\$1,021,750	\$1,012,500	0.9%	6.7%
MOONEE PONDS	\$1,565,000	\$1,675,000	-6.6%	6.7%
MOORABBIN*	\$1,283,194	\$1,250,000	2.7%	4.4%
MOOROOLBARK	\$936,000	\$906,000	3.3%	3.2%
MORDIALLOC*	\$1,286,000	-	-	5.1%
MORNINGTON	\$1,307,500	\$1,185,000	10.3%	1.5%
MOUNT DANDENONG*	\$840,222	\$1,140,000	-26.3%	32.6%
MOUNT ELIZA	\$1,617,500	\$1,854,000	-12.8%	3.9%
MOUNT EVELYN*	\$910,000	\$909,940	0.0%	5.7%
MOUNT MARTHA	\$1,500,000	\$1,501,000	-0.1%	1.7%
MOUNT WAVERLEY	\$1,563,000	\$1,617,000	-3.3%	1.1%
MULGRAVE	\$1,176,750	\$1,195,000	-1.5%	7.9%
MURRUMBEENA*	\$1,567,500	\$1,720,000	-8.9%	6.6%
NARRE WARREN	\$821,500	\$850,000	-3.4%	8.0%
NARRE WARREN NORTH*	\$1,695,000	\$1,450,000	16.9%	-4.8%
NARRE WARREN SOUTH	\$874,000	\$888,900	-1.7%	6.0%
NEWPORT	\$1,248,750	\$1,350,000	-7.5%	0.2%
NIDDRIE*	\$1,201,000	\$1,270,000	-5.4%	5.3%
NOBLE PARK*	\$825,000	\$870,000	-5.2%	5.6%
NOBLE PARK NORTH*	\$840,000	\$827,000	1.6%	6.7%
NORTH MELBOURNE*	\$1,397,500	\$1,500,000	-6.8%	5.7%
NORTH WARRANDYTE*	\$1,333,500	\$1,530,000	-12.8%	1.4%
NORTHCOTE	\$1,753,000	\$1,815,000	-3.4%	9.5%
NUNAWADING	\$1,240,000	\$1,301,000	-4.7%	4.2%
OAK PARK*	\$1,140,000	\$1,267,500	-10.1%	3.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
OAKLEIGH*	\$1,351,500	\$1,430,000	-5.5%	5.7%
OAKLEIGH EAST*	\$1,275,000	\$1,255,000	1.6%	4.6%
OAKLEIGH SOUTH*	\$1,302,500	\$1,292,500	0.8%	5.0%
OFFICER	\$755,000	\$805,500	-6.3%	4.1%
OFFICER SOUTH*	\$830,000	\$870,000	-4.6%	7.0%
OLINDA*	\$1,205,000	\$1,100,000	9.5%	0.6%
ORMOND*	\$1,950,000	\$1,911,500	2.0%	3.4%
PAKENHAM	\$745,000	\$740,000	0.7%	8.3%
PARKDALE*	\$1,740,000	\$1,650,000	5.5%	9.5%
PASCOE VALE	\$1,165,000	\$1,150,500	1.3%	10.1%
PASCOE VALE SOUTH*	\$1,382,500	\$1,290,000	7.2%	6.7%
PATTERSON LAKES*	\$1,330,000	\$1,390,000	-4.3%	11.5%
PLENTY*	\$1,670,000	\$1,800,000	-7.2%	10.4%
POINT COOK	\$872,000	\$855,000	2.0%	9.5%
PORT MELBOURNE	\$1,570,000	\$1,620,000	-3.1%	1.6%
PRAHRAN*	\$1,640,000	\$1,475,000	11.2%	0.0%
PRESTON	\$1,275,500	\$1,252,500	1.8%	2.4%
RESEARCH*	\$1,761,000	\$1,400,000	25.8%	-3.0%
RESERVOIR	\$950,000	\$1,000,000	-5.0%	6.7%
RICHMOND	\$1,450,000	\$1,330,000	9.0%	-1.7%
RINGWOOD	\$1,045,000	\$1,059,400	-1.4%	1.1%
RINGWOOD EAST*	\$981,000	\$1,100,000	-10.8%	1.4%
RINGWOOD NORTH	\$1,240,000	\$1,267,500	-2.2%	3.3%
ROCKBANK*	\$665,000	\$638,000	4.2%	1.6%
ROSANNA*	\$1,440,000	\$1,387,000	3.8%	0.6%
ROSEBUD	\$800,000	\$790,000	1.3%	6.2%
ROWVILLE	\$1,200,000	\$1,240,000	-3.2%	13.2%
ROXBURGH PARK	\$773,500	\$732,500	5.6%	10.7%
RYE	\$1,025,000	\$962,500	6.5%	0.8%
SAFETY BEACH	\$1,153,500	\$1,122,000	2.8%	1.0%
SANDHURST*	\$1,186,000	\$1,030,000	15.1%	2.9%
SANDRINGHAM*	\$2,260,000	\$2,620,000	-13.7%	9.5%
SCORESBY*	\$1,046,000	\$983,000	6.4%	10.8%
SEAFORD	\$950,000	\$927,500	2.4%	11.3%
SEDDON*	\$1,246,000	\$1,090,000	14.3%	-2.3%
SOMERVILLE*	\$971,000	\$800,000	21.4%	-0.1%
SORRENTO*	\$1,810,000	\$1,842,500	-1.8%	1.6%
SOUTH MELBOURNE*	\$1,800,000	\$2,101,000	-14.3%	14.6%
SOUTH MORANG	\$867,000	\$816,000	6.3%	5.7%
SOUTH YARRA*	\$2,275,000	\$2,100,000	8.3%	0.3%
SPOTSWOOD*	\$1,044,500	\$1,170,000	-10.7%	-2.1%
SPRINGVALE*	\$965,975	\$990,000	-2.4%	11.7%
SPRINGVALE SOUTH*	\$925,000	\$987,750	-6.4%	8.6%
ST ALBANS	\$755,000	\$750,000	0.7%	10.7%
ST ANDREWS BEACH*	\$1,692,500	\$1,250,000	35.4%	-0.5%
ST KILDA*	\$1,620,000	\$1,760,000	-8.0%	6.6%
ST KILDA EAST*	\$1,340,000	\$1,678,000	-20.1%	-1.3%
STRATHMORE*	\$1,828,000	\$1,490,000	22.7%	-2.8%
STRATHTULLOH*	\$632,500	\$612,500	3.3%	1.4%
SUNBURY	\$745,000	\$746,500	-0.2%	6.7%
SUNSHINE*	\$950,000	\$872,500	8.9%	6.7%
SUNSHINE NORTH*	\$806,250	\$806,000	0.0%	6.0%
SUNSHINE WEST*	\$845,000	\$809,444	4.4%	14.5%
SURREY HILLS*	\$2,255,000	\$2,180,000	3.4%	-5.0%
SYDENHAM*	\$810,000	\$807,500	0.3%	10.4%
TARNEIT	\$675,000	\$675,000	0.0%	3.2%
TAYLORS HILL*	\$982,500	\$941,000	4.4%	6.4%
TAYLORS LAKES	\$1,085,500	\$937,500	15.8%	1.6%
TECOMA*	\$870,000	\$1,105,000	-21.3%	4.7%
TEMPLESTOWE	\$1,573,750	\$1,757,500	-10.5%	-6.0%
TEMPLESTOWE LOWER*	\$1,450,000	\$1,397,500	3.8%	2.5%
THE BASIN*	\$970,000	\$965,700	0.4%	6.8%
THOMASTOWN	\$805,000	\$817,500	-1.5%	10.4%
THORNBURY	\$1,495,000	\$1,495,000	0.0%	2.7%
THORNHILL PARK*	\$625,000	\$594,500	5.1%	1.7%
TOORAK*	\$3,842,500	\$4,525,000	-15.1%	-4.6%
TOOTGAROOK	\$892,500	\$898,000	-0.6%	-3.2%
TRUGANINA	\$690,000	\$700,000	-1.4%	5.4%
TULLAMARINE*	\$839,500	\$790,000	6.3%	9.9%
UPPER FERNTREE GULLY*	\$877,500	\$1,080,000	-18.8%	5.4%
UPWEY*	\$999,999	\$921,500	8.5%	4.1%
VERMONT*	\$1,300,000	\$1,329,000	-2.2%	6.6%
VERMONT SOUTH*	\$1,440,500	\$1,563,000	-7.8%	3.8%
VIEWBANK*	\$1,220,000	\$1,284,950	-5.1%	0.8%
WANTIRNA*	\$1,088,000	\$1,180,500	-7.8%	9.1%
WANTIRNA SOUTH	\$1,255,000	\$1,329,000	-5.6%	3.7%
WARBURTON*	\$660,000	\$750,000	-12.0%	4.5%
WARRANTYTE*	\$1,670,000	\$1,402,500	19.1%	12.5%
WARRANWOOD*	\$1,292,500	\$1,276,000	1.3%	-4.8%
WATSONIA*	\$951,500	\$1,030,000	-7.6%	1.2%
WATSONIA NORTH*	\$1,010,000	\$975,000	3.6%	6.4%
WATTLE GLEN*	\$1,061,000	\$1,051,500	0.9%	10.7%
WEIR VIEWS*	\$643,000	\$613,750	4.8%	8.0%
WERRIBEE	\$681,000	\$683,250	-0.3%	9.4%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
WEST FOOTSCRAY*	\$1,290,000	\$1,050,000	22.9%	10.8%
WESTMEADOWS*	\$800,250	\$808,500	-1.0%	16.7%
WHEELERS HILL	\$1,350,000	\$1,519,000	-11.1%	5.6%
WHITTLESEA*	\$1,170,000	\$760,500	53.8%	11.8%
WILLIAMS LANDING*	\$895,000	\$880,000	1.7%	8.7%
WILLIAMSTOWN	\$1,625,000	\$1,600,000	1.6%	5.1%
WINDSOR*	\$1,532,500	\$1,605,000	-4.5%	2.1%
WOLLERT	\$736,500	\$732,000	0.6%	3.6%
WOORI YALLOCK*	\$737,000	\$810,000	-9.0%	7.2%
WYNDHAM VALE	\$601,000	\$615,000	-2.3%	4.3%
YALLAMBIE*	\$1,021,000	\$1,018,750	0.2%	-1.9%
YARRA GLEN*	\$1,025,000	\$965,000	6.2%	2.1%
YARRA JUNCTION*	\$765,500	\$740,000	3.4%	5.5%
YARRAVILLE	\$1,320,000	\$1,250,000	5.6%	3.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$1,140,000	\$1,115,000	2.2%	-0.4%
BAYSIDE	\$2,281,500	\$2,212,500	3.1%	-0.6%
BOROONDARA	\$2,352,500	\$2,481,000	-5.2%	0.0%
BRIMBANK	\$810,000	\$812,500	-0.3%	11.3%
CARDINIA	\$780,000	\$800,000	-2.5%	6.3%
CASEY	\$820,000	\$815,000	0.6%	6.7%
DAREBIN	\$1,310,500	\$1,300,000	0.8%	5.8%
FRANKSTON	\$900,000	\$909,000	-1.0%	11.5%
GLEN EIRA	\$1,800,000	\$1,774,000	1.5%	4.3%
GREATER DANDENONG	\$905,000	\$938,000	-3.5%	7.8%
HOBSONS BAY	\$980,000	\$1,072,500	-8.6%	1.1%
HUME	\$750,000	\$748,000	0.3%	9.3%
KINGSTON	\$1,270,000	\$1,295,000	-1.9%	5.8%
KNOX	\$1,065,000	\$1,052,500	1.2%	7.0%
MANNINGHAM	\$1,500,000	\$1,580,000	-5.1%	0.6%
MARIBYRNONG	\$1,100,000	\$1,080,000	1.9%	-0.5%
MAROONDAH	\$1,011,500	\$1,100,000	-8.0%	2.4%
MELBOURNE	\$1,580,000	\$1,500,000	5.3%	13.2%
MELTON	\$670,000	\$684,000	-2.0%	4.8%
MERRI-BEK	\$1,225,000	\$1,185,000	3.4%	4.2%
MONASH	\$1,420,000	\$1,550,000	-8.4%	2.4%
MOONEE VALLEY	\$1,356,000	\$1,350,000	0.4%	2.5%
MORNINGTON PENINSULA	\$1,150,000	\$1,151,000	-0.1%	2.7%
NILLUMBIK	\$1,278,750	\$1,230,000	4.0%	1.6%
PORT PHILLIP	\$1,806,750	\$2,000,000	-9.7%	4.1%
STONNINGTON	\$2,210,500	\$2,220,000	-0.4%	1.1%
WHITEHORSE	\$1,380,500	\$1,450,000	-4.8%	4.0%
WHITTLESEA	\$780,000	\$795,000	-1.9%	6.2%
WYNDHAM	\$700,000	\$707,000	-1.0%	5.3%
YARRA	\$1,595,000	\$1,505,000	6.0%	4.4%
YARRA RANGES	\$907,500	\$920,000	-1.4%	5.6%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$530,000	\$622,500	-14.9%	11.8%
ABERFELDIE*	\$677,500	-	-	-26.6%
AIRPORT WEST*	\$755,000	\$695,000	8.6%	1.8%
ALBERT PARK*	\$848,500	-	-	-39.0%
ALBION*	\$615,000	\$561,400	9.5%	62.1%
ALPHINGTON*	\$790,750	\$681,000	16.1%	-5.5%
ALTONA*	\$750,000	\$720,000	4.2%	-0.7%
ALTONA MEADOWS*	\$561,500	\$623,000	-9.9%	6.4%
ALTONA NORTH	\$920,000	\$755,000	21.9%	11.6%
ARMADALE	\$730,000	\$643,000	13.5%	5.5%
ASCOT VALE	\$680,000	\$565,000	20.4%	6.7%
ASHWOOD*	\$900,000	\$1,270,000	-29.1%	-8.3%
ASPENDALE*	\$1,181,000	\$1,104,000	7.0%	-2.5%
AVONDALE HEIGHTS*	\$905,000	\$860,000	5.2%	3.7%
BALACLAVA	\$556,000	\$545,000	2.0%	2.7%
BALWYN	\$925,000	\$903,000	2.4%	2.8%
BALWYN NORTH*	\$1,095,000	\$1,350,000	-18.9%	-7.5%
BAYSWATER*	\$700,500	\$646,000	8.4%	0.2%
BAYSWATER NORTH*	\$655,000	\$657,500	-0.4%	0.8%
BEAUMARIS*	\$1,460,000	\$1,030,000	41.7%	-4.4%
BENTLEIGH	\$734,000	\$930,500	-21.1%	1.2%
BENTLEIGH EAST	\$1,270,000	\$1,311,250	-3.1%	11.3%
BERWICK*	\$700,000	\$720,000	-2.8%	1.7%
BLACK ROCK*	\$1,326,000	\$949,000	39.7%	-1.7%
BLACKBURN	\$745,000	\$771,800	-3.5%	9.9%
BLACKBURN NORTH*	\$1,072,500	\$937,500	14.4%	-6.7%
BLACKBURN SOUTH*	\$1,008,000	\$940,000	7.2%	4.1%
BONBEACH*	\$675,000	\$950,000	-28.9%	4.9%
BORONIA	\$735,000	\$702,500	4.6%	4.0%
BOX HILL	\$515,000	\$572,500	-10.0%	-10.6%
BOX HILL NORTH*	\$922,000	\$975,000	-5.4%	4.3%
BOX HILL SOUTH*	\$940,000	\$805,500	16.7%	6.7%
BRAYBROOK*	\$671,250	\$648,750	3.5%	4.7%
BRIGHTON	\$1,400,000	\$1,180,000	18.6%	-4.9%
BRIGHTON EAST	\$1,400,000	\$1,185,000	18.1%	-0.5%
BROADMEADOWS*	\$507,500	\$565,000	-10.2%	9.0%
BROOKLYN*	\$625,000	\$707,500	-11.7%	3.1%
BRUNSWICK	\$640,000	\$607,000	5.4%	3.8%
BRUNSWICK EAST	\$560,000	\$601,500	-6.9%	3.2%
BRUNSWICK WEST	\$495,000	\$576,000	-14.1%	9.3%
BULLEEN*	\$936,000	\$797,500	17.4%	2.2%
BUNDOORA	\$565,000	\$450,000	25.6%	4.9%
BURWOOD	\$835,000	\$953,000	-12.4%	4.8%
BURWOOD EAST*	\$544,000	\$858,400	-36.6%	14.5%
CAMBERWELL	\$995,000	\$980,000	1.5%	5.3%
CANTERBURY*	\$1,525,000	\$1,097,500	39.0%	20.3%
CAPEL SOUND*	\$525,000	\$610,000	-13.9%	-1.2%
CARLTON	\$430,000	\$425,000	1.2%	-13.6%
CARNEGIE	\$561,500	\$638,500	-12.1%	-0.2%
CAROLINE SPRINGS*	\$580,000	\$515,000	12.6%	1.1%
CARRUM*	\$795,000	\$1,010,000	-21.3%	2.9%
CARRUM DOWNS*	\$695,000	\$627,500	10.8%	7.3%
CAULFIELD*	\$1,075,000	\$690,000	55.8%	-0.4%
CAULFIELD NORTH	\$627,500	\$677,500	-7.4%	-6.3%
CAULFIELD SOUTH*	\$1,182,500	\$1,110,000	6.5%	15.3%
CHADSTONE*	\$845,444	\$881,500	-4.1%	-4.0%
CHELSEA	\$740,000	\$820,000	-9.8%	2.8%
CHELtenham	\$750,000	\$830,000	-9.6%	-0.9%
CLAYTON	\$675,500	\$770,000	-12.3%	10.3%
CLAYTON SOUTH	\$730,000	\$696,500	4.8%	-0.4%
CLIFTON HILL*	\$700,250	\$726,000	-3.5%	-16.9%
COBURG	\$643,650	\$580,000	11.0%	2.8%
COBURG NORTH*	\$795,000	\$725,000	9.7%	7.9%
COLLINGWOOD	\$589,250	\$580,000	1.6%	1.1%
CRAIGIEBURN*	\$515,000	\$502,000	2.6%	12.4%
CRANBOURNE*	\$572,500	\$553,250	3.5%	11.4%
CRANBOURNE WEST*	\$598,000	-	-	5.0%
CREMORNE*	\$672,500	\$690,000	-2.5%	6.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CROYDON	\$691,455	\$715,000	-3.3%	4.1%
CROYDON NORTH*	\$752,000	-	-	-2.3%
DANDENONG	\$490,000	\$477,500	2.6%	11.4%
DANDENONG NORTH*	\$505,000	\$687,500	-26.5%	4.2%
DOCKLANDS	\$608,000	\$562,500	8.1%	-5.7%
DONCASTER	\$666,000	\$671,000	-0.7%	8.8%
DONCASTER EAST	\$865,500	\$822,500	5.2%	-7.2%
DONVALE*	\$750,000	\$965,000	-22.3%	1.4%
DOVETON	\$600,000	\$565,000	6.2%	5.8%
DROMANA*	\$707,500	\$797,500	-11.3%	29.3%
EAST MELBOURNE*	\$630,000	\$702,800	-10.4%	-14.6%
EDITHVALE*	\$922,500	\$910,000	1.4%	5.3%
ELSTERNWICK	\$721,500	\$680,000	6.1%	-1.2%
ELTHAM*	\$745,000	\$742,500	0.3%	1.3%
ELWOOD	\$680,000	\$650,000	4.6%	-2.4%
EPPING*	\$563,000	\$568,000	-0.9%	15.6%
ESSENDON	\$540,000	\$581,000	-7.1%	-2.2%
ESSENDON NORTH*	\$413,000	\$587,500	-29.7%	38.3%
FAIRFIELD*	\$490,000	\$588,500	-16.7%	-13.0%
FAWKNER*	\$670,000	\$643,000	4.2%	7.3%
FERNTREE GULLY*	\$714,000	\$750,000	-4.8%	5.1%
FITZROY	\$770,000	\$855,000	-9.9%	5.4%
FITZROY NORTH*	\$695,000	\$690,000	0.7%	-3.8%
FLEMINGTON	\$399,000	\$478,611	-16.6%	-2.2%
FOOTSCRAY	\$465,000	\$487,500	-4.6%	0.0%
FOREST HILL*	\$884,000	\$815,000	8.5%	-3.8%
FRANKSTON	\$610,000	\$617,500	-1.2%	7.7%
FRANKSTON SOUTH*	\$827,750	\$853,000	-3.0%	15.6%
FRASER RISE*	\$560,000	-	-	-2.9%
GLEN HUNTLY*	\$632,500	\$685,000	-7.7%	-0.6%
GLEN IRIS	\$710,000	\$700,000	1.4%	-1.3%
GLEN WAVERLEY	\$935,000	\$1,230,000	-24.0%	-3.2%
GLENROY	\$665,000	\$650,000	2.3%	7.6%
GREENSBOROUGH*	\$740,500	\$749,000	-1.1%	3.5%
HADFIELD*	\$672,500	\$640,000	5.1%	7.8%
HALLAM*	\$620,000	\$639,994	-3.1%	15.9%
HAMPTON	\$1,195,000	\$1,308,000	-8.6%	27.1%
HAMPTON EAST*	\$819,250	\$1,333,000	-38.5%	6.4%
HAMPTON PARK*	\$602,500	\$590,000	2.1%	5.3%
HASTINGS*	\$550,000	\$500,000	10.0%	9.5%
HAWTHORN	\$600,000	\$582,000	3.1%	0.7%
HAWTHORN EAST	\$670,000	\$637,500	5.1%	5.6%
HEATHMONT*	\$920,000	-	-	18.3%
HEIDELBERG*	\$645,000	\$684,000	-5.7%	2.1%
HEIDELBERG HEIGHTS*	\$762,250	\$755,000	1.0%	-2.7%
HEIDELBERG WEST*	\$655,000	\$692,500	-5.4%	-2.8%
HIGHETT	\$865,000	\$755,000	14.6%	22.9%
HUGHESDALE*	\$660,000	\$747,500	-11.7%	-10.0%
IVANHOE	\$725,000	\$687,000	5.5%	-1.2%
IVANHOE EAST*	\$1,047,500	\$885,000	18.4%	-11.2%
KEILOR EAST*	\$810,000	\$747,500	8.4%	4.1%
KENSINGTON	\$572,500	\$490,000	16.8%	-9.3%
KEW	\$922,500	\$846,500	9.0%	8.9%
KEW EAST*	\$863,000	\$958,500	-10.0%	17.1%
KEYSBOROUGH*	\$720,000	\$822,000	-12.4%	-0.3%
KILSYTH*	\$740,000	\$717,500	3.1%	3.4%
KINGSBURY*	\$607,500	\$485,000	25.3%	-2.5%
KINGSVILLE*	\$445,605	\$520,000	-14.3%	10.8%
LALOR*	\$592,000	\$606,000	-2.3%	12.8%
LANGWARRIN*	\$716,250	\$652,750	9.7%	12.3%
LAVERTON*	\$567,500	\$555,000	2.3%	9.9%
LILYDALE*	\$606,500	\$639,500	-5.2%	4.1%
MACLEOD*	\$711,750	\$750,000	-5.1%	0.0%
MAIDSTONE	\$670,000	\$625,000	7.2%	3.1%
MALVERN	\$642,500	\$673,750	-4.6%	2.3%
MALVERN EAST	\$700,000	\$649,000	7.9%	5.5%
MARIBYRNONG	\$515,000	\$487,500	5.6%	-2.0%
MCKINNON*	\$885,000	\$867,500	2.0%	12.5%
MEADOW HEIGHTS*	\$590,000	-	-	25.3%
MELBOURNE	\$478,888	\$500,000	-4.2%	3.2%
MENTONE	\$677,000	\$750,000	-9.7%	3.7%
MERNDA*	\$505,000	\$500,500	0.9%	-1.9%
MILL PARK*	\$585,000	\$592,000	-1.2%	19.4%
MITCHAM	\$950,500	\$884,000	7.5%	2.1%
MONT ALBERT*	\$960,000	\$797,500	20.4%	3.8%
MONT ALBERT NORTH*	\$1,161,500	\$1,500,000	-22.6%	17.0%
MONTMORENCY*	\$750,000	\$789,250	-5.0%	0.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MOONEE PONDS	\$675,000	\$650,000	3.8%	6.2%
MOORABBIN*	\$962,500	\$680,000	41.5%	0.7%
MOOROOLBARK*	\$760,000	\$701,762	8.3%	6.0%
MORDIALLOC*	\$845,000	\$797,000	6.0%	-12.0%
MORNINGTON	\$825,000	\$810,000	1.9%	5.1%
MOUNT MARTHA*	\$880,000	\$822,500	7.0%	-0.1%
MOUNT WAVERLEY	\$1,181,000	\$1,171,500	0.8%	4.0%
MULGRAVE*	\$844,250	\$854,000	-1.1%	-1.3%
MURRUMBEENA	\$560,000	\$628,000	-10.8%	-14.8%
NARRE WARREN*	\$603,000	\$670,000	-10.0%	12.8%
NEWPORT*	\$702,500	\$802,500	-12.5%	-1.8%
NIDDRIE*	\$805,000	\$800,000	0.6%	9.6%
NOBLE PARK	\$640,000	\$602,000	6.3%	10.2%
NORTH MELBOURNE	\$555,500	\$577,500	-3.8%	10.7%
NORTHCOTE	\$553,500	\$660,000	-16.1%	-6.3%
NOTTING HILL*	\$460,100	\$445,000	3.4%	11.8%
NUNAWADING	\$777,000	\$852,500	-8.9%	13.4%
OAK PARK*	\$766,000	\$744,500	2.9%	8.4%
OAKLEIGH*	\$555,000	\$884,000	-37.2%	30.8%
OAKLEIGH EAST*	\$881,500	\$916,500	-3.8%	6.7%
OAKLEIGH SOUTH*	\$961,000	\$920,000	4.5%	10.5%
OFFICER*	\$646,600	\$637,500	1.4%	9.5%
ORMOND*	\$587,250	\$600,000	-2.1%	3.4%
PAKENHAM*	\$585,000	\$545,000	7.3%	10.7%
PARKDALE	\$780,000	\$1,133,000	-31.2%	6.3%
PARKVILLE*	\$442,500	\$501,000	-11.7%	-12.1%
PASCOE VALE	\$710,750	\$710,000	0.1%	8.4%
PASCOE VALE SOUTH*	\$702,000	\$703,500	-0.2%	1.7%
PATTERSON LAKES*	\$910,000	\$710,000	28.2%	6.1%
POINT COOK*	\$615,000	\$615,000	0.0%	11.9%
PORT MELBOURNE	\$740,000	\$770,000	-3.9%	-3.3%
PRAHRAN	\$550,500	\$548,750	0.3%	1.1%
PRESTON	\$640,000	\$615,750	3.9%	-3.2%
RESERVOIR	\$679,000	\$670,000	1.3%	4.7%
RICHMOND	\$603,500	\$589,000	2.5%	0.3%
RINGWOOD	\$622,500	\$695,000	-10.4%	5.6%
RINGWOOD EAST*	\$700,000	\$771,000	-9.2%	2.6%
RIPPONLEA*	\$560,000	\$437,000	28.1%	-14.7%
ROSANNA*	\$865,000	\$770,000	12.3%	-9.4%
ROSEBUD*	\$827,000	\$757,500	9.2%	3.7%
ROWVILLE*	\$772,000	\$618,500	24.8%	11.0%
SAFETY BEACH*	\$942,500	\$775,000	21.6%	-8.9%
SANDRINGHAM	\$1,188,500	\$915,000	29.9%	12.3%
SEAFORD	\$695,500	\$763,500	-8.9%	11.7%
SOUTH MELBOURNE	\$595,000	\$595,000	0.0%	8.8%
SOUTH MORANG*	\$560,000	\$610,000	-8.2%	5.8%
SOUTH YARRA	\$603,000	\$615,000	-2.0%	5.2%
SOUTHBANK	\$555,000	\$550,000	0.9%	-4.4%
SPRINGVALE*	\$671,500	\$725,000	-7.4%	2.9%
SPRINGVALE SOUTH*	\$780,000	\$687,500	13.5%	5.5%
ST ALBANS	\$560,000	\$550,000	1.8%	8.7%
ST KILDA	\$545,000	\$523,000	4.2%	-0.4%
ST KILDA EAST	\$615,000	\$600,750	2.4%	2.2%
ST KILDA WEST*	\$615,000	\$496,000	24.0%	-3.9%
STRATHMORE*	\$840,000	\$740,000	13.5%	-0.3%
SUNBURY*	\$530,000	\$530,000	0.0%	5.0%
SUNSHINE*	\$432,500	\$440,000	-1.7%	5.6%
SUNSHINE NORTH*	\$631,500	\$718,500	-12.1%	23.8%
SUNSHINE WEST*	\$663,500	\$650,000	2.1%	0.8%
SURREY HILLS	\$815,000	\$932,500	-12.6%	9.9%
SYDENHAM*	\$558,000	\$500,000	11.6%	2.0%
TARNEIT*	\$485,000	\$520,500	-6.8%	1.6%
TEMPLESTOWE*	\$1,240,000	\$1,078,000	15.0%	14.4%
TEMPLESTOWE LOWER*	\$974,444	\$1,082,000	-9.9%	-2.5%
THOMASTOWN*	\$572,000	\$590,000	-3.1%	9.3%
THORNBURY	\$690,000	\$694,019	-0.6%	13.3%
TOORAK	\$860,000	\$1,071,000	-19.7%	17.0%
TRAVANCORE*	\$380,000	\$419,000	-9.3%	5.0%
TULLAMARINE*	\$648,250	\$535,000	21.2%	8.4%
WANTIRNA*	\$647,500	\$785,000	-17.5%	5.9%
WANTIRNA SOUTH*	\$768,000	\$727,500	5.6%	-5.2%
WERRIBEE*	\$500,000	\$500,000	0.0%	11.9%
WEST FOOTSCRAY	\$430,000	\$450,000	-4.4%	-18.0%
WEST MELBOURNE	\$640,000	\$617,500	3.6%	18.0%
WESTMEADOWS*	\$596,000	-	-	11.9%
WILLIAMSTOWN*	\$775,000	\$585,000	32.5%	-2.9%
WINDSOR	\$635,000	\$555,500	14.3%	0.4%
WOLLERT*	\$530,000	\$527,500	0.5%	10.4%
YARRAVILLE*	\$789,000	\$807,500	-2.3%	10.8%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$740,000	\$750,000	-1.3%	0.0%
BAYSIDE	\$1,213,500	\$1,130,000	7.4%	6.5%
BOROONDARA	\$750,000	\$790,000	-5.1%	0.7%
BRIMBANK	\$590,000	\$565,000	4.4%	7.2%
CARDINIA	\$600,000	\$583,750	2.8%	11.1%
CASEY	\$611,000	\$619,000	-1.3%	6.7%
DAREBIN	\$628,500	\$637,250	-1.4%	1.9%
FRANKSTON	\$665,000	\$680,000	-2.2%	9.5%
GLEN EIRA	\$725,000	\$815,000	-11.0%	2.7%
GREATER DANDENONG	\$614,000	\$615,000	-0.2%	8.5%
HOBSONS BAY	\$685,500	\$700,000	-2.1%	-1.4%
HUME	\$548,000	\$537,000	2.0%	9.6%
KINGSTON	\$781,000	\$831,000	-6.0%	2.9%
KNOX	\$735,000	\$720,000	2.1%	4.3%
MANNINGHAM	\$865,000	\$837,000	3.3%	5.5%
MARIBYRNONG	\$530,000	\$577,500	-8.2%	1.6%
MAROONDAH	\$705,000	\$717,000	-1.7%	4.3%
MELBOURNE	\$520,000	\$520,000	0.0%	-1.0%
MELTON	\$520,000	\$525,000	-1.0%	9.6%
MERRI-BEK	\$665,000	\$624,500	6.5%	17.3%
MONASH	\$858,750	\$926,000	-7.3%	3.9%
MOONEE VALLEY	\$632,500	\$650,000	-2.7%	4.2%
MORNINGTON PENINSULA	\$780,000	\$720,000	8.3%	3.5%
NILLUMBIK	\$730,048	\$745,000	-2.0%	-2.0%
PORT PHILLIP	\$612,500	\$600,000	2.1%	0.3%
STONNINGTON	\$650,000	\$635,000	2.4%	5.0%
WHITEHORSE	\$800,000	\$850,000	-5.9%	4.3%
WHITTLESEA	\$560,000	\$568,000	-1.4%	10.8%
WYNDHAM	\$500,500	\$510,000	-1.9%	11.1%
YARRA	\$606,500	\$650,000	-6.7%	0.8%
YARRA RANGES	\$693,668	\$675,000	2.8%	2.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ALPINE	\$849,000	\$850,000	-0.1%	11.3%
BRIGHT*	\$1,090,000	\$1,050,000	3.8%	8.5%
MYRTLEFORD*	\$745,800	\$745,800	0.0%	24.5%
POREPUNKAH*	\$833,500	\$900,000	-7.4%	-6.7%
TAWONGA SOUTH*	\$760,000	\$679,500	11.8%	25.1%
ARARAT	\$405,000	\$382,775	5.8%	5.9%
ARARAT	\$405,000	\$385,000	5.2%	3.8%
CITY OF BALLARAT	\$590,000	\$572,800	3.0%	12.4%
ALFREDTON	\$640,000	\$630,000	1.6%	5.8%
BALLARAT CENTRAL	\$645,000	\$645,000	0.0%	11.2%
BALLARAT EAST	\$545,000	\$530,000	2.8%	19.0%
BALLARAT NORTH	\$557,000	\$542,500	2.7%	9.2%
BLACK HILL*	\$571,500	\$558,750	2.3%	-3.1%
BONSHAW	\$585,000	\$570,000	2.6%	15.8%
BROWN HILL	\$640,000	\$645,000	-0.8%	4.1%
BUNINYONG	\$737,500	\$725,000	1.7%	-1.7%
CANADIAN	\$565,000	\$545,000	3.7%	14.1%
CARDIGAN*	\$1,415,000	\$1,385,000	2.2%	28.6%
DELACOMBE	\$599,000	\$577,500	3.7%	14.1%
GOLDEN POINT	\$540,000	\$520,500	3.7%	11.8%
INVERMAY PARK*	\$740,000	\$670,000	10.4%	27.0%
LAKE GARDENS*	\$697,434	\$685,000	1.8%	-1.8%
LAKE WENDOUREE	\$950,000	\$880,000	8.0%	10.5%
LEARMONTH*	\$731,500	\$700,000	4.5%	-
LUCAS	\$635,000	\$619,000	2.6%	3.3%
MINERS REST	\$650,000	\$605,000	7.4%	14.0%
MITCHELL PARK*	\$510,000	\$500,000	2.0%	-
MOUNT CLEAR	\$569,000	\$540,000	5.4%	18.5%
MOUNT HELEN	\$727,500	\$720,000	1.0%	17.3%
MOUNT PLEASANT	\$547,500	\$532,500	2.8%	15.9%
NERRINA*	\$847,500	\$820,000	3.4%	15.6%
NEWINGTON*	\$610,000	\$605,500	0.7%	0.7%
REDAN	\$474,000	\$464,000	2.2%	7.1%
SEBASTOPOL	\$480,000	\$470,000	2.1%	15.7%
SOLDIERS HILL	\$615,000	\$600,000	2.5%	2.5%
WENDOUREE	\$516,000	\$490,000	5.3%	20.0%
WINTER VALLEY	\$595,000	\$585,000	1.7%	8.9%
BASS COAST	\$690,000	\$675,000	2.2%	1.5%
CAPE PATERSON*	\$755,000	\$722,500	4.5%	1.3%
CAPE WOOLAMAI*	\$675,000	\$660,000	2.3%	-10.4%
CORINELLA*	\$680,000	\$665,000	2.3%	4.6%
CORONET BAY*	\$585,000	\$580,000	0.9%	21.9%
COWES	\$725,000	\$700,000	3.6%	-1.4%
DALYSTON*	\$576,250	\$566,250	1.8%	4.8%
GRANTVILLE*	\$585,000	\$586,500	-0.3%	-0.8%
INVERLOCH	\$850,000	\$835,000	1.8%	1.8%
NORTH WONTHAGGI	\$595,000	\$590,000	0.8%	7.2%
RHYLL*	\$840,000	\$815,000	3.1%	-20.9%
SAN REMO*	\$850,000	\$850,000	0.0%	-5.6%
SILVERLEAVES*	\$790,000	\$740,000	6.8%	-
SMITHS BEACH*	\$773,500	\$824,500	-6.2%	-
SUNSET STRIP*	\$600,000	\$595,000	0.8%	-5.1%
SURF BEACH*	\$782,500	\$782,500	0.0%	11.8%
VENTNOR*	\$833,000	\$820,300	1.5%	3.5%
WONTHAGGI	\$529,000	\$529,000	0.0%	-3.5%
BAW BAW	\$660,000	\$650,000	1.5%	5.6%
DROUIN	\$665,000	\$652,000	2.0%	7.3%
LONGWARRY*	\$620,000	\$622,500	-0.4%	4.2%
NEERIM SOUTH*	\$635,000	\$668,000	-4.9%	-7.3%
TOONGABBIE*	\$690,000	\$735,000	-6.1%	0.0%
TRAFALGAR	\$640,000	\$638,000	0.3%	9.4%
WARRAGUL	\$665,000	\$650,000	2.3%	4.7%
YARRAGON*	\$645,000	\$637,500	1.2%	7.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BENALLA	\$500,000	\$483,750	3.4%	13.6%
BENALLA	\$500,000	\$472,500	5.8%	14.9%
BULOKE	\$315,000	\$265,000	18.9%	37.0%
CHARLTON*	\$357,500	\$345,000	3.6%	-
DONALD*	\$320,000	\$285,000	12.3%	24.3%
CAMPASPE	\$570,000	\$560,000	1.8%	9.6%
ECHUCA	\$643,500	\$635,000	1.3%	7.3%
KYABRAM	\$525,000	\$511,000	2.7%	8.8%
ROCHESTER*	\$462,500	\$470,000	-1.6%	53.4%
TONGALA*	\$485,000	\$455,000	6.6%	17.6%
CENTRAL GOLDFIELDS	\$410,000	\$413,750	-0.9%	-0.6%
CARISBROOK*	\$410,000	-	-	-33.3%
DUNOLLY*	\$332,250	\$320,000	3.8%	-6.4%
MARYBOROUGH	\$400,000	\$407,500	-1.8%	0.0%
COLAC-OTWAY	\$607,500	\$609,500	-0.3%	10.5%
APOLLO BAY*	\$865,000	\$865,000	0.0%	-0.6%
BIRREGURRA*	\$695,000	\$680,000	2.2%	-4.5%
COLAC	\$495,000	\$490,000	1.0%	4.8%
ELLIMINYT*	\$650,000	\$680,000	-4.4%	-11.0%
WINCHELSEA	\$633,500	\$635,000	-0.2%	-2.7%
CORANGAMITE	\$446,000	\$448,450	-0.5%	3.7%
CAMPERDOWN	\$487,001	\$502,500	-3.1%	7.0%
COBDEN*	\$435,000	\$440,000	-1.1%	11.4%
LISMORE*	\$260,000	-	-	-
TERANG*	\$380,000	\$412,500	-7.9%	-8.4%
TIMBOON*	\$550,000	\$510,000	7.8%	22.2%
EAST GIPPSLAND	\$560,000	\$561,000	-0.2%	3.2%
BAIRNSDALE	\$497,000	\$470,000	5.7%	5.7%
BRUTHEN*	\$534,000	\$492,500	8.4%	22.2%
EAGLE POINT*	\$765,000	\$750,000	2.0%	4.1%
EAST BAIRNSDALE*	\$420,000	\$385,000	9.1%	10.5%
EASTWOOD*	\$633,000	\$645,000	-1.9%	6.4%
KALIMNA*	\$462,500	\$470,000	-1.6%	-
LAKE TYERS BEACH*	\$587,500	\$557,500	5.4%	-
LAKES ENTRANCE	\$540,000	\$560,000	-3.6%	7.2%
LUCKNOW*	\$550,000	\$522,500	5.3%	-3.5%
METUNG*	\$620,000	\$620,000	0.0%	-8.1%
NEWLANDS ARM*	\$610,000	\$605,000	0.8%	3.8%
NICHOLSON*	\$710,000	\$740,000	-4.1%	-6.6%
ORBOST*	\$320,000	-	-	-11.1%
PAYNESVILLE	\$545,000	\$564,500	-3.5%	2.3%
RAYMOND ISLAND*	\$540,000	\$515,000	4.9%	2.9%
SWAN REACH*	\$650,000	\$650,000	0.0%	-2.3%
WY YUNG*	\$685,000	\$707,500	-3.2%	-8.8%
GANNAWARRA	\$371,000	\$375,000	-1.1%	-13.2%
COHUNA*	\$375,000	\$375,000	0.0%	5.6%
KERANG*	\$327,500	\$330,000	-0.8%	-26.4%
KOONDROOK*	\$490,000	\$540,000	-9.3%	-2.0%
GLENELG	\$430,000	\$411,000	4.6%	4.9%
CASTERTON*	\$300,000	\$295,000	1.7%	-17.2%
HEYWOOD*	\$360,000	\$335,000	7.5%	7.5%
PORTLAND	\$440,000	\$420,000	4.8%	1.1%
GOLDEN PLAINS	\$815,000	\$785,000	3.8%	3.2%
BANNOCKBURN	\$775,000	\$787,500	-1.6%	-3.1%
DEREEL*	\$650,000	\$662,500	-1.9%	8.3%
HADDON*	\$888,000	\$847,500	4.8%	13.1%
INVERLEIGH*	\$1,160,000	\$1,150,000	0.9%	25.4%
LINTON*	\$595,000	\$552,000	7.8%	16.6%
MEREDITH*	\$640,000	\$650,000	-1.5%	-
ROSS CREEK*	\$900,000	\$910,000	-1.1%	0.0%
SCARSDALE*	\$598,000	\$598,000	0.0%	-
SMYTHES CREEK	\$610,000	\$595,000	2.5%	11.4%
SMYTHESDALE*	\$645,050	\$622,500	3.6%	10.7%
TEESDALE*	\$1,012,500	\$980,000	3.3%	1.3%
CITY OF GREATER BENDIGO	\$655,000	\$630,000	4.0%	14.4%
ASCOT*	\$707,500	\$700,000	1.1%	14.1%
AXEDALE*	\$935,000	\$865,000	8.1%	23.0%
BENDIGO	\$675,000	\$640,000	5.5%	10.7%
CALIFORNIA GULLY*	\$554,000	\$500,000	10.8%	20.4%
EAGLEHAWK	\$602,500	\$572,300	5.3%	19.3%
EAST BENDIGO*	\$650,000	\$562,500	15.6%	24.4%
ELMORE*	\$480,000	-	-	-
EPSOM	\$645,000	\$637,750	1.1%	8.4%
FLORA HILL	\$632,500	\$593,000	6.7%	21.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
GOLDEN SQUARE	\$602,500	\$575,000	4.8%	12.6%
GOORNONG*	\$642,000	\$632,750	1.5%	-1.5%
HEATHCOTE	\$590,000	\$581,000	1.5%	-0.8%
HUNTLY	\$672,500	\$650,000	3.5%	18.0%
IRONBARK*	\$456,500	\$463,750	-1.6%	-0.8%
JACKASS FLAT*	\$675,000	\$650,000	3.8%	21.9%
JUNORTOUN*	\$975,000	\$886,250	10.0%	12.1%
KANGAROO FLAT	\$599,000	\$576,500	3.9%	12.0%
KENNINGTON	\$635,250	\$620,000	2.5%	22.3%
LONG GULLY*	\$520,000	\$485,000	7.2%	13.0%
LOCKWOOD SOUTH*	\$925,000	\$925,000	0.0%	-
MAIDEN GULLY	\$857,500	\$817,000	5.0%	13.6%
MARONG*	\$672,500	\$655,000	2.7%	5.1%
NORTH BENDIGO	\$578,015	\$515,000	12.2%	18.4%
QUARRY HILL*	\$625,000	\$605,000	3.3%	6.4%
SAILORS GULLY*	\$550,000	-	-	-
SPRING GULLY*	\$717,500	\$642,500	11.7%	20.3%
STRATHDALE	\$752,000	\$700,000	7.4%	20.1%
STRATHFIELDSAYE	\$792,500	\$780,000	1.6%	10.2%
WHITE HILLS	\$602,000	\$605,000	-0.5%	10.5%
CITY OF GREATER GEELONG	\$745,000	\$728,000	2.3%	5.2%
ARMSTRONG CREEK	\$690,000	\$671,000	2.8%	5.2%
BARWON HEADS	\$1,382,500	\$1,445,000	-4.3%	-4.0%
BELL PARK	\$705,750	\$685,000	3.0%	14.4%
BELL POST HILL	\$735,000	\$700,000	5.0%	13.1%
BELMONT	\$725,000	\$710,000	2.1%	4.3%
BREAKWATER*	\$575,000	\$556,200	3.4%	16.5%
CHARLEMONT	\$650,000	\$640,000	1.6%	5.6%
CLIFTON SPRINGS	\$700,000	\$685,500	2.1%	7.5%
CONNEWARRE*	\$1,820,000	\$1,852,500	-1.8%	-4.2%
CORIO	\$575,000	\$540,000	6.5%	17.3%
CURLEWIS	\$709,000	\$690,000	2.8%	11.2%
DRYSDALE	\$747,500	\$760,000	-1.6%	8.3%
EAST GEELONG	\$905,000	\$890,000	1.7%	14.2%
FYANSFORD*	\$960,000	\$965,000	-0.5%	-0.5%
GEELONG	\$891,500	\$1,003,750	-11.2%	-2.6%
GEELONG WEST	\$857,500	\$853,750	0.4%	0.9%
GROVEDALE	\$720,000	\$696,250	3.4%	6.7%
HAMLIN HEIGHTS	\$765,000	\$760,000	0.7%	4.1%
HERNE HILL	\$755,000	\$742,500	1.7%	7.9%
HIGHTON	\$917,500	\$922,500	-0.5%	1.9%
INDENTED HEAD*	\$702,500	\$730,000	-3.8%	-6.3%
LARA	\$717,500	\$705,000	1.8%	5.5%
LEOPOLD	\$700,000	\$695,000	0.7%	4.5%
LOVELY BANKS*	\$790,500	\$794,000	-0.4%	-5.9%
MANIFOLD HEIGHTS*	\$1,000,000	\$980,000	2.0%	-21.3%
MARSHALL*	\$660,000	\$655,000	0.8%	1.5%
MOUNT DUNEED	\$728,000	\$715,000	1.8%	1.1%
NEWCOMB	\$620,000	\$600,000	3.3%	9.9%
NEWTOWN	\$1,180,000	\$1,085,000	8.8%	7.3%
NORLANE	\$510,000	\$480,000	6.3%	18.3%
NORTH GEELONG	\$688,500	\$670,000	2.8%	7.0%
OCEAN GROVE	\$950,000	\$925,000	2.7%	0.0%
POINT LONSDALE	\$1,200,000	\$1,211,000	-0.9%	1.3%
PORTARLINGTON	\$830,000	\$837,500	-0.9%	-0.6%
RIPPLESIDE*	\$1,145,000	\$1,232,500	-7.1%	8.5%
SOUTH GEELONG*	\$790,000	-	-	-12.8%
ST ALBANS PARK*	\$715,000	\$668,000	7.0%	18.2%
ST LEONARDS	\$730,000	\$717,500	1.7%	2.5%
THOMSON*	\$600,000	\$570,000	5.3%	18.8%
WANDANA HEIGHTS*	\$1,110,000	\$1,110,000	0.0%	18.3%
WAURN PONDS*	\$800,000	\$791,000	1.1%	2.6%
WHITTINGTON*	\$585,000	\$580,000	0.9%	10.9%
GREATER SHEPPARTON	\$575,000	\$550,000	4.5%	19.3%
KIALLA	\$675,000	\$677,500	-0.4%	0.0%
MOOROPNA	\$470,000	\$475,000	-1.1%	15.5%
SHEPPARTON	\$537,000	\$507,500	5.8%	15.5%
SHEPPARTON NORTH*	\$684,000	\$688,000	-0.6%	10.3%
TATURA	\$522,000	\$512,000	2.0%	22.8%
HEPBURN	\$741,250	\$722,000	2.7%	2.2%
CLUNES*	\$547,500	\$520,000	5.3%	3.3%
CRESWICK	\$585,000	\$577,500	1.3%	8.3%
DAYLESFORD	\$850,000	\$903,500	-5.9%	-2.9%
HEPBURN SPRINGS*	\$750,000	\$772,500	-2.9%	0.0%
MALMSBURY*	\$815,000	\$835,000	-2.4%	19.8%
TRENTHAM*	\$1,042,500	\$1,015,000	2.7%	8.0%
HINDMARSH	\$265,000	\$265,000	0.0%	5.6%
DIMBOOLA*	\$375,000	\$375,000	0.0%	26.7%
NHILL*	\$260,000	\$270,000	-3.7%	-3.7%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HORSHAM	\$481,626	\$470,000	2.5%	14.9%
HORSHAM	\$476,500	\$460,000	3.6%	19.3%
INDIGO	\$710,000	\$711,840	-0.3%	-0.7%
BEECHWORTH	\$828,750	\$785,000	5.6%	-4.2%
CHILTERN*	\$695,000	\$670,000	3.7%	49.5%
RUTHERGLEN*	\$577,500	\$599,500	-3.7%	-1.7%
TANGAMBALANGA*	\$730,000	\$732,500	-0.3%	5.0%
WAHGUNYAH*	\$475,750	\$518,250	-8.2%	-20.7%
YACKANDANDAH*	\$865,000	\$839,000	3.1%	5.5%
CITY OF LA TROBE	\$495,000	\$475,000	4.2%	15.1%
BOOLARRA*	\$520,000	\$610,000	-14.8%	-
CHURCHILL	\$442,000	\$416,250	6.2%	17.9%
HAZELWOOD NORTH*	\$820,000	-	-	-13.7%
MOE	\$452,000	\$410,000	10.2%	29.1%
MORWELL	\$370,000	\$353,500	4.7%	5.7%
NEWBOROUGH	\$500,000	\$490,000	2.0%	16.3%
TRARALGON	\$590,000	\$565,000	4.4%	14.6%
TRARALGON EAST*	\$740,500	\$735,000	0.7%	-
TYERS*	\$872,500	-	-	-
YALLOURN NORTH*	\$380,000	\$365,000	4.1%	5.2%
YINNAR*	\$483,500	\$480,000	0.7%	5.1%
LODDON	\$405,000	\$410,000	-1.2%	15.7%
BOORT*	\$322,000	-	-	-
INGLEWOOD*	\$440,000	\$440,000	0.0%	39.7%
WEDDERBURN*	\$317,500	\$385,000	-17.5%	-
MANSFIELD	\$781,000	\$750,000	4.1%	4.1%
BONNIE DOON*	\$862,500	\$887,500	-2.8%	6.4%
JAMIESON*	\$550,000	\$557,500	-1.3%	-
MANSFIELD	\$786,000	\$786,000	0.0%	-1.8%
MACEDON RANGES	\$950,000	\$950,000	0.0%	2.2%
GISBORNE	\$1,000,000	\$1,020,000	-2.0%	-0.7%
KYNETON	\$830,000	\$830,000	0.0%	-3.3%
LANCEFIELD*	\$735,000	\$733,500	0.2%	2.8%
MACEDON*	\$1,080,000	\$1,060,000	1.9%	-1.8%
MOUNT MACEDON*	\$1,390,000	\$1,410,000	-1.4%	40.6%
NEWHAM*	\$1,325,000	-	-	-
NEW GISBORNE*	\$878,500	\$878,500	0.0%	1.6%
RIDDELLS CREEK	\$1,061,500	\$960,000	10.6%	3.6%
ROMSEY	\$855,000	\$820,000	4.3%	6.2%
WOODEND	\$1,040,000	\$1,060,000	-1.9%	9.5%
MILDURA	\$567,500	\$540,000	5.1%	22.0%
BIRDWOODTON*	\$665,000	\$697,500	-4.7%	-
IRYMPLE	\$657,250	\$641,750	2.4%	10.1%
MERBEIN	\$442,500	\$420,000	5.4%	25.5%
MILDURA	\$583,750	\$550,000	6.1%	26.1%
NICHOLS POINT*	\$950,000	\$850,000	11.8%	45.6%
OUYEN*	\$255,000	\$245,000	4.1%	8.5%
RED CLIFFS	\$496,000	\$463,750	7.0%	16.7%
MITCHELL	\$625,050	\$623,000	0.3%	-2.3%
BEVERIDGE	\$641,500	\$640,000	0.2%	-2.8%
BROADFORD	\$650,000	\$610,000	6.6%	18.2%
KILMORE	\$630,000	\$647,875	-2.8%	-4.5%
SEYMOUR*	\$525,000	\$500,000	5.0%	22.8%
WALLAN	\$610,000	\$608,550	0.2%	-2.7%
WANDONG*	\$1,050,000	\$1,200,000	-12.5%	8.2%
MOIRA	\$535,000	\$525,000	1.9%	2.9%
COBRAM	\$406,250	\$418,000	-2.8%	4.2%
NUMURKAH*	\$400,000	\$397,500	0.6%	-7.0%
YARRAWONGA	\$679,000	\$650,000	4.5%	6.1%
MOORABOOL	\$670,000	\$660,000	1.5%	5.3%
BACCHUS MARSH	\$637,500	\$620,000	2.8%	6.3%
BALLAN	\$665,000	\$630,000	5.6%	7.3%
BLACKWOOD*	\$650,000	\$605,000	7.4%	23.2%
DALES CREEK*	\$740,000	\$770,000	-3.9%	-
DARLEY	\$680,000	\$677,500	0.4%	6.3%
GORDON*	\$820,000	\$831,000	-1.3%	22.4%
MADDINGLEY	\$645,000	\$627,500	2.8%	3.2%
MOUNT EGERTON*	\$805,000	\$735,000	9.5%	28.3%
MOUNT ALEXANDER	\$740,000	\$745,000	-0.7%	0.4%
CAMPBELLS CREEK	\$695,000	\$700,000	-0.7%	2.2%
CASTLEMAINE	\$745,000	\$753,750	-1.2%	0.7%
CHEWTON*	\$755,000	\$785,000	-3.8%	-9.0%
HARCOURT*	\$760,000	\$730,000	4.1%	2.2%
MALDON*	\$752,500	\$739,000	1.8%	3.4%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MCKENZIE HILL*	\$770,000	\$800,000	-3.8%	-2.2%
NEWSTEAD*	\$566,000	\$555,000	2.0%	-
TARADALE*	\$1,067,500	\$1,012,500	5.4%	-
MOYNE	\$685,000	\$682,500	0.4%	5.8%
ALLANSFORD*	\$574,000	\$573,250	0.1%	12.3%
DENNINGTON*	\$631,000	\$617,250	2.2%	6.8%
KOROIT*	\$642,500	\$625,000	2.8%	7.1%
MORTLAKE*	\$380,000	\$370,000	2.7%	2.7%
PORT FAIRY*	\$950,000	\$950,000	0.0%	10.8%
MURRINDINDI	\$720,000	\$722,500	-0.3%	-4.0%
ALEXANDRA*	\$565,000	\$579,000	-2.4%	0.9%
EILDON*	\$440,000	\$373,500	17.8%	-
KINGLAKE*	\$770,000	\$820,000	-6.1%	-9.4%
KINGLAKE WEST*	\$982,500	\$965,000	1.8%	5.1%
YEA*	\$720,000	\$705,000	2.1%	20.0%
NORTHERN GRAMPIANS	\$380,000	\$375,000	1.3%	13.4%
HALLS GAP*	\$627,500	\$627,500	0.0%	-
STAWELL	\$372,500	\$357,500	4.2%	11.2%
ST ARNAUD*	\$320,500	\$300,000	6.8%	6.8%
PYRENEES	\$470,000	\$480,000	-2.1%	1.1%
AVOCA*	\$420,000	\$420,000	0.0%	6.3%
BEAUFORT*	\$450,000	\$462,500	-2.7%	10.4%
LEXTON*	\$450,000	-	-	-
SNAKE VALLEY*	\$510,000	\$500,000	2.0%	-
QUEENSCLIFFE	\$1,270,000	\$1,373,000	-7.5%	-0.4%
QUEENSCLIFF*	\$1,150,000	\$1,440,000	-20.1%	-28.1%
SOUTH GIPPSLAND	\$605,000	\$580,000	4.3%	4.3%
FOSTER*	\$630,000	\$530,000	18.9%	14.5%
KORUMBURRA	\$567,500	\$580,000	-2.2%	-1.3%
LEONGATHA	\$600,000	\$570,000	5.3%	3.4%
MIRBOO NORTH*	\$765,000	\$665,000	15.0%	33.0%
NYORA*	\$1,085,000	-	-	8.5%
TOORA*	\$432,500	\$520,000	-16.8%	12.3%
VENUS BAY	\$535,000	\$517,500	3.4%	7.0%
SOUTHERN GRAMPIANS	\$416,250	\$410,000	1.5%	8.1%
COLERAINE*	\$262,500	\$250,000	5.0%	-7.9%
HAMILTON	\$429,000	\$420,000	2.1%	7.3%
STRATHBOGIE	\$520,000	\$510,000	2.0%	-13.3%
EUROA*	\$521,500	\$510,000	2.3%	-9.1%
VIOLET TOWN*	\$435,000	\$435,000	0.0%	-31.0%
SURF COAST	\$1,220,000	\$1,250,000	-2.4%	-1.2%
ANGLESEA*	\$1,250,000	\$1,330,000	-6.0%	-10.7%
JAN JUC	\$1,320,000	\$1,320,000	0.0%	3.9%
LORNE*	\$1,955,000	\$1,970,000	-0.8%	-
MORIAN*	\$1,227,500	-	-	-4.0%
TORQUAY	\$1,208,500	\$1,225,000	-1.3%	0.7%
SWAN HILL	\$477,500	\$465,000	2.7%	9.8%
LAKE BOGA*	\$398,000	\$348,500	14.2%	0.1%
ROBINVALE*	\$449,000	\$458,500	-2.1%	2.7%
SWAN HILL	\$515,000	\$495,000	4.0%	7.3%
TOWONG*	\$516,000	\$516,000	0.0%	12.2%
TALLANGATTA*	\$525,000	\$525,000	0.0%	-
WANGARATTA	\$571,000	\$559,000	2.1%	4.0%
GLENROWAN*	\$692,500	\$680,000	1.8%	13.5%
WALDARA*	\$1,125,000	\$1,025,000	9.8%	-
WANGARATTA	\$540,000	\$530,000	1.9%	3.9%
WARRNAMBOOL	\$650,000	\$629,500	3.3%	10.9%
WARRNAMBOOL	\$650,000	\$630,000	3.2%	10.2%
WELLINGTON	\$520,500	\$500,000	4.1%	10.7%
BRIAGOLONG*	\$650,000	\$655,000	-0.8%	-
COONGULLA*	\$607,500	-	-	-
GLENGARRY*	\$660,000	\$684,500	-3.6%	-
GOLDEN BEACH*	\$380,000	\$390,000	-2.6%	-13.6%
HEYFIELD*	\$427,500	\$430,000	-0.6%	10.3%
LOCH SPORT*	\$367,500	\$367,500	0.0%	3.5%
LONGFORD*	\$850,000	\$850,000	0.0%	7.6%
MAFFRA	\$480,000	\$476,000	0.8%	7.4%
ROSEDALE*	\$490,000	\$525,000	-6.7%	-8.4%
SALE	\$537,500	\$520,000	3.4%	13.2%
SEASPRAY*	\$497,500	-	-	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
STRATFORD	\$575,000	\$550,000	4.5%	8.5%
WURRUK*	\$540,000	\$540,000	0.0%	-
YARRAM*	\$444,500	\$400,000	11.1%	10.8%
WEST WIMMERA*	\$189,000	\$188,000	0.5%	-21.3%
KANIVA*	\$179,750	\$176,250	2.0%	-
WODONGA	\$660,000	\$650,000	1.5%	10.0%
BARANDUDA	\$687,500	\$677,500	1.5%	5.8%
KILLARA*	\$710,000	\$700,000	1.4%	6.0%
LENEVA*	\$741,000	\$733,000	1.1%	9.4%
WEST WODONGA	\$659,000	\$640,250	2.9%	17.7%
WODONGA	\$637,500	\$631,500	1.0%	10.6%
YARRIAMBIACK	\$252,500	\$257,500	-1.9%	26.9%
MURTOA*	\$273,750	\$275,000	-0.5%	-
WARRACKNABEAL*	\$301,500	\$280,000	7.7%	53.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ALPINE*	\$616,250	\$625,000	-1.4%	9.6%
ARARAT*	\$280,000	\$292,500	-4.3%	-
CITY OF BALLARAT	\$415,000	\$400,000	3.8%	14.0%
ALFREDTON*	\$390,000	\$380,000	2.6%	-6.6%
BALLARAT CENTRAL*	\$455,000	\$434,000	4.8%	24.7%
BALLARAT EAST*	\$385,250	\$380,000	1.4%	2.7%
BALLARAT NORTH*	\$425,000	\$419,000	1.4%	3.7%
BLACK HILL*	\$442,500	\$450,000	-1.7%	-
CANADIAN*	\$441,250	\$430,000	2.6%	11.7%
GOLDEN POINT*	\$410,000	\$379,000	8.2%	-
LAKE WENDOUREE*	\$553,500	\$505,000	9.6%	9.6%
MOUNT CLEAR*	\$434,000	\$397,500	9.2%	15.0%
MOUNT PLEASANT*	\$450,000	\$420,000	7.1%	25.0%
REDAN*	\$390,000	\$382,500	2.0%	18.2%
SEBASTOPOL	\$380,000	\$353,250	7.6%	10.1%
WENDOUREE*	\$362,500	\$335,000	8.2%	13.3%
BASS COAST	\$450,000	\$460,000	-2.2%	-4.0%
COWES*	\$522,500	\$525,000	-0.5%	-9.5%
INVERLOCH*	\$550,000	\$580,000	-5.2%	-5.6%
SAN REMO*	\$460,000	\$483,500	-4.9%	4.5%
WONTHAGGI*	\$400,000	\$402,500	-0.6%	3.2%
BAW BAW	\$457,500	\$450,000	1.7%	2.8%
DROUIN*	\$450,000	\$445,000	1.1%	2.3%
WARRAGUL*	\$480,000	\$452,500	6.1%	4.9%
BENALLA*	\$356,000	\$347,000	2.6%	17.7%
CAMPASPE*	\$347,000	\$342,000	1.5%	-9.9%
ECHUCA*	\$405,000	\$415,000	-2.4%	-5.4%
KYABRAM*	\$315,000	\$301,000	4.7%	-15.3%
CENTRAL GOLDFIELDS*	\$312,500	\$297,500	5.0%	13.6%
MARYBOROUGH*	\$312,500	\$297,500	5.0%	17.9%
COLAC-OTWAY*	\$436,000	\$520,000	-16.2%	-0.3%
COLAC*	\$375,000	\$436,000	-14.0%	-8.5%
CORANGAMITE*	\$320,000	\$315,000	1.6%	-
EAST GIPPSLAND	\$360,000	\$357,500	0.7%	-3.2%
BAIRNSDALE*	\$350,000	\$350,000	0.0%	2.9%
LAKES ENTRANCE*	\$385,000	\$385,000	0.0%	2.7%
PAYNESVILLE*	\$415,000	\$405,000	2.5%	0.7%
GLENELG*	\$270,000	\$280,000	-3.6%	-11.2%
PORTLAND*	\$270,000	\$280,000	-3.6%	-10.9%
CITY OF GREATER BENDIGO	\$450,000	\$435,000	3.4%	11.7%
BENDIGO*	\$567,000	\$532,500	6.5%	17.5%
EAST BENDIGO*	\$427,500	-	-	5.6%
FLORA HILL*	\$465,000	\$447,500	3.9%	10.7%
KANGAROO FLAT*	\$465,000	\$442,500	5.1%	15.2%
KENNINGTON*	\$443,000	\$432,500	2.4%	12.9%
NORTH BENDIGO*	\$545,000	\$449,000	21.4%	34.9%
CITY OF GREATER GEELONG	\$550,500	\$540,000	1.9%	4.9%
BARWON HEADS*	\$980,000	\$930,000	5.4%	-6.2%
BELL PARK*	\$555,000	\$532,500	4.2%	0.9%
BELMONT	\$548,000	\$574,750	-4.7%	-3.0%
CORIO*	\$386,250	\$377,500	2.3%	-4.6%
DRYSDALE*	\$571,250	\$571,250	0.0%	2.9%
GEELONG	\$643,750	\$665,000	-3.2%	-6.0%
GEELONG WEST	\$580,000	\$528,500	9.7%	15.4%
GROVEDALE*	\$516,000	\$515,000	0.2%	1.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HAMLIN HEIGHTS*	\$615,000	\$596,500	3.1%	23.7%
HERNE HILL*	\$383,500	\$372,000	3.1%	2.3%
HIGHTON	\$522,500	\$510,000	2.5%	0.4%
LARA*	\$490,000	\$470,000	4.3%	8.6%
LEOPOLD*	\$522,500	\$522,500	0.0%	8.2%
MANIFOLD HEIGHTS*	\$487,500	\$490,000	-0.5%	4.1%
NEWCOMB*	\$471,500	\$458,000	2.9%	-0.7%
NEWTOWN	\$645,000	\$615,000	4.9%	12.2%
NORLANE*	\$438,500	\$437,000	0.3%	11.7%
NORTH GEELONG*	\$492,000	\$488,500	0.7%	33.0%
OCEAN GROVE	\$870,000	\$882,500	-1.4%	10.8%
PORTARLINGTON*	\$557,000	\$600,000	-7.2%	-11.9%
RIPPLESIDE*	\$817,500	\$817,500	0.0%	-10.4%
ST LEONARDS*	\$453,500	\$475,000	-4.5%	-21.1%
WHITTINGTON*	\$406,500	\$413,000	-1.6%	1.6%
GREATER SHEPPARTON	\$370,000	\$372,500	-0.7%	4.2%
MOOROPNA*	\$237,500	\$225,000	5.6%	-13.6%
SHEPPARTON*	\$385,000	\$391,250	-1.6%	2.0%
HORSHAM*	\$400,000	\$387,500	3.2%	1.3%
HORSHAM*	\$400,300	\$400,000	0.1%	-0.5%
INDIGO*	\$515,000	-	-	24.1%
CITY OF LA TROBE	\$315,000	\$305,000	3.3%	1.6%
MORWELL*	\$322,500	\$308,500	4.5%	19.9%
MOE*	\$291,500	\$279,000	4.5%	8.0%
TRARALGON	\$320,000	\$315,000	1.6%	-5.2%
MACEDON RANGES	\$560,000	\$557,500	0.4%	-1.8%
GISBORNE*	\$580,000	\$560,000	3.6%	3.2%
RIDDELLS CREEK*	\$591,000	\$595,500	-0.8%	-4.7%
ROMSEY*	\$530,000	\$512,000	3.5%	-
MANSFIELD*	\$610,000	-	-	-
MANSFIELD*	\$610,000	-	-	-
MILDURA	\$391,000	\$365,064	7.1%	15.9%
MILDURA	\$392,000	\$377,500	3.8%	16.7%
RED CLIFFS*	\$342,000	\$342,000	0.0%	-
MITCHELL*	\$433,500	\$435,000	-0.3%	-0.3%
KILMORE*	\$425,000	\$420,000	1.2%	3.9%
WALLAN*	\$447,500	\$447,500	0.0%	0.6%
MOIRA*	\$325,000	\$337,500	-3.7%	-3.7%
COBRAM*	\$330,000	\$335,000	-1.5%	1.5%
YARRAWONGA*	\$390,000	\$450,000	-13.3%	-20.4%
MOORABOOL	\$440,000	\$447,500	-1.7%	4.6%
BACCHUS MARSH*	\$435,000	\$447,500	-2.8%	-3.3%
DARLEY*	\$424,000	\$424,000	0.0%	6.0%
MURRINDINDI*	\$377,500	-	-	-
NORTHERN GRAMPIANS*	\$287,500	\$290,000	-0.9%	-
STAWELL*	\$285,000	\$290,000	-1.7%	-
SOUTH GIPPSLAND*	\$430,000	\$430,000	0.0%	4.9%
KORUMBURRA*	\$440,000	\$440,000	0.0%	-
LEONGATHA*	\$430,000	\$430,000	0.0%	1.2%
SOUTHERN GRAMPIANS*	\$317,500	\$325,500	-2.5%	-
HAMILTON*	\$306,000	\$306,000	0.0%	-
SURF COAST	\$817,500	\$797,500	2.5%	-8.1%
TORQUAY	\$817,500	\$800,000	2.2%	-3.8%
LORNE*	\$750,000	\$747,500	0.3%	0.8%
SWAN HILL*	\$385,000	\$352,500	9.2%	16.7%
SWAN HILL*	\$387,500	\$355,000	9.2%	15.7%
WANGARATTA*	\$376,250	\$380,000	-1.0%	4.5%
WANGARATTA*	\$375,000	\$377,500	-0.7%	5.6%
WARRNAMBOOL*	\$445,000	\$455,000	-2.2%	1.1%
WARRNAMBOOL*	\$445,000	\$455,000	-2.2%	3.5%
WELLINGTON	\$345,000	\$337,500	2.2%	5.3%
SALE	\$345,000	\$337,500	2.2%	5.5%
YARRAM*	\$333,500	-	-	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
WODONGA	\$412,500	\$409,000	0.9%	7.1%
WEST WODONGA*	\$412,500	\$392,850	5.0%	6.7%
WODONGA	\$420,000	\$425,000	-1.2%	9.1%
UNINCORPORATED AREAS	-	-	-	-
FALLS CREEK*	\$720,000	\$825,000	-12.7%	5.5%
HOTHAM HEIGHTS*	\$322,500	\$320,000	0.8%	-14.7%
MOUNT BULLER*	\$900,000	\$975,000	-7.7%	-30.8%

Source: REIV

Median Sale Prices by Bedroom

Summary

House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

March Quarter 2026 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

	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$950,000	\$940,000	1.1%	7.2%
3-Bedroom House	\$863,000	\$851,000	1.4%	6.5%
4-Bedroom House	\$980,500	\$970,000	1.1%	3.6%
1-Bedroom Unit	\$380,000	\$375,000	1.3%	2.7%
2-Bedroom Unit	\$620,000	\$615,000	0.8%	3.3%
3-Bedroom Unit	\$857,750	\$850,000	0.9%	2.1%
Regional Victoria				
2-Bedroom House	\$455,000	\$440,000	3.4%	11.0%
3-Bedroom House	\$580,000	\$565,000	2.7%	9.4%
4-Bedroom House	\$740,000	\$725,000	2.1%	5.7%
1-Bedroom Unit	\$295,000	\$277,000	6.5%	8.9%
2-Bedroom Unit	\$415,000	\$410,000	1.2%	9.1%
3-Bedroom Unit	\$559,000	\$530,000	5.5%	10.7%
Inner Melbourne				
2-Bedroom House	\$1,200,000	\$1,185,000	1.3%	4.3%
3-Bedroom House	\$1,550,000	\$1,550,000	0.0%	3.3%
4-Bedroom House	\$2,200,000	\$2,205,000	-0.2%	0.0%
1-Bedroom Unit	\$386,000	\$380,000	1.6%	2.9%
2-Bedroom Unit	\$637,000	\$632,500	0.7%	1.1%
3-Bedroom Unit	\$1,150,000	\$1,126,000	2.1%	4.5%
Middle Melbourne				
2-Bedroom House	\$835,000	\$830,000	0.6%	5.0%
3-Bedroom House	\$951,000	\$950,000	0.1%	3.4%
4-Bedroom House	\$1,400,000	\$1,400,000	0.0%	1.4%
1-Bedroom Unit	\$360,000	\$356,000	1.1%	3.2%
2-Bedroom Unit	\$620,000	\$615,000	0.8%	3.3%
3-Bedroom Unit	\$895,000	\$885,000	1.1%	1.7%
Outer Melbourne				
2-Bedroom House	\$650,000	\$645,000	0.8%	8.1%
3-Bedroom House	\$750,000	\$737,000	1.8%	7.1%
4-Bedroom House	\$840,000	\$830,000	1.2%	5.0%
1-Bedroom Unit	\$365,000	\$357,500	2.1%	4.3%
2-Bedroom Unit	\$577,500	\$565,000	2.2%	8.5%
3-Bedroom Unit	\$710,000	\$700,000	1.4%	4.4%

Source: REIV

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March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,207,500	\$1,215,000	-0.6%	9.3%
ALBERT PARK*	\$1,626,025	\$1,630,000	-0.2%	17.4%
ALTONA MEADOWS*	\$625,000	\$615,000	1.6%	8.7%
ARARAT*	\$293,500	\$291,000	0.9%	6.3%
ARMADALE*	\$1,825,000	\$1,717,000	6.3%	11.3%
ASCOT VALE*	\$1,080,000	\$1,060,000	1.9%	1.1%
AVOCA*	\$330,000	-	-	-
BAIRNSDALE*	\$367,000	\$359,500	2.1%	-3.4%
BALACLAVA*	\$1,162,500	\$1,150,000	1.1%	-7.2%
BALLARAT CENTRAL*	\$510,000	\$500,000	2.0%	8.7%
BALLARAT EAST*	\$432,500	\$430,000	0.6%	16.7%
BALLARAT NORTH*	\$462,000	\$460,000	0.4%	24.0%
BELMONT*	\$630,000	\$612,500	2.9%	0.4%
BENALLA*	\$352,500	\$311,250	13.3%	7.8%
BENDIGO*	\$551,000	\$550,500	0.1%	15.4%
BENTLEIGH*	\$1,272,000	\$1,384,250	-8.1%	-4.0%
BENTLEIGH EAST*	\$1,410,000	\$1,320,000	6.8%	38.5%
BERWICK*	\$630,000	\$623,500	1.0%	1.2%
BLACKBURN*	\$1,280,000	-	-	-
BORONIA*	\$727,500	\$700,000	3.9%	0.3%
BOX HILL SOUTH*	\$1,187,000	\$1,187,000	0.0%	-
BRAYBROOK*	\$704,500	\$635,100	10.9%	4.1%
BRIGHTON*	\$1,728,000	\$1,691,500	2.2%	-6.0%
BRUNSWICK	\$1,090,000	\$1,102,500	-1.1%	-2.7%
BRUNSWICK EAST*	\$1,080,000	\$1,080,000	0.0%	-5.1%
BRUNSWICK WEST*	\$1,185,000	\$1,110,000	6.8%	31.7%
CAMBERWELL*	\$1,400,000	\$1,400,000	0.0%	-2.1%
CAMPBELLS CREEK*	\$620,000	\$620,000	0.0%	-
CAPEL SOUND*	\$650,000	\$650,000	0.0%	2.4%
CARLTON*	\$1,241,000	\$1,206,000	2.9%	14.8%
CARLTON NORTH*	\$1,350,000	\$1,362,500	-0.9%	9.2%
CARNEGIE*	\$1,217,000	\$1,190,000	2.3%	-
CASTLEMAINE*	\$645,000	\$642,000	0.5%	1.7%
CAULFIELD NORTH*	\$1,360,000	-	-	-
CAULFIELD SOUTH*	\$1,254,000	\$1,195,000	4.9%	-
CLIFTON HILL*	\$1,457,500	\$1,330,000	9.6%	26.2%
COBURG	\$1,050,000	\$995,000	5.5%	12.8%
COBURG NORTH*	\$869,000	\$965,000	-9.9%	-3.4%
COLAC*	\$370,000	\$395,000	-6.3%	-8.1%
COLLINGWOOD*	\$1,203,000	\$1,180,500	1.9%	23.1%
CORIO*	\$495,000	\$464,000	6.7%	12.5%
CRAIGIEBURN*	\$477,500	\$490,000	-2.6%	8.6%
CRANBOURNE*	\$532,000	\$542,500	-1.9%	-1.9%
CREMORNE*	\$1,050,000	\$1,057,500	-0.7%	-9.3%
CROYDON*	\$740,000	\$735,000	0.7%	0.7%
DANDENONG*	\$570,000	\$535,000	6.5%	16.9%
DAYLESFORD*	\$639,500	\$680,000	-6.0%	1.5%
DOVETON*	\$600,350	\$563,000	6.6%	-
DRYSDALE*	\$547,500	-	-	-
ELWOOD*	\$1,475,000	\$1,450,000	1.7%	-2.3%
EPPING*	\$557,500	\$529,000	5.4%	6.5%
ESSENDON*	\$1,197,500	\$1,285,000	-6.8%	10.1%
EUROA*	\$440,000	-	-	-
FAWKNER*	\$737,000	\$722,000	2.1%	11.7%
FERNTREE GULLY*	\$745,000	\$705,000	5.7%	6.7%
FITZROY*	\$1,345,000	\$1,345,000	0.0%	-2.3%
FITZROY NORTH	\$1,435,000	\$1,342,125	6.9%	10.4%
FLEMINGTON*	\$991,000	\$990,000	0.1%	2.3%
FOOTSCRAY*	\$875,000	\$859,000	1.9%	-1.7%
FRANKSTON*	\$683,500	\$659,000	3.7%	13.0%
GEELONG WEST*	\$685,000	\$685,000	0.0%	1.1%
GLEN IRIS*	\$1,379,500	\$1,369,000	0.8%	14.4%
GLENROY*	\$690,000	\$675,000	2.2%	7.0%
GOLDEN POINT*	\$466,250	\$445,000	4.8%	18.8%
GOLDEN SQUARE*	\$448,750	\$435,000	3.2%	3.2%
GREENSBOROUGH*	\$760,000	\$851,000	-10.7%	0.0%
GROVEDALE*	\$556,000	\$556,000	0.0%	-
HAMILTON*	\$305,000	\$301,500	1.2%	14.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HAWTHORN*	\$1,500,000	\$1,531,000	-2.0%	-5.7%
HEALESVILLE*	\$675,000	\$675,000	0.0%	7.1%
HEATHCOTE*	\$452,500	\$397,500	13.8%	9.0%
HEATHMONT*	\$845,000	-	-	-
HEIDELBERG HEIGHTS*	\$887,500	\$872,500	1.7%	12.3%
HEIDELBERG WEST*	\$755,000	\$740,000	2.0%	-4.2%
HIGHTON*	\$581,000	\$581,000	0.0%	-
HORSHAM*	\$322,500	\$320,000	0.8%	14.5%
INVERLOCH*	\$699,000	\$697,250	0.3%	-
IRONBARK*	\$380,000	\$380,250	-0.1%	-
KANGAROO FLAT*	\$440,000	\$420,000	4.8%	11.4%
KENSINGTON*	\$1,000,000	\$1,005,000	-0.5%	0.0%
KEW*	\$1,449,000	\$1,651,000	-12.2%	5.0%
KYNETON*	\$700,000	\$693,000	1.0%	-
LAKES ENTRANCE*	\$435,000	\$436,500	-0.3%	-
LAVERTON*	\$550,000	\$540,000	1.9%	-
LEOPOLD*	\$499,000	\$494,000	1.0%	-
LILYDALE*	\$590,000	\$597,500	-1.3%	-1.3%
LONG GULLY*	\$445,000	\$457,500	-2.7%	-
MAFFRA*	\$366,250	\$366,250	0.0%	7.3%
MAIDSTONE*	\$818,500	\$765,000	7.0%	-
MALVERN EAST*	\$1,390,000	\$1,390,000	0.0%	-5.4%
MARYBOROUGH*	\$368,000	\$332,500	10.7%	21.7%
MILDURA*	\$391,000	\$370,000	5.7%	28.2%
MILL PARK*	\$591,444	-	-	-
MITCHAM*	\$878,750	\$894,000	-1.7%	-5.3%
MOE*	\$302,500	\$288,250	4.9%	12.0%
MOONEE PONDS*	\$1,078,000	\$1,035,000	4.2%	4.2%
MORNINGTON*	\$728,500	\$741,000	-1.7%	-1.6%
MORWELL*	\$311,000	\$301,450	3.2%	22.0%
NARRE WARREN*	\$565,500	\$560,000	1.0%	0.1%
NEWPORT*	\$950,000	\$967,500	-1.8%	-0.6%
NEWTOWN*	\$695,000	\$735,000	-5.4%	-9.4%
NORLANE*	\$462,000	\$450,000	2.7%	15.5%
NORTH MELBOURNE*	\$1,009,500	\$1,001,500	0.8%	3.9%
NORTHCOTE	\$1,270,000	\$1,265,000	0.4%	-0.5%
OFFICER*	\$555,000	\$540,000	2.8%	4.3%
PAKENHAM*	\$505,000	\$505,000	0.0%	5.3%
PARKDALE*	\$1,007,500	-	-	-
PASCOE VALE*	\$880,500	\$788,750	11.6%	9.4%
PASCOE VALE SOUTH*	\$1,027,500	\$1,002,500	2.5%	10.7%
PORT MELBOURNE	\$1,240,000	\$1,222,500	1.4%	-2.7%
PORTLAND*	\$345,000	\$355,000	-2.8%	3.4%
PRAHRAN*	\$1,366,250	\$1,362,500	0.3%	10.2%
PRESTON*	\$1,017,000	\$1,032,500	-1.5%	1.9%
REDAN*	\$400,000	\$400,000	0.0%	3.9%
RESERVOIR	\$815,250	\$792,500	2.9%	8.5%
RICHMOND	\$1,210,000	\$1,217,500	-0.6%	3.4%
RINGWOOD*	\$785,000	\$779,000	0.8%	5.9%
ROSEBUD*	\$655,000	\$645,000	1.6%	8.3%
RYE*	\$782,500	\$762,500	2.6%	4.3%
SALE*	\$400,000	\$357,500	11.9%	26.0%
SEAFORD*	\$757,500	\$740,000	2.4%	8.2%
SEBASTOPOL*	\$367,500	\$360,000	2.1%	5.0%
SEDDON*	\$950,000	\$950,000	0.0%	-4.8%
SHEPPARTON*	\$368,500	\$353,500	4.2%	5.3%
SOLDIERS HILL*	\$505,000	\$505,000	0.0%	-
SOUTH MELBOURNE*	\$1,351,000	\$1,351,000	0.0%	3.1%
SOUTH YARRA*	\$1,470,000	\$1,437,500	2.3%	6.1%
ST ALBANS*	\$560,000	\$547,000	2.4%	6.2%
ST KILDA*	\$1,137,500	\$1,195,000	-4.8%	-4.4%
ST KILDA EAST*	\$1,127,000	\$1,045,000	7.8%	-8.0%
STAWELL*	\$312,000	\$303,000	3.0%	15.6%
SUNBURY*	\$500,000	\$500,000	0.0%	2.0%
SUNSHINE*	\$738,000	\$739,000	-0.1%	11.3%
SUNSHINE NORTH*	\$725,750	\$727,500	-0.2%	-
TARNEIT*	\$452,500	\$460,000	-1.6%	4.6%
TATURA*	\$322,500	-	-	-
THORNBURY*	\$1,250,000	\$1,240,000	0.8%	1.2%
TOOTGAROOK*	\$700,000	-	-	-
TRARALGON*	\$367,000	\$365,000	0.5%	0.5%
VENUS BAY*	\$425,000	\$433,000	-1.8%	-6.3%
WANGARATTA*	\$390,000	\$389,250	0.2%	8.3%
WARRNAMBOOL	\$495,000	\$475,000	4.2%	5.1%
WENDOUREE*	\$420,000	\$390,000	7.7%	17.5%
WERRIBEE*	\$475,000	\$470,000	1.1%	5.6%
WILLIAMSTOWN*	\$1,050,000	\$1,050,000	0.0%	-4.5%
WINDSOR*	\$1,284,000	\$1,267,750	1.3%	4.3%
WONTHAGGI*	\$405,000	\$420,000	-3.6%	-
WOODEND*	\$787,500	\$787,500	0.0%	-
WYNDHAM VALE*	\$471,000	\$461,500	2.1%	9.5%
YARRA JUNCTION*	\$590,000	-	-	-
YARRAVILLE*	\$1,000,000	\$1,002,500	-0.2%	0.0%

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,462,500	\$1,389,750	5.2%	10.8%
ABERFELDIE*	\$1,505,000	\$1,545,500	-2.6%	-
AINTREE*	\$603,250	\$600,000	0.5%	0.5%
AIRPORT WEST	\$955,000	\$957,500	-0.3%	6.1%
ALBANVALE*	\$666,500	\$662,000	0.7%	9.3%
ALBERT PARK	\$2,600,000	\$2,575,000	1.0%	11.6%
ALBION*	\$805,500	\$795,500	1.3%	7.4%
ALEXANDRA*	\$547,500	\$515,000	6.3%	-
ALFREDTON	\$580,000	\$555,000	4.5%	10.5%
ALLANSFORD*	\$524,000	\$524,000	0.0%	-
ALPHINGTON*	\$1,722,500	\$1,701,000	1.3%	-4.4%
ALTONA	\$1,100,000	\$1,100,000	0.0%	0.0%
ALTONA MEADOWS	\$765,000	\$755,000	1.3%	6.7%
ALTONA NORTH	\$923,500	\$930,000	-0.7%	-0.7%
APOLLO BAY*	\$785,000	\$790,000	-0.6%	-11.5%
ARARAT	\$377,500	\$370,000	2.0%	2.0%
ARDEER*	\$720,000	\$700,000	2.9%	6.5%
ARMADALE*	\$2,150,000	\$2,300,000	-6.5%	-0.7%
ARMSTRONG CREEK	\$633,000	\$620,000	2.1%	5.2%
ASCOT VALE	\$1,280,000	\$1,280,000	0.0%	2.0%
ASHBURTON*	\$1,500,000	\$1,500,000	0.0%	-8.0%
ASHWOOD*	\$1,354,000	\$1,355,000	-0.1%	-1.9%
ASPENDALE*	\$1,278,250	\$1,260,000	1.4%	10.9%
ATTWOOD*	\$870,000	\$860,000	1.2%	-
AVOCA*	\$417,500	\$420,000	-0.6%	-
AVONDALE HEIGHTS	\$985,000	\$954,000	3.2%	7.4%
BACCHUS MARSH	\$600,500	\$586,000	2.5%	13.9%
BADGER CREEK*	\$709,000	\$710,000	-0.1%	7.8%
BAIRNSDALE	\$462,500	\$447,500	3.4%	2.8%
BALACLAVA*	\$1,577,500	\$1,565,000	0.8%	11.7%
BALLAN*	\$565,500	\$555,000	1.9%	3.1%
BALLARAT CENTRAL	\$644,000	\$650,000	-0.9%	15.0%
BALLARAT EAST	\$545,000	\$540,000	0.9%	19.8%
BALLARAT NORTH	\$558,500	\$537,500	3.9%	13.4%
BALWYN*	\$1,950,000	\$2,205,000	-11.6%	-17.0%
BALWYN NORTH	\$1,888,888	\$1,851,000	2.0%	6.1%
BANNOCKBURN*	\$680,000	\$677,000	0.4%	-2.9%
BARANDUDA*	\$629,000	\$610,000	3.1%	8.6%
BARWON HEADS*	\$1,245,000	\$1,227,500	1.4%	1.6%
BAXTER*	\$750,000	\$752,500	-0.3%	3.7%
BAYSWATER	\$900,000	\$888,444	1.3%	4.8%
BAYSWATER NORTH*	\$897,500	\$877,000	2.3%	6.2%
BEACONSFIELD*	\$865,000	\$850,000	1.8%	4.2%
BEAUFORT*	\$440,000	\$420,000	4.8%	20.5%
BEAUMARIS*	\$1,725,000	\$1,752,500	-1.6%	-0.7%
BEECHWORTH*	\$769,000	\$747,500	2.9%	-2.7%
BELGRAVE*	\$750,000	\$775,000	-3.2%	-5.8%
BELL PARK*	\$680,000	\$655,000	3.8%	11.0%
BELL POST HILL*	\$700,000	\$675,000	3.7%	13.4%
BELLFIELD*	\$995,500	\$980,000	1.6%	-0.6%
BELMONT	\$725,000	\$706,000	2.7%	5.8%
BENALLA	\$455,100	\$445,000	2.3%	11.7%
BENDIGO	\$666,750	\$610,000	9.3%	16.2%
BENTLEIGH	\$1,567,000	\$1,528,444	2.5%	5.9%
BENTLEIGH EAST	\$1,397,500	\$1,390,000	0.5%	0.2%
BERWICK	\$800,000	\$800,000	0.0%	4.6%
BEVERIDGE*	\$542,000	\$539,500	0.5%	0.4%
BLACK HILL*	\$567,500	\$540,000	5.1%	7.6%
BLACK ROCK*	\$1,765,000	\$1,762,000	0.2%	8.3%
BLACKBURN	\$1,389,000	\$1,395,750	-0.5%	-0.1%
BLACKBURN NORTH	\$1,275,000	\$1,300,250	-1.9%	3.2%
BLACKBURN SOUTH*	\$1,230,000	\$1,259,000	-2.3%	-0.8%
BLAIRGOWRIE*	\$1,225,000	\$1,230,000	-0.4%	10.4%
BLIND BIGHT*	\$735,000	-	-	-
BONBEACH*	\$1,195,000	\$1,115,000	7.2%	16.8%
BONNIE BROOK*	\$595,000	\$596,000	-0.2%	4.4%
BONSHAW*	\$560,000	\$542,250	3.3%	-
BOOLARRA*	\$465,000	-	-	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BORONIA	\$865,000	\$860,500	0.5%	8.1%
BOTANIC RIDGE*	\$700,000	\$720,000	-2.8%	-5.6%
BOX HILL*	\$1,473,500	\$1,555,500	-5.3%	-0.1%
BOX HILL NORTH	\$1,275,000	\$1,297,000	-1.7%	0.1%
BOX HILL SOUTH*	\$1,405,500	\$1,401,500	0.3%	5.1%
BRAYBROOK*	\$770,000	\$780,000	-1.3%	0.8%
BREAKWATER*	\$575,000	\$575,000	0.0%	-
BRIAR HILL*	\$970,750	\$970,000	0.1%	6.0%
BRIGHT*	\$1,020,000	\$985,000	3.6%	-1.2%
BRIGHTON	\$2,420,000	\$2,450,000	-1.2%	4.8%
BRIGHTON EAST	\$1,723,500	\$1,720,000	0.2%	-4.3%
BROADFORD*	\$567,500	\$556,250	2.0%	7.6%
BROADMEADOWS	\$656,000	\$636,500	3.1%	14.1%
BROOKFIELD*	\$562,500	\$545,000	3.2%	10.9%
BROOKLYN*	\$822,500	\$825,000	-0.3%	6.8%
BROWN HILL*	\$535,000	\$532,500	0.5%	5.6%
BRUNSWICK	\$1,393,750	\$1,386,250	0.5%	5.2%
BRUNSWICK EAST	\$1,476,500	\$1,510,000	-2.2%	8.9%
BRUNSWICK WEST	\$1,346,500	\$1,315,000	2.4%	5.0%
BULLEEN*	\$1,250,000	\$1,255,000	-0.4%	7.5%
BUNDOORA	\$880,000	\$870,000	1.1%	6.3%
BUNINYONG*	\$695,000	\$695,000	0.0%	3.0%
BURNSIDE*	\$700,000	\$715,000	-2.1%	2.6%
BURNSIDE HEIGHTS*	\$708,000	\$708,000	0.0%	-1.7%
BURWOOD	\$1,317,500	\$1,345,000	-2.0%	1.7%
BURWOOD EAST	\$1,250,000	\$1,256,000	-0.5%	4.2%
CAIRNLEA*	\$850,000	\$801,000	6.1%	9.7%
CALIFORNIA GULLY*	\$557,500	\$526,000	6.0%	21.7%
CAMBERWELL	\$2,000,000	\$2,125,000	-5.9%	-1.9%
CAMPBELLFIELD*	\$702,000	\$664,000	5.7%	15.7%
CAMPBELLS CREEK*	\$695,000	\$695,000	0.0%	4.9%
CAMPERDOWN*	\$450,000	\$460,000	-2.2%	5.3%
CANADIAN*	\$538,000	\$532,000	1.1%	13.9%
CANTERBURY*	\$2,830,000	\$2,700,000	4.8%	35.8%
CAPE PATERSON*	\$740,000	\$722,500	2.4%	6.9%
CAPE SCHANCK*	\$1,057,500	\$1,080,000	-2.1%	-
CAPE WOOLAMAI*	\$641,500	\$640,000	0.2%	-5.7%
CAPEL SOUND	\$756,200	\$750,000	0.8%	9.6%
CARLTON*	\$1,761,500	\$1,757,500	0.2%	19.8%
CARLTON NORTH*	\$1,802,500	\$1,820,000	-1.0%	-0.3%
CARNEGIE*	\$1,611,250	\$1,603,500	0.5%	2.9%
CAROLINE SPRINGS	\$720,000	\$706,000	2.0%	6.7%
CARRUM*	\$1,040,000	\$1,035,000	0.5%	9.5%
CARRUM DOWNS	\$802,500	\$777,250	3.2%	16.3%
CASTERTON*	\$317,000	\$301,000	5.3%	-17.7%
CASTLEMAINE	\$725,000	\$750,000	-3.3%	-0.6%
CAULFIELD*	\$1,610,000	\$1,511,000	6.6%	-7.5%
CAULFIELD NORTH*	\$1,758,000	\$1,761,000	-0.2%	4.2%
CAULFIELD SOUTH*	\$1,643,000	\$1,600,000	2.7%	7.0%
CHADSTONE*	\$1,258,888	\$1,258,888	0.0%	8.0%
CHARLEMONT*	\$601,250	\$600,000	0.2%	3.7%
CHARLTON*	\$345,000	\$345,000	0.0%	-
CHELSEA*	\$1,091,000	\$1,105,000	-1.3%	2.2%
CHELSEA HEIGHTS*	\$956,000	\$958,500	-0.3%	3.4%
CHELTENHAM	\$1,230,000	\$1,200,000	2.5%	5.5%
CHEWTON*	\$785,000	\$785,000	0.0%	-
CHIRNSIDE PARK	\$830,000	\$830,000	0.0%	2.8%
CHURCHILL	\$375,000	\$362,500	3.4%	7.1%
CLARINDA*	\$1,047,000	\$1,047,000	0.0%	10.8%
CLAYTON*	\$1,330,000	\$1,347,500	-1.3%	12.7%
CLAYTON SOUTH*	\$981,500	\$981,500	0.0%	4.4%
CLIFTON HILL*	\$1,720,025	\$1,762,500	-2.4%	-9.0%
CLIFTON SPRINGS	\$670,000	\$643,000	4.2%	8.9%
CLUNES*	\$540,000	\$515,000	4.9%	4.9%
CLYDE	\$650,000	\$643,500	1.0%	5.3%
CLYDE NORTH	\$661,000	\$655,000	0.9%	4.9%
COBBLEBANK*	\$551,000	\$543,000	1.5%	7.5%
COBDEN*	\$407,500	\$410,000	-0.6%	-
COBRAM	\$397,500	\$401,250	-0.9%	3.2%
COBURG	\$1,235,000	\$1,235,000	0.0%	5.6%
COBURG NORTH	\$1,015,000	\$1,020,000	-0.5%	1.6%
COCKATOO*	\$800,000	\$789,000	1.4%	10.3%
COHUNA*	\$358,000	\$345,000	3.8%	3.8%
COLAC	\$485,000	\$480,000	1.0%	7.4%
COLDSTREAM*	\$850,000	\$842,000	1.0%	7.4%
COLLINGWOOD*	\$1,447,500	\$1,406,500	2.9%	3.8%
COOLAROO*	\$632,000	\$625,000	1.1%	10.9%
CORINELLA*	\$597,000	\$607,500	-1.7%	-4.9%
CORIO	\$560,000	\$530,000	5.7%	16.7%
CORONET BAY*	\$585,000	\$560,000	4.5%	17.0%
COWES	\$655,000	\$647,500	1.2%	0.8%
CRAIGIEBURN	\$662,750	\$652,400	1.6%	10.5%
CRANBOURNE	\$685,000	\$675,000	1.5%	7.9%
CRANBOURNE EAST	\$680,000	\$674,600	0.8%	3.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CRANBOURNE NORTH	\$700,000	\$692,500	1.1%	5.3%
CRANBOURNE SOUTH*	\$698,000	\$675,000	3.4%	0.9%
CRANBOURNE WEST	\$681,500	\$675,500	0.9%	6.5%
CREMORNE*	\$1,475,000	\$1,462,500	0.9%	1.7%
CRESWICK*	\$560,000	\$560,000	0.0%	4.7%
CRIB POINT*	\$720,000	\$720,000	0.0%	-3.4%
CROYDON	\$885,000	\$870,000	1.7%	7.3%
CROYDON HILLS*	\$1,022,000	\$1,016,000	0.6%	9.9%
CROYDON NORTH*	\$905,000	\$888,000	1.9%	4.4%
CROYDON SOUTH*	\$897,500	\$871,000	3.0%	7.8%
CURLEWIS*	\$647,500	\$630,000	2.8%	2.8%
DALLAS*	\$622,250	\$590,000	5.5%	12.1%
DALYSTON*	\$532,000	\$542,500	-1.9%	-2.3%
DANDENONG	\$765,000	\$740,000	3.4%	8.0%
DANDENONG NORTH	\$760,000	\$750,000	1.3%	4.8%
DARLEY*	\$552,500	\$550,000	0.5%	-3.9%
DAYLESFORD*	\$1,003,000	\$923,500	8.6%	14.6%
DEANSIDE*	\$588,000	\$578,000	1.7%	-0.3%
DEER PARK	\$680,000	\$670,000	1.5%	5.4%
DELACOMBE*	\$562,753	\$527,750	6.6%	17.2%
DELAHEY*	\$715,000	\$690,000	3.6%	11.3%
DENNINGTON*	\$595,000	\$590,950	0.7%	1.4%
DEREEL*	\$637,500	-	-	-
DERRIMUT*	\$700,250	\$680,000	3.0%	3.0%
DIAMOND CREEK	\$905,000	\$920,000	-1.6%	0.0%
DIGGERS REST*	\$605,500	\$585,000	3.5%	4.4%
DIMBOOLA*	\$303,500	-	-	23.4%
DINGLEY VILLAGE*	\$1,100,000	\$1,075,000	2.3%	10.6%
DONALD*	\$332,500	-	-	43.0%
DONCASTER	\$1,399,000	\$1,399,000	0.0%	6.8%
DONCASTER EAST	\$1,510,000	\$1,485,000	1.7%	7.1%
DONNYBROOK	\$580,000	\$574,000	1.0%	1.8%
DONVALE*	\$1,280,000	\$1,450,500	-11.8%	8.7%
DOREEN	\$725,000	\$708,000	2.4%	6.8%
DOVETON	\$640,500	\$630,000	1.7%	4.1%
DROMANA	\$910,000	\$912,500	-0.3%	-1.1%
DROUIN	\$615,000	\$605,250	1.6%	9.3%
DRYSDALE*	\$685,000	\$661,000	3.6%	7.9%
EAGLEHAWK*	\$590,000	\$570,500	3.4%	21.6%
EAGLEMONT*	\$2,330,000	\$2,560,000	-9.0%	32.4%
EAST BAIRNSDALE*	\$376,500	\$342,500	9.9%	12.4%
EAST BENDIGO*	\$610,000	\$570,000	7.0%	17.3%
EAST GEELONG*	\$893,000	\$877,500	1.8%	12.7%
EAST MELBOURNE*	\$3,001,250	\$3,050,000	-1.6%	-
EAST WARBURTON*	\$710,000	\$720,000	-1.4%	-
EASTWOOD*	\$545,000	\$609,500	-10.6%	-3.3%
ECHUCA	\$575,000	\$575,000	0.0%	4.5%
EDITHVALE*	\$1,250,000	\$1,235,000	1.2%	7.3%
EILDON*	\$445,000	\$445,000	0.0%	-
ELLIMINYT*	\$500,000	\$555,000	-9.9%	-
ELSTERNWICK*	\$1,720,000	\$1,751,250	-1.8%	-2.8%
ELTHAM	\$1,060,000	\$1,050,000	1.0%	3.9%
ELTHAM NORTH*	\$1,067,500	\$1,077,500	-0.9%	-4.1%
ELWOOD*	\$1,907,500	\$1,870,000	2.0%	-5.6%
EMERALD*	\$860,000	\$865,000	-0.6%	-5.0%
ENDEAVOUR HILLS	\$810,000	\$790,250	2.5%	7.4%
EPPING	\$722,500	\$708,000	2.0%	9.5%
EPSOM*	\$640,000	\$585,000	9.4%	16.4%
ESSENDON	\$1,527,500	\$1,545,000	-1.1%	-2.1%
ESSENDON NORTH*	\$1,280,500	\$1,200,000	6.7%	5.7%
EUMEMMERRING*	\$737,000	\$731,500	0.8%	-
EUROA*	\$495,000	\$467,500	5.9%	-10.0%
EYNESBURY*	\$585,750	\$595,000	-1.6%	-
FAIRFIELD*	\$1,592,000	\$1,627,500	-2.2%	9.0%
FAWKNER	\$840,000	\$820,000	2.4%	9.7%
FERNTREE GULLY	\$895,000	\$886,750	0.9%	7.8%
FITZROY*	\$2,067,500	\$2,020,000	2.4%	17.3%
FITZROY NORTH	\$1,852,500	\$1,837,500	0.8%	7.4%
FLEMINGTON*	\$1,214,000	\$1,214,000	0.0%	-4.0%
FLORA HILL*	\$616,750	\$575,000	7.3%	18.7%
FOOTSCRAY	\$967,500	\$990,000	-2.3%	-7.1%
FOREST HILL	\$1,180,000	\$1,137,500	3.7%	7.6%
FOSTER*	\$595,000	\$550,000	8.2%	11.2%
FRANKSTON	\$837,000	\$810,000	3.3%	16.3%
FRANKSTON NORTH	\$700,000	\$690,000	1.4%	16.6%
FRANKSTON SOUTH	\$1,023,450	\$1,002,500	2.1%	6.8%
FRASER RISE	\$617,500	\$613,000	0.7%	2.5%
GEELONG*	\$883,250	\$920,000	-4.0%	-0.8%
GEELONG WEST	\$825,000	\$840,000	-1.8%	-1.6%
GEMBROOK*	\$858,750	\$867,500	-1.0%	1.0%
GISBORNE*	\$742,000	\$720,000	3.1%	-1.1%
GLADSTONE PARK	\$790,000	\$765,000	3.3%	12.1%
GLEN IRIS	\$1,961,000	\$1,973,000	-0.6%	5.0%
GLEN WAVERLEY	\$1,516,900	\$1,570,000	-3.4%	2.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
GLENROY	\$845,000	\$825,000	2.4%	3.3%
GOLDEN BEACH*	\$394,750	\$390,000	1.2%	-
GOLDEN POINT*	\$555,000	\$537,500	3.3%	13.3%
GOLDEN SQUARE	\$559,750	\$540,000	3.7%	7.6%
GOWANBRAE*	\$821,000	\$821,000	0.0%	1.4%
GRANTVILLE*	\$549,000	\$565,000	-2.8%	-4.5%
GREENSBOROUGH	\$972,500	\$975,000	-0.3%	2.4%
GREENVALE	\$750,000	\$742,500	1.0%	6.4%
GROVEDALE	\$687,000	\$678,000	1.3%	6.8%
HADFIELD	\$877,500	\$860,000	2.0%	5.1%
HALLAM*	\$756,500	\$717,000	5.5%	5.8%
HALLS GAP*	\$550,000	\$550,000	0.0%	-
HAMILTON	\$395,000	\$370,000	6.8%	11.6%
HAMLIN HEIGHTS*	\$750,000	\$736,750	1.8%	8.7%
HAMPTON*	\$1,950,000	\$2,000,000	-2.5%	5.3%
HAMPTON EAST*	\$1,375,000	\$1,380,000	-0.4%	-0.1%
HAMPTON PARK	\$690,000	\$670,000	3.0%	5.7%
HARKNESS	\$540,000	\$526,000	2.7%	7.5%
HASTINGS	\$700,000	\$698,000	0.3%	8.5%
HAWTHORN*	\$1,980,000	\$1,950,000	1.5%	2.9%
HAWTHORN EAST*	\$2,215,500	\$2,182,500	1.5%	16.6%
HEALESVILLE*	\$802,500	\$800,000	0.3%	4.9%
HEATHCOTE*	\$581,000	\$575,000	1.0%	8.6%
HEATHERTON*	\$1,079,500	\$1,087,500	-0.7%	-
HEATHMONT	\$988,500	\$1,011,250	-2.2%	0.7%
HEIDELBERG*	\$1,435,000	\$1,380,000	4.0%	25.3%
HEIDELBERG HEIGHTS*	\$887,500	\$885,000	0.3%	0.9%
HEIDELBERG WEST	\$775,000	\$750,000	3.3%	2.5%
HERNE HILL*	\$747,500	\$730,000	2.4%	6.8%
HEYFIELD*	\$400,000	\$410,000	-2.4%	-0.6%
HEYWOOD*	\$340,000	\$330,000	3.0%	3.0%
HIGHETT	\$1,312,000	\$1,320,000	-0.6%	-3.4%
HIGHTON	\$840,000	\$817,500	2.8%	7.7%
HILLSIDE*	\$750,000	\$750,000	0.0%	10.3%
HOPPERS CROSSING	\$642,000	\$625,000	2.7%	7.9%
HORSHAM	\$445,000	\$440,000	1.1%	21.9%
HUGHESDALE*	\$1,350,000	\$1,440,000	-6.3%	3.8%
HUNTLY*	\$623,000	\$600,000	3.8%	14.7%
HURSTBRIDGE*	\$885,000	\$890,000	-0.6%	1.1%
INDENTED HEAD*	\$632,500	\$627,500	0.8%	-7.7%
INGLEWOOD*	\$430,000	\$440,000	-2.3%	-
INVERLOCH	\$825,000	\$820,000	0.6%	7.8%
IRONBARK*	\$555,000	\$555,000	0.0%	32.1%
IRYMPLE*	\$579,000	\$585,000	-1.0%	8.2%
IVANHOE*	\$1,650,000	\$1,637,500	0.8%	3.3%
IVANHOE EAST*	\$1,961,000	\$1,961,000	0.0%	-23.1%
JACANA*	\$660,000	\$660,000	0.0%	11.9%
JAN JUC*	\$1,260,000	\$1,227,500	2.6%	0.8%
JUNCTION VILLAGE*	\$672,975	\$668,000	0.7%	-
KALIMNA*	\$450,000	\$470,000	-4.3%	-
KALKALLO*	\$575,000	\$570,000	0.9%	7.5%
KALORAMA*	\$803,500	\$775,000	3.7%	-
KANGAROO FLAT	\$577,750	\$552,500	4.6%	11.4%
KANIVA*	\$187,000	-	-	-
KEALBA*	\$735,000	\$715,000	2.8%	11.0%
KEILOR*	\$1,043,000	\$960,000	8.6%	17.9%
KEILOR DOWNS*	\$790,500	\$790,500	0.0%	6.1%
KEILOR EAST	\$980,000	\$959,000	2.2%	5.4%
KEILOR PARK*	\$850,000	\$825,000	3.0%	6.3%
KENNINGTON*	\$617,900	\$570,000	8.4%	20.4%
KENSINGTON*	\$1,210,000	\$1,182,500	2.3%	0.8%
KERANG*	\$322,500	\$322,500	0.0%	-12.2%
KEW	\$2,042,500	\$2,035,000	0.4%	6.7%
KEW EAST*	\$1,950,000	\$1,950,000	0.0%	-2.5%
KEYSBOROUGH	\$915,345	\$893,000	2.5%	5.8%
KIALLA*	\$615,000	\$592,500	3.8%	4.2%
KILMORE	\$575,000	\$572,500	0.4%	-2.7%
KILSYTH	\$841,000	\$825,000	1.9%	8.2%
KINGLAKE*	\$740,000	\$722,500	2.4%	4.1%
KINGS PARK*	\$670,000	\$655,000	2.3%	8.9%
KINGSBURY*	\$860,750	\$860,000	0.1%	6.5%
KINGSVILLE*	\$1,200,000	\$1,255,000	-4.4%	-2.0%
KNOXFIELD*	\$950,000	\$975,000	-2.6%	6.1%
KOO WEE RUP*	\$660,000	\$655,000	0.8%	10.1%
KOROIT*	\$602,500	\$595,000	1.3%	13.7%
KORUMBURRA	\$502,500	\$505,000	-0.5%	-1.5%
KURUNJANG	\$562,500	\$535,000	5.1%	12.4%
KYABRAM	\$500,000	\$485,000	3.1%	10.7%
KYNETON	\$765,000	\$770,000	-0.6%	-7.8%
LAKE GARDENS*	\$602,000	\$585,000	2.9%	6.5%
LAKE TYERS BEACH*	\$565,000	-	-	-
LAKE WENDOUREE*	\$722,500	\$685,000	5.5%	-11.9%
LAKES ENTRANCE*	\$540,000	\$560,000	-3.6%	8.0%
LALOR	\$766,000	\$756,000	1.3%	11.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
LANCEFIELD*	\$730,000	\$730,000	0.0%	-
LANGWARRIN	\$820,000	\$817,500	0.3%	8.6%
LARA	\$641,250	\$625,000	2.6%	3.6%
LAUNCHING PLACE*	\$765,000	\$764,000	0.1%	14.6%
LAVERTON	\$610,000	\$605,000	0.8%	7.0%
LEONGATHA*	\$532,500	\$500,000	6.5%	4.4%
LEOPOLD	\$660,000	\$660,000	0.0%	7.8%
LILYDALE	\$800,000	\$795,000	0.6%	-0.1%
LINTON*	\$549,000	\$525,500	4.5%	-
LOCH SPORT*	\$354,500	\$377,500	-6.1%	1.9%
LONG GULLY*	\$530,000	\$485,500	9.2%	15.2%
LONGWARRY*	\$565,000	\$570,000	-0.9%	0.0%
LOWER PLENTY*	\$1,207,500	\$1,233,750	-2.1%	-6.4%
LUCAS*	\$595,500	\$576,250	3.3%	6.3%
LUCKNOW*	\$500,000	\$487,500	2.6%	-
LYNBROOK*	\$748,500	\$755,000	-0.9%	7.6%
LYNDHURST*	\$800,000	\$785,000	1.9%	7.7%
MACLEOD*	\$1,013,000	\$1,010,000	0.3%	-0.4%
MADDINGLEY*	\$600,000	\$587,667	2.1%	5.5%
MAFFRA*	\$445,000	\$445,000	0.0%	2.3%
MAIDEN GULLY*	\$712,500	\$700,000	1.8%	4.8%
MAIDSTONE*	\$885,000	\$862,500	2.6%	0.0%
MALDON*	\$739,000	\$730,000	1.2%	7.1%
MALVERN*	\$2,205,000	\$2,350,000	-6.2%	-15.2%
MALVERN EAST	\$1,831,888	\$1,800,000	1.8%	11.4%
MAMBOURIN*	\$580,000	\$539,000	7.6%	10.5%
MANIFOLD HEIGHTS*	\$890,000	\$865,000	2.9%	1.7%
MANOR LAKES*	\$582,500	\$550,250	5.9%	5.9%
MANSFIELD*	\$730,000	\$735,000	-0.7%	-1.4%
MARIBYRNONG*	\$1,128,750	\$1,140,000	-1.0%	2.6%
MARSHALL*	\$650,000	\$645,000	0.8%	-0.4%
MARYBOROUGH	\$397,000	\$396,500	0.1%	0.9%
MCCRAE*	\$1,175,000	\$1,140,000	3.1%	25.0%
MCKINNON*	\$1,656,500	\$1,656,500	0.0%	-4.1%
MEADOW HEIGHTS	\$680,000	\$674,500	0.8%	16.5%
MELTON	\$520,000	\$502,500	3.5%	11.8%
MELTON SOUTH	\$528,000	\$517,000	2.1%	9.2%
MELTON WEST*	\$555,000	\$535,000	3.7%	7.8%
MENTONE*	\$1,240,000	\$1,235,000	0.4%	-3.9%
MERBEIN*	\$420,000	\$391,000	7.4%	17.4%
MERNDA	\$675,000	\$660,000	2.3%	4.9%
METUNG*	\$611,500	\$611,500	0.0%	-4.3%
MICKLEHAM	\$600,000	\$595,000	0.8%	3.4%
MIDDLE PARK*	\$2,465,000	\$2,725,000	-9.5%	-7.4%
MILDURA	\$535,000	\$502,050	6.6%	20.2%
MILL PARK	\$801,500	\$800,000	0.2%	8.2%
MILLGROVE*	\$630,000	\$618,250	1.9%	2.4%
MINERS REST*	\$574,250	\$535,000	7.3%	11.2%
MIRBOO NORTH*	\$570,000	\$570,000	0.0%	6.5%
MITCHAM	\$1,168,500	\$1,155,000	1.2%	7.5%
MOE*	\$418,000	\$374,250	11.7%	19.4%
MONBULK*	\$840,500	\$840,650	0.0%	9.2%
MONT ALBERT NORTH*	\$1,438,000	\$1,480,000	-2.8%	-8.1%
MONTMORENCY*	\$1,055,000	\$1,100,000	-4.1%	-4.1%
MONTROSE*	\$893,500	\$884,000	1.1%	8.3%
MOONEE PONDS	\$1,475,000	\$1,402,500	5.2%	4.2%
MOORABBIN*	\$1,235,000	\$1,225,000	0.8%	2.3%
MOOROOLBARK	\$825,000	\$815,000	1.2%	3.1%
MOOROPNA*	\$446,000	\$450,000	-0.9%	14.4%
MORDIALLOC*	\$1,423,500	\$1,423,500	0.0%	22.2%
MORNINGTON	\$930,000	\$916,000	1.5%	-2.1%
MORTLAKE*	\$392,450	\$385,000	1.9%	6.8%
MORWELL	\$360,000	\$350,000	2.9%	5.9%
MOUNT CLEAR*	\$525,000	\$525,000	0.0%	11.7%
MOUNT DUNEED	\$650,000	\$631,000	3.0%	6.6%
MOUNT ELIZA*	\$1,345,000	\$1,305,000	3.1%	7.6%
MOUNT EVELYN	\$836,000	\$805,000	3.9%	5.7%
MOUNT HELEN*	\$625,000	\$620,000	0.8%	9.6%
MOUNT MARTHA	\$1,147,500	\$1,100,000	4.3%	4.1%
MOUNT PLEASANT*	\$516,750	\$505,000	2.3%	11.1%
MOUNT WAVERLEY	\$1,466,500	\$1,477,500	-0.7%	-1.6%
MULGRAVE	\$1,067,500	\$1,057,500	0.9%	6.1%
MURRUMBEENA*	\$1,650,000	\$1,610,000	2.5%	14.6%
MYRTLEFORD*	\$565,000	\$560,000	0.9%	-2.6%
NARRE WARREN	\$757,250	\$746,000	1.5%	6.7%
NARRE WARREN SOUTH	\$721,000	\$707,500	1.9%	2.0%
NEW GISBORNE*	\$845,000	\$845,000	0.0%	-
NEWBOROUGH*	\$488,000	\$475,000	2.7%	11.2%
NEWCOMB*	\$605,750	\$600,000	1.0%	8.3%
NEWINGTON*	\$580,000	\$570,000	1.8%	0.9%
NEWPORT	\$1,170,000	\$1,171,000	-0.1%	0.8%
NEWTOWN	\$970,000	\$951,500	1.9%	4.5%
NHILL*	\$250,000	\$260,000	-3.8%	-6.5%
NIDDRIE*	\$1,220,000	\$1,222,500	-0.2%	10.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
NOBLE PARK	\$843,250	\$843,250	0.0%	7.4%
NOBLE PARK NORTH*	\$806,500	\$797,500	1.1%	4.7%
NORLANE	\$520,000	\$490,000	6.1%	12.4%
NORTH BENDIGO*	\$565,000	\$502,000	12.5%	18.3%
NORTH GEELONG*	\$670,000	\$668,500	0.2%	8.1%
NORTH MELBOURNE*	\$1,482,500	\$1,392,500	6.5%	5.9%
NORTH WARRANDYTE*	\$1,220,000	\$1,180,000	3.4%	6.1%
NORTH WONTHAGGI*	\$509,000	\$490,000	3.9%	3.9%
NORTHCOTE	\$1,722,000	\$1,692,500	1.7%	9.0%
NUMURKAH*	\$385,000	\$385,000	0.0%	-10.5%
NUNAWADING	\$1,127,500	\$1,115,000	1.1%	4.4%
OAK PARK*	\$1,035,000	\$1,030,000	0.5%	-0.5%
OAKLEIGH*	\$1,305,000	\$1,332,500	-2.1%	4.4%
OAKLEIGH EAST*	\$1,210,000	\$1,215,000	-0.4%	2.5%
OAKLEIGH SOUTH*	\$1,139,000	\$1,138,000	0.1%	1.5%
OCEAN GROVE	\$855,000	\$855,000	0.0%	-1.7%
OFFICER	\$662,250	\$660,000	0.3%	3.0%
ORMOND*	\$1,485,500	\$1,595,000	-6.9%	-5.4%
OUYEN*	\$222,500	\$198,500	12.1%	-
PAKENHAM	\$670,000	\$660,000	1.5%	8.9%
PARKDALE*	\$1,434,000	\$1,395,000	2.8%	10.3%
PASCOE VALE	\$1,115,000	\$1,158,000	-3.7%	6.2%
PASCOE VALE SOUTH	\$1,225,000	\$1,225,000	0.0%	2.1%
PATTERSON LAKES*	\$955,000	\$934,000	2.2%	9.8%
PAYNESVILLE	\$530,000	\$530,000	0.0%	-0.9%
PEARCEDALE*	\$790,000	\$801,000	-1.4%	3.9%
POINT COOK	\$715,250	\$712,000	0.5%	7.2%
POINT LONSDALE*	\$1,127,500	\$1,100,000	2.5%	7.4%
PORT FAIRY*	\$825,000	\$857,500	-3.8%	-12.4%
PORT MELBOURNE	\$1,720,000	\$1,785,000	-3.6%	3.8%
PORTARLINGTON	\$780,000	\$787,500	-1.0%	-3.1%
PORTLAND	\$417,500	\$410,000	1.8%	4.4%
PORTSEA*	\$2,095,000	-	-	-
PRAHRAN	\$1,801,000	\$1,865,000	-3.4%	4.7%
PRESTON	\$1,200,000	\$1,191,250	0.7%	2.1%
QUARRY HILL*	\$592,500	\$601,250	-1.5%	0.4%
QUEENSCLIFF*	\$1,000,000	\$1,000,000	0.0%	-
RAYMOND ISLAND*	\$532,500	\$527,500	0.9%	-
RED CLIFFS	\$491,500	\$460,750	6.7%	19.9%
REDAN	\$484,000	\$479,000	1.0%	7.6%
RESERVOIR	\$916,000	\$920,000	-0.4%	3.0%
RICHMOND	\$1,620,000	\$1,607,500	0.8%	-1.9%
RIDDELLS CREEK*	\$770,000	\$790,000	-2.5%	-1.9%
RINGWOOD	\$982,500	\$985,000	-0.3%	3.4%
RINGWOOD EAST	\$955,000	\$952,000	0.3%	0.5%
RINGWOOD NORTH*	\$1,090,000	\$1,045,000	4.3%	10.5%
ROBINVALE*	\$408,000	\$411,500	-0.9%	-
ROCHESTER*	\$435,000	\$402,500	8.1%	46.2%
ROCKBANK*	\$547,000	\$540,000	1.3%	2.4%
ROMSEY*	\$722,500	\$690,000	4.7%	4.7%
ROSANNA*	\$1,250,000	\$1,235,500	1.2%	-3.1%
ROSEBUD	\$790,000	\$785,500	0.6%	6.0%
ROSEDALE*	\$455,000	\$447,500	1.7%	8.3%
ROWVILLE	\$987,500	\$967,500	2.1%	6.1%
ROXBURGH PARK	\$660,550	\$647,500	2.0%	10.1%
RUTHERGLEN*	\$540,000	\$552,500	-2.3%	-7.7%
RYE	\$880,000	\$880,000	0.0%	2.9%
SAFETY BEACH	\$1,022,500	\$1,025,000	-0.2%	-5.1%
SALE	\$477,500	\$460,000	3.8%	8.5%
SANDHURST*	\$910,000	\$910,000	0.0%	11.7%
SANDRINGHAM*	\$1,794,444	\$1,850,000	-3.0%	-6.1%
SCORESBY*	\$970,000	\$944,000	2.8%	4.3%
SEABROOK*	\$755,500	\$720,000	4.9%	7.7%
SEAFORD	\$880,000	\$860,500	2.3%	10.0%
SEAHOLME*	\$1,090,000	\$1,090,000	0.0%	-9.9%
SEBASTOPOL	\$480,000	\$470,000	2.1%	14.3%
SEDDON*	\$1,210,000	\$1,210,000	0.0%	-1.7%
SELBY*	\$865,000	\$846,250	2.2%	-
SEYMOUR*	\$445,000	\$443,000	0.5%	7.0%
SHEPPARTON	\$477,500	\$461,000	3.6%	11.0%
SKYE*	\$816,000	\$793,750	2.8%	11.0%
SMYTHES CREEK*	\$590,000	\$557,500	5.8%	9.3%
SOLDIERS HILL*	\$571,500	\$566,000	1.0%	3.9%
SOMERS*	\$1,240,000	\$1,240,000	0.0%	-2.7%
SOMERVILLE*	\$776,500	\$780,000	-0.4%	0.2%
SORRENTO*	\$1,600,000	\$1,580,000	1.3%	-3.0%
SOUTH KINGSVILLE*	\$975,000	\$980,000	-0.5%	-
SOUTH MELBOURNE*	\$1,965,000	\$1,980,000	-0.8%	13.9%
SOUTH MORANG	\$740,000	\$720,000	2.8%	5.0%
SOUTH YARRA	\$2,262,500	\$2,100,000	7.7%	0.2%
SPOTSWOOD*	\$1,100,000	\$1,155,000	-4.8%	-2.0%
SPRING GULLY*	\$580,000	\$567,500	2.2%	6.3%
SPRINGVALE	\$958,500	\$958,500	0.0%	12.8%
SPRINGVALE SOUTH*	\$865,000	\$850,000	1.8%	5.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ST ALBANS	\$720,000	\$700,000	2.9%	11.6%
ST ALBANS PARK*	\$645,000	\$620,000	4.0%	8.4%
ST ANDREWS BEACH*	\$1,232,500	\$1,200,000	2.7%	-
ST ARNAUD*	\$306,000	-	-	-
ST KILDA*	\$1,725,000	\$1,750,000	-1.4%	11.7%
ST KILDA EAST*	\$1,636,000	\$1,601,000	2.2%	5.0%
ST LEONARDS	\$675,000	\$655,000	3.1%	-0.7%
STAWELL	\$357,500	\$349,000	2.4%	11.0%
STRATFORD*	\$485,000	\$490,000	-1.0%	-1.3%
STRATHDALE*	\$675,000	\$655,000	3.1%	17.4%
STRATHFIELDSAYE*	\$678,000	\$615,000	10.2%	13.0%
STRATHMORE*	\$1,315,000	\$1,300,000	1.2%	3.1%
STRATHMORE HEIGHTS*	\$1,100,000	-	-	-
STRATHTULLOH*	\$540,000	\$547,000	-1.3%	2.9%
SUNBURY	\$650,000	\$640,000	1.6%	6.6%
SUNSHINE	\$861,000	\$840,000	2.5%	6.3%
SUNSHINE NORTH	\$772,000	\$752,500	2.6%	5.0%
SUNSHINE WEST	\$750,000	\$737,300	1.7%	12.8%
SURREY HILLS*	\$1,888,000	\$1,838,888	2.7%	0.4%
SWAN HILL	\$462,500	\$455,000	1.6%	10.4%
SYDENHAM*	\$745,000	\$729,000	2.2%	15.6%
TARNEIT	\$580,000	\$570,000	1.8%	2.7%
TATURA*	\$503,750	\$500,000	0.8%	21.4%
TAYLORS HILL*	\$782,644	\$783,000	0.0%	14.3%
TAYLORS LAKES*	\$865,000	\$861,500	0.4%	3.9%
TECOMA*	\$805,000	\$799,500	0.7%	3.7%
TEMPLESTOWE*	\$1,300,000	\$1,265,000	2.8%	3.0%
TEMPLESTOWE LOWER	\$1,300,000	\$1,258,500	3.3%	6.6%
TERANG*	\$382,500	\$435,000	-12.1%	-7.8%
THE BASIN*	\$888,000	\$860,000	3.3%	8.1%
THOMASTOWN	\$780,500	\$776,000	0.6%	9.2%
THOMSON*	\$605,000	\$575,000	5.2%	15.5%
THORNBURY	\$1,451,000	\$1,477,500	-1.8%	-0.3%
THORNHILL PARK*	\$520,000	\$514,000	1.2%	2.5%
TIMBOON*	\$541,000	\$478,500	13.1%	23.0%
TONGALA*	\$455,000	\$435,000	4.6%	23.8%
TOORA*	\$385,000	-	-	-
TOORAK*	\$2,994,000	\$3,092,500	-3.2%	-8.6%
TOOTGAROOK*	\$805,000	\$805,000	0.0%	-5.3%
TORQUAY	\$1,020,073	\$995,000	2.5%	-9.9%
TRAFALGAR*	\$600,000	\$600,000	0.0%	10.1%
TRARALGON	\$512,000	\$490,000	4.5%	12.0%
TRENTHAM*	\$855,000	\$892,500	-4.2%	0.6%
TRUGANINA	\$585,000	\$585,000	0.0%	1.6%
TULLAMARINE	\$780,000	\$753,000	3.6%	8.3%
TYABB*	\$795,000	-	-	14.0%
UPPER FERNTREE GULLY*	\$900,000	\$900,000	0.0%	5.9%
UPWEY*	\$865,000	\$853,000	1.4%	5.5%
VENUS BAY*	\$538,500	\$525,000	2.6%	5.4%
VERMONT*	\$1,175,000	\$1,170,000	0.4%	6.8%
VERMONT SOUTH*	\$1,306,000	\$1,315,000	-0.7%	3.4%
VIEWBANK*	\$1,115,000	\$1,117,500	-0.2%	-0.3%
WALLAN	\$590,000	\$585,000	0.9%	3.5%
WANDIN NORTH*	\$836,500	\$823,750	1.5%	1.0%
WANGARATTA	\$520,000	\$506,000	2.8%	8.3%
WANTIRNA*	\$1,038,000	\$1,025,000	1.3%	9.0%
WANTIRNA SOUTH	\$1,052,500	\$1,032,500	1.9%	0.9%
WARBURTON*	\$691,550	\$680,000	1.7%	8.1%
WARRACKNABEAL*	\$301,500	\$283,000	6.5%	40.2%
WARRAGUL	\$605,500	\$585,000	3.5%	5.3%
WARRANTDYTE*	\$1,185,000	\$1,120,000	5.8%	10.7%
WARRANWOOD*	\$980,000	\$990,000	-1.0%	-
WARRNAMBOOL	\$610,000	\$595,000	2.5%	8.6%
WATSONIA*	\$953,000	\$950,000	0.3%	3.7%
WATSONIA NORTH*	\$933,000	\$910,000	2.5%	9.4%
WATTLE GLEN*	\$885,000	-	-	-
WAURN PONDS*	\$760,000	\$760,000	0.0%	2.4%
WEIR VIEWS*	\$525,000	\$520,000	1.0%	2.9%
WENDOUREE	\$515,000	\$490,000	5.1%	19.2%
WERRIBEE	\$615,000	\$595,000	3.4%	9.2%
WEST FOOTSCRAY	\$1,010,000	\$985,000	2.5%	7.4%
WEST MELBOURNE*	\$1,585,500	\$1,603,000	-1.1%	-
WEST WODONGA	\$622,500	\$585,000	6.4%	17.5%
WESTMEADOWS	\$740,000	\$700,000	5.7%	15.6%
WHEELERS HILL*	\$1,310,016	\$1,257,000	4.2%	10.6%
WHITE HILLS*	\$555,000	\$550,000	0.9%	8.3%
WHITTINGTON*	\$565,000	\$565,000	0.0%	7.9%
WHITTLESEA*	\$695,000	\$695,000	0.0%	5.1%
WILLIAMS LANDING*	\$685,000	\$675,000	1.5%	6.3%
WILLIAMSTOWN	\$1,485,000	\$1,440,000	3.1%	5.3%
WINCHELSEA*	\$607,500	\$590,000	3.0%	-2.8%
WINDSOR*	\$1,582,500	\$1,570,500	0.8%	-1.4%
WINTER VALLEY*	\$580,000	\$540,000	7.4%	11.5%
WODONGA	\$585,000	\$579,000	1.0%	15.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
WOLLERT	\$638,600	\$625,000	2.2%	5.9%
WONTHAGGI	\$519,000	\$515,000	0.8%	0.8%
WOODEND*	\$905,000	\$885,000	2.3%	8.1%
WOORI YALLOCK*	\$725,000	\$716,000	1.3%	8.2%
WYNDHAM VALE	\$554,000	\$545,000	1.7%	7.5%
YACKANDANDAH*	\$833,000	\$830,000	0.4%	-
YALLAMBIE*	\$950,000	\$946,500	0.4%	7.5%
YALLOURN NORTH*	\$372,500	-	-	3.1%
YARRA JUNCTION*	\$744,500	\$737,500	0.9%	4.7%
YARRAGON*	\$560,000	\$540,000	3.7%	13.1%
YARRAM*	\$350,000	\$315,000	11.1%	-23.3%
YARRAVILLE	\$1,200,000	\$1,191,000	0.8%	5.0%
YARRAWONGA	\$588,000	\$591,000	-0.5%	-2.0%
YEA*	\$643,500	-	-	-

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABERFELDIE*	\$1,970,000	\$1,878,250	4.9%	14.2%
AINTREE	\$770,000	\$775,000	-0.6%	2.7%
AIRPORT WEST*	\$1,238,000	\$1,230,000	0.7%	10.3%
ALBERT PARK*	\$4,050,000	\$3,800,000	6.6%	30.6%
ALBION*	\$898,500	\$898,500	0.0%	-
ALFREDTON	\$660,000	\$647,000	2.0%	3.9%
ALPHINGTON*	\$2,185,000	\$2,100,000	4.0%	4.0%
ALTONA MEADOWS*	\$900,000	\$870,000	3.4%	15.9%
ALTONA NORTH*	\$1,106,000	\$1,110,000	-0.4%	1.2%
ALTONA*	\$1,365,000	\$1,372,500	-0.5%	-1.4%
ANGLESEA*	\$1,675,000	\$1,685,000	-0.6%	1.5%
ARARAT*	\$519,500	\$499,250	4.1%	-5.5%
ARMADALE*	\$4,701,000	\$4,900,000	-4.1%	-0.3%
ARMSTRONG CREEK	\$710,000	\$701,500	1.2%	4.0%
ASCOT VALE*	\$1,662,500	\$1,662,500	0.0%	-3.9%
ASCOT*	\$800,000	\$725,000	10.3%	21.7%
ASHBURTON	\$2,200,000	\$2,158,000	1.9%	1.3%
ASHWOOD*	\$1,680,000	\$1,690,000	-0.6%	7.7%
ASPENDALE GARDENS*	\$1,320,000	\$1,355,000	-2.6%	6.5%
ASPENDALE*	\$1,680,000	\$1,705,000	-1.5%	9.8%
ATTWOOD*	\$1,280,000	\$1,270,000	0.8%	-
AVONDALE HEIGHTS*	\$1,340,000	\$1,300,000	3.1%	8.3%
BACCHUS MARSH*	\$705,000	\$690,000	2.2%	10.2%
BAIRNSDALE*	\$615,000	\$610,000	0.8%	10.8%
BALLAN*	\$745,000	\$710,000	4.9%	9.2%
BALLARAT CENTRAL*	\$955,000	\$900,000	6.1%	13.7%
BALLARAT EAST*	\$669,500	\$668,000	0.2%	11.1%
BALLARAT NORTH*	\$725,000	\$685,000	5.8%	13.3%
BALNARRING*	\$1,658,000	\$1,629,000	1.8%	-
BALWYN	\$2,700,000	\$2,694,444	0.2%	-4.9%
BALWYN NORTH	\$2,240,000	\$2,325,000	-3.7%	-4.4%
BANNOCKBURN*	\$860,000	\$895,000	-3.9%	1.2%
BARANDUDA*	\$743,000	\$750,000	-0.9%	5.8%
BARWON HEADS*	\$1,470,000	\$1,615,000	-9.0%	-24.6%
BAYSWATER	\$1,054,000	\$1,044,000	1.0%	15.5%
BAYSWATER NORTH*	\$1,025,000	\$1,013,500	1.1%	5.4%
BEACONSFIELD UPPER*	\$1,600,000	-	-	-
BEACONSFIELD*	\$1,073,000	\$1,015,000	5.7%	1.2%
BEAUFORT*	\$522,500	\$530,000	-1.4%	-
BEAUMARIS	\$2,255,500	\$2,300,000	-1.9%	6.9%
BEECHWORTH*	\$965,000	\$935,000	3.2%	-1.0%
BELGRAVE*	\$925,000	\$923,500	0.2%	-11.5%
BELL PARK*	\$780,000	\$780,000	0.0%	6.1%
BELL POST HILL*	\$767,500	\$762,500	0.7%	3.4%
BELMONT*	\$845,000	\$830,000	1.8%	12.7%
BENALLA	\$602,500	\$595,000	1.3%	3.9%
BENDIGO*	\$827,000	\$820,000	0.9%	-13.4%
BENTLEIGH	\$1,930,000	\$1,960,000	-1.5%	4.0%
BENTLEIGH EAST	\$1,770,000	\$1,708,750	3.6%	17.2%
BERWICK	\$980,000	\$961,500	1.9%	2.9%
BEVERIDGE	\$645,000	\$645,000	0.0%	-4.4%
BITTERN*	\$1,050,000	\$1,037,500	1.2%	-5.9%
BLACK HILL*	\$730,000	\$678,000	7.7%	3.4%
BLACK ROCK*	\$2,565,000	\$2,525,000	1.6%	-1.4%
BLACKBURN	\$1,750,000	\$1,710,000	2.3%	3.0%
BLACKBURN NORTH*	\$1,700,000	\$1,637,750	3.8%	16.0%
BLACKBURN SOUTH*	\$1,408,000	\$1,430,000	-1.5%	-6.0%
BLAIRGOWRIE*	\$1,730,000	\$1,860,000	-7.0%	-19.5%
BONBEACH*	\$1,197,500	\$1,235,000	-3.0%	-5.5%
BONNIE BROOK*	\$666,000	\$676,250	-1.5%	-1.7%
BONSHAW	\$592,500	\$580,000	2.2%	15.7%
BORONIA	\$952,500	\$952,500	0.0%	2.4%
BOTANIC RIDGE	\$970,000	\$940,000	3.2%	4.0%
BOX HILL NORTH*	\$1,551,250	\$1,505,500	3.0%	9.0%
BOX HILL SOUTH*	\$1,475,000	\$1,532,000	-3.7%	-12.3%
BOX HILL*	\$1,778,500	\$1,810,000	-1.7%	-0.9%
BRAYBROOK*	\$920,000	\$910,000	1.1%	-
BRIAR HILL*	\$1,045,000	\$1,085,000	-3.7%	-16.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BRIGHT*	\$1,287,500	\$1,140,000	12.9%	25.0%
BRIGHTON	\$3,330,000	\$3,305,000	0.8%	-1.0%
BRIGHTON EAST	\$2,385,000	\$2,491,000	-4.3%	3.7%
BROADFORD*	\$720,000	\$697,500	3.2%	-
BROADMEADOWS*	\$692,500	\$690,000	0.4%	6.5%
BROOKFIELD	\$630,000	\$620,000	1.6%	11.2%
BROWN HILL*	\$740,000	\$683,500	8.3%	5.0%
BRUNSWICK EAST*	\$1,778,000	\$1,800,000	-1.2%	2.2%
BRUNSWICK WEST*	\$1,670,000	\$1,665,000	0.3%	5.4%
BRUNSWICK*	\$1,910,000	\$1,750,000	9.1%	18.6%
BULLEEN	\$1,387,500	\$1,380,000	0.5%	-7.5%
BUNDOORA	\$1,015,000	\$1,020,000	-0.5%	-0.7%
BUNINYONG*	\$805,000	\$807,500	-0.3%	-4.2%
BUNYIP*	\$965,000	\$930,000	3.8%	21.3%
BURNSIDE HEIGHTS*	\$890,000	\$870,000	2.3%	7.4%
BURNSIDE*	\$910,500	\$875,000	4.1%	8.8%
BURWOOD EAST	\$1,379,000	\$1,385,000	-0.4%	-0.6%
BURWOOD*	\$1,562,000	\$1,627,500	-4.0%	1.9%
CAIRNLEA*	\$980,000	\$935,000	4.8%	3.7%
CAMBERWELL	\$2,515,000	\$2,575,000	-2.3%	-6.2%
CAMPBELLS CREEK*	\$740,000	\$755,000	-2.0%	-1.3%
CAMPERDOWN*	\$748,750	\$738,000	1.5%	26.4%
CANADIAN*	\$622,000	\$610,000	2.0%	-1.3%
CANTERBURY*	\$3,260,000	\$3,725,000	-12.5%	1.1%
CAPE WOOLAMAI*	\$989,000	\$934,500	5.8%	9.3%
CAPEL SOUND*	\$880,000	\$872,250	0.9%	-3.3%
CARDIGAN*	\$1,250,000	-	-	-
CARLTON NORTH*	\$2,185,000	\$2,240,000	-2.5%	-9.5%
CARLTON*	\$2,085,000	\$2,085,000	0.0%	-
CARNEGIE*	\$1,970,000	\$1,971,000	-0.1%	3.7%
CAROLINE SPRINGS	\$885,000	\$860,500	2.8%	3.8%
CARRUM DOWNS	\$890,000	\$875,000	1.7%	14.5%
CASTLEMAINE*	\$887,000	\$965,000	-8.1%	1.7%
CAULFIELD NORTH*	\$2,425,000	\$2,640,000	-8.1%	-17.0%
CAULFIELD SOUTH*	\$2,200,000	\$2,205,000	-0.2%	15.8%
CAULFIELD*	\$2,000,000	\$2,012,500	-0.6%	-11.1%
CHADSTONE*	\$1,410,000	\$1,400,000	0.7%	8.0%
CHARLEMONT	\$691,000	\$675,000	2.4%	8.0%
CHELSEA HEIGHTS*	\$1,222,500	\$1,190,000	2.7%	-
CHELSEA*	\$1,380,000	\$1,340,500	2.9%	-11.3%
CHELTENHAM	\$1,412,000	\$1,423,750	-0.8%	-0.5%
CHIRNSIDE PARK	\$1,085,000	\$1,072,500	1.2%	6.8%
CHURCHILL*	\$545,000	\$544,500	0.1%	21.1%
CLARINDA*	\$1,282,500	\$1,275,000	0.6%	1.0%
CLAYTON SOUTH*	\$1,035,000	\$976,000	6.0%	-3.3%
CLAYTON*	\$1,425,000	\$1,450,000	-1.7%	8.0%
CLIFTON HILL*	\$2,055,500	\$2,225,000	-7.6%	-10.7%
CLIFTON SPRINGS*	\$775,000	\$751,000	3.2%	6.2%
CLYDE	\$738,000	\$730,000	1.1%	3.2%
CLYDE NORTH	\$767,500	\$765,000	0.3%	2.9%
COBBLEBANK*	\$650,000	\$640,000	1.6%	-0.8%
COBRAM*	\$645,000	\$645,000	0.0%	9.8%
COBURG	\$1,545,000	\$1,532,500	0.8%	10.4%
COBURG NORTH*	\$1,340,000	\$1,331,000	0.7%	12.6%
COCKATOO*	\$949,000	\$910,000	4.3%	5.3%
COHUNA*	\$700,000	\$675,000	3.7%	-
COLAC*	\$645,000	\$645,000	0.0%	13.9%
CONNEMARRE*	\$1,875,000	\$1,875,000	0.0%	-
CORINELLA*	\$710,000	\$730,000	-2.7%	-
CORIO*	\$660,000	\$625,000	5.6%	10.0%
CORONET BAY*	\$660,000	\$660,000	0.0%	-
COWES	\$800,000	\$790,000	1.3%	-2.3%
CRAIGIEBURN	\$775,000	\$769,000	0.8%	7.3%
CRANBOURNE	\$810,000	\$808,500	0.2%	5.4%
CRANBOURNE EAST	\$784,000	\$765,000	2.5%	7.4%
CRANBOURNE NORTH	\$832,500	\$815,000	2.1%	8.8%
CRANBOURNE SOUTH*	\$848,000	\$850,000	-0.2%	-2.2%
CRANBOURNE WEST	\$815,000	\$811,000	0.5%	5.2%
CRESWICK*	\$645,000	\$658,000	-2.0%	-12.2%
CRIB POINT*	\$900,000	\$912,500	-1.4%	-
CROYDON	\$1,180,000	\$1,130,000	4.4%	10.3%
CROYDON HILLS*	\$1,285,000	\$1,210,250	6.2%	4.0%
CROYDON NORTH*	\$1,185,000	\$1,160,000	2.2%	5.4%
CROYDON SOUTH*	\$1,175,000	\$1,210,000	-2.9%	5.6%
CURLEWIS	\$720,000	\$700,000	2.9%	10.8%
DANDENONG NORTH	\$865,000	\$841,000	2.9%	1.8%
DANDENONG*	\$885,500	\$860,000	3.0%	6.6%
DARLEY	\$740,000	\$750,000	-1.3%	4.2%
DAYLESFORD*	\$1,470,000	\$1,200,000	22.5%	33.6%
DEANSIDE	\$710,000	\$710,000	0.0%	0.7%
DEER PARK*	\$790,000	\$750,000	5.3%	12.5%
DELACOMBE*	\$640,000	\$636,500	0.5%	11.6%
DELAHEY*	\$761,800	\$765,000	-0.4%	-0.2%
DERRIMUT*	\$852,111	\$835,000	2.0%	9.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
DIAMOND CREEK	\$1,200,000	\$1,202,500	-0.2%	-0.8%
DIGGERS REST	\$720,000	\$707,500	1.8%	2.8%
DINGLEY VILLAGE*	\$1,276,000	\$1,264,250	0.9%	11.9%
DONCASTER	\$1,562,000	\$1,558,000	0.3%	5.2%
DONCASTER EAST	\$1,605,000	\$1,606,000	-0.1%	0.3%
DONNYBROOK	\$660,000	\$658,000	0.3%	0.8%
DONVALE	\$1,585,000	\$1,572,500	0.8%	-4.3%
DOREEN	\$870,000	\$860,000	1.2%	8.7%
DOVETON*	\$742,500	-	-	8.7%
DROMANA	\$1,250,000	\$1,200,000	4.2%	8.7%
DROUIN	\$700,000	\$695,000	0.7%	2.9%
DRYSDALE*	\$832,500	\$832,500	0.0%	-1.8%
EAGLE POINT*	\$745,000	-	-	-11.8%
EAGLEHAWK*	\$651,000	\$620,000	5.0%	14.7%
EAGLEMONT*	\$2,520,000	\$2,475,000	1.8%	-3.1%
EAST GEELONG*	\$1,080,000	\$1,100,000	-1.8%	0.3%
EASTWOOD*	\$645,000	\$645,000	0.0%	-6.5%
ECHUCA	\$782,500	\$735,000	6.5%	14.2%
EDITHVALE*	\$1,555,500	\$1,555,500	0.0%	-1.6%
ELIMINYT*	\$735,000	\$735,000	0.0%	-1.3%
ELSTERNWICK*	\$2,665,000	\$2,730,000	-2.4%	7.7%
ELTHAM	\$1,339,000	\$1,330,000	0.7%	3.0%
ELTHAM NORTH	\$1,326,000	\$1,335,000	-0.7%	2.0%
ELWOOD*	\$2,830,000	\$2,900,000	-2.4%	1.8%
EMERALD*	\$995,000	\$1,042,500	-4.6%	-6.0%
ENDEAVOUR HILLS	\$916,250	\$912,000	0.5%	3.5%
EPPING	\$807,777	\$804,000	0.5%	6.3%
EPSOM*	\$705,000	\$690,000	2.2%	11.8%
ESSENDON	\$2,110,000	\$2,080,000	1.4%	7.4%
EYNESBURY	\$707,500	\$709,999	-0.4%	-1.0%
FAIRFIELD*	\$2,442,500	\$2,466,000	-1.0%	16.4%
FAWKNER*	\$915,000	\$905,000	1.1%	2.3%
FERNTREE GULLY	\$1,112,750	\$1,111,750	0.1%	11.6%
FERNY CREEK*	\$1,220,000	\$1,200,000	1.7%	-
FITZROY NORTH*	\$2,275,000	\$2,262,500	0.6%	13.2%
FITZROY*	\$2,506,500	\$2,000,000	25.3%	26.3%
FLINDERS*	\$2,350,000	\$2,350,000	0.0%	-
FLORA HILL*	\$760,000	\$735,000	3.4%	28.2%
FOOTSCRAY*	\$1,240,000	\$1,250,000	-0.8%	-5.7%
FOREST HILL	\$1,378,000	\$1,380,000	-0.1%	8.2%
FRANKSTON	\$950,000	\$919,000	3.4%	14.5%
FRANKSTON NORTH*	\$760,000	\$770,000	-1.3%	23.3%
FRANKSTON SOUTH	\$1,437,500	\$1,412,501	1.8%	17.8%
FRASER RISE	\$735,000	\$735,000	0.0%	0.7%
FYANSFORD*	\$905,000	\$930,000	-2.7%	-2.9%
GARFIELD*	\$810,000	\$820,000	-1.2%	-0.9%
GEELONG WEST*	\$1,162,500	\$1,160,000	0.2%	5.7%
GEELONG*	\$1,100,000	\$1,275,000	-13.7%	-
GEMBROOK*	\$935,000	\$1,012,300	-7.6%	-10.9%
GISBORNE	\$1,067,500	\$1,070,000	-0.2%	2.8%
GLADSTONE PARK*	\$870,000	\$865,500	0.5%	11.5%
GLEN IRIS	\$2,662,500	\$2,635,500	1.0%	4.4%
GLEN WAVERLEY	\$1,702,500	\$1,706,500	-0.2%	4.1%
GLENROY	\$962,500	\$950,000	1.3%	2.9%
GOLDEN POINT*	\$705,000	\$705,000	0.0%	-0.7%
GOLDEN SQUARE*	\$752,000	\$746,000	0.8%	7.4%
GORDON*	\$830,000	-	-	-
GOWANBRAE*	\$1,116,000	\$1,104,000	1.1%	2.9%
GREENSBOROUGH	\$1,156,000	\$1,140,000	1.4%	2.1%
GREENVALE	\$894,000	\$890,000	0.4%	2.5%
GROVEDALE	\$805,000	\$765,000	5.2%	8.8%
HADFIELD*	\$1,085,000	\$1,015,000	6.9%	3.3%
HALLAM*	\$858,750	\$832,750	3.1%	7.9%
HAMILTON*	\$572,500	\$587,000	-2.5%	0.4%
HAMLIN HEIGHTS*	\$870,000	\$800,000	8.7%	1.2%
HAMPTON	\$2,700,000	\$2,700,000	0.0%	3.8%
HAMPTON EAST*	\$1,600,000	\$1,580,000	1.3%	-5.6%
HAMPTON PARK	\$765,000	\$753,000	1.6%	4.8%
HARKNESS	\$655,000	\$630,000	4.0%	7.4%
HASTINGS*	\$825,500	\$816,000	1.2%	7.9%
HAWTHORN	\$3,360,000	\$3,500,000	-4.0%	-8.4%
HAWTHORN EAST*	\$2,905,000	\$3,000,000	-3.2%	-9.5%
HEALESVILLE*	\$1,035,000	\$1,050,000	-1.4%	11.3%
HEATHCOTE*	\$680,000	\$697,500	-2.5%	-8.1%
HEATHERTON*	\$1,250,000	-	-	-3.8%
HEATHMONT*	\$1,217,500	\$1,205,000	1.0%	12.7%
HEIDELBERG HEIGHTS*	\$1,270,000	\$1,264,500	0.4%	5.7%
HEIDELBERG*	\$1,700,000	\$1,694,000	0.4%	12.2%
HERNE HILL*	\$868,500	\$855,000	1.6%	-
HIGHETT*	\$1,655,000	\$1,650,000	0.3%	3.9%
HIGHTON	\$1,027,500	\$1,015,000	1.2%	4.3%
HILLSIDE	\$882,500	\$881,000	0.2%	0.3%
HOPPERS CROSSING	\$740,000	\$725,000	2.1%	5.7%
HORSHAM	\$613,000	\$605,170	1.3%	2.6%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HUGHESDALE*	\$1,910,000	\$1,955,000	-2.3%	16.0%
HUNTLY*	\$695,000	\$670,000	3.7%	17.8%
HURSTBRIDGE*	\$1,106,500	\$1,131,000	-2.2%	0.6%
INDENTED HEAD*	\$1,075,000	\$1,100,000	-2.3%	-
INVERLEIGH*	\$1,180,000	-	-	-
INVERLOCH	\$895,000	\$885,000	1.1%	-6.8%
INVERMAY PARK*	\$715,000	\$679,000	5.3%	15.3%
IRYMPLE*	\$762,500	\$725,000	5.2%	17.1%
IVANHOE	\$2,250,000	\$2,250,000	0.0%	1.5%
IVANHOE EAST*	\$2,450,000	\$2,355,000	4.0%	6.2%
JACKASS FLAT*	\$680,000	\$650,000	4.6%	20.1%
JAN JUC*	\$1,550,000	\$1,640,000	-5.5%	9.2%
JUNCTION VILLAGE*	\$790,000	\$790,000	0.0%	1.3%
JUNORTOUN*	\$892,500	\$867,000	2.9%	-3.8%
KALKALLO	\$669,000	\$662,000	1.1%	2.1%
KALORAMA*	\$1,093,000	\$1,093,000	0.0%	-
KANGAROO FLAT*	\$705,000	\$655,000	7.6%	17.5%
KEALBA*	\$811,000	\$813,250	-0.3%	8.6%
KEILOR DOWNS*	\$932,000	\$932,000	0.0%	5.0%
KEILOR EAST	\$1,300,000	\$1,285,000	1.2%	3.6%
KEILOR PARK*	\$1,040,000	\$1,040,000	0.0%	10.1%
KEILOR*	\$1,210,000	\$1,215,000	-0.4%	-2.4%
KENNINGTON*	\$750,000	\$725,000	3.4%	8.3%
KENSINGTON*	\$1,497,500	\$1,366,750	9.6%	7.2%
KERANG*	\$435,000	-	-	-
KEW	\$2,825,000	\$2,825,000	0.0%	0.7%
KEW EAST*	\$2,370,000	\$2,362,500	0.3%	5.1%
KEYSBOROUGH	\$1,180,000	\$1,180,000	0.0%	-0.7%
KIALLA*	\$695,000	\$690,000	0.7%	-6.7%
KILLARA*	\$705,000	\$705,000	0.0%	5.2%
KILMORE	\$672,500	\$687,500	-2.2%	-3.7%
KILSYTH*	\$980,000	\$945,000	3.7%	3.2%
KINGLAKE*	\$940,000	\$940,000	0.0%	2.0%
KINGS PARK*	\$722,500	\$702,000	2.9%	14.7%
KNOXFIELD*	\$1,200,000	\$1,195,000	0.4%	12.9%
KOO WEE RUP*	\$792,500	\$760,000	4.3%	15.4%
KOROIT*	\$730,000	\$760,000	-3.9%	-0.7%
KORUMBURRA*	\$730,000	\$730,000	0.0%	12.0%
KURUNJANG	\$650,500	\$622,500	4.5%	15.6%
KYABRAM*	\$645,000	\$670,000	-3.7%	-1.9%
KYNETON*	\$1,000,000	\$975,000	2.6%	8.7%
LAKE GARDENS*	\$757,500	\$710,000	6.7%	1.1%
LAKE WENDOUREE*	\$1,675,000	\$1,565,000	7.0%	-
LAKES ENTRANCE*	\$675,000	\$631,500	6.9%	15.4%
LALOR	\$827,500	\$820,000	0.9%	2.7%
LANG LANG*	\$750,000	\$722,500	3.8%	2.0%
LANGWARRIN	\$980,000	\$970,000	1.0%	8.1%
LARA	\$760,000	\$750,000	1.3%	2.5%
LAUNCHING PLACE*	\$841,531	\$848,000	-0.8%	-10.5%
LAVERTON*	\$658,750	\$658,750	0.0%	2.1%
LENEVA*	\$748,500	\$742,000	0.9%	8.5%
LEONGATHA*	\$692,500	\$691,500	0.1%	-0.1%
LEOPOLD	\$760,000	\$745,000	2.0%	5.6%
LILYDALE	\$1,062,500	\$1,062,500	0.0%	6.5%
LONGFORD*	\$899,000	-	-	-
LONGWARRY*	\$696,000	\$640,000	8.7%	12.0%
LORNE*	\$2,141,250	-	-	-
LOVELY BANKS*	\$845,000	\$813,500	3.9%	0.6%
LOWER PLENTY*	\$1,990,000	\$2,120,000	-6.1%	13.5%
LUCAS	\$645,000	\$630,000	2.4%	0.4%
LUCKNOW*	\$620,000	\$599,000	3.5%	6.9%
LYNBROOK*	\$905,000	\$905,500	-0.1%	5.2%
LYNDHURST*	\$997,500	\$995,000	0.3%	7.3%
LYSTERFIELD*	\$1,336,000	\$1,340,000	-0.3%	2.0%
MACEDON*	\$1,435,000	\$1,162,500	23.4%	26.7%
MACLEOD*	\$1,563,000	\$1,330,000	17.5%	2.2%
MADDINGLEY*	\$660,000	\$660,000	0.0%	1.8%
MAFFRA*	\$637,500	\$615,000	3.7%	2.0%
MAIDEN GULLY*	\$890,000	\$822,000	8.3%	14.1%
MAIDSTONE*	\$1,060,000	\$1,060,000	0.0%	14.6%
MALVERN EAST	\$2,576,500	\$2,594,000	-0.7%	6.9%
MALVERN*	\$3,350,000	\$3,293,250	1.7%	-8.2%
MAMBOURIN	\$642,500	\$636,500	0.9%	-0.1%
MANIFOLD HEIGHTS*	\$1,230,000	\$1,036,250	18.7%	-16.3%
MANOR LAKES	\$673,200	\$670,000	0.5%	1.8%
MANSFIELD*	\$850,000	\$820,000	3.7%	-4.0%
MARIBYRNONG*	\$1,420,000	\$1,530,000	-7.2%	-1.1%
MARONG*	\$720,000	\$722,500	-0.3%	7.5%
MARYBOROUGH*	\$521,250	\$557,500	-6.5%	-10.0%
MCCRAE*	\$1,350,000	\$1,387,500	-2.7%	-6.9%
MCKENZIE HILL*	\$820,000	\$840,000	-2.4%	-
MCKINNON*	\$2,067,500	\$2,146,850	-3.7%	11.5%
MEADOW HEIGHTS*	\$715,250	\$710,000	0.7%	10.0%
MELTON SOUTH	\$615,000	\$611,610	0.6%	3.4%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MELTON WEST	\$663,500	\$657,500	0.9%	10.6%
MELTON*	\$600,500	\$595,000	0.9%	7.5%
MENTONE*	\$1,497,000	\$1,477,500	1.3%	4.5%
MERBEIN*	\$558,750	\$592,500	-5.7%	-
MERENDA	\$778,500	\$773,000	0.7%	3.8%
MICKLEHAM	\$720,200	\$716,000	0.6%	2.9%
MIDDLE PARK*	\$3,550,000	\$3,600,000	-1.4%	-17.0%
MILDURA	\$650,000	\$640,000	1.6%	12.1%
MILL PARK	\$947,000	\$946,000	0.1%	9.0%
MINERS REST*	\$680,000	\$650,000	4.6%	8.4%
MITCHAM	\$1,418,000	\$1,418,000	0.0%	3.9%
MOE*	\$587,500	\$585,000	0.4%	-4.0%
MONBULK*	\$1,150,000	\$1,150,000	0.0%	19.2%
MONT ALBERT NORTH*	\$1,911,500	\$1,903,000	0.4%	18.0%
MONT ALBERT*	\$2,200,000	\$2,463,500	-10.7%	-10.5%
MONTMORENCY*	\$1,380,000	\$1,375,000	0.4%	11.4%
MONTROSE*	\$1,027,500	\$1,030,000	-0.2%	-2.1%
MOONEE PONDS	\$1,800,000	\$1,862,500	-3.4%	-3.5%
MOORABBIN*	\$1,427,500	\$1,572,500	-9.2%	5.2%
MOOROOLBARK	\$1,020,000	\$973,000	4.8%	7.3%
MOOROPNA*	\$580,000	\$555,000	4.5%	6.9%
MORDIALLOC*	\$1,492,500	\$1,570,000	-4.9%	-3.1%
MORNINGTON	\$1,350,000	\$1,280,000	5.5%	12.5%
MORWELL	\$493,000	\$490,000	0.6%	17.4%
MOUNT CLEAR*	\$647,500	\$630,000	2.8%	-1.4%
MOUNT DANDENONG*	\$1,155,000	\$1,100,000	5.0%	-
MOUNT DUNEED	\$750,000	\$750,000	0.0%	0.0%
MOUNT ELIZA	\$1,780,000	\$1,795,000	-0.8%	4.4%
MOUNT EVELYN*	\$955,000	\$955,000	0.0%	-4.5%
MOUNT HELEN*	\$785,000	\$745,000	5.4%	19.8%
MOUNT MACEDON*	\$1,222,500	-	-	-
MOUNT MARTHA	\$1,600,000	\$1,553,000	3.0%	3.2%
MOUNT PLEASANT*	\$650,000	\$590,000	10.2%	19.8%
MOUNT WAVERLEY	\$1,700,000	\$1,705,000	-0.3%	5.3%
MULGRAVE	\$1,231,500	\$1,277,500	-3.6%	2.6%
MURRUMBEENA*	\$1,955,000	\$1,920,000	1.8%	5.5%
MYRTLEFORD*	\$794,000	\$875,000	-9.3%	3.8%
NARRE WARREN	\$875,000	\$865,000	1.2%	6.7%
NARRE WARREN NORTH*	\$1,555,000	\$1,570,000	-1.0%	-4.5%
NARRE WARREN SOUTH	\$900,000	\$898,000	0.2%	7.1%
NEERIM SOUTH*	\$690,500	-	-	-
NERRINA*	\$850,000	\$850,000	0.0%	-
NEW GISBORNE*	\$1,000,000	\$957,500	4.4%	6.0%
NEWBOROUGH*	\$597,525	\$595,025	0.4%	39.8%
NEWCOMB*	\$715,000	\$676,500	5.7%	-
NEWPORT	\$1,380,000	\$1,405,000	-1.8%	-17.4%
NEWTOWN	\$1,410,000	\$1,400,000	0.7%	-2.8%
NICHOLSON*	\$730,000	\$750,000	-2.7%	-3.9%
NIDDRIE*	\$1,545,000	\$1,467,500	5.3%	12.8%
NOBLE PARK NORTH*	\$895,000	\$895,000	0.0%	-
NOBLE PARK*	\$882,500	\$875,000	0.9%	2.6%
NORLANE*	\$638,500	\$610,000	4.7%	20.2%
NORTH GEELONG*	\$840,000	\$895,000	-6.1%	-12.3%
NORTH MELBOURNE*	\$1,900,000	\$1,895,000	0.3%	-
NORTH WARRANDYTE*	\$1,570,000	\$1,570,000	0.0%	2.3%
NORTH WONTHAGGI*	\$645,000	\$630,000	2.4%	4.9%
NORTHCOTE	\$2,385,000	\$2,387,500	-0.1%	3.5%
NUMURKAH*	\$666,000	-	-	-
NUNAWADING*	\$1,355,000	\$1,400,000	-3.2%	3.9%
OAK PARK*	\$1,320,000	\$1,295,000	1.9%	2.9%
OAKLEIGH EAST*	\$1,262,500	\$1,307,500	-3.4%	-
OAKLEIGH SOUTH*	\$1,277,500	\$1,268,000	0.7%	0.5%
OAKLEIGH*	\$1,560,000	\$1,570,500	-0.7%	-1.4%
OCEAN GROVE	\$1,100,000	\$1,100,000	0.0%	6.0%
OFFICER	\$808,888	\$805,000	0.5%	4.8%
OFFICER SOUTH*	\$877,500	\$884,000	-0.7%	7.0%
OLINDA*	\$1,084,500	\$1,089,000	-0.4%	-3.4%
ORMOND*	\$1,925,000	\$1,970,000	-2.3%	-12.9%
PAKENHAM	\$755,000	\$748,600	0.9%	4.9%
PARK ORCHARDS*	\$1,917,500	\$1,917,500	0.0%	0.9%
PARKDALE*	\$1,735,000	\$1,742,500	-0.4%	5.3%
PASCOE VALE	\$1,360,000	\$1,330,000	2.3%	8.8%
PASCOE VALE SOUTH*	\$1,521,750	\$1,450,000	4.9%	14.4%
PATTERSON LAKES*	\$1,510,000	\$1,485,000	1.7%	4.5%
PAYNESVILLE*	\$589,000	\$655,000	-10.1%	-6.5%
PEARCEDALE*	\$1,185,000	\$1,122,500	5.6%	22.8%
PLENTY*	\$1,720,000	\$1,740,000	-1.1%	13.6%
POINT COOK	\$850,000	\$833,000	2.0%	9.7%
POINT LONSDALE*	\$1,260,000	\$1,300,000	-3.1%	2.9%
PORT FAIRY*	\$1,085,000	\$1,020,000	6.4%	-
PORT MELBOURNE*	\$2,550,000	\$2,540,000	0.4%	7.6%
PORTARLINGTON*	\$956,250	\$946,250	1.1%	-8.9%
PORTLAND	\$610,000	\$530,000	15.1%	17.9%
PRAHRAN*	\$2,472,000	\$2,410,000	2.6%	-11.6%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
PRESTON	\$1,388,000	\$1,415,500	-1.9%	-2.1%
QUARRY HILL*	\$980,000	\$920,000	6.5%	-
RED CLIFFS*	\$586,000	\$577,000	1.6%	10.4%
REDAN*	\$617,500	\$610,000	1.2%	-
RESEARCH*	\$1,635,500	\$1,386,000	18.0%	6.1%
RESERVOIR	\$1,180,000	\$1,150,000	2.6%	7.3%
RICHMOND*	\$2,387,500	\$2,400,000	-0.5%	0.7%
RIDDELLS CREEK*	\$1,207,800	\$1,205,599	0.2%	8.6%
RINGWOOD	\$1,180,000	\$1,221,000	-3.4%	-2.2%
RINGWOOD EAST*	\$1,210,000	\$1,207,500	0.2%	4.2%
RINGWOOD NORTH	\$1,363,000	\$1,355,000	0.6%	7.1%
ROCHESTER*	\$520,000	\$522,500	-0.5%	-
ROCKBANK	\$660,000	\$650,000	1.5%	1.5%
ROMSEY*	\$876,750	\$830,000	5.6%	6.0%
ROSANNA*	\$1,485,000	\$1,580,000	-6.0%	-5.4%
ROSEBUD	\$1,014,750	\$1,032,500	-1.7%	0.9%
ROWVILLE	\$1,251,000	\$1,230,000	1.7%	9.4%
ROXBURGH PARK	\$765,000	\$752,000	1.7%	9.6%
RUTHERGLEN*	\$722,500	\$688,750	4.9%	-2.4%
RYE	\$1,150,000	\$1,100,000	4.5%	-7.7%
SAFETY BEACH	\$1,268,000	\$1,275,000	-0.5%	-0.9%
SALE	\$625,000	\$590,000	5.9%	8.7%
SANDHURST	\$1,035,000	\$1,030,000	0.5%	1.0%
SANDRINGHAM*	\$2,635,500	\$2,563,000	2.8%	15.8%
SCORESBY*	\$1,151,050	\$1,152,100	-0.1%	9.9%
SEAFORD	\$1,017,500	\$1,002,000	1.5%	3.8%
SEBASTOPOL*	\$556,500	\$530,000	5.0%	13.2%
SEDDON*	\$1,670,000	-	-	-
SEVILLE*	\$952,820	\$1,150,000	-17.1%	-16.5%
SEYMOUR*	\$749,500	\$672,250	11.5%	-
SHEPPARTON	\$660,000	\$650,000	1.5%	9.5%
SHOREHAM*	\$2,655,000	-	-	-
SKYE*	\$890,000	\$880,000	1.1%	7.9%
SMYTHES CREEK*	\$613,500	\$610,000	0.6%	9.6%
SOLDIERS HILL*	\$837,500	\$810,000	3.4%	8.8%
SOMERS*	\$1,500,000	\$1,500,000	0.0%	-20.4%
SOMERVILLE*	\$1,100,000	\$995,000	10.6%	9.6%
SORRENTO*	\$2,032,500	\$2,002,500	1.5%	9.5%
SOUTH MELBOURNE*	\$2,680,000	\$2,767,500	-3.2%	1.4%
SOUTH MORANG	\$905,250	\$922,000	-1.8%	6.5%
SOUTH YARRA*	\$2,930,000	\$2,875,000	1.9%	-14.8%
SPRING GULLY*	\$792,500	\$745,000	6.4%	5.7%
SPRINGVALE SOUTH*	\$975,000	\$965,000	1.0%	6.7%
SPRINGVALE*	\$1,010,000	\$1,010,000	0.0%	8.3%
ST ALBANS	\$790,000	\$770,000	2.6%	9.7%
ST ALBANS PARK*	\$787,500	\$760,000	3.6%	-
ST ANDREWS BEACH*	\$1,780,000	-	-	-
ST HELENA*	\$1,200,000	\$1,167,750	2.8%	-0.8%
ST KILDA EAST*	\$2,050,000	\$2,012,500	1.9%	1.2%
ST KILDA*	\$2,317,500	\$2,295,000	1.0%	-7.3%
ST LEONARDS	\$800,000	\$765,000	4.6%	7.4%
STAWELL*	\$434,000	\$449,000	-3.3%	-4.6%
STRATFORD*	\$615,000	\$585,000	5.1%	8.9%
STRATHDALE*	\$811,000	\$759,000	6.9%	15.0%
STRATHFIELDSAYE	\$796,500	\$805,000	-1.1%	2.1%
STRATHMORE*	\$1,792,500	\$1,745,000	2.7%	-6.4%
STRATHTULLOH	\$649,000	\$640,000	1.4%	2.6%
SUNBURY	\$770,000	\$751,000	2.5%	6.7%
SUNSHINE NORTH*	\$846,500	\$850,000	-0.4%	1.6%
SUNSHINE WEST	\$875,000	\$811,000	7.9%	19.0%
SUNSHINE*	\$949,500	\$927,000	2.4%	-3.5%
SURREY HILLS	\$2,304,000	\$2,330,000	-1.1%	-2.0%
SWAN HILL*	\$660,000	\$650,000	1.5%	-1.5%
SYDENHAM*	\$816,750	\$787,500	3.7%	10.7%
TANGAMBALANGA*	\$750,000	\$772,500	-2.9%	5.3%
TARNEIT	\$685,500	\$680,000	0.8%	2.3%
TATURA*	\$660,000	\$643,750	2.5%	34.0%
TAYLORS HILL	\$1,001,000	\$995,500	0.6%	11.2%
TAYLORS LAKES	\$1,042,500	\$1,030,000	1.2%	5.8%
TECOMA*	\$1,060,000	\$1,165,000	-9.0%	2.9%
TEESDALE*	\$1,020,000	\$980,000	4.1%	-5.6%
TEMPLESTOWE	\$1,569,000	\$1,564,000	0.3%	-3.7%
TEMPLESTOWE LOWER	\$1,430,000	\$1,430,000	0.0%	-0.7%
THE BASIN*	\$942,500	\$972,500	-3.1%	-20.1%
THOMASTOWN*	\$850,000	\$850,000	0.0%	5.1%
THORNBURY*	\$1,818,750	\$1,790,000	1.6%	1.3%
THORNHILL PARK	\$630,000	\$626,000	0.6%	3.3%
TOORAK*	\$5,657,500	\$5,600,000	1.0%	-3.7%
TOOTGAROOK*	\$1,070,000	\$1,075,000	-0.5%	4.9%
TORQUAY	\$1,260,000	\$1,267,500	-0.6%	5.0%
TRAFALGAR*	\$690,000	\$680,000	1.5%	0.7%
TRARALGON	\$680,000	\$640,000	6.3%	11.5%
TRARALGON EAST*	\$763,000	\$780,000	-2.2%	-
TRENTHAM*	\$1,087,500	\$1,202,500	-9.6%	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
TRUGANINA	\$720,000	\$713,000	1.0%	4.3%
TULLAMARINE*	\$880,000	\$833,000	5.6%	11.6%
TYABB*	\$915,000	\$900,000	1.7%	-3.7%
UPPER FERNTREE GULLY*	\$940,000	\$942,500	-0.3%	-3.8%
UPWEY*	\$1,026,500	\$965,000	6.4%	9.8%
VENTNOR*	\$946,250	\$950,000	-0.4%	4.0%
VERMONT	\$1,422,500	\$1,417,500	0.4%	5.4%
VERMONT SOUTH	\$1,511,000	\$1,510,000	0.1%	1.8%
VIEWBANK*	\$1,343,000	\$1,282,500	4.7%	8.3%
WALLAN	\$620,000	\$620,000	0.0%	-3.1%
WANDANA HEIGHTS*	\$1,020,000	\$1,082,500	-5.8%	5.7%
WANDIN NORTH*	\$1,030,000	\$1,028,000	0.2%	6.5%
WANGARATTA	\$670,000	\$660,000	1.5%	-0.4%
WANTIRNA	\$1,248,000	\$1,263,500	-1.2%	7.6%
WANTIRNA SOUTH	\$1,337,500	\$1,360,250	-1.7%	5.1%
WARBURTON*	\$750,000	\$730,000	2.7%	-
WARRAGUL	\$729,000	\$695,000	4.9%	7.1%
WARRANTDYTE*	\$1,370,000	\$1,330,888	2.9%	-2.1%
WARRANWOOD*	\$1,280,000	\$1,273,000	0.5%	-1.7%
WARRNAMBOOL	\$748,000	\$725,500	3.1%	7.6%
WATERWAYS*	\$1,615,000	\$1,615,000	0.0%	7.7%
WATSONIA NORTH*	\$1,100,000	\$1,015,000	8.4%	-7.4%
WATSONIA*	\$1,111,000	\$1,115,500	-0.4%	-3.9%
WATTLE GLEN*	\$1,160,000	\$1,027,500	12.9%	-
WAURN PONDS*	\$810,000	\$815,000	-0.6%	-8.5%
WEIR VIEWS	\$625,000	\$615,000	1.6%	8.7%
WENDOUREE*	\$567,500	\$562,000	1.0%	9.1%
WERRIBEE	\$715,000	\$702,000	1.9%	7.5%
WEST FOOTSCRAY*	\$1,348,000	\$1,346,000	0.1%	5.7%
WEST WODONGA	\$726,000	\$680,500	6.7%	13.3%
WESTMEADOWS*	\$950,000	\$970,000	-2.1%	15.7%
WHEELERS HILL	\$1,455,000	\$1,460,000	-0.3%	4.9%
WHITE HILLS*	\$732,500	\$700,000	4.6%	8.1%
WHITTLESEA*	\$910,000	\$870,000	4.6%	19.0%
WILLIAMS LANDING*	\$879,000	\$877,000	0.2%	6.2%
WILLIAMSTOWN	\$1,890,000	\$1,905,000	-0.8%	-5.5%
WINCHELSEA*	\$675,000	\$680,000	-0.7%	-13.6%
WINDSOR*	\$1,970,000	\$2,650,000	-25.7%	-
WINTER VALLEY	\$595,000	\$585,000	1.7%	8.2%
WODONGA	\$705,000	\$690,000	2.2%	8.6%
WOLLERT	\$745,000	\$735,000	1.4%	3.1%
WONGA PARK*	\$1,700,000	\$1,690,000	0.6%	16.4%
WONTHAGGI*	\$655,000	\$627,500	4.4%	5.0%
WOODEND	\$1,150,000	\$1,150,000	0.0%	5.0%
WOODSTOCK*	\$640,000	\$640,000	0.0%	-
WOORI YALLOCK*	\$920,000	\$870,000	5.7%	-
WY YUNG*	\$885,000	\$885,000	0.0%	2.3%
WYNDHAM VALE	\$642,000	\$640,056	0.3%	2.7%
YALLAMBIE*	\$1,172,500	\$1,175,000	-0.2%	-1.1%
YARRA GLEN*	\$1,050,000	\$1,050,000	0.0%	4.1%
YARRA JUNCTION*	\$920,000	\$910,000	1.1%	16.5%
YARRAGON*	\$701,000	\$701,000	0.0%	-
YARRAVILLE*	\$1,520,000	\$1,441,000	5.5%	6.2%
YARRAWONGA	\$690,000	\$682,500	1.1%	-4.8%
YEA*	\$925,000	\$814,500	13.6%	-

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$372,500	\$370,000	0.7%	-0.7%
ABERFELDIE*	\$356,500	-	-	-
ALBION*	\$237,500	\$227,500	4.4%	10.5%
ALPHINGTON*	\$382,250	\$412,000	-7.2%	16.2%
ARMADALE*	\$440,300	\$418,000	5.3%	7.1%
ASCOT VALE*	\$340,000	\$329,000	3.3%	-4.2%
BALACLAVA*	\$367,500	\$390,000	-5.8%	-6.4%
BALWYN*	\$400,000	\$395,500	1.1%	7.4%
BELMONT*	\$332,500	-	-	-
BENTLEIGH*	\$443,000	-	-	-
BENTLEIGH EAST*	\$393,000	\$385,000	2.1%	-1.1%
BLACKBURN*	\$365,000	\$365,000	0.0%	2.8%
BOX HILL	\$260,000	\$188,000	38.3%	82.1%
BRIGHTON*	\$445,000	\$420,000	6.0%	-4.3%
BRUNSWICK	\$377,000	\$375,500	0.4%	-0.8%
BRUNSWICK EAST	\$410,000	\$417,250	-1.7%	2.0%
BRUNSWICK WEST*	\$325,250	\$319,000	2.0%	2.9%
BUNDOORA*	\$335,000	\$325,500	2.9%	3.1%
BURWOOD*	\$140,000	\$215,500	-35.0%	-57.4%
CAMBERWELL*	\$392,500	\$397,750	-1.3%	-4.0%
CARLTON	\$275,000	\$246,250	11.7%	0.0%
CARNEGIE	\$345,000	\$348,000	-0.9%	-6.8%
CAULFIELD NORTH*	\$375,000	\$362,500	3.4%	5.6%
CHELtenham*	\$365,000	\$387,500	-5.8%	-9.9%
CLAYTON*	\$357,500	\$367,500	-2.7%	2.1%
CLAYTON SOUTH*	\$318,000	\$318,000	0.0%	-
CLIFTON HILL*	\$415,000	\$418,500	-0.8%	7.0%
COBURG*	\$401,000	\$380,000	5.5%	19.4%
COLLINGWOOD	\$460,000	\$452,500	1.7%	5.1%
CREMORNE*	\$430,000	\$430,500	-0.1%	-4.4%
CROYDON*	\$408,500	\$408,500	0.0%	-
DANDENONG*	\$300,000	\$280,000	7.1%	11.1%
DOCKLANDS	\$396,944	\$396,944	0.0%	0.5%
DONCASTER*	\$378,000	\$376,000	0.5%	-3.7%
DONCASTER EAST*	\$380,000	\$387,500	-1.9%	2.7%
EAST MELBOURNE*	\$515,000	\$510,000	1.0%	15.1%
ELSTERNWICK*	\$400,000	\$395,000	1.3%	6.7%
ELWOOD	\$430,500	\$431,000	-0.1%	-0.8%
ESSENDON	\$334,500	\$328,750	1.7%	1.4%
FAIRFIELD*	\$400,000	\$442,500	-9.6%	-2.4%
FITZROY*	\$526,500	\$530,000	-0.7%	5.3%
FITZROY NORTH*	\$418,000	\$414,000	1.0%	-2.8%
FLEMINGTON	\$350,000	\$329,500	6.2%	12.9%
FOOTSCRAY	\$330,000	\$330,000	0.0%	4.8%
FRANKSTON*	\$270,000	\$297,500	-9.2%	-22.9%
GEELONG*	\$450,000	-	-	-
GEELONG WEST*	\$337,500	\$330,000	2.3%	10.7%
GLEN HUNTLY*	\$310,000	\$310,000	0.0%	1.6%
GLEN IRIS	\$382,500	\$352,500	8.5%	7.7%
GLEN WAVERLEY*	\$381,000	\$380,000	0.3%	-
HAWTHORN	\$400,000	\$405,000	-1.2%	-2.0%
HAWTHORN EAST	\$395,000	\$383,000	3.1%	5.3%
HEIDELBERG*	\$410,000	\$393,500	4.2%	8.6%
HERNE HILL*	\$301,000	\$298,750	0.8%	-10.4%
HIGHETT*	\$408,325	\$401,500	1.7%	2.1%
HIGHTON*	\$280,000	\$290,000	-3.4%	-
IVANHOE*	\$410,000	\$411,500	-0.4%	-4.7%
KENSINGTON*	\$410,000	\$397,000	3.3%	10.8%
KEW*	\$460,000	\$459,250	0.2%	1.1%
LILYDALE*	\$451,000	\$451,000	0.0%	-
MACLEOD*	\$115,000	\$108,500	6.0%	10.0%
MALVERN*	\$410,000	\$407,500	0.6%	1.2%
MALVERN EAST	\$300,000	\$300,000	0.0%	0.0%
MARIBYRNONG*	\$345,000	\$345,000	0.0%	4.5%
MELBOURNE	\$338,194	\$335,000	1.0%	-5.5%
MENTONE*	\$378,500	\$371,000	2.0%	0.4%
MITCHAM*	\$290,000	\$281,000	3.2%	-4.1%
MOONEE PONDS	\$405,000	\$393,800	2.8%	5.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MURRUMBEENA*	\$335,000	\$340,000	-1.5%	2.0%
NEWPORT*	\$318,500	\$318,500	0.0%	-
NOBLE PARK*	\$220,000	\$227,000	-3.1%	-14.7%
NORTH MELBOURNE	\$372,500	\$378,000	-1.5%	6.4%
NORTHCOTE	\$399,500	\$400,000	-0.1%	-5.4%
NOTTING HILL*	\$300,000	\$300,000	0.0%	1.7%
ORMOND*	\$330,000	\$325,000	1.5%	0.0%
PARKDALE*	\$487,500	\$472,500	3.2%	-
PARKVILLE*	\$376,750	\$336,000	12.1%	14.9%
PORT MELBOURNE	\$473,500	\$472,000	0.3%	2.9%
PRAHRAN	\$387,500	\$390,000	-0.6%	2.0%
PRESTON	\$390,000	\$385,000	1.3%	5.1%
RESERVOIR*	\$428,080	\$396,275	8.0%	5.1%
RICHMOND	\$405,000	\$407,500	-0.6%	1.3%
RINGWOOD*	\$400,000	\$379,000	5.5%	6.7%
SANDRINGHAM*	\$367,500	\$377,500	-2.6%	0.7%
SOUTH MELBOURNE	\$443,000	\$436,000	1.6%	10.8%
SOUTH YARRA	\$386,000	\$385,000	0.3%	0.3%
SOUTHBANK	\$385,000	\$383,750	0.3%	1.9%
ST KILDA	\$383,000	\$375,000	2.1%	2.1%
ST KILDA EAST	\$340,000	\$325,000	4.6%	4.6%
ST KILDA WEST*	\$435,050	\$422,500	3.0%	7.4%
THORNBURY	\$395,000	\$391,000	1.0%	7.2%
TOORAK*	\$510,000	\$510,000	0.0%	14.0%
TRARALGON*	\$221,750	\$213,500	3.9%	-
TRAVANCORE*	\$362,500	\$347,500	4.3%	-
WANTIRNA SOUTH*	\$333,500	\$340,000	-1.9%	-6.1%
WENDOUREE*	\$262,500	\$258,000	1.7%	-
WEST FOOTSCRAY*	\$307,500	\$310,000	-0.8%	13.9%
WEST MELBOURNE	\$372,500	\$355,000	4.9%	-2.0%
WILLIAMSTOWN*	\$432,500	\$387,500	11.6%	-
WINDSOR	\$397,500	\$392,500	1.3%	7.4%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$645,000	\$645,000	0.0%	7.5%
ABERFELDIE*	\$600,000	\$625,000	-4.0%	-
AIRPORT WEST	\$623,750	\$620,500	0.5%	-1.1%
ALBERT PARK*	\$958,500	-	-	-
ALBION*	\$439,000	\$428,000	2.6%	42.8%
ALPHINGTON*	\$747,500	\$725,500	3.0%	6.8%
ALTONA	\$657,500	\$665,000	-1.1%	0.8%
ALTONA MEADOWS*	\$558,500	\$550,000	1.5%	7.4%
ALTONA NORTH*	\$655,000	\$653,500	0.2%	5.2%
ARARAT*	\$278,500	\$279,250	-0.3%	-
ARMADALE	\$703,000	\$693,500	1.4%	1.4%
ASCOT VALE	\$566,250	\$542,500	4.4%	8.1%
ASHWOOD*	\$777,500	\$767,790	1.3%	7.5%
ASPENDALE*	\$837,000	\$832,500	0.5%	11.6%
AVONDALE HEIGHTS*	\$601,050	\$611,600	-1.7%	-
BACCHUS MARSH*	\$435,000	\$447,500	-2.8%	-
BAIRNSDALE*	\$349,000	\$349,000	0.0%	7.7%
BALACLAVA	\$579,500	\$575,000	0.8%	-6.5%
BALLARAT CENTRAL*	\$450,000	\$421,375	6.8%	21.6%
BALLARAT EAST*	\$385,250	\$380,000	1.4%	20.0%
BALLARAT NORTH*	\$405,000	\$398,250	1.7%	24.6%
BALWYN	\$775,000	\$710,000	9.2%	22.6%
BALWYN NORTH*	\$838,000	\$750,000	11.7%	9.9%
BAYSWATER	\$600,500	\$600,500	0.0%	0.1%
BAYSWATER NORTH	\$625,000	\$618,000	1.1%	4.2%
BEAUMARIS*	\$946,250	\$895,000	5.7%	16.5%
BELL PARK*	\$535,000	\$532,500	0.5%	10.9%
BELLFIELD*	\$720,000	\$700,000	2.9%	-
BELMONT*	\$520,250	\$519,500	0.1%	2.0%
BENALLA*	\$347,000	\$345,000	0.6%	17.6%
BENDIGO*	\$472,000	\$457,500	3.2%	11.1%
BENTLEIGH	\$652,000	\$637,500	2.3%	4.3%
BENTLEIGH EAST	\$738,200	\$715,000	3.2%	16.7%
BERWICK*	\$600,000	\$593,500	1.1%	0.0%
BLACK HILL*	\$435,000	-	-	-
BLACK ROCK*	\$917,500	\$903,500	1.5%	7.2%
BLACKBURN	\$691,000	\$660,500	4.6%	9.7%
BLACKBURN NORTH*	\$643,500	-	-	-
BLACKBURN SOUTH*	\$626,500	\$675,000	-7.2%	-7.2%
BONBEACH	\$662,000	\$667,500	-0.8%	6.6%
BORONIA	\$635,000	\$627,500	1.2%	5.8%
BOX HILL	\$520,000	\$520,000	0.0%	-7.6%
BOX HILL NORTH*	\$749,000	\$753,000	-0.5%	2.3%
BOX HILL SOUTH*	\$715,000	\$637,650	12.1%	19.2%
BRAYBROOK*	\$583,000	\$582,000	0.2%	-2.8%
BRIGHTON	\$887,500	\$896,250	-1.0%	-1.9%
BRIGHTON EAST*	\$894,250	\$910,000	-1.7%	4.5%
BROADMEADOWS	\$478,500	\$470,000	1.8%	9.7%
BROOKLYN*	\$630,000	\$626,250	0.6%	3.3%
BRUNSWICK	\$650,000	\$650,000	0.0%	0.0%
BRUNSWICK EAST	\$620,000	\$631,500	-1.8%	-0.8%
BRUNSWICK WEST	\$565,000	\$562,500	0.4%	0.9%
BULLEEN*	\$536,250	\$607,500	-11.7%	-17.5%
BUNDOORA	\$462,000	\$460,000	0.4%	1.5%
BURWOOD*	\$638,850	\$622,500	2.6%	3.5%
BURWOOD EAST*	\$635,000	\$622,500	2.0%	5.0%
CAMBERWELL	\$780,000	\$755,000	3.3%	13.0%
CANADIAN*	\$426,000	-	-	15.1%
CANTERBURY*	\$933,000	\$938,000	-0.5%	1.4%
CAPEL SOUND*	\$550,000	\$580,000	-5.2%	-
CARLTON	\$602,500	\$600,000	0.4%	0.4%
CARLTON NORTH*	\$750,000	\$813,000	-7.7%	1.0%
CARNEGIE	\$641,500	\$630,000	1.8%	3.4%
CAROLINE SPRINGS*	\$455,500	\$446,500	2.0%	3.1%
CARRUM*	\$735,000	\$715,000	2.8%	6.4%
CARRUM DOWNS*	\$565,000	\$562,500	0.4%	13.7%
CAULFIELD*	\$652,500	\$615,000	6.1%	10.2%
CAULFIELD NORTH	\$615,000	\$630,500	-2.5%	2.5%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CAULFIELD SOUTH*	\$710,000	\$778,000	-8.7%	8.4%
CHADSTONE*	\$597,500	\$633,000	-5.6%	10.6%
CHELSEA	\$668,000	\$658,500	1.4%	6.9%
CHELTENHAM	\$675,000	\$670,000	0.7%	6.3%
CLAYTON	\$552,500	\$556,000	-0.6%	-1.6%
CLAYTON SOUTH	\$527,250	\$518,000	1.8%	8.2%
CLIFTON HILL*	\$737,500	\$790,000	-6.6%	-16.2%
COBURG	\$635,000	\$632,500	0.4%	2.0%
COBURG NORTH*	\$736,500	\$722,500	1.9%	11.6%
COLAC*	\$342,500	-	-	-
COLLINGWOOD	\$726,500	\$720,000	0.9%	5.0%
COWES*	\$459,000	\$459,500	-0.1%	-
CRAIGIEBURN*	\$441,000	\$429,500	2.7%	12.9%
CRANBOURNE*	\$493,500	\$480,000	2.8%	10.9%
CREMORNE*	\$686,500	\$695,000	-1.2%	-1.9%
CROYDON	\$630,000	\$595,000	5.9%	6.6%
CROYDON NORTH*	\$653,500	\$646,000	1.2%	2.2%
DANDENONG	\$415,000	\$411,000	1.0%	7.8%
DANDENONG NORTH*	\$542,500	\$555,500	-2.3%	6.0%
DEER PARK*	\$510,000	\$480,000	6.3%	13.5%
DINGLEY VILLAGE*	\$791,000	\$767,500	3.1%	14.2%
DOCKLANDS	\$640,000	\$641,888	-0.3%	-2.3%
DONCASTER	\$572,500	\$570,000	0.4%	0.0%
DONCASTER EAST	\$581,500	\$585,000	-0.6%	-2.3%
DONVALE*	\$734,500	\$710,000	3.5%	8.8%
DOVETON*	\$550,500	\$535,000	2.9%	9.3%
DROMANA*	\$625,000	\$630,000	-0.8%	28.2%
DROUIN*	\$445,000	\$432,500	2.9%	4.7%
DRYSDALE*	\$490,000	\$490,000	0.0%	-
EAST MELBOURNE	\$752,500	\$780,000	-3.5%	-8.8%
ECHUCA*	\$370,000	\$410,000	-9.8%	-12.9%
EDITHVALE*	\$706,001	\$715,000	-1.3%	11.4%
ELSTERNWICK	\$670,500	\$662,500	1.2%	-0.4%
ELTHAM*	\$690,000	\$708,500	-2.6%	6.2%
ELWOOD	\$695,000	\$690,000	0.7%	0.0%
EPPING	\$510,500	\$505,000	1.1%	17.0%
ESSENDON	\$571,000	\$575,000	-0.7%	-0.7%
ESSENDON NORTH*	\$528,750	\$515,000	2.7%	30.6%
FAIRFIELD	\$600,000	\$630,000	-4.8%	-10.6%
FAWKNER*	\$590,000	\$590,000	0.0%	11.7%
FERNTREE GULLY	\$612,000	\$625,000	-2.1%	0.3%
FITZROY	\$890,500	\$867,000	2.7%	6.6%
FITZROY NORTH	\$736,000	\$728,000	1.1%	2.2%
FLEMINGTON*	\$546,000	\$545,000	0.2%	1.9%
FLORA HILL*	\$435,000	\$421,000	3.3%	22.5%
FOOTSCRAY	\$484,000	\$482,000	0.4%	-1.7%
FOREST HILL*	\$691,000	\$640,000	8.0%	6.9%
FRANKSTON	\$560,000	\$532,000	5.3%	13.1%
FRANKSTON SOUTH*	\$752,500	\$752,500	0.0%	17.0%
GEELONG*	\$595,500	\$615,000	-3.2%	-7.0%
GEELONG WEST*	\$525,000	\$525,000	0.0%	-0.5%
GISBORNE*	\$518,000	\$518,000	0.0%	0.6%
GLEN HUNTLY	\$632,500	\$632,000	0.1%	-0.4%
GLEN IRIS	\$668,000	\$638,750	4.6%	3.6%
GLEN WAVERLEY	\$650,000	\$661,944	-1.8%	-8.2%
GLENROY	\$575,000	\$564,000	2.0%	7.7%
GREENSBOROUGH	\$647,000	\$640,000	1.1%	-0.5%
GROVEDALE*	\$506,000	\$494,000	2.4%	5.2%
HADFIELD*	\$570,000	\$560,500	1.7%	11.0%
HALLAM*	\$571,075	-	-	9.8%
HAMILTON*	\$298,000	-	-	-
HAMLIN HEIGHTS*	\$606,000	\$572,000	5.9%	21.9%
HAMPTON	\$843,000	\$830,000	1.6%	3.1%
HAMPTON EAST*	\$700,000	\$748,000	-6.4%	-4.4%
HAMPTON PARK*	\$532,000	\$527,500	0.9%	2.5%
HASTINGS*	\$525,000	\$500,000	5.0%	15.4%
HAWTHORN	\$640,125	\$640,250	0.0%	0.8%
HAWTHORN EAST	\$673,750	\$666,250	1.1%	2.9%
HEATHMONT*	\$720,000	\$722,500	-0.3%	12.3%
HEIDELBERG	\$673,000	\$665,000	1.2%	6.7%
HEIDELBERG HEIGHTS*	\$685,000	\$656,500	4.3%	4.9%
HEIDELBERG WEST*	\$630,000	\$592,500	6.3%	3.7%
HIGHETT	\$675,000	\$647,500	4.2%	10.7%
HIGHTON*	\$505,000	\$505,500	-0.1%	4.1%
HOPPERS CROSSING*	\$435,000	\$422,500	3.0%	1.8%
HORSHAM*	\$355,000	\$337,500	5.2%	22.3%
HUGHESDALE	\$615,500	\$580,000	6.1%	8.5%
IVANHOE	\$678,500	\$691,000	-1.8%	-2.4%
IVANHOE EAST*	\$872,500	\$810,000	7.7%	14.8%
KEILOR EAST*	\$622,000	\$615,000	1.1%	0.3%
KENNINGTON*	\$432,500	\$407,500	6.1%	31.1%
KENSINGTON	\$565,000	\$570,000	-0.9%	-2.2%
KEW	\$695,000	\$695,000	0.0%	0.0%
KEW EAST*	\$755,000	\$742,500	1.7%	9.8%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
KEYSBOROUGH*	\$653,500	\$628,750	3.9%	6.8%
KILMORE*	\$402,500	-	-	-
KILSYTH*	\$666,000	\$656,750	1.4%	2.3%
KINGSBURY*	\$440,000	\$452,500	-2.8%	-11.1%
KINGSVILLE*	\$462,500	\$503,500	-8.1%	6.0%
KYABRAM*	\$310,000	\$301,000	3.0%	-16.7%
LAKE WENDOUREE*	\$497,500	\$495,000	0.5%	2.6%
LALOR*	\$541,000	\$515,250	5.0%	15.1%
LANGWARRIN*	\$620,000	\$590,000	5.1%	15.2%
LARA*	\$465,000	\$450,000	3.3%	5.7%
LAVERTON*	\$470,000	\$474,000	-0.8%	0.0%
LEONGATHA*	\$420,000	\$425,000	-1.2%	1.2%
LEOPOLD*	\$515,000	\$491,500	4.8%	10.8%
LILYDALE	\$600,000	\$600,000	0.0%	3.4%
LOWER PLENTY*	\$618,000	\$645,500	-4.3%	-4.6%
MACLEOD*	\$710,000	\$675,000	5.2%	5.8%
MAIDSTONE	\$590,000	\$590,000	0.0%	19.9%
MALVERN	\$695,000	\$692,500	0.4%	2.7%
MALVERN EAST	\$625,000	\$620,000	0.8%	4.6%
MANIFOLD HEIGHTS*	\$485,000	\$490,000	-1.0%	-
MARIBYRNONG	\$492,000	\$483,500	1.8%	-0.1%
MARYBOROUGH*	\$310,000	\$277,500	11.7%	-
MCKINNON*	\$685,000	\$765,000	-10.5%	-10.3%
MELBOURNE	\$555,000	\$556,450	-0.3%	-2.1%
MELTON SOUTH*	\$385,000	\$379,250	1.5%	4.1%
MENTONE	\$679,500	\$691,500	-1.7%	4.5%
MERNDA*	\$398,000	\$385,000	3.4%	-0.5%
MIDDLE PARK*	\$913,500	\$950,000	-3.8%	-4.8%
MILDURA	\$318,500	\$315,000	1.1%	6.2%
MILL PARK*	\$495,500	\$495,500	0.0%	18.0%
MITCHAM	\$665,500	\$700,000	-4.9%	-2.1%
MOE*	\$282,000	\$267,500	5.4%	15.1%
MONT ALBERT*	\$742,500	\$735,000	1.0%	2.1%
MONT ALBERT NORTH*	\$825,000	\$825,000	0.0%	-
MONTMORENCY*	\$706,000	\$701,050	0.7%	5.4%
MOONEE PONDS	\$625,000	\$600,000	4.2%	5.9%
MOORABBIN*	\$674,000	\$663,000	1.7%	20.4%
MOOROOLBARK*	\$601,000	\$603,000	-0.3%	-0.9%
MOOROOPNA*	\$237,500	-	-	-15.2%
MORDIALLOC	\$658,000	\$650,000	1.2%	-0.2%
MORNINGTON	\$720,000	\$711,000	1.3%	7.5%
MORWELL*	\$307,000	\$295,000	4.1%	17.6%
MOUNT ELIZA*	\$630,000	\$615,000	2.4%	-3.8%
MOUNT MARTHA*	\$703,000	\$727,250	-3.3%	-6.5%
MOUNT WAVERLEY	\$790,000	\$785,000	0.6%	3.9%
MULGRAVE*	\$655,000	-	-	-
MURRUMBEENA	\$600,000	\$610,000	-1.6%	-9.8%
NARRE WARREN*	\$500,000	\$510,000	-2.0%	-2.0%
NEWCOMB*	\$452,750	\$444,750	1.8%	-
NEWPORT*	\$645,000	\$655,000	-1.5%	-2.6%
NEWTOWN*	\$600,000	\$577,500	3.9%	9.1%
NIDDRIE*	\$738,500	\$738,500	0.0%	42.8%
NOBLE PARK	\$562,000	\$550,000	2.2%	12.4%
NORLANE*	\$435,000	\$435,000	0.0%	10.8%
NORTH MELBOURNE	\$673,000	\$686,392	-2.0%	8.5%
NORTHCOTE	\$695,000	\$700,000	-0.7%	2.0%
NOTTING HILL*	\$460,550	\$443,500	3.8%	6.9%
NUNAWADING*	\$675,000	\$652,250	3.5%	5.5%
OAK PARK*	\$642,500	\$638,000	0.7%	4.9%
OAKLEIGH*	\$545,000	\$538,750	1.2%	1.8%
OAKLEIGH EAST*	\$670,000	\$630,000	6.3%	14.5%
OAKLEIGH SOUTH*	\$649,000	\$654,000	-0.8%	-0.5%
OCEAN GROVE*	\$667,500	\$658,000	1.4%	5.1%
ORMOND	\$597,500	\$600,000	-0.4%	-1.9%
PAKENHAM*	\$485,000	\$476,000	1.9%	6.6%
PARKDALE	\$695,000	\$700,000	-0.7%	-3.0%
PARKVILLE*	\$520,500	\$560,000	-7.1%	-9.1%
PASCOE VALE	\$635,000	\$628,250	1.1%	5.8%
PASCOE VALE SOUTH*	\$650,000	\$700,000	-7.1%	1.6%
PATTERSON LAKES*	\$685,000	\$665,000	3.0%	20.2%
PAYNESVILLE*	\$342,500	\$370,000	-7.4%	-16.5%
POINT COOK*	\$497,500	\$490,000	1.5%	9.3%
PORT MELBOURNE	\$787,500	\$787,500	0.0%	0.6%
PORTLAND*	\$270,000	\$275,000	-1.8%	-12.9%
PRAHRAN	\$632,000	\$630,000	0.3%	1.3%
PRESTON	\$602,500	\$600,000	0.4%	-4.4%
REDAN*	\$365,000	\$327,500	11.5%	10.6%
RESERVOIR	\$627,500	\$620,000	1.2%	4.6%
RICHMOND	\$687,000	\$685,000	0.3%	2.2%
RINGWOOD	\$620,000	\$598,000	3.7%	10.7%
RINGWOOD EAST	\$673,560	\$684,000	-1.5%	5.2%
RIPPONLEA*	\$565,000	\$570,000	-0.9%	-10.3%
ROSANNA*	\$720,000	\$717,500	0.3%	4.3%
ROSEBUD*	\$580,000	\$520,000	11.5%	2.7%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ROWVILLE*	\$490,500	\$568,000	-13.6%	-14.9%
SAFETY BEACH*	\$740,000	\$597,500	23.8%	-
SALE*	\$330,000	\$320,000	3.1%	11.9%
SANDRINGHAM	\$685,000	\$687,250	-0.3%	-0.4%
SEAFORD	\$600,500	\$575,000	4.4%	9.0%
SEBASTOPOL*	\$351,500	\$340,000	3.4%	6.5%
SEDDON*	\$720,000	\$730,000	-1.4%	15.7%
SHEPPARTON*	\$375,000	\$385,000	-2.6%	12.3%
SOMERVILLE*	\$588,250	\$580,000	1.4%	12.5%
SOUTH MELBOURNE	\$632,500	\$635,000	-0.4%	0.7%
SOUTH MORANG*	\$477,500	\$500,000	-4.5%	-3.5%
SOUTH YARRA	\$670,000	\$670,000	0.0%	3.1%
SOUTHBANK	\$595,000	\$599,500	-0.8%	-1.4%
SPRINGVALE*	\$600,000	\$590,000	1.7%	-1.6%
SPRINGVALE SOUTH*	\$581,000	\$600,000	-3.2%	5.6%
ST ALBANS	\$483,500	\$470,000	2.9%	9.9%
ST KILDA	\$630,000	\$630,000	0.0%	0.8%
ST KILDA EAST	\$620,000	\$615,000	0.8%	2.3%
ST KILDA WEST*	\$708,250	\$692,000	2.3%	1.2%
STRATHMORE*	\$642,000	\$648,500	-1.0%	2.7%
SUNBURY*	\$467,500	\$463,500	0.9%	-0.5%
SUNSHINE*	\$440,000	\$460,000	-4.3%	-13.9%
SUNSHINE NORTH*	\$528,500	\$521,000	1.4%	4.9%
SUNSHINE WEST*	\$491,000	\$483,000	1.7%	5.5%
SURREY HILLS	\$825,000	\$830,000	-0.6%	8.3%
SWAN HILL*	\$355,000	-	-	7.6%
SYDENHAM*	\$465,500	\$458,000	1.6%	5.8%
TARNEIT*	\$428,500	\$405,000	5.8%	4.2%
TEMPLESTOWE*	\$683,000	\$642,700	6.3%	7.1%
THOMASTOWN*	\$540,000	\$525,000	2.9%	8.0%
THORNBURY	\$680,000	\$670,000	1.5%	7.9%
TOORAK	\$860,000	\$890,000	-3.4%	7.5%
TORQUAY*	\$725,000	\$719,000	0.8%	2.4%
TRARALGON*	\$320,000	\$315,000	1.6%	-3.8%
TRAVANCORE	\$380,000	\$370,000	2.7%	0.8%
TULLAMARINE*	\$542,500	\$526,500	3.0%	8.5%
VERMONT*	\$685,000	\$716,000	-4.3%	-4.9%
WALLAN*	\$432,500	-	-	-
WANGARATTA*	\$352,250	\$355,000	-0.8%	2.1%
WANTIRNA*	\$640,000	\$645,000	-0.8%	7.6%
WANTIRNA SOUTH*	\$545,000	\$530,000	2.8%	5.8%
WARRAGUL*	\$480,000	-	-	6.7%
WARRNAMBOOL*	\$437,500	\$440,000	-0.6%	4.8%
WATSONIA*	\$604,500	-	-	-8.4%
WENDOUREE*	\$392,500	\$400,000	-1.9%	20.8%
WERRIBEE	\$440,000	\$424,250	3.7%	10.0%
WERRIBEE SOUTH*	\$442,500	\$455,000	-2.7%	7.9%
WEST FOOTSCRAY	\$448,000	\$449,000	-0.2%	-16.6%
WEST MELBOURNE	\$624,250	\$575,000	8.6%	12.0%
WEST WODONGA*	\$415,000	\$390,700	6.2%	7.8%
WESTMEADOWS*	\$505,250	\$490,750	3.0%	-5.8%
WHITTINGTON*	\$414,000	\$413,000	0.2%	6.2%
WILLIAMSTOWN*	\$680,000	\$691,500	-1.7%	4.6%
WINDSOR	\$638,000	\$625,000	2.1%	2.1%
WODONGA*	\$399,000	\$399,000	0.0%	7.1%
WOLLERT*	\$480,000	\$480,000	0.0%	12.1%
WONTHAGGI*	\$400,000	\$391,000	2.3%	3.9%
YARRAVILLE*	\$681,000	\$692,000	-1.6%	1.5%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,230,000	\$1,225,000	0.4%	6.7%
AIRPORT WEST	\$793,750	\$787,500	0.8%	-1.7%
ALBION*	\$697,500	-	-	17.8%
ALPHINGTON*	\$1,130,000	\$1,050,000	7.6%	1.3%
ALTONA*	\$910,000	\$900,000	1.1%	4.0%
ALTONA MEADOWS*	\$652,000	\$651,000	0.2%	6.0%
ALTONA NORTH	\$856,000	\$820,000	4.4%	4.4%
ARDEER*	\$645,000	\$630,000	2.4%	-
ARMADALE*	\$1,365,000	\$2,100,000	-35.0%	-8.8%
ASCOT VALE*	\$952,500	\$1,005,000	-5.2%	-3.9%
ASHWOOD*	\$1,075,000	\$1,150,000	-6.5%	-6.5%
ASPENDALE*	\$1,104,000	\$1,097,000	0.6%	-5.9%
AVONDALE HEIGHTS*	\$767,500	\$765,000	0.3%	5.1%
BALACLAVA*	\$1,100,000	\$1,100,000	0.0%	13.1%
BALLARAT CENTRAL*	\$615,000	-	-	-
BALWYN*	\$1,398,888	\$1,409,444	-0.7%	-3.5%
BALWYN NORTH*	\$1,250,000	\$1,200,000	4.2%	1.5%
BAYSWATER*	\$778,000	\$765,000	1.7%	5.9%
BAYSWATER NORTH*	\$785,000	\$791,000	-0.8%	3.2%
BEAUMARIS*	\$1,374,500	\$1,300,000	5.7%	1.8%
BELL PARK*	\$620,000	-	-	3.3%
BELMONT*	\$658,000	\$640,000	2.8%	-1.1%
BENTLEIGH	\$1,180,000	\$1,177,500	0.2%	6.6%
BENTLEIGH EAST	\$1,200,000	\$1,190,000	0.8%	3.4%
BERWICK*	\$720,500	\$700,000	2.9%	6.0%
BLACK ROCK*	\$1,433,750	\$1,465,000	-2.1%	-7.6%
BLACKBURN*	\$1,134,000	\$1,111,500	2.0%	13.4%
BLACKBURN NORTH*	\$979,000	\$877,500	11.6%	2.7%
BLACKBURN SOUTH*	\$1,070,000	\$1,065,000	0.5%	11.0%
BONBEACH*	\$1,021,250	\$999,000	2.2%	12.0%
BORONIA	\$790,000	\$778,500	1.5%	5.3%
BOX HILL*	\$852,500	\$870,456	-2.1%	2.1%
BOX HILL NORTH*	\$955,500	\$960,000	-0.5%	-0.1%
BOX HILL SOUTH*	\$1,011,500	\$1,050,000	-3.7%	0.1%
BRAYBROOK*	\$714,000	\$700,000	2.0%	6.6%
BRIGHTON	\$1,877,500	\$1,855,000	1.2%	-1.2%
BRIGHTON EAST	\$1,415,000	\$1,457,500	-2.9%	0.1%
BROADMEADOWS*	\$580,000	\$575,000	0.9%	5.5%
BROOKLYN*	\$757,500	\$757,500	0.0%	11.4%
BRUNSWICK*	\$1,201,500	\$1,100,000	9.2%	13.3%
BRUNSWICK EAST*	\$1,230,000	\$1,232,500	-0.2%	11.8%
BRUNSWICK WEST*	\$940,000	\$950,000	-1.1%	13.9%
BULLEEN*	\$953,500	\$947,500	0.6%	-16.4%
BUNDOORA*	\$750,000	\$706,500	6.2%	11.1%
BURWOOD*	\$990,000	\$982,500	0.8%	-3.3%
BURWOOD EAST*	\$966,000	\$963,000	0.3%	-
CAMBERWELL*	\$1,390,000	\$1,376,500	1.0%	3.0%
CANADIAN*	\$475,000	\$420,000	13.1%	8.0%
CANTERBURY*	\$1,710,000	\$1,697,500	0.7%	1.8%
CAPEL SOUND*	\$745,000	\$747,500	-0.3%	-
CARLTON*	\$1,060,000	\$1,065,000	-0.5%	2.9%
CARNEGIE	\$1,097,500	\$1,097,500	0.0%	12.6%
CAROLINE SPRINGS*	\$590,000	\$590,000	0.0%	-4.1%
CARRUM*	\$962,000	\$965,000	-0.3%	9.3%
CARRUM DOWNS	\$670,000	\$650,000	3.1%	8.9%
CAULFIELD*	\$1,285,000	\$1,110,000	15.8%	15.8%
CAULFIELD NORTH	\$1,310,000	\$1,237,500	5.9%	25.0%
CAULFIELD SOUTH*	\$1,243,000	\$1,250,000	-0.6%	4.9%
CHADSTONE*	\$925,844	\$950,000	-2.5%	-4.1%
CHELSEA*	\$1,004,000	\$962,500	4.3%	9.1%
CHELtenham	\$987,500	\$970,000	1.8%	3.9%
CHIRNSIDE PARK*	\$745,500	\$735,000	1.4%	3.9%
CLAYTON	\$875,250	\$887,500	-1.4%	4.4%
CLAYTON SOUTH*	\$900,000	\$902,500	-0.3%	9.2%
CLIFTON HILL*	\$1,300,000	-	-	-
CLYDE*	\$580,000	\$577,500	0.4%	-
CLYDE NORTH*	\$620,000	\$593,000	4.6%	4.6%
COBURG*	\$902,000	\$880,000	2.5%	3.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
COBURG NORTH*	\$914,250	\$935,000	-2.2%	10.7%
COLLINGWOOD*	\$1,600,000	\$1,725,000	-7.2%	27.5%
COWES*	\$597,500	\$632,500	-5.5%	-12.5%
CRAIGIEBURN	\$536,500	\$520,000	3.2%	9.4%
CRANBOURNE*	\$600,000	\$595,550	0.7%	6.3%
CRANBOURNE NORTH*	\$607,500	-	-	16.3%
CRANBOURNE WEST*	\$600,000	\$582,500	3.0%	4.2%
CROYDON	\$789,000	\$775,000	1.8%	3.5%
CROYDON NORTH*	\$796,500	-	-	2.4%
DANDENONG	\$624,500	\$615,000	1.5%	11.5%
DANDENONG NORTH*	\$685,500	\$686,000	-0.1%	9.5%
DARLEY*	\$464,500	\$464,500	0.0%	4.7%
DEANSIDE*	\$562,500	\$550,000	2.3%	5.1%
DEER PARK*	\$604,000	\$576,500	4.8%	15.0%
DIAMOND CREEK*	\$750,000	\$775,000	-3.2%	-10.7%
DINGLEY VILLAGE*	\$885,000	\$885,000	0.0%	-0.4%
DOCKLANDS*	\$1,270,000	\$1,215,000	4.5%	5.8%
DONCASTER	\$950,000	\$930,000	2.2%	2.2%
DONCASTER EAST	\$990,000	\$1,000,000	-1.0%	-3.9%
DONVALE*	\$930,000	\$921,000	1.0%	7.5%
DOREEN*	\$595,000	\$577,500	3.0%	6.1%
DOVETON*	\$640,000	\$630,000	1.6%	7.3%
DROMANA*	\$897,500	\$900,000	-0.3%	12.2%
DRYSDALE*	\$597,500	\$595,000	0.4%	-
EAGLEMONT*	\$1,021,500	-	-	-
EAST MELBOURNE*	\$1,665,000	\$1,605,000	3.7%	5.7%
EDITHVALE*	\$1,020,000	\$1,012,500	0.7%	10.6%
ELSTERNWICK*	\$1,400,000	\$1,361,500	2.8%	18.6%
ELTHAM*	\$860,000	\$840,000	2.4%	4.6%
ELWOOD*	\$1,460,000	\$1,441,000	1.3%	22.2%
ENDEAVOUR HILLS*	\$706,000	\$702,000	0.6%	1.2%
EPPING	\$615,250	\$584,000	5.4%	10.9%
ESSENDON*	\$895,000	\$912,500	-1.9%	2.3%
ESSENDON NORTH*	\$949,250	-	-	-
FAWKNER*	\$703,750	\$700,000	0.5%	5.7%
FERNTREE GULLY	\$759,000	\$745,000	1.9%	2.6%
FITZROY*	\$1,620,000	\$1,578,500	2.6%	5.4%
FITZROY NORTH*	\$1,250,000	\$1,290,000	-3.1%	13.1%
FOOTSCRAY*	\$802,500	\$790,000	1.6%	6.3%
FOREST HILL*	\$910,000	\$885,000	2.8%	-3.4%
FRANKSTON	\$723,250	\$705,000	2.6%	9.6%
FRANKSTON SOUTH*	\$835,000	\$835,000	0.0%	9.6%
FRASER RISE*	\$597,500	\$586,000	2.0%	0.8%
GEELONG*	\$854,000	\$852,000	0.2%	1.7%
GEELONG WEST*	\$772,500	\$772,500	0.0%	-6.1%
GISBORNE*	\$630,000	\$627,500	0.4%	6.5%
GLEN HUNTLY*	\$910,000	\$910,000	0.0%	-7.1%
GLEN IRIS*	\$1,342,000	\$1,346,000	-0.3%	2.7%
GLEN WAVERLEY	\$1,075,000	\$1,131,000	-5.0%	1.7%
GLENROY	\$729,000	\$725,000	0.6%	8.0%
GREENSBOROUGH*	\$867,500	\$831,000	4.4%	5.2%
HADFIELD*	\$708,500	\$710,000	-0.2%	-4.5%
HALLAM*	\$660,000	\$630,000	4.8%	9.3%
HAMLIN HEIGHTS*	\$635,000	\$648,500	-2.1%	-
HAMPTON	\$1,475,000	\$1,480,000	-0.3%	-3.5%
HAMPTON EAST*	\$1,221,000	\$1,221,000	0.0%	0.7%
HAMPTON PARK*	\$620,500	\$600,000	3.4%	7.0%
HAWTHORN*	\$1,262,500	\$1,350,000	-6.5%	-5.1%
HAWTHORN EAST*	\$1,333,000	\$1,295,000	2.9%	13.0%
HEALESVILLE*	\$692,500	\$682,500	1.5%	6.5%
HEATHMONT*	\$905,000	\$860,000	5.2%	16.0%
HEIDELBERG*	\$840,000	\$890,000	-5.6%	-5.6%
HEIDELBERG HEIGHTS*	\$792,000	\$804,644	-1.6%	-1.0%
HEIDELBERG WEST*	\$755,000	\$755,000	0.0%	-4.2%
HIGHETT	\$1,195,000	\$1,190,000	0.4%	10.3%
HIGHTON*	\$627,500	\$652,000	-3.8%	-5.6%
HILLSIDE*	\$615,000	\$605,000	1.7%	6.6%
HOPPERS CROSSING*	\$522,000	\$517,500	0.9%	11.3%
HORSHAM*	\$502,500	\$479,000	4.9%	10.9%
HUGHESDALE*	\$978,000	\$965,000	1.3%	-11.3%
IVANHOE	\$1,128,750	\$1,132,500	-0.3%	2.6%
IVANHOE EAST*	\$1,300,000	\$1,267,500	2.6%	0.6%
KEILOR DOWNS*	\$681,000	\$638,000	6.7%	9.5%
KEILOR EAST*	\$818,000	\$800,000	2.3%	12.2%
KENSINGTON*	\$1,030,000	\$935,000	10.2%	14.4%
KEW	\$1,302,500	\$1,340,000	-2.8%	-7.0%
KEW EAST*	\$1,302,500	\$1,302,500	0.0%	-1.3%
KEYSBOROUGH	\$730,000	\$730,000	0.0%	0.0%
KILSYTH*	\$756,000	\$735,000	2.9%	1.5%
KNOXFIELD*	\$802,250	\$800,000	0.3%	2.1%
LALOR*	\$647,000	\$625,000	3.5%	9.0%
LANGWARRIN*	\$705,000	\$674,500	4.5%	12.4%
LAVERTON*	\$580,000	\$575,500	0.8%	0.8%
LILYDALE*	\$720,000	\$722,500	-0.3%	0.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
LOWER PLENTY*	\$824,000	\$824,000	0.0%	3.0%
MACLEOD*	\$825,500	\$825,500	0.0%	-7.0%
MAIDSTONE*	\$767,500	\$745,000	3.0%	4.6%
MALVERN*	\$1,760,000	\$1,685,000	4.5%	9.3%
MALVERN EAST*	\$1,100,000	\$1,159,000	-5.1%	-11.9%
MARIBYRNONG*	\$693,500	\$682,000	1.7%	0.1%
MCKINNON*	\$1,144,000	\$1,115,000	2.6%	9.4%
MEADOW HEIGHTS*	\$575,000	\$532,500	8.0%	26.4%
MELBOURNE	\$1,260,000	\$1,225,000	2.9%	9.3%
MELTON SOUTH*	\$435,000	\$425,000	2.4%	10.1%
MENTONE*	\$1,063,000	\$1,060,000	0.3%	-4.4%
MERENDA*	\$600,000	\$601,000	-0.2%	10.5%
MILDURA*	\$470,500	\$455,000	3.4%	14.2%
MILL PARK*	\$620,000	\$618,750	0.2%	10.7%
MITCHAM	\$950,000	\$930,000	2.2%	2.7%
MONT ALBERT*	\$1,216,925	\$1,155,000	5.4%	-
MONT ALBERT NORTH*	\$1,270,000	\$1,155,000	10.0%	6.3%
MONTMORENCY*	\$859,000	\$840,000	2.3%	-0.2%
MOONEE PONDS*	\$1,187,500	\$1,125,000	5.6%	21.8%
MOORABBIN*	\$1,023,000	\$1,108,750	-7.7%	-4.8%
MOOROOLBARK*	\$765,000	\$744,250	2.8%	4.7%
MORDIALLOC*	\$1,010,000	\$1,072,000	-5.8%	1.0%
MORNINGTON	\$945,000	\$902,500	4.7%	-5.5%
MOUNT MARTHA*	\$865,000	\$859,500	0.6%	-0.6%
MOUNT WAVERLEY	\$1,150,000	\$1,133,000	1.5%	4.5%
MULGRAVE*	\$847,000	\$845,000	0.2%	-1.8%
MURRUMBEENA*	\$1,165,000	\$1,155,000	0.9%	-0.5%
NARRE WARREN*	\$650,000	\$645,500	0.7%	8.3%
NEWPORT*	\$902,500	\$905,000	-0.3%	-1.1%
NEWTOWN*	\$895,000	\$882,500	1.4%	9.1%
NIDDRIE*	\$847,750	\$840,500	0.9%	5.3%
NOBLE PARK	\$689,500	\$670,000	2.9%	6.1%
NORTH MELBOURNE*	\$1,152,500	\$1,117,500	3.1%	1.1%
NORTHCOTE*	\$1,167,000	\$1,095,000	6.6%	1.0%
NUNAWADING*	\$968,800	\$959,000	1.0%	2.0%
OAK PARK*	\$831,250	\$831,250	0.0%	8.0%
OAKLEIGH*	\$980,000	\$985,000	-0.5%	-
OAKLEIGH EAST*	\$918,000	\$912,000	0.7%	5.5%
OAKLEIGH SOUTH*	\$925,750	\$901,000	2.7%	3.0%
OCEAN GROVE*	\$870,000	\$895,000	-2.8%	-2.2%
OFFICER*	\$615,500	\$607,500	1.3%	6.3%
ORMOND*	\$1,200,000	\$1,225,000	-2.0%	3.7%
PAKENHAM	\$554,500	\$547,500	1.3%	5.0%
PARKDALE*	\$1,170,000	\$1,185,000	-1.3%	-4.4%
PASCOE VALE	\$800,000	\$800,000	0.0%	0.8%
PASCOE VALE SOUTH*	\$903,000	\$880,500	2.6%	8.1%
PATTERSON LAKES*	\$805,000	\$740,000	8.8%	1.6%
POINT COOK	\$605,000	\$600,000	0.8%	3.4%
PORT MELBOURNE*	\$1,450,000	\$1,385,000	4.7%	-2.4%
PRAHRAN*	\$1,370,000	\$1,160,000	18.1%	1.5%
PRESTON	\$860,000	\$855,000	0.6%	-1.1%
RESERVOIR	\$800,000	\$787,500	1.6%	7.2%
RICHMOND	\$1,202,500	\$1,205,000	-0.2%	-14.1%
RIDDELLS CREEK*	\$595,500	-	-	-
RINGWOOD*	\$851,500	\$838,000	1.6%	3.8%
RINGWOOD EAST*	\$850,000	\$849,000	0.1%	-1.4%
ROMSEY*	\$557,500	-	-	-
ROSANNA*	\$1,019,000	\$1,050,000	-3.0%	1.6%
ROSEBUD*	\$782,500	\$770,000	1.6%	1.6%
ROWVILLE*	\$850,000	\$844,000	0.7%	7.6%
SAFETY BEACH*	\$876,500	\$822,500	6.6%	-4.2%
SALE*	\$460,000	\$420,000	9.5%	24.3%
SANDRINGHAM*	\$1,405,000	\$1,330,000	5.6%	9.8%
SEAFORD	\$793,500	\$775,000	2.4%	10.5%
SEBASTOPOL*	\$420,000	\$412,500	1.8%	4.3%
SKYE*	\$632,500	\$607,500	4.1%	-
SOMERVILLE*	\$696,000	\$700,000	-0.6%	-0.6%
SOUTH MELBOURNE*	\$1,060,000	\$1,130,000	-6.2%	2.9%
SOUTH MORANG*	\$594,975	\$600,000	-0.8%	3.7%
SOUTH YARRA	\$1,391,000	\$1,391,000	0.0%	-4.9%
SOUTHBANK	\$945,000	\$950,000	-0.5%	-0.3%
SPRINGVALE*	\$781,000	\$777,500	0.5%	8.5%
SPRINGVALE SOUTH*	\$732,000	\$720,000	1.7%	4.6%
ST ALBANS	\$600,000	\$595,000	0.8%	5.3%
ST KILDA*	\$1,260,000	\$1,100,000	14.5%	14.5%
ST KILDA EAST*	\$932,500	\$867,500	7.5%	16.6%
STRATHMORE*	\$990,000	\$995,000	-0.5%	10.0%
SUNBURY*	\$558,500	\$546,000	2.3%	4.4%
SUNSHINE*	\$682,000	\$676,000	0.9%	-
SUNSHINE NORTH*	\$706,000	\$710,000	-0.6%	12.1%
SUNSHINE WEST*	\$657,500	\$638,000	3.1%	5.9%
SURREY HILLS*	\$1,401,000	\$1,335,888	4.9%	12.1%
SYDENHAM	\$540,000	\$519,500	3.9%	4.9%
TARNEIT*	\$520,000	\$517,500	0.5%	5.5%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE*	\$1,097,750	\$1,092,500	0.5%	8.4%
TEMPLESTOWE LOWER*	\$938,888	\$935,000	0.4%	-10.4%
THOMASTOWN*	\$633,750	\$629,000	0.8%	9.3%
THORNBURY*	\$1,120,000	\$1,120,000	0.0%	12.6%
TOORAK	\$1,975,000	\$1,910,000	3.4%	16.5%
TORQUAY*	\$880,000	\$880,000	0.0%	-6.4%
TRARALGON*	\$445,000	\$445,000	0.0%	-10.5%
TRUGANINA*	\$523,500	\$525,000	-0.3%	-
TULLAMARINE*	\$688,500	\$680,000	1.3%	14.8%
VERMONT*	\$966,500	\$957,500	0.9%	4.0%
VERMONT SOUTH*	\$951,500	\$951,500	0.0%	-12.7%
VIEWBANK*	\$893,750	\$893,750	0.0%	10.3%
WANTIRNA*	\$746,675	\$780,000	-4.3%	-6.7%
WANTIRNA SOUTH*	\$836,000	\$840,000	-0.5%	3.1%
WERRIBEE*	\$512,000	\$505,000	1.4%	6.7%
WEST FOOTSCRAY*	\$805,000	\$800,000	0.6%	5.2%
WEST MELBOURNE*	\$1,057,500	\$1,000,500	5.7%	-0.2%
WESTMEADOWS*	\$645,000	\$635,000	1.6%	-
WILLIAMSTOWN*	\$1,135,000	\$1,010,000	12.4%	5.6%
WILLIAMSTOWN NORTH*	\$850,000	\$850,000	0.0%	-
WINDSOR*	\$1,111,000	\$1,111,000	0.0%	-
WODONGA*	\$499,000	\$484,000	3.1%	7.3%
WOLLERT*	\$557,500	\$531,000	5.0%	11.5%
YARRAVILLE*	\$932,000	\$962,500	-3.2%	-5.4%

Source: REIV

Median Weekly Rents

[Summary](#)

[House by Suburb](#)

[House by Municipality](#)

[Unit By Suburb](#)

[Unit by Municipality](#)

March Quarter 2026 Median Rents

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

Median Weekly Rents

Note: Data is based on 12 months ending the quarter

		Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$580	\$580	0.0%	0.0%
	Unit and Apartment	\$580	\$575	0.9%	3.6%
Regional Victoria					
	House	\$500	\$495	1.0%	4.2%
	Unit and Apartment	\$410	\$400	2.5%	3.8%
		Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$800	\$800	0.0%	2.6%
	Unit and Apartment	\$600	\$600	0.0%	3.4%
Middle Melbourne					
	House	\$620	\$608	2.1%	3.3%
	Unit and Apartment	\$580	\$580	0.0%	3.6%
Outer Melbourne					
	House	\$550	\$550	0.0%	0.0%
	Unit and Apartment	\$520	\$515	1.0%	4.0%

Source: REIV

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March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$810	\$840	-3.6%	2.2%
ABERFELDIE*	\$650	\$575	13.0%	0.0%
AINTREE	\$540	\$540	0.0%	-0.9%
AIRPORT WEST	\$600	\$585	2.6%	0.0%
ALBANVALE*	\$475	\$470	1.1%	5.6%
ALBERT PARK	\$950	\$960	-1.0%	3.3%
ALBION*	\$500	\$490	2.0%	7.5%
ALFREDTON	\$470	\$460	2.2%	4.4%
ALPHINGTON*	\$885	\$885	0.0%	-1.7%
ALTONA	\$640	\$620	3.2%	6.7%
ALTONA MEADOWS	\$520	\$520	0.0%	4.5%
ALTONA NORTH	\$650	\$623	4.4%	11.1%
ANGLESEA*	\$645	\$640	0.8%	-
ARARAT	\$390	\$390	0.0%	2.0%
ARDEER*	\$490	\$460	6.5%	2.1%
ARMADALE	\$1,100	\$980	12.2%	17.6%
ARMSTRONG CREEK	\$545	\$535	1.9%	4.8%
ASCOT*	\$560	\$550	1.8%	12.0%
ASCOT VALE	\$723	\$720	0.3%	-1.0%
ASHBURTON*	\$825	\$825	0.0%	0.6%
ASHWOOD	\$660	\$665	-0.8%	1.5%
ASPENDALE*	\$850	\$895	-5.0%	-4.8%
ASPENDALE GARDENS*	\$770	\$750	2.7%	10.4%
ATTWOOD*	\$560	\$610	-8.2%	-
AVONDALE HEIGHTS	\$550	\$580	-5.2%	-5.2%
BACCHUS MARSH	\$480	\$480	0.0%	1.1%
BAIRNSDALE	\$470	\$460	2.2%	4.4%
BALACLAVA*	\$888	\$843	5.3%	5.7%
BALLAN*	\$500	\$460	8.7%	12.4%
BALLARAT CENTRAL	\$438	\$420	4.2%	9.4%
BALLARAT EAST	\$420	\$400	5.0%	6.3%
BALLARAT NORTH	\$445	\$440	1.1%	6.0%
BALWYN	\$983	\$983	0.0%	3.4%
BALWYN NORTH	\$850	\$885	-4.0%	-5.0%
BANDIANA*	\$590	\$600	-1.7%	7.3%
BANNOCKBURN*	\$585	\$600	-2.5%	6.4%
BARANDUDA	\$645	\$630	2.4%	8.4%
BARWON HEADS*	\$990	\$990	0.0%	52.3%
BAYSWATER	\$610	\$590	3.4%	3.4%
BAYSWATER NORTH*	\$600	\$593	1.3%	0.0%
BEACONSFIELD*	\$590	\$590	0.0%	-1.7%
BEAUFORT*	\$380	\$398	-4.4%	-7.3%
BEAUMARIS	\$1,100	\$1,100	0.0%	10.8%
BEECHWORTH*	\$498	\$500	-0.5%	-0.5%
BELGRAVE*	\$635	\$640	-0.8%	-
BELL PARK	\$495	\$493	0.5%	1.0%
BELL POST HILL	\$505	\$500	1.0%	1.0%
BELLFIELD*	\$650	\$550	18.2%	2.4%
BELMONT	\$500	\$500	0.0%	3.1%
BENALLA	\$480	\$480	0.0%	6.7%
BENDIGO	\$475	\$470	1.1%	5.6%
BENTLEIGH	\$800	\$845	-5.3%	-5.9%
BENTLEIGH EAST	\$780	\$750	4.0%	7.6%
BERWICK	\$620	\$620	0.0%	1.6%
BEVERIDGE	\$475	\$480	-1.0%	-1.0%
BLACK HILL*	\$420	\$420	0.0%	2.4%
BLACK ROCK*	\$1,078	\$1,063	1.4%	-6.3%
BLACKBURN	\$660	\$660	0.0%	1.9%
BLACKBURN NORTH*	\$680	\$680	0.0%	10.1%
BLACKBURN SOUTH	\$650	\$650	0.0%	1.6%
BLAIRGOWRIE*	\$738	\$725	1.7%	18.5%
BONBEACH*	\$718	\$678	6.0%	8.4%
BONNIE BROOK	\$530	\$520	1.9%	3.9%
BONSHAW	\$465	\$460	1.1%	3.3%
BORONIA	\$600	\$600	0.0%	4.3%
BOTANIC RIDGE*	\$670	\$640	4.7%	5.9%
BOX HILL*	\$615	\$600	2.5%	0.0%
BOX HILL NORTH	\$690	\$680	1.5%	6.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BOX HILL SOUTH	\$710	\$715	-0.7%	15.9%
BRAYBROOK	\$500	\$480	4.2%	4.2%
BRIAR HILL*	\$750	\$725	3.4%	7.9%
BRIGHTON	\$1,450	\$1,450	0.0%	11.5%
BRIGHTON EAST	\$1,100	\$1,100	0.0%	0.0%
BROADFORD*	\$470	\$460	2.2%	-5.1%
BROADMEADOWS	\$495	\$485	2.1%	3.1%
BROOKFIELD	\$450	\$450	0.0%	0.0%
BROOKLYN*	\$600	\$570	5.3%	9.1%
BROWN HILL*	\$450	\$450	0.0%	12.5%
BRUNSWICK	\$800	\$783	2.2%	10.3%
BRUNSWICK EAST	\$800	\$800	0.0%	0.6%
BRUNSWICK WEST	\$750	\$728	3.1%	4.2%
BULLEEN	\$750	\$750	0.0%	8.7%
BUNDOORA	\$593	\$580	2.2%	3.9%
BUNINYONG*	\$455	\$455	0.0%	-14.2%
BURNLEY*	\$900	\$950	-5.3%	5.9%
BURNSIDE*	\$551	\$550	0.2%	0.2%
BURNSIDE HEIGHTS	\$550	\$550	0.0%	0.0%
BURWOOD	\$700	\$700	0.0%	4.5%
BURWOOD EAST	\$680	\$680	0.0%	11.5%
CAIRNLEA*	\$650	\$650	0.0%	10.6%
CALIFORNIA GULLY	\$475	\$470	1.1%	5.6%
CAMBERWELL	\$1,150	\$1,050	9.5%	19.5%
CAMPBELLFIELD*	\$530	\$540	-1.9%	-
CAMPBELLS CREEK*	\$580	\$570	1.8%	10.0%
CAMPERDOWN*	\$430	\$420	2.4%	10.3%
CANADIAN	\$430	\$420	2.4%	4.9%
CANTERBURY*	\$1,150	\$1,200	-4.2%	-3.4%
CAPE PATERSON*	\$460	\$450	2.2%	2.2%
CAPE WOOLAMAI*	\$460	\$460	0.0%	-2.1%
CAPEL SOUND	\$550	\$550	0.0%	0.0%
CARLTON	\$895	\$750	19.3%	22.6%
CARLTON NORTH	\$850	\$850	0.0%	6.3%
CARNEGIE	\$790	\$750	5.3%	5.3%
CAROLINE SPRINGS	\$530	\$530	0.0%	-1.9%
CARRUM*	\$660	\$655	0.8%	12.3%
CARRUM DOWNS	\$595	\$580	2.6%	4.4%
CASTLEMAINE*	\$525	\$515	1.9%	8.8%
CAULFIELD*	\$1,075	\$1,200	-10.4%	19.4%
CAULFIELD NORTH	\$955	\$990	-3.5%	-1.8%
CAULFIELD SOUTH	\$980	\$950	3.2%	18.1%
CHADSTONE	\$665	\$628	6.0%	10.8%
CHARLEMONT	\$530	\$520	1.9%	3.9%
CHELSEA*	\$650	\$650	0.0%	0.0%
CHELSEA HEIGHTS*	\$665	\$663	0.4%	-0.4%
CHELTENHAM	\$760	\$790	-3.8%	5.6%
CHIRNSIDE PARK	\$700	\$700	0.0%	7.7%
CHURCHILL	\$443	\$420	5.4%	7.9%
CLARINDA*	\$660	\$650	1.5%	1.5%
CLAYTON	\$650	\$650	0.0%	0.0%
CLAYTON SOUTH	\$650	\$620	4.8%	8.3%
CLIFTON HILL	\$850	\$850	0.0%	6.3%
CLIFTON SPRINGS	\$483	\$485	-0.5%	0.5%
CLYDE	\$590	\$590	0.0%	1.7%
CLYDE NORTH	\$600	\$600	0.0%	0.8%
COBBLEBANK	\$460	\$465	-1.1%	-2.1%
COBRAM	\$480	\$480	0.0%	9.1%
COBURG	\$750	\$750	0.0%	7.1%
COBURG NORTH*	\$660	\$650	1.5%	3.1%
COCKATOO*	\$570	\$570	0.0%	-6.6%
COLAC*	\$500	\$485	3.1%	9.9%
COLLINGWOOD	\$775	\$750	3.3%	3.3%
COOLAROO*	\$488	\$480	1.6%	-1.5%
CORINELLA*	\$520	-	-	-
CORIO	\$430	\$435	-1.1%	4.2%
CORONET BAY*	\$420	\$483	-13.0%	-0.6%
COWES	\$495	\$480	3.1%	3.1%
CRAIGIEBURN	\$550	\$550	0.0%	0.0%
CRANBOURNE	\$550	\$540	1.9%	4.8%
CRANBOURNE EAST	\$600	\$595	0.8%	3.4%
CRANBOURNE NORTH	\$590	\$583	1.3%	1.7%
CRANBOURNE SOUTH*	\$660	\$650	1.5%	1.5%
CRANBOURNE WEST	\$580	\$588	-1.3%	1.8%
CREMORNE*	\$810	\$800	1.3%	8.0%
CRESWICK*	\$420	\$420	0.0%	0.0%
CRIB POINT*	\$560	\$565	-0.9%	-2.6%
CROYDON	\$650	\$650	0.0%	4.8%
CROYDON HILLS*	\$750	\$750	0.0%	9.5%
CROYDON NORTH*	\$700	\$720	-2.8%	7.7%
CROYDON SOUTH*	\$630	\$620	1.6%	5.0%
CURLEWIS	\$530	\$520	1.9%	3.4%
DALLAS*	\$500	\$500	0.0%	-1.0%
DANDENONG	\$543	\$538	0.9%	4.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
DANDENONG NORTH	\$550	\$550	0.0%	0.0%
DARLEY	\$480	\$480	0.0%	0.0%
DAYLESFORD*	\$560	\$560	0.0%	5.7%
DEANSIDE	\$510	\$500	2.0%	-1.9%
DEEPDENE*	\$1,050	\$1,025	2.4%	-
DEER PARK	\$500	\$500	0.0%	2.0%
DELACOMBE	\$430	\$430	0.0%	-2.3%
DELAHEY	\$500	\$483	3.6%	2.0%
DENNINGTON*	\$555	\$550	0.9%	-4.3%
DERRIMUT*	\$590	\$585	0.9%	-0.8%
DIAMOND CREEK*	\$650	\$650	0.0%	0.0%
DIGGERS REST	\$510	\$520	-1.9%	-1.9%
DINGLEY VILLAGE*	\$700	\$688	1.8%	7.7%
DOCKLANDS*	\$790	-	-	-
DONCASTER	\$800	\$775	3.2%	6.7%
DONCASTER EAST	\$750	\$750	0.0%	0.0%
DONNYBROOK	\$500	\$500	0.0%	-2.0%
DONVALE*	\$788	\$750	5.0%	3.6%
DOREEN	\$570	\$570	0.0%	1.8%
DOVETON	\$500	\$480	4.2%	4.2%
DROMANA	\$630	\$623	1.2%	8.6%
DROUIN	\$550	\$550	0.0%	5.8%
DRYSDALE*	\$470	\$490	-4.1%	-4.1%
EAGLEHAWK	\$500	\$500	0.0%	4.2%
EAGLEMONT*	\$850	\$853	-0.3%	0.6%
EAST BAIRNSDALE*	\$468	\$473	-1.1%	-6.5%
EAST BENDIGO*	\$510	\$485	5.2%	10.9%
EAST GEELONG*	\$540	\$520	3.8%	3.8%
EAST MELBOURNE*	\$1,075	\$1,150	-6.5%	-17.3%
EASTWOOD*	\$550	\$550	0.0%	10.0%
ECHUCA	\$550	\$550	0.0%	5.8%
EDITHVALE*	\$740	\$690	7.2%	2.4%
ELSTERNWICK*	\$883	\$870	1.4%	-1.9%
ELTHAM*	\$710	\$700	1.4%	3.6%
ELTHAM NORTH*	\$718	\$750	-4.3%	-4.3%
ELWOOD	\$990	\$1,100	-10.0%	-1.0%
EMERALD*	\$600	\$650	-7.7%	-18.1%
ENDEAVOUR HILLS	\$595	\$580	2.6%	2.6%
EPPING	\$550	\$550	0.0%	1.9%
EPSOM	\$550	\$550	0.0%	5.8%
ESSENDON	\$695	\$680	2.2%	5.3%
EUMEMMERRING*	\$573	\$540	6.0%	-
EUROA*	\$480	\$500	-4.0%	0.5%
EYNESBURY*	\$460	\$455	1.1%	2.2%
FAIRFIELD*	\$825	\$785	5.1%	6.8%
FAWKNER	\$575	\$565	1.8%	4.5%
FERNTREE GULLY	\$630	\$620	1.6%	5.0%
FITZROY	\$950	\$993	-4.3%	5.6%
FITZROY NORTH	\$875	\$865	1.2%	2.9%
FLEMINGTON	\$650	\$640	1.6%	0.0%
FLINDERS*	\$910	\$850	7.1%	7.1%
FLORA HILL	\$470	\$470	0.0%	4.4%
FOOTSCRAY	\$600	\$600	0.0%	0.8%
FOREST HILL	\$650	\$650	0.0%	8.3%
FOSTER*	\$410	\$400	2.5%	13.9%
FRANKSTON	\$580	\$575	0.9%	3.6%
FRANKSTON NORTH	\$500	\$500	0.0%	2.6%
FRANKSTON SOUTH	\$690	\$700	-1.4%	6.2%
FRASER RISE	\$523	\$520	0.5%	-3.2%
FYANSFORD*	\$650	\$660	-1.5%	0.8%
GEELONG	\$580	\$580	0.0%	6.4%
GEELONG WEST	\$548	\$530	3.3%	3.3%
GEMBROOK*	\$673	-	-	-
GISBORNE	\$655	\$650	0.8%	4.0%
GLADSTONE PARK	\$550	\$555	-0.9%	0.0%
GLEN HUNTLY*	\$800	\$813	-1.5%	-
GLEN IRIS	\$995	\$995	0.0%	5.3%
GLEN WAVERLEY	\$765	\$750	2.0%	9.3%
GLENROY	\$550	\$550	0.0%	0.0%
GOLDEN POINT	\$400	\$395	1.3%	2.6%
GOLDEN SQUARE	\$490	\$480	2.1%	6.5%
GOWANBRAE*	\$645	\$630	2.4%	15.2%
GREENSBOROUGH	\$605	\$600	0.8%	-2.4%
GREENVALE	\$648	\$645	0.4%	-2.6%
GROVEDALE	\$520	\$520	0.0%	2.0%
HADFIELD*	\$580	\$573	1.3%	3.6%
HALLAM	\$560	\$560	0.0%	2.3%
HAMILTON	\$390	\$390	0.0%	8.3%
HAMLIN HEIGHTS	\$520	\$510	2.0%	7.8%
HAMPTON	\$1,195	\$1,193	0.2%	3.9%
HAMPTON EAST*	\$850	\$900	-5.6%	-2.9%
HAMPTON PARK	\$550	\$540	1.9%	5.8%
HARKNESS	\$450	\$450	0.0%	0.0%
HASTINGS	\$550	\$560	-1.8%	3.8%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HAWTHORN	\$950	\$920	3.3%	8.0%
HAWTHORN EAST	\$1,100	\$1,000	10.0%	11.1%
HEATHCOTE*	\$448	\$448	0.0%	4.1%
HEATHMONT*	\$660	\$650	1.5%	13.8%
HEIDELBERG*	\$695	\$695	0.0%	4.5%
HEIDELBERG HEIGHTS	\$595	\$600	-0.8%	2.6%
HEIDELBERG WEST	\$550	\$533	3.3%	5.8%
HERNE HILL*	\$520	\$510	2.0%	10.6%
HIGETT	\$750	\$850	-11.8%	-6.3%
HIGHTON	\$580	\$570	1.8%	4.5%
HILLSIDE	\$535	\$523	2.4%	2.4%
HOPPERS CROSSING	\$480	\$480	0.0%	2.1%
HORSHAM	\$440	\$430	2.3%	10.0%
HUGHESDALE*	\$703	\$728	-3.4%	-6.3%
HUNTINGDALE*	\$643	\$620	3.6%	7.1%
HUNTLY	\$540	\$538	0.5%	2.9%
HURSTBRIDGE*	\$580	\$580	0.0%	5.5%
INVERLOCH	\$520	\$513	1.5%	4.0%
INVERMAY PARK*	\$468	\$463	1.1%	-
IRONBARK*	\$480	\$475	1.1%	14.3%
IRYMPLE*	\$560	\$530	5.7%	16.7%
IVANHOE	\$795	\$775	2.6%	7.4%
IVANHOE EAST*	\$848	-	-	-
JACANA*	\$499	\$490	1.7%	3.9%
JACKASS FLAT*	\$550	\$550	0.0%	3.8%
JAN JUC*	\$750	\$660	13.6%	23.0%
JUNCTION VILLAGE*	\$573	-	-	-
KALKALLO	\$495	\$500	-1.0%	-2.9%
KANGAROO FLAT	\$520	\$500	4.0%	8.3%
KEALBA*	\$500	\$525	-4.8%	4.2%
KEILOR*	\$650	\$665	-2.3%	-7.1%
KEILOR DOWNS	\$560	\$550	1.8%	1.8%
KEILOR EAST	\$605	\$620	-2.4%	1.7%
KEILOR PARK*	\$540	\$545	-0.9%	-1.8%
KENNINGTON	\$490	\$490	0.0%	8.9%
KENSINGTON	\$700	\$695	0.7%	1.4%
KEW	\$1,100	\$1,000	10.0%	12.0%
KEW EAST*	\$1,000	\$1,000	0.0%	11.7%
KEYSBOROUGH	\$705	\$695	1.4%	3.7%
KIALLA	\$600	\$620	-3.2%	-3.2%
KILLARA*	\$620	\$625	-0.8%	0.0%
KILMORE	\$510	\$510	0.0%	2.0%
KILSYTH	\$640	\$630	1.6%	6.7%
KINGS PARK*	\$500	\$500	0.0%	8.7%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$695	\$650	6.9%	2.2%
KNOXFIELD	\$650	\$650	0.0%	8.3%
KOO WEE RUP*	\$620	\$575	7.8%	6.9%
KORUMBURRA*	\$498	\$495	0.5%	-3.4%
KURUNJANG	\$420	\$420	0.0%	-1.8%
KYABRAM*	\$450	\$450	0.0%	0.0%
KYNETON*	\$575	\$575	0.0%	-3.4%
LAKE GARDENS*	\$495	\$480	3.1%	6.5%
LAKE WENDOUREE*	\$450	\$500	-10.0%	11.1%
LAKES ENTRANCE*	\$470	\$470	0.0%	2.2%
LALOR	\$530	\$520	1.9%	2.9%
LANCEFIELD*	\$573	\$575	-0.4%	-2.6%
LANG LANG*	\$640	\$645	-0.8%	-0.8%
LANGWARRIN	\$630	\$630	0.0%	-1.6%
LARA	\$570	\$560	1.8%	3.6%
LAVERTON	\$455	\$450	1.1%	1.1%
LENEVA	\$635	\$630	0.8%	5.8%
LEONGATHA*	\$480	\$455	5.5%	6.7%
LEOPOLD	\$545	\$530	2.8%	9.0%
LILYDALE	\$620	\$620	0.0%	3.3%
LONG GULLY	\$470	\$460	2.2%	6.8%
LONGWARRY*	\$530	\$495	7.1%	3.9%
LUCAS	\$480	\$480	0.0%	4.3%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK	\$630	\$628	0.4%	1.6%
LYNDHURST	\$660	\$661	-0.2%	1.5%
LYSTERFIELD*	\$650	\$650	0.0%	6.6%
MACEDON*	\$750	-	-	-
MACLEOD	\$615	\$590	4.2%	4.2%
MADDINGLEY	\$540	\$530	1.9%	8.0%
MAFFRA	\$445	\$430	3.5%	6.0%
MAIDEN GULLY*	\$600	\$600	0.0%	1.7%
MAIDSTONE	\$600	\$600	0.0%	3.4%
MALDON*	\$460	\$458	0.5%	-
MALVERN	\$1,100	\$1,100	0.0%	2.3%
MALVERN EAST	\$825	\$800	3.1%	-5.7%
MAMBOURIN	\$460	\$460	0.0%	-2.1%
MANIFOLD HEIGHTS*	\$540	\$540	0.0%	10.2%
MANOR LAKES	\$470	\$470	0.0%	-2.1%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MANSFIELD*	\$595	\$590	0.8%	8.2%
MARIBYRNONG	\$695	\$678	2.6%	15.8%
MARONG*	\$530	\$530	0.0%	-1.9%
MARSHALL*	\$520	\$513	1.5%	4.0%
MARYBOROUGH*	\$380	\$388	-1.9%	0.0%
MCCRAE*	\$700	\$690	1.4%	7.7%
MCKINNON*	\$880	\$880	0.0%	10.0%
MEADOW HEIGHTS	\$500	\$510	-2.0%	0.0%
MELBOURNE*	\$685	\$650	5.4%	16.6%
MELTON	\$410	\$410	0.0%	2.5%
MELTON SOUTH	\$430	\$430	0.0%	0.0%
MELTON WEST	\$430	\$430	0.0%	0.6%
MENTONE	\$790	\$750	5.3%	5.3%
MERBEIN*	\$450	\$440	2.3%	-
MERENDA	\$550	\$550	0.0%	0.0%
METUNG*	\$513	\$530	-3.3%	0.5%
MICKLEHAM	\$539	\$540	-0.2%	-2.0%
MIDDLE PARK*	\$990	\$900	10.0%	5.3%
MILDURA	\$495	\$490	1.0%	3.1%
MILL PARK	\$550	\$550	0.0%	3.8%
MINERS REST*	\$470	\$460	2.2%	4.4%
MIRBOO NORTH*	\$433	\$433	0.0%	3.0%
MITCHAM	\$670	\$650	3.1%	7.2%
MOE	\$400	\$400	0.0%	5.3%
MONT ALBERT*	\$750	\$850	-11.8%	-14.5%
MONT ALBERT NORTH*	\$750	\$685	9.5%	-3.5%
MONTMORENCY*	\$685	\$673	1.9%	3.8%
MONTROSE*	\$640	\$640	0.0%	12.3%
MOONEE PONDS	\$720	\$700	2.9%	3.6%
MOORABBIN*	\$780	\$760	2.6%	9.9%
MOOROOLBARK	\$640	\$630	1.6%	6.7%
MOOROPNA	\$495	\$500	-1.0%	3.1%
MORDIALLOC*	\$750	\$735	2.0%	0.7%
MORNINGTON	\$723	\$700	3.2%	3.2%
MORTLAKE*	\$390	\$400	-2.5%	-
MORWELL	\$420	\$420	0.0%	5.0%
MOUNT CLEAR*	\$430	\$430	0.0%	0.0%
MOUNT COTTRELL*	\$550	\$520	5.8%	10.0%
MOUNT DUNED	\$560	\$550	1.8%	3.7%
MOUNT ELIZA*	\$975	\$980	-0.5%	-2.0%
MOUNT EVELYN*	\$595	\$590	0.8%	6.3%
MOUNT HELEN*	\$455	\$455	0.0%	-1.1%
MOUNT MARTHA	\$750	\$750	0.0%	-5.7%
MOUNT PLEASANT*	\$430	\$420	2.4%	4.9%
MOUNT WAVERLEY	\$728	\$700	3.9%	3.9%
MULGRAVE	\$650	\$660	-1.5%	0.0%
MURRUMBEENA	\$750	\$780	-3.8%	3.4%
NAGAMBIE*	\$500	\$500	0.0%	4.2%
NAR NAR GOON NORTH*	\$580	\$580	0.0%	-0.9%
NARRE WARREN	\$570	\$560	1.8%	3.6%
NARRE WARREN SOUTH	\$620	\$610	1.6%	3.3%
NEW GISBORNE*	\$650	\$650	0.0%	4.8%
NEWBOROUGH*	\$495	\$485	2.1%	17.9%
NEWCOMB	\$470	\$470	0.0%	4.4%
NEWINGTON*	\$430	\$420	2.4%	4.9%
NEWPORT	\$700	\$695	0.7%	0.0%
NEWTOWN	\$580	\$570	1.8%	3.6%
NIDDRIE	\$670	\$650	3.1%	-1.5%
NOBLE PARK	\$550	\$550	0.0%	1.9%
NOBLE PARK NORTH*	\$560	\$550	1.8%	1.8%
NORLANE	\$415	\$400	3.8%	6.4%
NORTH BENDIGO	\$490	\$480	2.1%	8.9%
NORTH GEELONG*	\$480	\$480	0.0%	6.7%
NORTH MELBOURNE	\$705	\$710	-0.7%	-9.0%
NORTH WONTHAGGI*	\$498	\$490	1.5%	-0.5%
NORTHCOTE	\$850	\$850	0.0%	9.3%
NOTTING HILL*	\$645	\$585	10.3%	12.2%
NUMURKAH*	\$500	-	-	-
NUNAWADING	\$665	\$665	0.0%	10.8%
OAK PARK*	\$595	\$610	-2.5%	-8.5%
OAKLEIGH*	\$690	\$678	1.8%	1.8%
OAKLEIGH EAST*	\$650	\$650	0.0%	0.8%
OAKLEIGH SOUTH	\$693	\$675	2.6%	3.0%
OCEAN GROVE	\$650	\$600	8.3%	13.5%
OFFICER	\$590	\$590	0.0%	-0.8%
OFFICER SOUTH*	\$615	\$600	2.5%	0.8%
ORMOND*	\$973	\$850	14.4%	38.9%
PAKENHAM	\$550	\$550	0.0%	0.0%
PARKDALE	\$750	\$720	4.2%	0.0%
PARKVILLE*	\$975	\$950	2.6%	-7.1%
PASCOE VALE	\$630	\$605	4.1%	5.0%
PASCOE VALE SOUTH	\$723	\$700	3.2%	4.3%
PATTERSON LAKES*	\$750	\$725	3.4%	0.0%
PAYNESVILLE	\$500	\$500	0.0%	4.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
POINT COOK	\$570	\$560	1.8%	1.8%
POINT LONSDALE*	\$600	\$590	1.7%	-7.7%
PORT FAIRY*	\$520	\$550	-5.5%	-5.5%
PORT MELBOURNE	\$880	\$855	2.9%	6.7%
PORTARLINGTON*	\$500	\$490	2.0%	4.2%
PORTLAND	\$450	\$450	0.0%	0.0%
PORTSEA*	\$920	\$1,000	-8.0%	-3.2%
PRAHRAN	\$910	\$900	1.1%	6.4%
PRESTON	\$700	\$680	2.9%	7.7%
PRINCES HILL*	\$1,000	\$955	4.7%	26.1%
QUARRY HILL*	\$460	\$450	2.2%	4.5%
QUEENSLIFF*	\$620	\$600	3.3%	-
RED CLIFFS*	\$450	\$450	0.0%	7.1%
REDAN	\$390	\$390	0.0%	2.6%
RESERVOIR	\$550	\$550	0.0%	0.0%
RICHMOND	\$875	\$850	2.9%	6.4%
RIDDELLS CREEK*	\$583	\$610	-4.5%	1.3%
RINGWOOD	\$610	\$600	1.7%	-1.6%
RINGWOOD EAST	\$640	\$640	0.0%	9.4%
RINGWOOD NORTH*	\$683	\$668	2.2%	9.2%
RIPPLESIDE*	\$850	\$598	42.3%	45.3%
ROCKBANK	\$480	\$490	-2.0%	-4.0%
ROSANNA	\$655	\$650	0.8%	-3.0%
ROSEBUD	\$560	\$560	0.0%	2.3%
ROWVILLE	\$680	\$670	1.5%	4.6%
ROXBURGH PARK	\$550	\$550	0.0%	0.9%
RUTHERGLEN*	\$550	\$550	0.0%	15.8%
RYE	\$610	\$600	1.7%	3.4%
SAFETY BEACH	\$750	\$750	0.0%	3.4%
SALE	\$500	\$500	0.0%	2.0%
SAN REMO*	\$580	\$575	0.9%	3.6%
SANDHURST*	\$780	\$780	0.0%	0.0%
SANDRINGHAM	\$1,200	\$1,000	20.0%	4.3%
SCORESBY	\$620	\$625	-0.8%	-1.6%
SEABROOK	\$530	\$530	0.0%	3.9%
SEAFORD	\$620	\$600	3.3%	6.9%
SEAHOLME*	\$680	\$680	0.0%	5.4%
SEBASTOPOL	\$410	\$400	2.5%	5.1%
SEDDON	\$700	\$680	2.9%	2.9%
SEYMOUR*	\$435	\$430	1.2%	-3.3%
SHEPPARTON	\$490	\$490	0.0%	4.3%
SHEPPARTON NORTH*	\$575	\$570	0.9%	-4.2%
SKYE*	\$670	\$660	1.6%	6.3%
SMYTHES CREEK*	\$450	\$450	0.0%	0.0%
SOLDIERS HILL	\$410	\$405	1.2%	0.0%
SOMERS*	\$740	\$740	0.0%	15.6%
SOMERVILLE*	\$635	\$620	2.4%	10.4%
SORRENTO*	\$750	\$780	-3.8%	0.0%
SOUTH GEELONG*	\$535	\$550	-2.7%	1.9%
SOUTH KINGSVILLE*	\$698	\$708	-1.4%	28.0%
SOUTH MELBOURNE	\$820	\$843	-2.7%	-2.4%
SOUTH MORANG	\$570	\$570	0.0%	0.0%
SOUTH YARRA	\$900	\$900	0.0%	-1.4%
SOUTHBANK*	\$690	\$650	6.2%	12.2%
SPOTSWOOD*	\$680	\$695	-2.2%	0.0%
SPRING GULLY*	\$510	\$480	6.3%	10.9%
SPRINGVALE	\$585	\$580	0.9%	4.5%
SPRINGVALE SOUTH*	\$650	\$580	12.1%	14.0%
ST ALBANS	\$480	\$470	2.1%	4.3%
ST ALBANS PARK*	\$490	\$480	2.1%	6.5%
ST ANDREWS BEACH*	\$648	-	-	-
ST KILDA	\$840	\$850	-1.2%	2.4%
ST KILDA EAST*	\$889	\$890	-0.2%	-0.2%
ST KILDA WEST*	\$1,100	\$1,050	4.8%	-8.3%
ST LEONARDS*	\$515	\$500	3.0%	9.6%
STAWELL	\$420	\$400	5.0%	5.0%
STRATFORD*	\$520	\$528	-1.4%	-2.8%
STRATHDALE	\$530	\$528	0.5%	6.0%
STRATHFIELDSAYE	\$620	\$620	0.0%	8.8%
STRATHMORE*	\$830	\$750	10.7%	18.6%
STRATHTULLOH	\$470	\$475	-1.1%	-2.1%
SUNBURY	\$540	\$540	0.0%	1.9%
SUNSHINE	\$520	\$505	3.0%	4.0%
SUNSHINE NORTH	\$503	\$500	0.5%	0.5%
SUNSHINE WEST	\$500	\$490	2.0%	3.1%
SURF BEACH*	\$500	\$480	4.2%	-
SURREY HILLS	\$850	\$850	0.0%	6.9%
SWAN HILL*	\$495	\$495	0.0%	20.7%
SYDENHAM	\$530	\$530	0.0%	6.0%
TARNEIT	\$530	\$530	0.0%	-1.9%
TATURA*	\$518	\$543	-4.6%	8.9%
TAYLORS HILL	\$575	\$583	-1.3%	-0.9%
TAYLORS LAKES	\$585	\$580	0.9%	2.6%
TEMPLESTOWE	\$950	\$920	3.3%	8.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE LOWER	\$720	\$720	0.0%	0.0%
THOMASTOWN	\$520	\$530	-1.9%	0.0%
THOMSON*	\$460	\$450	2.2%	5.7%
THORNBURY	\$793	\$750	5.7%	7.1%
THORNHILL PARK	\$450	\$460	-2.2%	-2.7%
TOORAK	\$1,500	\$1,300	15.4%	15.4%
TOOTGAROOK*	\$568	\$550	3.2%	5.1%
TORQUAY	\$700	\$700	0.0%	4.5%
TRAFALGAR*	\$480	\$480	0.0%	1.1%
TRARALGON	\$500	\$500	0.0%	4.2%
TRAVANCORE*	\$800	\$695	15.1%	45.5%
TRENTHAM*	\$595	-	-	-
TRUGANINA	\$530	\$525	1.0%	0.0%
TULLAMARINE	\$550	\$530	3.8%	5.8%
UPPER FERNTREE GULLY*	\$610	\$610	0.0%	5.6%
UPWEY*	\$720	\$693	4.0%	12.5%
VENUS BAY*	\$420	\$400	5.0%	5.0%
VERMONT	\$680	\$680	0.0%	4.6%
VERMONT SOUTH	\$750	\$750	0.0%	2.7%
VIEWBANK*	\$695	\$698	-0.4%	0.7%
WALLAN	\$480	\$480	0.0%	0.0%
WANDANA HEIGHTS*	\$705	\$650	8.5%	-
WANDIN NORTH*	\$688	-	-	-
WANGARATTA	\$500	\$490	2.0%	8.7%
WANTIRNA	\$650	\$650	0.0%	0.0%
WANTIRNA SOUTH	\$680	\$660	3.0%	4.6%
WARBURTON*	\$523	\$523	0.0%	2.5%
WARRAGUL	\$580	\$580	0.0%	6.4%
WARRNAMBOOL	\$590	\$580	1.7%	7.3%
WATSONIA*	\$580	\$575	0.9%	5.5%
WATSONIA NORTH*	\$625	\$620	0.8%	2.5%
WAURN PONDS*	\$570	\$570	0.0%	7.5%
WEIR VIEWS	\$470	\$470	0.0%	0.0%
WENDOUREE	\$400	\$400	0.0%	5.3%
WERRIBEE	\$460	\$460	0.0%	-2.1%
WERRIBEE SOUTH*	\$590	\$575	2.6%	6.3%
WEST FOOTSCRAY	\$610	\$600	1.7%	1.7%
WEST MELBOURNE*	\$783	\$800	-2.2%	8.7%
WEST WODONGA	\$550	\$550	0.0%	5.8%
WESTMEADOWS	\$550	\$530	3.8%	3.8%
WHEELERS HILL	\$700	\$700	0.0%	0.0%
WHITE HILLS	\$490	\$483	1.6%	4.3%
WHITTINGTON*	\$470	\$450	4.4%	4.4%
WHITTLESEA*	\$520	\$520	0.0%	2.0%
WILLIAMS LANDING	\$590	\$590	0.0%	0.0%
WILLIAMSTOWN	\$785	\$798	-1.6%	1.0%
WIMBLEDON HEIGHTS*	\$475	\$470	1.1%	-
WINCHELSEA*	\$518	\$500	3.5%	5.6%
WINDSOR	\$850	\$825	3.0%	6.3%
WINTER VALLEY	\$460	\$460	0.0%	2.2%
WODONGA	\$548	\$540	1.4%	9.5%
WOLLERT	\$580	\$580	0.0%	-1.7%
WONTHAGGI*	\$490	\$490	0.0%	7.7%
WOODEND*	\$655	\$675	-3.0%	4.0%
WOODSTOCK*	\$470	\$460	2.2%	-
WY YUNG*	\$490	-	-	-
WYNDHAM VALE	\$450	\$450	0.0%	-2.2%
YALLAMBIE*	\$650	\$650	0.0%	4.8%
YARRAVILLE	\$673	\$670	0.4%	0.4%
YARRAWONGA	\$550	\$550	0.0%	3.8%
YEA*	\$465	\$465	0.0%	1.1%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$650	\$650	0.0%	4.0%
BAYSIDE	\$1,150	\$1,150	0.0%	6.5%
BOROONDARA	\$990	\$950	4.2%	8.8%
BRIMBANK	\$510	\$500	2.0%	2.0%
CARDINIA	\$570	\$570	0.0%	0.0%
CASEY	\$590	\$590	0.0%	1.7%
DAREBIN	\$660	\$650	1.5%	1.5%
FRANKSTON	\$599	\$590	1.5%	3.3%
GLEN EIRA	\$850	\$833	2.1%	6.3%
GREATER DANDENONG	\$580	\$570	1.8%	3.6%
HOBSONS BAY	\$585	\$580	0.9%	4.5%
HUME	\$540	\$540	0.0%	0.0%
KINGSTON	\$720	\$718	0.3%	2.9%
KNOX	\$650	\$630	3.2%	4.8%
MANNINGHAM	\$780	\$750	4.0%	4.0%
MARIBYRNONG	\$640	\$625	2.4%	3.2%
MAROONDAH	\$650	\$640	1.6%	4.8%
MELBOURNE	\$765	\$750	2.0%	2.0%
MELTON	\$490	\$490	0.0%	0.0%
MONASH	\$700	\$699	0.2%	2.9%
MOONEE VALLEY	\$670	\$650	3.1%	3.1%
MERRI-BEK	\$695	\$680	2.2%	6.9%
MORNINGTON PENINSULA	\$650	\$650	0.0%	1.6%
NILLUMBIK	\$655	\$650	0.8%	-2.2%
PORT PHILLIP	\$890	\$890	0.0%	4.7%
STONNINGTON	\$950	\$925	2.7%	5.6%
WHITEHORSE	\$690	\$680	1.5%	6.2%
WHITTLESEA	\$550	\$550	0.0%	0.0%
WYNDHAM	\$510	\$510	0.0%	-1.9%
YARRA	\$850	\$850	0.0%	3.0%
YARRA RANGES	\$650	\$640	1.6%	8.3%
ALPINE*	\$500	\$500	0.0%	11.1%
ARARAT	\$390	\$390	0.0%	2.6%
BALLARAT	\$440	\$430	2.3%	2.3%
BASS COAST	\$490	\$480	2.1%	2.1%
BAW BAW	\$560	\$550	1.8%	6.7%
BENALLA	\$480	\$480	0.0%	5.5%
CAMPASPE	\$505	\$460	9.8%	7.4%
CENTRAL GOLDFIELDS*	\$380	\$380	0.0%	1.3%
COLAC OTWAY	\$500	\$500	0.0%	8.7%
CORANGAMITE*	\$420	\$420	0.0%	5.0%
EAST GIPPSLAND	\$500	\$500	0.0%	5.3%
GLENELG	\$450	\$450	0.0%	0.0%
GOLDEN PLAINS*	\$600	\$600	0.0%	9.1%
GREATER BENDIGO	\$510	\$500	2.0%	6.3%
GREATER GEELONG	\$530	\$520	1.9%	6.0%
GREATER SHEPPARTON	\$500	\$500	0.0%	4.2%
HEPBURN	\$495	\$480	3.1%	4.2%
HORSHAM	\$440	\$430	2.3%	10.0%
INDIGO	\$520	\$510	2.0%	5.1%
LATROBE	\$460	\$450	2.2%	4.5%
MACEDON RANGES	\$640	\$650	-1.5%	3.2%
MANSFIELD*	\$595	\$595	0.0%	8.2%
MILDURA	\$490	\$480	2.1%	4.3%
MITCHELL	\$480	\$480	0.0%	0.0%
MOIRA	\$515	\$500	3.0%	9.6%
MOORABOOL	\$500	\$500	0.0%	4.2%
MOUNT ALEXANDER	\$548	\$515	6.3%	9.5%
MOYNE	\$520	\$520	0.0%	-1.4%
MURRINDINDI*	\$450	\$450	0.0%	7.1%
NORTHERN GRAMPIANS	\$420	\$400	5.0%	5.0%
PYRENEES*	\$390	\$400	-2.5%	-2.5%
QUEENSCLIFFE*	\$560	\$560	0.0%	3.7%
SOUTH GIPPSLAND	\$450	\$448	0.6%	5.3%
SOUTHERN GRAMPIANS	\$385	\$390	-1.3%	6.9%
STRATHBOGIE*	\$480	\$500	-4.0%	0.5%
SURF COAST	\$695	\$680	2.2%	6.9%
SWAN HILL*	\$460	\$460	0.0%	16.5%

Municipality	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
TOWONG*	\$430	\$410	4.9%	-2.3%
WANGARATTA	\$500	\$480	4.2%	11.1%
WARRNAMBOOL	\$600	\$580	3.4%	9.1%
WELLINGTON	\$480	\$480	0.0%	6.1%
WODONGA	\$560	\$550	1.8%	5.7%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$625	\$603	3.7%	4.2%
ABERFELDIE*	\$440	\$475	-7.4%	-20.0%
AINTREE*	\$485	\$495	-2.0%	-4.9%
AIRPORT WEST	\$590	\$580	1.7%	3.5%
ALBERT PARK*	\$628	\$625	0.4%	28.1%
ALBION	\$390	\$390	0.0%	0.0%
ALFREDTON*	\$360	\$370	-2.7%	-4.0%
ALPHINGTON	\$625	\$628	-0.4%	0.8%
ALTONA	\$510	\$540	-5.6%	-8.9%
ALTONA MEADOWS	\$450	\$440	2.3%	0.0%
ALTONA NORTH	\$665	\$650	2.3%	7.3%
ARARAT*	\$350	\$350	0.0%	2.9%
ARDEER*	\$520	\$500	4.0%	15.6%
ARMADALE	\$600	\$600	0.0%	1.7%
ASCOT VALE	\$540	\$520	3.8%	8.0%
ASHBURTON*	\$843	\$788	7.0%	6.0%
ASHWOOD	\$730	\$700	4.3%	7.4%
ASPENDALE*	\$698	\$708	-1.4%	0.4%
AVONDALE HEIGHTS	\$595	\$600	-0.8%	-2.5%
BACCHUS MARSH*	\$410	\$390	5.1%	10.8%
BAIRNSDALE*	\$380	\$370	2.7%	2.7%
BALACLAVA	\$540	\$540	0.0%	3.3%
BALLARAT CENTRAL	\$413	\$380	8.6%	13.8%
BALLARAT EAST*	\$400	\$355	12.7%	8.1%
BALLARAT NORTH*	\$375	\$360	4.2%	7.1%
BALWYN	\$600	\$600	0.0%	0.0%
BALWYN NORTH	\$728	\$695	4.7%	7.0%
BAYSWATER	\$590	\$550	7.3%	8.3%
BAYSWATER NORTH*	\$525	\$523	0.5%	0.0%
BEACONSFIELD*	\$475	-	-	-
BEAUMARIS	\$735	\$700	5.0%	-6.1%
BEECHWORTH*	\$360	\$360	0.0%	-
BELL PARK	\$450	\$450	0.0%	0.0%
BELL POST HILL*	\$450	\$450	0.0%	0.0%
BELFIELD*	\$650	\$650	0.0%	-2.3%
BELMONT	\$450	\$440	2.3%	2.3%
BENALLA*	\$380	\$380	0.0%	7.0%
BENDIGO	\$420	\$400	5.0%	5.0%
BENTLEIGH	\$680	\$675	0.7%	4.6%
BENTLEIGH EAST	\$850	\$850	0.0%	0.0%
BERWICK	\$560	\$570	-1.8%	1.8%
BLACK ROCK	\$720	\$720	0.0%	6.7%
BLACKBURN	\$550	\$550	0.0%	1.9%
BLACKBURN NORTH*	\$600	\$600	0.0%	13.2%
BLACKBURN SOUTH*	\$650	\$625	4.0%	10.2%
BONBEACH	\$583	\$568	2.6%	5.9%
BORONIA	\$560	\$560	0.0%	1.8%
BOX HILL	\$600	\$593	1.3%	9.1%
BOX HILL NORTH	\$650	\$650	0.0%	4.8%
BOX HILL SOUTH*	\$650	\$570	14.0%	0.0%
BRAYBROOK	\$550	\$560	-1.8%	-3.5%
BRIAR HILL*	\$500	\$500	0.0%	-2.0%
BRIGHTON	\$773	\$750	3.0%	8.8%
BRIGHTON EAST	\$850	\$845	0.6%	10.4%
BROADMEADOWS	\$485	\$480	1.0%	-0.5%
BROOKLYN*	\$500	\$540	-7.4%	-9.1%
BROWN HILL*	\$370	\$370	0.0%	-3.9%
BRUNSWICK	\$573	\$555	3.2%	4.1%
BRUNSWICK EAST	\$600	\$595	0.8%	3.4%
BRUNSWICK WEST	\$500	\$495	1.0%	4.2%
BULLEEN*	\$650	\$693	-6.1%	0.0%
BUNDOORA	\$510	\$500	2.0%	4.6%
BURNLEY*	\$525	\$520	1.0%	5.5%
BURWOOD	\$675	\$650	3.8%	8.0%
BURWOOD EAST	\$688	\$680	1.1%	5.8%
CAIRNLEA*	\$505	\$500	1.0%	7.4%
CAMBERWELL	\$650	\$650	0.0%	4.4%
CAMPBELLFIELD*	\$440	\$445	-1.1%	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CANADIAN*	\$380	\$380	0.0%	-2.6%
CANTERBURY*	\$640	\$625	2.4%	2.4%
CAPEL SOUND*	\$510	\$520	-1.9%	7.9%
CARLTON	\$600	\$600	0.0%	3.4%
CARLTON NORTH	\$580	\$580	0.0%	5.5%
CARNEGIE	\$575	\$550	4.5%	8.0%
CAROLINE SPRINGS	\$500	\$498	0.5%	4.2%
CARRUM*	\$620	\$638	-2.7%	-3.9%
CARRUM DOWNS	\$550	\$530	3.8%	5.8%
CASTLEMAINE*	\$413	\$395	4.4%	8.6%
CAULFIELD	\$620	\$595	4.2%	6.9%
CAULFIELD EAST*	\$520	\$500	4.0%	6.1%
CAULFIELD NORTH	\$620	\$600	3.3%	3.3%
CAULFIELD SOUTH	\$690	\$673	2.6%	19.0%
CHADSTONE	\$630	\$630	0.0%	1.6%
CHELSEA	\$550	\$550	0.0%	1.9%
CHELSEA HEIGHTS*	\$608	\$600	1.3%	-
CHELTHENHAM	\$600	\$600	0.0%	7.1%
CHIRNSIDE PARK*	\$618	\$615	0.4%	2.9%
CLARINDA*	\$620	\$660	-6.1%	-4.6%
CLAYTON	\$600	\$610	-1.6%	0.0%
CLAYTON SOUTH	\$600	\$600	0.0%	7.1%
CLIFTON HILL	\$670	\$663	1.1%	-2.9%
CLYDE*	\$550	\$550	0.0%	0.9%
CLYDE NORTH	\$550	\$550	0.0%	0.0%
COBRAM*	\$350	\$350	0.0%	9.4%
COBURG	\$593	\$570	3.9%	10.7%
COBURG NORTH	\$600	\$600	0.0%	9.1%
COLLINGWOOD	\$700	\$685	2.2%	6.1%
CORIO*	\$350	\$350	0.0%	7.7%
COWES*	\$410	\$420	-2.4%	-1.2%
CRAIGIEBURN	\$470	\$470	0.0%	-2.1%
CRANBOURNE	\$480	\$480	0.0%	0.0%
CRANBOURNE EAST*	\$535	\$530	0.9%	-
CRANBOURNE NORTH*	\$515	\$515	0.0%	3.0%
CRANBOURNE WEST*	\$545	\$560	-2.7%	-2.7%
CREMORNE	\$625	\$650	-3.8%	-3.8%
CROYDON	\$560	\$550	1.8%	1.8%
CROYDON NORTH*	\$605	\$600	0.8%	4.8%
CROYDON SOUTH*	\$630	-	-	2.0%
DALLAS*	\$415	\$380	9.2%	6.4%
DANDENONG	\$465	\$450	3.3%	3.3%
DANDENONG NORTH	\$493	\$495	-0.5%	0.5%
DARLEY*	\$420	\$420	0.0%	0.0%
DAYLESFORD*	\$420	\$420	0.0%	6.3%
DEANSIDE	\$463	\$470	-1.6%	2.8%
DEEPDENE*	\$600	\$600	0.0%	-2.0%
DEER PARK*	\$470	\$450	4.4%	6.8%
DELAHEY*	\$450	\$445	1.1%	-
DIAMOND CREEK*	\$580	\$580	0.0%	0.0%
DIGGERS REST*	\$470	-	-	-
DOCKLANDS	\$700	\$690	1.4%	7.7%
DONCASTER	\$650	\$640	1.6%	8.3%
DONCASTER EAST	\$680	\$650	4.6%	9.7%
DONNYBROOK*	\$450	\$450	0.0%	-6.3%
DONVALE*	\$625	\$600	4.2%	-3.8%
DOREEN*	\$488	\$495	-1.5%	-2.5%
DOVETON	\$530	\$530	0.0%	1.0%
DROMANA*	\$620	\$610	1.6%	8.3%
DROUIN*	\$450	\$450	0.0%	5.9%
DRYSDALE*	\$445	\$450	-1.1%	3.5%
EAGLEHAWK*	\$400	\$400	0.0%	12.7%
EAGLEMONT*	\$588	\$583	0.9%	7.8%
EAST GEELONG*	\$490	\$475	3.2%	8.9%
EAST MELBOURNE	\$650	\$650	0.0%	4.0%
ECHUCA*	\$450	\$440	2.3%	7.1%
EDITHVALE	\$600	\$610	-1.6%	1.7%
ELSTERNWICK	\$585	\$575	1.7%	6.4%
ELTHAM*	\$650	\$620	4.8%	8.3%
ELWOOD	\$583	\$575	1.3%	5.9%
ENDEAVOUR HILLS*	\$560	\$580	-3.4%	1.8%
EPPING	\$485	\$475	2.1%	5.4%
ESSENDON	\$515	\$510	1.0%	3.0%
ESSENDON NORTH	\$510	\$500	2.0%	4.1%
ESSENDON WEST*	\$780	\$715	9.1%	19.1%
EUMEMMERRING*	\$530	\$490	8.2%	-2.9%
FAIRFIELD	\$493	\$480	2.6%	9.4%
FAWKNER	\$525	\$520	1.0%	1.0%
FERNTREE GULLY	\$588	\$580	1.3%	4.9%
FITZROY	\$650	\$650	0.0%	0.0%
FITZROY NORTH	\$600	\$600	0.0%	5.3%
FLEMINGTON	\$510	\$465	9.7%	13.3%
FLORA HILL*	\$398	\$380	4.6%	-1.9%
FOOTSCRAY	\$530	\$525	1.0%	3.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
FOREST HILL*	\$570	\$550	3.6%	2.2%
FRANKSTON	\$480	\$470	2.1%	6.7%
FRANKSTON NORTH*	\$470	\$465	1.1%	-
FRANKSTON SOUTH*	\$540	\$520	3.8%	-2.7%
FRASER RISE*	\$480	\$475	1.1%	2.1%
GARDENVALE*	\$425	\$420	1.2%	5.6%
GEELONG	\$518	\$500	3.5%	3.5%
GEELONG WEST	\$468	\$450	3.9%	8.7%
GISBORNE*	\$500	\$485	3.1%	1.5%
GLEN HUNTLY	\$540	\$523	3.3%	8.0%
GLEN IRIS	\$600	\$600	0.0%	9.1%
GLEN WAVERLEY	\$710	\$690	2.9%	5.2%
GLENROY	\$525	\$525	0.0%	1.0%
GOLDEN POINT*	\$385	\$388	-0.6%	-
GOLDEN SQUARE*	\$440	\$420	4.8%	10.0%
GREENSBOROUGH	\$568	\$550	3.2%	13.5%
GREENVALE*	\$550	\$545	0.9%	5.8%
GROVEDALE*	\$450	\$440	2.3%	4.7%
HADFIELD	\$549	\$525	4.6%	3.6%
HALLAM*	\$500	\$500	0.0%	0.0%
HAMILTON*	\$353	\$355	-0.7%	-
HAMLIN HEIGHTS*	\$450	\$450	0.0%	9.8%
HAMPTON	\$678	\$690	-1.8%	-3.2%
HAMPTON EAST	\$650	\$600	8.3%	18.2%
HAMPTON PARK*	\$510	\$500	2.0%	4.1%
HASTINGS*	\$415	\$405	2.5%	-5.7%
HAWTHORN	\$575	\$565	1.8%	7.5%
HAWTHORN EAST	\$595	\$570	4.4%	8.2%
HEATHMONT*	\$570	\$580	-1.7%	1.3%
HEIDELBERG	\$550	\$540	1.9%	3.8%
HEIDELBERG HEIGHTS	\$625	\$598	4.6%	8.7%
HEIDELBERG WEST	\$600	\$590	1.7%	3.4%
HERNE HILL*	\$370	\$370	0.0%	2.8%
HIGHETT	\$620	\$600	3.3%	3.3%
HIGHTON	\$460	\$460	0.0%	9.5%
HILLSIDE*	\$450	\$440	2.3%	1.1%
HOPPERS CROSSING	\$400	\$410	-2.4%	-3.6%
HORSHAM*	\$350	\$340	2.9%	2.9%
HUGHESDALE	\$600	\$595	0.8%	4.3%
HUNTINGDALE*	\$515	\$505	2.0%	3.0%
INVERLOCH*	\$448	\$440	1.7%	-
IVANHOE	\$595	\$590	0.8%	8.2%
IVANHOE EAST*	\$580	\$600	-3.3%	-3.3%
JACANA*	\$530	-	-	-
KALKALLO*	\$445	\$450	-1.1%	-1.1%
KANGAROO FLAT*	\$395	\$380	3.9%	3.9%
KEILOR DOWNS*	\$495	\$495	0.0%	3.1%
KEILOR EAST	\$650	\$650	0.0%	4.8%
KEILOR PARK*	\$565	\$540	4.6%	-
KENNINGTON*	\$430	\$380	13.2%	13.2%
KENSINGTON	\$550	\$550	0.0%	0.0%
KEW	\$625	\$625	0.0%	7.8%
KEW EAST*	\$600	\$580	3.4%	4.8%
KEYSBOROUGH	\$665	\$650	2.3%	2.3%
KILSYTH	\$550	\$550	0.0%	0.0%
KINGSBURY*	\$503	\$485	3.6%	5.2%
KINGSVILLE	\$423	\$420	0.6%	0.6%
KNOXFIELD*	\$625	\$610	2.5%	4.2%
KOOYONG*	\$795	\$765	3.9%	7.4%
KYABRAM*	\$390	\$380	2.6%	11.4%
KYNETON*	\$450	\$470	-4.3%	-
LAKE WENDOUREE*	\$400	\$395	1.3%	-4.8%
LAKES ENTRANCE*	\$340	\$345	-1.4%	-2.9%
LALOR	\$495	\$500	-1.0%	0.0%
LANGWARRIN*	\$530	\$523	1.4%	1.9%
LARA*	\$480	\$468	2.7%	9.1%
LAVERTON*	\$500	\$510	-2.0%	1.0%
LILYDALE	\$550	\$550	0.0%	4.8%
LORNE*	\$360	\$360	0.0%	-
LOWER PLENTY*	\$470	\$475	-1.1%	-2.1%
LYNBROOK*	\$525	-	-	-
MACLEOD	\$555	\$555	0.0%	-1.3%
MADDINGLEY*	\$470	\$485	-3.1%	-
MAIDSTONE	\$580	\$570	1.8%	6.9%
MALVERN	\$595	\$580	2.6%	8.2%
MALVERN EAST	\$595	\$590	0.8%	3.5%
MANIFOLD HEIGHTS*	\$420	\$400	5.0%	15.9%
MANSFIELD*	\$475	\$460	3.3%	-5.0%
MARIBYRNONG	\$530	\$500	6.0%	6.0%
MARYBOROUGH*	\$335	\$330	1.5%	4.7%
MCCRAE*	\$650	\$695	-6.5%	11.1%
MCKINNON	\$763	\$745	2.3%	5.9%
MEADOW HEIGHTS*	\$500	\$500	0.0%	2.0%
MELBOURNE	\$660	\$650	1.5%	1.5%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
MELTON*	\$390	\$383	2.0%	-0.6%
MELTON SOUTH*	\$373	\$375	-0.7%	0.0%
MENTONE	\$550	\$550	0.0%	4.8%
MERENDA*	\$490	\$480	2.1%	6.5%
MICKLEHAM*	\$480	\$480	0.0%	-
MIDDLE PARK*	\$550	\$525	4.8%	-7.9%
MILDURA	\$390	\$390	0.0%	9.9%
MILL PARK	\$500	\$500	0.0%	4.2%
MITCHAM	\$600	\$575	4.3%	9.1%
MOE*	\$290	\$275	5.5%	-2.5%
MONT ALBERT	\$650	\$635	2.4%	12.1%
MONT ALBERT NORTH*	\$750	\$773	-2.9%	10.3%
MONTMORENCY*	\$550	\$593	-7.2%	-8.3%
MOONEE PONDS	\$560	\$550	1.8%	1.8%
MOORABBIN	\$650	\$650	0.0%	4.0%
MOOROOLBARK	\$600	\$570	5.3%	11.1%
MOOROOPNA	\$350	\$360	-2.8%	0.0%
MORDIALLOC	\$600	\$580	3.4%	9.1%
MORNINGTON	\$580	\$575	0.9%	5.5%
MORWELL	\$320	\$300	6.7%	11.3%
MOUNT ELIZA*	\$520	\$490	6.1%	0.0%
MOUNT EVELYN*	\$670	-	-	-
MOUNT MARTHA*	\$620	\$615	0.8%	0.0%
MOUNT PLEASANT*	\$360	\$350	2.9%	0.0%
MOUNT WAVERLEY	\$700	\$700	0.0%	0.7%
MULGRAVE	\$650	\$628	3.6%	8.3%
MURRUMBEENA	\$500	\$500	0.0%	1.0%
NARRE WARREN	\$540	\$520	3.8%	3.8%
NEWCOMB*	\$385	\$390	-1.3%	-1.3%
NEWPORT	\$620	\$600	3.3%	1.6%
NEWTOWN	\$460	\$460	0.0%	2.2%
NIDDRIE	\$650	\$640	1.6%	3.2%
NOBLE PARK	\$510	\$500	2.0%	2.0%
NOBLE PARK NORTH*	\$500	\$480	4.2%	6.4%
NORLANE*	\$425	\$410	3.7%	7.6%
NORTH BENDIGO*	\$438	\$445	-1.7%	4.2%
NORTH GEELONG*	\$420	\$400	5.0%	2.4%
NORTH MELBOURNE	\$580	\$578	0.4%	5.5%
NORTHCOTE	\$575	\$550	4.5%	4.5%
NOTTING HILL	\$550	\$550	0.0%	3.8%
NUMURKAH*	\$380	\$400	-5.0%	28.8%
NUNAWADING	\$600	\$580	3.4%	10.1%
OAK PARK	\$540	\$530	1.9%	8.0%
OAKLEIGH	\$620	\$618	0.4%	3.3%
OAKLEIGH EAST	\$673	\$650	3.5%	4.3%
OAKLEIGH SOUTH	\$625	\$620	0.8%	7.8%
OCEAN GROVE*	\$560	\$540	3.7%	5.7%
OFFICER*	\$550	\$550	0.0%	1.4%
ORMOND	\$530	\$520	1.9%	3.9%
PAKENHAM	\$500	\$495	1.0%	4.7%
PARKDALE	\$555	\$550	0.9%	2.8%
PARKVILLE	\$550	\$560	-1.8%	0.0%
PASCOE VALE	\$550	\$550	0.0%	3.8%
PASCOE VALE SOUTH	\$540	\$530	1.9%	-1.8%
PATTERSON LAKES*	\$620	\$585	6.0%	6.0%
PAYNESVILLE*	\$385	\$385	0.0%	0.0%
POINT COOK	\$510	\$510	0.0%	-1.0%
PORT MELBOURNE	\$700	\$690	1.4%	3.7%
PORTLAND*	\$400	\$375	6.7%	8.1%
PRAHRAN	\$593	\$590	0.4%	3.0%
PRESTON	\$560	\$550	1.8%	1.8%
PRINCES HILL*	\$540	\$570	-5.3%	1.9%
QUARRY HILL*	\$365	-	-	-8.8%
REDAN*	\$365	\$360	1.4%	1.4%
RESERVOIR	\$530	\$525	1.0%	3.9%
RICHMOND	\$600	\$600	0.0%	0.0%
RIDDELLS CREEK*	\$520	\$500	4.0%	-
RINGWOOD	\$550	\$530	3.8%	5.8%
RINGWOOD EAST	\$550	\$550	0.0%	0.0%
RINGWOOD NORTH*	\$550	\$550	0.0%	-
RIPPLESIDE*	\$600	\$580	3.4%	4.3%
RIPPONLEA*	\$535	\$508	5.4%	1.9%
ROSANNA	\$580	\$563	3.1%	6.4%
ROSEBUD*	\$593	\$597	-0.8%	3.0%
ROWVILLE	\$640	\$623	2.8%	8.5%
ROXBURGH PARK*	\$500	\$500	0.0%	1.0%
RYE*	\$500	\$475	5.3%	8.1%
SAFETY BEACH	\$688	\$675	1.9%	7.4%
SALE	\$400	\$385	3.9%	8.1%
SANDRINGHAM	\$600	\$600	0.0%	0.4%
SCORESBY*	\$620	\$630	-1.6%	4.2%
SEAFORD	\$530	\$530	0.0%	1.9%
SEBASTOPOL	\$355	\$350	1.4%	2.9%
SEDDON	\$520	\$520	0.0%	-10.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
SEYMOUR*	\$350	\$350	0.0%	-
SHEPPARTON	\$400	\$400	0.0%	4.6%
SOUTH KINGSVILLE*	\$540	\$540	0.0%	-6.5%
SOUTH MELBOURNE	\$650	\$648	0.4%	4.8%
SOUTH MORANG	\$520	\$510	2.0%	4.0%
SOUTH YARRA	\$615	\$600	2.5%	3.4%
SOUTHBANK	\$700	\$685	2.2%	6.1%
SPOTSWOOD	\$595	\$595	0.0%	-2.5%
SPRINGVALE	\$580	\$550	5.5%	9.4%
SPRINGVALE SOUTH*	\$525	\$530	-0.9%	-0.9%
ST ALBANS	\$450	\$450	0.0%	0.0%
ST KILDA	\$535	\$535	0.0%	1.9%
ST KILDA EAST	\$540	\$530	1.9%	2.9%
ST KILDA WEST	\$560	\$530	5.7%	13.1%
STAWELL*	\$220	\$220	0.0%	-12.0%
STRATHDALE*	\$400	\$385	3.9%	11.9%
STRATHMORE	\$620	\$600	3.3%	6.9%
SUNBURY	\$468	\$480	-2.6%	3.9%
SUNSHINE	\$460	\$470	-2.1%	-4.2%
SUNSHINE NORTH	\$520	\$520	0.0%	-1.9%
SUNSHINE WEST	\$500	\$500	0.0%	0.5%
SURREY HILLS	\$620	\$600	3.3%	10.2%
SWAN HILL*	\$355	\$375	-5.3%	-9.0%
SYDENHAM	\$460	\$460	0.0%	1.1%
TARNEIT	\$460	\$460	0.0%	-4.2%
TATURA*	\$335	\$310	8.1%	-2.9%
TAYLORS HILL*	\$490	\$500	-2.0%	6.5%
TAYLORS LAKES*	\$495	-	-	-
TEMPLESTOWE	\$650	\$650	0.0%	8.3%
TEMPLESTOWE LOWER	\$700	\$700	0.0%	2.9%
THOMASTOWN	\$490	\$483	1.6%	3.7%
THORNBURY	\$500	\$495	1.0%	4.2%
TOORAK	\$625	\$650	-3.8%	-3.8%
TORQUAY*	\$628	\$600	4.6%	4.6%
TRARALGON	\$360	\$360	0.0%	0.0%
TRAVANCORE	\$525	\$520	1.0%	1.0%
TRUGANINA	\$460	\$460	0.0%	-3.2%
TULLAMARINE	\$530	\$530	0.0%	3.9%
VERMONT*	\$600	\$595	0.8%	9.1%
VERMONT SOUTH*	\$675	\$650	3.8%	3.8%
VIEWBANK*	\$580	\$555	4.5%	-
WALLAN*	\$420	\$420	0.0%	5.0%
WANGARATTA	\$380	\$380	0.0%	8.6%
WANTIRNA*	\$630	\$600	5.0%	11.5%
WANTIRNA SOUTH	\$625	\$600	4.2%	11.6%
WARRAGUL*	\$415	\$418	-0.6%	6.4%
WARRNAMBOOL	\$450	\$450	0.0%	4.7%
WATSONIA*	\$580	\$540	7.4%	11.5%
WENDOUREE*	\$300	\$300	0.0%	-7.7%
WERRIBEE	\$420	\$420	0.0%	1.8%
WERRIBEE SOUTH*	\$460	\$460	0.0%	0.0%
WEST FOOTSCRAY	\$460	\$460	0.0%	-1.6%
WEST MELBOURNE	\$625	\$600	4.2%	5.9%
WEST WODONGA*	\$435	\$420	3.6%	7.4%
WESTMEADOWS*	\$500	\$500	0.0%	-3.8%
WHEELERS HILL*	\$720	\$675	6.7%	21.5%
WHITTINGTON*	\$430	\$420	2.4%	7.5%
WHITTLESEA*	\$450	\$440	2.3%	-
WILLIAMS LANDING*	\$500	\$500	0.0%	0.5%
WILLIAMSTOWN	\$550	\$545	0.9%	0.0%
WILLIAMSTOWN NORTH*	\$650	\$650	0.0%	-11.0%
WINDSOR	\$550	\$540	1.9%	4.8%
WODONGA	\$420	\$400	5.0%	7.7%
WOLLERT	\$510	\$520	-1.9%	-1.4%
WYNDHAM VALE	\$415	\$420	-1.2%	-7.8%
YARRAVILLE	\$600	\$590	1.7%	7.1%
YARRAWONGA*	\$400	\$395	1.3%	2.6%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BANYULE	\$585	\$580	0.9%	6.4%
BAYSIDE	\$690	\$690	0.0%	2.2%
BOROONDARA	\$600	\$600	0.0%	5.3%
BRIMBANK	\$470	\$470	0.0%	2.2%
CARDINIA	\$500	\$500	0.0%	1.0%
CASEY	\$535	\$530	0.9%	1.4%
DAREBIN	\$540	\$530	1.9%	3.8%
FRANKSTON	\$500	\$500	0.0%	2.0%
GLEN EIRA	\$600	\$590	1.7%	4.3%
GREATER DANDENONG	\$500	\$500	0.0%	0.0%
HOBSONS BAY	\$550	\$550	0.0%	0.0%
HUME	\$480	\$480	0.0%	0.0%
KINGSTON	\$580	\$580	0.0%	3.6%
KNOX	\$595	\$590	0.8%	6.3%
MANNINGHAM	\$650	\$650	0.0%	8.3%
MARIBYRNONG	\$530	\$525	1.0%	1.9%
MAROONDAH	\$550	\$540	1.9%	4.8%
MELBOURNE	\$650	\$640	1.6%	4.0%
MELTON	\$460	\$460	0.0%	2.2%
MONASH	\$650	\$630	3.2%	4.8%
MOONEE VALLEY	\$550	\$540	1.9%	3.8%
MERRI-BEK	\$550	\$545	0.9%	3.8%
MORNINGTON PENINSULA	\$585	\$580	0.9%	6.4%
NILLUMBIK	\$588	\$580	1.3%	6.8%
PORT PHILLIP	\$580	\$575	0.9%	3.6%
STONNINGTON	\$600	\$600	0.0%	2.6%
WHITEHORSE	\$610	\$600	1.7%	5.2%
WHITTLESEA	\$500	\$500	0.0%	2.0%
WYNDHAM	\$450	\$450	0.0%	0.0%
YARRA	\$630	\$630	0.0%	1.6%
YARRA RANGES	\$560	\$550	1.8%	1.8%
ARARAT*	\$350	\$350	0.0%	4.5%
BALLARAT	\$370	\$360	2.8%	2.8%
BASS COAST	\$420	\$420	0.0%	5.0%
BAW BAW	\$450	\$435	3.4%	12.5%
BENALLA*	\$380	\$380	0.0%	7.0%
CAMPASPE*	\$445	\$400	11.3%	20.3%
CENTRAL GOLDFIELDS*	\$330	\$330	0.0%	3.1%
COLAC OTWAY*	\$420	\$400	5.0%	16.7%
CORANGAMITE*	\$355	-	-	-
EAST GIPPSLAND	\$380	\$380	0.0%	2.7%
GLENELG*	\$375	\$350	7.1%	7.1%
GREATER BENDIGO	\$420	\$400	5.0%	7.7%
GREATER GEELONG	\$460	\$450	2.2%	4.5%
GREATER SHEPPARTON	\$380	\$380	0.0%	0.7%
HEPBURN*	\$420	\$420	0.0%	-2.3%
HORSHAM*	\$340	\$305	11.5%	1.5%
LATROBE	\$340	\$330	3.0%	6.3%
MACEDON RANGES	\$488	\$485	0.5%	1.6%
MANSFIELD*	\$470	\$465	1.1%	-6.0%
MILDURA	\$383	\$380	0.7%	9.3%
MITCHELL*	\$420	\$420	0.0%	5.0%
MOIRA	\$380	\$380	0.0%	8.6%
MOORABOOL	\$440	\$420	4.8%	10.7%
MOUNT ALEXANDER*	\$395	\$395	0.0%	4.6%
MOYNE*	\$445	\$440	1.1%	3.5%
NORTHERN GRAMPIANS*	\$260	\$260	0.0%	2.0%
SOUTH GIPPSLAND*	\$370	\$370	0.0%	-2.6%
SOUTHERN GRAMPIANS*	\$355	\$363	-2.1%	12.7%
STRATHBOGIE*	\$378	\$363	4.1%	12.7%
SURF COAST	\$590	\$560	5.4%	-1.7%
SWAN HILL*	\$360	\$378	-4.6%	-6.5%
WANGARATTA	\$380	\$380	0.0%	8.6%
WARRNAMBOOL	\$450	\$450	0.0%	2.9%
WELLINGTON	\$400	\$380	5.3%	8.1%
WODONGA	\$420	\$410	2.4%	6.3%

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

March Quarter 2026 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

	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$595	\$585	1.7%	2.6%
3-Bedroom House	\$550	\$550	0.0%	0.0%
4-Bedroom House	\$595	\$600	-0.8%	-0.8%
1-Bedroom Unit	\$490	\$480	2.1%	3.2%
2-Bedroom Unit	\$600	\$590	1.7%	4.3%
3-Bedroom Unit	\$685	\$680	0.7%	2.2%
Regional Victoria				
2-Bedroom House	\$400	\$400	0.0%	2.6%
3-Bedroom House	\$480	\$475	1.1%	4.3%
4-Bedroom House	\$558	\$550	1.4%	3.2%
1-Bedroom Unit	\$320	\$320	0.0%	6.7%
2-Bedroom Unit	\$400	\$400	0.0%	3.9%
3-Bedroom Unit	\$490	\$480	2.1%	4.3%
	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$700	\$695	0.7%	2.9%
3-Bedroom House	\$850	\$850	0.0%	3.7%
4-Bedroom House	\$1,100	\$1,100	0.0%	0.9%
1-Bedroom Unit	\$500	\$500	0.0%	3.1%
2-Bedroom Unit	\$650	\$650	0.0%	4.0%
3-Bedroom Unit	\$880	\$860	2.3%	4.8%
Middle Melbourne				
2-Bedroom House	\$520	\$500	4.0%	4.0%
3-Bedroom House	\$580	\$575	0.9%	0.9%
4-Bedroom House	\$760	\$750	1.3%	1.3%
1-Bedroom Unit	\$440	\$430	2.3%	4.8%
2-Bedroom Unit	\$550	\$550	0.0%	3.8%
3-Bedroom Unit	\$675	\$670	0.7%	3.8%
Outer Melbourne				
2-Bedroom House	\$480	\$475	1.1%	4.3%
3-Bedroom House	\$525	\$520	1.0%	1.0%
4-Bedroom House	\$570	\$570	0.0%	0.0%
1-Bedroom Unit	\$380	\$380	0.0%	4.1%
2-Bedroom Unit	\$500	\$495	1.0%	4.2%
3-Bedroom Unit	\$560	\$560	0.0%	1.8%

Source: REIV

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March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$778	\$765	1.6%	9.1%
ALBERT PARK*	\$800	\$775	3.2%	6.7%
ALFREDTON*	\$380	\$373	2.0%	2.0%
ALTONA*	\$520	\$490	6.1%	7.2%
ALTONA MEADOWS*	\$450	\$450	0.0%	0.0%
ALTONA NORTH*	\$580	\$553	5.0%	11.0%
ARARAT*	\$335	\$330	1.5%	-1.5%
ARMADALE*	\$830	\$840	-1.2%	0.6%
ASCOT VALE*	\$620	\$600	3.3%	-1.6%
BAIRNSDALE*	\$390	\$390	0.0%	2.6%
BALLARAT CENTRAL*	\$390	\$380	2.6%	5.4%
BALLARAT EAST*	\$380	\$370	2.7%	8.6%
BAYSWATER*	\$530	\$530	0.0%	7.6%
BEECHWORTH*	\$420	\$415	1.2%	3.7%
BELMONT*	\$460	\$455	1.1%	7.0%
BENALLA*	\$380	\$380	0.0%	4.1%
BENDIGO*	\$450	\$440	2.3%	7.1%
BENTLEIGH*	\$640	\$650	-1.5%	2.4%
BERWICK*	\$505	\$505	0.0%	1.0%
BLACKBURN*	\$610	\$598	2.1%	-
BORONIA*	\$545	\$530	2.8%	13.5%
BOX HILL*	\$560	\$560	0.0%	1.8%
BRAYBROOK*	\$470	\$450	4.4%	9.3%
BRIGHTON*	\$760	\$770	-1.3%	-2.9%
BRIGHTON EAST*	\$713	\$695	2.5%	14.9%
BROADMEADOWS*	\$480	\$465	3.2%	4.3%
BRUNSWICK	\$680	\$675	0.7%	4.6%
BRUNSWICK EAST*	\$688	\$695	-1.1%	-4.5%
BRUNSWICK WEST*	\$650	\$640	1.6%	14.0%
BUNDOORA*	\$515	\$505	2.0%	3.0%
CAMBERWELL*	\$740	\$725	2.1%	17.5%
CAPEL SOUND*	\$475	\$465	2.2%	-
CARLTON*	\$725	\$690	5.1%	8.2%
CARLTON NORTH	\$785	\$780	0.6%	4.7%
CARNEGIE*	\$608	\$600	1.3%	1.3%
CAROLINE SPRINGS*	\$470	\$485	-3.1%	4.4%
CARRUM DOWNS*	\$500	\$500	0.0%	-
CASTLEMAINE*	\$475	\$475	0.0%	10.5%
CAULFIELD NORTH*	\$680	\$650	4.6%	-
CAULFIELD SOUTH*	\$673	\$675	-0.4%	-1.1%
CHELSEA*	\$560	\$550	1.8%	-
CLAYTON*	\$520	\$500	4.0%	-
CLIFTON HILL*	\$778	\$750	3.7%	3.7%
COBURG*	\$630	\$630	0.0%	8.6%
COBURG NORTH*	\$533	\$525	1.4%	4.4%
COLLINGWOOD*	\$750	\$750	0.0%	7.1%
CORIO*	\$395	-	-	-
COWES*	\$425	\$420	1.2%	-
CRAIGIEBURN*	\$450	\$450	0.0%	2.3%
CRANBOURNE*	\$480	\$470	2.1%	4.3%
CREMORNE*	\$750	\$750	0.0%	0.0%
CROYDON*	\$530	\$520	1.9%	6.0%
DANDENONG*	\$460	\$460	0.0%	1.1%
DAYLESFORD*	\$478	-	-	-
DEER PARK*	\$440	\$440	0.0%	-
DONCASTER*	\$620	-	-	-
DROMANA*	\$520	\$520	0.0%	1.0%
DROUIN*	\$435	\$430	1.2%	1.2%
ELSTERNWICK*	\$800	\$755	6.0%	-
ELWOOD*	\$810	\$820	-1.2%	4.9%
EPPING*	\$465	\$450	3.3%	3.3%
ESSENDON*	\$500	\$500	0.0%	-7.4%
FITZROY*	\$800	\$823	-2.7%	0.0%
FITZROY NORTH	\$780	\$780	0.0%	2.6%
FLEMINGTON*	\$620	\$615	0.8%	-0.4%
FLORA HILL*	\$405	\$405	0.0%	-
FOOTSCRAY	\$575	\$575	0.0%	2.7%
FRANKSTON	\$490	\$480	2.1%	4.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
GEELONG*	\$520	\$520	0.0%	8.3%
GEELONG WEST*	\$475	\$470	1.1%	3.3%
GLEN WAVERLEY*	\$590	\$580	1.7%	-
GLENROY*	\$500	\$495	1.0%	4.2%
GOLDEN POINT*	\$390	\$380	2.6%	5.4%
GOLDEN SQUARE*	\$405	\$415	-2.4%	8.0%
GREENSBOROUGH*	\$520	\$520	0.0%	13.0%
HAMILTON*	\$345	\$335	3.0%	4.5%
HAMLYN HEIGHTS*	\$430	\$430	0.0%	0.0%
HAWTHORN*	\$700	\$700	0.0%	-6.7%
HAWTHORN EAST*	\$810	\$798	1.6%	6.4%
HEIDELBERG HEIGHTS*	\$515	\$510	1.0%	-
HEIDELBERG WEST*	\$500	\$490	2.0%	11.1%
HIGHETT*	\$650	-	-	18.2%
HIGHTON*	\$490	\$480	2.1%	10.1%
HOPPERS CROSSING*	\$415	\$405	2.5%	3.8%
HORSHAM*	\$340	\$340	0.0%	0.0%
INVERLOCH*	\$440	\$440	0.0%	-
IVANHOE*	\$615	\$630	-2.4%	6.5%
KANGAROO FLAT*	\$430	\$420	2.4%	2.4%
KENNINGTON*	\$420	\$410	2.4%	10.5%
KENSINGTON	\$650	\$650	0.0%	0.8%
KEW*	\$650	\$650	0.0%	-7.1%
LAKES ENTRANCE*	\$395	-	-	-
LALOR*	\$470	\$460	2.2%	3.3%
LAVERTON*	\$480	\$465	3.2%	2.1%
LONG GULLY*	\$430	\$430	0.0%	-
MAIDSTONE*	\$550	\$550	0.0%	11.7%
MALVERN*	\$750	\$775	-3.2%	4.2%
MALVERN EAST*	\$698	\$680	2.6%	9.0%
MELBOURNE*	\$730	\$713	2.5%	4.3%
MELTON SOUTH*	\$380	\$360	5.6%	8.6%
MIDDLE PARK*	\$863	\$875	-1.4%	15.0%
MILDURA	\$380	\$380	0.0%	5.6%
MILL PARK*	\$470	\$470	0.0%	2.7%
MITCHAM*	\$550	-	-	5.8%
MOE*	\$350	\$350	0.0%	4.5%
MOONEE PONDS*	\$658	\$620	6.0%	4.4%
MOOROPNA*	\$385	\$385	0.0%	-
MORNINGTON*	\$535	\$550	-2.7%	-4.0%
MORWELL*	\$350	\$340	2.9%	6.1%
MOUNT DUNEED*	\$485	-	-	-
MOUNT WAVERLEY*	\$568	\$545	4.1%	7.1%
NARRE WARREN*	\$490	\$490	0.0%	-
NEWPORT*	\$588	\$575	2.2%	5.4%
NEWTOWN*	\$485	\$490	-1.0%	0.0%
NOBLE PARK*	\$510	\$500	2.0%	8.5%
NORLANE*	\$370	\$360	2.8%	0.0%
NORTH BENDIGO*	\$440	\$430	2.3%	7.3%
NORTH MELBOURNE*	\$645	\$650	-0.8%	-2.3%
NORTHCOTE	\$738	\$720	2.4%	5.4%
OAK PARK*	\$530	-	-	-
PAKENHAM*	\$480	\$475	1.1%	2.1%
PASCOE VALE*	\$525	\$530	-0.9%	1.0%
POINT COOK*	\$465	\$465	0.0%	0.0%
PORT MELBOURNE	\$750	\$705	6.4%	4.2%
PRAHRAN	\$813	\$800	1.6%	1.6%
PRESTON*	\$595	\$575	3.5%	8.2%
REDAN*	\$360	\$350	2.9%	-
RESERVOIR	\$500	\$500	0.0%	2.0%
RICHMOND	\$775	\$750	3.3%	3.3%
RINGWOOD*	\$550	\$550	0.0%	5.3%
RINGWOOD EAST*	\$550	\$545	0.9%	-
ROSEBUD*	\$475	\$470	1.1%	3.3%
RYE*	\$545	\$490	11.2%	13.5%
SALE*	\$398	\$393	1.3%	0.6%
SEAFORD*	\$490	\$485	1.0%	1.0%
SEBASTOPOL*	\$360	\$360	0.0%	2.9%
SEDDON*	\$650	\$650	0.0%	8.3%
SHEPPARTON*	\$410	\$400	2.5%	7.9%
SOLDIERS HILL*	\$388	\$395	-1.9%	7.6%
SOUTH MELBOURNE*	\$750	\$750	0.0%	4.2%
SOUTH MORANG*	\$500	\$500	0.0%	4.2%
SOUTH YARRA	\$795	\$795	0.0%	1.9%
SPOTSWOOD*	\$553	-	-	-
ST ALBANS*	\$418	\$420	-0.6%	0.6%
ST KILDA*	\$755	\$730	3.4%	4.1%
ST KILDA EAST*	\$730	\$788	-7.3%	-6.4%
STAWELL*	\$350	\$350	0.0%	-
STRATHDALE*	\$430	\$410	4.9%	-
SUNBURY	\$430	\$440	-2.3%	0.0%
SUNSHINE*	\$470	\$450	4.4%	4.4%
SUNSHINE NORTH*	\$450	\$450	0.0%	-
TARNEIT*	\$430	\$430	0.0%	-1.1%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
THOMASTOWN*	\$465	-	-	-
THORNBURY*	\$678	\$680	-0.4%	4.2%
TOORAK*	\$730	\$755	-3.3%	-
TORQUAY*	\$545	-	-	-
TRARALGON*	\$400	\$383	4.6%	5.3%
TULLAMARINE*	\$465	\$450	3.3%	-
WANGARATTA*	\$400	\$400	0.0%	3.9%
WARRNAMBOOL*	\$490	\$450	8.9%	8.9%
WENDOUREE*	\$360	\$353	2.1%	5.9%
WERRIBEE	\$410	\$410	0.0%	2.5%
WEST FOOTSCRAY*	\$550	\$550	0.0%	3.8%
WEST MELBOURNE*	\$595	\$595	0.0%	-8.5%
WHITE HILLS*	\$410	-	-	-
WILLIAMSTOWN*	\$620	\$640	-3.1%	0.0%
WINDSOR	\$750	\$755	-0.7%	0.0%
WODONGA*	\$440	\$440	0.0%	4.8%
WYNDHAM VALE*	\$400	\$400	0.0%	0.0%
YARRAVILLE	\$600	\$590	1.7%	0.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$898	\$888	1.1%	-3.5%
AINTREE*	\$490	\$490	0.0%	-2.0%
AIRPORT WEST*	\$600	\$570	5.3%	3.4%
ALBANVALE*	\$470	\$470	0.0%	4.4%
ALBERT PARK*	\$1,200	\$1,200	0.0%	3.0%
ALBION*	\$510	\$480	6.3%	10.9%
ALFREDTON	\$430	\$430	0.0%	2.4%
ALPHINGTON*	\$990	-	-	11.2%
ALTONA*	\$610	\$600	1.7%	3.4%
ALTONA MEADOWS	\$520	\$520	0.0%	4.0%
ALTONA NORTH	\$623	\$600	3.8%	7.3%
ANGLESEA*	\$625	\$620	0.8%	-
ARARAT	\$390	\$390	0.0%	2.6%
ARDEER*	\$480	\$450	6.7%	0.0%
ARMADALE*	\$1,100	\$1,100	0.0%	-8.1%
ARMSTRONG CREEK	\$510	\$500	2.0%	4.1%
ASCOT*	\$550	\$540	1.9%	-
ASCOT VALE	\$775	\$750	3.3%	3.3%
ASHBURTON*	\$700	\$700	0.0%	0.7%
ASHWOOD*	\$650	\$650	0.0%	2.0%
AVONDALE HEIGHTS	\$545	\$540	0.9%	4.3%
BACCHUS MARSH	\$450	\$455	-1.1%	0.0%
BAIRNSDALE	\$460	\$453	1.7%	2.2%
BALACLAVA*	\$930	-	-	-
BALLAN*	\$490	\$450	8.9%	10.1%
BALLARAT CENTRAL	\$438	\$425	2.9%	2.3%
BALLARAT EAST	\$420	\$400	5.0%	6.3%
BALLARAT NORTH*	\$430	\$420	2.4%	4.9%
BALWYN*	\$840	\$840	0.0%	11.3%
BALWYN NORTH*	\$750	\$720	4.2%	13.6%
BARANDUDA*	\$580	\$560	3.6%	5.5%
BAYSWATER*	\$600	\$590	1.7%	4.3%
BAYSWATER NORTH*	\$600	\$583	3.0%	1.7%
BEACONSFIELD*	\$550	-	-	-
BEAUMARIS*	\$850	\$870	-2.3%	0.0%
BEECHWORTH*	\$500	\$500	0.0%	-2.0%
BELL PARK*	\$490	\$485	1.0%	4.3%
BELL POST HILL	\$500	\$500	0.0%	3.6%
BELLFIELD*	\$650	\$540	20.4%	8.3%
BELMONT	\$500	\$500	0.0%	4.2%
BENALLA	\$470	\$470	0.0%	4.4%
BENDIGO	\$490	\$475	3.2%	6.5%
BENTLEIGH*	\$720	\$727	-0.9%	-7.7%
BENTLEIGH EAST	\$700	\$700	0.0%	0.0%
BERWICK	\$575	\$575	0.0%	2.7%
BEVERIDGE*	\$450	\$440	2.3%	5.9%
BLACK HILL*	\$420	\$420	0.0%	2.4%
BLACK ROCK*	\$990	\$925	7.0%	-5.7%
BLACKBURN*	\$655	\$660	-0.8%	9.2%
BLACKBURN NORTH*	\$650	\$620	4.8%	12.1%
BLACKBURN SOUTH*	\$620	\$620	0.0%	-0.4%
BLAIRGOWRIE*	\$650	\$630	3.2%	9.2%
BONBEACH*	\$720	\$663	8.7%	10.8%
BONNIE BROOK*	\$460	\$460	0.0%	0.0%
BORONIA	\$600	\$590	1.7%	7.1%
BOX HILL*	\$660	\$660	0.0%	7.3%
BOX HILL NORTH*	\$650	\$650	0.0%	3.2%
BOX HILL SOUTH*	\$690	\$690	0.0%	15.0%
BRAYBROOK*	\$515	\$488	5.6%	7.3%
BRIGHTON	\$1,173	\$1,200	-2.3%	17.8%
BRIGHTON EAST*	\$950	\$900	5.6%	5.8%
BROADMEADOWS	\$495	\$495	0.0%	2.1%
BROOKFIELD*	\$430	\$430	0.0%	1.2%
BROOKLYN*	\$613	\$600	2.1%	10.4%
BROWN HILL*	\$430	\$430	0.0%	7.5%
BRUNSWICK	\$878	\$850	3.2%	4.5%
BRUNSWICK EAST*	\$900	\$850	5.8%	5.8%
BRUNSWICK WEST*	\$780	\$775	0.6%	4.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
BULLEEN*	\$650	\$620	4.8%	4.8%
BUNDOORA	\$580	\$555	4.5%	5.5%
BUNINYONG*	\$450	-	-	-
BURNSIDE*	\$500	\$500	0.0%	4.2%
BURNSIDE HEIGHTS*	\$528	\$528	0.0%	0.5%
BURWOOD	\$650	\$640	1.6%	3.2%
BURWOOD EAST	\$650	\$650	0.0%	8.3%
CALIFORNIA GULLY*	\$480	\$470	2.1%	6.7%
CAMBERWELL*	\$920	\$898	2.5%	6.7%
CAMPBELLFIELD*	\$530	\$530	0.0%	-
CANADIAN*	\$420	\$410	2.4%	5.0%
CANTERBURY*	\$935	\$890	5.1%	-
CAPE PATERSON*	\$460	\$460	0.0%	0.0%
CAPE WOOLAMAI*	\$460	\$460	0.0%	0.0%
CAPEL SOUND*	\$550	\$550	0.0%	0.0%
CARLTON*	\$950	\$900	5.6%	8.6%
CARLTON NORTH	\$950	\$950	0.0%	2.7%
CARNEGIE*	\$800	\$783	2.2%	1.9%
CAROLINE SPRINGS	\$510	\$510	0.0%	2.0%
CARRUM DOWNS	\$580	\$570	1.8%	5.5%
CASTLEMAINE*	\$540	\$515	4.9%	11.3%
CAULFIELD*	\$973	\$973	0.0%	16.1%
CAULFIELD NORTH*	\$940	\$950	-1.1%	6.5%
CAULFIELD SOUTH*	\$900	\$900	0.0%	12.6%
CHADSTONE*	\$600	\$595	0.8%	0.8%
CHARLEMONT	\$510	\$500	2.0%	4.1%
CHELSEA*	\$698	\$650	7.3%	3.3%
CHELSEA HEIGHTS*	\$650	\$650	0.0%	-1.5%
CHELTHENHAM	\$725	\$725	0.0%	3.6%
CHIRNSIDE PARK*	\$650	\$650	0.0%	8.3%
CHURCHILL	\$420	\$410	2.4%	10.5%
CLARINDA*	\$638	\$600	6.3%	6.3%
CLAYTON*	\$650	\$613	6.1%	8.8%
CLAYTON SOUTH*	\$620	\$600	3.3%	3.8%
CLIFTON HILL*	\$998	\$998	0.0%	-0.2%
CLIFTON SPRINGS	\$480	\$480	0.0%	2.1%
CLYDE	\$550	\$550	0.0%	0.0%
CLYDE NORTH	\$550	\$550	0.0%	0.0%
COBBLEBANK*	\$425	\$430	-1.2%	-1.2%
COBRAM*	\$465	\$460	1.1%	13.4%
COBURG	\$750	\$750	0.0%	5.6%
COBURG NORTH*	\$680	\$660	3.0%	4.6%
COCKATOO*	\$580	\$580	0.0%	-6.5%
COLAC*	\$485	\$460	5.4%	10.2%
COLLINGWOOD*	\$975	\$949	2.7%	2.6%
COOLAROO*	\$480	\$480	0.0%	-4.0%
CORIO	\$430	\$430	0.0%	4.9%
COWES*	\$470	\$470	0.0%	0.0%
CRAIGIEBURN	\$510	\$510	0.0%	-1.9%
CRANBOURNE	\$530	\$520	1.9%	1.9%
CRANBOURNE EAST	\$550	\$550	0.0%	0.9%
CRANBOURNE NORTH	\$550	\$550	0.0%	0.0%
CRANBOURNE WEST	\$560	\$555	0.9%	1.8%
CREMORNE*	\$1,100	\$1,100	0.0%	-
CRESWICK*	\$420	\$420	0.0%	0.0%
CRIB POINT*	\$560	\$560	0.0%	-
CROYDON	\$650	\$630	3.2%	8.3%
CROYDON NORTH*	\$650	\$650	0.0%	3.2%
CROYDON SOUTH*	\$630	\$620	1.6%	8.6%
CURLEWIS*	\$495	\$475	4.2%	-
DALLAS*	\$495	\$485	2.1%	-2.9%
DANDENONG	\$550	\$550	0.0%	4.8%
DANDENONG NORTH	\$550	\$540	1.9%	2.3%
DARLEY*	\$480	\$460	4.3%	6.7%
DAYLESFORD*	\$565	\$598	-5.4%	-3.4%
DEANSIDE	\$470	\$470	0.0%	0.0%
DEER PARK	\$480	\$490	-2.0%	0.0%
DELACOMBE*	\$425	\$410	3.7%	3.7%
DELAHEY*	\$500	\$480	4.2%	4.2%
DENNINGTON*	\$555	\$525	5.7%	0.9%
DERRIMUT*	\$550	\$550	0.0%	3.8%
DIAMOND CREEK*	\$630	\$630	0.0%	5.0%
DIGGERS REST	\$490	\$495	-1.0%	4.3%
DINGLEY VILLAGE*	\$695	\$660	5.3%	8.6%
DONCASTER*	\$693	\$680	1.8%	11.7%
DONCASTER EAST	\$678	\$695	-2.5%	6.7%
DONNYBROOK	\$450	\$460	-2.2%	-4.3%
DONVALE*	\$658	\$645	1.9%	-
DOREEN	\$540	\$530	1.9%	3.8%
DOVETON	\$500	\$488	2.6%	4.2%
DROMANA*	\$620	\$600	3.3%	7.8%
DROUIN	\$500	\$495	1.0%	2.0%
DRYSDALE*	\$450	\$450	0.0%	-8.2%
EAGLEHAWK*	\$500	\$495	1.0%	4.2%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
EAGLEMONT*	\$700	\$688	1.8%	-10.3%
EAST BAIRNSDALE*	\$420	\$420	0.0%	-6.7%
EAST BENDIGO*	\$500	\$470	6.4%	9.9%
EAST GEELONG*	\$520	\$520	0.0%	0.0%
EAST MELBOURNE*	\$1,100	\$1,100	0.0%	-15.4%
ECHUCA*	\$550	\$550	0.0%	5.8%
EDITHVALE*	\$683	\$660	3.4%	1.5%
ELSTERNWICK*	\$930	\$950	-2.1%	0.5%
ELTHAM*	\$670	\$650	3.1%	3.1%
ELTHAM NORTH*	\$668	\$685	-2.6%	-
ELWOOD*	\$1,120	\$1,100	1.8%	12.0%
ENDEAVOUR HILLS	\$563	\$550	2.3%	2.3%
EPPING	\$520	\$520	0.0%	2.0%
EPSOM*	\$520	\$515	1.0%	8.3%
ESSENDON*	\$695	\$695	0.0%	6.9%
EUROA*	\$500	\$500	0.0%	4.7%
FAIRFIELD*	\$885	\$850	4.1%	4.1%
FAWKNER	\$560	\$550	1.8%	1.8%
FERNTREE GULLY	\$600	\$600	0.0%	0.0%
FITZROY*	\$1,250	\$1,200	4.2%	13.6%
FITZROY NORTH*	\$1,000	\$1,000	0.0%	4.2%
FLEMINGTON*	\$760	\$760	0.0%	-1.3%
FLORA HILL	\$473	\$470	0.5%	5.0%
FOOTSCRAY	\$650	\$650	0.0%	1.6%
FOREST HILL	\$650	\$630	3.2%	9.2%
FRANKSTON	\$570	\$560	1.8%	3.6%
FRANKSTON NORTH	\$500	\$495	1.0%	4.2%
FRANKSTON SOUTH	\$640	\$640	0.0%	8.5%
FRASER RISE	\$480	\$480	0.0%	0.0%
GEELONG*	\$585	\$580	0.9%	5.4%
GEELONG WEST	\$570	\$555	2.7%	4.1%
GISBORNE*	\$560	\$570	-1.8%	1.8%
GLADSTONE PARK	\$530	\$530	0.0%	5.0%
GLEN HUNTLY*	\$813	-	-	-
GLEN IRIS*	\$855	\$863	-0.9%	0.6%
GLEN WAVERLEY	\$680	\$650	4.6%	4.6%
GLENROY	\$570	\$550	3.6%	3.6%
GOLDEN POINT*	\$410	\$400	2.5%	3.8%
GOLDEN SQUARE	\$490	\$480	2.1%	6.5%
GREENSBOROUGH*	\$600	\$600	0.0%	0.0%
GREENVALE	\$580	\$580	0.0%	-0.9%
GROVEDALE	\$500	\$500	0.0%	1.0%
HADFIELD*	\$590	\$580	1.7%	5.4%
HALLAM*	\$550	\$550	0.0%	1.9%
HAMILTON*	\$390	\$390	0.0%	6.1%
HAMLIN HEIGHTS	\$520	\$520	0.0%	6.7%
HAMPTON*	\$950	\$950	0.0%	13.4%
HAMPTON EAST*	\$795	\$850	-6.5%	-0.6%
HAMPTON PARK	\$530	\$520	1.9%	1.9%
HARKNESS	\$420	\$420	0.0%	2.4%
HASTINGS*	\$550	\$550	0.0%	3.8%
HAWTHORN*	\$998	\$995	0.3%	8.1%
HAWTHORN EAST*	\$1,100	\$993	10.8%	34.1%
HEATHMONT*	\$650	\$610	6.6%	13.5%
HEIDELBERG*	\$650	\$590	10.2%	0.0%
HEIDELBERG HEIGHTS*	\$598	\$610	-2.0%	7.7%
HEIDELBERG WEST*	\$560	\$550	1.8%	1.8%
HERNE HILL*	\$520	\$480	8.3%	10.6%
HIGHETT*	\$750	\$750	0.0%	3.4%
HIGHTON	\$530	\$530	0.0%	2.4%
HILLSIDE*	\$490	\$490	0.0%	3.2%
HOPPERS CROSSING	\$460	\$460	0.0%	0.0%
HORSHAM	\$445	\$435	2.3%	11.3%
HUGHESDALE*	\$795	\$750	6.0%	6.0%
HUNTINGDALE*	\$628	\$600	4.6%	6.4%
HUNTLY*	\$510	\$500	2.0%	6.3%
INVERLOCH*	\$518	\$500	3.5%	5.6%
IRONBARK*	\$480	\$475	1.1%	-
IRYMPLE*	\$555	\$545	1.8%	15.6%
IVANHOE*	\$775	\$765	1.3%	8.4%
JACANA*	\$500	\$500	0.0%	-
KALKALLO	\$460	\$460	0.0%	-4.2%
KANGAROO FLAT	\$500	\$490	2.0%	6.4%
KEALBA*	\$500	\$510	-2.0%	4.2%
KEILOR*	\$600	\$600	0.0%	-
KEILOR DOWNS	\$550	\$543	1.4%	10.0%
KEILOR EAST	\$580	\$598	-2.9%	5.5%
KEILOR PARK*	\$510	\$500	2.0%	-
KENNINGTON	\$480	\$480	0.0%	6.7%
KENSINGTON*	\$780	\$775	0.6%	1.3%
KEW*	\$900	\$890	1.1%	5.9%
KEYSBOROUGH	\$610	\$595	2.5%	5.2%
KIALLA*	\$565	\$550	2.7%	7.1%
KILMORE*	\$460	\$460	0.0%	4.5%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
KILSYTH*	\$623	\$620	0.4%	3.8%
KINGS PARK*	\$498	\$483	3.1%	10.6%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$725	\$700	3.6%	3.6%
KNOXFIELD*	\$600	\$600	0.0%	3.9%
KORUMBURRA*	\$480	\$470	2.1%	-
KURUNJANG	\$410	\$410	0.0%	0.0%
KYABRAM*	\$445	\$450	-1.1%	0.0%
KYNETON*	\$600	\$575	4.3%	6.2%
LAKE WENDOUREE*	\$510	\$520	-1.9%	10.9%
LAKES ENTRANCE*	\$470	\$470	0.0%	0.0%
LALOR	\$525	\$520	1.0%	5.0%
LANGWARRIN	\$600	\$600	0.0%	4.3%
LARA	\$520	\$500	4.0%	5.1%
LAVERTON	\$450	\$443	1.7%	2.3%
LENEVA*	\$590	-	-	-
LEONGATHA*	\$450	\$440	2.3%	3.4%
LEOPOLD*	\$500	\$500	0.0%	4.2%
LILYDALE*	\$620	\$620	0.0%	6.9%
LONG GULLY*	\$470	\$460	2.2%	6.8%
LONGWARRY*	\$493	\$490	0.5%	-
LUCAS*	\$450	\$450	0.0%	4.7%
LYNBROOK*	\$583	\$575	1.3%	4.0%
LYNDHURST*	\$595	\$600	-0.8%	-0.8%
LYSTERFIELD*	\$650	-	-	-
MACLEOD*	\$590	\$590	0.0%	1.7%
MADDINGLEY*	\$488	\$485	0.5%	3.7%
MAFFRA*	\$435	\$420	3.6%	3.6%
MAIDSTONE*	\$595	\$573	3.9%	0.8%
MALVERN*	\$1,100	\$1,100	0.0%	-2.2%
MALVERN EAST	\$788	\$765	2.9%	-1.3%
MAMBOURIN*	\$430	\$428	0.6%	-1.1%
MANIFOLD HEIGHTS*	\$545	\$550	-0.9%	1.9%
MANOR LAKES	\$430	\$435	-1.1%	-4.4%
MANSFIELD*	\$600	\$580	3.4%	11.1%
MARIBYRNONG*	\$675	\$675	0.0%	7.1%
MARSHALL*	\$508	\$500	1.5%	-
MARYBOROUGH*	\$385	\$385	0.0%	4.1%
MCCRAE*	\$610	\$600	1.7%	1.7%
MCKINNON*	\$870	\$800	8.7%	16.0%
MEADOW HEIGHTS	\$500	\$500	0.0%	0.0%
MELTON	\$400	\$400	0.0%	0.0%
MELTON SOUTH	\$410	\$410	0.0%	0.0%
MELTON WEST	\$415	\$420	-1.2%	3.8%
MENTONE*	\$825	\$738	11.9%	10.0%
MERBEIN*	\$450	-	-	-
MERNSDA	\$518	\$518	0.0%	1.0%
METUNG*	\$520	\$540	-3.7%	-
MICKLEHAM	\$500	\$500	0.0%	0.0%
MIDDLE PARK*	\$1,275	\$1,275	0.0%	21.4%
MILDURA	\$490	\$485	1.0%	4.3%
MILL PARK	\$530	\$520	1.9%	3.9%
MINERS REST*	\$440	\$430	2.3%	4.8%
MIRBOO NORTH*	\$433	\$433	0.0%	5.5%
MITCHAM	\$670	\$650	3.1%	8.1%
MOE*	\$410	\$400	2.5%	2.5%
MONT ALBERT NORTH*	\$650	\$615	5.7%	-
MONTMORENCY*	\$663	\$670	-1.1%	3.5%
MOONEE PONDS*	\$750	\$750	0.0%	4.9%
MOORABBIN*	\$738	\$750	-1.7%	6.9%
MOOROOLBARK	\$620	\$600	3.3%	5.1%
MOOROPNA	\$480	\$490	-2.0%	6.7%
MORDIALLOC*	\$750	\$735	2.0%	9.1%
MORNINGTON	\$650	\$650	0.0%	0.0%
MORWELL	\$420	\$415	1.2%	9.1%
MOUNT CLEAR*	\$425	\$425	0.0%	6.3%
MOUNT DUNED	\$520	\$510	2.0%	5.1%
MOUNT ELIZA*	\$900	\$883	2.0%	5.9%
MOUNT EVELYN*	\$573	\$575	-0.4%	-1.3%
MOUNT HELEN*	\$420	\$425	-1.2%	-
MOUNT MARTHA*	\$720	\$680	5.9%	5.9%
MOUNT PLEASANT*	\$420	\$400	5.0%	5.0%
MOUNT WAVERLEY	\$650	\$650	0.0%	0.0%
MULGRAVE	\$640	\$625	2.4%	4.9%
MURRUMBEENA*	\$750	\$760	-1.3%	11.1%
NAGAMBIE*	\$490	\$500	-2.0%	-
NARRE WARREN	\$550	\$550	0.0%	1.9%
NARRE WARREN SOUTH	\$550	\$551	-0.2%	0.0%
NEWBOROUGH*	\$455	\$460	-1.1%	8.3%
NEWCOMB	\$470	\$470	0.0%	4.4%
NEWINGTON*	\$430	\$423	1.8%	0.0%
NEWPORT	\$720	\$720	0.0%	2.1%
NEWTOWN*	\$570	\$570	0.0%	3.6%
NIDDRIE*	\$620	\$610	1.6%	-2.4%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
NOBLE PARK	\$560	\$550	1.8%	1.8%
NOBLE PARK NORTH*	\$560	\$550	1.8%	1.8%
NORLANE	\$420	\$420	0.0%	5.0%
NORTH BENDIGO	\$490	\$485	1.0%	6.5%
NORTH GEELONG*	\$480	\$490	-2.0%	4.3%
NORTH MELBOURNE*	\$780	\$780	0.0%	-8.2%
NORTH WONTHAGGI*	\$470	\$450	4.4%	4.4%
NORTHCOTE	\$950	\$943	0.8%	11.8%
NOTTING HILL*	\$613	\$580	5.6%	5.6%
NUNAWADING*	\$645	\$628	2.8%	7.5%
OAK PARK*	\$595	\$600	-0.8%	-8.5%
OAKLEIGH*	\$640	\$650	-1.5%	-3.0%
OAKLEIGH EAST*	\$645	\$645	0.0%	0.4%
OAKLEIGH SOUTH*	\$650	\$650	0.0%	0.0%
OCEAN GROVE	\$583	\$555	5.0%	9.9%
OFFICER	\$550	\$550	0.0%	0.0%
ORMOND*	\$850	\$750	13.3%	21.4%
PAKENHAM	\$530	\$530	0.0%	1.9%
PARKDALE*	\$720	\$705	2.1%	-4.0%
PARKVILLE*	\$963	\$963	0.0%	-
PASCOE VALE*	\$630	\$620	1.6%	3.3%
PASCOE VALE SOUTH*	\$700	\$695	0.7%	1.1%
PATTERSON LAKES*	\$678	-	-	-
PAYNESVILLE*	\$490	\$500	-2.0%	2.1%
POINT COOK	\$530	\$530	0.0%	1.9%
POINT LONSDALE*	\$555	\$565	-1.8%	-5.1%
PORT MELBOURNE	\$1,050	\$1,050	0.0%	6.6%
PORTARLINGTON*	\$490	\$480	2.1%	6.5%
PORTLAND	\$450	\$440	2.3%	2.9%
PRAHRAN	\$1,075	\$1,050	2.4%	8.0%
PRESTON	\$700	\$680	2.9%	7.7%
QUARRY HILL*	\$480	\$473	1.6%	9.1%
RED CLIFFS*	\$450	\$450	0.0%	12.5%
REDAN*	\$400	\$390	2.6%	3.9%
RESERVOIR	\$575	\$570	0.9%	2.7%
RICHMOND	\$1,000	\$995	0.5%	2.6%
RINGWOOD	\$620	\$600	3.3%	6.9%
RINGWOOD EAST*	\$620	\$620	0.0%	8.8%
RINGWOOD NORTH*	\$630	\$620	1.6%	5.0%
ROCKBANK	\$450	\$450	0.0%	0.0%
ROSANNA*	\$650	\$650	0.0%	0.0%
ROSEBUD	\$560	\$560	0.0%	1.8%
ROWVILLE	\$620	\$600	3.3%	2.5%
ROXBURGH PARK	\$528	\$530	-0.5%	1.4%
RUTHERGLEN*	\$540	\$550	-1.8%	-
RYE	\$570	\$550	3.6%	3.6%
SAFETY BEACH*	\$625	\$625	0.0%	0.0%
SALE	\$480	\$465	3.2%	6.7%
SANDRINGHAM*	\$960	\$930	3.2%	3.8%
SCORESBY*	\$580	\$580	0.0%	1.8%
SEABROOK	\$500	\$500	0.0%	0.0%
SEAFORD	\$600	\$585	2.5%	3.4%
SEBASTOPOL	\$410	\$400	2.5%	6.5%
SEDDON*	\$730	\$750	-2.7%	4.3%
SEYMOUR*	\$450	\$430	4.7%	0.0%
SHEPPARTON	\$480	\$475	1.1%	6.7%
SKYE*	\$620	\$610	1.6%	5.1%
SOLDIERS HILL*	\$410	\$400	2.5%	-2.4%
SOMERVILLE*	\$620	\$620	0.0%	9.7%
SORRENTO*	\$638	\$608	4.9%	-1.9%
SOUTH GEELONG*	\$560	\$570	-1.8%	-
SOUTH KINGSVILLE*	\$690	\$683	1.1%	-
SOUTH MELBOURNE*	\$1,100	\$1,050	4.8%	4.8%
SOUTH MORANG	\$550	\$540	1.9%	3.3%
SOUTH YARRA*	\$1,175	\$1,150	2.2%	4.4%
SPOTSWOOD*	\$680	\$680	0.0%	-1.4%
SPRING GULLY*	\$505	\$500	1.0%	12.2%
SPRINGVALE	\$590	\$570	3.5%	7.3%
SPRINGVALE SOUTH*	\$590	\$570	3.5%	7.3%
ST ALBANS	\$480	\$470	2.1%	6.7%
ST ALBANS PARK*	\$485	\$475	2.1%	4.3%
ST KILDA*	\$883	\$900	-1.9%	-7.1%
ST KILDA EAST*	\$895	\$895	0.0%	0.0%
ST LEONARDS*	\$500	\$463	8.1%	15.6%
STAWELL*	\$415	\$400	3.8%	3.8%
STRATFORD*	\$500	\$485	3.1%	-
STRATHDALE*	\$530	\$520	1.9%	8.2%
STRATHFIELDSAYE*	\$550	\$500	10.0%	11.7%
STRATHMORE*	\$680	\$613	11.0%	2.3%
STRATHTULLOH	\$420	\$423	-0.6%	-2.3%
SUNBURY	\$500	\$500	0.0%	4.2%
SUNSHINE	\$530	\$520	1.9%	6.0%
SUNSHINE NORTH	\$503	\$500	0.5%	4.7%
SUNSHINE WEST	\$495	\$480	3.1%	5.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
SURREY HILLS*	\$750	\$740	1.4%	3.4%
SWAN HILL*	\$500	\$500	0.0%	-
SYDENHAM	\$488	\$480	1.6%	1.6%
TARNEIT	\$490	\$490	0.0%	-1.0%
TATURA*	\$480	\$495	-3.0%	6.7%
TAYLORS HILL*	\$550	\$520	5.8%	10.0%
TAYLORS LAKES*	\$550	\$550	0.0%	10.0%
TEMPLESTOWE*	\$700	\$700	0.0%	3.3%
TEMPLESTOWE LOWER*	\$660	\$650	1.5%	0.0%
THOMASTOWN	\$520	\$525	-1.0%	0.0%
THOMSON*	\$470	\$460	2.2%	5.6%
THORNBURY	\$810	\$800	1.3%	3.8%
THORNHILL PARK	\$420	\$430	-2.3%	-2.3%
TOORAK*	\$1,600	\$1,300	23.1%	25.5%
TOOTGAROOK*	\$555	\$550	0.9%	4.7%
TORQUAY*	\$665	\$670	-0.7%	2.3%
TRAFALGAR*	\$480	\$480	0.0%	2.1%
TRARALGON	\$480	\$470	2.1%	4.3%
TRUGANINA	\$500	\$490	2.0%	2.0%
TULLAMARINE*	\$550	\$540	1.9%	3.8%
VENUS BAY*	\$420	\$400	5.0%	5.0%
VERMONT*	\$650	\$650	0.0%	4.8%
VERMONT SOUTH*	\$700	\$700	0.0%	6.1%
VIEWBANK*	\$650	\$685	-5.1%	3.2%
WALLAN*	\$450	\$450	0.0%	0.0%
WANGARATTA	\$490	\$480	2.1%	8.9%
WANTIRNA*	\$625	\$620	0.8%	5.9%
WANTIRNA SOUTH	\$650	\$625	4.0%	10.2%
WARRAGUL	\$500	\$480	4.2%	6.4%
WARRNAMBOOL	\$550	\$550	0.0%	0.0%
WATSONIA*	\$580	\$580	0.0%	5.5%
WATSONIA NORTH*	\$623	\$620	0.4%	-
WAURN PONDS*	\$520	\$525	-1.0%	-
WEIR VIEWS	\$440	\$440	0.0%	2.3%
WENDOUREE	\$400	\$400	0.0%	5.3%
WERRIBEE	\$440	\$440	0.0%	-2.2%
WEST FOOTSCRAY*	\$640	\$600	6.7%	6.7%
WEST MELBOURNE*	\$850	\$840	1.2%	-
WEST WODONGA	\$530	\$525	1.0%	6.0%
WESTMEADOWS*	\$530	\$523	1.4%	0.5%
WHEELERS HILL	\$650	\$640	1.6%	5.7%
WHITE HILLS*	\$485	\$480	1.0%	3.2%
WHITTINGTON*	\$470	\$460	2.2%	4.4%
WHITTLESEA*	\$520	\$520	0.0%	0.0%
WILLIAMS LANDING*	\$530	\$530	0.0%	-3.6%
WILLIAMSTOWN	\$795	\$800	-0.6%	1.9%
WINDSOR*	\$995	\$973	2.3%	-0.5%
WINTER VALLEY*	\$430	\$430	0.0%	2.4%
WODONGA	\$510	\$500	2.0%	6.3%
WOLLERT	\$530	\$530	0.0%	-1.9%
WONTHAGGI*	\$455	\$445	2.2%	2.2%
WOODEND*	\$600	\$593	1.3%	20.0%
WYNDHAM VALE	\$420	\$430	-2.3%	-4.5%
YALLAMBIE*	\$650	\$650	0.0%	8.3%
YARRAVILLE	\$710	\$720	-1.4%	0.0%
YARRAWONGA*	\$500	\$500	0.0%	0.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
AINTREE	\$550	\$550	0.0%	0.0%
ALFREDTON	\$485	\$480	1.0%	3.7%
ALTONA*	\$845	\$840	0.6%	-0.6%
ALTONA MEADOWS*	\$600	\$590	1.7%	11.1%
ALTONA NORTH*	\$800	\$825	-3.0%	-5.9%
ARARAT*	\$480	\$480	0.0%	6.7%
ARMSTRONG CREEK	\$550	\$550	0.0%	3.8%
ASCOT*	\$580	\$560	3.6%	8.4%
ASCOT VALE*	\$975	\$975	0.0%	2.6%
ASHBURTON*	\$1,348	\$1,200	12.3%	17.2%
ASHWOOD*	\$750	\$850	-11.8%	-7.4%
ASPENDALE*	\$900	\$900	0.0%	3.2%
ASPENDALE GARDENS*	\$830	\$830	0.0%	-
AVONDALE HEIGHTS*	\$760	\$755	0.7%	15.2%
BACCHUS MARSH*	\$540	\$540	0.0%	8.0%
BAIRNSDALE*	\$550	\$550	0.0%	2.8%
BALLARAT CENTRAL*	\$505	\$490	3.1%	1.0%
BALLARAT EAST*	\$460	\$470	-2.1%	1.1%
BALLARAT NORTH*	\$490	\$475	3.2%	8.9%
BALWYN*	\$1,200	\$1,190	0.8%	1.7%
BALWYN NORTH*	\$938	\$915	2.5%	-1.3%
BARANDUDA*	\$650	\$650	0.0%	0.0%
BAYSWATER*	\$695	\$690	0.7%	5.3%
BEACONSFIELD*	\$590	\$590	0.0%	-1.7%
BEAUMARIS*	\$1,450	\$1,375	5.5%	21.3%
BELL PARK*	\$600	\$600	0.0%	1.7%
BELL POST HILL*	\$555	\$550	0.9%	0.9%
BELMONT*	\$593	\$580	2.2%	3.9%
BENALLA	\$570	\$570	0.0%	3.6%
BENDIGO*	\$580	\$580	0.0%	11.5%
BENTLEIGH*	\$995	\$990	0.5%	-0.5%
BENTLEIGH EAST	\$875	\$850	2.9%	2.9%
BERWICK	\$650	\$650	0.0%	0.0%
BEVERIDGE	\$478	\$480	-0.5%	-1.5%
BLACK ROCK*	\$1,250	\$1,423	-12.1%	-23.1%
BLACKBURN*	\$900	\$810	11.1%	20.0%
BLACKBURN NORTH*	\$780	\$795	-1.9%	-4.9%
BLACKBURN SOUTH*	\$780	\$750	4.0%	11.4%
BLAIRGOWRIE*	\$795	\$798	-0.3%	-
BONNIE BROOK	\$530	\$530	0.0%	1.9%
BONSHAW	\$470	\$460	2.2%	4.4%
BORONIA*	\$680	\$690	-1.4%	4.6%
BOTANIC RIDGE*	\$685	\$680	0.7%	5.4%
BOX HILL NORTH*	\$850	\$805	5.6%	17.2%
BOX HILL SOUTH*	\$850	\$900	-5.6%	-
BRAYBROOK*	\$750	\$740	1.4%	-
BRIGHTON	\$1,650	\$1,670	-1.2%	3.3%
BRIGHTON EAST*	\$1,350	\$1,360	-0.7%	-3.6%
BROADMEADOWS*	\$580	-	-	-
BROOKFIELD	\$460	\$470	-2.1%	-2.1%
BROWN HILL*	\$568	\$560	1.3%	9.1%
BRUNSWICK*	\$1,095	\$1,100	-0.5%	-0.5%
BRUNSWICK WEST*	\$1,100	\$1,050	4.8%	14.0%
BULLEEN*	\$820	\$780	5.1%	9.3%
BUNDOORA*	\$695	\$690	0.7%	6.9%
BURNSIDE*	\$580	\$578	0.4%	-6.5%
BURNSIDE HEIGHTS*	\$585	\$570	2.6%	2.6%
BURWOOD*	\$815	\$815	0.0%	-0.6%
BURWOOD EAST*	\$750	\$750	0.0%	7.1%
CAIRNLEA*	\$650	\$650	0.0%	0.0%
CALIFORNIA GULLY*	\$520	\$500	4.0%	-
CAMBERWELL*	\$1,200	\$1,200	0.0%	0.0%
CANADIAN*	\$460	\$455	1.1%	-1.1%
CANTERBURY*	\$1,250	\$1,200	4.2%	4.6%
CAPEL SOUND*	\$680	\$595	14.3%	-
CARLTON*	\$1,290	\$1,250	3.2%	12.2%
CARNEGIE*	\$1,075	\$1,150	-6.5%	11.4%
CAROLINE SPRINGS	\$600	\$600	0.0%	1.7%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CARRUM DOWNS	\$650	\$635	2.4%	0.8%
CAULFIELD NORTH*	\$1,200	\$1,200	0.0%	-2.0%
CAULFIELD SOUTH*	\$1,200	\$1,200	0.0%	2.3%
CHADSTONE*	\$900	\$830	8.4%	5.9%
CHARLEMONT	\$540	\$530	1.9%	2.9%
CHELTENHAM*	\$855	\$875	-2.3%	6.9%
CHIRNSIDE PARK*	\$790	\$798	-0.9%	-1.3%
CHURCHILL*	\$500	\$500	0.0%	0.5%
CLAYTON*	\$715	\$740	-3.4%	-3.1%
CLAYTON SOUTH*	\$750	\$750	0.0%	4.2%
CLIFTON SPRINGS*	\$545	\$530	2.8%	-0.9%
CLYDE	\$600	\$595	0.8%	0.4%
CLYDE NORTH	\$610	\$600	1.7%	1.7%
COBBLEBANK	\$478	\$480	-0.5%	-0.5%
COBRAM*	\$580	\$550	5.5%	12.6%
COBURG*	\$938	\$900	4.2%	4.2%
COLAC*	\$575	\$575	0.0%	4.5%
CORIO*	\$500	\$510	-2.0%	0.0%
COWES*	\$550	\$550	0.0%	1.9%
CRAIGIEBURN	\$590	\$590	0.0%	-1.7%
CRANBOURNE	\$605	\$610	-0.8%	0.8%
CRANBOURNE EAST	\$600	\$610	-1.6%	0.0%
CRANBOURNE NORTH	\$620	\$620	0.0%	0.0%
CRANBOURNE SOUTH*	\$685	\$650	5.4%	5.4%
CRANBOURNE WEST	\$630	\$630	0.0%	1.6%
CROYDON*	\$750	\$750	0.0%	0.7%
CROYDON HILLS*	\$760	\$760	0.0%	4.8%
CURLEWIS	\$530	\$525	1.0%	2.9%
DANDENONG*	\$650	\$650	0.0%	1.6%
DANDENONG NORTH*	\$650	\$640	1.6%	6.1%
DARLEY*	\$530	\$525	1.0%	3.9%
DEANSIDE	\$530	\$530	0.0%	0.0%
DEER PARK*	\$550	\$543	1.4%	3.8%
DELACOMBE*	\$470	\$450	4.4%	4.4%
DERRIMUT*	\$600	\$600	0.0%	0.0%
DIGGERS REST*	\$550	\$550	0.0%	0.0%
DINGLEY VILLAGE*	\$725	-	-	-
DONCASTER	\$800	\$800	0.0%	0.6%
DONCASTER EAST	\$795	\$800	-0.6%	3.6%
DONNYBROOK	\$500	\$500	0.0%	-3.8%
DONVALE*	\$825	\$823	0.3%	2.8%
DOREEN	\$580	\$580	0.0%	0.0%
DROMANA*	\$710	\$700	1.4%	4.4%
DROUIN	\$580	\$580	0.0%	3.6%
EAGLEHAWK*	\$560	\$560	0.0%	5.2%
EAGLEMONT*	\$960	-	-	-
EAST BAIRNSDALE*	\$520	\$520	0.0%	-
EASTWOOD*	\$560	\$560	0.0%	-
ELTHAM*	\$890	\$890	0.0%	4.1%
ENDEAVOUR HILLS*	\$650	\$650	0.0%	0.0%
EPPING	\$600	\$600	0.0%	0.0%
EPSOM*	\$600	\$590	1.7%	5.3%
ESSENDON*	\$1,050	\$1,100	-4.5%	8.8%
EYNESBURY*	\$468	\$460	1.6%	2.7%
FAWKNER*	\$675	\$675	0.0%	6.3%
FERNTREE GULLY*	\$745	\$700	6.4%	7.2%
FITZROY NORTH*	\$1,290	\$1,385	-6.9%	-7.9%
FLORA HILL*	\$575	\$570	0.9%	-
FOOTSCRAY*	\$700	-	-	-
FOREST HILL*	\$750	\$730	2.7%	9.5%
FRANKSTON	\$650	\$640	1.6%	3.2%
FRANKSTON SOUTH*	\$800	\$800	0.0%	5.3%
FRASER RISE	\$540	\$540	0.0%	-1.8%
FYANSFORD*	\$670	\$670	0.0%	3.9%
GEEELONG*	\$690	\$680	1.5%	7.0%
GEEELONG WEST*	\$690	\$688	0.4%	0.0%
GISBORNE	\$680	\$680	0.0%	4.6%
GLADSTONE PARK*	\$600	\$600	0.0%	0.0%
GLEN IRIS*	\$1,200	\$1,195	0.4%	9.1%
GLEN WAVERLEY	\$800	\$800	0.0%	4.9%
GLENROY*	\$685	\$650	5.4%	5.4%
GOLDEN SQUARE*	\$620	\$595	4.2%	14.8%
GREENSBOROUGH*	\$730	\$688	6.2%	2.1%
GREENVALE	\$660	\$650	1.5%	-5.7%
GROVEDALE*	\$600	\$600	0.0%	3.4%
HALLAM*	\$613	\$598	2.5%	5.6%
HAMLIN HEIGHTS*	\$570	\$580	-1.7%	-5.0%
HAMPTON*	\$1,425	\$1,425	0.0%	11.8%
HAMPTON EAST*	\$1,098	\$1,075	2.1%	2.1%
HAMPTON PARK	\$623	\$623	0.0%	7.3%
HARKNESS	\$470	\$470	0.0%	2.2%
HASTINGS*	\$650	\$645	0.8%	-
HAWTHORN*	\$1,425	\$1,550	-8.1%	-6.6%
HAWTHORN EAST*	\$1,450	\$1,450	0.0%	16.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HEIDELBERG HEIGHTS*	\$750	\$825	-9.1%	-4.8%
HEIDELBERG WEST*	\$700	-	-	-
HIGHETT*	\$990	\$995	-0.5%	-1.0%
HIGHTON	\$650	\$650	0.0%	6.6%
HILLSIDE*	\$565	\$550	2.7%	0.0%
HOPPERS CROSSING	\$530	\$530	0.0%	6.0%
HORSHAM*	\$520	\$520	0.0%	6.1%
HUGHESDALE*	\$810	\$855	-5.3%	-17.3%
HUNTLY	\$550	\$550	0.0%	3.8%
INVERLOCH*	\$593	\$580	2.2%	10.7%
IVANHOE*	\$975	\$945	3.2%	-2.5%
JACKASS FLAT*	\$550	\$550	0.0%	3.8%
KALKALLO	\$500	\$500	0.0%	-3.8%
KANGAROO FLAT*	\$580	\$573	1.3%	5.5%
KEILOR*	\$725	\$725	0.0%	-
KEILOR DOWNS*	\$620	\$625	-0.8%	3.3%
KEILOR EAST*	\$740	\$700	5.7%	13.8%
KENNINGTON*	\$570	\$550	3.6%	9.6%
KEW	\$1,380	\$1,338	3.2%	10.4%
KEW EAST*	\$1,399	\$1,399	0.0%	14.2%
KEYSBOROUGH	\$800	\$785	1.9%	6.7%
KIALLA*	\$620	\$630	-1.6%	-1.2%
KILLARA*	\$620	\$625	-0.8%	-1.6%
KILMORE*	\$530	\$530	0.0%	0.0%
KILSYTH*	\$690	\$690	0.0%	-
KNOXFIELD*	\$700	\$710	-1.4%	0.0%
KURUNJANG*	\$460	\$460	0.0%	2.2%
LALOR*	\$588	\$590	-0.4%	0.4%
LANGWARRIN*	\$720	\$720	0.0%	-3.0%
LARA	\$600	\$590	1.7%	5.3%
LENEVA*	\$650	\$640	1.6%	4.8%
LEONGATHA*	\$550	\$555	-0.9%	-
LEOPOLD	\$550	\$550	0.0%	5.8%
LILYDALE*	\$750	\$733	2.4%	7.1%
LUCAS	\$480	\$480	0.0%	2.1%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK*	\$655	\$660	-0.8%	-2.6%
LYNDHURST*	\$690	\$688	0.4%	1.1%
MACLEOD*	\$800	\$800	0.0%	3.2%
MADDINGLEY	\$550	\$550	0.0%	4.8%
MAFFRA*	\$555	-	-	-
MAIDEN GULLY*	\$620	\$625	-0.8%	-1.6%
MAIDSTONE*	\$790	\$780	1.3%	-
MALVERN*	\$1,475	\$1,400	5.4%	-
MALVERN EAST*	\$1,100	\$1,050	4.8%	-4.3%
MAMBOURIN	\$470	\$470	0.0%	-2.1%
MANOR LAKES	\$480	\$480	0.0%	-4.0%
MANSFIELD*	\$605	\$595	1.7%	-
MARIBYRNONG*	\$780	\$780	0.0%	-20.0%
MARSHALL*	\$555	-	-	-
MCKINNON*	\$1,100	\$998	10.3%	22.2%
MELTON*	\$450	\$430	4.7%	4.7%
MELTON SOUTH	\$450	\$460	-2.2%	-4.3%
MELTON WEST	\$460	\$460	0.0%	2.2%
MENTONE*	\$850	\$850	0.0%	0.0%
MERENDA	\$570	\$568	0.4%	0.0%
METUNG*	\$550	\$550	0.0%	-
MICKLEHAM	\$550	\$550	0.0%	-1.8%
MILDURA	\$585	\$570	2.6%	6.4%
MILL PARK	\$600	\$600	0.0%	0.8%
MINERS REST*	\$480	\$470	2.1%	4.3%
MITCHAM*	\$755	\$750	0.7%	4.9%
MOE*	\$488	-	-	-
MOONEE PONDS*	\$980	\$980	0.0%	-0.8%
MOORABBIN*	\$870	\$870	0.0%	-
MOOROOLBARK*	\$700	\$700	0.0%	2.9%
MOOROPNA*	\$593	\$580	2.2%	11.8%
MORNINGTON*	\$900	\$850	5.9%	12.5%
MORWELL*	\$525	\$490	7.1%	10.5%
MOUNT CLEAR*	\$465	\$460	1.1%	1.1%
MOUNT COTTRELL*	\$550	-	-	-
MOUNT DUNEED	\$575	\$570	0.9%	4.5%
MOUNT ELIZA*	\$1,138	\$1,000	13.8%	1.6%
MOUNT HELEN*	\$480	\$480	0.0%	-
MOUNT MARTHA*	\$950	\$930	2.2%	10.5%
MOUNT PLEASANT*	\$445	\$430	3.5%	-5.3%
MOUNT WAVERLEY	\$823	\$800	2.8%	9.7%
MULGRAVE*	\$750	\$750	0.0%	0.0%
NAR NAR GOON NORTH*	\$580	\$580	0.0%	-0.9%
NARRE WARREN	\$620	\$620	0.0%	-0.8%
NARRE WARREN SOUTH	\$650	\$650	0.0%	0.0%
NEWBOROUGH*	\$520	\$520	0.0%	-
NEWCOMB*	\$560	-	-	-
NEWPORT*	\$918	\$900	1.9%	-3.4%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
NEWTOWN*	\$720	\$690	4.3%	5.9%
NIDDRIE*	\$825	\$825	0.0%	-9.3%
NOBLE PARK*	\$690	\$650	6.2%	6.2%
NORLANE*	\$500	-	-	-
NORTH BENDIGO*	\$580	\$570	1.8%	7.4%
NORTH MELBOURNE*	\$995	\$980	1.5%	-0.5%
NORTH WONTHAGGI*	\$570	\$570	0.0%	5.6%
NORTHCOTE*	\$1,215	\$1,273	-4.5%	3.4%
NOTTING HILL*	\$850	-	-	-
NUNAWADING*	\$848	\$785	8.0%	-
OAK PARK*	\$828	\$755	9.6%	-
OAKLEIGH SOUTH*	\$800	\$720	11.1%	-
OCEAN GROVE	\$700	\$700	0.0%	8.9%
OFFICER	\$605	\$610	-0.8%	-2.4%
ORMOND*	\$1,150	\$1,150	0.0%	17.6%
PAKENHAM	\$590	\$590	0.0%	1.7%
PARKDALE*	\$990	\$1,000	-1.0%	-0.8%
PASCOE VALE*	\$835	\$750	11.3%	13.6%
PASCOE VALE SOUTH*	\$850	\$790	7.6%	0.0%
PAYNESVILLE*	\$533	\$538	-0.9%	-
POINT COOK	\$580	\$580	0.0%	0.0%
POINT LONSDALE*	\$650	\$650	0.0%	0.0%
PORTARLINGTON*	\$580	\$580	0.0%	-
PORTLAND*	\$550	\$565	-2.7%	-12.0%
PRESTON*	\$925	\$915	1.1%	8.2%
REDAN*	\$410	-	-	-
RESERVOIR*	\$695	\$650	6.9%	7.8%
RICHMOND*	\$1,350	\$1,300	3.8%	3.8%
RINGWOOD*	\$738	\$660	11.7%	5.4%
RINGWOOD EAST*	\$760	\$750	1.3%	11.8%
RINGWOOD NORTH*	\$750	\$710	5.6%	7.9%
ROCKBANK	\$500	\$500	0.0%	0.0%
ROSANNA*	\$840	\$840	0.0%	-6.1%
ROSEBUD*	\$670	\$663	1.1%	3.1%
ROWVILLE	\$740	\$720	2.8%	0.7%
ROXBURGH PARK	\$595	\$600	-0.8%	-0.8%
RYE*	\$750	\$750	0.0%	15.4%
SAFETY BEACH*	\$800	\$785	1.9%	2.2%
SALE	\$550	\$550	0.0%	0.0%
SAN REMO*	\$590	\$590	0.0%	2.6%
SANDHURST*	\$780	\$800	-2.5%	-1.9%
SANDRINGHAM*	\$1,383	\$1,498	-7.7%	-3.0%
SCORESBY*	\$720	\$720	0.0%	0.0%
SEABROOK*	\$580	\$550	5.5%	-
SEAFORD*	\$690	\$688	0.4%	3.0%
SEBASTOPOL*	\$450	\$445	1.1%	2.3%
SHEPPARTON	\$560	\$560	0.0%	-0.9%
SHEPPARTON NORTH*	\$570	\$555	2.7%	-5.0%
SKYE*	\$708	\$700	1.1%	8.8%
SMYTHES CREEK*	\$460	\$450	2.2%	2.2%
SORRENTO*	\$800	\$850	-5.9%	0.0%
SOUTH MORANG	\$610	\$600	1.7%	1.7%
SOUTH YARRA*	\$1,650	\$1,550	6.5%	-5.7%
SPRINGVALE*	\$605	\$600	0.8%	-8.3%
ST ALBANS	\$570	\$550	3.6%	14.0%
ST LEONARDS*	\$530	\$510	3.9%	10.4%
STAWELL*	\$550	\$550	0.0%	-
STRATFORD*	\$565	\$560	0.9%	2.7%
STRATHDALE*	\$605	\$600	0.8%	0.8%
STRATHFIELDSAYE*	\$630	\$630	0.0%	5.0%
STRATHMORE*	\$1,000	\$950	5.3%	12.7%
STRATHTULLOH	\$480	\$480	0.0%	0.0%
SUNBURY	\$580	\$580	0.0%	0.0%
SUNSHINE*	\$580	\$580	0.0%	-6.5%
SUNSHINE NORTH*	\$650	\$650	0.0%	0.0%
SUNSHINE WEST*	\$600	\$600	0.0%	9.1%
SURREY HILLS*	\$1,050	\$1,045	0.5%	-4.5%
SYDENHAM*	\$580	\$550	5.5%	5.5%
TARNEIT	\$540	\$550	-1.8%	-1.8%
TATURA*	\$580	\$580	0.0%	3.6%
TAYLORS HILL*	\$600	\$600	0.0%	0.0%
TAYLORS LAKES*	\$655	\$640	2.3%	0.8%
TEMPLESTOWE*	\$950	\$920	3.3%	10.5%
TEMPLESTOWE LOWER*	\$800	\$760	5.3%	6.7%
THOMASTOWN*	\$590	\$600	-1.7%	-
THORNBURY*	\$1,058	\$1,080	-2.1%	8.5%
THORNHILL PARK	\$480	\$480	0.0%	0.0%
TOORAK*	\$1,995	\$2,000	-0.2%	10.8%
TORQUAY	\$750	\$750	0.0%	7.1%
TRARALGON	\$580	\$580	0.0%	1.8%
TRUGANINA	\$550	\$550	0.0%	0.0%
VERMONT*	\$778	\$775	0.3%	3.7%
VERMONT SOUTH*	\$750	\$750	0.0%	0.0%
VIEWBANK*	\$750	\$770	-2.6%	-5.1%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
WALLAN	\$490	\$490	0.0%	0.0%
WANGARATTA	\$570	\$570	0.0%	-5.0%
WANTIRNA*	\$700	\$690	1.4%	4.5%
WANTIRNA SOUTH*	\$750	\$750	0.0%	4.2%
WARRAGUL	\$590	\$595	-0.8%	1.7%
WARRNAMBOOL	\$680	\$680	0.0%	6.3%
WAURN PONDS*	\$585	\$593	-1.3%	6.4%
WEIR VIEWS	\$480	\$480	0.0%	0.0%
WENDOUREE*	\$440	\$420	4.8%	4.8%
WERRIBEE	\$500	\$500	0.0%	-2.0%
WEST FOOTSCRAY*	\$850	\$830	2.4%	6.9%
WEST WODONGA	\$590	\$590	0.0%	1.7%
WESTMEADOWS*	\$635	-	-	-
WHEELERS HILL	\$750	\$730	2.7%	4.2%
WHITE HILLS*	\$565	\$575	-1.7%	-2.6%
WILLIAMS LANDING	\$600	\$600	0.0%	0.0%
WILLIAMSTOWN*	\$950	\$1,000	-5.0%	-5.0%
WINCHELSEA*	\$550	-	-	-
WINTER VALLEY	\$465	\$460	1.1%	3.3%
WODONGA	\$600	\$600	0.0%	3.4%
WOLLERT	\$600	\$600	0.0%	0.0%
WONTHAGGI*	\$565	\$560	0.9%	3.7%
WOODEND*	\$800	\$750	6.7%	13.9%
WOODSTOCK*	\$470	\$465	1.1%	-
WYNDHAM VALE	\$470	\$470	0.0%	-3.1%
YARRAVILLE*	\$850	\$880	-3.4%	-5.6%
YARRAWONGA*	\$575	\$570	0.9%	3.6%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$530	\$525	1.0%	1.9%
ALBERT PARK*	\$550	\$535	2.8%	31.0%
ALBION*	\$345	\$320	7.8%	7.8%
ALFREDTON*	\$290	-	-	-
ALPHINGTON	\$500	\$500	0.0%	18.3%
ALTONA*	\$405	\$400	1.3%	6.6%
ARMADALE	\$470	\$468	0.5%	4.4%
ASCOT VALE*	\$425	\$405	4.9%	9.0%
BALACLAVA	\$430	\$435	-1.1%	3.6%
BALLARAT CENTRAL*	\$350	\$340	2.9%	12.9%
BALWYN*	\$515	\$500	3.0%	7.0%
BELMONT*	\$365	\$368	-0.7%	-1.4%
BENDIGO*	\$305	\$285	7.0%	13.0%
BENTLEIGH*	\$433	\$450	-3.9%	1.8%
BENTLEIGH EAST*	\$500	\$490	2.0%	6.4%
BLACKBURN*	\$480	\$478	0.5%	0.7%
BORONIA*	\$380	-	-	-
BOX HILL	\$450	\$450	0.0%	-2.2%
BRIGHTON*	\$508	\$515	-1.5%	3.6%
BRUNSWICK	\$470	\$460	2.2%	4.4%
BRUNSWICK EAST	\$500	\$500	0.0%	0.0%
BRUNSWICK WEST	\$430	\$425	1.2%	3.6%
BUNDOORA	\$428	\$420	1.8%	1.8%
BURNLEY*	\$490	\$460	6.5%	10.1%
BURWOOD*	\$480	\$470	2.1%	9.1%
BURWOOD EAST*	\$580	\$550	5.5%	5.5%
CAMBERWELL*	\$513	\$520	-1.4%	2.5%
CARLTON	\$475	\$475	0.0%	0.0%
CARLTON NORTH*	\$460	\$450	2.2%	12.2%
CARNEGIE	\$415	\$410	1.2%	3.8%
CAULFIELD*	\$430	\$435	-1.1%	-2.3%
CAULFIELD EAST*	\$408	\$400	1.9%	-
CAULFIELD NORTH	\$460	\$450	2.2%	2.2%
CAULFIELD SOUTH*	\$435	\$420	3.6%	8.7%
CHADSTONE*	\$495	\$493	0.5%	3.1%
CHELTENHAM*	\$470	\$465	1.1%	8.0%
CLAYTON	\$395	\$480	-17.7%	-14.1%
CLAYTON SOUTH*	\$503	\$500	0.5%	6.9%
CLIFTON HILL*	\$480	\$468	2.7%	-4.0%
COBURG	\$468	\$450	3.9%	3.9%
COLLINGWOOD	\$570	\$560	1.8%	3.6%
CREMORNE*	\$585	\$570	2.6%	8.8%
DANDENONG*	\$365	\$380	-3.9%	-3.9%
DOCKLANDS	\$590	\$580	1.7%	3.5%
DONCASTER	\$500	\$495	1.0%	4.2%
DONCASTER EAST*	\$478	\$480	-0.5%	0.0%
EAST MELBOURNE	\$525	\$525	0.0%	5.0%
ELSTERNWICK	\$475	\$460	3.3%	5.6%
ELWOOD	\$450	\$450	0.0%	0.0%
EPPING*	\$400	\$400	0.0%	2.6%
ESSENDON	\$420	\$420	0.0%	5.0%
ESSENDON NORTH	\$500	\$490	2.0%	4.2%
FAIRFIELD*	\$410	\$400	2.5%	4.5%
FITZROY	\$550	\$530	3.8%	0.0%
FITZROY NORTH	\$500	\$468	7.0%	4.2%
FLEMINGTON	\$440	\$410	7.3%	10.0%
FOOTSCRAY	\$460	\$460	0.0%	2.2%
FRANKSTON	\$369	\$363	1.8%	7.0%
GARDENVALE*	\$398	\$395	0.6%	1.9%
GEELONG	\$430	\$430	0.0%	15.4%
GEELONG WEST*	\$368	\$368	0.0%	9.7%
GLEN HUNTLY	\$400	\$400	0.0%	2.6%
GLEN IRIS	\$455	\$450	1.1%	7.1%
GLEN WAVERLEY*	\$498	\$500	-0.5%	-9.5%
GLENROY*	\$350	\$350	0.0%	-
HAMLIN HEIGHTS*	\$340	\$330	3.0%	4.6%
HAMPTON*	\$515	\$505	2.0%	3.0%
HASTINGS*	\$360	\$360	0.0%	-

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
HAWTHORN	\$470	\$460	2.2%	4.4%
HAWTHORN EAST	\$510	\$500	2.0%	6.3%
HEIDELBERG*	\$450	\$450	0.0%	0.0%
HERNE HILL*	\$350	\$350	0.0%	6.1%
HIGHETT*	\$500	\$500	0.0%	1.0%
HOPPERS CROSSING*	\$330	\$320	3.1%	3.1%
HUGHESDALE*	\$500	\$480	4.2%	8.7%
IVANHOE	\$500	\$490	2.0%	2.0%
KENSINGTON	\$470	\$460	2.2%	4.4%
KEW*	\$500	\$490	2.0%	6.4%
KINGSVILLE*	\$380	\$360	5.6%	2.7%
MALVERN	\$458	\$450	1.7%	1.7%
MALVERN EAST	\$475	\$470	1.1%	5.6%
MARIBYRNONG	\$460	\$460	0.0%	2.2%
MELBOURNE	\$550	\$550	0.0%	0.0%
MENTONE	\$410	\$405	1.2%	2.5%
MIDDLE PARK*	\$475	\$475	0.0%	15.9%
MILDURA*	\$300	\$300	0.0%	7.1%
MITCHAM*	\$450	\$445	1.1%	5.9%
MOONEE PONDS	\$525	\$520	1.0%	5.0%
MOOROOPNA*	\$300	-	-	11.1%
MORWELL*	\$290	\$280	3.6%	13.7%
MOUNT WAVERLEY*	\$498	\$490	1.5%	-
MURRUMBEENA	\$415	\$410	1.2%	6.4%
NEWCOMB*	\$335	\$335	0.0%	-
NEWPORT*	\$395	\$395	0.0%	0.6%
NOBLE PARK	\$370	\$370	0.0%	8.8%
NORTH MELBOURNE	\$480	\$460	4.3%	6.7%
NORTHCOTE	\$445	\$430	3.5%	3.5%
NOTTING HILL*	\$470	\$460	2.2%	4.4%
OAK PARK*	\$413	\$430	-4.1%	-1.8%
OAKLEIGH*	\$520	\$500	4.0%	8.3%
ORMOND	\$390	\$390	0.0%	2.6%
PARKDALE*	\$410	\$410	0.0%	5.1%
PARKVILLE	\$478	\$470	1.6%	6.1%
PORT MELBOURNE	\$550	\$550	0.0%	3.8%
PRAHRAN	\$480	\$475	1.1%	2.1%
PRESTON	\$450	\$450	0.0%	4.7%
RESERVOIR	\$420	\$420	0.0%	5.0%
RICHMOND	\$510	\$500	2.0%	3.0%
RINGWOOD*	\$463	\$448	3.4%	2.8%
RIPPONLEA*	\$430	\$430	0.0%	1.2%
SALE*	\$260	\$260	0.0%	4.0%
SANDRINGHAM*	\$480	\$473	1.6%	6.7%
SEYMOUR*	\$350	\$350	0.0%	-
SHEPPARTON*	\$295	\$310	-4.8%	3.5%
SOUTH MELBOURNE	\$543	\$540	0.5%	4.3%
SOUTH YARRA	\$520	\$510	2.0%	4.0%
SOUTHBANK	\$580	\$570	1.8%	5.5%
SPOTSWOOD*	\$478	\$455	4.9%	-3.5%
SPRINGVALE*	\$370	\$360	2.8%	5.7%
ST ALBANS*	\$350	\$355	-1.4%	6.1%
ST KILDA	\$460	\$460	0.0%	2.2%
ST KILDA EAST	\$450	\$440	2.3%	7.1%
ST KILDA WEST	\$450	\$450	0.0%	0.0%
STAWELL*	\$215	\$220	-2.3%	-2.3%
SUNSHINE*	\$370	\$363	2.1%	5.7%
THORNBURY	\$415	\$400	3.8%	3.8%
TOORAK	\$470	\$460	2.2%	7.4%
TRARALGON*	\$300	\$290	3.4%	5.3%
WANGARATTA*	\$328	\$315	4.0%	5.6%
WENDOUREE*	\$280	\$280	0.0%	3.7%
WERRIBEE SOUTH*	\$425	-	-	-
WEST FOOTSCRAY	\$365	\$360	1.4%	5.8%
WEST MELBOURNE	\$550	\$550	0.0%	3.8%
WILLIAMSTOWN*	\$465	\$470	-1.1%	9.4%
WINDSOR	\$483	\$470	2.7%	7.2%
WODONGA*	\$340	\$340	0.0%	11.5%
YARRAVILLE*	\$440	\$440	0.0%	4.8%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$700	\$700	0.0%	4.5%
AIRPORT WEST*	\$520	\$500	4.0%	4.0%
ALBERT PARK*	\$650	\$650	0.0%	-4.4%
ALBION	\$400	\$400	0.0%	0.0%
ALFREDTON*	\$360	\$370	-2.7%	-1.4%
ALPHINGTON	\$650	\$650	0.0%	4.8%
ALTONA	\$485	\$500	-3.0%	-3.0%
ALTONA MEADOWS*	\$440	\$440	0.0%	-1.1%
ALTONA NORTH*	\$565	\$550	2.7%	13.0%
ARARAT*	\$350	\$350	0.0%	-16.7%
ARDEER*	\$485	-	-	-
ARMADALE	\$650	\$650	0.0%	8.3%
ASCOT VALE	\$540	\$525	2.9%	6.4%
ASHWOOD*	\$580	\$553	5.0%	5.5%
ASPENDALE*	\$620	\$573	8.3%	6.0%
AVONDALE HEIGHTS*	\$518	\$480	7.8%	3.5%
BACCHUS MARSH*	\$350	\$360	-2.8%	-2.8%
BAIRNSDALE*	\$380	\$380	0.0%	2.7%
BALACLAVA	\$575	\$565	1.8%	0.0%
BALLARAT CENTRAL*	\$400	\$375	6.7%	11.1%
BALLARAT EAST*	\$355	\$345	2.9%	4.4%
BALLARAT NORTH*	\$370	\$360	2.8%	8.8%
BALWYN	\$595	\$580	2.6%	0.8%
BALWYN NORTH*	\$580	\$550	5.5%	5.5%
BAYSWATER*	\$510	\$500	2.0%	6.3%
BAYSWATER NORTH*	\$500	\$500	0.0%	1.0%
BEAUMARIS*	\$620	\$610	1.6%	6.9%
BEECHWORTH*	\$360	\$360	0.0%	-
BELL PARK*	\$440	\$440	0.0%	4.8%
BELL POST HILL*	\$453	\$450	0.6%	-
BELMONT*	\$440	\$440	0.0%	2.3%
BENALLA*	\$380	\$380	0.0%	5.6%
BENDIGO*	\$420	\$400	5.0%	5.0%
BENTLEIGH	\$630	\$620	1.6%	5.0%
BENTLEIGH EAST	\$600	\$600	0.0%	3.4%
BERWICK*	\$510	\$500	2.0%	-1.0%
BLACK ROCK*	\$650	\$650	0.0%	3.2%
BLACKBURN	\$590	\$560	5.4%	6.3%
BLACKBURN SOUTH*	\$590	\$590	0.0%	3.5%
BONBEACH*	\$550	\$550	0.0%	7.8%
BORONIA	\$540	\$520	3.8%	8.0%
BOX HILL	\$620	\$600	3.3%	5.1%
BOX HILL NORTH*	\$550	\$550	0.0%	3.8%
BOX HILL SOUTH*	\$545	\$540	0.9%	-0.9%
BRAYBROOK*	\$500	\$500	0.0%	0.0%
BRIGHTON	\$695	\$695	0.0%	3.7%
BRIGHTON EAST*	\$650	\$650	0.0%	0.0%
BROADMEADOWS	\$480	\$475	1.1%	2.1%
BROOKLYN*	\$490	\$498	-1.5%	-10.9%
BRUNSWICK	\$610	\$600	1.7%	2.5%
BRUNSWICK EAST	\$650	\$650	0.0%	4.0%
BRUNSWICK WEST	\$550	\$535	2.8%	4.8%
BULLEEN*	\$545	\$540	0.9%	-4.4%
BUNDOORA	\$500	\$500	0.0%	2.0%
BURWOOD*	\$600	\$580	3.4%	4.3%
BURWOOD EAST*	\$680	\$660	3.0%	4.6%
CAMBERWELL	\$640	\$630	1.6%	6.7%
CANTERBURY*	\$620	\$620	0.0%	1.6%
CAPEL SOUND*	\$498	\$490	1.5%	-
CARLTON	\$680	\$675	0.7%	4.6%
CARLTON NORTH*	\$600	\$600	0.0%	0.8%
CARNEGIE	\$600	\$595	0.8%	3.4%
CAROLINE SPRINGS*	\$483	\$470	2.7%	3.8%
CARRUM*	\$550	\$550	0.0%	-0.9%
CARRUM DOWNS*	\$500	\$500	0.0%	0.0%
CASTLEMAINE*	\$395	\$385	2.6%	3.9%
CAULFIELD	\$620	\$590	5.1%	6.9%
CAULFIELD EAST*	\$550	\$550	0.0%	4.8%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
CAULFIELD NORTH	\$625	\$610	2.5%	4.2%
CAULFIELD SOUTH	\$660	\$645	2.3%	13.8%
CHADSTONE	\$590	\$580	1.7%	7.3%
CHELSEA	\$545	\$540	0.9%	6.3%
CHELTHENHAM	\$575	\$575	0.0%	4.5%
CLAYTON	\$560	\$560	0.0%	1.8%
CLAYTON SOUTH	\$570	\$560	1.8%	3.6%
CLIFTON HILL*	\$670	\$670	0.0%	3.1%
COBRAM*	\$350	\$350	0.0%	7.7%
COBURG	\$590	\$560	5.4%	7.3%
COBURG NORTH*	\$580	\$578	0.4%	7.4%
COLLINGWOOD	\$760	\$750	1.3%	5.6%
COWES*	\$400	\$400	0.0%	0.0%
CRAIGIEBURN	\$450	\$440	2.3%	2.3%
CRANBOURNE*	\$470	\$460	2.2%	4.4%
CREMORNE*	\$785	\$775	1.3%	7.5%
CROYDON	\$520	\$510	2.0%	4.0%
CROYDON NORTH*	\$520	-	-	8.3%
DANDENONG	\$450	\$450	0.0%	0.0%
DANDENONG NORTH*	\$465	\$465	0.0%	3.3%
DARLEY*	\$395	\$390	1.3%	-2.5%
DEEPPENE*	\$598	\$593	0.8%	0.4%
DEER PARK*	\$450	\$450	0.0%	1.1%
DOCKLANDS	\$760	\$750	1.3%	1.3%
DONCASTER	\$625	\$620	0.8%	5.0%
DONCASTER EAST	\$600	\$580	3.4%	3.4%
DONVALE*	\$560	\$550	1.8%	1.8%
DOVETON*	\$500	\$490	2.0%	0.0%
DROMANA*	\$480	\$475	1.1%	9.1%
DROUIN*	\$435	\$430	1.2%	6.7%
EAGLEHAWK*	\$400	\$390	2.6%	12.7%
EAGLEMONT*	\$575	\$540	6.5%	8.5%
EAST GEELONG*	\$470	\$470	0.0%	4.4%
EAST MELBOURNE	\$713	\$700	1.8%	8.0%
ECHUCA*	\$450	\$430	4.7%	7.1%
EDITHVALE*	\$550	\$550	0.0%	0.0%
ELSTERNWICK	\$600	\$590	1.7%	4.8%
ELTHAM*	\$550	\$548	0.5%	5.8%
ELWOOD	\$620	\$620	0.0%	4.2%
EPPING	\$450	\$450	0.0%	0.0%
ESSENDON	\$530	\$520	1.9%	1.9%
ESSENDON NORTH	\$548	\$548	0.0%	9.5%
FAIRFIELD*	\$590	\$570	3.5%	13.5%
FAWKNER	\$495	\$500	-1.0%	0.0%
FERNTREE GULLY*	\$540	\$530	1.9%	8.0%
FITZROY	\$775	\$765	1.3%	5.4%
FITZROY NORTH	\$688	\$673	2.2%	3.8%
FLEMINGTON	\$618	\$550	12.3%	12.3%
FLORA HILL*	\$390	\$370	5.4%	8.3%
FOOTSCRAY	\$580	\$575	0.9%	3.6%
FOREST HILL*	\$530	\$520	1.9%	-
FRANKSTON	\$480	\$470	2.1%	6.7%
FRANKSTON SOUTH*	\$510	\$510	0.0%	2.0%
GEELONG	\$550	\$540	1.9%	5.8%
GEELONG WEST*	\$450	\$450	0.0%	1.1%
GISBORNE*	\$460	\$480	-4.2%	-1.6%
GLEN HUNTLY	\$550	\$550	0.0%	0.0%
GLEN IRIS	\$625	\$600	4.2%	8.7%
GLEN WAVERLEY	\$630	\$625	0.8%	0.0%
GLENROY	\$500	\$500	0.0%	1.0%
GOLDEN SQUARE*	\$420	\$410	2.4%	13.5%
GREENSBOROUGH*	\$500	\$490	2.0%	8.7%
GROVEDALE*	\$440	\$440	0.0%	2.3%
HADFIELD*	\$520	\$500	4.0%	6.7%
HALLAM*	\$470	\$470	0.0%	-1.1%
HAMLIN HEIGHTS*	\$435	\$425	2.4%	1.2%
HAMPTON	\$675	\$675	0.0%	3.8%
HAMPTON EAST*	\$575	\$550	4.5%	9.5%
HAMPTON PARK*	\$493	\$480	2.6%	7.1%
HASTINGS*	\$445	\$450	-1.1%	0.0%
HAWTHORN	\$625	\$615	1.6%	5.0%
HAWTHORN EAST	\$620	\$595	4.2%	7.8%
HEATHMONT*	\$550	\$540	1.9%	11.7%
HEIDELBERG	\$550	\$550	0.0%	3.8%
HEIDELBERG HEIGHTS	\$550	\$548	0.5%	0.9%
HEIDELBERG WEST*	\$583	\$575	1.3%	8.9%
HERNE HILL*	\$430	\$420	2.4%	7.5%
HIGHETT	\$600	\$590	1.7%	5.3%
HIGHTON*	\$450	\$450	0.0%	7.1%
HOPPERS CROSSING*	\$395	\$400	-1.3%	-3.7%
HORSHAM*	\$350	\$345	1.4%	2.9%
HUGHESDALE	\$595	\$590	0.8%	6.3%
HUNTINGDALE*	\$500	\$500	0.0%	-
IVANHOE	\$600	\$600	0.0%	5.3%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
IVANHOE EAST*	\$520	-	-	0.0%
KALKALLO*	\$430	-	-	-
KEILOR DOWNS*	\$495	-	-	8.8%
KEILOR EAST*	\$530	\$520	1.9%	5.5%
KENNINGTON*	\$398	\$380	4.6%	7.4%
KENSINGTON	\$575	\$550	4.5%	4.5%
KEW	\$600	\$590	1.7%	5.3%
KEW EAST*	\$578	\$575	0.4%	11.6%
KEYSBOROUGH*	\$585	\$590	-0.8%	1.7%
KILSYTH*	\$500	\$500	0.0%	0.0%
KINGSBURY*	\$503	\$483	4.1%	9.2%
KINGSVILLE*	\$430	\$430	0.0%	-1.1%
LAKE WENDOUREE*	\$385	\$375	2.7%	2.0%
LAKES ENTRANCE*	\$348	\$350	-0.7%	-
LALOR	\$480	\$480	0.0%	2.1%
LANGWARRIN*	\$515	\$505	2.0%	6.2%
LARA*	\$425	\$420	1.2%	1.2%
LAVERTON*	\$470	\$475	-1.1%	-
LILYDALE	\$550	\$550	0.0%	8.9%
LOWER PLENTY*	\$475	\$480	-1.0%	1.6%
MACLEOD*	\$500	\$490	2.0%	4.2%
MAIDSTONE	\$515	\$520	-1.0%	3.0%
MALVERN	\$600	\$600	0.0%	0.0%
MALVERN EAST	\$620	\$600	3.3%	3.3%
MANIFOLD HEIGHTS*	\$420	\$415	1.2%	0.0%
MARIBYRNONG	\$548	\$528	3.8%	6.3%
MCKINNON*	\$630	\$640	-1.6%	0.0%
MELBOURNE	\$750	\$730	2.7%	4.2%
MELTON*	\$388	\$380	2.0%	-
MELTON SOUTH*	\$360	\$360	0.0%	5.9%
MENTONE	\$573	\$550	4.1%	4.1%
MERNDA*	\$420	\$410	2.4%	-1.2%
MIDDLE PARK*	\$690	\$680	1.5%	3.8%
MILDURA	\$360	\$360	0.0%	2.9%
MILL PARK	\$490	\$475	3.2%	6.5%
MITCHAM	\$540	\$550	-1.8%	3.8%
MOE*	\$325	\$323	0.8%	1.6%
MONT ALBERT*	\$588	\$573	2.6%	6.8%
MONTMORENCY*	\$520	\$520	0.0%	6.7%
MOONEE PONDS	\$630	\$610	3.3%	8.6%
MOORABBIN*	\$590	\$620	-4.8%	5.4%
MOOROOLBARK*	\$528	\$500	5.5%	5.5%
MOOROPNA*	\$360	\$365	-1.4%	-1.4%
MORDIALLOC	\$560	\$550	1.8%	5.7%
MORNINGTON	\$530	\$530	0.0%	0.5%
MORWELL*	\$330	\$330	0.0%	10.0%
MOUNT ELIZA*	\$480	\$480	0.0%	-4.0%
MOUNT MARTHA*	\$585	\$568	3.1%	-
MOUNT PLEASANT*	\$358	-	-	-
MOUNT WAVERLEY	\$575	\$560	2.7%	4.5%
MULGRAVE*	\$570	\$530	7.5%	16.3%
MURRUMBEENA	\$575	\$575	0.0%	4.5%
NARRE WARREN*	\$475	\$475	0.0%	-1.0%
NEWCOMB*	\$400	\$390	2.6%	2.6%
NEWPORT*	\$536	\$540	-0.8%	-4.8%
NEWTOWN	\$450	\$450	0.0%	3.4%
NIDDRIE*	\$505	\$500	1.0%	-8.2%
NOBLE PARK	\$500	\$500	0.0%	2.0%
NORLANE*	\$400	\$395	1.3%	3.9%
NORTH BENDIGO*	\$423	\$433	-2.3%	0.6%
NORTH MELBOURNE	\$650	\$650	0.0%	1.6%
NORTHCOTE	\$640	\$625	2.4%	6.7%
NOTTING HILL*	\$570	\$550	3.6%	3.6%
NUNAWADING*	\$530	\$523	1.4%	6.0%
OAK PARK	\$510	\$500	2.0%	4.1%
OAKLEIGH	\$625	\$623	0.4%	4.2%
OAKLEIGH EAST*	\$530	\$520	1.9%	3.9%
OAKLEIGH SOUTH*	\$550	\$543	1.4%	6.8%
OCEAN GROVE*	\$500	\$500	0.0%	1.0%
OFFICER*	\$505	-	-	-
ORMOND	\$560	\$550	1.8%	3.7%
PAKENHAM*	\$460	\$460	0.0%	2.2%
PARKDALE	\$550	\$550	0.0%	5.8%
PARKVILLE	\$600	\$590	1.7%	5.3%
PASCOE VALE	\$525	\$520	1.0%	5.0%
PASCOE VALE SOUTH*	\$530	\$530	0.0%	0.0%
PATTERSON LAKES*	\$560	\$565	-0.9%	1.8%
PAYNESVILLE*	\$380	-	-	-
POINT COOK*	\$485	\$460	5.4%	1.0%
PORT MELBOURNE	\$725	\$725	0.0%	3.6%
PORTLAND*	\$390	\$360	8.3%	5.4%
PRAHRAN	\$650	\$650	0.0%	0.0%
PRESTON	\$570	\$550	3.6%	3.6%
REDAN*	\$360	\$355	1.4%	2.9%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
RESERVOIR	\$520	\$508	2.5%	4.0%
RICHMOND	\$720	\$700	2.9%	3.6%
RINGWOOD	\$525	\$520	1.0%	5.0%
RINGWOOD EAST*	\$500	\$500	0.0%	0.0%
RIPPONLEA*	\$550	\$535	2.8%	-3.9%
ROSANNA	\$530	\$520	1.9%	6.0%
ROSEBUD*	\$505	\$508	-0.5%	11.0%
ROWVILLE*	\$570	\$560	1.8%	9.6%
SAFETY BEACH*	\$550	\$545	0.9%	0.0%
SALE*	\$400	\$380	5.3%	5.3%
SANDRINGHAM	\$625	\$600	4.2%	4.2%
SEAFORD	\$495	\$490	1.0%	7.6%
SEBASTOPOL*	\$350	\$350	0.0%	2.9%
SEDDON*	\$520	\$520	0.0%	-5.5%
SHEPPARTON	\$400	\$400	0.0%	3.9%
SOUTH KINGSVILLE*	\$480	\$455	5.5%	4.3%
SOUTH MELBOURNE	\$700	\$700	0.0%	0.0%
SOUTH MORANG*	\$480	\$480	0.0%	-0.5%
SOUTH YARRA	\$710	\$700	1.4%	1.4%
SOUTHBANK	\$725	\$720	0.7%	3.6%
SPOTSWOOD*	\$595	\$595	0.0%	-0.4%
SPRINGVALE	\$550	\$550	0.0%	6.8%
SPRINGVALE SOUTH*	\$470	\$470	0.0%	-5.5%
ST ALBANS	\$450	\$430	4.7%	7.1%
ST KILDA	\$630	\$625	0.8%	5.0%
ST KILDA EAST	\$580	\$575	0.9%	3.6%
ST KILDA WEST	\$650	\$650	0.0%	8.3%
STAWELL*	\$300	\$300	0.0%	7.1%
STRATHDALE*	\$393	\$383	2.6%	12.1%
STRATHMORE*	\$585	\$560	4.5%	10.9%
SUNBURY	\$440	\$440	0.0%	2.3%
SUNSHINE	\$480	\$485	-1.0%	0.0%
SUNSHINE NORTH*	\$478	\$480	-0.5%	2.7%
SUNSHINE WEST*	\$473	\$470	0.5%	7.4%
SURREY HILLS	\$590	\$565	4.4%	7.3%
SWAN HILL*	\$365	\$385	-5.2%	-3.9%
SYDENHAM*	\$455	\$435	4.6%	8.3%
TARNEIT*	\$430	\$430	0.0%	-2.3%
TEMPLESTOWE*	\$595	\$575	3.5%	8.2%
TEMPLESTOWE LOWER*	\$618	\$600	2.9%	6.5%
THOMASTOWN	\$470	\$470	0.0%	4.4%
THORNBURY	\$550	\$550	0.0%	0.0%
TOORAK	\$650	\$650	0.0%	0.0%
TORQUAY*	\$515	\$505	2.0%	-1.0%
TRARALGON	\$370	\$370	0.0%	0.0%
TRAVANCORE	\$530	\$525	1.0%	1.9%
TRUGANINA*	\$440	\$440	0.0%	-
TULLAMARINE	\$495	\$490	1.0%	3.1%
VERMONT*	\$520	\$500	4.0%	4.0%
WALLAN*	\$420	\$415	1.2%	-
WANGARATTA	\$380	\$380	0.0%	8.6%
WANTIRNA SOUTH*	\$530	\$520	1.9%	0.5%
WARRAGUL*	\$410	\$410	0.0%	7.9%
WARRNAMBOOL	\$435	\$440	-1.1%	3.6%
WATSONIA*	\$520	\$500	4.0%	4.0%
WENDOUREE*	\$330	\$330	0.0%	-2.9%
WERRIBEE	\$400	\$400	0.0%	0.0%
WEST FOOTSCRAY	\$497	\$495	0.4%	3.5%
WEST MELBOURNE	\$680	\$670	1.5%	4.6%
WEST WODONGA*	\$433	\$405	6.8%	10.9%
WESTMEADOWS*	\$480	\$480	0.0%	-
WHITTINGTON*	\$425	\$420	1.2%	5.6%
WILLIAMS LANDING*	\$500	\$500	0.0%	4.2%
WILLIAMSTOWN	\$560	\$550	1.8%	7.7%
WINDSOR	\$640	\$625	2.4%	6.7%
WODONGA	\$400	\$393	1.9%	6.0%
WOLLERT*	\$475	\$470	1.1%	0.5%
WYNDHAM VALE*	\$400	\$400	0.0%	-2.4%
YARRAVILLE	\$600	\$590	1.7%	7.1%
YARRAWONGA*	\$390	\$390	0.0%	0.0%

Source: REIV

March Quarter 2026 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	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$995	\$990	0.5%	4.7%
AINTREE*	\$480	\$490	-2.0%	-4.0%
AIRPORT WEST	\$650	\$650	0.0%	4.4%
ALBION*	\$550	\$550	0.0%	0.0%
ALPHINGTON*	\$868	\$860	0.9%	-0.6%
ALTONA*	\$700	\$695	0.7%	5.7%
ALTONA MEADOWS*	\$520	\$520	0.0%	0.0%
ALTONA NORTH	\$700	\$690	1.4%	4.5%
ARDEER*	\$550	\$510	7.8%	-
ARMADALE*	\$1,200	\$1,150	4.3%	29.4%
ASCOT VALE*	\$720	\$745	-3.4%	-5.3%
ASHBURTON*	\$798	\$788	1.3%	-5.1%
ASHWOOD*	\$760	\$750	1.3%	1.3%
ASPENDALE*	\$825	\$808	2.2%	4.4%
AVONDALE HEIGHTS*	\$630	\$620	1.6%	1.6%
BALACLAVA*	\$810	\$800	1.3%	-10.0%
BALLARAT CENTRAL*	\$458	\$485	-5.7%	1.7%
BALWYN*	\$850	\$820	3.7%	8.6%
BALWYN NORTH*	\$790	\$785	0.6%	5.3%
BAYSWATER*	\$650	\$650	0.0%	8.3%
BAYSWATER NORTH*	\$638	\$610	4.5%	8.1%
BEAUMARIS*	\$880	\$900	-2.2%	-6.9%
BELL PARK*	\$480	\$480	0.0%	-1.0%
BELMONT*	\$550	\$550	0.0%	4.3%
BENDIGO*	\$540	\$540	0.0%	-
BENTLEIGH*	\$833	\$820	1.5%	6.7%
BENTLEIGH EAST	\$850	\$830	2.4%	6.6%
BERWICK	\$570	\$580	-1.7%	1.8%
BLACK ROCK*	\$885	\$895	-1.1%	-19.2%
BLACKBURN*	\$713	\$703	1.4%	4.0%
BLACKBURN NORTH*	\$630	\$625	0.8%	-
BONBEACH*	\$775	\$750	3.3%	3.3%
BORONIA*	\$630	\$630	0.0%	0.4%
BOX HILL*	\$780	\$780	0.0%	7.6%
BOX HILL NORTH*	\$710	\$680	4.4%	1.4%
BOX HILL SOUTH*	\$723	\$680	6.3%	7.0%
BRAYBROOK*	\$620	\$600	3.3%	3.3%
BRIGHTON	\$1,148	\$1,148	0.0%	14.8%
BRIGHTON EAST*	\$850	\$890	-4.5%	-1.2%
BROADMEADOWS*	\$540	\$580	-6.9%	-5.3%
BRUNSWICK	\$823	\$800	2.8%	4.1%
BRUNSWICK EAST*	\$915	\$878	4.3%	4.0%
BRUNSWICK WEST*	\$770	\$750	2.7%	6.2%
BULLEEN*	\$760	\$790	-3.8%	2.7%
BUNDOORA*	\$600	\$598	0.4%	0.0%
BURWOOD	\$765	\$750	2.0%	9.3%
BURWOOD EAST*	\$750	\$700	7.1%	8.7%
CAMBERWELL	\$850	\$860	-1.2%	9.3%
CANADIAN*	\$395	\$390	1.3%	-
CANTERBURY*	\$900	-	-	9.1%
CARLTON*	\$990	\$950	4.2%	11.2%
CARNEGIE	\$780	\$770	1.3%	4.0%
CAROLINE SPRINGS*	\$510	\$510	0.0%	4.1%
CARRUM*	\$703	\$710	-1.1%	-2.4%
CARRUM DOWNS*	\$560	\$560	0.0%	3.7%
CAULFIELD*	\$850	\$875	-2.9%	3.7%
CAULFIELD NORTH	\$870	\$850	2.4%	2.4%
CAULFIELD SOUTH*	\$850	\$830	2.4%	1.2%
CHADSTONE	\$690	\$695	-0.7%	-0.7%
CHELSEA*	\$750	\$723	3.8%	9.5%
CHELtenham*	\$750	\$750	0.0%	0.0%
CHIRNSIDE PARK*	\$620	\$620	0.0%	3.3%
CLAYTON	\$680	\$650	4.6%	4.6%
CLAYTON SOUTH*	\$720	\$705	2.1%	5.9%
CLIFTON HILL*	\$950	\$893	6.4%	8.0%
CLYDE*	\$543	\$550	-1.4%	-1.4%
CLYDE NORTH*	\$550	\$550	0.0%	0.5%
COBURG	\$748	\$720	3.8%	6.8%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
COBURG NORTH*	\$715	\$700	2.1%	10.4%
COLLINGWOOD*	\$1,100	\$1,120	-1.8%	-8.3%
COWES*	\$485	\$480	1.0%	-
CRAIGIEBURN	\$500	\$500	0.0%	0.0%
CRANBOURNE*	\$530	\$530	0.0%	3.9%
CRANBOURNE EAST*	\$535	\$530	0.9%	-
CRANBOURNE WEST*	\$555	\$550	0.9%	0.9%
CROYDON	\$655	\$650	0.8%	4.0%
CROYDON NORTH*	\$645	\$605	6.6%	7.5%
DANDENONG	\$580	\$570	1.8%	1.8%
DANDENONG NORTH*	\$550	\$530	3.8%	-6.8%
DARLEY*	\$490	\$485	1.0%	-
DEANSIDE*	\$460	\$468	-1.6%	2.2%
DEER PARK*	\$500	\$470	6.4%	11.1%
DELAHEY*	\$450	\$450	0.0%	-
DIAMOND CREEK*	\$588	\$598	-1.7%	-
DOCKLANDS*	\$1,200	\$1,200	0.0%	1.7%
DONCASTER	\$750	\$750	0.0%	3.8%
DONCASTER EAST	\$750	\$735	2.0%	7.1%
DONNYBROOK*	\$450	\$450	0.0%	-5.3%
DONVALE*	\$720	\$700	2.9%	5.9%
DOREEN*	\$495	-	-	-
DOVETON*	\$570	\$550	3.6%	3.6%
DROMANA*	\$625	\$625	0.0%	5.0%
DROUIN*	\$500	\$480	4.2%	-
EAST MELBOURNE*	\$1,100	\$1,100	0.0%	2.3%
EDITHVALE*	\$783	\$773	1.3%	3.6%
ELSTERNWICK*	\$810	\$760	6.6%	1.3%
ELTHAM*	\$700	\$675	3.7%	13.8%
ELWOOD	\$840	\$820	2.4%	-1.8%
EPPING	\$520	\$520	0.0%	3.0%
ESSENDON	\$700	\$698	0.4%	2.9%
ESSENDON NORTH*	\$700	\$725	-3.4%	-4.8%
ESSENDON WEST*	\$800	\$715	11.9%	-
FAIRFIELD*	\$930	\$900	3.3%	8.1%
FAWKNER*	\$615	\$615	0.0%	2.5%
FERNTREE GULLY	\$643	\$635	1.2%	7.1%
FITZROY*	\$1,175	\$1,275	-7.8%	-2.1%
FITZROY NORTH*	\$1,000	\$1,000	0.0%	5.3%
FLEMINGTON*	\$920	-	-	-
FOOTSCRAY	\$693	\$693	0.0%	-1.1%
FRANKSTON	\$595	\$580	2.6%	7.2%
FRANKSTON SOUTH*	\$640	\$595	7.6%	0.0%
FRASER RISE*	\$470	\$470	0.0%	0.0%
GEELONG*	\$605	\$580	4.3%	5.2%
GEELONG WEST*	\$620	\$620	0.0%	3.3%
GISBORNE*	\$545	\$540	0.9%	1.4%
GLEN HUNTLY*	\$725	\$725	0.0%	0.0%
GLEN IRIS	\$883	\$820	7.6%	3.8%
GLEN WAVERLEY	\$720	\$700	2.9%	5.9%
GLENROY	\$605	\$600	0.8%	0.8%
GREENSBOROUGH*	\$600	\$600	0.0%	-3.2%
GREENVALE*	\$550	\$550	0.0%	-
GROVEDALE*	\$493	\$493	0.0%	-
HADFIELD*	\$600	\$598	0.4%	0.0%
HALLAM*	\$580	\$560	3.6%	8.4%
HAMLIN HEIGHTS*	\$520	\$520	0.0%	-
HAMPTON*	\$1,050	\$995	5.5%	10.5%
HAMPTON EAST*	\$850	\$850	0.0%	6.3%
HAMPTON PARK*	\$520	\$520	0.0%	-1.9%
HAWTHORN	\$928	\$905	2.5%	9.1%
HAWTHORN EAST*	\$1,045	\$985	6.1%	25.1%
HEATHMONT*	\$640	\$620	3.2%	3.2%
HEIDELBERG*	\$690	\$685	0.7%	6.2%
HEIDELBERG HEIGHTS	\$693	\$670	3.4%	6.5%
HEIDELBERG WEST*	\$650	\$650	0.0%	-6.5%
HIGHETT*	\$850	\$800	6.3%	6.9%
HIGHTON*	\$560	\$540	3.7%	3.7%
HILLSIDE*	\$450	\$440	2.3%	-1.1%
HOPPERS CROSSING*	\$455	\$450	1.1%	1.1%
HUGHESDALE*	\$755	\$750	0.7%	7.9%
IVANHOE	\$800	\$750	6.7%	10.3%
IVANHOE EAST*	\$850	\$785	8.3%	-
KALKALLO*	\$450	\$450	0.0%	0.0%
KEILOR DOWNS*	\$488	\$510	-4.4%	-2.5%
KEILOR EAST	\$655	\$650	0.8%	5.6%
KENSINGTON*	\$780	\$750	4.0%	6.8%
KEW	\$860	\$850	1.2%	1.2%
KEW EAST*	\$845	-	-	9.0%
KEYSBOROUGH*	\$680	\$680	0.0%	3.0%
KILSYTH*	\$643	\$630	2.0%	5.3%
KNOXFIELD*	\$625	\$620	0.8%	4.2%
LALOR*	\$525	\$535	-1.9%	-4.5%
LANGWARRIN*	\$593	\$590	0.4%	3.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
LARA*	\$505	\$500	1.0%	7.4%
LAVERTON*	\$540	\$535	0.9%	2.9%
LILYDALE*	\$640	\$640	0.0%	4.9%
MACLEOD*	\$600	\$590	1.7%	1.3%
MAIDSTONE	\$650	\$650	0.0%	3.2%
MALVERN*	\$925	\$920	0.5%	2.8%
MALVERN EAST*	\$850	\$825	3.0%	7.6%
MARIBYRNONG	\$688	\$695	-1.1%	2.6%
MCKINNON*	\$880	\$850	3.5%	8.6%
MEADOW HEIGHTS*	\$500	\$500	0.0%	-
MELBOURNE	\$1,100	\$1,100	0.0%	0.0%
MELTON SOUTH*	\$405	\$400	1.3%	7.3%
MENTONE*	\$825	\$800	3.1%	4.4%
MERNDA*	\$510	\$510	0.0%	2.0%
MICKLEHAM*	\$480	\$490	-2.0%	-
MILDURA*	\$460	\$450	2.2%	2.2%
MILL PARK	\$523	\$540	-3.2%	-5.0%
MITCHAM	\$695	\$680	2.2%	6.9%
MONT ALBERT*	\$750	\$750	0.0%	-6.3%
MONT ALBERT NORTH*	\$775	\$825	-6.1%	-1.6%
MONTMORENCY*	\$665	\$680	-2.2%	7.3%
MOONEE PONDS*	\$750	\$750	0.0%	7.1%
MOORABBIN*	\$770	\$770	0.0%	-0.6%
MOOROOLBARK*	\$650	\$650	0.0%	4.0%
MORDIALLOC*	\$750	\$750	0.0%	3.4%
MORNINGTON*	\$650	\$650	0.0%	-1.5%
MOUNT MARTHA*	\$670	\$650	3.1%	3.9%
MOUNT WAVERLEY	\$700	\$720	-2.8%	-2.8%
MULGRAVE*	\$650	\$630	3.2%	6.6%
MURRUMBEENA*	\$790	\$745	6.0%	9.7%
NARRE WARREN*	\$575	\$565	1.8%	0.4%
NEWCOMB*	\$465	\$450	3.3%	-
NEWPORT*	\$725	\$680	6.6%	2.1%
NEWTOWN*	\$598	\$620	-3.6%	-4.0%
NIDDRIE*	\$680	\$680	0.0%	4.6%
NOBLE PARK	\$600	\$600	0.0%	3.4%
NORLANE*	\$450	\$450	0.0%	2.3%
NORTH MELBOURNE	\$900	\$850	5.9%	5.9%
NORTHCOTE*	\$870	\$875	-0.6%	5.5%
NOTTING HILL*	\$750	\$740	1.4%	-
NUNAWADING*	\$680	\$695	-2.2%	0.7%
OAK PARK*	\$650	\$645	0.8%	0.4%
OAKLEIGH*	\$750	\$740	1.4%	1.4%
OAKLEIGH EAST	\$705	\$680	3.7%	4.4%
OAKLEIGH SOUTH*	\$700	\$695	0.7%	7.7%
OCEAN GROVE*	\$580	\$570	1.8%	5.5%
OFFICER*	\$550	\$550	0.0%	1.4%
ORMOND*	\$850	\$825	3.0%	0.0%
PAKENHAM	\$510	\$500	2.0%	2.0%
PARKDALE*	\$773	\$790	-2.2%	2.0%
PARKVILLE*	\$760	\$800	-5.0%	-1.9%
PASCOE VALE	\$643	\$650	-1.1%	2.0%
PASCOE VALE SOUTH*	\$710	\$640	10.9%	8.4%
POINT COOK*	\$525	\$520	1.0%	1.0%
PORT MELBOURNE	\$1,000	\$1,050	-4.8%	-1.0%
PRAHRAN*	\$1,180	\$1,165	1.3%	12.4%
PRESTON	\$720	\$720	0.0%	3.6%
RESERVOIR	\$650	\$640	1.6%	4.0%
RICHMOND	\$1,100	\$1,050	4.8%	10.0%
RINGWOOD*	\$680	\$670	1.5%	4.6%
RINGWOOD EAST*	\$675	\$660	2.3%	4.7%
ROSANNA*	\$675	\$650	3.8%	-0.7%
ROSEBUD*	\$630	\$640	-1.6%	5.1%
ROWVILLE*	\$650	\$640	1.6%	8.3%
ROXBURGH PARK*	\$500	\$500	0.0%	1.0%
SAFETY BEACH*	\$700	\$695	0.7%	3.7%
SALE*	\$478	\$478	0.0%	1.6%
SANDRINGHAM*	\$895	\$925	-3.2%	5.3%
SEAFORD	\$650	\$648	0.4%	0.0%
SEBASTOPOL*	\$395	\$390	1.3%	3.9%
SHEPPARTON*	\$480	\$480	0.0%	0.0%
SOUTH KINGSVILLE*	\$700	\$695	0.7%	-3.4%
SOUTH MELBOURNE*	\$1,075	\$1,000	7.5%	8.0%
SOUTH MORANG	\$530	\$525	1.0%	2.9%
SOUTH YARRA	\$1,100	\$1,100	0.0%	0.0%
SOUTHBANK	\$1,100	\$1,000	10.0%	0.0%
SPOTSWOOD*	\$800	\$795	0.6%	-4.2%
SPRINGVALE*	\$668	\$630	6.0%	4.3%
SPRINGVALE SOUTH*	\$590	\$600	-1.7%	-
ST ALBANS	\$520	\$500	4.0%	8.3%
ST KILDA*	\$930	\$970	-4.1%	-4.4%
ST KILDA EAST*	\$775	\$775	0.0%	2.0%
STRATHMORE*	\$650	\$630	3.2%	2.4%
SUNBURY	\$495	\$490	1.0%	1.0%

Suburb	Mar-26 Quarter	Dec-25 Quarter	Quarterly Change	Annual Change
SUNSHINE*	\$540	\$550	-1.8%	-6.1%
SUNSHINE NORTH*	\$620	\$610	1.6%	3.3%
SUNSHINE WEST*	\$540	\$530	1.9%	-1.8%
SURREY HILLS*	\$770	\$765	0.7%	10.0%
SYDENHAM	\$480	\$470	2.1%	0.5%
TARNEIT*	\$470	\$470	0.0%	-4.6%
TAYLORS HILL*	\$490	\$500	-2.0%	6.5%
TEMPLESTOWE*	\$730	\$700	4.3%	5.0%
TEMPLESTOWE LOWER*	\$700	\$700	0.0%	7.7%
THOMASTOWN*	\$560	\$515	8.7%	1.8%
THORNBURY*	\$850	\$800	6.3%	13.3%
TOORAK	\$998	\$985	1.3%	6.7%
TORQUAY*	\$680	\$650	4.6%	4.6%
TRARALGON*	\$488	\$510	-4.4%	-
TRUGANINA*	\$490	\$488	0.5%	2.1%
TULLAMARINE*	\$600	\$580	3.4%	3.4%
VERMONT*	\$698	\$685	1.8%	2.6%
WANGARATTA*	\$500	\$500	0.0%	3.1%
WANTIRNA*	\$630	\$615	2.4%	5.9%
WANTIRNA SOUTH*	\$650	\$630	3.2%	6.6%
WARRNAMBOOL*	\$600	\$600	0.0%	6.2%
WERRIBEE	\$450	\$450	0.0%	0.0%
WEST FOOTSCRAY*	\$685	\$620	10.5%	8.7%
WEST MELBOURNE*	\$1,100	\$1,100	0.0%	1.9%
WESTMEADOWS*	\$525	\$500	5.0%	-0.9%
WHEELERS HILL*	\$675	\$650	3.8%	12.5%
WILLIAMSTOWN*	\$750	\$750	0.0%	2.7%
WINDSOR*	\$900	\$925	-2.7%	-2.7%
WODONGA*	\$500	\$500	0.0%	8.1%
WOLLERT	\$520	\$520	0.0%	0.0%
WYNDHAM VALE*	\$420	\$438	-4.0%	-6.7%
YARRAVILLE*	\$753	\$730	3.1%	7.5%
YARRAWONGA*	\$490	\$500	-2.0%	-

Source: REIV



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