

**REIV**

# Quarterly Results

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

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# Median Sale Prices

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## June 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

		Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>					
	House	\$952,500	\$982,500	-3.1%	5.1%
	Unit and Apartment	\$643,500	\$657,000	-2.1%	3.7%
<b>Regional Victoria</b>					
	House	\$667,000	\$666,500	0.1%	8.3%
	Unit and Apartment	\$470,000	\$462,500	1.6%	9.0%
		Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>					
	House	\$1,601,500	\$1,635,500	-2.1%	0.1%
	Unit and Apartment	\$598,500	\$607,000	-1.4%	0.8%
<b>Middle Melbourne</b>					
	House	\$1,135,000	\$1,188,500	-4.5%	3.4%
	Unit and Apartment	\$716,500	\$733,000	-2.3%	4.3%
<b>Outer Melbourne</b>					
	House	\$827,500	\$836,000	-1.0%	6.6%
	Unit and Apartment	\$636,500	\$651,500	-2.3%	6.2%
		Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Auctions</b>					
	House	\$1,123,500	\$1,166,500	-3.7%	2.4%
	Unit and Apartment	\$796,500	\$811,000	-1.8%	4.7%
<b>Private Sale</b>					
	House	\$896,000	\$901,000	-0.6%	7.0%
	Unit and Apartment	\$606,000	\$609,000	-0.5%	2.6%

Source: REIV

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## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,415,000	\$1,545,000	-8.4%	16.8%
ABERFELDIE*	\$1,715,000	\$1,572,500	9.1%	-4.9%
AINTREE	\$715,000	\$750,000	-4.7%	0.8%
AIRPORT WEST*	\$1,100,000	\$975,000	12.8%	17.4%
ALBERT PARK*	\$2,787,500	\$2,245,000	24.2%	3.7%
ALBION*	\$930,000	\$790,500	17.6%	5.0%
ALPHINGTON*	\$2,065,000	\$2,170,000	-4.8%	13.9%
ALTONA*	\$1,250,000	\$1,180,000	5.9%	-0.4%
ALTONA MEADOWS*	\$820,000	\$825,000	-0.6%	8.2%
ALTONA NORTH*	\$890,444	\$945,000	-5.8%	-1.6%
ARDEER*	\$700,000	\$732,500	-4.4%	6.8%
ARMADALE*	\$1,950,000	\$2,825,000	-31.0%	-10.5%
ASCOT VALE	\$1,520,000	\$1,280,000	18.8%	-0.9%
ASHBURTON*	\$1,785,000	\$2,020,000	-11.6%	0.6%
ASHWOOD*	\$1,255,000	\$1,455,000	-13.7%	-2.4%
ASPENDALE*	\$1,327,500	\$1,365,500	-2.8%	11.5%
ASPENDALE GARDENS*	\$1,310,000	\$1,310,000	0.0%	7.6%
AVONDALE HEIGHTS	\$1,125,000	\$1,150,000	-2.2%	12.2%
BALACLAVA*	\$1,535,000	-	-	8.4%
BALNARRING*	\$1,855,000	-	-	13.5%
BALWYN*	\$2,639,000	\$2,772,500	-4.8%	-8.4%
BALWYN NORTH	\$2,088,000	\$2,279,000	-8.4%	0.6%
BAXTER*	\$720,000	-	-	1.2%
BAYSWATER*	\$915,500	\$957,500	-4.4%	7.5%
BAYSWATER NORTH*	\$880,500	\$900,000	-2.2%	2.5%
BEACONSFIELD*	\$917,500	\$1,160,000	-20.9%	3.0%
BEACONSFIELD UPPER*	\$1,192,500	-	-	-7.3%
BEAUMARIS*	\$1,900,000	\$2,131,500	-10.9%	-0.7%
BELGRAVE*	\$860,000	\$889,000	-3.3%	7.7%
BELLFIELD*	\$1,055,000	-	-	0.2%
BENTLEIGH	\$1,785,000	\$1,820,000	-1.9%	5.1%
BENTLEIGH EAST	\$1,350,000	\$1,480,000	-8.8%	1.5%
BERWICK	\$920,000	\$975,000	-5.6%	4.3%
BITTERN*	\$950,000	-	-	-10.3%
BLACK ROCK*	\$2,590,000	\$2,609,500	-0.7%	3.1%
BLACKBURN*	\$1,455,000	\$1,770,750	-17.8%	-0.6%
BLACKBURN NORTH*	\$1,170,000	\$1,570,000	-25.5%	8.8%
BLACKBURN SOUTH	\$1,224,250	\$1,340,000	-8.6%	-3.6%
BLAIRGOWRIE*	\$1,200,000	\$1,490,000	-19.5%	8.9%
BONBEACH*	\$1,250,000	\$1,375,000	-9.1%	22.0%
BONNIE BROOK*	\$675,000	\$661,000	2.1%	0.4%
BORONIA	\$852,500	\$889,000	-4.1%	4.1%
BOTANIC RIDGE*	\$955,000	\$1,087,500	-12.2%	8.4%
BOX HILL*	\$1,610,000	\$1,667,500	-3.4%	-2.3%
BOX HILL NORTH*	\$1,400,000	\$1,322,000	5.9%	3.3%
BOX HILL SOUTH*	\$1,270,000	\$1,411,000	-10.0%	-1.2%
BRAYBROOK*	\$780,000	\$757,500	3.0%	1.0%
BRIAR HILL*	\$1,110,000	\$1,012,500	9.6%	-0.8%
BRIGHTON	\$3,080,000	\$3,187,500	-3.4%	-2.0%
BRIGHTON EAST	\$2,099,500	\$2,300,000	-8.7%	6.1%
BROADMEADOWS*	\$651,000	\$670,000	-2.8%	11.7%
BROOKFIELD	\$605,000	\$637,500	-5.1%	10.7%
BROOKLYN*	\$772,000	-	-	0.5%
BRUNSWICK	\$1,155,000	\$1,367,500	-15.5%	-0.5%
BRUNSWICK EAST*	\$1,450,000	\$1,686,000	-14.0%	5.0%
BRUNSWICK WEST*	\$1,200,000	\$1,462,500	-17.9%	4.7%
BULLEEN*	\$1,275,000	\$1,302,500	-2.1%	0.9%
BUNDOORA	\$902,000	\$918,000	-1.7%	3.9%
BUNYIP*	\$1,150,000	-	-	15.1%
BURNSIDE HEIGHTS*	\$791,250	\$880,500	-10.1%	5.3%
BURWOOD	\$1,367,250	\$1,315,000	4.0%	-3.7%
BURWOOD EAST*	\$1,260,000	\$1,350,000	-6.7%	2.6%
CAIRNLEA*	\$1,121,888	\$952,000	17.8%	12.7%
CAMBERWELL	\$2,587,500	\$2,470,000	4.8%	-6.1%
CAMPBELLFIELD*	\$650,000	-	-	6.9%
CANTERBURY*	\$2,544,000	\$3,230,000	-21.2%	-12.9%
CAPEL SOUND*	\$715,000	\$743,000	-3.8%	5.0%
CARLTON*	\$1,240,000	\$1,360,000	-8.8%	0.8%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CARLTON NORTH*	\$1,545,000	\$1,340,000	15.3%	-8.6%
CARNEGIE*	\$1,600,000	\$1,634,000	-2.1%	-1.3%
CAROLINE SPRINGS	\$840,000	\$787,500	6.7%	12.1%
CARRUM*	\$1,230,000	\$1,015,000	21.2%	1.7%
CARRUM DOWNS	\$825,000	\$838,050	-1.6%	13.1%
CAULFIELD*	\$1,900,000	\$2,000,000	-5.0%	-2.5%
CAULFIELD NORTH*	\$1,967,500	\$2,550,000	-22.8%	-6.1%
CAULFIELD SOUTH	\$1,835,000	\$1,720,000	6.7%	4.1%
CHADSTONE*	\$1,230,000	\$1,360,000	-9.6%	9.7%
CHELSEA*	\$1,360,000	\$1,085,000	25.3%	2.7%
CHELSEA HEIGHTS*	\$930,000	\$1,172,500	-20.7%	6.3%
CHELTHENHAM	\$1,230,000	\$1,292,500	-4.8%	8.1%
CHIRNSIDE PARK	\$1,020,000	\$970,000	5.2%	10.0%
CLARINDA*	\$1,010,000	-	-	-5.9%
CLAYTON*	\$1,210,000	\$1,319,500	-8.3%	4.1%
CLAYTON SOUTH*	\$1,016,500	\$970,500	4.7%	1.3%
CLIFTON HILL*	\$1,567,500	\$1,720,050	-8.9%	1.4%
CLYDE	\$742,750	\$723,980	2.6%	5.0%
CLYDE NORTH	\$780,000	\$802,901	-2.9%	3.4%
COBBLEBANK*	\$640,000	\$625,000	2.4%	6.3%
COBURG	\$1,281,000	\$1,390,000	-7.8%	5.7%
COBURG NORTH*	\$1,115,000	\$1,002,500	11.2%	5.6%
COCKATOO*	\$932,500	\$900,500	3.6%	10.3%
COLLINGWOOD*	\$1,270,000	\$1,330,000	-4.5%	10.7%
CRAIGIEBURN	\$716,600	\$758,750	-5.6%	8.9%
CRANBOURNE	\$720,000	\$730,000	-1.4%	7.3%
CRANBOURNE EAST	\$777,000	\$777,500	-0.1%	7.4%
CRANBOURNE NORTH	\$810,000	\$775,000	4.5%	6.1%
CRANBOURNE WEST*	\$725,000	\$790,000	-8.2%	5.7%
CROYDON	\$900,000	\$950,000	-5.3%	6.7%
CROYDON HILLS*	\$1,131,000	\$1,192,000	-5.1%	8.7%
CROYDON NORTH*	\$1,105,000	\$1,190,000	-7.1%	10.3%
CROYDON SOUTH*	\$919,000	\$941,500	-2.4%	7.4%
DANDENONG*	\$826,000	\$810,000	2.0%	8.1%
DANDENONG NORTH	\$880,000	\$835,000	5.4%	6.8%
DEANSIDE	\$690,000	\$680,000	1.5%	3.8%
DEEPPENE*	\$3,750,000	-	-	-12.4%
DEER PARK*	\$713,750	\$711,000	0.4%	6.4%
DELAHEY*	\$707,500	\$707,500	0.0%	11.6%
DERRIMUT*	\$818,500	\$896,000	-8.6%	10.7%
DIAMOND CREEK	\$1,100,000	\$1,085,000	1.4%	4.3%
DIGGERS REST*	\$618,750	\$660,000	-6.3%	1.5%
DINGLEY VILLAGE*	\$1,260,000	\$1,220,000	3.3%	8.7%
DONCASTER	\$1,575,000	\$1,500,000	5.0%	6.3%
DONCASTER EAST	\$1,470,000	\$1,681,500	-12.6%	3.0%
DONNYBROOK	\$650,000	\$660,000	-1.5%	0.8%
DONVALE	\$1,587,500	\$1,645,000	-3.5%	7.8%
DOREEN	\$840,000	\$850,000	-1.2%	7.1%
DOVETON*	\$655,000	\$666,000	-1.7%	6.5%
DROMANA	\$881,500	\$998,000	-11.7%	-7.0%
EAGLEMONT*	\$1,882,000	\$2,660,000	-29.2%	12.7%
EDITHVALE*	\$1,310,000	\$1,385,000	-5.4%	6.3%
ELSTERNWICK*	\$2,050,000	\$1,880,000	9.0%	13.4%
ELTHAM	\$1,300,000	\$1,281,250	1.5%	3.4%
ELTHAM NORTH*	\$1,117,500	\$1,218,888	-8.3%	-6.6%
ELWOOD*	\$2,187,500	\$2,251,000	-2.8%	-8.5%
EMERALD*	\$1,088,000	\$1,100,000	-1.1%	0.5%
ENDEAVOUR HILLS	\$805,000	\$897,500	-10.3%	6.1%
EPPING	\$746,000	\$760,000	-1.8%	8.4%
ESSENDON	\$1,845,000	\$1,900,000	-2.9%	10.1%
EYNESBURY*	\$665,000	\$705,000	-5.7%	4.6%
FAIRFIELD*	\$1,800,000	\$2,100,000	-14.3%	8.5%
FAWKNER	\$850,000	\$876,000	-3.0%	7.5%
FERNTREE GULLY	\$960,000	\$975,000	-1.5%	8.5%
FITZROY*	\$1,602,500	\$2,316,500	-30.8%	-5.4%
FITZROY NORTH*	\$1,775,000	\$1,680,000	5.7%	8.9%
FLEMINGTON*	\$1,066,250	\$1,160,000	-8.1%	3.6%
FLINDERS*	\$2,000,000	-	-	-18.0%
FOOTSCRAY	\$997,000	\$930,000	7.2%	3.5%
FOREST HILL*	\$1,187,500	\$1,302,000	-8.8%	6.8%
FRANKSTON	\$860,000	\$870,000	-1.1%	13.8%
FRANKSTON NORTH*	\$740,000	\$698,000	6.0%	15.6%
FRANKSTON SOUTH	\$1,233,000	\$1,335,000	-7.6%	8.3%
FRASER RISE	\$715,000	\$715,000	0.0%	0.9%
GARFIELD*	\$875,000	-	-	3.4%
GEMBROOK*	\$1,050,000	\$750,000	40.0%	-6.2%
GLADSTONE PARK*	\$828,750	\$805,000	3.0%	9.3%
GLEN IRIS	\$2,239,000	\$2,047,500	9.4%	6.2%
GLEN WAVERLEY	\$1,535,000	\$1,711,000	-10.3%	2.9%
GLENROY	\$901,500	\$945,000	-4.6%	9.4%
GOWANBRAE*	\$1,002,500	-	-	8.9%
GREENSBOROUGH	\$1,006,000	\$1,071,000	-6.1%	1.7%
GREENVALE	\$920,000	\$896,500	2.6%	2.9%
HADFIELD*	\$1,050,000	\$962,500	9.1%	10.3%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
HALLAM*	\$755,000	\$888,000	-15.0%	11.5%
HAMPTON*	\$2,700,000	\$2,700,000	0.0%	5.7%
HAMPTON EAST*	\$1,288,500	\$1,405,000	-8.3%	-7.8%
HAMPTON PARK	\$751,000	\$726,250	3.4%	8.9%
HARKNESS	\$625,000	\$660,000	-5.3%	11.0%
HASTINGS*	\$697,500	\$750,000	-7.0%	2.6%
HAWTHORN*	\$2,237,500	\$2,500,000	-10.5%	-1.6%
HAWTHORN EAST*	\$2,405,000	\$2,530,000	-4.9%	2.0%
HEALESVILLE*	\$835,000	\$885,000	-5.6%	2.4%
HEATHMONT*	\$1,075,000	\$987,000	8.9%	2.4%
HEIDELBERG*	\$1,285,000	\$1,520,000	-15.5%	8.5%
HEIDELBERG HEIGHTS*	\$972,500	\$950,000	2.4%	5.9%
HEIDELBERG WEST*	\$811,000	\$790,000	2.7%	3.9%
HIGHETT*	\$1,505,000	\$1,485,000	1.3%	1.4%
HILLSIDE*	\$844,000	\$883,000	-4.4%	6.8%
HOPPERS CROSSING	\$715,750	\$720,000	-0.6%	12.2%
HURSTBRIDGE*	\$922,500	-	-	-3.5%
IVANHOE*	\$1,807,500	\$2,225,000	-18.8%	6.1%
IVANHOE EAST*	\$2,380,000	-	-	1.9%
JACANA*	\$630,000	-	-	5.3%
KALKALLO	\$645,000	\$651,250	-1.0%	1.0%
KEALBA*	\$835,000	\$790,000	5.7%	12.3%
KEILOR*	\$1,250,000	\$1,328,888	-5.9%	6.1%
KEILOR DOWNS*	\$836,000	\$894,500	-6.5%	6.1%
KEILOR EAST	\$1,180,000	\$1,205,500	-2.1%	5.5%
KENSINGTON*	\$1,155,000	\$1,270,000	-9.1%	8.1%
KEW	\$2,580,000	\$2,257,500	14.3%	-9.3%
KEW EAST*	\$2,055,000	\$2,200,000	-6.6%	5.2%
KEYSBOROUGH	\$995,000	\$1,045,000	-4.8%	5.0%
KILSYTH*	\$878,000	\$895,000	-1.9%	8.0%
KINGSVILLE*	\$1,271,000	\$1,045,000	21.6%	-1.8%
KNOXFIELD*	\$920,000	\$1,123,000	-18.1%	10.3%
KOO WEE RUP*	\$731,500	\$787,750	-7.1%	11.5%
KURUNJANG	\$630,000	\$630,000	0.0%	14.9%
LALOR	\$752,500	\$808,750	-7.0%	9.0%
LANGWARRIN	\$1,001,000	\$922,000	8.6%	7.9%
LAVERTON*	\$645,000	\$610,000	5.7%	4.2%
LILYDALE	\$965,000	\$945,250	2.1%	1.7%
LOWER PLENTY*	\$2,105,000	-	-	0.0%
LYNBROOK*	\$862,500	\$905,000	-4.7%	3.5%
LYNDHURST*	\$1,020,000	\$1,010,000	1.0%	6.6%
LYSTERFIELD*	\$1,250,000	\$1,550,000	-19.4%	-0.3%
MACLEOD*	\$1,160,000	\$1,335,000	-13.1%	13.4%
MAIDSTONE*	\$900,000	\$1,007,000	-10.6%	1.8%
MALVERN*	\$2,418,000	\$3,025,000	-20.1%	-7.5%
MALVERN EAST	\$1,725,000	\$2,025,000	-14.8%	-1.4%
MAMBOURIN*	\$710,000	\$660,000	7.6%	7.4%
MANOR LAKES	\$630,000	\$680,000	-7.4%	1.5%
MARIBYRNONG*	\$1,240,000	\$1,220,000	1.6%	2.7%
MCCRAE*	\$1,080,000	\$1,230,000	-12.2%	-0.8%
MCKINNON*	\$1,702,000	\$1,835,000	-7.2%	4.0%
MEADOW HEIGHTS*	\$704,250	\$690,000	2.1%	13.1%
MELTON*	\$565,000	\$572,000	-1.2%	20.0%
MELTON SOUTH	\$587,000	\$587,000	0.0%	10.8%
MELTON WEST*	\$603,500	\$610,000	-1.1%	12.7%
MENTONE*	\$1,810,000	\$1,396,000	29.7%	1.9%
MERENDA	\$797,500	\$780,000	2.2%	5.6%
MICKLEHAM	\$682,500	\$700,000	-2.5%	3.9%
MIDDLE PARK*	\$2,937,500	\$3,510,000	-16.3%	18.0%
MILL PARK	\$845,000	\$859,000	-1.6%	6.3%
MILLGROVE*	\$630,000	\$633,500	-0.6%	3.3%
MITCHAM	\$1,270,000	\$1,225,000	3.7%	4.8%
MONT ALBERT*	\$1,942,000	\$2,205,000	-11.9%	-3.8%
MONT ALBERT NORTH*	\$1,500,000	\$1,845,000	-18.7%	9.0%
MONTMORENCY*	\$1,195,000	\$1,167,500	2.4%	2.4%
MONTROSE*	\$920,000	\$1,086,750	-15.3%	5.8%
MOONEE PONDS	\$1,370,000	\$1,550,000	-11.6%	4.0%
MOORABBIN*	\$1,180,000	\$1,279,444	-7.8%	3.7%
MOOROOLBARK	\$892,500	\$952,000	-6.3%	5.0%
MORDIALLOC*	\$1,477,500	\$1,286,000	14.9%	5.1%
MORNINGTON	\$1,237,500	\$1,380,000	-10.3%	12.0%
MOUNT ELIZA	\$1,670,000	\$1,631,250	2.4%	6.5%
MOUNT EVELYN*	\$874,000	\$920,000	-5.0%	2.8%
MOUNT MARTHA	\$1,378,000	\$1,500,000	-8.1%	0.0%
MOUNT WAVERLEY	\$1,550,000	\$1,563,000	-0.8%	-2.4%
MULGRAVE	\$1,072,500	\$1,176,750	-8.9%	6.8%
MURRUMBEENA*	\$1,715,000	\$1,435,000	19.5%	1.0%
NARRE WARREN	\$811,000	\$820,000	-1.1%	8.6%
NARRE WARREN NORTH*	\$1,680,000	\$1,695,000	-0.9%	-0.9%
NARRE WARREN SOUTH	\$862,500	\$874,000	-1.3%	3.6%
NEWPORT	\$1,212,500	\$1,227,500	-1.2%	-3.4%
NIDDRIE*	\$1,257,500	\$1,201,000	4.7%	-2.9%
NOBLE PARK	\$852,500	\$825,000	3.3%	5.1%
NOBLE PARK NORTH*	\$772,500	\$845,000	-8.6%	5.2%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
NORTH MELBOURNE*	\$1,100,000	\$1,330,000	-17.3%	0.3%
NORTHCOTE	\$1,660,000	\$1,753,000	-5.3%	4.8%
NUNAWADING*	\$1,032,500	\$1,240,000	-16.7%	7.3%
OAK PARK*	\$1,050,000	\$1,135,500	-7.5%	2.6%
OAKLEIGH EAST*	\$1,200,000	\$1,275,000	-5.9%	1.6%
OAKLEIGH SOUTH*	\$1,102,500	\$1,302,500	-15.4%	4.0%
OFFICER	\$777,500	\$751,000	3.5%	3.5%
OFFICER SOUTH*	\$795,000	\$830,000	-4.2%	-0.5%
OLINDA*	\$1,180,000	\$1,102,500	7.0%	5.1%
ORMOND*	\$1,645,000	\$1,977,500	-16.8%	-3.2%
PAKENHAM	\$731,250	\$745,000	-1.8%	9.0%
PARK ORCHARDS*	\$2,250,000	-	-	1.0%
PARKDALE*	\$1,610,000	\$1,720,000	-6.4%	7.1%
PARKVILLE*	\$1,789,333	-	-	-2.9%
PASCOE VALE	\$1,210,000	\$1,165,000	3.9%	3.1%
PASCOE VALE SOUTH	\$1,292,500	\$1,382,500	-6.5%	6.7%
PATTERSON LAKES*	\$1,460,000	\$1,330,000	9.8%	11.8%
PEARCEDALE*	\$780,000	-	-	-12.4%
POINT COOK	\$855,000	\$870,000	-1.7%	8.3%
PORT MELBOURNE	\$1,445,000	\$1,595,000	-9.4%	1.3%
PRAHRAN*	\$1,625,000	\$1,580,000	2.8%	-9.3%
PRESTON	\$1,234,750	\$1,290,000	-4.3%	5.8%
RESEARCH*	\$1,325,000	\$1,761,000	-24.8%	7.0%
RESERVOIR	\$951,500	\$962,500	-1.1%	8.5%
RICHMOND	\$1,397,000	\$1,500,000	-6.9%	-5.4%
RINGWOOD	\$1,105,000	\$1,002,500	10.2%	2.0%
RINGWOOD EAST*	\$950,000	\$980,000	-3.1%	1.0%
RINGWOOD NORTH*	\$1,252,000	\$1,312,500	-4.6%	5.8%
ROCKBANK	\$600,000	\$665,000	-9.8%	2.3%
ROSANNA*	\$1,394,000	\$1,456,000	-4.3%	4.2%
ROSEBUD	\$795,000	\$812,500	-2.2%	6.3%
ROWVILLE	\$1,095,000	\$1,200,000	-8.8%	11.7%
ROXBURGH PARK*	\$710,500	\$773,500	-8.1%	13.3%
RYE	\$870,000	\$1,072,500	-18.9%	1.1%
SAFETY BEACH*	\$1,075,000	\$1,153,500	-6.8%	0.0%
SANDHURST*	\$1,146,000	\$1,182,000	-3.0%	5.8%
SANDRINGHAM*	\$2,550,000	\$2,260,000	12.8%	12.9%
SCORESBY*	\$955,000	\$1,046,000	-8.7%	1.9%
SEAFORD	\$855,000	\$950,000	-10.0%	10.6%
SEDDON*	\$1,150,000	\$1,238,000	-7.1%	3.5%
SKYE*	\$882,500	-	-	11.4%
SOMERVILLE*	\$890,000	\$971,000	-8.3%	5.8%
SORRENTO*	\$1,800,000	\$1,857,500	-3.1%	4.4%
SOUTH KINGSVILLE*	\$1,215,000	-	-	-8.3%
SOUTH MELBOURNE	\$1,428,000	\$1,800,000	-20.7%	6.5%
SOUTH MORANG	\$828,000	\$867,000	-4.5%	5.3%
SOUTH YARRA*	\$2,475,000	\$2,190,000	13.0%	-3.0%
SPOTSWOOD*	\$1,220,000	\$1,120,000	8.9%	-4.9%
SPRINGVALE*	\$921,750	\$965,975	-4.6%	10.3%
SPRINGVALE SOUTH*	\$905,000	\$925,000	-2.2%	9.4%
ST ALBANS	\$742,500	\$745,000	-0.3%	10.3%
ST HELENA*	\$1,304,500	-	-	11.7%
ST KILDA*	\$1,315,000	\$1,620,000	-18.8%	-13.2%
ST KILDA EAST*	\$1,650,000	\$1,350,000	22.2%	1.4%
STRATHMORE*	\$1,692,500	\$1,828,000	-7.4%	-6.6%
STRATHTULLOIH*	\$646,350	\$635,000	1.8%	0.4%
SUNBURY	\$740,000	\$745,000	-0.7%	8.1%
SUNSHINE*	\$850,000	\$950,000	-10.5%	7.3%
SUNSHINE NORTH*	\$815,000	\$806,250	1.1%	8.8%
SUNSHINE WEST	\$785,000	\$845,000	-7.1%	14.9%
SURREY HILLS*	\$1,950,000	\$2,255,000	-13.5%	-3.8%
SYDENHAM*	\$851,750	\$780,000	9.2%	13.8%
TARNEIT	\$670,000	\$676,500	-1.0%	3.1%
TAYLORS HILL*	\$951,000	\$982,500	-3.2%	6.3%
TAYLORS LAKES	\$1,000,000	\$1,085,500	-7.9%	6.3%
TECOMA*	\$900,000	\$870,000	3.4%	2.5%
TEMPLESTOWE	\$1,495,000	\$1,573,750	-5.0%	-6.7%
TEMPLESTOWE LOWER*	\$1,335,000	\$1,403,500	-4.9%	2.3%
THE BASIN*	\$955,000	\$970,000	-1.5%	8.0%
THOMASTOWN	\$767,500	\$810,000	-5.2%	7.3%
THORNBURY	\$1,575,000	\$1,473,000	6.9%	2.9%
THORNHILL PARK	\$615,000	\$625,000	-1.6%	2.5%
TOORAK*	\$4,089,000	\$4,200,000	-2.6%	-1.1%
TOOTGAROOK*	\$945,000	\$892,500	5.9%	4.7%
TRUGANINA	\$672,000	\$690,000	-2.6%	2.3%
TULLAMARINE*	\$870,000	\$839,500	3.6%	12.3%
UPPER FERNTREE GULLY*	\$878,000	\$877,500	0.1%	0.6%
UPWEY*	\$915,000	\$990,000	-7.6%	3.1%
VERMONT	\$1,260,000	\$1,300,000	-3.1%	0.8%
VERMONT SOUTH*	\$1,445,000	\$1,441,000	0.3%	2.1%
VIEWBANK*	\$1,065,000	\$1,225,000	-13.1%	6.1%
WANDIN NORTH*	\$871,000	-	-	-3.1%
WANTIRNA	\$1,115,000	\$1,088,000	2.5%	0.2%
WANTIRNA SOUTH	\$1,178,000	\$1,252,500	-5.9%	1.6%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
WARBURTON*	\$725,000	\$670,000	8.2%	3.6%
WARRANTYTE*	\$1,500,000	\$1,765,500	-15.0%	10.9%
WARRANWOOD*	\$1,275,000	\$1,300,000	-1.9%	0.0%
WATERWAYS*	\$1,851,000	\$1,600,000	15.7%	11.0%
WATSONIA*	\$961,000	\$951,500	1.0%	7.5%
WATSONIA NORTH*	\$1,105,500	\$965,000	14.6%	9.7%
WEIR VIEWS*	\$560,000	\$647,500	-13.5%	11.2%
WERRIBEE	\$680,000	\$677,500	0.4%	9.8%
WEST FOOTSCRAY*	\$1,100,000	\$1,290,000	-14.7%	17.9%
WEST MELBOURNE*	\$1,232,500	-	-	-9.3%
WESTMEADOWS*	\$770,500	\$757,500	1.7%	16.7%
WHEELERS HILL	\$1,250,000	\$1,345,275	-7.1%	3.3%
WHITTLESEA*	\$905,000	\$880,000	2.8%	13.2%
WILLIAMS LANDING*	\$940,000	\$895,000	5.0%	6.2%
WILLIAMSTOWN	\$1,650,000	\$1,600,000	3.1%	4.2%
WINDSOR*	\$1,350,000	\$1,485,000	-9.1%	5.4%
WOLLERT	\$721,000	\$735,000	-1.9%	2.8%
WONGA PARK*	\$1,487,500	\$1,895,000	-21.5%	11.9%
WOORI YALLOCK*	\$750,000	\$737,000	1.8%	3.0%
WYNDHAM VALE	\$610,000	\$607,500	0.4%	4.3%
YALLAMBIE*	\$1,120,000	\$1,021,000	9.7%	2.2%
YARRA GLEN*	\$945,000	\$1,025,000	-7.8%	9.9%
YARRAVILLE	\$1,117,000	\$1,305,000	-14.4%	0.2%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$1,100,000	\$1,150,000	-4.3%	0.6%
BAYSIDE	\$2,200,000	\$2,300,000	-4.3%	1.2%
BOROONDARA	\$2,307,500	\$2,357,500	-2.1%	-4.3%
BRIMBANK	\$808,000	\$810,000	-0.2%	11.8%
CARDINIA	\$795,500	\$780,000	2.0%	7.6%
CASEY	\$805,000	\$816,500	-1.4%	6.4%
DAREBIN	\$1,265,000	\$1,310,500	-3.5%	6.9%
FRANKSTON	\$885,000	\$895,000	-1.1%	9.9%
GLEN EIRA	\$1,615,000	\$1,786,500	-9.6%	2.9%
GREATER DANDENONG	\$900,000	\$905,000	-0.6%	7.1%
HOBSONS BAY	\$1,050,000	\$992,000	5.8%	-1.0%
HUME	\$718,200	\$750,000	-4.2%	8.3%
KINGSTON	\$1,260,000	\$1,270,000	-0.8%	6.7%
KNOX	\$1,020,000	\$1,065,000	-4.2%	5.5%
MANNINGHAM	\$1,477,500	\$1,528,000	-3.3%	2.6%
MARIBYRNONG	\$1,047,500	\$1,100,000	-4.8%	2.0%
MAROONDAH	\$990,000	\$1,025,000	-3.4%	1.0%
MELBOURNE	\$1,240,000	\$1,365,000	-9.2%	2.5%
MELTON	\$658,000	\$670,000	-1.8%	5.9%
MERRI-BEK	\$1,110,000	\$1,205,000	-7.9%	5.3%
MONASH	\$1,325,000	\$1,425,000	-7.0%	-0.7%
MOONEE VALLEY	\$1,360,000	\$1,331,150	2.2%	2.0%
MORNINGTON PENINSULA	\$1,086,250	\$1,172,500	-7.4%	3.2%
NILLUMBIK	\$1,212,500	\$1,280,000	-5.3%	1.2%
PORT PHILLIP	\$1,685,000	\$1,823,500	-7.6%	1.1%
STONNINGTON	\$2,000,000	\$2,220,000	-9.9%	-3.2%
WHITEHORSE	\$1,300,000	\$1,380,500	-5.8%	2.1%
WHITTLESEA	\$780,000	\$780,100	0.0%	6.3%
WYNDHAM	\$690,000	\$700,000	-1.4%	5.5%
YARRA	\$1,499,500	\$1,598,000	-6.2%	2.5%
YARRA RANGES	\$891,500	\$907,500	-1.8%	4.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$521,000	\$560,000	-7.0%	-3.5%
AIRPORT WEST*	\$831,000	\$745,000	11.5%	2.7%
ALBION*	\$301,000	\$615,000	-51.1%	34.3%
ALPHINGTON*	\$655,000	\$825,750	-20.7%	-6.5%
ALTONA*	\$803,000	\$740,000	8.5%	-5.4%
ALTONA MEADOWS*	\$585,000	\$561,500	4.2%	3.4%
ALTONA NORTH	\$810,000	\$910,000	-11.0%	0.6%
ARDEER*	\$613,500	-	-	2.3%
ARMADALE	\$776,500	\$740,000	4.9%	6.8%
ASCOT VALE	\$570,000	\$677,500	-15.9%	7.6%
ASHWOOD*	\$1,117,500	\$910,000	22.8%	1.4%
ASPENDALE*	\$822,500	\$962,000	-14.5%	0.6%
AVONDALE HEIGHTS*	\$850,000	\$888,000	-4.3%	-0.9%
BALACLAVA	\$601,500	\$549,250	9.5%	0.0%
BALWYN	\$932,500	\$1,022,500	-8.8%	3.4%
BALWYN NORTH*	\$1,338,000	\$1,095,000	22.2%	4.2%
BAYSWATER	\$665,000	\$709,250	-6.2%	-0.6%
BAYSWATER NORTH*	\$640,500	\$655,000	-2.2%	-0.4%
BEAUMARIS*	\$1,450,000	\$1,390,000	4.3%	-1.9%
BENTLEIGH	\$905,000	\$780,000	16.0%	0.3%
BENTLEIGH EAST	\$1,280,000	\$1,268,000	0.9%	2.0%
BERWICK*	\$700,000	\$700,000	0.0%	5.2%
BLACK ROCK*	\$1,500,000	\$1,495,750	0.3%	28.6%
BLACKBURN	\$790,000	\$745,000	6.0%	-1.7%
BONBEACH*	\$833,750	\$713,500	16.9%	6.9%
BORONIA	\$690,000	\$723,400	-4.6%	6.0%
BOX HILL	\$457,000	\$489,000	-6.5%	-13.0%
BOX HILL NORTH*	\$962,500	\$922,000	4.4%	2.7%
BOX HILL SOUTH*	\$875,000	\$957,500	-8.6%	-6.4%
BRAYBROOK*	\$597,750	\$686,250	-12.9%	-0.9%
BRIGHTON	\$1,140,000	\$1,312,500	-13.1%	-4.8%
BRIGHTON EAST*	\$1,335,000	\$1,400,000	-4.6%	-3.1%
BROADMEADOWS*	\$520,000	\$515,000	1.0%	9.5%
BROOKLYN*	\$666,500	\$625,000	6.6%	7.7%
BRUNSWICK	\$575,000	\$639,000	-10.0%	3.3%
BRUNSWICK EAST	\$589,000	\$560,000	5.2%	2.8%
BRUNSWICK WEST	\$500,000	\$473,500	5.6%	4.7%
BULLEEN*	\$994,000	\$936,000	6.2%	-0.6%
BUNDOORA	\$555,500	\$550,000	1.0%	8.0%
BURWOOD	\$814,000	\$870,500	-6.5%	4.7%
BURWOOD EAST*	\$762,750	\$544,000	40.2%	17.4%
CAMBERWELL	\$805,000	\$875,000	-8.0%	2.8%
CAPEL SOUND*	\$587,500	\$527,500	11.4%	-3.6%
CARLTON	\$385,000	\$430,000	-10.5%	-7.8%
CARLTON NORTH*	\$678,000	-	-	-8.6%
CARNEGIE	\$617,500	\$555,000	11.3%	-7.5%
CAROLINE SPRINGS*	\$555,000	\$585,000	-5.1%	10.0%
CARRUM DOWNS	\$615,000	\$695,000	-11.5%	8.6%
CAULFIELD*	\$965,000	\$789,000	22.3%	-3.3%
CAULFIELD NORTH	\$642,500	\$637,500	0.8%	-2.5%
CAULFIELD SOUTH*	\$1,185,000	\$1,182,500	0.2%	17.3%
CHADSTONE*	\$865,000	\$832,500	3.9%	-7.5%
CHELSEA	\$770,000	\$736,500	4.5%	6.1%
CHELtenham	\$792,500	\$760,000	4.3%	6.4%
CLAYTON	\$635,000	\$626,000	1.4%	9.8%
CLAYTON SOUTH	\$700,000	\$701,000	-0.1%	-1.0%
CLIFTON HILL*	\$755,000	\$665,500	13.4%	-14.0%
COBURG	\$610,000	\$642,300	-5.0%	-2.1%
COBURG NORTH*	\$680,000	\$790,000	-13.9%	5.7%
COLLINGWOOD	\$659,000	\$572,250	15.2%	2.1%
CRAIGIEBURN*	\$511,000	\$511,000	0.0%	13.1%
CRANBOURNE*	\$556,500	\$600,000	-7.3%	15.2%
CROYDON	\$720,000	\$705,000	2.1%	9.1%
CROYDON NORTH*	\$736,250	\$752,000	-2.1%	5.9%
DANDENONG	\$460,000	\$500,000	-8.0%	11.0%
DANDENONG NORTH*	\$653,000	\$505,000	29.3%	5.6%
DEANSIDE*	\$545,000	-	-	3.2%
DINGLEY VILLAGE*	\$717,500	-	-	4.5%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
DOCKLANDS	\$572,500	\$591,944	-3.3%	-4.9%
DONCASTER	\$697,500	\$694,000	0.5%	5.4%
DONCASTER EAST	\$894,000	\$865,000	3.4%	-5.7%
DONVALE*	\$946,000	\$756,000	25.1%	0.7%
DOVETON*	\$571,000	\$600,000	-4.8%	3.6%
DROMANA*	\$733,250	\$745,000	-1.6%	4.5%
EAST MELBOURNE*	\$855,000	\$632,500	35.2%	-7.7%
EDITHVALE*	\$871,000	\$923,500	-5.7%	2.6%
ELSTERNWICK	\$680,000	\$746,000	-8.8%	8.1%
ELTHAM*	\$773,000	\$747,500	3.4%	1.0%
ELWOOD	\$670,000	\$690,000	-2.9%	2.1%
EPPING*	\$571,000	\$564,000	1.2%	9.2%
ESSENDON	\$598,800	\$540,000	10.9%	4.5%
ESSENDON NORTH*	\$420,000	\$415,000	1.2%	5.6%
FAIRFIELD*	\$528,000	\$490,000	7.8%	-15.7%
FAWKNER*	\$625,000	\$658,750	-5.1%	6.7%
FERNTREE GULLY*	\$704,000	\$708,000	-0.6%	7.5%
FITZROY	\$725,000	\$790,000	-8.2%	-2.3%
FITZROY NORTH*	\$737,500	\$610,000	20.9%	9.2%
FLEMINGTON	\$496,500	\$390,500	27.1%	-4.4%
FOOTSCRAY	\$520,000	\$460,000	13.0%	2.5%
FOREST HILL*	\$912,800	\$808,000	13.0%	4.5%
FRANKSTON	\$562,500	\$610,000	-7.8%	8.1%
GARDENVALE*	\$960,000	-	-	10.5%
GLEN HUNTLY	\$610,000	\$632,500	-3.6%	2.3%
GLEN IRIS	\$760,000	\$700,000	8.6%	6.2%
GLEN WAVERLEY	\$995,000	\$935,000	6.4%	5.9%
GLENROY	\$670,000	\$650,000	3.1%	8.8%
GREENSBOROUGH*	\$690,000	\$740,500	-6.8%	4.1%
HADFIELD*	\$600,000	\$672,500	-10.8%	0.9%
HAMPTON	\$1,191,250	\$1,190,000	0.1%	23.8%
HAMPTON EAST*	\$1,160,000	\$885,000	31.1%	3.5%
HAMPTON PARK*	\$595,000	\$595,500	-0.1%	6.9%
HASTINGS*	\$615,000	\$535,000	15.0%	6.4%
HAWTHORN	\$616,000	\$608,000	1.3%	2.6%
HAWTHORN EAST	\$640,250	\$655,000	-2.3%	8.5%
HEALESVILLE*	\$635,200	\$625,000	1.6%	11.0%
HEIDELBERG*	\$640,000	\$640,000	0.0%	0.3%
HEIDELBERG HEIGHTS*	\$735,000	\$754,250	-2.6%	1.4%
HIGHETT	\$808,000	\$867,500	-6.9%	17.6%
HUGHESDALE*	\$688,000	\$666,000	3.3%	2.7%
IVANHOE	\$838,500	\$690,000	21.5%	1.2%
IVANHOE EAST*	\$850,000	\$970,000	-12.4%	-3.7%
KEILOR DOWNS*	\$630,000	-	-	4.0%
KEILOR EAST*	\$755,000	\$837,500	-9.9%	4.5%
KENSINGTON	\$537,000	\$554,750	-3.2%	-8.2%
KEW	\$830,000	\$922,500	-10.0%	5.1%
KEW EAST*	\$1,082,500	\$863,000	25.4%	17.8%
KEYSBOROUGH*	\$853,000	\$721,250	18.3%	9.6%
KILSYTH*	\$720,000	\$740,000	-2.7%	3.1%
KINGSBURY*	\$600,000	\$625,000	-4.0%	20.2%
KINGSVILLE*	\$508,500	\$430,303	18.2%	-0.5%
LALOR*	\$595,000	\$592,000	0.5%	13.5%
LANGWARRIN*	\$615,000	\$712,500	-13.7%	11.3%
LAVERTON*	\$600,000	\$567,500	5.7%	8.2%
LILYDALE*	\$630,000	\$590,000	6.8%	2.6%
LOWER PLENTY*	\$750,000	-	-	3.4%
MACLEOD*	\$712,500	\$713,500	-0.1%	3.5%
MAIDSTONE	\$732,500	\$695,000	5.4%	-0.8%
MALVERN*	\$661,000	\$660,000	0.2%	0.0%
MALVERN EAST	\$631,000	\$700,000	-9.9%	8.7%
MARIBYRNONG	\$530,000	\$510,500	3.8%	0.0%
MCKINNON*	\$822,500	\$885,000	-7.1%	0.7%
MELBOURNE	\$470,000	\$477,750	-1.6%	1.7%
MELTON SOUTH*	\$416,250	-	-	7.6%
MENTONE	\$760,000	\$645,000	17.8%	5.2%
MERNDA*	\$500,000	\$505,000	-1.0%	-6.7%
MIDDLE PARK*	\$440,000	-	-	-23.6%
MILL PARK*	\$627,500	\$585,000	7.3%	20.3%
MITCHAM	\$810,000	\$950,000	-14.7%	8.5%
MONT ALBERT*	\$815,000	\$876,500	-7.0%	3.8%
MONT ALBERT NORTH*	\$1,175,000	\$975,000	20.5%	17.3%
MONTMORENCY*	\$750,000	\$775,000	-3.2%	-2.0%
MOONEE PONDS	\$525,500	\$660,000	-20.4%	4.4%
MOORABBIN*	\$645,500	\$950,000	-32.1%	-2.5%
MOOROOLBARK*	\$682,500	\$761,500	-10.4%	4.9%
MORDIALLOC	\$730,000	\$839,000	-13.0%	-2.6%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MORNINGTON	\$781,000	\$822,500	-5.0%	7.1%
MOUNT MARTHA*	\$813,500	\$880,000	-7.6%	2.1%
MOUNT WAVERLEY	\$1,031,000	\$1,181,000	-12.7%	1.3%
MULGRAVE*	\$900,000	\$844,250	6.6%	4.6%
MURRUMBEENA	\$470,000	\$535,000	-12.1%	-24.1%
NEWPORT*	\$910,000	\$715,000	27.3%	-0.4%
NOBLE PARK	\$615,650	\$638,500	-3.6%	9.7%
NORTH MELBOURNE	\$585,000	\$555,500	5.3%	5.6%
NORTHCOTE	\$665,750	\$555,000	20.0%	-1.8%
NUNAWADING*	\$811,000	\$777,000	4.4%	14.4%
OAK PARK*	\$704,500	\$782,000	-9.9%	11.2%
OAKLEIGH*	\$718,200	\$552,500	30.0%	15.2%
OAKLEIGH EAST*	\$980,000	\$868,000	12.9%	5.3%
OFFICER*	\$630,575	\$646,600	-2.5%	11.4%
ORMOND	\$645,000	\$628,875	2.6%	2.4%
PAKENHAM	\$550,000	\$580,000	-5.2%	12.2%
PARKDALE	\$1,010,000	\$748,000	35.0%	14.9%
PARKVILLE*	\$585,000	\$460,000	27.2%	-10.7%
PASCOE VALE	\$675,000	\$695,000	-2.9%	6.0%
PASCOE VALE SOUTH*	\$785,000	\$702,000	11.8%	5.8%
PATTERSON LAKES*	\$750,000	\$910,000	-17.6%	5.6%
POINT COOK*	\$570,000	\$615,000	-7.3%	9.2%
PORT MELBOURNE	\$790,000	\$740,000	6.8%	4.2%
PRAHRAN	\$550,000	\$530,000	3.8%	9.3%
PRESTON	\$662,500	\$621,000	6.7%	4.9%
RESERVOIR	\$633,000	\$676,000	-6.4%	6.3%
RICHMOND	\$581,750	\$605,000	-3.8%	5.2%
RINGWOOD	\$648,000	\$615,000	5.4%	4.8%
RINGWOOD EAST*	\$732,000	\$700,000	4.6%	7.4%
RIPPONLEA*	\$375,000	\$528,000	-29.0%	-7.5%
ROSANNA*	\$780,000	\$860,000	-9.3%	-0.5%
ROSEBUD*	\$630,000	\$827,000	-23.8%	2.2%
ROWVILLE*	\$730,000	\$772,000	-5.4%	7.8%
SAFETY BEACH*	\$841,500	\$981,250	-14.2%	6.2%
SANDRINGHAM*	\$840,000	\$1,187,500	-29.3%	12.2%
SEAFORD*	\$690,000	\$697,750	-1.1%	11.2%
SEDDON*	\$716,000	-	-	-1.5%
SOUTH KINGSVILLE*	\$546,000	-	-	-3.5%
SOUTH MELBOURNE	\$640,000	\$590,000	8.5%	7.9%
SOUTH MORANG*	\$611,000	\$560,000	9.1%	7.6%
SOUTH YARRA	\$550,000	\$583,000	-5.7%	-1.7%
SOUTHBANK	\$525,000	\$557,500	-5.8%	-2.7%
SPOTSWOOD*	\$995,000	-	-	25.5%
SPRINGVALE*	\$640,000	\$556,000	15.1%	0.5%
SPRINGVALE SOUTH*	\$772,500	\$780,000	-1.0%	11.3%
ST ALBANS	\$547,500	\$550,000	-0.5%	3.7%
ST KILDA	\$540,000	\$540,000	0.0%	4.9%
ST KILDA EAST	\$582,500	\$595,000	-2.1%	-1.7%
ST KILDA WEST*	\$545,000	\$548,750	-0.7%	1.2%
STRATHMORE*	\$840,000	\$840,000	0.0%	0.6%
SUNBURY*	\$545,000	\$530,000	2.8%	7.1%
SUNSHINE*	\$675,000	\$432,500	56.1%	10.5%
SUNSHINE NORTH*	\$672,550	\$631,500	6.5%	26.9%
SUNSHINE WEST*	\$685,000	\$663,500	3.2%	6.6%
SURREY HILLS*	\$900,000	\$815,000	10.4%	6.4%
SYDENHAM*	\$535,000	\$530,000	0.9%	6.8%
TARNEIT*	\$490,000	\$485,000	1.0%	2.1%
TEMPLESTOWE*	\$1,007,500	\$1,158,500	-13.0%	12.2%
TEMPLESTOWE LOWER*	\$1,135,000	\$974,444	16.5%	-1.2%
THOMASTOWN	\$535,000	\$572,000	-6.5%	5.5%
THORNBURY	\$615,000	\$690,000	-10.9%	14.1%
TOORAK	\$894,250	\$907,500	-1.5%	11.4%
TRAVANCORE*	\$362,500	\$380,000	-4.6%	3.2%
TULLAMARINE*	\$596,100	\$647,000	-7.9%	5.9%
WANTIRNA*	\$633,500	\$640,000	-1.0%	2.9%
WANTIRNA SOUTH*	\$686,000	\$750,194	-8.6%	7.1%
WERRIBEE	\$472,500	\$499,500	-5.4%	14.5%
WEST FOOTSCRAY	\$575,000	\$420,000	36.9%	-17.8%
WEST MELBOURNE	\$567,500	\$607,500	-6.6%	19.6%
WESTMEADOWS*	\$637,500	\$634,000	0.6%	15.6%
WILLIAMSTOWN*	\$612,500	\$712,500	-14.0%	-12.1%
WINDSOR	\$470,000	\$629,500	-25.3%	-2.2%
WOLLERT*	\$565,000	\$530,000	6.6%	12.4%
WYNDHAM VALE*	\$499,000	-	-	11.0%
YARRAVILLE	\$718,500	\$768,000	-6.4%	8.5%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$775,000	\$725,000	6.9%	1.4%
BAYSIDE	\$1,060,000	\$1,200,000	-11.7%	2.2%
BOROONDARA	\$750,000	\$736,250	1.9%	3.2%
BRIMBANK	\$600,000	\$585,000	2.6%	7.0%
CARDINIA	\$587,500	\$600,000	-2.1%	14.0%
CASEY	\$607,500	\$610,000	-0.4%	6.1%
DAREBIN	\$615,000	\$626,000	-1.8%	3.5%
FRANKSTON	\$615,000	\$670,000	-8.2%	10.0%
GLEN EIRA	\$720,000	\$729,750	-1.3%	-0.1%
GREATER DANDENONG	\$620,000	\$610,000	1.6%	11.1%
HOBSONS BAY	\$725,000	\$692,500	4.7%	-1.8%
HUME	\$550,000	\$551,000	-0.2%	11.4%
KINGSTON	\$778,500	\$775,000	0.5%	5.1%
KNOX	\$710,000	\$733,694	-3.2%	5.1%
MANNINGHAM	\$855,000	\$861,500	-0.8%	3.2%
MARIBYRNONG	\$570,000	\$528,000	8.0%	1.9%
MAROONDAH	\$715,000	\$701,500	1.9%	8.3%
MELBOURNE	\$509,000	\$520,000	-2.1%	-0.2%
MELTON	\$537,500	\$530,000	1.4%	7.1%
MERRI-BEK	\$630,000	\$639,000	-1.4%	4.0%
MONASH	\$850,750	\$855,000	-0.5%	2.3%
MOONEE VALLEY	\$587,500	\$616,500	-4.7%	2.4%
MORNINGTON PENINSULA	\$750,000	\$770,000	-2.6%	2.6%
NILLUMBIK*	\$760,000	\$737,548	3.0%	0.0%
PORT PHILLIP	\$591,000	\$600,000	-1.5%	1.3%
STONNINGTON	\$609,500	\$635,000	-4.0%	3.9%
WHITEHORSE	\$810,000	\$796,000	1.8%	4.5%
WHITTLESEA	\$571,000	\$561,500	1.7%	8.7%
WYNDHAM	\$490,000	\$500,000	-2.0%	11.4%
YARRA	\$635,000	\$609,000	4.3%	-0.8%
YARRA RANGES	\$667,500	\$700,250	-4.7%	3.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>ALPINE</b>	<b>\$827,500</b>	<b>\$827,500</b>	<b>0.0%</b>	<b>6.1%</b>
BRIGHT*	\$1,080,000	\$1,090,000	-0.9%	2.4%
MOUNT BEAUTY*	\$552,500	\$525,000	5.2%	-
MYRTLEFORD*	\$765,000	\$750,000	2.0%	22.4%
POREPUNKAH*	\$818,000	\$833,500	-1.9%	-10.6%
TAWONGA SOUTH*	\$690,000	\$750,000	-8.0%	-6.1%
<b>ARARAT</b>	<b>\$430,000</b>	<b>\$406,500</b>	<b>5.8%</b>	<b>13.2%</b>
ARARAT	\$430,000	\$406,500	5.8%	13.0%
<b>CITY OF BALLARAT</b>	<b>\$610,000</b>	<b>\$590,000</b>	<b>3.4%</b>	<b>14.0%</b>
ALFREDTON	\$660,000	\$640,000	3.1%	9.1%
BALLARAT CENTRAL	\$683,522	\$645,000	6.0%	17.8%
BALLARAT EAST	\$542,000	\$545,000	-0.6%	14.1%
BALLARAT NORTH	\$605,250	\$558,500	8.4%	16.4%
BLACK HILL	\$604,000	\$571,500	5.7%	9.3%
BONSHAW	\$595,000	\$586,000	1.5%	13.8%
BROWN HILL	\$640,000	\$640,000	0.0%	2.0%
BUNINYONG	\$760,000	\$750,000	1.3%	1.3%
CANADIAN	\$578,000	\$565,000	2.3%	15.6%
CARDIGAN*	\$1,290,000	\$1,400,000	-7.9%	14.2%
DELACOMBE	\$602,000	\$599,000	0.5%	14.6%
EUREKA*	\$510,000	\$485,000	5.2%	18.6%
GOLDEN POINT	\$537,500	\$530,000	1.4%	12.9%
INVERMAY PARK*	\$719,000	\$740,000	-2.8%	17.9%
LAKE GARDENS*	\$709,868	\$697,434	1.8%	2.1%
LAKE WENDOUREE	\$905,000	\$950,000	-4.7%	13.1%
LEARMONTH*	\$731,500	\$731,500	0.0%	-
LUCAS	\$650,000	\$636,500	2.1%	3.2%
MINERS REST	\$661,500	\$650,000	1.8%	14.1%
MITCHELL PARK*	\$500,000	\$510,000	-2.0%	13.6%
MOUNT CLEAR	\$592,500	\$575,000	3.0%	20.3%
MOUNT HELEN	\$782,500	\$736,250	6.3%	27.2%
MOUNT PLEASANT	\$536,250	\$543,750	-1.4%	5.1%
NERRINA*	\$820,000	\$847,500	-3.2%	11.9%
NEWINGTON*	\$600,000	\$620,000	-3.2%	-7.0%
REDAN	\$498,000	\$479,000	4.0%	12.3%
SEBASTOPOL	\$512,000	\$483,000	6.0%	19.1%
SOLDIERS HILL	\$619,000	\$617,500	0.2%	3.2%
WENDOUREE	\$535,000	\$520,000	2.9%	20.2%
WINTER VALLEY	\$615,000	\$595,000	3.4%	11.7%
<b>BASS COAST</b>	<b>\$699,000</b>	<b>\$690,000</b>	<b>1.3%</b>	<b>2.8%</b>
CAPE PATERSON*	\$767,500	\$755,000	1.7%	3.4%
CAPE WOOLAMAI*	\$690,000	\$675,000	2.2%	-6.6%
CORINELLA*	\$685,000	\$685,000	0.0%	4.6%
CORONET BAY*	\$585,000	\$585,000	0.0%	14.7%
COWES	\$725,000	\$725,000	0.0%	-2.2%
DALYSTON*	\$587,500	\$576,250	2.0%	9.1%
GRANTVILLE*	\$607,500	\$582,500	4.3%	3.8%
INVERLOCH	\$860,000	\$850,000	1.2%	4.6%
NORTH WONTHAGGI	\$595,000	\$595,000	0.0%	0.8%
PIONEER BAY*	\$501,000	-	-	-8.1%
RHYLL*	\$840,000	\$840,000	0.0%	-4.5%
SAN REMO*	\$850,000	\$850,000	0.0%	-1.7%
SILVERLEAVES*	\$790,000	\$770,000	2.6%	-5.1%
SMITHS BEACH*	\$770,000	\$773,500	-0.5%	-11.5%
SUNSET STRIP*	\$610,000	\$600,000	1.7%	2.5%
SURF BEACH*	\$790,000	\$782,500	1.0%	8.5%
VENTNOR*	\$820,300	\$833,000	-1.5%	-4.9%
WONTHAGGI	\$550,000	\$533,000	3.2%	4.8%
<b>BAW BAW</b>	<b>\$677,000</b>	<b>\$660,000</b>	<b>2.6%</b>	<b>7.5%</b>
DROUIN	\$668,500	\$665,000	0.5%	5.8%
LONGWARRY*	\$630,000	\$622,500	1.2%	5.6%
NEERIM SOUTH*	\$650,000	\$635,000	2.4%	-5.8%
TOONGABBIE*	\$680,000	\$690,000	-1.4%	-4.2%
TRAFALGAR	\$640,000	\$640,000	0.0%	7.2%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
WARRAGUL	\$695,000	\$665,000	4.5%	10.3%
YARRAGON*	\$631,000	\$647,500	-2.5%	1.3%
<b>BENALLA</b>	<b>\$530,000</b>	<b>\$500,000</b>	<b>6.0%</b>	<b>18.6%</b>
BENALLA	\$530,000	\$500,000	6.0%	19.8%
<b>BULOKE</b>	<b>\$315,000</b>	<b>\$320,000</b>	<b>-1.6%</b>	<b>22.3%</b>
CHARLTON*	\$350,000	\$365,000	-4.1%	-
DONALD*	\$320,000	\$320,000	0.0%	18.5%
<b>CAMPASPE</b>	<b>\$575,000</b>	<b>\$570,000</b>	<b>0.9%</b>	<b>10.6%</b>
ECHUCA	\$640,000	\$643,500	-0.5%	5.6%
KYABRAM	\$550,000	\$525,000	4.8%	14.6%
ROCHESTER*	\$430,000	\$470,000	-8.5%	5.5%
TONGALA*	\$527,000	\$485,000	8.7%	22.6%
<b>CENTRAL GOLDFIELDS</b>	<b>\$421,000</b>	<b>\$410,000</b>	<b>2.7%</b>	<b>1.0%</b>
CARISBROOK*	\$467,500	\$410,000	14.0%	-14.2%
DUNOLLY*	\$355,000	\$332,250	6.8%	4.8%
MARYBOROUGH	\$412,500	\$402,500	2.5%	2.5%
<b>COLAC-OTWAY</b>	<b>\$575,000</b>	<b>\$585,000</b>	<b>-1.7%</b>	<b>2.7%</b>
APOLLO BAY*	\$920,000	\$865,000	6.4%	4.0%
BIRREGURRA*	\$730,000	\$678,750	7.6%	12.0%
COLAC	\$496,500	\$488,000	1.7%	7.2%
ELLIMINYT*	\$642,500	\$660,000	-2.7%	-12.6%
WINCHELSEA	\$645,000	\$633,500	1.8%	9.3%
<b>CORANGAMITE</b>	<b>\$460,000</b>	<b>\$447,950</b>	<b>2.7%</b>	<b>4.5%</b>
CAMPERDOWN	\$510,000	\$487,001	4.7%	12.1%
COBDEN*	\$445,000	\$430,000	3.5%	10.6%
PETERBOROUGH*	\$630,000	-	-	-
TERANG*	\$382,500	\$380,000	0.7%	-13.1%
TIMBOON*	\$533,000	\$545,500	-2.3%	6.6%
<b>EAST GIPPSLAND</b>	<b>\$570,000</b>	<b>\$560,000</b>	<b>1.8%</b>	<b>5.6%</b>
BAIRNSDALE	\$515,000	\$497,000	3.6%	9.6%
BRUTHEN*	\$538,000	\$534,000	0.7%	19.3%
EAGLE POINT*	\$725,000	\$765,000	-5.2%	6.2%
EAST BAIRNSDALE*	\$420,000	\$420,000	0.0%	23.5%
EASTWOOD*	\$625,000	\$633,000	-1.3%	2.9%
KALIMNA*	\$600,000	\$462,500	29.7%	31.9%
LAKE TYERS BEACH*	\$610,000	\$587,500	3.8%	-
LAKES ENTRANCE	\$550,000	\$550,000	0.0%	5.8%
LINDENOW SOUTH*	\$715,000	\$720,000	-0.7%	-
LUCKNOW*	\$550,000	\$550,000	0.0%	1.9%
METUNG	\$635,000	\$620,000	2.4%	-4.5%
NEWLANDS ARM*	\$610,000	\$610,000	0.0%	3.8%
NICHOLSON*	\$730,000	\$710,000	2.8%	-2.0%
ORBOST*	\$320,000	\$339,000	-5.6%	-11.7%
PAYNESVILLE	\$560,000	\$545,000	2.8%	3.8%
RAYMOND ISLAND*	\$547,500	\$540,000	1.4%	3.8%
WY YUNG*	\$682,500	\$700,000	-2.5%	-11.7%
<b>GANNAWARRA</b>	<b>\$373,000</b>	<b>\$375,000</b>	<b>-0.5%</b>	<b>-10.1%</b>
COHUNA*	\$380,000	\$375,000	1.3%	-7.2%
KERANG	\$325,000	\$327,500	-0.8%	-9.7%
<b>GLENELG</b>	<b>\$470,000</b>	<b>\$430,000</b>	<b>9.3%</b>	<b>17.5%</b>
CASTERTON*	\$300,000	\$300,000	0.0%	-20.0%
HEYWOOD*	\$360,000	\$360,000	0.0%	9.1%
PORTLAND	\$487,500	\$441,250	10.5%	16.8%
<b>GOLDEN PLAINS</b>	<b>\$867,500</b>	<b>\$813,500</b>	<b>6.6%</b>	<b>13.4%</b>
BANNOCKBURN	\$850,000	\$768,750	10.6%	11.7%
DEREEL*	\$650,000	\$650,000	0.0%	1.2%
ENFIELD*	\$675,000	-	-	-
HADDON*	\$860,000	\$881,500	-2.4%	1.2%
INVERLEIGH*	\$1,160,000	\$1,170,000	-0.9%	-
LINTON*	\$602,500	\$595,000	1.3%	31.0%
MEREDITH*	\$702,500	\$640,000	9.8%	9.8%
ROSS CREEK*	\$970,000	\$900,000	7.8%	15.1%
SCARSDALE*	\$642,500	\$598,000	7.4%	7.4%
SMYTHES CREEK	\$640,000	\$610,000	4.9%	14.3%
SMYTHESDALE*	\$660,000	\$645,050	2.3%	16.8%
TEESDALE*	\$1,032,500	\$1,012,500	2.0%	2.2%
<b>CITY OF GREATER BENDIGO</b>	<b>\$675,000</b>	<b>\$655,000</b>	<b>3.1%</b>	<b>16.2%</b>
ASCOT*	\$720,000	\$707,500	1.8%	11.6%
BENDIGO	\$677,500	\$680,000	-0.4%	11.1%
CALIFORNIA GULLY*	\$575,000	\$553,000	4.0%	24.9%
EAGLEHAWK	\$606,500	\$600,000	1.1%	18.2%
EAST BENDIGO*	\$779,500	\$650,000	19.9%	49.9%
ELMORE*	\$480,000	\$480,000	0.0%	20.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
EPSOM	\$737,500	\$647,500	13.9%	21.5%
FLORA HILL	\$632,500	\$632,500	0.0%	20.5%
GOLDEN SQUARE	\$625,680	\$605,000	3.4%	14.8%
GOORNONG*	\$649,500	\$642,000	1.2%	2.6%
HEATHCOTE	\$595,000	\$590,000	0.8%	0.8%
HUNTLY	\$680,000	\$670,000	1.5%	15.2%
IRONBARK*	\$502,500	\$456,500	10.1%	7.5%
JACKASS FLAT*	\$687,500	\$675,000	1.9%	21.7%
JUNORTOUN*	\$975,000	\$975,000	0.0%	6.6%
KANGAROO FLAT	\$630,000	\$599,000	5.2%	16.7%
KENNINGTON	\$657,250	\$635,500	3.4%	15.3%
LONG GULLY*	\$560,000	\$520,000	7.7%	17.5%
LOCKWOOD SOUTH*	\$880,000	\$902,500	-2.5%	-
MAIDEN GULLY	\$875,000	\$845,000	3.6%	12.2%
MARONG*	\$665,000	\$672,500	-1.1%	3.9%
NORTH BENDIGO*	\$600,000	\$578,015	3.8%	21.2%
QUARRY HILL*	\$697,500	\$625,000	11.6%	19.2%
SPRING GULLY*	\$740,500	\$725,000	2.1%	27.7%
STRATHDALE	\$756,500	\$752,500	0.5%	17.3%
STRATHFIELDSAYE	\$810,000	\$792,500	2.2%	13.3%
WHITE HILLS*	\$598,000	\$603,000	-0.8%	2.7%
<b>CITY OF GREATER GEELONG</b>	<b>\$755,000</b>	<b>\$745,000</b>	<b>1.3%</b>	<b>6.3%</b>
ARMSTRONG CREEK	\$700,000	\$690,000	1.4%	6.1%
BARWON HEADS	\$1,370,000	\$1,380,000	-0.7%	-5.2%
BELL PARK	\$725,650	\$690,000	5.2%	18.5%
BELL POST HILL	\$770,000	\$738,500	4.3%	19.4%
BELMONT	\$750,000	\$725,000	3.4%	8.8%
BREAKWATER*	\$582,500	\$575,000	1.3%	15.3%
CHARLEMONT	\$650,000	\$650,000	0.0%	2.8%
CLIFTON SPRINGS	\$710,000	\$700,000	1.4%	6.3%
CONNEWARRE*	\$1,820,000	\$1,820,000	0.0%	-2.4%
CORIO	\$595,000	\$577,000	3.1%	20.2%
CURLEWIS	\$720,000	\$709,000	1.6%	14.3%
DRYSDALE	\$762,500	\$750,000	1.7%	10.5%
EAST GEELONG	\$920,000	\$905,000	1.7%	17.9%
FYANSFORD*	\$985,000	\$960,000	2.6%	-0.5%
GEELONG	\$930,000	\$880,000	5.7%	1.6%
GEELONG WEST	\$872,000	\$845,250	3.2%	6.3%
GROVEDALE	\$741,000	\$720,000	2.9%	9.8%
HAMLIN HEIGHTS	\$762,500	\$762,500	0.0%	3.6%
HERNE HILL	\$798,750	\$755,000	5.8%	14.1%
HIGHTON	\$940,000	\$920,000	2.2%	6.2%
INDENTED HEAD*	\$697,000	\$702,500	-0.8%	-4.5%
LARA	\$740,000	\$720,000	2.8%	8.8%
LEOPOLD	\$710,000	\$700,000	1.4%	6.0%
LOVELY BANKS*	\$798,000	\$790,500	0.9%	-3.3%
MANIFOLD HEIGHTS*	\$1,000,000	\$1,000,000	0.0%	-9.6%
MARSHALL*	\$670,000	\$660,000	1.5%	3.1%
MOUNT DUNEED	\$730,000	\$725,000	0.7%	1.7%
NEWCOMB	\$652,000	\$610,000	6.9%	17.5%
NEWTOWN	\$1,175,000	\$1,195,000	-1.7%	6.8%
NORLANE	\$540,000	\$510,000	5.9%	20.0%
NORTH GEELONG	\$716,000	\$702,000	2.0%	13.3%
OCEAN GROVE	\$950,000	\$950,000	0.0%	0.5%
POINT LONSDALE	\$1,200,000	\$1,200,000	0.0%	3.4%
PORTARLINGTON	\$815,000	\$830,000	-1.8%	-4.4%
RIPPLESIDE*	\$1,087,500	\$1,145,000	-5.0%	-
SOUTH GEELONG*	\$863,000	\$790,000	9.2%	-3.0%
ST ALBANS PARK	\$750,000	\$715,000	4.9%	22.4%
ST LEONARDS	\$745,000	\$730,000	2.1%	3.8%
THOMSON*	\$615,500	\$600,000	2.6%	16.7%
WANDANA HEIGHTS*	\$1,110,000	\$1,135,000	-2.2%	15.0%
WAURN PONDS*	\$817,500	\$800,000	2.2%	4.5%
WHITTINGTON*	\$585,000	\$585,000	0.0%	7.8%
<b>GREATER SHEPPARTON</b>	<b>\$595,000</b>	<b>\$575,000</b>	<b>3.5%</b>	<b>19.0%</b>
KIALLA	\$680,000	\$677,500	0.4%	1.5%
MOOROPNA	\$480,000	\$460,000	4.3%	7.9%
SHEPPARTON	\$590,000	\$537,000	9.9%	23.4%
TATURA	\$545,000	\$522,000	4.4%	17.0%
<b>HEPBURN</b>	<b>\$756,000</b>	<b>\$729,500</b>	<b>3.6%</b>	<b>6.5%</b>
CLUNES*	\$580,000	\$547,500	5.9%	11.0%
CRESWICK	\$600,000	\$585,000	2.6%	8.1%
DAYLESFORD	\$800,000	\$870,000	-8.0%	-5.6%
HEPBURN SPRINGS*	\$777,500	\$755,000	3.0%	-7.2%
MALMSBURY*	\$835,000	\$815,000	2.5%	14.4%
TRENTHAM*	\$1,090,000	\$1,085,000	0.5%	12.4%
<b>HINDMARSH</b>	<b>\$297,000</b>	<b>\$265,000</b>	<b>12.1%</b>	<b>19.8%</b>
DIMBOOLA*	\$385,000	\$375,000	2.7%	48.1%
NHILL*	\$287,000	\$260,000	10.4%	9.3%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>HORSHAM</b>	<b>\$495,000</b>	<b>\$485,350</b>	<b>2.0%</b>	<b>19.3%</b>
HORSHAM	\$491,300	\$479,626	2.4%	24.4%
<b>INDIGO</b>	<b>\$705,000</b>	<b>\$715,000</b>	<b>-1.4%</b>	<b>-2.4%</b>
BEECHWORTH	\$840,000	\$828,750	1.4%	-0.5%
CHILTERN*	\$645,000	\$697,500	-7.5%	27.7%
RUTHERGLEN*	\$590,000	\$577,500	2.2%	-2.5%
TANGAMBALANGA*	\$730,000	\$730,000	0.0%	4.3%
WAHGUNYAH*	\$475,000	\$475,750	-0.2%	-24.7%
YACKANDANDAH*	\$1,090,000	\$907,500	20.1%	31.5%
<b>CITY OF LA TROBE</b>	<b>\$535,000</b>	<b>\$495,000</b>	<b>8.1%</b>	<b>22.7%</b>
BOOLARRA*	\$502,500	\$520,000	-3.4%	-
CHURCHILL	\$476,000	\$442,000	7.7%	26.9%
HAZELWOOD NORTH*	\$820,000	\$820,000	0.0%	-
MOE	\$449,500	\$455,000	-1.2%	26.6%
MORWELL	\$386,000	\$370,000	4.3%	10.3%
NEWBOROUGH	\$506,000	\$500,000	1.2%	15.3%
TRARALGON	\$624,750	\$590,000	5.9%	19.6%
TRARALGON EAST*	\$735,000	\$740,500	-0.7%	0.0%
TYERS*	\$850,000	\$872,500	-2.6%	-
YALLOURN NORTH*	\$383,500	\$380,000	0.9%	2.5%
<b>LODDON</b>	<b>\$400,000</b>	<b>\$405,000</b>	<b>-1.2%</b>	<b>14.3%</b>
BOORT*	\$397,500	\$322,000	23.4%	-
INGLEWOOD*	\$415,000	\$440,000	-5.7%	-7.8%
WEDDERBURN*	\$325,000	\$317,500	2.4%	-
<b>MANSFIELD</b>	<b>\$735,000</b>	<b>\$780,000</b>	<b>-5.8%</b>	<b>-6.7%</b>
BONNIE DOON*	\$875,000	\$862,500	1.4%	-
MANSFIELD	\$750,750	\$787,000	-4.6%	-6.2%
<b>MACEDON RANGES</b>	<b>\$975,000</b>	<b>\$957,500</b>	<b>1.8%</b>	<b>7.1%</b>
GISBORNE	\$1,007,500	\$1,000,000	0.8%	0.8%
KYNETON	\$840,000	\$830,000	1.2%	1.2%
LANCEFIELD*	\$746,000	\$732,500	1.8%	3.6%
MACEDON*	\$1,040,000	\$1,080,000	-3.7%	-5.0%
MOUNT MACEDON*	\$1,405,000	\$1,400,000	0.4%	24.9%
NEW GISBORNE*	\$876,000	\$878,500	-0.3%	-0.1%
RIDDELLS CREEK*	\$1,110,000	\$1,061,500	4.6%	15.6%
ROMSEY	\$862,500	\$855,000	0.9%	7.8%
WOODEND	\$1,030,000	\$1,030,000	0.0%	6.2%
<b>MILDURA</b>	<b>\$589,444</b>	<b>\$570,000</b>	<b>3.4%</b>	<b>21.5%</b>
IRYMPLE	\$657,500	\$670,000	-1.9%	5.5%
MERBEIN	\$469,000	\$449,000	4.5%	16.7%
MILDURA	\$600,000	\$580,000	3.4%	23.7%
NICHOLS POINT*	\$860,000	\$950,000	-9.5%	7.8%
OUYEN*	\$267,500	\$255,000	4.9%	0.9%
RED CLIFFS	\$511,000	\$500,500	2.1%	18.8%
<b>MITCHELL</b>	<b>\$625,100</b>	<b>\$625,000</b>	<b>0.0%</b>	<b>-1.6%</b>
BEVERIDGE	\$635,000	\$643,000	-1.2%	-2.3%
BROADFORD*	\$675,000	\$650,000	3.8%	16.4%
KILMORE	\$640,000	\$632,500	1.2%	-1.5%
SEYMOUR*	\$545,000	\$525,000	3.8%	10.1%
WALLAN	\$610,000	\$610,000	0.0%	-1.6%
WANDONG*	\$1,010,000	\$1,050,000	-3.8%	4.1%
<b>MOIRA</b>	<b>\$536,000</b>	<b>\$542,000</b>	<b>-1.1%</b>	<b>1.1%</b>
BUNDALONG*	\$830,000	-	-	-
COBRAM	\$425,500	\$420,000	1.3%	6.0%
NUMURKAH*	\$475,000	\$400,000	18.8%	18.8%
YARRAWONGA	\$675,000	\$679,500	-0.7%	6.3%
<b>MOORABOOL</b>	<b>\$680,000</b>	<b>\$670,000</b>	<b>1.5%</b>	<b>6.8%</b>
BACCHUS MARSH	\$655,000	\$635,000	3.1%	9.5%
BALLAN*	\$682,500	\$665,000	2.6%	17.2%
BLACKWOOD*	\$620,000	\$650,000	-4.6%	7.8%
DALES CREEK*	\$785,000	\$710,000	10.6%	2.6%
DARLEY	\$700,000	\$680,000	2.9%	8.5%
GORDON*	\$830,000	\$820,000	1.2%	22.1%
MADDINGLEY	\$630,000	\$643,500	-2.1%	0.8%
<b>MOUNT ALEXANDER</b>	<b>\$735,000</b>	<b>\$740,000</b>	<b>-0.7%</b>	<b>1.4%</b>
CAMPBELLS CREEK	\$690,000	\$695,000	-0.7%	-1.4%
CASTLEMAINE	\$729,500	\$745,000	-2.1%	1.3%
CHEWTON*	\$725,000	\$725,000	0.0%	-9.4%
ELPHINSTONE*	\$897,500	-	-	-
HARCOURT*	\$730,000	\$760,000	-3.9%	0.1%
MALDON*	\$745,000	\$752,500	-1.0%	4.2%
MCKENZIE HILL*	\$746,250	\$785,000	-4.9%	-6.1%
NEWSTEAD*	\$567,500	\$566,000	0.3%	-
TARADALE*	\$1,075,000	\$1,067,500	0.7%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>MOYNE</b>	<b>\$670,000</b>	<b>\$685,000</b>	<b>-2.2%</b>	<b>3.1%</b>
ALLANSFORD*	\$572,500	\$574,000	-0.3%	7.5%
DENNINGTON*	\$643,000	\$612,500	5.0%	8.1%
KOROIT*	\$635,000	\$642,500	-1.2%	5.0%
MORTLAKE*	\$365,000	\$380,000	-3.9%	-1.4%
PORT FAIRY*	\$920,000	\$935,000	-1.6%	5.0%
<b>MURRINDINDI</b>	<b>\$720,000</b>	<b>\$720,000</b>	<b>0.0%</b>	<b>-4.0%</b>
ALEXANDRA*	\$527,500	\$565,000	-6.6%	-7.1%
EILDON*	\$435,000	\$440,000	-1.1%	-
FLOWERDALE*	\$787,500	-	-	-
KINGLAKE*	\$767,000	\$770,000	-0.4%	-8.7%
KINGLAKE WEST*	\$965,000	\$985,000	-2.0%	-0.6%
MARYSVILLE*	\$622,500	-	-	-
YEA*	\$740,000	\$720,000	2.8%	23.3%
<b>NORTHERN GRAMPIANS</b>	<b>\$400,000</b>	<b>\$383,500</b>	<b>4.3%</b>	<b>16.8%</b>
HALLS GAP*	\$627,500	\$627,500	0.0%	-
STAWELL	\$381,000	\$375,000	1.6%	13.7%
ST ARNAUD*	\$335,000	\$392,500	-14.6%	11.7%
<b>PYRENEES</b>	<b>\$487,500</b>	<b>\$470,000</b>	<b>3.7%</b>	<b>10.0%</b>
AVOCA*	\$377,500	\$417,500	-9.6%	-9.6%
BEAUFORT*	\$455,000	\$450,000	1.1%	18.2%
SNAKE VALLEY*	\$532,500	\$510,000	4.4%	12.7%
<b>QUEENSCLIFFE</b>	<b>\$1,150,000</b>	<b>\$1,270,000</b>	<b>-9.4%</b>	<b>-17.4%</b>
QUEENSCLIFF*	\$1,085,000	\$1,150,000	-5.7%	-36.5%
<b>SOUTH GIPPSLAND</b>	<b>\$605,000</b>	<b>\$600,000</b>	<b>0.8%</b>	<b>5.2%</b>
FOSTER*	\$535,000	\$630,000	-15.1%	-5.3%
KORUMBURRA	\$594,000	\$574,000	3.5%	5.1%
LEONGATHA	\$600,000	\$595,000	0.8%	3.4%
MEENIYAN*	\$800,000	-	-	-
MIRBOO NORTH*	\$700,000	\$765,000	-8.5%	19.7%
NYORA*	\$926,000	-	-	-11.8%
TOORA*	\$405,000	\$460,000	-12.0%	3.2%
VENUS BAY	\$526,500	\$533,750	-1.4%	7.1%
<b>SOUTHERN GRAMPIANS</b>	<b>\$425,000</b>	<b>\$417,500</b>	<b>1.8%</b>	<b>3.3%</b>
COLERAINE*	\$275,000	\$262,500	4.8%	-
HAMILTON	\$441,200	\$429,500	2.7%	5.0%
<b>STRATHBOGIE</b>	<b>\$540,000</b>	<b>\$520,000</b>	<b>3.8%</b>	<b>2.9%</b>
EUROA*	\$555,000	\$520,000	6.7%	9.4%
VIOLET TOWN*	\$456,500	\$435,000	4.9%	-26.4%
<b>SURF COAST</b>	<b>\$1,215,000</b>	<b>\$1,220,000</b>	<b>-0.4%</b>	<b>-0.8%</b>
ANGLESEA*	\$1,255,000	\$1,255,000	0.0%	-7.0%
JAN JUC	\$1,320,000	\$1,320,000	0.0%	5.6%
LORNE*	\$2,082,500	\$1,955,000	6.5%	22.9%
TORQUAY	\$1,210,000	\$1,210,000	0.0%	0.8%
<b>SWAN HILL</b>	<b>\$485,000</b>	<b>\$480,000</b>	<b>1.0%</b>	<b>7.2%</b>
ROBINVALE*	\$408,000	\$460,000	-11.3%	-6.6%
SWAN HILL	\$538,000	\$515,000	4.5%	10.9%
<b>TOWONG*</b>	<b>\$461,250</b>	<b>\$503,000</b>	<b>-8.3%</b>	<b>-8.7%</b>
TALLANGATTA*	\$473,750	\$500,000	-5.3%	-3.8%
<b>WANGARATTA</b>	<b>\$589,500</b>	<b>\$572,000</b>	<b>3.1%</b>	<b>7.2%</b>
GLENROWAN*	\$667,000	\$685,000	-2.6%	-0.4%
WALDARA*	\$1,140,000	\$1,075,000	6.0%	-
WANGARATTA	\$565,000	\$540,000	4.6%	7.6%
<b>WARRNAMBOOL</b>	<b>\$655,000</b>	<b>\$648,000</b>	<b>1.1%</b>	<b>9.7%</b>
WARRNAMBOOL	\$660,000	\$650,000	1.5%	10.9%
<b>WELLINGTON</b>	<b>\$537,000</b>	<b>\$520,500</b>	<b>3.2%</b>	<b>11.2%</b>
BRIAGOLONG*	\$660,000	\$650,000	1.5%	-
COONGULLA*	\$550,000	\$550,000	0.0%	-
GLENGARRY*	\$640,000	\$660,000	-3.0%	3.2%
GOLDEN BEACH*	\$380,000	\$372,500	2.0%	-8.4%
HEYFIELD*	\$460,000	\$427,500	7.6%	10.2%
LOCH SPORT	\$375,000	\$367,500	2.0%	6.7%
LONGFORD*	\$850,000	\$850,000	0.0%	3.7%
MAFFRA	\$485,000	\$480,000	1.0%	7.8%
ROSEDALE*	\$522,000	\$490,000	6.5%	2.0%
SALE	\$570,000	\$540,000	5.6%	16.0%
SEASPRAY*	\$487,500	\$497,500	-2.0%	-
STRATFORD	\$590,000	\$575,000	2.6%	9.3%
WURRUK*	\$525,000	\$540,000	-2.8%	-13.9%
YARRAM*	\$440,000	\$452,000	-2.7%	3.5%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>WEST WIMMERA*</b>	<b>\$207,000</b>	<b>\$189,000</b>	<b>9.5%</b>	<b>10.7%</b>
<b>WODONGA</b>	<b>\$678,900</b>	<b>\$660,000</b>	<b>2.9%</b>	<b>9.6%</b>
BARANDUDA*	\$746,000	\$690,000	8.1%	16.1%
KILLARA*	\$766,000	\$720,100	6.4%	15.6%
LENEVA*	\$748,500	\$742,000	0.9%	10.1%
WEST WODONGA	\$661,000	\$659,000	0.3%	14.0%
WODONGA	\$650,000	\$642,250	1.2%	8.1%
<b>YARRIAMBIACK*</b>	<b>\$280,000</b>	<b>\$252,500</b>	<b>10.9%</b>	<b>47.8%</b>
WARRACKNABEAL*	\$322,500	\$301,500	7.0%	57.3%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>ALPINE*</b>	<b>\$587,655</b>	<b>\$616,250</b>	<b>-4.6%</b>	<b>-0.4%</b>
<b>ARARAT*</b>	<b>\$345,000</b>	<b>\$280,000</b>	<b>23.2%</b>	<b>-</b>
<b>CITY OF BALLARAT</b>	<b>\$430,000</b>	<b>\$415,000</b>	<b>3.6%</b>	<b>15.0%</b>
ALFREDTON*	\$421,000	\$375,000	12.3%	10.8%
BALLARAT CENTRAL	\$455,000	\$465,500	-2.3%	24.7%
BALLARAT EAST*	\$400,000	\$392,625	1.9%	5.7%
BALLARAT NORTH*	\$430,000	\$425,000	1.2%	4.9%
BLACK HILL*	\$461,500	\$442,500	4.3%	13.6%
BROWN HILL*	\$410,000	-	-	-
CANADIAN*	\$480,000	\$441,250	8.8%	23.1%
GOLDEN POINT*	\$410,000	\$372,000	10.2%	11.6%
LAKE WENDOUREE*	\$555,000	\$553,500	0.3%	15.6%
MOUNT CLEAR*	\$434,000	\$434,000	0.0%	12.4%
MOUNT PLEASANT*	\$465,500	\$456,500	2.0%	-
REDAN*	\$405,000	\$392,500	3.2%	24.6%
SEBASTOPOL	\$397,500	\$380,000	4.6%	13.1%
WENDOUREE*	350000	350000	0.0%	7.7%
<b>BASS COAST</b>	<b>\$450,000</b>	<b>\$450,000</b>	<b>0.0%</b>	<b>-2.2%</b>
COWES*	\$530,000	\$518,750	2.2%	-1.5%
INVERLOCH*	\$550,000	\$550,000	0.0%	-1.8%
SAN REMO*	\$405,000	\$507,500	-20.2%	-
WONTHAGGI*	412000	400000	3.0%	7.0%
<b>BAW BAW</b>	<b>\$470,000</b>	<b>\$455,000</b>	<b>3.3%</b>	<b>4.4%</b>
DROUIN*	\$460,000	\$450,000	2.2%	4.5%
TRAFALGAR*	429000	-	-	-
WARRAGUL*	\$480,000	\$480,000	0.0%	3.2%
<b>BENALLA*</b>	<b>\$362,000</b>	<b>\$356,000</b>	<b>1.7%</b>	<b>16.8%</b>
<b>CAMPASPE*</b>	<b>\$370,000</b>	<b>\$347,000</b>	<b>6.6%</b>	<b>1.6%</b>
ECHUCA*	420000	405000	3.7%	-1.9%
KYABRAM*	\$321,000	\$315,000	1.9%	-3.5%
<b>CENTRAL GOLDFIELDS*</b>	<b>\$320,500</b>	<b>\$315,000</b>	<b>1.7%</b>	<b>16.8%</b>
MARYBOROUGH*	\$320,500	\$315,000	1.7%	16.8%
<b>COLAC-OTWAY*</b>	<b>377500</b>	<b>436000</b>	<b>-13.4%</b>	<b>-19.4%</b>
COLAC*	\$342,500	\$362,500	-5.5%	-25.9%
<b>CORANGAMITE*</b>	<b>\$325,000</b>	<b>\$325,000</b>	<b>0.0%</b>	<b>-</b>
<b>EAST GIPPSLAND</b>	<b>\$365,000</b>	<b>\$360,000</b>	<b>1.4%</b>	<b>-2.0%</b>
BAIRNSDALE*	\$350,000	\$350,000	0.0%	12.0%
LAKES ENTRANCE*	390000	385000	1.3%	21.3%
PAYNESVILLE*	\$416,000	\$415,000	0.2%	-2.1%
<b>GLENELG*</b>	<b>275000</b>	<b>270000</b>	<b>1.9%</b>	<b>-12.7%</b>
PORTLAND*	\$270,000	\$270,000	0.0%	-18.8%
<b>CITY OF GREATER BENDIGO</b>	<b>\$463,000</b>	<b>\$450,000</b>	<b>2.9%</b>	<b>14.9%</b>
BENDIGO*	\$575,000	\$561,250	2.4%	9.8%
EAST BENDIGO*	\$447,500	\$420,000	6.5%	11.2%
FLORA HILL*	\$469,000	\$465,000	0.9%	15.8%
KANGAROO FLAT*	\$452,500	\$467,500	-3.2%	9.8%
KENNINGTON*	441250	443000	-0.4%	14.6%
NORTH BENDIGO*	\$562,500	\$545,000	3.2%	39.2%
<b>CITY OF GREATER GEELONG</b>	<b>\$565,000</b>	<b>\$551,000</b>	<b>2.5%</b>	<b>7.8%</b>
BARWON HEADS*	\$1,014,500	\$982,000	3.3%	-4.3%
BELL PARK*	\$580,000	\$565,500	2.6%	8.9%
BELMONT	\$574,500	\$559,000	2.8%	6.4%
CORIO*	\$446,750	\$386,250	15.7%	6.4%
DRYSDALE*	\$576,250	\$572,500	0.7%	3.8%
GEELONG	\$632,500	\$640,000	-1.2%	-5.6%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
GEELONG WEST	\$590,000	\$585,000	0.9%	16.8%
GROVEDALE*	\$535,000	\$516,000	3.7%	6.1%
HAMLIN HEIGHTS*	\$600,000	\$613,500	-2.2%	9.5%
HERNE HILL*	\$395,000	\$372,000	6.2%	7.3%
HIGHTON	\$545,000	\$525,000	3.8%	7.0%
LARA*	\$492,500	\$490,000	0.5%	11.9%
LEOPOLD*	\$530,000	\$522,500	1.4%	6.0%
MANIFOLD HEIGHTS*	\$490,000	\$490,000	0.0%	14.9%
NEWCOMB*	\$500,000	\$485,000	3.1%	7.2%
NEWTOWN	\$647,000	\$645,000	0.3%	12.0%
NORLANE*	\$432,500	\$438,500	-1.4%	2.4%
OCEAN GROVE	\$848,000	\$875,000	-3.1%	-5.3%
PORTARLINGTON*	\$590,000	\$557,000	5.9%	-
ST LEONARDS*	\$453,500	\$453,500	0.0%	-10.2%
WHITTINGTON*	\$413,000	\$406,500	1.6%	3.3%
<b>GREATER SHEPPARTON</b>	<b>\$385,000</b>	<b>\$385,000</b>	<b>0.0%</b>	<b>5.5%</b>
MOOROPNA*	\$250,000	\$250,000	0.0%	-9.1%
SHEPPARTON*	\$400,000	\$385,000	3.9%	3.2%
<b>HORSHAM*</b>	<b>\$400,600</b>	<b>\$400,000</b>	<b>0.2%</b>	<b>-2.9%</b>
HORSHAM*	\$405,000	\$400,300	1.2%	-2.4%
<b>INDIGO*</b>	<b>\$543,000</b>	<b>\$515,000</b>	<b>5.4%</b>	<b>34.9%</b>
<b>CITY OF LA TROBE</b>	<b>\$320,000</b>	<b>\$315,500</b>	<b>1.4%</b>	<b>1.6%</b>
MORWELL*	\$321,000	\$322,500	-0.5%	15.9%
MOE*	\$290,500	\$298,000	-2.5%	6.6%
TRARALGON	\$349,000	\$320,000	9.1%	8.0%
<b>MACEDON RANGES</b>	<b>\$565,000</b>	<b>\$562,500</b>	<b>0.4%</b>	<b>0.0%</b>
GISBORNE*	\$592,500	\$592,500	0.0%	3.0%
RIDDELLS CREEK*	\$595,500	\$591,000	0.8%	0.9%
ROMSEY*	\$527,500	\$530,000	-0.5%	-
<b>MANSFIELD*</b>	<b>\$615,000</b>	<b>\$610,000</b>	<b>0.8%</b>	<b>-</b>
MANSFIELD*	\$615,000	\$610,000	0.8%	-
<b>MILDURA</b>	<b>\$405,000</b>	<b>\$392,000</b>	<b>3.3%</b>	<b>17.9%</b>
MILDURA	\$400,000	\$394,500	1.4%	15.9%
<b>MITCHELL*</b>	<b>445000</b>	<b>435000</b>	<b>2.3%</b>	<b>1.1%</b>
KILMORE*	\$430,000	\$425,000	1.2%	3.6%
WALLAN*	\$450,000	\$450,000	0.0%	-1.1%
<b>MOIRA*</b>	<b>340000</b>	<b>325000</b>	<b>4.6%</b>	<b>8.3%</b>
COBRAM*	\$330,000	\$290,000	13.8%	18.9%
YARRAWONGA*	\$450,000	\$390,000	15.4%	-4.3%
<b>MOORABOOL</b>	<b>460000</b>	<b>440000</b>	<b>4.5%</b>	<b>13.6%</b>
BACCHUS MARSH*	\$447,500	\$435,000	2.9%	23.3%
DARLEY*	\$430,000	\$423,000	1.7%	8.9%
<b>NORTHERN GRAMPIANS*</b>	<b>285000</b>	<b>287500</b>	<b>-0.9%</b>	<b>-</b>
STAWELL*	\$282,500	\$285,000	-0.9%	-6.1%
<b>SOUTH GIPPSLAND*</b>	<b>\$442,750</b>	<b>\$430,000</b>	<b>3.0%</b>	<b>5.4%</b>
KORUMBURRA*	\$450,000	\$440,000	2.3%	-
LEONGATHA*	\$441,250	\$430,000	2.6%	3.8%
<b>SOUTHERN GRAMPIANS*</b>	<b>\$329,000</b>	<b>\$317,500</b>	<b>3.6%</b>	<b>-</b>
HAMILTON*	\$317,500	\$306,000	3.8%	-
<b>SURF COAST</b>	<b>\$833,500</b>	<b>\$817,500</b>	<b>2.0%</b>	<b>-4.5%</b>
TORQUAY	\$833,500	\$817,500	2.0%	-1.5%
LORNE*	\$745,000	\$750,000	-0.7%	-0.7%
<b>SWAN HILL*</b>	<b>\$370,000</b>	<b>\$387,500</b>	<b>-4.5%</b>	<b>9.1%</b>
SWAN HILL*	\$385,000	\$387,500	-0.6%	10.6%
<b>WANGARATTA*</b>	<b>\$376,250</b>	<b>\$377,500</b>	<b>-0.3%</b>	<b>4.5%</b>
WANGARATTA*	\$375,000	\$376,250	-0.3%	5.6%
<b>WARRNAMBOOL*</b>	<b>\$457,500</b>	<b>\$447,500</b>	<b>2.2%</b>	<b>3.4%</b>
WARRNAMBOOL*	\$460,000	\$450,000	2.2%	4.5%
<b>WELLINGTON</b>	<b>\$350,000</b>	<b>\$345,000</b>	<b>1.4%</b>	<b>7.0%</b>
SALE	\$350,000	\$345,000	1.4%	7.0%
<b>WODONGA</b>	<b>\$442,000</b>	<b>\$415,000</b>	<b>6.5%</b>	<b>13.3%</b>
WEST WODONGA*	\$420,000	\$410,000	2.4%	7.7%
WODONGA*	\$460,500	\$425,000	8.4%	15.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>UNINCORPORATED AREAS</b>	-	-	-	-
FALLS CREEK*	\$770,000	\$720,000	6.9%	8.2%
HOTHAM HEIGHTS*	\$299,975	\$322,500	-7.0%	-21.6%
MOUNT BULLER*	\$890,000	\$890,000	0.0%	-45.6%

Source: REIV

# Median Sale Prices by Bedroom

## Summary

### House by Suburb

**2 Bedroom House**

**3 Bedroom House**

**4 Bedroom House**

### Unit by Suburb

**1 Bedroom Unit**

**2 Bedroom Unit**

**3 Bedroom Unit**

## June 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

	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>				
2-Bedroom House	\$950,000	\$950,000	0.0%	6.7%
3-Bedroom House	\$872,000	\$864,000	0.9%	6.9%
4-Bedroom House	\$990,000	\$985,000	0.5%	4.2%
1-Bedroom Unit	\$383,000	\$380,000	0.8%	3.5%
2-Bedroom Unit	\$622,000	\$620,000	0.3%	3.7%
3-Bedroom Unit	\$860,000	\$857,000	0.4%	2.1%
<b>Regional Victoria</b>				
2-Bedroom House	\$465,000	\$455,000	2.2%	12.0%
3-Bedroom House	\$599,000	\$580,000	3.3%	12.0%
4-Bedroom House	\$745,000	\$740,000	0.7%	6.4%
1-Bedroom Unit	\$299,950	\$295,000	1.7%	11.8%
2-Bedroom Unit	\$420,000	\$416,500	0.8%	9.1%
3-Bedroom Unit	\$579,000	\$560,000	3.4%	13.5%
	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>				
2-Bedroom House	\$1,200,000	\$1,200,000	0.0%	4.8%
3-Bedroom House	\$1,540,000	\$1,550,000	-0.6%	2.7%
4-Bedroom House	\$2,165,000	\$2,200,000	-1.6%	-1.8%
1-Bedroom Unit	\$390,000	\$386,000	1.0%	4.0%
2-Bedroom Unit	\$638,000	\$635,500	0.4%	1.6%
3-Bedroom Unit	\$1,150,000	\$1,150,000	0.0%	4.5%
<b>Middle Melbourne</b>				
2-Bedroom House	\$830,000	\$835,000	-0.6%	3.8%
3-Bedroom House	\$960,000	\$951,000	0.9%	4.3%
4-Bedroom House	\$1,380,000	\$1,400,000	-1.4%	0.0%
1-Bedroom Unit	\$361,000	\$360,000	0.3%	3.1%
2-Bedroom Unit	\$623,800	\$620,000	0.6%	4.0%
3-Bedroom Unit	\$890,500	\$895,000	-0.5%	1.0%
<b>Outer Melbourne</b>				
2-Bedroom House	\$650,000	\$650,000	0.0%	6.6%
3-Bedroom House	\$758,000	\$750,000	1.1%	7.5%
4-Bedroom House	\$850,000	\$841,000	1.1%	5.6%
1-Bedroom Unit	\$370,000	\$365,000	1.4%	5.7%
2-Bedroom Unit	\$585,000	\$577,500	1.3%	8.3%
3-Bedroom Unit	\$720,000	\$710,000	1.4%	5.9%

Source: REIV

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## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,317,500	\$1,207,500	9.1%	22.0%
ALBERT PARK*	\$1,605,000	\$1,622,000	-1.0%	15.9%
ALBION*	\$727,000	\$582,500	24.8%	-
ALFREDTON*	\$462,500	-	-	-
ALTONA MEADOWS*	\$612,500	\$625,000	-2.0%	4.7%
ARARAT*	\$295,000	\$293,500	0.5%	9.3%
ARDEER*	\$670,000	-	-	13.6%
ARMADALE*	\$1,758,500	\$1,825,000	-3.6%	8.2%
ASCOT VALE*	\$1,101,000	\$1,080,000	1.9%	5.9%
BAIRNSDALE*	\$368,500	\$367,000	0.4%	-1.6%
BALACLAVA*	\$1,187,500	\$1,162,500	2.2%	-
BALLARAT CENTRAL*	\$502,500	\$510,000	-1.5%	4.7%
BALLARAT EAST*	\$430,000	\$435,000	-1.1%	16.2%
BALLARAT NORTH*	\$465,000	\$462,000	0.6%	24.8%
BELMONT*	\$645,000	\$630,000	2.4%	5.7%
BENALLA*	\$292,000	\$352,500	-17.2%	-18.9%
BENDIGO*	\$580,000	\$563,000	3.0%	23.4%
BENTLEIGH*	\$1,301,000	\$1,272,000	2.3%	-11.5%
BENTLEIGH EAST*	\$1,043,000	\$1,410,000	-26.0%	-9.7%
BERWICK*	\$635,000	\$630,000	0.8%	7.1%
BLACKBURN*	\$1,280,000	\$1,280,000	0.0%	-
BORONIA*	\$770,000	\$727,500	5.8%	12.1%
BRAYBROOK*	\$740,000	\$704,500	5.0%	14.3%
BRUNSWICK	\$1,070,000	\$1,090,000	-1.8%	-3.6%
BRUNSWICK EAST*	\$1,090,000	\$1,080,000	0.9%	-0.5%
BRUNSWICK WEST*	\$1,142,500	\$1,185,000	-3.6%	26.9%
CAMBERWELL*	\$1,385,000	\$1,400,000	-1.1%	3.0%
CAMPBELLS CREEK*	\$595,000	\$620,000	-4.0%	-
CANADIAN*	\$438,000	\$417,000	5.0%	25.1%
CAPEL SOUND*	\$650,000	\$650,000	0.0%	2.4%
CARLTON*	\$1,217,500	\$1,232,000	-1.2%	14.3%
CARLTON NORTH	\$1,340,000	\$1,350,000	-0.7%	2.3%
CARNEGIE*	\$1,207,000	\$1,217,000	-0.8%	-
CASTLEMAINE*	\$642,000	\$643,500	-0.2%	6.1%
CAULFIELD NORTH*	\$1,322,500	\$1,360,000	-2.8%	-
CAULFIELD SOUTH*	\$1,254,000	\$1,254,000	0.0%	-
CLIFTON HILL*	\$1,428,000	\$1,457,500	-2.0%	23.6%
COBURG*	\$1,022,500	\$1,050,000	-2.6%	6.5%
COBURG NORTH*	\$859,000	\$869,000	-1.2%	-7.6%
COLAC*	\$380,000	\$370,000	2.7%	-3.8%
COLLINGWOOD*	\$1,203,000	\$1,203,000	0.0%	21.4%
CORIO*	\$502,500	\$495,000	1.5%	14.2%
CRAIGIEBURN*	\$468,000	\$478,000	-2.1%	7.4%
CRANBOURNE*	\$556,250	\$532,000	4.6%	6.0%
CREMORNE*	\$1,170,000	\$1,050,000	11.4%	4.0%
CROYDON*	\$740,000	\$740,000	0.0%	0.7%
DANDENONG*	\$536,500	\$570,000	-5.9%	5.2%
DAYLESFORD*	\$639,000	\$639,500	-0.1%	-9.4%
DOVETON*	\$620,700	\$600,350	3.4%	-
DROUIN*	\$517,350	-	-	8.9%
DRYSDALE*	\$550,000	\$547,500	0.5%	-
ECHUCA*	\$445,000	-	-	-
ELWOOD*	\$1,450,000	\$1,475,000	-1.7%	-9.9%
EPPING*	\$570,000	\$557,500	2.2%	9.6%
ESSENDON*	\$1,242,500	\$1,125,000	10.4%	17.2%
FAWKNER*	\$744,000	\$737,000	0.9%	-
FERNTREE GULLY*	\$705,000	\$745,000	-5.4%	0.0%
FITZROY*	\$1,332,000	\$1,345,500	-1.0%	3.7%
FITZROY NORTH	\$1,451,000	\$1,435,000	1.1%	13.4%
FLEMINGTON*	\$970,000	\$990,000	-2.0%	-1.0%
FOOTSCRAY*	\$863,000	\$863,000	0.0%	-1.7%
FRANKSTON*	\$675,000	\$678,250	-0.5%	10.7%
GEELONG WEST*	\$698,250	\$685,000	1.9%	2.7%
GLEN IRIS*	\$1,369,000	\$1,379,500	-0.8%	13.6%
GLENROY*	\$699,500	\$685,000	2.1%	9.6%
GOLDEN POINT*	\$467,500	\$466,250	0.3%	21.4%
GOLDEN SQUARE*	\$485,000	\$448,750	8.1%	12.1%
GREENSBOROUGH*	\$826,500	\$760,000	8.7%	8.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
GROVEDALE*	\$575,000	\$559,500	2.8%	-
HAMILTON*	\$306,250	\$305,000	0.4%	15.6%
HAWTHORN*	\$1,500,000	\$1,500,000	0.0%	2.7%
HAWTHORN EAST*	\$1,417,500	-	-	1.2%
HEALESVILLE*	\$660,000	\$675,000	-2.2%	1.5%
HEATHCOTE*	\$432,500	\$450,000	-3.9%	10.2%
HEATHMONT*	\$845,000	\$845,000	0.0%	-
HEIDELBERG HEIGHTS*	\$880,000	\$887,500	-0.8%	-
HEIDELBERG WEST*	\$727,500	\$755,000	-3.6%	-8.7%
HIGHTON*	\$663,250	\$581,000	14.2%	18.0%
HORSHAM*	\$327,500	\$322,500	1.6%	20.2%
INVERLOCH*	\$682,500	\$699,000	-2.4%	-1.8%
KANGAROO FLAT*	\$450,000	\$440,000	2.3%	13.9%
KENSINGTON*	\$980,000	\$1,000,000	-2.0%	-1.3%
KEW*	\$1,386,000	\$1,449,000	-4.3%	-1.0%
KYNETON*	\$683,000	\$700,000	-2.4%	-
LAKE WENDOUREE*	\$590,000	\$572,500	3.1%	-
LAKES ENTRANCE*	\$392,500	\$435,000	-9.8%	-
LAVERTON*	\$553,000	\$550,000	0.5%	-
LEOPOLD*	\$532,000	\$498,000	6.8%	-
LILYDALE*	\$595,000	\$590,000	0.8%	0.8%
LOCH SPORT*	\$317,500	-	-	-0.8%
MAIDSTONE*	\$863,500	\$818,500	5.5%	-
MALVERN EAST*	\$1,390,000	\$1,390,000	0.0%	0.4%
MARYBOROUGH*	\$368,000	\$368,000	0.0%	20.7%
MILDURA*	\$400,000	\$391,000	2.3%	23.1%
MILL PARK*	\$590,000	\$590,000	0.0%	-4.0%
MITCHAM*	\$835,000	\$878,750	-5.0%	-6.4%
MOE*	\$330,100	\$302,500	9.1%	23.4%
MOONEE PONDS*	\$1,100,000	\$1,078,000	2.0%	6.3%
MORNINGTON*	\$769,000	\$728,500	5.6%	3.2%
MORWELL*	\$320,000	\$310,000	3.2%	20.1%
NARRE WARREN*	\$597,000	\$571,000	4.6%	7.6%
NEWPORT*	\$942,500	\$950,000	-0.8%	-1.8%
NEWTOWN*	\$690,000	\$695,000	-0.7%	-6.8%
NORLANE*	\$500,000	\$470,000	6.4%	23.6%
NORTH MELBOURNE*	\$1,016,000	\$1,009,500	0.6%	4.7%
NORTHCOTE	\$1,300,000	\$1,290,000	0.8%	0.8%
OCEAN GROVE*	\$737,500	-	-	-
OFFICER*	\$562,500	\$555,000	1.4%	8.2%
PAKENHAM*	\$505,000	\$505,000	0.0%	2.5%
PASCOE VALE*	\$833,750	\$880,500	-5.3%	6.7%
PASCOE VALE SOUTH*	\$1,015,000	\$1,027,500	-1.2%	7.0%
PORT MELBOURNE	\$1,230,000	\$1,240,000	-0.8%	-1.6%
PORTARLINGTON*	\$635,000	-	-	-
PORTLAND*	\$357,500	\$357,500	0.0%	4.5%
PRAHRAN*	\$1,357,500	\$1,357,500	0.0%	10.7%
PRESTON*	\$1,024,000	\$1,017,000	0.7%	1.9%
REDAN*	\$402,500	\$402,500	0.0%	5.9%
RESERVOIR	\$811,500	\$815,250	-0.5%	7.8%
RICHMOND	\$1,197,000	\$1,208,500	-1.0%	2.3%
RINGWOOD*	\$785,000	\$785,000	0.0%	5.9%
ROSEBUD*	\$669,000	\$655,000	2.1%	9.7%
RYE*	\$745,000	\$782,500	-4.8%	-0.7%
SALE*	\$405,000	\$400,000	1.3%	30.6%
SEAFORD*	\$740,000	\$745,000	-0.7%	3.1%
SEBASTOPOL*	\$378,000	\$367,500	2.9%	8.0%
SEDDON*	\$890,000	\$950,000	-6.3%	-12.7%
SHEPPARTON*	\$406,000	\$380,000	6.8%	12.0%
SOLDIERS HILL*	\$515,000	\$495,000	4.0%	-
SOUTH MELBOURNE*	\$1,258,000	\$1,351,000	-6.9%	-3.8%
SOUTH YARRA*	\$1,453,000	\$1,470,000	-1.2%	3.0%
ST ALBANS*	\$567,500	\$555,000	2.3%	4.3%
ST KILDA*	\$1,137,500	\$1,137,500	0.0%	-4.8%
ST KILDA EAST*	\$1,127,000	\$1,127,000	0.0%	-6.9%
STAWELL*	\$322,500	\$319,000	1.1%	19.4%
SUNBURY*	\$517,250	\$500,000	3.5%	7.8%
SUNSHINE*	\$716,500	\$738,000	-2.9%	8.2%
SWAN HILL*	\$349,000	-	-	-
TARNEIT*	\$445,000	\$452,500	-1.7%	1.1%
THORNBURY*	\$1,291,500	\$1,263,000	2.3%	7.4%
TRARALGON*	\$390,000	\$367,000	6.3%	6.8%
VENUS BAY*	\$432,000	\$425,000	1.6%	0.5%
WANGARATTA*	\$422,250	\$405,000	4.3%	24.2%
WARBURTON*	\$555,000	\$557,500	-0.4%	-7.7%
WARRAGUL*	\$495,000	-	-	-
WARRNAMBOOL	\$495,000	\$492,500	0.5%	4.2%
WENDOUREE*	\$430,000	\$420,000	2.4%	21.1%
WERRIBEE*	\$482,839	\$477,500	1.1%	7.3%
WILLIAMSTOWN*	\$1,050,000	\$1,075,000	-2.3%	-7.5%
WINDSOR*	\$1,262,500	\$1,295,000	-2.5%	1.8%
WONTHAGGI*	\$390,000	\$410,000	-4.9%	-11.4%
YARRAVILLE*	\$990,000	\$1,000,000	-1.0%	-2.9%

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,485,000	\$1,462,500	1.5%	10.0%
ABERFELDIE*	\$1,480,000	\$1,480,000	0.0%	-10.3%
AINTREE*	\$600,000	\$603,250	-0.5%	1.7%
AIRPORT WEST	\$1,019,500	\$955,000	6.8%	13.3%
ALBANVALE*	\$675,000	\$666,500	1.3%	10.1%
ALBERT PARK	\$2,553,000	\$2,600,000	-1.8%	5.5%
ALBION*	\$810,000	\$805,500	0.6%	3.8%
ALEXANDRA*	\$527,500	\$547,500	-3.7%	5.5%
ALFREDTON	\$601,000	\$582,500	3.2%	14.5%
ALLANSFORD*	\$524,000	\$524,000	0.0%	-
ALPHINGTON*	\$1,850,000	\$1,722,500	7.4%	4.2%
ALTONA	\$1,045,000	\$1,101,000	-5.1%	-5.0%
ALTONA MEADOWS	\$765,000	\$765,000	0.0%	5.5%
ALTONA NORTH	\$917,500	\$925,000	-0.8%	0.8%
APOLLO BAY*	\$780,000	\$785,000	-0.6%	-8.8%
ARARAT	\$410,000	\$380,000	7.9%	12.3%
ARDEER*	\$722,500	\$720,000	0.3%	6.6%
ARMADALE*	\$2,122,000	\$2,180,000	-2.7%	-4.6%
ARMSTRONG CREEK	\$644,500	\$632,500	1.9%	6.5%
ASCOT VALE	\$1,282,500	\$1,280,000	0.2%	0.7%
ASHBURTON*	\$1,480,000	\$1,488,000	-0.5%	-7.5%
ASHWOOD*	\$1,351,000	\$1,352,000	-0.1%	-0.1%
ASPENDALE*	\$1,327,500	\$1,278,250	3.9%	17.0%
ATTWOOD*	\$877,000	\$870,000	0.8%	-
AVOCA*	\$375,000	\$417,500	-10.2%	-15.5%
AVONDALE HEIGHTS	\$988,000	\$985,500	0.3%	6.8%
AVONSLEIGH*	\$825,000	-	-	-
BACCHUS MARSH	\$632,500	\$601,000	5.2%	12.9%
BADGER CREEK*	\$710,000	\$709,000	0.1%	10.9%
BAIRNSDALE	\$475,000	\$462,500	2.7%	5.6%
BALACLAVA*	\$1,557,000	\$1,565,000	-0.5%	19.3%
BALLAN*	\$630,000	\$565,500	11.4%	11.7%
BALLARAT CENTRAL	\$650,000	\$644,000	0.9%	13.5%
BALLARAT EAST	\$560,000	\$545,000	2.8%	19.5%
BALLARAT NORTH*	\$590,250	\$558,500	5.7%	16.9%
BALWYN*	\$2,205,000	\$1,950,000	13.1%	-4.4%
BALWYN NORTH	\$1,930,000	\$1,885,000	2.4%	8.4%
BANNOCKBURN*	\$690,000	\$680,000	1.5%	1.1%
BARANDUDA*	\$640,000	\$634,500	0.9%	6.8%
BARWON HEADS*	\$1,125,000	\$1,240,000	-9.3%	-9.3%
BAXTER*	\$745,750	\$747,500	-0.2%	2.5%
BAYSWATER	\$879,000	\$900,000	-2.3%	0.6%
BAYSWATER NORTH*	\$895,000	\$895,000	0.0%	9.8%
BEACONSFIELD*	\$824,000	\$865,000	-4.7%	-1.9%
BEAUFORT*	\$440,000	\$440,000	0.0%	22.2%
BEAUMARIS*	\$1,700,000	\$1,721,000	-1.2%	-4.5%
BEECHWORTH*	\$707,500	\$769,000	-8.0%	-9.2%
BELGRAVE*	\$821,500	\$755,000	8.8%	5.4%
BELGRAVE HEIGHTS*	\$1,035,000	\$982,500	5.3%	-
BELL PARK*	\$695,000	\$670,000	3.7%	13.5%
BELL POST HILL*	\$751,000	\$700,000	7.3%	21.3%
BELLFIELD*	\$1,016,000	\$995,500	2.1%	1.5%
BELMONT	\$751,500	\$725,000	3.7%	11.3%
BENALLA	\$502,000	\$455,100	10.3%	19.5%
BENDIGO	\$667,750	\$668,000	0.0%	16.6%
BENTLEIGH	\$1,505,000	\$1,563,500	-3.7%	-0.4%
BENTLEIGH EAST	\$1,395,000	\$1,400,000	-0.4%	2.2%
BERWICK	\$805,000	\$800,000	0.6%	4.3%
BEVERIDGE*	\$550,000	\$542,000	1.5%	1.9%
BLACK HILL*	\$571,250	\$567,500	0.7%	13.7%
BLACK ROCK*	\$1,722,500	\$1,765,000	-2.4%	-2.7%
BLACKBURN	\$1,340,000	\$1,389,000	-3.5%	-4.7%
BLACKBURN NORTH*	\$1,250,000	\$1,275,000	-2.0%	1.4%
BLACKBURN SOUTH	\$1,220,000	\$1,230,000	-0.8%	-0.4%
BLAIRGOWRIE*	\$1,200,000	\$1,225,000	-2.0%	0.4%
BONBEACH*	\$1,190,000	\$1,195,000	-0.4%	16.1%
BONNIE BROOK*	\$595,000	\$595,000	0.0%	3.5%
BONSHAW*	\$570,000	\$560,000	1.8%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BOOLARRA*	\$440,000	\$465,000	-5.4%	-
BORONIA	\$870,000	\$868,000	0.2%	7.3%
BOTANIC RIDGE*	\$775,000	\$700,000	10.7%	10.7%
BOX HILL*	\$1,375,000	\$1,473,500	-6.7%	-11.3%
BOX HILL NORTH	\$1,223,500	\$1,270,000	-3.7%	-4.6%
BOX HILL SOUTH*	\$1,283,000	\$1,405,500	-8.7%	-2.5%
BRAYBROOK*	\$760,000	\$772,500	-1.6%	-2.8%
BREAKWATER*	\$590,000	\$575,000	2.6%	-
BRIAR HILL*	\$981,750	\$970,750	1.1%	10.7%
BRIGHT*	\$997,500	\$1,020,000	-2.2%	-9.3%
BRIGHTON	\$2,390,000	\$2,460,000	-2.8%	3.8%
BRIGHTON EAST	\$1,780,000	\$1,727,000	3.1%	1.7%
BROADFORD*	\$552,500	\$567,500	-2.6%	-0.8%
BROADMEADOWS	\$660,250	\$655,500	0.7%	11.9%
BROOKFIELD*	\$595,000	\$555,000	7.2%	16.7%
BROOKLYN*	\$822,500	\$822,500	0.0%	3.8%
BROWN HILL*	\$561,000	\$532,500	5.4%	5.8%
BRUNSWICK	\$1,361,500	\$1,386,250	-1.8%	0.7%
BRUNSWICK EAST	\$1,505,000	\$1,485,000	1.3%	9.6%
BRUNSWICK WEST	\$1,355,500	\$1,355,500	0.0%	5.7%
BULLEEN*	\$1,235,000	\$1,250,000	-1.2%	5.8%
BUNDOORA	\$884,500	\$880,000	0.5%	6.2%
BUNINYONG*	\$695,000	\$695,000	0.0%	-0.4%
BURNSIDE*	\$747,500	\$700,000	6.8%	13.3%
BURNSIDE HEIGHTS*	\$708,000	\$708,000	0.0%	-0.8%
BURWOOD	\$1,300,000	\$1,317,500	-1.3%	-0.8%
BURWOOD EAST	\$1,234,444	\$1,250,000	-1.2%	2.1%
CAIRNLEA*	\$878,000	\$850,000	3.3%	16.9%
CALIFORNIA GULLY*	\$575,000	\$555,000	3.6%	23.7%
CAMBERWELL	\$2,000,000	\$2,000,000	0.0%	-1.7%
CAMPBELLFIELD*	\$672,500	\$702,000	-4.2%	7.6%
CAMPBELLS CREEK*	\$692,500	\$695,000	-0.4%	1.8%
CAMPERDOWN*	\$465,000	\$450,000	3.3%	8.1%
CANADIAN*	\$550,000	\$538,000	2.2%	17.0%
CANTERBURY*	\$2,815,000	\$2,830,000	-0.5%	22.7%
CAPE PATERSON*	\$755,000	\$740,000	2.0%	14.4%
CAPE WOOLAMAI*	\$668,800	\$643,000	4.0%	4.5%
CAPEL SOUND	\$743,000	\$756,200	-1.7%	6.1%
CARLTON*	\$1,755,000	\$1,761,500	-0.4%	12.6%
CARLTON NORTH*	\$1,850,000	\$1,802,500	2.6%	4.5%
CARNEGIE*	\$1,600,000	\$1,611,000	-0.7%	1.8%
CAROLINE SPRINGS	\$735,000	\$720,000	2.1%	8.9%
CARRUM*	\$993,500	\$1,040,000	-4.5%	-1.4%
CARRUM DOWNS	\$805,000	\$803,000	0.2%	13.4%
CASTERTON*	\$321,000	\$321,000	0.0%	-16.6%
CASTLEMAINE	\$742,500	\$725,000	2.4%	4.6%
CAULFIELD*	\$1,695,000	\$1,685,000	0.6%	2.7%
CAULFIELD NORTH*	\$1,685,000	\$1,758,000	-4.2%	-4.4%
CAULFIELD SOUTH*	\$1,666,500	\$1,653,000	0.8%	9.6%
CHADSTONE*	\$1,240,000	\$1,258,888	-1.5%	7.4%
CHARLEMONT*	\$602,250	\$601,250	0.2%	4.3%
CHARLTON*	\$350,000	\$350,000	0.0%	-
CHELSEA*	\$1,082,000	\$1,082,000	0.0%	-5.1%
CHELSEA HEIGHTS*	\$950,000	\$956,000	-0.6%	2.7%
CHELTENHAM	\$1,230,000	\$1,230,000	0.0%	6.0%
CHEWTON*	\$790,000	\$785,000	0.6%	-
CHIRNSIDE PARK	\$820,000	\$832,500	-1.5%	0.3%
CHURCHILL*	\$421,000	\$375,000	12.3%	20.4%
CLARINDA*	\$1,000,000	\$1,047,000	-4.5%	1.7%
CLAYTON*	\$1,276,250	\$1,292,944	-1.3%	2.5%
CLAYTON SOUTH	\$999,000	\$978,000	2.1%	4.6%
CLIFTON HILL*	\$1,720,000	\$1,720,000	0.0%	-3.1%
CLIFTON SPRINGS	\$677,000	\$670,000	1.0%	6.6%
CLUNES*	\$530,000	\$540,000	-1.9%	3.9%
CLYDE	\$647,500	\$650,000	-0.4%	3.6%
CLYDE NORTH	\$660,000	\$661,000	-0.2%	3.8%
COBBLEBANK*	\$540,500	\$551,000	-1.9%	2.6%
COBDEN*	\$430,000	\$407,500	5.5%	-
COBRAM	\$403,750	\$400,000	0.9%	4.9%
COBURG	\$1,202,500	\$1,235,500	-2.7%	-1.4%
COBURG NORTH	\$1,022,500	\$1,010,000	1.2%	3.3%
COCKATOO*	\$802,500	\$800,000	0.3%	10.7%
COHUNA*	\$375,000	\$373,000	0.5%	7.9%
COLAC	\$498,000	\$485,000	2.7%	11.9%
COLLINGWOOD*	\$1,330,000	\$1,447,500	-8.1%	-5.0%
COOLAROO*	\$659,000	\$632,000	4.3%	13.0%
CORIO	\$582,000	\$560,100	3.9%	20.0%
CORONET BAY*	\$585,000	\$585,000	0.0%	12.5%
COWES	\$635,000	\$645,000	-1.6%	-2.7%
CRAIGIEBURN	\$665,000	\$665,000	0.0%	9.0%
CRANBOURNE	\$695,000	\$687,500	1.1%	8.6%
CRANBOURNE EAST	\$684,500	\$677,000	1.1%	3.7%
CRANBOURNE NORTH	\$708,500	\$700,000	1.2%	5.7%
CRANBOURNE SOUTH*	\$714,495	\$688,000	3.9%	11.1%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CRANBOURNE WEST	\$685,000	\$681,000	0.6%	5.4%
CREMORNE*	\$1,467,500	\$1,475,000	-0.5%	2.3%
CRESWICK*	\$570,000	\$560,000	1.8%	5.6%
CRIB POINT*	\$723,000	\$720,000	0.4%	-3.0%
CROYDON	\$895,000	\$885,000	1.1%	9.2%
CROYDON HILLS*	\$1,130,500	\$1,022,000	10.6%	16.8%
CROYDON NORTH*	\$865,000	\$902,500	-4.2%	-1.1%
CROYDON SOUTH	\$905,000	\$893,000	1.3%	8.7%
CURLEWIS*	\$670,000	\$647,500	3.5%	7.9%
DALLAS*	\$627,500	\$622,250	0.8%	13.7%
DALYSTON*	\$545,000	\$532,000	2.4%	4.1%
DANDENONG	\$781,000	\$765,000	2.1%	10.9%
DANDENONG NORTH	\$762,000	\$760,000	0.3%	4.1%
DARLEY*	\$582,500	\$552,500	5.4%	5.3%
DAYLESFORD*	\$860,000	\$1,003,000	-14.3%	4.9%
DEANSIDE*	\$595,000	\$585,000	1.7%	2.4%
DEER PARK	\$692,500	\$680,000	1.8%	7.4%
DELAcombe*	\$566,500	\$560,505	1.1%	16.6%
DELAHEY*	\$717,500	\$715,000	0.3%	10.4%
DENNINGTON*	\$640,500	\$570,000	12.4%	12.4%
DERRIMUT*	\$715,250	\$700,250	2.1%	5.2%
DIAMOND CREEK	\$912,500	\$905,000	0.8%	2.4%
DIGGERS REST	\$607,000	\$605,500	0.2%	2.0%
DIMBOOLA*	\$325,000	\$303,500	7.1%	31.6%
DINGLEY VILLAGE*	\$1,105,000	\$1,100,000	0.5%	6.1%
DONCASTER*	\$1,400,000	\$1,399,000	0.1%	6.9%
DONCASTER EAST	\$1,485,000	\$1,510,000	-1.7%	5.3%
DONNYBROOK*	\$580,000	\$580,000	0.0%	1.9%
DONVALE*	\$1,227,500	\$1,280,000	-4.1%	-3.4%
DOREEN	\$736,250	\$725,000	1.6%	7.8%
DOVETON	\$653,000	\$640,000	2.0%	6.6%
DROMANA	\$881,000	\$915,000	-3.7%	-5.3%
DROUIN	\$617,500	\$615,000	0.4%	8.3%
DRYSDALE*	\$690,000	\$685,000	0.7%	8.7%
EAGLEHAWK*	\$590,000	\$589,000	0.2%	21.0%
EAGLEMONT*	\$2,285,000	\$2,330,000	-1.9%	31.3%
EAST BAIRNSDALE*	\$397,500	\$376,500	5.6%	19.5%
EAST BENDIGO*	\$645,000	\$610,000	5.7%	24.0%
EAST GEELONG*	\$880,000	\$893,000	-1.5%	8.6%
EAST MELBOURNE*	\$2,952,500	\$3,001,250	-1.6%	-
EAST WARBURTON*	\$710,000	\$710,000	0.0%	-
EASTWOOD*	\$594,000	\$545,000	9.0%	8.0%
ECHUCA	\$582,500	\$575,000	1.3%	5.9%
EDITHVALE*	\$1,266,000	\$1,266,000	0.0%	10.8%
EILDON*	\$442,500	\$445,000	-0.6%	-
ELLIMINYT*	\$505,000	\$500,000	1.0%	-
ELSTERNWICK*	\$1,880,000	\$1,751,250	7.4%	11.6%
ELTHAM	\$1,040,000	\$1,060,000	-1.9%	2.0%
ELTHAM NORTH*	\$1,075,000	\$1,067,500	0.7%	-1.4%
ELWOOD*	\$1,907,500	\$1,917,500	-0.5%	-5.6%
EMERALD*	\$867,500	\$865,000	0.3%	-1.1%
ENDEAVOUR HILLS	\$802,500	\$807,500	-0.6%	7.0%
EPPING	\$727,500	\$721,250	0.9%	9.4%
EPSOM*	\$652,889	\$636,250	2.6%	16.6%
ESSENDON	\$1,615,000	\$1,530,000	5.6%	9.5%
ESSENDON NORTH*	\$1,230,000	\$1,280,500	-3.9%	-0.5%
EUMEMMERRING*	\$734,500	\$737,000	-0.3%	-
EUROA*	\$550,000	\$485,000	13.4%	11.9%
EYNESBURY*	\$642,500	\$585,750	9.7%	-
FAIRFIELD*	\$1,615,000	\$1,592,000	1.4%	6.4%
FAWKNER	\$850,000	\$841,250	1.0%	10.4%
FERNTREE GULLY	\$900,000	\$892,750	0.8%	6.8%
FITZROY*	\$1,960,000	\$2,100,000	-6.7%	8.0%
FITZROY NORTH	\$1,855,000	\$1,855,000	0.0%	5.7%
FLEMINGTON*	\$1,225,000	\$1,217,000	0.7%	2.1%
FLORA HILL*	\$613,750	\$616,750	-0.5%	17.8%
FOOTSCRAY	\$1,002,500	\$967,500	3.6%	4.2%
FOREST HILL	\$1,188,000	\$1,180,000	0.7%	8.0%
FOSTER*	\$524,000	\$595,000	-11.9%	-14.1%
FRANKSTON	\$845,000	\$836,000	1.1%	15.0%
FRANKSTON NORTH	\$717,500	\$700,000	2.5%	16.7%
FRANKSTON SOUTH	\$1,055,500	\$1,013,950	4.1%	8.7%
FRASER RISE	\$632,500	\$617,500	2.4%	6.9%
GARFIELD*	\$730,000	-	-	-
GEELONG*	\$891,500	\$875,000	1.9%	1.3%
GEELONG WEST	\$840,500	\$820,000	2.5%	2.8%
GEMBROOK*	\$950,000	\$850,000	11.8%	25.0%
GISBORNE*	\$785,000	\$742,000	5.8%	7.5%
GLADSTONE PARK	\$802,000	\$785,000	2.2%	11.4%
GLEN IRIS	\$1,920,000	\$1,961,000	-2.1%	-1.8%
GLEN WAVERLEY	\$1,490,000	\$1,525,000	-2.3%	-2.3%
GLENROY	\$870,000	\$847,500	2.7%	7.4%
GOLDEN BEACH*	\$394,750	\$394,750	0.0%	-8.2%
GOLDEN POINT*	\$560,000	\$540,000	3.7%	14.3%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
GOLDEN SQUARE	\$610,000	\$567,000	7.6%	17.3%
GOWANBRAE*	\$821,000	\$821,000	0.0%	6.2%
GRANTVILLE*	\$582,500	\$549,000	6.1%	6.0%
GREENSBOROUGH	\$950,000	\$972,500	-2.3%	-2.1%
GREENVALE	\$730,000	\$749,000	-2.5%	3.4%
GROVEDALE	\$725,000	\$685,000	5.8%	12.2%
HADFIELD	\$883,750	\$877,500	0.7%	6.5%
HALLAM*	\$760,750	\$756,500	0.6%	7.9%
HALLS GAP*	\$620,000	\$550,000	12.7%	-
HAMILTON	\$417,000	\$397,500	4.9%	8.5%
HAMLIN HEIGHTS*	\$750,000	\$747,500	0.3%	7.7%
HAMPTON*	\$1,950,000	\$1,950,000	0.0%	1.7%
HAMPTON EAST*	\$1,300,000	\$1,375,000	-5.5%	-6.5%
HAMPTON PARK	\$705,194	\$690,000	2.2%	7.7%
HARKNESS	\$555,000	\$540,250	2.7%	8.6%
HASTINGS	\$700,000	\$702,000	-0.3%	3.7%
HAWTHORN*	\$2,030,000	\$1,980,000	2.5%	4.8%
HAWTHORN EAST*	\$2,226,000	\$2,215,500	0.5%	14.2%
HEALESVILLE*	\$802,500	\$797,500	0.6%	3.7%
HEATHCOTE*	\$580,500	\$580,500	0.0%	11.6%
HEATHERTON*	\$1,072,000	\$1,079,500	-0.7%	-1.4%
HEATHMONT	\$970,000	\$987,000	-1.7%	-1.0%
HEIDELBERG*	\$1,435,000	\$1,442,500	-0.5%	9.8%
HEIDELBERG HEIGHTS*	\$950,000	\$887,500	7.0%	8.0%
HEIDELBERG WEST*	\$795,000	\$775,000	2.6%	6.7%
HERNE HILL*	\$775,000	\$747,500	3.7%	10.7%
HEYFIELD*	\$400,000	\$400,000	0.0%	-0.6%
HEYWOOD*	\$360,000	\$340,000	5.9%	14.3%
HIGGETT*	\$1,325,000	\$1,312,000	1.0%	-0.7%
HIGHTON	\$840,000	\$840,000	0.0%	7.0%
HILLSIDE*	\$747,000	\$750,000	-0.4%	6.4%
HOPPERS CROSSING	\$653,500	\$642,000	1.8%	8.9%
HORSHAM	\$460,000	\$445,000	3.4%	26.0%
HUGHESDALE*	\$1,350,000	\$1,350,000	0.0%	3.8%
HUNTLY*	\$650,000	\$630,000	3.2%	19.7%
HURSTBRIDGE*	\$902,500	\$885,000	2.0%	4.8%
INDENTED HEAD*	\$632,500	\$632,500	0.0%	-7.3%
INVERLOCH	\$842,000	\$817,500	3.0%	7.3%
IRONBARK*	\$585,000	\$555,000	5.4%	-
IRYMPLE*	\$579,500	\$580,000	-0.1%	2.1%
IVANHOE*	\$1,488,000	\$1,650,000	-9.8%	-10.6%
IVANHOE EAST*	\$2,000,000	\$1,961,000	2.0%	-
JACANA*	\$655,500	\$660,000	-0.7%	9.3%
JAN JUC*	\$1,210,000	\$1,260,000	-4.0%	-3.6%
KALKALLO*	\$580,000	\$577,000	0.5%	4.9%
KALORAMA*	\$841,000	\$803,500	4.7%	-
KANGAROO FLAT	\$595,000	\$577,750	3.0%	13.7%
KEALBA*	\$749,500	\$735,000	2.0%	10.2%
KEILOR*	\$1,038,000	\$1,043,000	-0.5%	10.4%
KEILOR DOWNS*	\$790,000	\$790,500	-0.1%	4.1%
KEILOR EAST	\$1,010,000	\$1,005,000	0.5%	11.0%
KEILOR PARK*	\$875,500	\$850,000	3.0%	14.4%
KENNINGTON*	\$641,500	\$617,900	3.8%	23.1%
KENSINGTON*	\$1,287,500	\$1,227,500	4.9%	8.2%
KERANG*	\$320,000	\$322,500	-0.8%	1.6%
KEW	\$2,030,000	\$2,042,500	-0.6%	4.1%
KEW EAST*	\$1,870,000	\$1,950,000	-4.1%	-5.3%
KEYSBOROUGH	\$935,000	\$915,345	2.1%	9.2%
KIALLA*	\$620,000	\$615,000	0.8%	6.0%
KILMORE*	\$585,000	\$575,000	1.7%	1.7%
KILSYTH	\$850,000	\$845,500	0.5%	8.8%
KINGLAKE*	\$740,000	\$740,000	0.0%	1.3%
KINGS PARK*	\$672,500	\$670,000	0.4%	8.5%
KINGSBURY*	\$882,500	\$860,750	2.5%	10.0%
KINGSVILLE*	\$1,215,000	\$1,179,000	3.1%	-1.7%
KNOXFIELD*	\$950,000	\$950,000	0.0%	5.1%
KOO WEE RUP*	\$660,000	\$660,000	0.0%	9.1%
KOROIT*	\$605,000	\$602,500	0.4%	3.0%
KORUMBURRA*	\$520,000	\$502,500	3.5%	3.4%
KURUNJANG	\$579,750	\$562,500	3.1%	15.5%
KYABRAM	\$522,500	\$500,000	4.5%	19.2%
KYNETON	\$795,000	\$765,000	3.9%	1.0%
LAKE TYERS BEACH*	\$565,000	\$565,000	0.0%	-
LAKE WENDOUREE*	\$830,000	\$730,000	13.7%	27.7%
LAKES ENTRANCE	\$544,500	\$540,000	0.8%	4.7%
LALOR	\$766,000	\$766,000	0.0%	9.2%
LANCEFIELD*	\$736,000	\$730,000	0.8%	2.9%
LANGWARRIN	\$830,000	\$820,000	1.2%	8.5%
LARA	\$652,000	\$642,500	1.5%	5.2%
LAUNCHING PLACE*	\$765,000	\$765,000	0.0%	10.1%
LAVERTON	\$615,000	\$610,000	0.8%	4.2%
LEONGATHA	\$550,000	\$540,000	1.9%	7.8%
LEOPOLD	\$670,000	\$661,000	1.4%	6.9%
LILYDALE	\$810,000	\$800,000	1.3%	1.3%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
LINTON*	\$535,000	\$549,000	-2.6%	-
LOCH SPORT*	\$345,000	\$354,500	-2.7%	-3.5%
LONG GULLY*	\$563,000	\$530,000	6.2%	18.1%
LONGWARRY*	\$610,000	\$567,500	7.5%	7.5%
LOWER PLENTY*	\$1,215,000	\$1,207,500	0.6%	-5.8%
LUCAS*	\$610,000	\$595,500	2.4%	8.9%
LUCKNOW*	\$500,000	\$499,000	0.2%	-
LYNBROOK*	\$750,000	\$748,500	0.2%	4.6%
LYNDHURST*	\$798,000	\$785,000	1.7%	3.6%
MACLEOD*	\$1,052,500	\$1,016,000	3.6%	5.8%
MADDINGLEY*	\$595,000	\$600,000	-0.8%	4.4%
MAFFRA*	\$445,000	\$445,000	0.0%	2.3%
MAIDEN GULLY*	\$712,500	\$712,500	0.0%	2.9%
MAIDSTONE*	\$880,000	\$885,000	-0.6%	1.1%
MALDON*	\$730,000	\$739,000	-1.2%	2.1%
MALVERN*	\$2,090,000	\$2,205,000	-5.2%	-15.2%
MALVERN EAST	\$1,722,500	\$1,831,888	-6.0%	2.5%
MANIFOLD HEIGHTS*	\$880,000	\$890,000	-1.1%	4.8%
MANOR LAKES*	\$585,000	\$582,500	0.4%	5.4%
MANSFIELD*	\$707,500	\$732,500	-3.4%	-4.4%
MARIBYRNONG*	\$1,081,000	\$1,128,750	-4.2%	-3.0%
MARSHALL*	\$659,400	\$650,000	1.4%	5.5%
MARYBOROUGH	\$391,500	\$393,500	-0.5%	-2.7%
MCCRAE*	\$1,050,000	\$1,175,000	-10.6%	-4.5%
MCKINNON*	\$1,608,000	\$1,608,000	0.0%	-6.8%
MEADOW HEIGHTS*	\$690,000	\$680,000	1.5%	16.0%
MELTON	\$555,000	\$520,000	6.7%	17.7%
MELTON SOUTH	\$540,000	\$530,000	1.9%	8.0%
MELTON WEST*	\$580,000	\$555,000	4.5%	12.4%
MENTONE*	\$1,165,000	\$1,240,000	-6.0%	-8.6%
MERBEIN*	\$447,500	\$420,000	6.5%	11.6%
MERNDA	\$695,000	\$673,750	3.2%	6.1%
METUNG*	\$622,500	\$611,500	1.8%	0.4%
MICKLEHAM	\$600,000	\$600,000	0.0%	4.3%
MIDDLE PARK*	\$2,850,000	\$2,465,000	15.6%	11.8%
MILDURA	\$552,000	\$539,140	2.4%	18.7%
MILL PARK	\$816,000	\$801,500	1.8%	8.8%
MILLGROVE*	\$630,000	\$630,000	0.0%	2.9%
MINERS REST*	\$610,000	\$574,250	6.2%	21.4%
MIRBOO NORTH*	\$552,500	\$570,000	-3.1%	-
MITCHAM	\$1,178,500	\$1,159,000	1.7%	7.4%
MOE*	\$440,000	\$419,000	5.0%	23.9%
MONBULK*	\$840,500	\$840,500	0.0%	6.7%
MONT ALBERT NORTH*	\$1,467,500	\$1,446,500	1.5%	-2.0%
MONTMORENCY*	\$1,025,000	\$1,050,000	-2.4%	-6.8%
MONTROSE*	\$900,000	\$896,750	0.4%	7.1%
MOONEE PONDS	\$1,380,000	\$1,475,000	-6.4%	-2.3%
MOORABBIN*	\$1,225,000	\$1,235,000	-0.8%	2.9%
MOOROOLBARK	\$831,000	\$825,000	0.7%	5.4%
MOOROOPNA*	\$432,500	\$432,500	0.0%	6.3%
MORDIALLOC*	\$1,427,000	\$1,423,500	0.2%	23.5%
MORNINGTON	\$1,010,000	\$960,000	5.2%	9.2%
MORTLAKE*	\$375,000	\$392,450	-4.4%	2.0%
MORWELL	\$360,500	\$360,000	0.1%	3.1%
MOUNT CLEAR*	\$540,000	\$527,000	2.5%	14.9%
MOUNT DUNED	\$656,500	\$655,000	0.2%	5.9%
MOUNT ELIZA*	\$1,300,000	\$1,340,000	-3.0%	2.4%
MOUNT EVELYN	\$853,625	\$840,000	1.6%	7.2%
MOUNT HELEN*	\$666,000	\$620,000	7.4%	21.1%
MOUNT MARTHA	\$1,150,000	\$1,125,000	2.2%	2.7%
MOUNT PLEASANT*	\$515,000	\$523,500	-1.6%	-2.8%
MOUNT WAVERLEY	\$1,450,000	\$1,466,500	-1.1%	-3.3%
MULGRAVE	\$1,071,000	\$1,065,000	0.6%	7.1%
MURRUMBEENA*	\$1,605,000	\$1,650,000	-2.7%	11.5%
MYRTLEFORD*	\$667,500	\$560,000	19.2%	15.9%
NARRE WARREN	\$770,000	\$757,250	1.7%	6.9%
NARRE WARREN SOUTH	\$727,750	\$727,750	0.0%	1.6%
NEW GISBORNE*	\$845,000	\$845,000	0.0%	-
NEWBOROUGH*	\$489,000	\$488,000	0.2%	11.1%
NEWCOMB*	\$639,000	\$605,500	5.5%	15.8%
NEWINGTON*	\$600,000	\$593,000	1.2%	0.0%
NEWPORT	\$1,200,000	\$1,170,000	2.6%	6.7%
NEWSTEAD*	\$602,500	-	-	-
NEWTOWN	\$992,500	\$970,000	2.3%	10.9%
NHILL*	\$262,000	\$250,000	4.8%	0.6%
NIDDRIE*	\$1,192,500	\$1,220,000	-2.3%	0.6%
NOBLE PARK	\$843,250	\$841,500	0.2%	6.7%
NOBLE PARK NORTH*	\$826,500	\$808,000	2.3%	8.0%
NORLANE	\$550,000	\$520,000	5.8%	19.0%
NORTH BENDIGO*	\$595,250	\$565,000	5.4%	23.8%
NORTH GEELONG*	\$702,000	\$672,500	4.4%	10.8%
NORTH MELBOURNE*	\$1,412,500	\$1,482,500	-4.7%	0.2%
NORTH WARRANDYTE*	\$1,240,000	\$1,220,000	1.6%	11.5%
NORTH WONTHAGGI*	\$510,000	\$509,000	0.2%	5.2%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
NORTHCOTE	\$1,700,000	\$1,722,000	-1.3%	5.9%
NUMURKAH*	\$402,500	\$385,000	4.5%	5.2%
NUNAWADING	\$1,088,000	\$1,127,500	-3.5%	1.6%
OAK PARK*	\$1,075,000	\$1,000,000	7.5%	12.3%
OAKLEIGH*	\$1,327,500	\$1,305,000	1.7%	6.2%
OAKLEIGH EAST*	\$1,202,500	\$1,210,000	-0.6%	0.6%
OAKLEIGH SOUTH*	\$1,134,000	\$1,139,000	-0.4%	5.0%
OCEAN GROVE	\$872,500	\$856,500	1.9%	2.6%
OFFICER	\$670,000	\$663,000	1.1%	3.1%
OFFICER SOUTH*	\$679,700	-	-	-
OLINDA*	\$887,500	\$875,000	1.4%	5.0%
ORMOND*	\$1,620,000	\$1,485,500	9.1%	4.0%
OUYEN*	\$250,000	\$222,500	12.4%	-
PAKENHAM	\$680,000	\$670,000	1.5%	9.7%
PARKDALE*	\$1,370,000	\$1,414,500	-3.1%	2.0%
PARKVILLE*	\$1,725,000	-	-	-
PASCOE VALE	\$1,115,000	\$1,122,500	-0.7%	6.2%
PASCOE VALE SOUTH	\$1,225,000	\$1,228,000	-0.2%	3.4%
PATTERSON LAKES*	\$967,500	\$955,000	1.3%	5.7%
PAYNESVILLE	\$545,000	\$530,000	2.8%	2.8%
PEARCEDALE*	\$777,500	\$790,000	-1.6%	-4.1%
POINT COOK	\$715,500	\$717,250	-0.2%	5.6%
POINT LONSDALE*	\$1,100,000	\$1,127,500	-2.4%	0.0%
PORT FAIRY*	\$800,000	\$800,000	0.0%	-11.5%
PORT MELBOURNE	\$1,750,000	\$1,722,500	1.6%	4.5%
PORTARLINGTON	\$800,000	\$787,500	1.6%	3.6%
PORTLAND	\$428,500	\$415,000	3.3%	8.4%
PRAHRAN	\$1,722,500	\$1,801,000	-4.4%	-7.6%
PRESTON	\$1,217,500	\$1,210,000	0.6%	4.7%
QUARRY HILL*	\$602,500	\$580,000	3.9%	3.4%
QUEENSCLIFF*	\$1,050,000	\$1,000,000	5.0%	-
RAYMOND ISLAND*	\$525,000	\$532,500	-1.4%	-
RED CLIFFS*	\$508,000	\$505,000	0.6%	20.6%
REDAN	\$505,000	\$494,000	2.2%	12.2%
RESEARCH*	\$1,048,000	-	-	-
RESERVOIR	\$950,000	\$918,000	3.5%	8.0%
RICHMOND	\$1,620,000	\$1,620,000	0.0%	0.5%
RIDDELLS CREEK*	\$767,500	\$770,000	-0.3%	-3.2%
RINGWOOD	\$977,500	\$982,500	-0.5%	2.9%
RINGWOOD EAST	\$950,000	\$952,000	-0.2%	1.1%
RINGWOOD NORTH*	\$1,062,500	\$1,090,000	-2.5%	9.5%
ROCHESTER*	\$420,000	\$435,000	-3.4%	16.7%
ROCKBANK*	\$550,000	\$547,000	0.5%	2.5%
ROMSEY*	\$749,000	\$722,500	3.7%	8.6%
ROSANNA*	\$1,250,000	\$1,250,000	0.0%	-2.6%
ROSEBUD	\$797,500	\$790,000	0.9%	6.4%
ROSEDALE*	\$457,500	\$455,000	0.5%	4.0%
ROWVILLE	\$990,000	\$987,500	0.3%	5.9%
ROXBURGH PARK*	\$671,500	\$660,550	1.7%	10.0%
RUTHERGLEN*	\$545,000	\$542,500	0.5%	-7.6%
RYE	\$880,000	\$880,000	0.0%	4.1%
SAFETY BEACH	\$1,015,000	\$1,030,000	-1.5%	-5.6%
SALE	\$500,000	\$480,000	4.2%	12.4%
SANDHURST*	\$910,000	\$910,000	0.0%	7.8%
SANDRINGHAM*	\$1,850,000	\$1,794,444	3.1%	-4.3%
SCORESBY*	\$944,000	\$970,000	-2.7%	4.0%
SEABROOK*	\$765,000	\$755,000	1.3%	9.3%
SEAFORD	\$883,500	\$880,000	0.4%	10.4%
SEAHOLME*	\$1,087,500	\$1,090,000	-0.2%	-8.8%
SEBASTOPOL	\$507,500	\$481,000	5.5%	18.0%
SEDDON*	\$1,190,000	\$1,200,000	-0.8%	-2.5%
SELBY*	\$847,500	\$865,000	-2.0%	-
SEYMOUR*	\$445,000	\$445,000	0.0%	-0.9%
SHEPPARTON	\$500,000	\$477,500	4.7%	12.8%
SKYE*	\$830,750	\$817,000	1.7%	12.6%
SMYTHES CREEK*	\$655,000	\$586,000	11.8%	18.9%
SOLDIERS HILL	\$630,500	\$573,000	10.0%	13.1%
SOMERS*	\$1,355,000	\$1,275,000	6.3%	6.1%
SOMERVILLE*	\$799,000	\$776,500	2.9%	3.5%
SORRENTO*	\$1,610,000	\$1,600,000	0.6%	7.3%
SOUTH KINGSVILLE*	\$985,000	\$975,000	1.0%	-6.2%
SOUTH MELBOURNE*	\$1,787,000	\$1,937,500	-7.8%	0.8%
SOUTH MORANG	\$742,000	\$740,000	0.3%	5.6%
SOUTH YARRA	\$2,225,000	\$2,262,500	-1.7%	-3.3%
SPOTSWOOD*	\$1,083,250	\$1,135,000	-4.6%	-5.0%
SPRINGVALE	\$957,000	\$958,500	-0.2%	12.6%
SPRINGVALE SOUTH*	\$895,000	\$865,000	3.5%	7.8%
ST ALBANS	\$730,000	\$720,000	1.4%	10.6%
ST ALBANS PARK*	\$670,000	\$650,000	3.1%	10.7%
ST ARNAUD*	\$330,000	\$335,000	-1.5%	-2.9%
ST KILDA*	\$1,650,000	\$1,710,000	-3.5%	3.4%
ST KILDA EAST*	\$1,678,000	\$1,602,000	4.7%	10.4%
ST KILDA WEST*	\$1,830,000	-	-	-
ST LEONARDS	\$700,000	\$675,000	3.7%	6.1%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
STAWELL	\$375,000	\$363,250	3.2%	12.8%
STRATFORD*	\$490,000	\$485,000	1.0%	-0.3%
STRATHDALE*	\$698,500	\$675,000	3.5%	19.1%
STRATHFIELDSAYE*	\$672,500	\$678,000	-0.8%	9.3%
STRATHMORE*	\$1,317,500	\$1,315,000	0.2%	3.3%
STRATHTULLOH*	\$530,000	\$540,000	-1.9%	-2.4%
SUNBURY	\$660,000	\$650,000	1.5%	6.5%
SUNSHINE	\$860,500	\$860,500	0.0%	6.8%
SUNSHINE NORTH	\$800,000	\$772,000	3.6%	9.6%
SUNSHINE WEST	\$770,000	\$750,000	2.7%	11.2%
SURREY HILLS*	\$1,840,000	\$1,888,000	-2.5%	-0.5%
SWAN HILL	\$460,000	\$462,500	-0.5%	3.4%
SYDENHAM*	\$755,500	\$741,500	1.9%	16.9%
TARNEIT	\$580,000	\$580,000	0.0%	2.7%
TATURA*	\$500,000	\$503,750	-0.7%	5.8%
TAYLORS HILL*	\$782,288	\$787,000	-0.6%	0.9%
TAYLORS LAKES*	\$880,000	\$868,000	1.4%	8.0%
TECOMA*	\$872,000	\$805,000	8.3%	9.7%
TEMPLESTOWE*	\$1,177,500	\$1,300,000	-9.4%	-10.2%
TEMPLESTOWE LOWER	\$1,272,000	\$1,290,000	-1.4%	4.3%
TERANG*	\$385,000	\$382,500	0.7%	-13.5%
THE BASIN*	\$913,000	\$888,000	2.8%	9.9%
THOMASTOWN	\$782,000	\$780,500	0.2%	6.4%
THOMSON*	\$626,000	\$605,000	3.5%	17.4%
THORNBURY	\$1,455,500	\$1,455,500	0.0%	-1.3%
THORNHILL PARK*	\$526,500	\$520,000	1.3%	5.3%
TIMBOON*	\$510,000	\$530,500	-3.9%	8.3%
TONGALA*	\$499,500	\$455,000	9.8%	24.9%
TOORAK*	\$2,867,500	\$3,000,000	-4.4%	-4.4%
TOOTGAROOK*	\$807,500	\$805,000	0.3%	1.9%
TORQUAY	\$1,040,000	\$1,027,000	1.3%	-3.7%
TRAFALGAR*	\$600,000	\$600,000	0.0%	15.7%
TRARALGON	\$550,000	\$515,000	6.8%	18.9%
TRENTHAM*	\$1,092,500	\$915,000	19.4%	29.3%
TRUGANINA	\$585,000	\$585,000	0.0%	0.9%
TULLAMARINE	\$822,000	\$780,000	5.4%	13.1%
TYABB*	\$795,000	\$788,500	0.8%	12.8%
UPPER FERNTREE GULLY*	\$850,000	\$900,000	-5.6%	1.5%
UPWEY*	\$854,500	\$864,000	-1.1%	3.6%
VENUS BAY*	\$537,000	\$537,000	0.0%	4.3%
VERMONT	\$1,173,000	\$1,175,000	-0.2%	2.7%
VERMONT SOUTH*	\$1,289,750	\$1,306,000	-1.2%	2.6%
VIEWBANK*	\$1,112,000	\$1,115,000	-0.3%	1.0%
WALLAN	\$590,000	\$590,000	0.0%	4.6%
WANDIN NORTH*	\$856,000	\$836,500	2.3%	9.0%
WANGARATTA	\$535,000	\$520,000	2.9%	10.3%
WANTIRNA*	\$1,002,500	\$1,038,000	-3.4%	4.6%
WANTIRNA SOUTH*	\$1,052,500	\$1,052,500	0.0%	1.4%
WARBURTON*	\$720,000	\$691,550	4.1%	9.9%
WARRACKNABEAL*	\$320,000	\$283,000	13.1%	50.6%
WARRAGUL	\$625,000	\$605,500	3.2%	7.8%
WARRANTYTE*	\$1,212,500	\$1,185,000	2.3%	16.6%
WARRNAMBOOL	\$621,500	\$610,000	1.9%	10.4%
WATSONIA*	\$957,000	\$951,500	0.6%	2.1%
WATSONIA NORTH*	\$927,500	\$930,000	-0.3%	7.4%
WAURN PONDS*	\$760,000	\$760,000	0.0%	2.8%
WEIR VIEWS*	\$537,500	\$525,000	2.4%	5.5%
WENDOUREE	\$532,251	\$515,000	3.3%	19.6%
WERRIBEE	\$625,000	\$615,000	1.6%	9.6%
WESBURN*	\$650,000	\$650,000	0.0%	-
WEST FOOTSCRAY	\$1,013,000	\$1,010,000	0.3%	7.8%
WEST MELBOURNE*	\$1,585,500	\$1,585,500	0.0%	-
WEST WODONGA	\$640,000	\$620,000	3.2%	19.6%
WESTMEADOWS	\$734,000	\$740,500	-0.9%	14.7%
WHEELERS HILL*	\$1,255,000	\$1,310,016	-4.2%	6.4%
WHITE HILLS*	\$562,889	\$560,000	0.5%	4.8%
WHITTINGTON*	\$576,500	\$565,000	2.0%	7.3%
WHITTLESEA*	\$663,300	\$692,500	-4.2%	-2.1%
WILLIAMS LANDING*	\$707,250	\$685,000	3.2%	10.5%
WILLIAMSTOWN	\$1,516,250	\$1,445,000	4.9%	8.3%
WINCHELSEA*	\$617,500	\$607,500	1.6%	4.7%
WINDSOR*	\$1,575,000	\$1,582,500	-0.5%	4.3%
WINTER VALLEY*	\$575,000	\$567,500	1.3%	10.6%
WODONGA	\$599,000	\$585,000	2.4%	13.0%
WOLLERT	\$630,000	\$636,600	-1.0%	3.7%
WONTHAGGI	\$517,000	\$519,000	-0.4%	0.4%
WOODEND*	\$891,000	\$891,000	0.0%	10.0%
WOORI YALLOCK*	\$734,750	\$729,000	0.8%	6.5%
WYNDHAM VALE	\$562,000	\$554,000	1.4%	8.1%
YALLAMBIE*	\$958,000	\$950,000	0.8%	7.7%
YARRA JUNCTION*	\$747,500	\$744,500	0.4%	0.5%
YARRAGON*	\$562,500	\$560,000	0.4%	2.7%
YARRAM*	\$360,000	\$350,000	2.9%	-11.0%
YARRAVILLE	\$1,200,000	\$1,200,000	0.0%	5.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
YARRAWONGA	\$585,000	\$588,000	-0.5%	-2.5%
YEA*	\$647,000	\$643,500	0.5%	-

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,927,500	-	-	-
ABERFELDIE*	\$1,870,000	\$1,970,000	-5.1%	-3.4%
AINTREE	\$756,000	\$770,000	-1.8%	0.8%
AIRPORT WEST*	\$1,280,000	\$1,238,000	3.4%	10.8%
ALBERT PARK*	\$3,310,000	\$4,100,000	-19.3%	-10.5%
ALBION*	\$935,000	\$898,500	4.1%	-
ALFREDTON	\$690,000	\$660,000	4.5%	9.5%
ALPHINGTON*	\$2,185,000	\$2,185,000	0.0%	4.0%
ALTONA*	\$1,460,000	\$1,365,000	7.0%	8.1%
ALTONA MEADOWS*	\$900,000	\$900,000	0.0%	12.1%
ALTONA NORTH*	\$1,110,000	\$1,110,000	0.0%	-2.6%
ARARAT*	\$540,000	\$519,500	3.9%	3.5%
ARMSTRONG CREEK	\$718,000	\$710,000	1.1%	4.8%
ASCOT*	\$758,500	\$800,000	-5.2%	5.0%
ASCOT VALE	\$1,652,500	\$1,662,500	-0.6%	-6.9%
ASHBURTON*	\$2,200,000	\$2,202,000	-0.1%	1.9%
ASHWOOD*	\$1,680,000	\$1,680,000	0.0%	7.0%
ASPENDALE*	\$1,695,500	\$1,685,500	0.6%	6.1%
ASPENDALE GARDENS*	\$1,325,000	\$1,320,000	0.4%	6.0%
ATTWOOD*	\$1,325,000	\$1,280,000	3.5%	-
AVONDALE HEIGHTS	\$1,360,000	\$1,340,000	1.5%	6.3%
BACCHUS MARSH*	\$710,000	\$700,000	1.4%	7.6%
BAIRNSDALE*	\$620,000	\$615,000	0.8%	6.0%
BALLAN*	\$745,000	\$745,000	0.0%	5.7%
BALLARAT CENTRAL*	\$1,000,000	\$952,500	5.0%	11.4%
BALLARAT EAST*	\$668,000	\$669,500	-0.2%	7.7%
BALLARAT NORTH*	\$714,750	\$714,750	0.0%	11.7%
BALNARRING*	\$2,095,000	\$1,658,000	26.4%	38.3%
BALWYN	\$2,440,000	\$2,694,444	-9.4%	-15.3%
BALWYN NORTH	\$2,188,000	\$2,245,000	-2.5%	-5.1%
BANNOCKBURN*	\$860,000	\$850,000	1.2%	5.7%
BARANDUDA*	\$770,000	\$749,000	2.8%	11.2%
BARWON HEADS*	\$1,575,000	\$1,470,000	7.1%	-10.0%
BAYSWATER*	\$1,033,000	\$1,054,000	-2.0%	8.7%
BAYSWATER NORTH*	\$1,025,000	\$1,020,000	0.5%	4.8%
BEACONSFIELD*	\$1,073,000	\$1,040,000	3.2%	1.7%
BEACONSFIELD UPPER*	\$1,371,000	\$1,540,000	-11.0%	-16.0%
BEAUFORT*	\$550,000	\$522,500	5.3%	-
BEAUMARIS	\$2,236,000	\$2,255,500	-0.9%	4.3%
BEECHWORTH*	\$965,000	\$965,000	0.0%	0.0%
BELGRAVE*	\$951,500	\$950,000	0.2%	0.2%
BELL PARK*	\$820,000	\$780,000	5.1%	-
BELL POST HILL*	\$790,000	\$776,000	1.8%	7.5%
BELMONT*	\$845,000	\$870,000	-2.9%	1.8%
BENALLA	\$611,000	\$600,000	1.8%	4.9%
BENDIGO*	\$917,750	\$827,000	11.0%	11.2%
BENTLEIGH	\$2,018,500	\$1,930,000	4.6%	5.6%
BENTLEIGH EAST	\$1,700,000	\$1,770,000	-4.0%	12.6%
BERWICK	\$1,000,000	\$985,000	1.5%	5.3%
BEVERIDGE	\$637,500	\$645,000	-1.2%	-4.1%
BITTERN*	\$1,025,000	\$1,050,000	-2.4%	-3.3%
BLACK HILL*	\$735,000	\$730,000	0.7%	6.9%
BLACK ROCK*	\$2,525,000	\$2,525,000	0.0%	-4.4%
BLACKBURN	\$1,685,000	\$1,750,000	-3.7%	-4.2%
BLACKBURN NORTH*	\$1,660,000	\$1,700,000	-2.4%	9.2%
BLACKBURN SOUTH*	\$1,372,500	\$1,408,000	-2.5%	-9.9%
BLAIRGOWRIE*	\$1,525,000	\$1,812,500	-15.9%	-30.1%
BONBEACH*	\$1,481,000	\$1,197,500	23.7%	30.2%
BONNIE BROOK*	\$670,000	\$665,500	0.7%	0.4%
BONSHAW	\$605,000	\$595,000	1.7%	12.8%
BORONIA*	\$960,000	\$952,500	0.8%	2.8%
BOTANIC RIDGE	\$977,500	\$965,000	1.3%	6.3%
BOX HILL*	\$1,740,000	\$1,778,500	-2.2%	-3.3%
BOX HILL NORTH*	\$1,530,000	\$1,530,000	0.0%	5.8%
BOX HILL SOUTH*	\$1,475,000	\$1,475,000	0.0%	-14.9%
BRAYBROOK*	\$950,000	\$930,000	2.2%	2.2%
BRIGHT*	\$1,225,000	\$1,287,500	-4.9%	8.9%
BRIGHTON	\$3,100,000	\$3,302,500	-6.1%	-11.8%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BRIGHTON EAST	\$2,308,000	\$2,400,000	-3.8%	0.3%
BROADFORD*	\$725,000	\$720,000	0.7%	7.2%
BROADMEADOWS*	\$700,000	\$692,500	1.1%	6.9%
BROOKFIELD	\$625,000	\$630,000	-0.8%	5.4%
BROWN HILL*	\$765,000	\$740,000	3.4%	13.3%
BRUNSWICK*	\$2,055,000	\$1,910,000	7.6%	25.1%
BRUNSWICK EAST*	\$1,778,000	\$1,775,500	0.1%	1.0%
BRUNSWICK WEST*	\$1,612,500	\$1,670,000	-3.4%	-0.8%
BULLEEN	\$1,377,500	\$1,385,000	-0.5%	-3.5%
BUNDOORA	\$1,022,000	\$1,015,000	0.7%	0.2%
BUNINYONG*	\$805,000	\$807,500	-0.3%	-4.7%
BUNYIP*	\$1,040,000	\$972,500	6.9%	22.0%
BURNSIDE*	\$925,000	\$910,500	1.6%	8.5%
BURNSIDE HEIGHTS*	\$890,000	\$890,000	0.0%	3.8%
BURWOOD*	\$1,551,000	\$1,562,000	-0.7%	0.6%
BURWOOD EAST	\$1,386,000	\$1,379,000	0.5%	0.6%
CAIRNLEA*	\$986,000	\$980,000	0.6%	7.6%
CAMBERWELL	\$2,460,000	\$2,470,000	-0.4%	-5.7%
CAMPBELLS CREEK*	\$717,500	\$740,000	-3.0%	-5.0%
CAMPERDOWN*	\$738,000	\$748,750	-1.4%	16.2%
CANADIAN*	\$645,000	\$625,000	3.2%	7.5%
CANTERBURY*	\$2,974,000	\$3,260,000	-8.8%	-12.0%
CAPE WOOLAMAI*	\$992,500	\$989,000	0.4%	12.8%
CAPEL SOUND*	\$895,000	\$880,000	1.7%	-1.6%
CARDIGAN*	\$1,118,000	\$1,130,000	-1.1%	-
CARLTON NORTH*	\$2,340,500	\$2,185,000	7.1%	-5.5%
CARNEGIE*	\$1,960,000	\$1,970,000	-0.5%	1.7%
CAROLINE SPRINGS	\$889,000	\$885,000	0.5%	3.7%
CARRON DOWNS	\$888,750	\$890,000	-0.1%	12.5%
CASTLEMAINE*	\$770,000	\$887,000	-13.2%	-20.6%
CAULFIELD*	\$2,000,000	\$2,000,000	0.0%	-3.1%
CAULFIELD NORTH*	\$2,375,000	\$2,425,000	-2.1%	-18.1%
CAULFIELD SOUTH*	\$2,100,000	\$2,180,000	-3.7%	3.1%
CHADSTONE*	\$1,415,000	\$1,410,000	0.4%	4.8%
CHARLEMONT	\$698,000	\$705,000	-1.0%	5.0%
CHELSEA*	\$1,404,500	\$1,380,000	1.8%	-9.7%
CHELSEA HEIGHTS*	\$1,333,600	\$1,250,000	6.7%	15.5%
CHELTENHAM	\$1,395,000	\$1,412,000	-1.2%	-2.1%
CHIRNSIDE PARK	\$1,135,000	\$1,092,500	3.9%	11.8%
CHURCHILL*	\$549,000	\$545,000	0.7%	3.6%
CLARINDA*	\$1,200,000	\$1,282,500	-6.4%	-7.7%
CLAYTON*	\$1,425,000	\$1,425,000	0.0%	10.5%
CLAYTON SOUTH*	\$1,020,000	\$1,035,000	-1.4%	-2.2%
CLIFTON HILL*	\$2,055,500	\$2,225,000	-7.6%	-14.2%
CLIFTON SPRINGS*	\$787,500	\$782,500	0.6%	8.5%
CLUNES*	\$720,000	\$710,000	1.4%	-
CLYDE	\$740,500	\$734,500	0.8%	3.3%
CLYDE NORTH	\$778,000	\$770,000	1.0%	3.7%
COBBLEBANK*	\$650,000	\$650,000	0.0%	2.4%
COBDEN*	\$560,000	-	-	-
COBRAM*	\$685,000	\$700,000	-2.1%	12.8%
COBURG	\$1,540,000	\$1,555,000	-1.0%	10.0%
COBURG NORTH*	\$1,255,500	\$1,338,750	-6.2%	2.4%
COCKATOO*	\$985,000	\$967,500	1.8%	8.7%
COLAC*	\$587,500	\$645,000	-8.9%	-3.5%
COLDSTREAM*	\$920,000	\$894,570	2.8%	-
CONNEWARRE*	\$1,847,500	\$1,875,000	-1.5%	-
CORIO*	\$677,500	\$660,000	2.7%	12.9%
CORONET BAY*	\$660,000	\$660,000	0.0%	-
COWES	\$800,000	\$800,000	0.0%	1.0%
CRAIGIEBURN	\$780,000	\$775,000	0.6%	5.4%
CRANBOURNE	\$808,500	\$810,000	-0.2%	4.4%
CRANBOURNE EAST	\$790,000	\$784,000	0.8%	7.0%
CRANBOURNE NORTH	\$844,750	\$832,500	1.5%	9.9%
CRANBOURNE SOUTH*	\$885,000	\$848,000	4.4%	6.0%
CRANBOURNE WEST	\$812,000	\$813,500	-0.2%	1.6%
CRESWICK*	\$640,000	\$640,000	0.0%	-2.1%
CRIB POINT*	\$875,000	\$900,000	-2.8%	-
CROYDON	\$1,136,000	\$1,180,000	-3.7%	2.3%
CROYDON HILLS*	\$1,262,500	\$1,262,500	0.0%	3.1%
CROYDON NORTH*	\$1,180,000	\$1,185,000	-0.4%	4.8%
CROYDON SOUTH*	\$1,200,000	\$1,200,000	0.0%	6.5%
CURLEWIS	\$725,000	\$720,000	0.7%	14.6%
DANDENONG*	\$880,000	\$885,500	-0.6%	6.5%
DANDENONG NORTH	\$925,000	\$866,500	6.8%	10.0%
DARLEY	\$752,000	\$740,000	1.6%	2.7%
DAYLESFORD*	\$1,390,000	\$1,585,000	-12.3%	25.5%
DEANSIDE	\$710,000	\$710,000	0.0%	1.4%
DEEPDENE*	\$3,300,000	-	-	-2.8%
DEER PARK*	\$782,500	\$790,000	-0.9%	11.0%
DELACOMBE*	\$645,000	\$640,000	0.8%	7.5%
DELAHEY*	\$785,000	\$761,800	3.0%	3.3%
DERRIMUT*	\$862,500	\$854,056	1.0%	10.6%
DIAMOND CREEK	\$1,205,000	\$1,200,000	0.4%	-0.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
DIGGERS REST*	\$722,500	\$720,000	0.3%	3.2%
DINGLEY VILLAGE*	\$1,300,500	\$1,276,000	1.9%	13.1%
DONCASTER	\$1,540,000	\$1,566,000	-1.7%	2.7%
DONCASTER EAST	\$1,565,944	\$1,605,000	-2.4%	-0.7%
DONNYBROOK	\$667,000	\$660,000	1.1%	1.8%
DONVALE	\$1,640,000	\$1,592,500	3.0%	2.5%
DOREEN	\$880,000	\$870,000	1.1%	7.3%
DOVETON*	\$730,000	\$742,500	-1.7%	3.9%
DROMANA	\$1,232,944	\$1,250,000	-1.4%	3.2%
DROUIN	\$717,550	\$700,000	2.5%	5.5%
DRYSDALE*	\$875,000	\$840,000	4.2%	6.1%
EAGLEHAWK*	\$705,000	\$651,000	8.3%	20.3%
EAGLEMONT*	\$2,610,001	\$2,520,000	3.6%	9.2%
EAST GEELONG*	\$1,090,000	\$1,080,000	0.9%	-
EASTWOOD*	\$664,000	\$645,000	2.9%	-1.0%
ECHUCA	\$757,500	\$782,500	-3.2%	8.6%
EDITHVALE*	\$1,466,500	\$1,555,500	-5.7%	-7.8%
ELLIMINYT*	\$710,000	\$735,000	-3.4%	-3.7%
ELSTERNWICK*	\$2,512,500	\$2,701,000	-7.0%	-9.5%
ELTHAM	\$1,350,000	\$1,348,000	0.1%	4.7%
ELTHAM NORTH	\$1,317,500	\$1,350,000	-2.4%	0.4%
ELWOOD*	\$2,635,000	\$2,700,000	-2.4%	-3.7%
EMERALD*	\$1,070,000	\$1,020,000	4.9%	0.6%
ENDEAVOUR HILLS	\$925,000	\$916,250	1.0%	6.9%
EPPING	\$810,000	\$808,889	0.1%	5.2%
EPSOM*	\$750,000	\$705,000	6.4%	18.1%
ESSENDON	\$2,060,000	\$2,110,000	-2.4%	4.4%
EYNESBURY	\$702,500	\$705,000	-0.4%	1.1%
FAIRFIELD*	\$2,675,500	\$2,442,500	9.5%	17.7%
FAWKNER*	\$935,000	\$915,000	2.2%	5.3%
FERNTREE GULLY	\$1,100,000	\$1,117,750	-1.6%	5.8%
FITZROY*	\$2,590,000	\$2,506,500	3.3%	15.2%
FITZROY NORTH*	\$2,275,000	\$2,212,500	2.8%	14.0%
FLINDERS*	\$2,175,000	\$2,350,000	-7.4%	-
FLORA HILL*	\$792,500	\$760,000	4.3%	30.6%
FOOTSCRAY*	\$1,240,000	\$1,240,000	0.0%	-3.2%
FOREST HILL*	\$1,376,000	\$1,380,000	-0.3%	7.1%
FRANKSTON	\$964,000	\$950,000	1.5%	14.1%
FRANKSTON NORTH*	\$749,000	\$760,000	-1.4%	10.6%
FRANKSTON SOUTH	\$1,345,000	\$1,437,500	-6.4%	3.5%
FRASER RISE	\$735,000	\$735,000	0.0%	0.3%
FYANSFORD*	\$905,000	\$905,000	0.0%	-7.4%
GARFIELD*	\$840,000	\$810,000	3.7%	-
GEELONG*	\$1,281,000	\$1,100,000	16.5%	-
GEELONG WEST*	\$1,187,500	\$1,162,500	2.2%	6.9%
GEMBROOK*	\$1,025,000	\$935,000	9.6%	-4.7%
GISBORNE	\$1,070,000	\$1,065,000	0.5%	4.9%
GLADSTONE PARK*	\$865,500	\$870,000	-0.5%	7.9%
GLEN IRIS	\$2,595,000	\$2,662,500	-2.5%	1.8%
GLEN WAVERLEY	\$1,662,500	\$1,702,500	-2.3%	2.3%
GLENROY	\$970,000	\$962,500	0.8%	4.0%
GOLDEN POINT*	\$632,000	\$705,000	-10.4%	-16.3%
GOLDEN SQUARE*	\$742,000	\$752,000	-1.3%	6.0%
GORDON*	\$950,000	\$830,000	14.5%	-
GREENSBOROUGH	\$1,160,000	\$1,160,000	0.0%	3.9%
GREENVALE	\$900,000	\$891,500	1.0%	3.2%
GROVEDALE	\$805,000	\$792,500	1.6%	8.1%
HADFIELD*	\$1,090,000	\$1,087,500	0.2%	7.4%
HALLAM*	\$854,750	\$857,500	-0.3%	12.1%
HAMILTON*	\$554,500	\$572,500	-3.1%	-0.1%
HAMLIN HEIGHTS*	\$885,000	\$870,000	1.7%	4.1%
HAMPTON	\$2,705,000	\$2,700,000	0.2%	2.9%
HAMPTON EAST*	\$1,612,500	\$1,600,000	0.8%	1.3%
HAMPTON PARK	\$790,000	\$765,000	3.3%	8.2%
HARKNESS	\$668,750	\$655,000	2.1%	11.5%
HASTINGS*	\$850,000	\$835,000	1.8%	11.1%
HAWTHORN	\$3,330,000	\$3,360,000	-0.9%	-10.0%
HAWTHORN EAST*	\$2,880,000	\$2,905,000	-0.9%	-10.0%
HEALESVILLE*	\$1,100,000	\$1,100,000	0.0%	9.7%
HEATHCOTE*	\$700,000	\$680,000	2.9%	0.0%
HEATHERTON*	\$1,245,500	\$1,250,000	-0.4%	-4.2%
HEATHMONT*	\$1,230,000	\$1,217,500	1.0%	8.8%
HEIDELBERG*	\$1,676,000	\$1,700,000	-1.4%	2.4%
HEIDELBERG HEIGHTS*	\$1,259,000	\$1,264,500	-0.4%	11.6%
HERNE HILL*	\$870,000	\$868,500	0.2%	-
HIGHETT*	\$1,662,500	\$1,627,500	2.2%	2.9%
HIGHTON	\$1,044,000	\$1,015,000	2.9%	6.0%
HILLSIDE	\$891,000	\$886,500	0.5%	5.8%
HOPPERS CROSSING	\$770,000	\$740,000	4.1%	10.3%
HORSHAM	\$620,000	\$618,000	0.3%	1.6%
HUGHESDALE*	\$1,735,000	\$1,910,000	-9.2%	2.1%
HUNTLY*	\$683,750	\$685,000	-0.2%	13.2%
HURSTBRIDGE*	\$1,150,000	\$1,106,500	3.9%	4.5%
INVERLEIGH*	\$1,190,000	\$1,190,000	0.0%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
INVERLOCH	\$900,000	\$895,000	0.6%	-4.8%
IRYMPLE*	\$795,000	\$765,000	3.9%	16.9%
IVANHOE	\$2,247,500	\$2,250,000	-0.1%	-4.0%
IVANHOE EAST*	\$2,410,000	\$2,380,000	1.3%	4.0%
JACKASS FLAT*	\$684,000	\$680,000	0.6%	19.0%
JAN JUC*	\$1,460,000	\$1,550,000	-5.8%	9.4%
JUNCTION VILLAGE*	\$802,000	\$790,000	1.5%	4.2%
JUNORTOUN*	\$892,500	\$892,500	0.0%	-2.5%
KALKALLO	\$670,000	\$667,000	0.4%	2.0%
KALLISTA*	\$1,237,500	\$1,230,000	0.6%	-
KALORAMA*	\$1,095,000	\$1,093,000	0.2%	-
KANGAROO FLAT*	\$736,500	\$705,000	4.5%	19.9%
KEALBA*	\$827,500	\$811,000	2.0%	9.9%
KEILOR*	\$1,230,000	\$1,215,000	1.2%	-1.7%
KEILOR DOWNS*	\$915,000	\$932,000	-1.8%	0.9%
KEILOR EAST	\$1,263,000	\$1,300,000	-2.8%	-5.8%
KEILOR PARK*	\$1,032,500	\$1,045,000	-1.2%	7.0%
KENNINGTON*	\$798,500	\$750,000	6.5%	10.9%
KENSINGTON*	\$1,495,000	\$1,497,500	-0.2%	10.9%
KEW	\$2,682,500	\$2,825,000	-5.0%	-9.8%
KEW EAST*	\$2,372,500	\$2,370,000	0.1%	7.1%
KEYSBOROUGH	\$1,180,000	\$1,180,000	0.0%	0.3%
KIALLA*	\$727,250	\$705,000	3.2%	5.4%
KILLARA*	\$782,000	\$705,000	10.9%	20.3%
KILMORE	\$675,000	\$670,000	0.7%	-0.7%
KILSYTH*	\$977,500	\$975,000	0.3%	3.4%
KINGLAKE*	\$900,000	\$940,000	-4.3%	-2.3%
KINGSVILLE*	\$1,332,500	-	-	-9.3%
KNOXFIELD*	\$1,190,000	\$1,200,000	-0.8%	3.9%
KOO WEE RUP*	\$810,500	\$792,500	2.3%	15.8%
KOROIT*	\$675,000	\$730,000	-7.5%	-22.4%
KORUMBURRA*	\$725,000	\$727,500	-0.3%	5.1%
KURUNJANG	\$650,000	\$650,500	-0.1%	14.0%
KYABRAM*	\$685,000	\$645,000	6.2%	2.2%
KYNETON*	\$985,000	\$1,000,000	-1.5%	8.8%
LAKE GARDENS*	\$765,000	\$757,500	1.0%	7.7%
LAKE WENDOUREE*	\$1,625,000	\$1,675,000	-3.0%	-
LAKES ENTRANCE*	\$640,000	\$685,000	-6.6%	4.1%
LALOR	\$835,000	\$825,000	1.2%	4.0%
LANG LANG*	\$752,500	\$750,000	0.3%	4.5%
LANGWARRIN	\$1,017,500	\$980,000	3.8%	11.5%
LARA	\$765,000	\$760,000	0.7%	3.2%
LAUNCHING PLACE*	\$850,000	\$841,531	1.0%	-9.6%
LAVERTON*	\$671,000	\$658,750	1.9%	9.1%
LENEVA*	\$749,250	\$749,000	0.0%	9.4%
LEONGATHA*	\$723,500	\$692,500	4.5%	10.0%
LEOPOLD	\$762,500	\$757,500	0.7%	5.9%
LILYDALE	\$1,037,500	\$1,055,500	-1.7%	2.0%
LONGWARRY*	\$712,500	\$696,000	2.4%	15.4%
LOVELY BANKS*	\$850,000	\$865,000	-1.7%	0.6%
LOWER PLENTY*	\$1,990,000	\$1,990,000	0.0%	-0.6%
LUCAS	\$650,000	\$645,000	0.8%	1.8%
LUCKNOW*	\$620,000	\$620,000	0.0%	8.8%
LYNBROOK*	\$905,000	\$905,000	0.0%	3.1%
LYNDHURST	\$1,000,000	\$997,500	0.3%	7.1%
LYSTERFIELD*	\$1,265,000	\$1,336,000	-5.3%	-5.6%
MACLEOD*	\$1,570,000	\$1,565,000	0.3%	5.5%
MADDINGLEY*	\$658,000	\$659,000	-0.2%	1.2%
MAFFRA*	\$640,000	\$637,500	0.4%	3.2%
MAIDEN GULLY*	\$893,500	\$880,000	1.5%	10.3%
MAIDSTONE*	\$1,240,000	\$1,060,000	17.0%	27.2%
MALVERN*	\$3,330,000	\$3,350,000	-0.6%	-5.1%
MALVERN EAST	\$2,565,000	\$2,578,000	-0.5%	4.1%
MAMBOURIN	\$650,000	\$642,500	1.2%	2.4%
MANIFOLD HEIGHTS*	\$1,188,889	\$1,230,000	-3.3%	-
MANOR LAKES	\$666,760	\$672,000	-0.8%	-1.2%
MANSFIELD*	\$938,750	\$850,000	10.4%	13.8%
MARIBYRNONG*	\$1,420,000	\$1,440,000	-1.4%	5.0%
MARONG*	\$720,000	\$720,000	0.0%	3.6%
MARYBOROUGH*	\$560,000	\$505,000	10.9%	-0.9%
MCCRAE*	\$1,350,000	\$1,350,000	0.0%	-1.5%
MCKENZIE HILL*	\$755,000	\$840,000	-10.1%	-9.9%
MCKINNON*	\$2,049,250	\$2,067,500	-0.9%	7.6%
MEADOW HEIGHTS*	\$742,000	\$715,250	3.7%	10.7%
MELTON*	\$617,000	\$600,500	2.7%	18.7%
MELTON SOUTH	\$615,000	\$615,000	0.0%	2.5%
MELTON WEST	\$668,000	\$667,000	0.1%	11.3%
MENTONE*	\$1,552,500	\$1,494,000	3.9%	4.9%
MERBEIN*	\$592,500	\$565,000	4.9%	-
MERNDA	\$782,750	\$780,000	0.4%	4.0%
METUNG*	\$755,000	\$788,750	-4.3%	-7.8%
MICKLEHAM	\$721,000	\$720,000	0.1%	3.0%
MIDDLE PARK*	\$3,575,000	\$3,600,000	-0.7%	-20.9%
MILDURA	\$655,250	\$650,000	0.8%	9.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MILL PARK	\$945,000	\$946,000	-0.1%	5.5%
MINERS REST*	\$707,500	\$680,000	4.0%	14.0%
MITCHAM	\$1,440,000	\$1,418,000	1.6%	5.5%
MOE*	\$633,750	\$587,500	7.9%	15.2%
MONBULK*	\$1,100,000	\$1,125,000	-2.2%	8.1%
MONT ALBERT*	\$2,200,000	\$2,200,000	0.0%	-9.2%
MONT ALBERT NORTH*	\$1,911,500	\$1,920,000	-0.4%	15.2%
MONTMORENCY*	\$1,400,000	\$1,380,000	1.4%	13.4%
MONTROSE*	\$1,025,000	\$1,030,000	-0.5%	-1.4%
MOONEE PONDS	\$1,850,000	\$1,800,000	2.8%	1.0%
MOORABBIN*	\$1,400,000	\$1,427,500	-1.9%	3.3%
MOOROOLBARK	\$1,030,000	\$1,020,000	1.0%	8.3%
MOOROPNA*	\$612,500	\$582,500	5.2%	5.6%
MORDIALLOC*	\$1,535,000	\$1,492,500	2.8%	6.6%
MORNINGTON	\$1,450,000	\$1,400,000	3.6%	22.4%
MORWELL	\$530,000	\$495,000	7.1%	22.5%
MOUNT CLEAR*	\$680,000	\$650,000	4.6%	4.5%
MOUNT DANDENONG*	\$1,157,500	\$1,155,000	0.2%	6.9%
MOUNT DUNEED	\$760,000	\$751,500	1.1%	1.3%
MOUNT ELIZA	\$1,800,000	\$1,776,500	1.3%	5.9%
MOUNT EVELYN*	\$980,000	\$955,000	2.6%	-1.5%
MOUNT HELEN*	\$787,500	\$785,000	0.3%	10.7%
MOUNT MARTHA	\$1,600,000	\$1,600,000	0.0%	3.0%
MOUNT PLEASANT*	\$680,000	\$650,000	4.6%	18.8%
MOUNT WAVERLEY	\$1,635,000	\$1,697,500	-3.7%	-3.8%
MULGRAVE	\$1,210,000	\$1,231,500	-1.7%	-1.6%
MURRUMBEENA*	\$1,915,000	\$1,955,000	-2.0%	1.3%
NARRE WARREN	\$885,000	\$875,000	1.1%	7.1%
NARRE WARREN NORTH*	\$1,580,000	\$1,555,000	1.6%	-1.3%
NARRE WARREN SOUTH	\$895,000	\$900,000	-0.6%	5.3%
NEERIM SOUTH*	\$690,500	\$690,500	0.0%	-
NEW GISBORNE*	\$1,020,000	\$1,000,000	2.0%	9.8%
NEWBOROUGH*	\$620,000	\$595,050	4.2%	24.0%
NEWCOMB*	\$725,000	\$715,000	1.4%	-
NEWPORT*	\$1,490,000	\$1,380,000	8.0%	1.0%
NEWTOWN	\$1,405,000	\$1,415,000	-0.7%	-3.1%
NICHOLS POINT*	\$950,000	-	-	9.8%
NICHOLSON*	\$780,000	\$730,000	6.8%	3.3%
NIDDRIE*	\$1,512,500	\$1,545,000	-2.1%	7.7%
NOBLE PARK*	\$907,500	\$880,000	3.1%	9.3%
NORLANE*	\$646,000	\$638,500	1.2%	26.0%
NORTH GEELONG*	\$840,000	\$840,000	0.0%	-
NORTH MELBOURNE*	\$1,886,250	\$1,900,000	-0.7%	-6.6%
NORTH WARRANDYTE*	\$1,510,000	\$1,510,000	0.0%	-2.7%
NORTH WONTHAGGI*	\$645,000	\$645,000	0.0%	2.4%
NORTHCOTE	\$2,425,000	\$2,385,000	1.7%	9.5%
NUNAWADING*	\$1,377,500	\$1,348,500	2.2%	10.4%
OAK PARK*	\$1,340,000	\$1,320,000	1.5%	3.7%
OAKLEIGH*	\$1,750,000	\$1,560,000	12.2%	18.2%
OAKLEIGH EAST*	\$1,255,000	\$1,262,500	-0.6%	-
OAKLEIGH SOUTH*	\$1,270,000	\$1,277,500	-0.6%	1.3%
OCEAN GROVE	\$1,085,000	\$1,100,000	-1.4%	1.4%
OFFICER	\$816,999	\$807,444	1.2%	5.4%
OFFICER SOUTH*	\$850,000	\$877,500	-3.1%	-0.5%
OLINDA*	\$1,287,500	\$1,084,500	18.7%	18.1%
ORMOND*	\$1,882,500	\$1,925,000	-2.2%	-5.4%
PAKENHAM	\$770,500	\$755,000	2.1%	6.3%
PARK ORCHARDS*	\$1,960,000	\$1,917,500	2.2%	3.8%
PARKDALE*	\$1,850,000	\$1,735,000	6.6%	14.9%
PASCOE VALE	\$1,350,000	\$1,355,000	-0.4%	3.1%
PASCOE VALE SOUTH*	\$1,513,500	\$1,521,750	-0.5%	10.2%
PATTERSON LAKES*	\$1,435,000	\$1,510,000	-5.0%	-0.7%
PAYNESVILLE*	\$650,000	\$589,000	10.4%	5.7%
PLENTY*	\$1,580,000	\$1,600,000	-1.3%	4.4%
POINT COOK	\$860,000	\$850,000	1.2%	8.2%
POINT LONSDALE*	\$1,235,000	\$1,255,000	-1.6%	2.9%
PORT FAIRY*	\$1,087,500	\$1,025,000	6.1%	-1.1%
PORT MELBOURNE*	\$2,440,000	\$2,550,000	-4.3%	0.4%
PORTARLINGTON*	\$970,000	\$956,250	1.4%	-2.3%
PORTLAND	\$620,000	\$610,000	1.6%	11.7%
PRAHRAN*	\$2,469,000	\$2,472,000	-0.1%	-10.7%
PRESTON	\$1,410,000	\$1,386,000	1.7%	1.6%
QUARRY HILL*	\$950,000	\$980,000	-3.1%	-
RED CLIFFS*	\$620,000	\$586,000	5.8%	17.9%
RESEARCH*	\$1,750,000	\$1,661,000	5.4%	11.7%
RESERVOIR	\$1,164,000	\$1,177,000	-1.1%	4.9%
RICHMOND*	\$2,337,500	\$2,375,000	-1.6%	2.7%
RIDDELLS CREEK*	\$1,210,000	\$1,207,800	0.2%	10.0%
RINGWOOD	\$1,200,000	\$1,180,000	1.7%	-6.1%
RINGWOOD EAST*	\$1,256,000	\$1,210,000	3.8%	8.5%
RINGWOOD NORTH	\$1,395,000	\$1,395,000	0.0%	9.4%
ROCHESTER*	\$522,500	\$520,000	0.5%	-
ROCKBANK	\$660,000	\$660,000	0.0%	3.1%
ROMSEY*	\$901,500	\$876,750	2.8%	10.6%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ROSANNA*	\$1,485,000	\$1,485,000	0.0%	-4.7%
ROSEBUD	\$995,000	\$1,014,750	-1.9%	-2.7%
ROWVILLE	\$1,250,000	\$1,251,000	-0.1%	7.7%
ROXBURGH PARK	\$770,000	\$765,000	0.7%	9.9%
RUTHERGLEN*	\$741,250	\$722,500	2.6%	-5.9%
RYE	\$1,100,000	\$1,150,000	-4.3%	-9.1%
SAFETY BEACH	\$1,250,000	\$1,268,000	-1.4%	-1.2%
SALE	\$648,000	\$625,000	3.7%	13.7%
SANDHURST	\$1,110,000	\$1,047,500	6.0%	7.8%
SANDRINGHAM*	\$2,635,500	\$2,635,500	0.0%	14.6%
SCORESBY*	\$1,111,944	\$1,152,100	-3.5%	3.4%
SEABROOK*	\$896,000	-	-	9.3%
SEAFORD*	\$1,077,000	\$1,017,500	5.8%	10.2%
SEBASTOPOL*	\$595,000	\$556,500	6.9%	19.0%
SEDDON*	\$1,600,000	\$1,670,000	-4.2%	-
SEVILLE*	\$1,100,000	\$955,000	15.2%	-1.0%
SEYMOUR*	\$645,000	\$749,500	-13.9%	-3.3%
SHEPPARTON	\$690,000	\$660,000	4.5%	14.0%
SKYE*	\$910,500	\$890,000	2.3%	9.7%
SMYTHES CREEK*	\$627,500	\$610,000	2.9%	10.1%
SOMERS*	\$1,537,500	\$1,500,000	2.5%	-27.9%
SOMERVILLE*	\$1,070,000	\$1,100,000	-2.7%	6.4%
SORRENTO*	\$1,990,000	\$1,965,000	1.3%	5.9%
SOUTH MELBOURNE*	\$2,720,000	\$2,710,000	0.4%	12.9%
SOUTH MORANG	\$900,000	\$900,500	-0.1%	4.7%
SOUTH YARRA*	\$2,975,000	\$2,930,000	1.5%	-14.0%
SPRING GULLY*	\$840,000	\$840,000	0.0%	9.1%
SPRINGVALE*	\$1,037,250	\$1,010,000	2.7%	10.7%
SPRINGVALE SOUTH*	\$950,168	\$975,000	-2.5%	2.7%
ST ALBANS	\$792,500	\$785,500	0.9%	9.7%
ST ALBANS PARK*	\$801,500	\$787,500	1.8%	-
ST HELENA*	\$1,285,000	\$1,250,000	2.8%	8.3%
ST KILDA*	\$2,180,000	\$2,317,500	-5.9%	-7.3%
ST KILDA EAST*	\$2,165,000	\$2,165,000	0.0%	6.9%
ST LEONARDS	\$800,000	\$800,000	0.0%	5.3%
STAWELL*	\$485,500	\$460,000	5.5%	6.7%
STRATFORD*	\$635,000	\$615,000	3.3%	12.4%
STRATHDALE*	\$805,500	\$811,000	-0.7%	13.5%
STRATHFIELDSAYE	\$822,500	\$796,500	3.3%	3.1%
STRATHMORE*	\$1,750,000	\$1,792,500	-2.4%	-10.3%
STRATHTULLOH	\$649,000	\$650,000	-0.2%	1.4%
SUNBURY	\$785,000	\$770,000	1.9%	7.5%
SUNSHINE*	\$1,080,000	\$960,000	12.5%	17.4%
SUNSHINE NORTH*	\$858,250	\$846,500	1.4%	1.0%
SUNSHINE WEST	\$875,000	\$875,000	0.0%	19.5%
SURREY HILLS	\$2,322,000	\$2,304,000	0.8%	-0.1%
SWAN HILL*	\$657,500	\$660,000	-0.4%	-2.5%
SYDENHAM*	\$873,500	\$816,750	6.9%	14.9%
TARNEIT	\$690,000	\$686,000	0.6%	3.0%
TATURA*	\$655,000	\$660,000	-0.8%	10.5%
TAYLORS HILL	\$983,500	\$1,001,000	-1.7%	8.1%
TAYLORS LAKES	\$1,040,000	\$1,030,000	1.0%	5.9%
TECOMA*	\$970,000	\$1,060,000	-8.5%	-13.4%
TEESDALE*	\$1,060,000	\$1,020,000	3.9%	1.0%
TEMPLESTOWE	\$1,520,000	\$1,570,000	-3.2%	-5.7%
TEMPLESTOWE LOWER	\$1,425,000	\$1,430,000	-0.3%	1.1%
THE BASIN*	\$945,000	\$942,500	0.3%	-11.8%
THOMASTOWN*	\$840,000	\$850,000	-1.2%	3.9%
THORNBURY	\$1,850,000	\$1,818,750	1.7%	2.5%
THORNHILL PARK	\$630,000	\$630,000	0.0%	3.3%
TOORAK*	\$5,250,000	\$5,275,000	-0.5%	1.0%
TOOTGAROOK*	\$1,075,000	\$1,070,000	0.5%	4.3%
TORQUAY	\$1,250,000	\$1,260,000	-0.8%	4.2%
TRAFALGAR*	\$705,000	\$690,000	2.2%	2.9%
TRARALGON	\$720,000	\$680,000	5.9%	18.0%
TRENTHAM*	\$1,090,000	\$1,087,500	0.2%	-
TRUGANINA	\$715,000	\$720,000	-0.7%	3.5%
TULLAMARINE*	\$890,000	\$880,000	1.1%	9.7%
TYABB*	\$1,007,500	\$900,000	11.9%	5.5%
UPPER FERNTREE GULLY*	\$952,500	\$940,000	1.3%	-2.3%
UPWEY*	\$1,077,500	\$1,028,000	4.8%	10.5%
VENTNOR*	\$900,000	\$946,250	-4.9%	0.6%
VENUS BAY*	\$622,500	-	-	-
VERMONT*	\$1,392,500	\$1,422,500	-2.1%	2.7%
VERMONT SOUTH	\$1,500,000	\$1,515,500	-1.0%	1.2%
VIEWBANK*	\$1,349,000	\$1,337,000	0.9%	9.9%
WALDARA*	\$1,140,000	-	-	-
WALLAN	\$620,000	\$620,000	0.0%	-3.1%
WANDANA HEIGHTS*	\$1,082,500	\$1,082,500	0.0%	14.2%
WANDIN NORTH*	\$1,060,000	\$1,030,000	2.9%	7.9%
WANGARATTA	\$690,000	\$671,000	2.8%	3.8%
WANTIRNA	\$1,200,000	\$1,248,000	-3.8%	-2.4%
WANTIRNA SOUTH	\$1,300,000	\$1,337,500	-2.8%	0.0%
WARBURTON*	\$732,500	\$732,500	0.0%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
WARRAGUL	\$740,000	\$729,000	1.5%	10.4%
WARRANTYTE*	\$1,321,000	\$1,370,000	-3.6%	-3.0%
WARRANWOOD*	\$1,285,000	\$1,282,500	0.2%	0.8%
WARRNAMBOOL	\$755,056	\$747,500	1.0%	7.9%
WATERWAYS*	\$1,550,000	\$1,600,000	-3.1%	-2.9%
WATSONIA*	\$1,095,500	\$1,111,000	-1.4%	-9.5%
WATSONIA NORTH*	\$1,125,000	\$1,100,000	2.3%	-5.3%
WATTLE GLEN*	\$1,160,000	\$1,160,000	0.0%	12.9%
WAURN PONDS*	\$844,000	\$810,000	4.2%	5.8%
WEIR VIEWS	\$631,250	\$625,000	1.0%	9.8%
WENDOUREE*	\$600,000	\$573,000	4.7%	14.8%
WERRIBEE	\$730,000	\$715,000	2.1%	9.1%
WEST FOOTSCRAY*	\$1,373,750	\$1,350,000	1.8%	27.2%
WEST WODONGA	\$737,300	\$728,000	1.3%	13.4%
WESTMEADOWS*	\$957,500	\$950,000	0.8%	15.0%
WHEELERS HILL	\$1,445,000	\$1,450,500	-0.4%	2.3%
WHITE HILLS*	\$697,500	\$732,500	-4.8%	-1.8%
WHITTLESEA*	\$912,500	\$895,000	2.0%	8.0%
WILLIAMS LANDING*	\$880,000	\$879,000	0.1%	4.5%
WILLIAMSTOWN	\$1,856,000	\$1,890,000	-1.8%	-7.2%
WINCHELSEA*	\$680,000	\$675,000	0.7%	-
WINDSOR*	\$1,925,000	\$1,960,000	-1.8%	-
WINTER VALLEY	\$616,750	\$600,000	2.8%	10.4%
WODONGA	\$735,050	\$712,500	3.2%	11.9%
WOLLERT	\$745,500	\$741,000	0.6%	3.5%
WONGA PARK*	\$1,651,000	\$1,690,000	-2.3%	13.1%
WONTHAGGI*	\$660,000	\$655,000	0.8%	6.0%
WOODEND*	\$1,080,000	\$1,150,000	-6.1%	-7.3%
WOODSTOCK*	\$641,250	\$640,000	0.2%	-
WOORI YALLOCK*	\$897,500	\$920,000	-2.4%	9.5%
WY YUNG*	\$750,000	\$817,500	-8.3%	-14.8%
WYNDHAM VALE	\$640,000	\$642,000	-0.3%	2.4%
YALLAMBIE*	\$1,155,000	\$1,172,500	-1.5%	-3.4%
YARRA GLEN*	\$1,003,000	\$1,050,000	-4.5%	-4.5%
YARRA JUNCTION*	\$910,000	\$915,000	-0.5%	9.1%
YARRAGON*	\$745,000	\$701,000	6.3%	-
YARRAVILLE*	\$1,750,000	\$1,510,000	15.9%	19.0%
YARRAWONGA	\$715,000	\$695,000	2.9%	4.0%
YEA*	\$800,000	\$1,010,000	-20.8%	-

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$371,500	\$373,750	-0.6%	-0.9%
ALBION*	\$242,500	\$240,000	1.0%	9.0%
ALPHINGTON*	\$396,575	\$382,250	3.7%	20.5%
ARMADALE*	\$440,000	\$440,300	-0.1%	6.5%
ASCOT VALE*	\$340,000	\$340,000	0.0%	6.9%
BALACLAVA*	\$385,000	\$376,250	2.3%	6.9%
BALLARAT CENTRAL*	\$308,250	-	-	-
BALWYN*	\$400,000	\$400,000	0.0%	-
BENTLEIGH EAST*	\$380,000	\$393,000	-3.3%	-2.9%
BLACKBURN*	\$367,500	\$365,000	0.7%	3.5%
BOX HILL	\$300,075	\$260,000	15.4%	110.2%
BRIGHTON*	\$450,000	\$445,000	1.1%	1.1%
BRUNSWICK	\$395,000	\$378,500	4.4%	4.8%
BRUNSWICK EAST	\$405,000	\$410,000	-1.2%	-0.6%
BRUNSWICK WEST	\$341,000	\$330,000	3.3%	8.3%
BUNDOORA*	\$350,000	\$337,500	3.7%	7.7%
BURWOOD*	\$147,000	\$140,000	5.0%	-26.5%
CAMBERWELL*	\$390,000	\$391,250	-0.3%	-4.9%
CARLTON	\$275,000	\$275,000	0.0%	3.8%
CARLTON NORTH*	\$495,000	-	-	-
CARNEGIE	\$325,000	\$340,000	-4.4%	-8.7%
CAULFIELD NORTH*	\$387,500	\$377,500	2.6%	7.6%
CHELtenham*	\$365,000	\$365,000	0.0%	-9.9%
CLAYTON*	\$355,000	\$360,000	-1.4%	-2.7%
CLIFTON HILL*	\$417,000	\$415,000	0.5%	4.3%
COBURG*	\$397,500	\$401,750	-1.1%	12.0%
COLLINGWOOD	\$460,000	\$455,000	1.1%	7.6%
CREMORNE*	\$430,000	\$430,000	0.0%	-2.3%
CROYDON*	\$416,000	\$408,500	1.8%	-
DANDENONG*	\$302,500	\$300,000	0.8%	8.8%
DOCKLANDS	\$398,894	\$400,000	-0.3%	2.3%
DONCASTER*	\$376,000	\$377,000	-0.3%	-1.4%
DONCASTER EAST*	\$374,500	\$380,000	-1.4%	-1.4%
EAST MELBOURNE*	\$515,000	\$515,000	0.0%	14.4%
ELSTERNWICK*	\$397,000	\$400,000	-0.7%	5.9%
ELWOOD	\$435,000	\$430,500	1.0%	1.6%
ESSENDON	\$342,200	\$335,000	2.1%	3.7%
ESSENDON NORTH*	\$400,000	\$401,250	-0.3%	25.8%
FAIRFIELD*	\$385,000	\$415,000	-7.2%	-2.5%
FITZROY	\$515,000	\$528,250	-2.5%	-1.6%
FITZROY NORTH*	\$435,000	\$418,000	4.1%	4.1%
FLEMINGTON	\$351,000	\$350,000	0.3%	4.9%
FOOTSCRAY	\$335,000	\$330,000	1.5%	9.5%
FRANKSTON*	\$300,000	\$270,000	11.1%	-7.7%
GEELONG WEST*	\$337,500	\$337,500	0.0%	10.7%
GLEN HUNTLY*	\$357,500	\$310,000	15.3%	16.3%
GLEN IRIS*	\$355,000	\$382,500	-7.2%	0.6%
GLEN WAVERLEY*	\$380,000	\$381,000	-0.3%	3.3%
HAWTHORN	\$400,000	\$405,000	-1.2%	0.3%
HAWTHORN EAST	\$414,000	\$395,000	4.8%	11.7%
HEIDELBERG*	\$401,000	\$410,000	-2.2%	2.8%
HERNE HILL*	\$348,000	\$302,000	15.2%	18.5%
HIGHETT*	\$427,000	\$408,325	4.6%	5.7%
HIGHTON*	\$280,000	\$290,000	-3.4%	-
IVANHOE*	\$412,000	\$410,000	0.5%	-1.3%
KENSINGTON*	\$413,750	\$411,250	0.6%	11.8%
KEW*	\$460,000	\$460,000	0.0%	4.5%
LILYDALE*	\$452,000	\$451,000	0.2%	-
MALVERN*	\$412,500	\$411,000	0.4%	-0.2%
MALVERN EAST*	\$330,000	\$300,000	10.0%	11.9%
MARIBYRNONG*	\$352,750	\$345,000	2.2%	5.0%
MELBOURNE	\$350,000	\$337,500	3.7%	0.0%
MENTONE*	\$390,000	\$379,250	2.8%	2.4%
MIDDLE PARK*	\$430,500	-	-	-
MOONEE PONDS	\$416,000	\$405,000	2.7%	6.1%
MORDIALLOC*	\$457,000	\$427,500	6.9%	15.7%
MURRUMBEENA	\$332,800	\$335,000	-0.7%	-1.4%
NOBLE PARK*	\$215,000	\$220,000	-2.3%	-14.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
NORTH MELBOURNE	\$365,000	\$367,500	-0.7%	3.4%
NORTHCOTE	\$395,000	\$395,000	0.0%	-3.7%
NOTTING HILL*	\$282,000	\$300,000	-6.0%	-6.0%
NUNAWADING*	\$362,500	-	-	-
OAKLEIGH*	\$397,500	-	-	-
ORMOND*	\$321,000	\$330,000	-2.7%	-4.2%
PARKDALE*	\$480,500	\$487,500	-1.4%	20.1%
PARKVILLE*	\$400,000	\$378,500	5.7%	22.0%
PORT MELBOURNE	\$473,500	\$473,500	0.0%	2.9%
PRAHRAN	\$395,000	\$390,000	1.3%	3.9%
PRESTON	\$390,000	\$390,000	0.0%	3.9%
RESERVOIR	\$439,000	\$430,000	2.1%	13.1%
RICHMOND	\$397,000	\$402,500	-1.4%	-3.2%
RINGWOOD*	\$400,000	\$400,000	0.0%	6.7%
RIPPONLEA*	\$350,000	-	-	-
SANDRINGHAM*	\$365,000	\$367,500	-0.7%	0.0%
SOUTH MELBOURNE	\$425,000	\$445,000	-4.5%	-1.2%
SOUTH YARRA	\$390,000	\$385,000	1.3%	1.3%
SOUTHBANK	\$385,000	\$385,000	0.0%	1.8%
ST KILDA	\$385,000	\$385,000	0.0%	1.3%
ST KILDA EAST	\$357,500	\$340,000	5.1%	17.2%
ST KILDA WEST*	\$442,500	\$422,000	4.9%	8.6%
THORNBURY	\$414,000	\$401,500	3.1%	11.9%
TOORAK*	\$467,600	\$510,000	-8.3%	0.3%
TRARALGON*	\$224,250	\$221,750	1.1%	10.6%
TRAVANCORE*	\$331,000	\$362,500	-8.7%	-
WANTIRNA SOUTH*	\$338,000	\$333,500	1.3%	-3.4%
WENDOUREE*	\$262,500	\$262,500	0.0%	-
WEST FOOTSCRAY*	\$301,250	\$307,500	-2.0%	9.5%
WEST MELBOURNE	\$380,000	\$375,000	1.3%	5.3%
WILLIAMSTOWN*	\$355,000	\$417,500	-15.0%	-
WINDSOR	\$400,000	\$395,000	1.3%	6.1%
YARRAVILLE*	\$460,000	-	-	21.3%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$625,000	\$645,000	-3.1%	1.6%
ABERFELDIE*	\$600,000	\$600,000	0.0%	-
AIRPORT WEST*	\$640,000	\$625,000	2.4%	3.2%
ALBERT PARK*	\$958,500	\$958,500	0.0%	-
ALBION*	\$450,000	\$439,000	2.5%	40.6%
ALPHINGTON*	\$760,000	\$747,500	1.7%	7.4%
ALTONA*	\$647,500	\$668,500	-3.1%	-0.4%
ALTONA MEADOWS*	\$560,000	\$558,500	0.3%	6.7%
ALTONA NORTH*	\$655,000	\$655,000	0.0%	6.5%
ARARAT*	\$310,000	\$278,500	11.3%	-
ARMADALE	\$712,500	\$703,000	1.4%	1.8%
ASCOT VALE	\$570,000	\$568,750	0.2%	9.2%
ASHBURTON*	\$857,500	-	-	-
ASHWOOD*	\$825,000	\$777,500	6.1%	14.7%
ASPENDALE*	\$792,500	\$836,000	-5.2%	5.7%
BACCHUS MARSH*	\$435,000	\$435,000	0.0%	-
BAIRNSDALE*	\$350,000	\$349,000	0.3%	6.9%
BALACLAVA	\$600,000	\$579,500	3.5%	-0.9%
BALLARAT CENTRAL*	\$450,000	\$450,000	0.0%	23.3%
BALLARAT EAST*	\$385,250	\$385,250	0.0%	8.5%
BALWYN	\$768,500	\$775,000	-0.8%	24.4%
BALWYN NORTH*	\$828,000	\$838,000	-1.2%	7.5%
BAYSWATER	\$589,250	\$600,500	-1.9%	-5.1%
BAYSWATER NORTH*	\$631,000	\$625,000	1.0%	5.2%
BEAUMARIS*	\$923,750	\$923,750	0.0%	12.0%
BELL PARK*	\$555,000	\$537,500	3.3%	-
BELMONT	\$539,000	\$520,000	3.7%	7.8%
BENALLA*	\$348,500	\$347,000	0.4%	14.3%
BENDIGO*	\$538,500	\$472,000	14.1%	18.4%
BENTLEIGH	\$655,750	\$652,000	0.6%	4.9%
BENTLEIGH EAST	\$723,750	\$737,000	-1.8%	9.4%
BERWICK*	\$575,000	\$597,500	-3.8%	-3.4%
BLACK ROCK*	\$917,500	\$917,500	0.0%	4.8%
BLACKBURN	\$730,000	\$691,000	5.6%	17.3%
BLACKBURN SOUTH*	\$660,000	\$626,500	5.3%	-1.1%
BONBEACH	\$675,000	\$662,000	2.0%	9.0%
BORONIA	\$652,250	\$635,500	2.6%	9.2%
BOX HILL	\$530,000	\$520,000	1.9%	-2.8%
BOX HILL NORTH*	\$724,000	\$745,000	-2.8%	-0.9%
BOX HILL SOUTH*	\$715,000	\$715,000	0.0%	22.2%
BRAYBROOK*	\$587,000	\$582,000	0.9%	0.9%
BRIGHTON	\$880,000	\$890,000	-1.1%	-2.8%
BRIGHTON EAST*	\$891,500	\$894,250	-0.3%	1.2%
BROADMEADOWS	\$490,000	\$478,500	2.4%	8.9%
BROOKLYN*	\$627,500	\$630,000	-0.4%	4.1%
BRUNSWICK	\$644,000	\$650,000	-0.9%	-2.4%
BRUNSWICK EAST	\$622,250	\$620,000	0.4%	-1.6%
BRUNSWICK WEST	\$568,000	\$566,500	0.3%	1.0%
BULLEEN*	\$555,000	\$536,250	3.5%	-7.5%
BUNDOORA	\$470,000	\$462,000	1.7%	2.7%
BURWOOD	\$626,500	\$631,350	-0.8%	-3.4%
BURWOOD EAST*	\$635,000	\$635,000	0.0%	4.1%
CAMBERWELL	\$767,500	\$780,000	-1.6%	6.3%
CANADIAN*	\$453,750	\$426,000	6.5%	22.6%
CANTERBURY*	\$933,000	\$933,000	0.0%	1.4%
CAPEL SOUND*	\$545,000	\$570,000	-4.4%	-
CARLTON	\$575,000	\$600,000	-4.2%	-4.2%
CARLTON NORTH*	\$765,500	\$750,000	2.1%	2.1%
CARNEGIE	\$621,250	\$641,500	-3.2%	-2.6%
CAROLINE SPRINGS*	\$462,500	\$456,000	1.4%	1.4%
CARRUM*	\$732,500	\$735,000	-0.3%	2.4%
CARRUM DOWNS*	\$562,500	\$562,500	0.0%	7.1%
CAULFIELD*	\$650,000	\$652,500	-0.4%	4.8%
CAULFIELD NORTH	\$610,000	\$615,000	-0.8%	-1.4%
CAULFIELD SOUTH*	\$650,000	\$717,500	-9.4%	-2.0%
CHADSTONE*	\$560,000	\$560,000	0.0%	-5.1%
CHELSEA	\$682,500	\$670,000	1.9%	7.6%
CHELTENHAM	\$692,500	\$675,000	2.6%	9.1%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CLAYTON	\$548,500	\$550,000	-0.3%	-1.2%
CLAYTON SOUTH	\$530,000	\$524,500	1.0%	6.0%
CLIFTON HILL*	\$745,000	\$737,500	1.0%	-13.9%
COBURG	\$620,000	\$635,000	-2.4%	-0.8%
COBURG NORTH*	\$710,000	\$723,250	-1.8%	5.5%
COLAC*	\$325,000	\$360,000	-9.7%	-
COLLINGWOOD	\$710,000	\$725,000	-2.1%	1.8%
CORIO*	\$461,750	-	-	-
COWES*	\$458,000	\$459,000	-0.2%	-3.6%
CRAIGIEBURN*	\$445,000	\$441,000	0.9%	13.5%
CRANBOURNE*	\$520,000	\$497,000	4.6%	15.6%
CREMORNE*	\$690,000	\$686,500	0.5%	-3.5%
CROYDON	\$636,250	\$630,000	1.0%	7.7%
CROYDON NORTH*	\$669,000	\$653,500	2.4%	3.0%
DANDENONG	\$425,000	\$420,000	1.2%	9.0%
DANDENONG NORTH*	\$552,500	\$542,500	1.8%	6.0%
DEEPPENE*	\$888,000	-	-	-
DEER PARK*	\$510,000	\$510,000	0.0%	9.1%
DINGLEY VILLAGE*	\$770,000	\$791,000	-2.7%	11.6%
DOCKLANDS	\$631,000	\$635,000	-0.6%	-2.9%
DONCASTER	\$575,000	\$575,000	0.0%	1.2%
DONCASTER EAST	\$594,500	\$581,000	2.3%	2.8%
DONVALE*	\$751,500	\$738,000	1.8%	13.0%
DOVETON*	\$551,000	\$550,500	0.1%	6.5%
DROMANA*	\$635,000	\$625,000	1.6%	23.3%
DROUIN*	\$455,000	\$445,000	2.2%	4.6%
EAST MELBOURNE	\$815,000	\$752,500	8.3%	1.9%
ECHUCA*	\$415,000	\$370,000	12.2%	1.2%
EDITHVALE*	\$700,000	\$706,001	-0.8%	1.8%
ELSTERNWICK	\$675,000	\$670,500	0.7%	3.8%
ELTHAM*	\$698,500	\$690,000	1.2%	2.4%
ELWOOD	\$707,500	\$695,000	1.8%	3.3%
EPPING*	\$509,250	\$514,250	-1.0%	15.1%
ESSENDON	\$585,000	\$571,000	2.5%	3.0%
ESSENDON NORTH*	\$438,000	\$506,250	-13.5%	7.4%
FAIRFIELD	\$620,000	\$605,000	2.5%	-4.6%
FAWKNER*	\$603,000	\$590,000	2.2%	17.1%
FERNTREE GULLY*	\$644,500	\$601,000	7.2%	6.3%
FITZROY	\$890,500	\$890,500	0.0%	4.2%
FITZROY NORTH	\$740,500	\$736,000	0.6%	5.2%
FLEMINGTON*	\$559,000	\$546,000	2.4%	3.5%
FLORA HILL*	\$444,000	\$435,000	2.1%	20.0%
FOOTSCRAY	\$501,000	\$485,000	3.3%	3.2%
FOREST HILL*	\$695,000	\$685,500	1.4%	8.6%
FRANKSTON	\$560,500	\$560,000	0.1%	9.9%
FRANKSTON SOUTH*	\$773,750	\$752,500	2.8%	14.9%
GEELONG*	\$592,500	\$595,500	-0.5%	-2.9%
GEELONG WEST*	\$532,000	\$525,000	1.3%	3.3%
GISBORNE*	\$530,000	\$524,000	1.1%	2.9%
GLEN HUNTLY	\$648,750	\$632,500	2.6%	5.5%
GLEN IRIS	\$680,000	\$671,000	1.3%	9.7%
GLEN WAVERLEY	\$632,000	\$655,000	-3.5%	-9.1%
GLENROY	\$580,000	\$575,000	0.9%	7.4%
GOLDEN POINT*	\$410,000	\$340,000	20.6%	-
GREENSBOROUGH	\$662,500	\$656,500	0.9%	3.4%
GROVEDALE*	\$513,750	\$506,000	1.5%	6.4%
HADFIELD*	\$570,000	\$565,500	0.8%	16.9%
HALLAM*	\$571,075	\$572,150	-0.2%	6.7%
HAMILTON*	\$298,000	\$298,000	0.0%	-
HAMLIN HEIGHTS*	\$596,500	\$600,000	-0.6%	12.9%
HAMPTON	\$841,500	\$865,000	-2.7%	0.2%
HAMPTON EAST*	\$683,750	\$700,000	-2.3%	-5.0%
HAMPTON PARK*	\$540,000	\$535,000	0.9%	4.8%
HASTINGS*	\$515,000	\$525,000	-1.9%	7.3%
HAWTHORN	\$652,000	\$645,000	1.1%	2.7%
HAWTHORN EAST	\$670,000	\$672,500	-0.4%	2.0%
HEATHMONT*	\$745,000	\$720,000	3.5%	16.3%
HEIDELBERG	\$650,000	\$665,500	-2.3%	3.2%
HEIDELBERG HEIGHTS*	\$680,000	\$682,500	-0.4%	3.3%
HEIDELBERG WEST*	\$630,000	\$630,000	0.0%	2.0%
HERNE HILL*	\$420,000	-	-	2.4%
HIGHETT	\$690,000	\$676,000	2.1%	11.5%
HIGHTON*	\$516,000	\$505,500	2.1%	4.2%
HOPPERS CROSSING*	\$440,000	\$435,000	1.1%	2.9%
HORSHAM*	\$358,000	\$355,000	0.8%	13.7%
HUGHESDALE	\$641,500	\$625,000	2.6%	17.1%
IVANHOE	\$659,000	\$668,000	-1.3%	-7.2%
IVANHOE EAST*	\$852,500	\$870,000	-2.0%	16.5%
KEILOR EAST*	\$630,000	\$622,000	1.3%	5.0%
KENNINGTON*	\$441,250	\$432,500	2.0%	22.6%
KENSINGTON	\$550,000	\$565,000	-2.7%	-5.2%
KEW	\$687,000	\$695,000	-1.2%	-3.1%
KEW EAST*	\$771,000	\$755,000	2.1%	10.9%
KEYSBOROUGH*	\$657,000	\$653,500	0.5%	6.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
KILSYTH*	\$674,250	\$666,000	1.2%	2.9%
KINGSBURY*	\$570,000	\$462,500	23.2%	18.8%
KINGSVILLE*	\$465,000	\$462,500	0.5%	5.0%
KYABRAM*	\$310,000	\$310,000	0.0%	-6.8%
LAKE WENDOUREE*	\$500,000	\$497,500	0.5%	8.7%
LAKES ENTRANCE*	\$380,000	-	-	23.9%
LALOR*	\$560,000	\$537,500	4.2%	13.1%
LANGWARRIN*	\$616,000	\$620,000	-0.6%	13.0%
LARA*	\$478,000	\$465,000	2.8%	9.0%
LAVERTON*	\$500,000	\$470,000	6.4%	3.1%
LILYDALE	\$605,000	\$600,000	0.8%	3.4%
LOWER PLENTY*	\$601,000	\$618,000	-2.8%	-6.1%
MACLEOD*	\$700,000	\$710,000	-1.4%	4.5%
MAIDSTONE	\$592,500	\$590,000	0.4%	10.7%
MALVERN	\$700,000	\$700,000	0.0%	4.0%
MALVERN EAST	\$642,000	\$625,000	2.7%	6.6%
MANIFOLD HEIGHTS*	\$487,500	\$487,500	0.0%	18.0%
MARIBYRNONG	\$501,000	\$494,500	1.3%	2.2%
MARYBOROUGH*	\$315,000	\$310,000	1.6%	-
MCKINNON*	\$685,000	\$685,000	0.0%	-9.6%
MELBOURNE	\$550,000	\$554,000	-0.7%	-2.7%
MELTON SOUTH*	\$400,000	\$385,000	3.9%	8.0%
MENTONE	\$666,000	\$666,250	0.0%	0.9%
MERENDA*	\$422,250	\$398,000	6.1%	11.1%
MIDDLE PARK*	\$842,500	\$913,500	-7.8%	-11.7%
MILDURA	\$337,500	\$330,000	2.3%	9.2%
MILL PARK*	\$470,000	\$495,500	-5.1%	4.3%
MITCHAM	\$682,500	\$656,000	4.0%	3.7%
MOE*	\$290,500	\$285,000	1.9%	10.9%
MONT ALBERT*	\$750,000	\$742,500	1.0%	3.4%
MONT ALBERT NORTH*	\$775,250	\$797,500	-2.8%	20.3%
MONTMORENCY*	\$715,000	\$710,500	0.6%	4.6%
MOONEE PONDS	\$618,000	\$625,000	-1.1%	4.3%
MOORABBIN*	\$659,250	\$673,000	-2.0%	17.7%
MOOROOLBARK*	\$630,000	\$603,000	4.5%	4.1%
MOOROPNA*	\$250,000	\$237,500	5.3%	-15.3%
MORDIALLOC	\$663,500	\$655,500	1.2%	2.1%
MORNINGTON	\$720,000	\$720,000	0.0%	6.3%
MORWELL*	\$315,000	\$307,000	2.6%	17.5%
MOUNT ELIZA*	\$650,000	\$630,000	3.2%	-0.8%
MOUNT MARTHA*	\$710,000	\$703,000	1.0%	-5.6%
MOUNT WAVERLEY	\$803,500	\$790,000	1.7%	6.4%
MULGRAVE*	\$660,000	\$655,000	0.8%	-
MURRUMBEENA	\$610,000	\$600,000	1.7%	1.2%
NARRE WARREN*	\$555,000	\$500,000	11.0%	5.4%
NEWCOMB*	\$490,000	\$458,000	7.0%	-
NEWPORT*	\$655,000	\$650,000	0.8%	-0.4%
NEWTOWN*	\$585,000	\$600,000	-2.5%	5.4%
NIDDRIE*	\$738,500	\$745,000	-0.9%	42.8%
NOBLE PARK	\$568,000	\$562,250	1.0%	12.9%
NORLANE*	\$420,000	\$435,000	-3.4%	2.4%
NORTH MELBOURNE	\$664,444	\$671,500	-1.1%	4.0%
NORTHCOTE	\$705,000	\$697,500	1.1%	5.2%
NOTTING HILL*	\$464,050	\$461,000	0.7%	7.0%
NUNAWADING*	\$663,000	\$661,500	0.2%	1.8%
OAK PARK*	\$653,000	\$640,000	2.0%	7.5%
OAKLEIGH*	\$550,000	\$540,000	1.9%	2.3%
OAKLEIGH EAST*	\$670,000	\$670,000	0.0%	17.5%
OAKLEIGH SOUTH*	\$671,650	\$649,000	3.5%	2.3%
OCEAN GROVE*	\$667,500	\$667,500	0.0%	6.8%
ORMOND	\$600,000	\$600,000	0.0%	-3.6%
PAKENHAM*	\$510,000	\$485,000	5.2%	12.1%
PARKDALE	\$690,000	\$680,000	1.5%	-0.7%
PARKVILLE*	\$521,000	\$520,500	0.1%	-9.4%
PASCOE VALE	\$640,000	\$635,000	0.8%	5.6%
PASCOE VALE SOUTH*	\$703,500	\$675,000	4.2%	10.6%
PATTERSON LAKES*	\$694,000	\$685,000	1.3%	11.0%
PAYNESVILLE*	\$352,500	\$342,500	2.9%	-10.2%
POINT COOK*	\$510,000	\$495,000	3.0%	15.9%
PORT MELBOURNE	\$825,000	\$791,250	4.3%	7.1%
PORTARLINGTON*	\$520,000	-	-	-
PORTLAND*	\$270,000	\$270,000	0.0%	-22.9%
PRAHRAN	\$640,000	\$631,000	1.4%	3.3%
PRESTON	\$619,750	\$602,500	2.9%	3.3%
REDAN*	\$390,000	\$375,000	4.0%	21.9%
RESERVOIR	\$630,000	\$626,000	0.6%	5.0%
RICHMOND	\$709,000	\$687,000	3.2%	8.2%
RINGWOOD	\$615,000	\$617,500	-0.4%	5.5%
RINGWOOD EAST	\$682,000	\$674,280	1.1%	2.0%
RIPPONLEA*	\$599,000	\$560,000	7.0%	9.8%
ROSANNA*	\$723,000	\$717,500	0.8%	4.0%
ROSEBUD*	\$575,000	\$580,000	-0.9%	1.8%
ROWVILLE*	\$480,000	\$490,500	-2.1%	-17.6%
SALE*	\$338,750	\$330,000	2.7%	11.1%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
SANDRINGHAM	\$692,500	\$685,000	1.1%	4.9%
SEAFORD	\$615,000	\$600,500	2.4%	13.9%
SEBASTOPOL*	\$388,500	\$351,500	10.5%	14.3%
SEDDON*	\$693,500	\$720,000	-3.7%	-5.0%
SHEPPARTON*	\$370,000	\$372,500	-0.7%	6.7%
SOMERVILLE*	\$595,000	\$595,000	0.0%	9.2%
SOUTH KINGSVILLE*	\$671,000	-	-	7.4%
SOUTH MELBOURNE	\$648,000	\$630,000	2.9%	5.4%
SOUTH MORANG*	\$507,000	\$483,000	5.0%	1.7%
SOUTH YARRA	\$669,500	\$670,000	-0.1%	2.5%
SOUTHBANK	\$600,000	\$595,000	0.8%	0.2%
SPRINGVALE*	\$605,000	\$595,000	1.7%	7.1%
SPRINGVALE SOUTH*	\$615,000	\$581,000	5.9%	-
ST ALBANS	\$498,000	\$487,500	2.2%	13.2%
ST KILDA	\$625,000	\$630,000	-0.8%	-0.2%
ST KILDA EAST	\$600,750	\$620,000	-3.1%	-1.5%
ST KILDA WEST*	\$715,000	\$713,250	0.2%	3.8%
STRATHMORE*	\$667,500	\$642,000	4.0%	5.5%
SUNBURY*	\$509,500	\$467,500	9.0%	9.0%
SUNSHINE*	\$440,000	\$440,000	0.0%	-12.4%
SUNSHINE NORTH*	\$542,500	\$528,500	2.6%	6.4%
SUNSHINE WEST*	\$491,000	\$511,500	-4.0%	3.4%
SURREY HILLS	\$820,000	\$825,000	-0.6%	7.7%
SWAN HILL*	\$355,000	\$355,000	0.0%	4.7%
SYDENHAM*	\$468,750	\$466,000	0.6%	6.5%
TARNEIT*	\$431,000	\$428,500	0.6%	4.8%
TEMPLESTOWE*	\$698,000	\$683,000	2.2%	14.1%
THOMASTOWN*	\$525,000	\$540,000	-2.8%	8.1%
THORNBURY	\$670,000	\$680,000	-1.5%	5.1%
TOORAK	\$871,750	\$860,000	1.4%	11.1%
TORQUAY*	\$730,000	\$725,000	0.7%	0.7%
TRARALGON	\$346,500	\$320,000	8.3%	8.1%
TRAVANCORE	\$380,000	\$380,000	0.0%	6.3%
TULLAMARINE*	\$538,000	\$535,000	0.6%	6.5%
VERMONT*	\$579,000	\$685,000	-15.5%	-22.0%
WALLAN*	\$440,000	\$432,500	1.7%	-
WANGARATTA*	\$352,000	\$352,500	-0.1%	2.0%
WANTIRNA*	\$630,000	\$635,000	-0.8%	5.9%
WANTIRNA SOUTH*	\$570,000	\$547,500	4.1%	10.7%
WARRAGUL*	\$480,000	\$480,000	0.0%	4.9%
WARRNAMBOOL*	\$437,500	\$440,000	-0.6%	1.7%
WENDOUREE*	\$415,250	\$385,000	7.9%	25.8%
WERRIBEE	\$448,500	\$440,000	1.9%	12.1%
WERRIBEE SOUTH*	\$451,250	\$442,500	2.0%	6.6%
WEST FOOTSCRAY	\$450,000	\$440,000	2.3%	-10.0%
WEST MELBOURNE	\$620,000	\$621,750	-0.3%	11.6%
WEST WODONGA*	\$417,500	\$412,500	1.2%	7.1%
WESTMEADOWS*	\$571,250	\$505,750	13.0%	13.7%
WHITTINGTON*	\$415,000	\$414,000	0.2%	6.4%
WILLIAMSTOWN*	\$610,000	\$680,000	-10.3%	-10.3%
WINDSOR	\$645,000	\$642,500	0.4%	3.2%
WODONGA*	\$449,000	\$404,500	11.0%	18.2%
WOLLERT*	\$480,000	\$480,000	0.0%	9.1%
WONTHAGGI*	\$425,750	\$400,000	6.4%	10.6%
YARRAVILLE*	\$710,000	\$670,000	6.0%	10.2%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,225,000	\$1,227,500	-0.2%	6.2%
AIRPORT WEST*	\$830,000	\$793,750	4.6%	4.0%
ALPHINGTON*	\$1,170,000	\$1,130,000	3.5%	7.8%
ALTONA*	\$910,000	\$910,000	0.0%	2.0%
ALTONA MEADOWS*	\$652,000	\$652,000	0.0%	3.5%
ALTONA NORTH	\$825,000	\$856,000	-3.6%	-1.8%
ARDEER*	\$657,500	\$647,500	1.5%	7.1%
ARMADALE*	\$1,365,000	\$1,382,500	-1.3%	-10.3%
ASCOT VALE*	\$953,000	\$952,500	0.1%	1.9%
ASHWOOD*	\$1,050,000	\$1,100,000	-4.5%	-3.5%
ASPENDALE*	\$1,025,000	\$1,104,000	-7.2%	-10.9%
AVONDALE HEIGHTS*	\$765,000	\$765,000	0.0%	4.1%
BALACLAVA*	\$1,100,000	\$1,100,000	0.0%	0.0%
BALLARAT CENTRAL*	\$615,000	\$615,000	0.0%	-
BALWYN*	\$1,399,444	\$1,409,444	-0.7%	-1.2%
BALWYN NORTH*	\$1,300,000	\$1,250,000	4.0%	8.0%
BAYSWATER*	\$790,000	\$775,500	1.9%	7.5%
BAYSWATER NORTH*	\$775,000	\$785,000	-1.3%	-1.3%
BEAUMARIS*	\$1,425,000	\$1,375,000	3.6%	7.5%
BELL PARK*	\$620,000	\$620,000	0.0%	7.8%
BELMONT*	\$662,000	\$660,000	0.3%	1.4%
BENTLEIGH	\$1,183,250	\$1,183,250	0.0%	13.6%
BENTLEIGH EAST	\$1,190,000	\$1,200,000	-0.8%	-0.7%
BERWICK*	\$767,500	\$720,500	6.5%	15.4%
BLACK ROCK*	\$1,500,000	\$1,437,500	4.3%	-3.1%
BLACKBURN*	\$1,160,000	\$1,145,000	1.3%	6.2%
BLACKBURN NORTH*	\$990,000	\$979,000	1.1%	20.5%
BLACKBURN SOUTH*	\$1,074,000	\$1,070,000	0.4%	9.0%
BONBEACH*	\$1,015,000	\$1,020,000	-0.5%	11.5%
BORONIA	\$787,057	\$790,000	-0.4%	3.9%
BOX HILL*	\$810,500	\$835,000	-2.9%	-8.9%
BOX HILL NORTH*	\$950,500	\$955,500	-0.5%	-0.6%
BOX HILL SOUTH*	\$1,025,000	\$1,011,500	1.3%	0.8%
BRAYBROOK*	\$715,000	\$715,000	0.0%	6.7%
BRIGHTON	\$1,850,000	\$1,900,000	-2.6%	-5.1%
BRIGHTON EAST*	\$1,400,000	\$1,407,500	-0.5%	-1.1%
BROADMEADOWS*	\$593,750	\$581,500	2.1%	8.0%
BROOKLYN*	\$760,000	\$757,500	0.3%	10.9%
BRUNSWICK*	\$1,157,500	\$1,180,250	-1.9%	9.2%
BRUNSWICK EAST*	\$1,235,000	\$1,230,000	0.4%	9.8%
BRUNSWICK WEST*	\$940,000	\$940,000	0.0%	6.9%
BULLEEN*	\$997,500	\$953,500	4.6%	-5.9%
BUNDOORA*	\$755,000	\$750,500	0.6%	10.5%
BURWOOD*	\$972,000	\$990,000	-1.8%	-3.9%
BURWOOD EAST*	\$966,000	\$966,000	0.0%	-
CAMBERWELL*	\$1,400,000	\$1,382,500	1.3%	7.7%
CANADIAN*	\$507,250	\$475,000	6.8%	22.2%
CANTERBURY*	\$1,680,000	\$1,669,500	0.6%	16.5%
CAPEL SOUND*	\$735,000	\$745,000	-1.3%	4.1%
CARLTON*	\$1,110,000	\$1,055,000	5.2%	15.6%
CARNEGIE	\$1,110,000	\$1,097,500	1.1%	14.4%
CAROLINE SPRINGS*	\$600,000	\$590,000	1.7%	1.7%
CARRUM*	\$962,500	\$962,000	0.1%	7.5%
CARRUM DOWNS	\$687,500	\$675,000	1.9%	8.3%
CAULFIELD*	\$1,250,000	\$1,260,000	-0.8%	10.6%
CAULFIELD NORTH	\$1,235,000	\$1,310,000	-5.7%	9.3%
CAULFIELD SOUTH*	\$1,238,000	\$1,250,000	-1.0%	5.8%
CHADSTONE*	\$912,500	\$922,800	-1.1%	-3.9%
CHELSEA*	\$950,000	\$1,004,000	-5.4%	1.1%
CHELtenham	\$1,000,000	\$987,500	1.3%	3.1%
CHIRNSIDE PARK*	\$750,000	\$745,500	0.6%	4.9%
CLAYTON	\$875,250	\$875,250	0.0%	4.2%
CLAYTON SOUTH*	\$892,000	\$900,000	-0.9%	5.3%
CLIFTON HILL*	\$1,291,000	\$1,300,000	-0.7%	-
CLYDE*	\$580,000	\$575,000	0.9%	1.8%
CLYDE NORTH*	\$628,000	\$620,000	1.3%	7.3%
COBURG*	\$886,250	\$893,500	-0.8%	2.1%
COBURG NORTH*	\$879,250	\$914,250	-3.8%	4.6%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
COLLINGWOOD*	\$1,505,000	\$1,600,000	-5.9%	17.8%
COWES*	\$575,000	\$575,000	0.0%	-14.3%
CRAIGIEBURN	\$545,000	\$535,000	1.9%	9.9%
CRANBOURNE*	\$629,000	\$605,000	4.0%	10.4%
CRANBOURNE EAST*	\$585,000	-	-	-
CRANBOURNE NORTH*	\$600,000	\$600,000	0.0%	-
CRANBOURNE WEST*	\$596,500	\$600,000	-0.6%	2.0%
CROYDON	\$789,000	\$783,500	0.7%	3.1%
CROYDON NORTH*	\$795,750	\$796,500	-0.1%	1.0%
DANDENONG	\$635,000	\$625,000	1.6%	9.5%
DANDENONG NORTH*	\$685,500	\$685,500	0.0%	8.0%
DARLEY*	\$464,500	\$464,500	0.0%	5.9%
DEANSIDE*	\$557,500	\$562,500	-0.9%	3.2%
DEER PARK*	\$615,000	\$604,000	1.8%	18.6%
DIAMOND CREEK*	\$777,500	\$762,500	2.0%	-6.3%
DINGLEY VILLAGE*	\$950,000	\$885,000	7.3%	8.2%
DOCKLANDS	\$1,260,000	\$1,250,000	0.8%	6.3%
DONCASTER	\$950,000	\$950,000	0.0%	3.6%
DONCASTER EAST	\$962,500	\$990,000	-2.8%	-5.5%
DONVALE*	\$977,500	\$940,000	4.0%	9.6%
DOREEN*	\$605,000	\$595,000	1.7%	10.1%
DOVETON*	\$640,000	\$640,000	0.0%	6.7%
DROMANA*	\$830,000	\$900,000	-7.8%	-4.5%
DRYSDALE*	\$600,000	\$595,000	0.8%	-
EAGLEMONT*	\$1,083,000	\$1,021,500	6.0%	-
EAST MELBOURNE*	\$1,830,000	\$1,665,000	9.9%	14.4%
EDITHVALE*	\$1,075,000	\$1,017,500	5.7%	12.0%
ELSTERNWICK*	\$1,299,000	\$1,373,000	-5.4%	7.2%
ELTHAM*	\$860,000	\$860,000	0.0%	3.4%
ELWOOD	\$1,360,000	\$1,466,500	-7.3%	13.2%
ENDEAVOUR HILLS*	\$705,000	\$710,000	-0.7%	0.0%
EPPING	\$600,125	\$615,250	-2.5%	5.3%
ESSENDON*	\$915,000	\$895,000	2.2%	3.6%
FAWKNER*	\$695,000	\$703,750	-1.2%	2.2%
FERNTREE GULLY	\$769,500	\$759,000	1.4%	7.3%
FITZROY*	\$1,567,500	\$1,620,000	-3.2%	1.2%
FITZROY NORTH*	\$1,250,000	\$1,250,000	0.0%	-7.4%
FLEMINGTON*	\$1,258,000	-	-	36.0%
FOOTSCRAY*	\$820,000	\$802,500	2.2%	3.8%
FOREST HILL*	\$921,400	\$910,000	1.3%	2.4%
FRANKSTON	\$731,000	\$725,000	0.8%	10.8%
FRANKSTON SOUTH*	\$875,000	\$850,000	2.9%	12.9%
FRASER RISE*	\$600,000	\$597,500	0.4%	2.6%
GEELONG*	\$775,000	\$854,000	-9.3%	-11.9%
GEELONG WEST*	\$790,000	\$775,000	1.9%	-1.9%
GISBORNE*	\$647,500	\$630,000	2.8%	-
GLEN HUNTLY*	\$943,000	\$910,000	3.6%	-0.7%
GLEN IRIS*	\$1,220,000	\$1,300,000	-6.2%	-6.9%
GLEN WAVERLEY	\$1,115,000	\$1,075,000	3.7%	5.4%
GLENROY	\$739,500	\$729,000	1.4%	9.6%
GREENSBOROUGH*	\$829,000	\$860,000	-3.6%	-2.5%
HADFIELD*	\$711,000	\$708,500	0.4%	0.6%
HALLAM*	\$650,000	\$670,000	-3.0%	-
HAMPTON	\$1,385,500	\$1,475,000	-6.1%	-7.2%
HAMPTON EAST*	\$1,235,000	\$1,211,000	2.0%	1.9%
HAMPTON PARK*	\$618,500	\$620,000	-0.2%	6.6%
HASTINGS*	\$620,000	-	-	0.2%
HAWTHORN*	\$1,262,500	\$1,262,500	0.0%	-9.9%
HAWTHORN EAST*	\$1,360,000	\$1,333,000	2.0%	13.3%
HEALESVILLE*	\$675,000	\$675,000	0.0%	-
HEATHMONT*	\$895,000	\$887,500	0.8%	7.1%
HEIDELBERG*	\$874,000	\$840,000	4.0%	-1.7%
HEIDELBERG HEIGHTS*	\$815,500	\$789,000	3.4%	1.9%
HEIDELBERG WEST*	\$750,000	\$755,000	-0.7%	-6.5%
HIGHETT	\$1,215,000	\$1,190,000	2.1%	10.0%
HIGHTON*	\$630,000	\$630,000	0.0%	-4.8%
HILLSIDE*	\$620,000	\$615,000	0.8%	6.9%
HOPPERS CROSSING*	\$530,500	\$522,000	1.6%	10.5%
HORSHAM*	\$495,000	\$502,500	-1.5%	8.4%
HUGHESDALE*	\$980,500	\$978,000	0.3%	-1.0%
IVANHOE	\$1,100,000	\$1,128,750	-2.5%	-2.7%
IVANHOE EAST*	\$1,300,000	\$1,300,000	0.0%	2.4%
KEILOR DOWNS*	\$650,000	\$681,000	-4.6%	5.4%
KEILOR EAST*	\$818,000	\$834,000	-1.9%	5.5%
KENSINGTON*	\$1,149,000	\$1,030,000	11.6%	27.7%
KEW	\$1,302,500	\$1,305,000	-0.2%	-3.5%
KEW EAST*	\$1,400,000	\$1,302,500	7.5%	7.7%
KEYSBOROUGH*	\$800,000	\$732,500	9.2%	11.1%
KILSYTH*	\$767,750	\$756,000	1.6%	3.9%
KNOXFIELD*	\$805,000	\$802,250	0.3%	2.3%
LALOR*	\$657,500	\$648,500	1.4%	11.4%
LANGWARRIN*	\$723,250	\$700,000	3.3%	15.4%
LAVERTON*	\$585,000	\$580,000	0.9%	0.0%
LILYDALE*	\$735,400	\$720,000	2.1%	2.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
LOWER PLENTY*	\$850,825	\$824,000	3.3%	-
MACLEOD*	\$866,500	\$825,500	5.0%	-1.0%
MAIDSTONE	\$786,000	\$775,000	1.4%	6.5%
MALVERN*	\$1,685,000	\$1,720,000	-2.0%	-0.9%
MALVERN EAST*	\$1,199,000	\$1,158,000	3.5%	-1.7%
MARIBYRNONG*	\$717,000	\$693,500	3.4%	5.4%
MCKINNON*	\$1,128,000	\$1,144,000	-1.4%	-0.2%
MEADOW HEIGHTS*	\$575,000	\$575,000	0.0%	22.3%
MELBOURNE	\$1,125,000	\$1,225,000	-8.2%	-11.5%
MELTON SOUTH*	\$440,000	\$435,000	1.1%	11.4%
MENTONE*	\$1,061,500	\$1,060,000	0.1%	-1.6%
MERENDA*	\$587,500	\$600,000	-2.1%	0.4%
MILDURA*	\$482,500	\$470,500	2.6%	17.3%
MILL PARK*	\$627,500	\$620,000	1.2%	8.2%
MITCHAM	\$941,000	\$950,000	-0.9%	2.8%
MONT ALBERT*	\$1,216,925	\$1,216,925	0.0%	-
MONT ALBERT NORTH*	\$1,085,000	\$1,270,000	-14.6%	-6.1%
MONTMORENCY*	\$869,500	\$869,500	0.0%	2.6%
MOONEE PONDS*	\$1,122,500	\$1,185,000	-5.3%	12.8%
MOORABBIN*	\$1,095,000	\$1,023,000	7.0%	1.0%
MOOROOLBARK*	\$770,000	\$767,000	0.4%	6.9%
MORDIALLOC*	\$1,010,000	\$1,000,000	1.0%	1.8%
MORNINGTON	\$967,500	\$940,000	2.9%	6.3%
MOUNT MARTHA*	\$860,000	\$860,000	0.0%	-1.1%
MOUNT WAVERLEY	\$1,102,000	\$1,155,000	-4.6%	-0.9%
MULGRAVE*	\$850,000	\$847,000	0.4%	1.3%
MURRUMBEENA*	\$1,124,500	\$1,165,000	-3.5%	-1.6%
NARRE WARREN*	\$655,000	\$650,000	0.8%	8.1%
NEWPORT*	\$920,500	\$902,500	2.0%	-0.2%
NEWTOWN*	\$870,000	\$895,000	-2.8%	-
NIDDRIE*	\$830,000	\$855,000	-2.9%	-2.9%
NOBLE PARK	\$703,750	\$689,500	2.1%	7.4%
NORTH MELBOURNE*	\$1,070,000	\$1,152,500	-7.2%	-8.7%
NORTHCOTE*	\$1,125,000	\$1,208,500	-6.9%	5.1%
NUNAWADING*	\$972,500	\$968,800	0.4%	2.6%
OAK PARK*	\$863,000	\$833,750	3.5%	12.1%
OAKLEIGH*	\$1,010,000	\$990,000	2.0%	-1.5%
OAKLEIGH EAST*	\$914,500	\$915,000	-0.1%	1.6%
OAKLEIGH SOUTH*	\$940,000	\$911,500	3.1%	2.5%
OCEAN GROVE*	\$868,000	\$875,000	-0.8%	-4.6%
OFFICER*	\$630,575	\$615,500	2.4%	9.7%
ORMOND*	\$1,070,000	\$1,150,000	-7.0%	-10.8%
PAKENHAM	\$569,200	\$554,500	2.7%	7.5%
PARKDALE*	\$1,199,000	\$1,170,000	2.5%	-0.1%
PASCOE VALE	\$805,000	\$800,000	0.6%	0.6%
PASCOE VALE SOUTH*	\$830,000	\$880,500	-5.7%	-5.8%
PATTERSON LAKES*	\$800,000	\$805,000	-0.6%	0.9%
POINT COOK	\$610,000	\$605,000	0.8%	4.3%
PORT MELBOURNE*	\$1,612,500	\$1,450,000	11.2%	11.2%
PRAHRAN*	\$1,315,000	\$1,370,000	-4.0%	30.4%
PRESTON	\$850,000	\$860,000	-1.2%	-3.7%
RESERVOIR	\$800,000	\$800,000	0.0%	6.7%
RICHMOND	\$1,286,000	\$1,205,000	6.7%	0.1%
RINGWOOD*	\$857,500	\$852,000	0.6%	6.9%
RINGWOOD EAST*	\$850,000	\$850,000	0.0%	4.6%
RINGWOOD NORTH*	\$902,500	-	-	-5.0%
ROSANNA*	\$987,500	\$1,016,000	-2.8%	-0.3%
ROSEBUD*	\$780,000	\$782,500	-0.3%	1.6%
ROWVILLE*	\$835,000	\$838,000	-0.4%	1.8%
SAFETY BEACH*	\$900,000	\$876,500	2.7%	9.3%
SALE*	\$492,500	\$460,000	7.1%	32.6%
SANDRINGHAM*	\$1,342,500	\$1,377,500	-2.5%	6.5%
SEAFORD	\$790,000	\$795,000	-0.6%	9.0%
SEBASTOPOL*	\$465,000	\$424,000	9.7%	16.7%
SEDDON*	\$1,125,000	-	-	-
SKYE*	\$633,750	\$631,625	0.3%	8.3%
SOMERVILLE*	\$700,000	\$700,000	0.0%	0.0%
SOUTH MELBOURNE*	\$1,057,500	\$1,060,000	-0.2%	-10.0%
SOUTH MORANG*	\$612,000	\$599,975	2.0%	9.6%
SOUTH YARRA	\$1,450,000	\$1,400,000	3.6%	2.9%
SOUTHBANK	\$945,000	\$939,000	0.6%	-3.6%
SPRINGVALE*	\$783,500	\$781,000	0.3%	9.2%
SPRINGVALE SOUTH*	\$737,500	\$732,000	0.8%	12.6%
ST ALBANS	\$600,000	\$600,000	0.0%	1.7%
ST KILDA*	\$1,277,500	\$1,260,000	1.4%	26.5%
ST KILDA EAST*	\$972,500	\$932,500	4.3%	28.0%
STRATHMORE*	\$940,000	\$990,000	-5.1%	-2.6%
SUNBURY*	\$560,000	\$560,000	0.0%	5.7%
SUNSHINE*	\$695,000	\$682,000	1.9%	5.1%
SUNSHINE NORTH*	\$710,000	\$706,000	0.6%	10.1%
SUNSHINE WEST*	\$675,000	\$657,500	2.7%	8.4%
SURREY HILLS*	\$1,329,000	\$1,401,000	-5.1%	6.3%
SYDENHAM*	\$555,000	\$537,500	3.3%	8.8%
TARNEIT*	\$525,000	\$518,500	1.3%	6.1%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE*	\$1,075,000	\$1,100,500	-2.3%	9.7%
TEMPLESTOWE LOWER*	\$957,000	\$936,944	2.1%	-1.3%
THOMASTOWN*	\$635,000	\$633,750	0.2%	6.7%
THORNBURY*	\$1,120,000	\$1,115,000	0.4%	4.2%
TOORAK	\$1,880,500	\$2,010,000	-6.4%	3.0%
TORQUAY*	\$880,000	\$880,000	0.0%	-7.4%
TRARALGON*	\$510,000	\$445,000	14.6%	10.3%
TRUGANINA*	\$530,000	\$523,500	1.2%	2.4%
TULLAMARINE*	\$687,000	\$688,500	-0.2%	8.4%
VERMONT*	\$940,000	\$972,750	-3.4%	-2.1%
VERMONT SOUTH*	\$1,025,250	\$1,010,000	1.5%	-5.0%
WANTIRNA*	\$785,500	\$746,675	5.2%	8.3%
WANTIRNA SOUTH*	\$841,000	\$836,000	0.6%	1.8%
WERRIBEE	\$527,500	\$512,000	3.0%	5.5%
WEST FOOTSCRAY*	\$842,500	\$805,000	4.7%	7.0%
WEST MELBOURNE*	\$1,087,000	\$1,029,250	5.6%	5.5%
WESTMEADOWS*	\$655,000	\$645,500	1.5%	8.7%
WILLIAMSTOWN*	\$1,048,000	\$1,135,000	-7.7%	-4.5%
WILLIAMSTOWN NORTH*	\$860,000	\$850,000	1.2%	-
WINDSOR*	\$1,111,000	\$1,111,000	0.0%	-4.6%
WODONGA*	\$545,000	\$530,000	2.8%	18.5%
WOLLERT*	\$560,000	\$560,000	0.0%	7.8%
YARRAVILLE*	\$930,500	\$932,000	-0.2%	-5.5%

Source: REIV

# Median Weekly Rents

[Summary](#)

[House by Suburb](#)

[House by Municipality](#)

[Unit By Suburb](#)

[Unit by Municipality](#)

## June 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

		Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>					
	House	\$580	\$580	0.0%	0.0%
	Unit and Apartment	\$590	\$580	1.7%	4.4%
<b>Regional Victoria</b>					
	House	\$500	\$500	0.0%	4.2%
	Unit and Apartment	\$420	\$410	2.4%	6.3%
		Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>					
	House	\$820	\$800	2.5%	3.1%
	Unit and Apartment	\$600	\$600	0.0%	3.4%
<b>Middle Melbourne</b>					
	House	\$625	\$620	0.8%	4.2%
	Unit and Apartment	\$595	\$580	2.6%	4.4%
<b>Outer Melbourne</b>					
	House	\$550	\$550	0.0%	0.0%
	Unit and Apartment	\$520	\$520	0.0%	2.0%

Source: REIV

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## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$850	\$810	4.9%	6.3%
ABERFELDIE*	\$560	\$650	-13.8%	-20.0%
AINTREE	\$540	\$540	0.0%	0.0%
AIRPORT WEST	\$620	\$600	3.3%	6.0%
ALBANVALE*	\$480	\$475	1.1%	4.3%
ALBERT PARK	\$950	\$950	0.0%	6.7%
ALBION*	\$510	\$500	2.0%	8.5%
ALFREDTON	\$475	\$470	1.1%	5.6%
ALPHINGTON*	\$800	\$885	-9.6%	-15.8%
ALTONA	\$650	\$640	1.6%	8.3%
ALTONA MEADOWS	\$520	\$520	0.0%	4.0%
ALTONA NORTH	\$650	\$650	0.0%	10.2%
ANGLESEA*	\$655	\$645	1.6%	4.0%
ARARAT	\$418	\$390	7.1%	7.7%
ARDEER*	\$500	\$490	2.0%	7.5%
ARMADALE	\$1,075	\$1,100	-2.3%	13.2%
ARMSTRONG CREEK	\$550	\$545	0.9%	4.8%
ASCOT*	\$565	\$560	0.9%	8.7%
ASCOT VALE	\$730	\$723	1.0%	-2.7%
ASHBURTON*	\$838	\$825	1.5%	1.5%
ASHWOOD*	\$680	\$660	3.0%	4.6%
ASPENDALE*	\$835	\$850	-1.8%	1.8%
ASPENDALE GARDENS*	\$825	\$770	7.1%	13.8%
ATTWOOD*	\$560	\$560	0.0%	-
AVONDALE HEIGHTS	\$570	\$550	3.6%	3.6%
BACCHUS MARSH	\$485	\$480	1.0%	3.2%
BAIRNSDALE	\$480	\$470	2.1%	6.7%
BALACLAVA*	\$900	\$888	1.4%	3.7%
BALLAN*	\$490	\$500	-2.0%	8.9%
BALLARAT CENTRAL	\$440	\$438	0.6%	6.7%
BALLARAT EAST	\$425	\$420	1.2%	9.0%
BALLARAT NORTH	\$450	\$445	1.1%	7.1%
BALWYN	\$1,000	\$983	1.8%	2.0%
BALWYN NORTH	\$900	\$850	5.9%	0.6%
BANDIANA*	\$595	\$590	0.8%	6.3%
BANNOCKBURN*	\$620	\$585	6.0%	12.7%
BARANDUDA	\$650	\$645	0.8%	8.3%
BARWON HEADS*	\$990	\$990	0.0%	-
BAYSWATER	\$630	\$610	3.3%	6.3%
BAYSWATER NORTH*	\$600	\$600	0.0%	0.0%
BEACONSFIELD*	\$590	\$590	0.0%	-1.7%
BEAUFORT*	\$390	\$380	2.6%	-6.0%
BEAUMARIS	\$1,100	\$1,100	0.0%	15.8%
BEECHWORTH*	\$500	\$498	0.5%	0.0%
BELL PARK	\$500	\$495	1.0%	2.0%
BELL POST HILL	\$520	\$505	3.0%	5.1%
BELLFIELD*	\$655	\$650	0.8%	9.2%
BELMONT	\$520	\$500	4.0%	6.1%
BENALLA	\$490	\$480	2.1%	6.5%
BENDIGO	\$480	\$475	1.1%	2.1%
BENTLEIGH	\$845	\$800	5.6%	-0.6%
BENTLEIGH EAST	\$790	\$780	1.3%	5.3%
BERWICK	\$620	\$620	0.0%	0.0%
BEVERIDGE	\$473	\$475	-0.5%	-1.6%
BLACK HILL*	\$435	\$420	3.6%	3.6%
BLACK ROCK*	\$1,150	\$1,078	6.7%	5.5%
BLACKBURN	\$690	\$660	4.5%	11.3%
BLACKBURN NORTH*	\$750	\$680	10.3%	19.0%
BLACKBURN SOUTH	\$650	\$650	0.0%	0.8%
BLAIRGOWRIE*	\$728	\$738	-1.4%	11.9%
BONBEACH*	\$725	\$718	1.0%	11.5%
BONNIE BROOK	\$530	\$530	0.0%	3.9%
BONSHAW	\$470	\$465	1.1%	4.4%
BORONIA	\$610	\$600	1.7%	5.2%
BOTANIC RIDGE*	\$683	\$670	1.9%	5.8%
BOX HILL	\$650	\$615	5.7%	5.7%
BOX HILL NORTH	\$700	\$690	1.4%	7.7%
BOX HILL SOUTH	\$750	\$710	5.6%	11.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BRAYBROOK	\$535	\$500	7.0%	12.6%
BREAKWATER*	\$465	-	-	-
BRIAR HILL*	\$725	\$750	-3.3%	5.1%
BRIGHTON	\$1,400	\$1,450	-3.4%	2.2%
BRIGHTON EAST	\$1,100	\$1,100	0.0%	4.8%
BROADFORD*	\$460	\$470	-2.1%	-7.1%
BROADMEADOWS	\$500	\$495	1.0%	4.2%
BROOKFIELD	\$450	\$450	0.0%	0.0%
BROOKLYN*	\$570	\$600	-5.0%	0.9%
BROWN HILL*	\$440	\$450	-2.2%	2.3%
BRUNSWICK	\$795	\$800	-0.6%	2.6%
BRUNSWICK EAST	\$800	\$800	0.0%	0.6%
BRUNSWICK WEST	\$775	\$750	3.3%	6.9%
BULLEEN	\$773	\$750	3.0%	12.0%
BUNDOORA	\$600	\$593	1.3%	3.4%
BUNINYONG*	\$450	\$455	-1.1%	-9.1%
BURNLEY*	\$900	\$900	0.0%	0.0%
BURNSIDE*	\$565	\$551	2.5%	2.7%
BURNSIDE HEIGHTS	\$565	\$550	2.7%	4.6%
BURWOOD	\$725	\$700	3.6%	9.8%
BURWOOD EAST	\$690	\$680	1.5%	7.4%
CAIRNLEA*	\$640	\$650	-1.5%	0.8%
CALIFORNIA GULLY	\$480	\$475	1.1%	6.7%
CAMBERWELL	\$1,150	\$1,150	0.0%	16.8%
CAMPBELLFIELD*	\$500	\$530	-5.7%	-8.3%
CAMPBELLS CREEK*	\$595	\$580	2.6%	19.0%
CAMPERDOWN*	\$445	\$430	3.5%	9.9%
CANADIAN	\$425	\$430	-1.2%	2.4%
CANTERBURY*	\$1,248	\$1,150	8.5%	4.8%
CAPE PATERSON*	\$468	\$460	1.6%	3.9%
CAPE WOOLAMAI*	\$470	\$460	2.2%	0.0%
CAPEL SOUND	\$570	\$550	3.6%	3.6%
CARLTON	\$895	\$895	0.0%	19.3%
CARLTON NORTH	\$850	\$850	0.0%	6.3%
CARNEGIE	\$799	\$790	1.1%	7.2%
CAROLINE SPRINGS	\$530	\$530	0.0%	-2.8%
CARRUM*	\$675	\$660	2.3%	8.9%
CARRUM DOWNS	\$605	\$595	1.7%	4.3%
CASTLEMAINE*	\$545	\$525	3.8%	10.1%
CAULFIELD*	\$998	\$1,075	-7.2%	-16.9%
CAULFIELD EAST*	\$825	-	-	-
CAULFIELD NORTH	\$993	\$955	3.9%	1.0%
CAULFIELD SOUTH	\$980	\$980	0.0%	11.4%
CHADSTONE	\$668	\$665	0.4%	9.4%
CHARLEMONT	\$540	\$530	1.9%	5.9%
CHELSEA*	\$625	\$650	-3.8%	-5.3%
CHELSEA HEIGHTS*	\$700	\$665	5.3%	3.7%
CHELTENHAM	\$770	\$760	1.3%	5.5%
CHIRNSIDE PARK	\$698	\$700	-0.4%	1.1%
CHURCHILL	\$435	\$443	-1.7%	3.6%
CLARINDA*	\$650	\$660	-1.5%	-1.9%
CLAYTON	\$650	\$650	0.0%	0.0%
CLAYTON SOUTH	\$650	\$650	0.0%	8.3%
CLIFTON HILL	\$850	\$850	0.0%	6.3%
CLIFTON SPRINGS	\$510	\$483	5.7%	6.3%
CLYDE	\$595	\$590	0.8%	2.6%
CLYDE NORTH	\$600	\$600	0.0%	0.0%
COBBLEBANK	\$460	\$460	0.0%	0.0%
COBRAM	\$480	\$480	0.0%	4.3%
COBURG	\$750	\$750	0.0%	7.1%
COBURG NORTH*	\$650	\$660	-1.5%	0.0%
COCKATOO*	\$595	\$570	4.4%	2.6%
COLAC*	\$500	\$500	0.0%	8.7%
COLLINGWOOD	\$775	\$775	0.0%	2.0%
COOLAROO*	\$500	\$488	2.6%	4.2%
CORINELLA*	\$520	\$520	0.0%	-
CORIO	\$433	\$430	0.6%	3.0%
CORONET BAY*	\$425	\$420	1.2%	-5.6%
COWES	\$500	\$495	1.0%	4.2%
CRAIGIEBURN	\$550	\$550	0.0%	0.0%
CRANBOURNE	\$550	\$550	0.0%	4.8%
CRANBOURNE EAST	\$600	\$600	0.0%	1.7%
CRANBOURNE NORTH	\$590	\$590	0.0%	0.0%
CRANBOURNE SOUTH*	\$690	\$660	4.5%	6.2%
CRANBOURNE WEST	\$585	\$580	0.9%	0.0%
CREMORNE*	\$820	\$810	1.2%	9.3%
CRESWICK*	\$425	\$420	1.2%	1.2%
CRIB POINT*	\$560	\$560	0.0%	-
CROYDON	\$650	\$650	0.0%	4.0%
CROYDON HILLS*	\$750	\$750	0.0%	0.0%
CROYDON NORTH*	\$730	\$700	4.3%	13.6%
CROYDON SOUTH*	\$680	\$630	7.9%	13.3%
CURLEWIS	\$550	\$530	3.8%	5.8%
DALLAS	\$500	\$500	0.0%	0.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
DANDENONG	\$550	\$543	1.4%	4.8%
DANDENONG NORTH	\$555	\$550	0.9%	0.9%
DARLEY	\$500	\$480	4.2%	8.7%
DAYLESFORD*	\$540	\$560	-3.6%	1.9%
DEANSIDE	\$510	\$510	0.0%	-1.9%
DEER PARK	\$500	\$500	0.0%	0.0%
DELACOMBE	\$440	\$430	2.3%	4.8%
DELAHEY	\$500	\$500	0.0%	0.0%
DENNINGTON*	\$560	\$555	0.9%	-2.6%
DERRIMUT*	\$600	\$590	1.7%	1.7%
DIAMOND CREEK*	\$650	\$650	0.0%	5.3%
DIGGERS REST	\$518	\$510	1.5%	-0.5%
DINGLEY VILLAGE*	\$720	\$700	2.9%	10.8%
DONCASTER	\$800	\$800	0.0%	6.7%
DONCASTER EAST	\$795	\$750	6.0%	6.0%
DONNYBROOK	\$500	\$500	0.0%	0.0%
DONVALE*	\$850	\$788	7.9%	13.3%
DOREEN	\$570	\$570	0.0%	0.0%
DOVETON	\$500	\$500	0.0%	4.2%
DROMANA	\$650	\$630	3.2%	11.1%
DROUIN	\$565	\$550	2.7%	8.7%
DRYSDALE*	\$500	\$470	6.4%	2.0%
EAGLEHAWK	\$500	\$500	0.0%	2.0%
EAGLEMONT*	\$875	\$850	2.9%	11.5%
EAST BAIRNSDALE*	\$465	\$468	-0.5%	-7.0%
EAST BENDIGO*	\$540	\$510	5.9%	17.4%
EAST GEELONG*	\$540	\$540	0.0%	3.8%
EAST MELBOURNE*	\$1,150	\$1,075	7.0%	-11.5%
EASTWOOD*	\$550	\$550	0.0%	0.9%
ECHUCA*	\$550	\$550	0.0%	0.0%
EDITHVALE*	\$800	\$740	8.1%	17.6%
ELSTERNWICK*	\$953	\$883	7.9%	8.9%
ELTHAM*	\$820	\$710	15.5%	22.4%
ELTHAM NORTH*	\$685	\$718	-4.5%	-8.7%
ELWOOD	\$1,050	\$990	6.1%	5.0%
EMERALD*	\$650	\$600	8.3%	-3.0%
ENDEAVOUR HILLS	\$600	\$595	0.8%	7.1%
EPPING	\$550	\$550	0.0%	0.0%
EPSOM	\$550	\$550	0.0%	1.9%
ESSENDON	\$700	\$695	0.7%	0.7%
ESSENDON NORTH*	\$598	-	-	14.4%
ESSENDON WEST*	\$850	-	-	-
EUROA*	\$490	\$480	2.1%	2.1%
EYNESBURY*	\$460	\$460	0.0%	2.2%
FAIRFIELD*	\$800	\$825	-3.0%	3.9%
FAWKNER	\$575	\$575	0.0%	2.7%
FERNTREE GULLY	\$640	\$630	1.6%	4.9%
FITZROY	\$995	\$950	4.7%	8.2%
FITZROY NORTH	\$873	\$875	-0.3%	2.6%
FLEMINGTON	\$650	\$650	0.0%	0.0%
FLINDERS*	\$800	\$910	-12.1%	-5.9%
FLORA HILL	\$480	\$470	2.1%	2.1%
FOOTSCRAY	\$610	\$600	1.7%	1.7%
FOREST HILL	\$650	\$650	0.0%	4.8%
FOSTER*	\$400	\$410	-2.4%	11.1%
FRANKSTON	\$590	\$580	1.7%	5.4%
FRANKSTON NORTH	\$510	\$500	2.0%	4.1%
FRANKSTON SOUTH	\$708	\$690	2.5%	8.8%
FRASER RISE	\$530	\$523	1.4%	0.0%
FYANSFORD*	\$690	\$650	6.2%	8.2%
GEELONG	\$585	\$580	0.9%	6.4%
GEELONG WEST	\$555	\$548	1.4%	5.2%
GEMBROOK*	\$700	\$673	4.1%	-
GISBORNE	\$680	\$655	3.8%	7.1%
GLADSTONE PARK	\$560	\$550	1.8%	1.8%
GLEN HUNTLY*	\$848	\$800	5.9%	2.7%
GLEN IRIS	\$1,050	\$995	5.5%	18.0%
GLEN WAVERLEY	\$780	\$765	2.0%	8.3%
GLENROY	\$570	\$550	3.6%	3.6%
GOLDEN POINT	\$410	\$400	2.5%	5.1%
GOLDEN SQUARE	\$500	\$490	2.0%	6.4%
GOWANBRAE*	\$635	\$645	-1.6%	10.0%
GRANTVILLE*	\$510	-	-	-
GREENSBOROUGH	\$620	\$605	2.5%	-3.1%
GREENVALE	\$645	\$648	-0.4%	-3.0%
GROVEDALE	\$530	\$520	1.9%	3.9%
HADFIELD*	\$620	\$580	6.9%	9.7%
HALLAM	\$570	\$560	1.8%	3.6%
HAMILTON	\$390	\$390	0.0%	2.6%
HAMLIN HEIGHTS	\$528	\$520	1.4%	6.0%
HAMPTON	\$1,195	\$1,195	0.0%	3.9%
HAMPTON EAST*	\$850	\$850	0.0%	-6.6%
HAMPTON PARK	\$550	\$550	0.0%	5.8%
HARKNESS	\$450	\$450	0.0%	0.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
HASTINGS	\$550	\$550	0.0%	0.9%
HAWTHORN	\$995	\$950	4.7%	16.7%
HAWTHORN EAST	\$1,100	\$1,100	0.0%	11.1%
HEATHCOTE*	\$475	\$448	6.1%	9.2%
HEATHMONT*	\$660	\$660	0.0%	10.0%
HEIDELBERG*	\$675	\$695	-2.9%	-3.6%
HEIDELBERG HEIGHTS	\$580	\$595	-2.5%	1.8%
HEIDELBERG WEST	\$550	\$550	0.0%	4.8%
HEPBURN SPRINGS*	\$563	-	-	-
HERNE HILL*	\$560	\$520	7.7%	20.4%
HIGHETT	\$775	\$750	3.3%	-4.3%
HIGHTON	\$593	\$580	2.2%	5.8%
HILLSIDE	\$530	\$535	-0.9%	1.9%
HOPPERS CROSSING	\$480	\$480	0.0%	0.0%
HORSHAM	\$450	\$440	2.3%	12.5%
HUGHESDALE*	\$810	\$703	15.3%	22.7%
HUNTINGDALE*	\$628	\$643	-2.3%	2.9%
HUNTLY	\$540	\$540	0.0%	1.9%
HURSTBRIDGE*	\$620	\$580	6.9%	19.2%
INVERLOCH	\$520	\$520	0.0%	2.5%
IRONBARK*	\$480	\$480	0.0%	11.6%
IRYMPLE*	\$555	\$560	-0.9%	15.6%
IVANHOE	\$775	\$795	-2.5%	0.6%
JACANA*	\$500	\$499	0.3%	2.0%
JACKASS FLAT*	\$570	\$550	3.6%	7.5%
JAN JUC*	\$750	\$750	0.0%	25.0%
KALKALLO	\$495	\$495	0.0%	-1.0%
KANGAROO FLAT	\$520	\$520	0.0%	6.1%
KEALBA*	\$500	\$500	0.0%	-3.8%
KEILOR*	\$665	\$650	2.3%	2.3%
KEILOR DOWNS	\$550	\$560	-1.8%	-1.8%
KEILOR EAST	\$630	\$605	4.1%	5.9%
KEILOR PARK*	\$540	\$540	0.0%	-7.7%
KENNINGTON	\$490	\$490	0.0%	8.9%
KENSINGTON	\$713	\$700	1.8%	2.9%
KERANG*	\$400	-	-	-
KEW	\$1,100	\$1,100	0.0%	10.0%
KEW EAST*	\$1,000	\$1,000	0.0%	11.7%
KEYSBOROUGH	\$750	\$705	6.4%	10.3%
KIALLA	\$600	\$600	0.0%	-3.2%
KILLARA*	\$635	\$620	2.4%	2.4%
KILMORE	\$510	\$510	0.0%	2.0%
KILSYTH*	\$640	\$640	0.0%	4.9%
KINGS PARK*	\$500	\$500	0.0%	5.8%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$700	\$695	0.7%	3.7%
KNOXFIELD	\$665	\$650	2.3%	7.7%
KOO WEE RUP*	\$625	\$620	0.8%	6.4%
KORUMBURRA*	\$510	\$498	2.5%	5.7%
KURUNJANG	\$430	\$420	2.4%	2.4%
KYABRAM*	\$468	\$450	3.9%	3.9%
KYNETON*	\$600	\$575	4.3%	0.0%
LAKE GARDENS*	\$490	\$495	-1.0%	3.7%
LAKE TYERS BEACH*	\$420	-	-	-
LAKE WENDOUREE*	\$430	\$450	-4.4%	-8.5%
LAKES ENTRANCE*	\$465	\$470	-1.1%	-1.1%
LALOR	\$540	\$530	1.9%	3.8%
LANCEFIELD*	\$578	\$573	0.9%	-
LANG LANG*	\$640	\$640	0.0%	-1.5%
LANGWARRIN	\$630	\$630	0.0%	0.8%
LARA	\$580	\$570	1.8%	5.5%
LAVERTON	\$460	\$455	1.1%	2.2%
LENEVA	\$620	\$635	-2.4%	-1.6%
LEONGATHA*	\$480	\$480	0.0%	4.3%
LEOPOLD	\$550	\$545	0.9%	7.8%
LILYDALE	\$620	\$620	0.0%	0.0%
LONG GULLY	\$480	\$470	2.1%	6.7%
LONGWARRY*	\$540	\$530	1.9%	11.3%
LOVELY BANKS*	\$570	-	-	-1.7%
LUCAS	\$480	\$480	0.0%	4.3%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK	\$630	\$630	0.0%	0.0%
LYNDHURST	\$650	\$660	-1.5%	0.0%
LYSTERFIELD*	\$650	\$650	0.0%	6.1%
MACLEOD	\$623	\$615	1.2%	5.5%
MADDINGLEY	\$540	\$540	0.0%	8.0%
MAFFRA	\$450	\$445	1.1%	7.1%
MAIDEN GULLY*	\$605	\$600	0.8%	0.8%
MAIDSTONE	\$600	\$600	0.0%	3.0%
MALDON*	\$470	\$460	2.2%	-1.6%
MALVERN	\$1,100	\$1,100	0.0%	4.8%
MALVERN EAST	\$850	\$825	3.0%	-5.6%
MAMBOURIN	\$460	\$460	0.0%	-1.1%
MANIFOLD HEIGHTS*	\$550	\$540	1.9%	10.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MANOR LAKES	\$470	\$470	0.0%	-2.1%
MANSFIELD*	\$580	\$595	-2.5%	0.4%
MARIBYRNONG	\$715	\$695	2.9%	11.7%
MARONG*	\$540	\$530	1.9%	1.9%
MARSHALL*	\$520	\$520	0.0%	4.0%
MARYBOROUGH*	\$390	\$380	2.6%	2.6%
MCCRAE*	\$730	\$700	4.3%	12.3%
MCKINNON*	\$880	\$880	0.0%	0.0%
MEADOW HEIGHTS	\$510	\$500	2.0%	2.0%
MELBOURNE*	\$685	\$685	0.0%	5.4%
MELTON	\$410	\$410	0.0%	0.6%
MELTON SOUTH	\$430	\$430	0.0%	0.0%
MELTON WEST	\$430	\$430	0.0%	0.0%
MENTONE	\$795	\$790	0.6%	6.0%
MERBEIN*	\$450	\$450	0.0%	-
MERENDA	\$550	\$550	0.0%	0.0%
METUNG*	\$510	\$513	-0.5%	-1.9%
MICKLEHAM	\$540	\$539	0.2%	-1.8%
MIDDLE PARK*	\$1,000	\$990	1.0%	11.1%
MILDURA	\$500	\$495	1.0%	4.2%
MILL PARK	\$555	\$550	0.9%	2.8%
MINERS REST*	\$480	\$470	2.1%	6.7%
MITCHAM	\$670	\$670	0.0%	6.3%
MOE	\$430	\$400	7.5%	7.5%
MONT ALBERT*	\$750	\$750	0.0%	-15.7%
MONT ALBERT NORTH*	\$775	\$750	3.3%	-1.9%
MONTMORENCY*	\$685	\$685	0.0%	1.9%
MONTROSE*	\$650	\$640	1.6%	-4.4%
MOONEE PONDS	\$750	\$720	4.2%	6.4%
MOORABBIN*	\$785	\$780	0.6%	4.7%
MOOROOLBARK	\$650	\$640	1.6%	8.3%
MOOROOPNA	\$500	\$495	1.0%	4.2%
MORDIALLOC*	\$750	\$750	0.0%	2.4%
MORNINGTON	\$733	\$723	1.4%	4.6%
MORTLAKE*	\$425	\$390	9.0%	-
MORWELL	\$420	\$420	0.0%	5.0%
MOUNT CLEAR*	\$445	\$430	3.5%	3.5%
MOUNT COTTRELL*	\$550	\$550	0.0%	10.0%
MOUNT DUNEED	\$570	\$560	1.8%	3.6%
MOUNT ELIZA*	\$980	\$975	0.5%	-1.5%
MOUNT EVELYN*	\$575	\$595	-3.4%	-2.5%
MOUNT HELEN*	\$460	\$455	1.1%	-2.1%
MOUNT MARTHA	\$795	\$750	6.0%	1.0%
MOUNT PLEASANT*	\$430	\$430	0.0%	4.9%
MOUNT WAVERLEY	\$750	\$728	3.1%	7.1%
MULGRAVE	\$670	\$650	3.1%	3.1%
MURRUMBEENA	\$780	\$750	4.0%	5.4%
NAGAMBIE*	\$490	\$500	-2.0%	-2.0%
NAR NAR GOON NORTH*	\$580	\$580	0.0%	-0.9%
NARRE WARREN	\$570	\$570	0.0%	1.8%
NARRE WARREN SOUTH	\$610	\$620	-1.6%	0.0%
NEW GISBORNE*	\$650	\$650	0.0%	3.2%
NEWBOROUGH*	\$495	\$495	0.0%	10.0%
NEWCOMB	\$470	\$470	0.0%	4.4%
NEWINGTON*	\$430	\$430	0.0%	4.9%
NEWPORT	\$720	\$700	2.9%	5.9%
NEWTOWN	\$590	\$580	1.7%	5.4%
NIDDRIE	\$650	\$670	-3.0%	-5.8%
NOBLE PARK	\$560	\$550	1.8%	4.7%
NOBLE PARK NORTH*	\$583	\$560	4.0%	5.9%
NORLANE	\$420	\$415	1.2%	5.0%
NORTH BENDIGO	\$490	\$490	0.0%	4.3%
NORTH GEELONG*	\$490	\$480	2.1%	3.2%
NORTH MELBOURNE	\$775	\$705	9.9%	3.3%
NORTH WONTHAGGI*	\$485	\$498	-2.5%	-6.7%
NORTHCOTE	\$878	\$850	3.2%	11.8%
NOTTING HILL*	\$655	\$645	1.6%	13.9%
NUMURKAH*	\$480	\$500	-4.0%	-
NUNAWADING	\$660	\$665	-0.8%	10.0%
OAK PARK*	\$650	\$595	9.2%	0.0%
OAKLEIGH*	\$690	\$690	0.0%	1.5%
OAKLEIGH EAST*	\$655	\$650	0.8%	1.6%
OAKLEIGH SOUTH	\$720	\$693	4.0%	10.8%
OCEAN GROVE	\$650	\$650	0.0%	12.1%
OFFICER	\$600	\$590	1.7%	0.0%
ORMOND*	\$945	\$973	-2.8%	26.8%
PAKENHAM	\$560	\$550	1.8%	1.8%
PARKDALE*	\$800	\$750	6.7%	11.1%
PARKVILLE*	\$1,075	\$975	10.3%	8.9%
PASCOE VALE	\$643	\$630	2.0%	7.1%
PASCOE VALE SOUTH	\$725	\$723	0.3%	3.6%
PATTERSON LAKES*	\$750	\$750	0.0%	-2.6%
PAYNESVILLE	\$500	\$500	0.0%	0.0%
POINT COOK	\$575	\$570	0.9%	2.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
POINT LONSDALE*	\$630	\$600	5.0%	-0.8%
PORT FAIRY*	\$575	\$520	10.6%	4.5%
PORT MELBOURNE	\$900	\$880	2.3%	6.2%
PORTARLINGTON*	\$500	\$500	0.0%	3.1%
PORTLAND	\$475	\$450	5.6%	5.6%
PORTSEA*	\$850	\$920	-7.6%	-12.8%
PRAHRAN	\$950	\$910	4.4%	11.1%
PRESTON	\$700	\$700	0.0%	7.7%
PRINCES HILL*	\$1,050	\$1,000	5.0%	23.5%
QUARRY HILL*	\$480	\$460	4.3%	9.1%
QUEENSCLIFF*	\$600	\$620	-3.2%	-
RED CLIFFS*	\$450	\$450	0.0%	4.7%
REDAN	\$400	\$390	2.6%	5.3%
RESERVOIR	\$580	\$550	5.5%	5.5%
RICHMOND	\$895	\$875	2.3%	5.3%
RIDDELLS CREEK*	\$585	\$583	0.4%	-2.5%
RINGWOOD	\$645	\$610	5.7%	7.5%
RINGWOOD EAST	\$628	\$640	-2.0%	5.5%
RINGWOOD NORTH*	\$665	\$683	-2.6%	5.6%
RIPPLESIDE*	\$780	\$850	-8.2%	33.3%
ROCKBANK	\$480	\$480	0.0%	-3.0%
ROSANNA*	\$695	\$655	6.1%	3.0%
ROSEBUD	\$570	\$560	1.8%	3.6%
ROWVILLE	\$695	\$680	2.2%	6.9%
ROXBURGH PARK	\$550	\$550	0.0%	0.0%
RUTHERGLEN*	\$530	\$550	-3.6%	5.0%
RYE	\$620	\$610	1.6%	5.1%
SAFETY BEACH	\$750	\$750	0.0%	2.7%
SALE	\$520	\$500	4.0%	6.1%
SAN REMO*	\$580	\$580	0.0%	5.5%
SANDHURST*	\$770	\$780	-1.3%	-3.8%
SANDRINGHAM	\$1,350	\$1,200	12.5%	35.0%
SCORESBY*	\$620	\$620	0.0%	-1.6%
SEABROOK	\$530	\$530	0.0%	3.9%
SEAFORD	\$620	\$620	0.0%	6.9%
SEAHOLME*	\$680	\$680	0.0%	4.6%
SEBASTOPOL	\$420	\$410	2.4%	5.0%
SEDDON	\$728	\$700	3.9%	7.0%
SEYMOUR*	\$450	\$435	3.4%	3.4%
SHEPPARTON	\$500	\$490	2.0%	4.2%
SHEPPARTON NORTH*	\$575	\$575	0.0%	-4.2%
SKYE*	\$680	\$670	1.5%	8.8%
SMYTHES CREEK*	\$460	\$450	2.2%	2.2%
SOLDIERS HILL*	\$430	\$410	4.9%	7.5%
SOMERS*	\$740	\$740	0.0%	5.7%
SOMERVILLE*	\$650	\$635	2.4%	12.1%
SORRENTO*	\$750	\$750	0.0%	0.0%
SOUTH GEELONG*	\$560	\$535	4.7%	7.7%
SOUTH KINGSVILLE*	\$700	\$698	0.4%	25.0%
SOUTH MELBOURNE	\$820	\$820	0.0%	-3.0%
SOUTH MORANG	\$570	\$570	0.0%	0.0%
SOUTH YARRA	\$885	\$900	-1.7%	-1.7%
SOUTHBANK*	\$690	\$690	0.0%	7.8%
SPOTSWOOD*	\$680	\$680	0.0%	0.0%
SPRING GULLY*	\$530	\$510	3.9%	12.8%
SPRINGVALE	\$600	\$585	2.6%	9.1%
SPRINGVALE SOUTH*	\$650	\$650	0.0%	12.1%
ST ALBANS	\$500	\$480	4.2%	8.7%
ST ALBANS PARK*	\$520	\$490	6.1%	13.0%
ST KILDA	\$870	\$840	3.6%	7.4%
ST KILDA EAST*	\$890	\$889	0.2%	-0.6%
ST KILDA WEST*	\$1,075	\$1,100	-2.3%	-10.4%
ST LEONARDS*	\$530	\$515	2.9%	10.4%
STAWELL	\$420	\$420	0.0%	5.0%
STRATFORD*	\$540	\$520	3.8%	2.4%
STRATHDALE	\$550	\$530	3.8%	10.0%
STRATHFIELDSAYE	\$620	\$620	0.0%	5.1%
STRATHMORE*	\$775	\$830	-6.6%	4.7%
STRATHTULLOH	\$470	\$470	0.0%	-2.1%
SUNBURY	\$540	\$540	0.0%	0.9%
SUNSHINE	\$520	\$520	0.0%	4.0%
SUNSHINE NORTH	\$500	\$503	-0.5%	0.0%
SUNSHINE WEST	\$500	\$500	0.0%	3.1%
SURF BEACH*	\$465	\$500	-7.0%	-
SURREY HILLS	\$900	\$850	5.9%	9.1%
SWAN HILL*	\$500	\$495	1.0%	7.5%
SYDENHAM	\$530	\$530	0.0%	6.0%
TARNEIT	\$530	\$530	0.0%	0.0%
TATURA*	\$500	\$518	-3.4%	1.5%
TAYLORS HILL	\$600	\$575	4.3%	3.4%
TAYLORS LAKES	\$580	\$585	-0.9%	-1.7%
TEMPLESTOWE	\$925	\$950	-2.6%	7.9%
TEMPLESTOWE LOWER	\$750	\$720	4.2%	4.2%
THOMASTOWN	\$530	\$520	1.9%	1.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
THOMSON*	\$463	\$460	0.5%	10.1%
THORNBURY	\$800	\$793	0.9%	6.7%
THORNHILL PARK	\$450	\$450	0.0%	-2.2%
TOORAK	\$1,400	\$1,500	-6.7%	0.0%
TOOTGAROOK*	\$593	\$568	4.4%	9.2%
TORQUAY	\$720	\$700	2.9%	5.1%
TRAFALGAR*	\$480	\$480	0.0%	0.0%
TRARALGON	\$500	\$500	0.0%	4.2%
TRAVANCORE*	\$820	\$800	2.5%	42.6%
TRENTHAM*	\$630	\$595	5.9%	-
TRUGANINA	\$525	\$530	-0.9%	-0.9%
TULLAMARINE	\$550	\$550	0.0%	3.8%
UPPER FERNTREE GULLY*	\$600	\$610	-1.6%	-1.6%
UPWEY*	\$720	\$720	0.0%	10.8%
VENUS BAY*	\$419	\$420	-0.2%	4.8%
VERMONT	\$680	\$680	0.0%	4.6%
VERMONT SOUTH	\$750	\$750	0.0%	0.0%
VIEWBANK*	\$700	\$695	0.7%	0.7%
WALLAN	\$480	\$480	0.0%	0.0%
WANDANA HEIGHTS*	\$720	\$705	2.1%	-
WANDIN NORTH*	\$695	\$688	1.1%	-
WANGARATTA	\$500	\$500	0.0%	4.2%
WANTIRNA	\$680	\$650	4.6%	4.6%
WANTIRNA SOUTH	\$690	\$680	1.5%	6.2%
WARBURTON*	\$523	\$523	0.0%	-
WARRAGUL	\$580	\$580	0.0%	5.5%
WARRNAMBOOL	\$600	\$590	1.7%	7.1%
WATSONIA*	\$600	\$580	3.4%	9.1%
WATSONIA NORTH*	\$620	\$625	-0.8%	0.0%
WAURN PONDS*	\$600	\$570	5.3%	12.1%
WEIR VIEWS	\$460	\$470	-2.1%	-2.1%
WENDOUREE	\$400	\$400	0.0%	3.9%
WERRIBEE	\$460	\$460	0.0%	-2.1%
WERRIBEE SOUTH*	\$580	\$590	-1.7%	2.7%
WEST FOOTSCRAY	\$610	\$610	0.0%	1.7%
WEST MELBOURNE*	\$735	\$783	-6.1%	-2.0%
WEST WODONGA	\$550	\$550	0.0%	1.9%
WESTMEADOWS	\$550	\$550	0.0%	3.8%
WHEELERS HILL	\$750	\$700	7.1%	7.1%
WHITE HILLS	\$490	\$490	0.0%	4.3%
WHITTINGTON*	\$470	\$470	0.0%	4.4%
WHITTLESEA*	\$555	\$520	6.7%	6.7%
WILLIAMS LANDING	\$600	\$590	1.7%	1.7%
WILLIAMSTOWN	\$800	\$785	1.9%	0.9%
WINCHELSEA*	\$545	\$518	5.3%	9.0%
WINDSOR	\$870	\$850	2.4%	8.7%
WINTER VALLEY	\$470	\$460	2.2%	4.4%
WODONGA	\$540	\$548	-1.4%	3.8%
WOLLERT	\$580	\$580	0.0%	-1.7%
WONTHAGGI*	\$470	\$490	-4.1%	1.1%
WOODEND*	\$600	\$655	-8.4%	-4.8%
WOODSTOCK*	\$480	\$470	2.1%	-
WYNDHAM VALE	\$445	\$450	-1.1%	-3.3%
YALLAMBIE*	\$650	\$650	0.0%	4.8%
YARRAGON*	\$500	-	-	-
YARRAVILLE	\$680	\$673	1.1%	3.0%
YARRAWONGA	\$560	\$550	1.8%	3.7%
YEA*	\$470	\$465	1.1%	1.1%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$650	\$650	0.0%	1.6%
BAYSIDE	\$1,150	\$1,150	0.0%	4.5%
BOROONDARA	\$1,000	\$990	1.0%	8.1%
BRIMBANK	\$520	\$510	2.0%	4.0%
CARDINIA	\$580	\$570	1.8%	1.8%
CASEY	\$595	\$590	0.8%	1.7%
DAREBIN	\$690	\$660	4.5%	6.2%
FRANKSTON	\$600	\$599	0.2%	3.4%
GLEN EIRA	\$850	\$850	0.0%	6.3%
GREATER DANDENONG	\$600	\$580	3.4%	7.1%
HOBSONS BAY	\$595	\$585	1.7%	3.5%
HUME	\$540	\$540	0.0%	0.0%
KINGSTON	\$740	\$720	2.8%	6.2%
KNOX	\$650	\$650	0.0%	4.0%
MANNINGHAM	\$800	\$780	2.6%	6.7%
MARIBYRNONG	\$650	\$640	1.6%	4.8%
MAROONDAH	\$650	\$650	0.0%	4.8%
MELBOURNE	\$795	\$765	3.9%	6.0%
MELTON	\$490	\$490	0.0%	0.0%
MONASH	\$720	\$700	2.9%	5.9%
MOONEE VALLEY	\$680	\$670	1.5%	4.6%
MERRI-BEK	\$690	\$695	-0.7%	6.2%
MORNINGTON PENINSULA	\$680	\$650	4.6%	4.6%
NILLUMBIK	\$695	\$655	6.1%	5.3%
PORT PHILLIP	\$900	\$890	1.1%	4.7%
STONNINGTON	\$950	\$950	0.0%	5.6%
WHITEHORSE	\$700	\$690	1.4%	7.7%
WHITTLESEA	\$550	\$550	0.0%	0.0%
WYNDHAM	\$510	\$510	0.0%	-1.9%
YARRA	\$873	\$850	2.6%	2.6%
YARRA RANGES	\$650	\$650	0.0%	4.8%
ALPINE*	\$500	\$500	0.0%	4.2%
ARARAT	\$413	\$390	5.8%	5.8%
BALLARAT	\$450	\$440	2.3%	4.7%
BASS COAST	\$500	\$490	2.0%	4.2%
BAW BAW	\$570	\$560	1.8%	5.6%
BENALLA	\$490	\$480	2.1%	6.5%
CAMPASPE	\$500	\$505	-1.0%	-2.0%
CENTRAL GOLDFIELDS*	\$390	\$380	2.6%	4.7%
COLAC OTWAY	\$500	\$500	0.0%	8.7%
CORANGAMITE*	\$420	\$420	0.0%	0.0%
EAST GIPPSLAND	\$500	\$500	0.0%	2.0%
GANNAWARRA*	\$400	-	-	-
GLENELG	\$475	\$450	5.6%	5.6%
GOLDEN PLAINS*	\$625	\$600	4.2%	13.6%
GREATER BENDIGO	\$520	\$510	2.0%	8.3%
GREATER GEELONG	\$540	\$530	1.9%	5.9%
GREATER SHEPPARTON	\$500	\$500	0.0%	2.0%
HEPBURN	\$510	\$495	3.0%	7.4%
HORSHAM	\$450	\$440	2.3%	12.5%
INDIGO	\$520	\$520	0.0%	4.0%
LATROBE	\$460	\$460	0.0%	2.2%
MACEDON RANGES	\$650	\$640	1.6%	4.0%
MANSFIELD*	\$585	\$595	-1.7%	1.3%
MILDURA	\$500	\$490	2.0%	4.2%
MITCHELL	\$480	\$480	0.0%	0.0%
MOIRA	\$525	\$515	1.9%	5.0%
MOORABOOL	\$500	\$500	0.0%	4.2%
MOUNT ALEXANDER	\$565	\$548	3.2%	13.0%
MOYNE	\$500	\$520	-3.8%	-3.8%
MURRINDINDI*	\$465	\$450	3.3%	5.7%
NORTHERN GRAMPIANS	\$420	\$420	0.0%	5.0%
PYRENEES*	\$400	\$390	2.6%	0.0%
QUEENSCLIFFE*	\$590	\$560	5.4%	5.4%
SOUTH GIPPSLAND	\$450	\$450	0.0%	3.4%
SOUTHERN GRAMPIANS	\$385	\$385	0.0%	5.5%
STRATHBOGIE*	\$480	\$480	0.0%	0.0%
SURF COAST	\$680	\$695	-2.2%	4.6%

Municipality	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
SWAN HILL*	\$498	\$460	8.2%	25.9%
TOWONG*	\$410	\$430	-4.7%	-8.9%
WANGARATTA	\$500	\$500	0.0%	6.4%
WARRNAMBOOL	\$600	\$600	0.0%	7.1%
WELLINGTON	\$490	\$480	2.1%	6.5%
WODONGA	\$550	\$560	-1.8%	0.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$625	\$625	0.0%	5.9%
ABERFELDIE*	\$480	\$440	9.1%	-10.3%
AINTREE*	\$480	\$485	-1.0%	-4.0%
AIRPORT WEST	\$600	\$590	1.7%	5.3%
ALBERT PARK*	\$663	\$628	5.6%	26.2%
ALBION	\$390	\$390	0.0%	-2.5%
ALFREDTON*	\$365	\$360	1.4%	-3.9%
ALPHINGTON	\$640	\$625	2.4%	3.2%
ALTONA	\$520	\$510	2.0%	-6.3%
ALTONA MEADOWS	\$450	\$450	0.0%	0.0%
ALTONA NORTH	\$665	\$665	0.0%	4.7%
ARARAT*	\$350	\$350	0.0%	-5.4%
ARDEER*	\$520	\$520	0.0%	8.3%
ARMADALE	\$625	\$600	4.2%	5.9%
ASCOT VALE	\$540	\$540	0.0%	8.0%
ASHBURTON*	\$860	\$843	2.1%	13.5%
ASHWOOD	\$730	\$730	0.0%	7.7%
ASPENDALE*	\$690	\$698	-1.1%	-2.8%
AVONDALE HEIGHTS	\$650	\$595	9.2%	6.6%
BACCHUS MARSH*	\$450	\$410	9.8%	21.6%
BAIRNSDALE*	\$380	\$380	0.0%	2.7%
BALACLAVA	\$550	\$540	1.9%	3.8%
BALLARAT CENTRAL	\$410	\$413	-0.6%	12.3%
BALLARAT EAST*	\$390	\$400	-2.5%	14.7%
BALLARAT NORTH*	\$375	\$375	0.0%	5.6%
BALWYN	\$600	\$600	0.0%	0.0%
BALWYN NORTH	\$700	\$728	-3.8%	1.4%
BAYSWATER	\$590	\$590	0.0%	7.3%
BAYSWATER NORTH*	\$550	\$525	4.8%	5.8%
BEACONSFIELD*	\$500	\$475	5.3%	-
BEAUMARIS	\$768	\$735	4.4%	2.3%
BELL PARK*	\$445	\$450	-1.1%	-1.1%
BELL POST HILL*	\$450	\$450	0.0%	0.0%
BELLFIELD*	\$650	\$650	0.0%	-2.3%
BELMONT	\$450	\$450	0.0%	2.3%
BENALLA*	\$380	\$380	0.0%	0.0%
BENDIGO	\$430	\$420	2.4%	7.5%
BENTLEIGH	\$675	\$680	-0.7%	0.4%
BENTLEIGH EAST	\$850	\$850	0.0%	0.0%
BERWICK	\$550	\$560	-1.8%	-2.7%
BLACK ROCK	\$720	\$720	0.0%	2.9%
BLACKBURN	\$580	\$550	5.5%	7.4%
BLACKBURN NORTH*	\$620	\$600	3.3%	10.7%
BLACKBURN SOUTH*	\$650	\$650	0.0%	9.2%
BONBEACH	\$598	\$583	2.6%	8.6%
BORONIA	\$575	\$560	2.7%	4.5%
BOX HILL	\$600	\$600	0.0%	4.3%
BOX HILL NORTH	\$655	\$650	0.8%	4.0%
BOX HILL SOUTH*	\$680	\$650	4.6%	6.3%
BRAYBROOK	\$580	\$550	5.5%	1.8%
BRIAR HILL*	\$590	\$500	18.0%	15.7%
BRIGHTON	\$763	\$773	-1.3%	4.8%
BRIGHTON EAST	\$850	\$850	0.0%	6.3%
BROADMEADOWS	\$500	\$485	3.1%	3.1%
BROOKLYN*	\$500	\$500	0.0%	-9.1%
BROWN HILL*	\$370	\$370	0.0%	-1.3%
BRUNSWICK	\$580	\$573	1.3%	5.5%
BRUNSWICK EAST	\$600	\$600	0.0%	3.4%
BRUNSWICK WEST	\$515	\$500	3.0%	5.1%
BULLEEN*	\$650	\$650	0.0%	0.0%
BUNDOORA	\$520	\$510	2.0%	8.3%
BURNLEY*	\$520	\$525	-1.0%	4.0%
BURWOOD	\$700	\$675	3.7%	12.0%
BURWOOD EAST	\$680	\$688	-1.1%	4.6%
CAIRNLEA*	\$525	\$505	4.0%	6.1%
CAMBERWELL	\$650	\$650	0.0%	0.8%
CAMPBELLFIELD*	\$440	\$440	0.0%	-
CANADIAN*	\$393	\$380	3.3%	6.8%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CANTERBURY*	\$650	\$640	1.6%	8.3%
CAPEL SOUND*	\$535	\$510	4.9%	4.9%
CARLTON	\$600	\$600	0.0%	1.7%
CARLTON NORTH	\$575	\$580	-0.9%	-0.9%
CARNEGIE	\$590	\$575	2.6%	11.3%
CAROLINE SPRINGS*	\$485	\$500	-3.0%	-1.5%
CARRUM*	\$635	\$620	2.4%	1.6%
CARRUM DOWNS	\$550	\$550	0.0%	3.8%
CASTLEMAINE*	\$450	\$413	9.1%	18.4%
CAULFIELD	\$623	\$620	0.4%	5.5%
CAULFIELD EAST*	\$535	\$520	2.9%	9.2%
CAULFIELD NORTH	\$625	\$620	0.8%	4.2%
CAULFIELD SOUTH	\$713	\$690	3.3%	18.8%
CHADSTONE	\$650	\$630	3.2%	4.4%
CHELSEA	\$555	\$550	0.9%	0.9%
CHELSEA HEIGHTS*	\$623	\$608	2.5%	12.2%
CHELTHENHAM	\$610	\$600	1.7%	8.9%
CHIRNSIDE PARK*	\$620	\$618	0.4%	3.3%
CLARINDA*	\$660	\$620	6.5%	1.5%
CLAYTON	\$605	\$600	0.8%	0.8%
CLAYTON SOUTH	\$600	\$600	0.0%	2.1%
CLIFTON HILL	\$685	\$670	2.2%	-6.2%
CLYDE*	\$550	\$550	0.0%	0.0%
CLYDE NORTH	\$560	\$550	1.8%	1.8%
COBRAM*	\$350	\$350	0.0%	1.4%
COBURG	\$600	\$593	1.3%	9.1%
COBURG NORTH	\$600	\$600	0.0%	3.4%
COLAC*	\$415	-	-	15.3%
COLLINGWOOD	\$700	\$700	0.0%	4.5%
CORIO*	\$350	\$350	0.0%	12.9%
COWES*	\$425	\$410	3.7%	3.7%
CRAIGIEBURN	\$470	\$470	0.0%	-2.1%
CRANBOURNE	\$480	\$480	0.0%	-1.0%
CRANBOURNE EAST*	\$540	\$535	0.9%	-
CRANBOURNE NORTH*	\$505	\$515	-1.9%	-2.9%
CRANBOURNE WEST*	\$540	\$545	-0.9%	-4.4%
CREMORNE	\$630	\$625	0.8%	-3.8%
CROYDON	\$580	\$560	3.6%	5.5%
CROYDON NORTH*	\$620	\$605	2.5%	6.0%
CROYDON SOUTH*	\$660	\$630	4.8%	2.3%
DALLAS*	\$398	\$415	-4.2%	0.6%
DANDENONG	\$490	\$465	5.4%	8.9%
DANDENONG NORTH	\$490	\$493	-0.5%	0.0%
DARLEY*	\$420	\$420	0.0%	2.4%
DAYLESFORD*	\$410	\$420	-2.4%	10.8%
DEANSIDE*	\$463	\$463	0.0%	-2.1%
DEEPDENE*	\$600	\$600	0.0%	-4.0%
DEER PARK*	\$470	\$470	0.0%	4.4%
DELAHEY*	\$450	\$450	0.0%	0.0%
DIGGERS REST*	\$470	\$470	0.0%	-
DOCKLANDS	\$700	\$700	0.0%	6.1%
DONCASTER	\$650	\$650	0.0%	8.3%
DONCASTER EAST	\$700	\$680	2.9%	11.1%
DONNYBROOK*	\$450	\$450	0.0%	-6.3%
DONVALE*	\$620	\$625	-0.8%	-4.6%
DOREEN*	\$490	\$488	0.5%	1.0%
DOVETON	\$548	\$530	3.3%	3.3%
DROMANA*	\$620	\$620	0.0%	6.9%
DROUIN*	\$450	\$450	0.0%	5.9%
EAGLEHAWK*	\$420	\$400	5.0%	18.3%
EAGLEMONT*	\$578	\$588	-1.7%	5.0%
EAST BENDIGO*	\$400	-	-	-
EAST GEELONG*	\$525	\$490	7.1%	16.7%
EAST MELBOURNE	\$650	\$650	0.0%	3.2%
ECHUCA*	\$450	\$450	0.0%	7.1%
EDITHVALE	\$580	\$600	-3.3%	-12.5%
ELSTERNWICK	\$595	\$585	1.7%	6.3%
ELTHAM*	\$660	\$650	1.5%	10.0%
ELWOOD	\$600	\$583	3.0%	9.1%
ENDEAVOUR HILLS*	\$580	\$560	3.6%	5.5%
EPPING	\$490	\$485	1.0%	4.3%
ESSENDON	\$520	\$515	1.0%	4.0%
ESSENDON NORTH	\$515	\$510	1.0%	4.0%
ESSENDON WEST*	\$800	\$780	2.6%	14.7%
EUMEMMERRING*	\$560	\$530	5.7%	9.8%
FAIRFIELD	\$485	\$493	-1.5%	5.4%
FAWKNER	\$550	\$525	4.8%	5.8%
FERNTREE GULLY	\$580	\$588	-1.3%	1.8%
FITZROY	\$675	\$650	3.8%	3.8%
FITZROY NORTH	\$620	\$600	3.3%	7.8%
FLEMINGTON	\$525	\$510	2.9%	11.7%
FLORA HILL*	\$400	\$398	0.6%	-4.8%
FOOTSCRAY	\$550	\$530	3.8%	5.8%
FOREST HILL*	\$580	\$570	1.8%	5.5%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
FRANKSTON	\$480	\$480	0.0%	6.7%
FRANKSTON NORTH*	\$503	\$470	6.9%	-
FRANKSTON SOUTH*	\$570	\$540	5.6%	7.5%
FRASER RISE	\$480	\$480	0.0%	2.1%
GARDENVALE*	\$430	\$425	1.2%	4.9%
GEEELONG	\$520	\$518	0.5%	5.1%
GEEELONG WEST	\$470	\$468	0.5%	6.8%
GISBORNE*	\$498	\$500	-0.5%	-2.5%
GLADSTONE PARK*	\$548	-	-	-
GLEN HUNTLY	\$550	\$540	1.9%	10.0%
GLEN IRIS	\$600	\$600	0.0%	5.3%
GLEN WAVERLEY	\$725	\$710	2.1%	6.6%
GLENROY	\$540	\$525	2.9%	3.8%
GOLDEN POINT*	\$385	\$385	0.0%	5.5%
GOLDEN SQUARE*	\$440	\$440	0.0%	4.8%
GREENSBOROUGH	\$570	\$568	0.4%	9.6%
GREENVALE*	\$555	\$550	0.9%	2.8%
GROVEDALE*	\$450	\$450	0.0%	2.9%
HADFIELD	\$550	\$549	0.2%	3.8%
HALLAM*	\$505	\$500	1.0%	-1.9%
HAMILTON*	\$355	\$353	0.7%	-
HAMLIN HEIGHTS*	\$420	\$450	-6.7%	-4.5%
HAMPTON	\$740	\$678	9.2%	6.5%
HAMPTON EAST	\$725	\$650	11.5%	25.5%
HAMPTON PARK*	\$528	\$510	3.4%	6.6%
HASTINGS*	\$450	\$415	8.4%	7.1%
HAWTHORN	\$575	\$575	0.0%	4.5%
HAWTHORN EAST	\$595	\$595	0.0%	8.2%
HEATHMONT*	\$573	\$570	0.4%	-0.4%
HEIDELBERG	\$575	\$550	4.5%	8.5%
HEIDELBERG HEIGHTS	\$650	\$625	4.0%	12.6%
HEIDELBERG WEST	\$600	\$600	0.0%	3.4%
HERNE HILL*	\$370	\$370	0.0%	-5.1%
HIGHETT	\$625	\$620	0.8%	4.2%
HIGHTON	\$478	\$460	3.8%	11.0%
HILLSIDE*	\$450	\$450	0.0%	0.0%
HOPPERS CROSSING	\$395	\$400	-1.3%	-3.7%
HORSHAM*	\$340	\$350	-2.9%	0.0%
HUGHESDALE	\$600	\$600	0.0%	4.3%
HUNTINGDALE*	\$535	\$515	3.9%	12.6%
INVERLOCH*	\$490	\$448	9.5%	14.0%
IVANHOE	\$598	\$595	0.4%	8.6%
IVANHOE EAST*	\$580	\$580	0.0%	-3.3%
JACANA*	\$525	\$530	-0.9%	-
KALKALLO	\$450	\$445	1.1%	0.0%
KANGAROO FLAT*	\$400	\$395	1.3%	5.3%
KEILOR DOWNS*	\$505	\$495	2.0%	1.5%
KEILOR EAST	\$673	\$650	3.5%	8.5%
KENNINGTON*	\$430	\$430	0.0%	17.8%
KENSINGTON	\$550	\$550	0.0%	0.0%
KEW	\$640	\$625	2.4%	7.6%
KEW EAST*	\$613	\$600	2.1%	5.6%
KEYSBOROUGH	\$680	\$665	2.3%	4.6%
KILSYTH	\$590	\$550	7.3%	7.3%
KINGSBURY*	\$505	\$503	0.5%	4.1%
KINGSVILLE	\$420	\$423	-0.6%	0.0%
KNOXFIELD*	\$640	\$625	2.4%	6.7%
KOOYONG*	\$825	\$795	3.8%	11.5%
KYNETON*	\$470	\$450	4.4%	6.8%
LAKE WENDOUREE*	\$430	\$400	7.5%	8.2%
LAKES ENTRANCE*	\$345	\$340	1.5%	0.0%
LALOR	\$500	\$495	1.0%	2.0%
LANGWARRIN*	\$543	\$530	2.4%	0.5%
LARA*	\$480	\$480	0.0%	6.7%
LAVERTON*	\$490	\$500	-2.0%	-4.9%
LILYDALE	\$550	\$550	0.0%	1.9%
LORNE*	\$360	\$360	0.0%	-
LOWER PLENTY*	\$495	\$470	5.3%	5.3%
MACLEOD	\$590	\$555	6.3%	7.3%
MAFFRA*	\$368	-	-	-
MAIDSTONE	\$583	\$580	0.4%	5.9%
MALVERN	\$585	\$595	-1.7%	2.6%
MALVERN EAST	\$600	\$595	0.8%	3.0%
MANIFOLD HEIGHTS*	\$420	\$420	0.0%	20.0%
MANOR LAKES*	\$458	-	-	-
MANSFIELD*	\$470	\$475	-1.1%	-9.6%
MARIBYRNONG	\$540	\$530	1.9%	8.0%
MARYBOROUGH*	\$360	\$335	7.5%	12.5%
MCCRAE*	\$598	\$650	-8.1%	-14.0%
MCKINNON	\$845	\$763	10.8%	20.7%
MEADOW HEIGHTS*	\$500	\$500	0.0%	2.0%
MELBOURNE	\$675	\$660	2.3%	3.8%
MELTON*	\$390	\$390	0.0%	0.0%
MELTON SOUTH*	\$370	\$373	-0.7%	0.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MENTONE	\$550	\$550	0.0%	3.8%
MERENDA*	\$500	\$490	2.0%	4.2%
MICKLEHAM	\$490	\$480	2.1%	2.1%
MIDDLE PARK*	\$650	\$550	18.2%	10.6%
MILDURA	\$380	\$390	-2.6%	0.0%
MILL PARK	\$500	\$500	0.0%	1.5%
MITCHAM	\$600	\$600	0.0%	7.1%
MOE*	\$290	\$290	0.0%	-0.9%
MONT ALBERT	\$650	\$650	0.0%	10.2%
MONT ALBERT NORTH*	\$795	\$750	6.0%	6.0%
MONTMORENCY*	\$550	\$550	0.0%	-7.9%
MOONEE PONDS	\$570	\$560	1.8%	3.6%
MOORABBIN*	\$650	\$650	0.0%	5.7%
MOOROOLBARK	\$600	\$600	0.0%	11.1%
MOOROOPNA*	\$350	\$350	0.0%	0.0%
MORDIALLOC	\$600	\$600	0.0%	7.1%
MORNINGTON	\$595	\$580	2.6%	4.4%
MORWELL	\$320	\$320	0.0%	9.4%
MOUNT ELIZA*	\$575	\$520	10.6%	13.9%
MOUNT MARTHA*	\$630	\$620	1.6%	2.4%
MOUNT PLEASANT*	\$358	\$360	-0.7%	-0.7%
MOUNT WAVERLEY	\$728	\$700	3.9%	3.2%
MULGRAVE	\$650	\$650	0.0%	6.6%
MURRUMBEENA	\$500	\$500	0.0%	2.0%
NARRE WARREN*	\$535	\$540	-0.9%	2.9%
NEWCOMB*	\$380	\$385	-1.3%	-2.6%
NEWPORT	\$630	\$620	1.6%	5.0%
NEWTOWN	\$463	\$460	0.5%	1.1%
NIDDRIE	\$633	\$650	-2.7%	-2.7%
NOBLE PARK	\$520	\$510	2.0%	4.0%
NORLANE*	\$425	\$425	0.0%	6.3%
NORTH BENDIGO*	\$470	\$438	7.4%	8.0%
NORTH GEELONG*	\$420	\$420	0.0%	2.4%
NORTH MELBOURNE	\$600	\$580	3.4%	9.1%
NORTHCOTE	\$575	\$575	0.0%	4.5%
NOTTING HILL	\$550	\$550	0.0%	0.0%
NUMURKAH*	\$370	\$380	-2.6%	23.3%
NUNAWADING	\$620	\$600	3.3%	12.7%
OAK PARK	\$560	\$540	3.7%	7.7%
OAKLEIGH	\$623	\$620	0.4%	3.8%
OAKLEIGH EAST	\$680	\$673	1.1%	6.3%
OAKLEIGH SOUTH	\$600	\$625	-4.0%	-4.4%
OCEAN GROVE*	\$550	\$560	-1.8%	2.8%
OFFICER	\$550	\$550	0.0%	1.9%
ORMOND	\$550	\$530	3.8%	10.0%
PAKENHAM	\$500	\$500	0.0%	2.0%
PARKDALE	\$560	\$555	0.9%	1.8%
PARKVILLE	\$550	\$550	0.0%	0.0%
PASCOE VALE	\$550	\$550	0.0%	1.9%
PASCOE VALE SOUTH	\$550	\$540	1.9%	0.0%
PATTERSON LAKES*	\$588	\$620	-5.2%	-2.1%
PAYNESVILLE*	\$380	\$385	-1.3%	-0.7%
POINT COOK	\$520	\$510	2.0%	2.0%
PORT MELBOURNE	\$690	\$700	-1.4%	0.7%
PORTLAND*	\$425	\$400	6.3%	6.3%
PRAHRAN	\$595	\$593	0.4%	2.6%
PRESTON	\$580	\$560	3.6%	5.5%
PRINCES HILL*	\$563	\$540	4.2%	6.1%
REDAN*	\$380	\$365	4.1%	8.6%
RESERVOIR	\$535	\$530	0.9%	2.9%
RICHMOND	\$600	\$600	0.0%	0.0%
RIDDELLS CREEK*	\$520	\$520	0.0%	-
RINGWOOD	\$550	\$550	0.0%	5.8%
RINGWOOD EAST	\$560	\$550	1.8%	1.8%
RINGWOOD NORTH*	\$550	\$550	0.0%	-
RIPPLESIDE*	\$600	\$600	0.0%	3.4%
RIPPONLEA*	\$540	\$535	0.9%	3.8%
ROSANNA	\$615	\$580	6.0%	11.8%
ROSEBUD*	\$600	\$593	1.3%	3.0%
ROWVILLE	\$630	\$640	-1.6%	5.0%
ROXBURGH PARK*	\$500	\$500	0.0%	0.0%
SAFETY BEACH	\$695	\$688	1.1%	3.0%
SALE	\$400	\$400	0.0%	5.3%
SANDRINGHAM	\$628	\$600	4.6%	4.6%
SCORESBY*	\$590	\$620	-4.8%	-2.9%
SEAFORD	\$550	\$530	3.8%	10.0%
SEAHOLME*	\$450	-	-	-
SEBASTOPOL	\$370	\$355	4.2%	8.8%
SEDDON	\$513	\$520	-1.4%	-11.6%
SEYMOUR*	\$350	\$350	0.0%	0.0%
SHEPPARTON	\$400	\$400	0.0%	3.9%
SOMERVILLE*	\$530	-	-	6.0%
SOUTH KINGSVILLE*	\$555	\$540	2.8%	0.9%
SOUTH MELBOURNE	\$650	\$650	0.0%	4.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
SOUTH MORANG	\$520	\$520	0.0%	2.0%
SOUTH YARRA	\$620	\$615	0.8%	3.3%
SOUTHBANK	\$700	\$700	0.0%	3.7%
SPOTSWOOD	\$600	\$595	0.8%	0.8%
SPRINGVALE	\$560	\$580	-3.4%	1.8%
SPRINGVALE SOUTH*	\$550	\$525	4.8%	2.8%
ST ALBANS	\$450	\$450	0.0%	0.0%
ST KILDA	\$550	\$535	2.8%	4.8%
ST KILDA EAST	\$550	\$540	1.9%	4.8%
ST KILDA WEST	\$570	\$560	1.8%	15.2%
STAWELL*	\$243	\$220	10.2%	4.3%
STRATHDALE*	\$440	\$400	10.0%	23.1%
STRATHMORE	\$628	\$620	1.2%	4.6%
STRATHTULLOH*	\$410	-	-	-
SUNBURY	\$465	\$468	-0.5%	0.0%
SUNSHINE	\$460	\$460	0.0%	-4.2%
SUNSHINE NORTH	\$530	\$520	1.9%	-4.5%
SUNSHINE WEST	\$500	\$500	0.0%	0.0%
SURREY HILLS	\$625	\$620	0.8%	9.6%
SWAN HILL*	\$365	\$355	2.8%	-3.9%
SYDENHAM	\$468	\$460	1.6%	1.6%
TARNEIT	\$460	\$460	0.0%	-3.2%
TATURA*	\$350	\$335	4.5%	2.9%
TAYLORS HILL*	\$500	\$490	2.0%	5.8%
TEMPLESTOWE	\$670	\$650	3.1%	8.1%
TEMPLESTOWE LOWER	\$690	\$700	-1.4%	-1.4%
THOMASTOWN	\$495	\$490	1.0%	3.1%
THORNBURY	\$520	\$500	4.0%	8.3%
TOORAK	\$625	\$625	0.0%	-3.5%
TORQUAY*	\$640	\$628	2.0%	6.7%
TRARALGON	\$365	\$360	1.4%	2.8%
TRAVANCORE	\$525	\$525	0.0%	5.0%
TRUGANINA	\$460	\$460	0.0%	-4.2%
TULLAMARINE	\$550	\$530	3.8%	10.0%
VERMONT*	\$590	\$600	-1.7%	-6.3%
VERMONT SOUTH*	\$650	\$675	-3.7%	-1.5%
VIEWBANK*	\$600	\$580	3.4%	-
WALLAN*	\$420	\$420	0.0%	1.8%
WANGARATTA	\$380	\$380	0.0%	5.6%
WANTIRNA*	\$630	\$630	0.0%	8.6%
WANTIRNA SOUTH	\$630	\$625	0.8%	8.2%
WARRAGUL*	\$425	\$415	2.4%	4.9%
WARRNAMBOOL	\$450	\$450	0.0%	4.0%
WATSONIA*	\$580	\$580	0.0%	9.4%
WENDOUREE*	\$320	\$300	6.7%	3.2%
WERRIBEE	\$420	\$420	0.0%	1.2%
WERRIBEE SOUTH*	\$460	\$460	0.0%	0.0%
WEST FOOTSCRAY	\$450	\$460	-2.2%	-3.7%
WEST MELBOURNE	\$640	\$625	2.4%	8.5%
WEST WODONGA	\$440	\$435	1.1%	10.0%
WESTMEADOWS*	\$520	\$500	4.0%	4.0%
WHEELERS HILL*	\$730	\$720	1.4%	21.7%
WHITTINGTON*	\$430	\$430	0.0%	7.5%
WILLIAMS LANDING*	\$500	\$500	0.0%	0.0%
WILLIAMSTOWN	\$550	\$550	0.0%	2.3%
WILLIAMSTOWN NORTH*	\$730	\$650	12.3%	38.4%
WINDSOR	\$550	\$550	0.0%	5.3%
WODONGA	\$425	\$420	1.2%	9.7%
WOLLERT	\$500	\$510	-2.0%	-3.8%
WYNDHAM VALE*	\$405	\$415	-2.4%	-10.0%
YARRAVILLE	\$600	\$600	0.0%	5.3%
YARRAWONGA*	\$405	\$400	1.3%	3.8%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$595	\$585	1.7%	8.2%
BAYSIDE	\$700	\$690	1.4%	3.7%
BOROONDARA	\$615	\$600	2.5%	7.0%
BRIMBANK	\$470	\$470	0.0%	0.0%
CARDINIA	\$510	\$500	2.0%	2.0%
CASEY	\$543	\$535	1.4%	2.4%
DAREBIN	\$550	\$540	1.9%	5.8%
FRANKSTON	\$510	\$500	2.0%	2.2%
GLEN EIRA	\$600	\$600	0.0%	3.4%
GREATER DANDENONG	\$510	\$500	2.0%	2.0%
HOBSONS BAY	\$580	\$550	5.5%	5.5%
HUME	\$485	\$480	1.0%	1.0%
KINGSTON	\$597	\$580	2.9%	5.7%
KNOX	\$600	\$595	0.8%	7.1%
MANNINGHAM	\$650	\$650	0.0%	4.8%
MARIBYRNONG	\$550	\$530	3.8%	5.8%
MAROONDAH	\$555	\$550	0.9%	4.7%
MELBOURNE	\$650	\$650	0.0%	4.0%
MELTON	\$450	\$460	-2.2%	-2.2%
MONASH	\$650	\$650	0.0%	4.0%
MOONEE VALLEY	\$550	\$550	0.0%	1.9%
MERRI-BEK	\$560	\$550	1.8%	5.7%
MORNINGTON PENINSULA	\$595	\$585	1.7%	4.4%
NILLUMBIK	\$630	\$588	7.2%	10.0%
PORT PHILLIP	\$595	\$580	2.6%	6.3%
STONNINGTON	\$613	\$600	2.1%	2.9%
WHITEHORSE	\$620	\$610	1.6%	6.9%
WHITTLESEA	\$500	\$500	0.0%	1.0%
WYNDHAM	\$450	\$450	0.0%	0.0%
YARRA	\$645	\$630	2.4%	3.2%
YARRA RANGES	\$570	\$560	1.8%	3.6%
ARARAT*	\$350	\$350	0.0%	2.9%
BALLARAT	\$375	\$370	1.4%	4.2%
BASS COAST	\$430	\$420	2.4%	7.5%
BAW BAW	\$450	\$450	0.0%	8.4%
BENALLA*	\$385	\$380	1.3%	1.3%
CAMPASPE*	\$450	\$445	1.1%	21.6%
CENTRAL GOLDFIELDS*	\$355	\$330	7.6%	10.9%
COLAC OTWAY*	\$420	\$420	0.0%	16.7%
CORANGAMITE*	\$350	\$355	-1.4%	-
EAST GIPPSLAND	\$388	\$380	2.0%	4.7%
GLENELG*	\$400	\$375	6.7%	11.1%
GREATER BENDIGO	\$425	\$420	1.2%	9.0%
GREATER GEELONG	\$460	\$460	0.0%	4.5%
GREATER SHEPPARTON	\$390	\$380	2.6%	5.4%
HEPBURN*	\$410	\$420	-2.4%	12.3%
HORSHAM*	\$340	\$340	0.0%	4.6%
LATROBE	\$350	\$340	2.9%	9.4%
MACEDON RANGES	\$490	\$488	0.5%	2.1%
MANSFIELD*	\$460	\$470	-2.1%	-11.5%
MILDURA	\$380	\$383	-0.7%	0.0%
MITCHELL*	\$420	\$420	0.0%	0.0%
MOIRA	\$380	\$380	0.0%	0.0%
MOORABOOL	\$450	\$440	2.3%	9.8%
MOUNT ALEXANDER*	\$450	\$395	13.9%	18.4%
MOYNE*	\$440	\$445	-1.1%	0.0%
NORTHERN GRAMPIANS*	\$265	\$260	1.9%	6.0%
SOUTH GIPPSLAND*	\$380	\$370	2.7%	0.0%
SOUTHERN GRAMPIANS*	\$358	\$355	0.7%	15.3%
STRATHBOGIE*	\$350	\$378	-7.3%	3.7%
SURF COAST	\$600	\$590	1.7%	0.0%
SWAN HILL*	\$365	\$360	1.4%	-5.2%
WANGARATTA	\$380	\$380	0.0%	5.6%
WARRNAMBOOL	\$450	\$450	0.0%	2.3%
WELLINGTON	\$395	\$400	-1.3%	6.8%
WODONGA	\$440	\$420	4.8%	11.4%

Source: REIV

# Median Weekly Rents by Bedroom

## Summary

### House by Suburb

**2 Bedroom House**

**3 Bedroom House**

**4 Bedroom House**

### Unit by Suburb

**1 Bedroom Unit**

**2 Bedroom Unit**

**3 Bedroom Unit**

## June Quarter 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

	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Metropolitan Melbourne</b>				
2-Bedroom House	\$600	\$595	0.8%	3.4%
3-Bedroom House	\$560	\$550	1.8%	1.8%
4-Bedroom House	\$600	\$595	0.8%	0.0%
1-Bedroom Unit	\$500	\$490	2.0%	5.3%
2-Bedroom Unit	\$600	\$600	0.0%	3.4%
3-Bedroom Unit	\$695	\$685	1.5%	3.0%
<b>Regional Victoria</b>				
2-Bedroom House	\$410	\$400	2.5%	2.5%
3-Bedroom House	\$480	\$480	0.0%	4.3%
4-Bedroom House	\$560	\$558	0.4%	1.8%
1-Bedroom Unit	\$320	\$320	0.0%	6.7%
2-Bedroom Unit	\$400	\$400	0.0%	2.6%
3-Bedroom Unit	\$500	\$490	2.0%	4.2%
	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
<b>Inner Melbourne</b>				
2-Bedroom House	\$700	\$700	0.0%	2.9%
3-Bedroom House	\$850	\$850	0.0%	3.0%
4-Bedroom House	\$1,150	\$1,100	4.5%	4.5%
1-Bedroom Unit	\$500	\$500	0.0%	2.0%
2-Bedroom Unit	\$650	\$650	0.0%	3.2%
3-Bedroom Unit	\$900	\$880	2.2%	5.8%
<b>Middle Melbourne</b>				
2-Bedroom House	\$523	\$520	0.5%	4.5%
3-Bedroom House	\$585	\$580	0.9%	1.7%
4-Bedroom House	\$780	\$760	2.6%	4.0%
1-Bedroom Unit	\$445	\$440	1.1%	4.7%
2-Bedroom Unit	\$550	\$550	0.0%	1.9%
3-Bedroom Unit	\$680	\$675	0.7%	4.6%
<b>Outer Melbourne</b>				
2-Bedroom House	\$490	\$480	2.1%	5.4%
3-Bedroom House	\$530	\$525	1.0%	1.9%
4-Bedroom House	\$570	\$570	0.0%	0.0%
1-Bedroom Unit	\$380	\$380	0.0%	2.7%
2-Bedroom Unit	\$500	\$500	0.0%	2.0%
3-Bedroom Unit	\$570	\$560	1.8%	3.6%

Source: REIV

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## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$800	\$778	2.9%	8.8%
ALBERT PARK*	\$845	\$800	5.6%	10.5%
ALFREDTON*	\$383	\$380	0.7%	2.7%
ALTONA MEADOWS*	\$460	\$450	2.2%	2.2%
ALTONA NORTH*	\$555	\$580	-4.3%	5.2%
ARARAT*	\$340	\$335	1.5%	3.8%
ARMADALE*	\$880	\$830	6.0%	10.0%
ASCOT VALE*	\$650	\$620	4.8%	8.3%
BAIRNSDALE*	\$390	\$390	0.0%	0.0%
BALLARAT CENTRAL*	\$390	\$390	0.0%	5.4%
BALLARAT EAST*	\$380	\$380	0.0%	8.6%
BELL PARK*	\$450	-	-	-
BELMONT*	\$460	\$460	0.0%	7.0%
BENALLA*	\$400	\$380	5.3%	8.1%
BENDIGO	\$450	\$450	0.0%	7.1%
BENTLEIGH*	\$640	\$640	0.0%	-1.5%
BERWICK*	\$510	\$505	1.0%	2.5%
BLACKBURN*	\$630	\$610	3.3%	-
BORONIA*	\$550	\$545	0.9%	5.8%
BOX HILL*	\$550	\$560	-1.8%	-0.9%
BRAYBROOK*	\$470	\$470	0.0%	5.6%
BRIGHTON*	\$770	\$760	1.3%	-0.6%
BRIGHTON EAST*	\$700	\$713	-1.8%	10.2%
BROADMEADOWS*	\$455	\$480	-5.2%	-4.7%
BRUNSWICK	\$680	\$680	0.0%	4.6%
BRUNSWICK EAST*	\$700	\$688	1.8%	-2.8%
BRUNSWICK WEST*	\$655	\$650	0.8%	12.9%
BUNDOORA*	\$520	\$515	1.0%	6.1%
CALIFORNIA GULLY*	\$430	-	-	-
CAMBERWELL*	\$733	\$740	-1.0%	4.6%
CAPEL SOUND*	\$500	\$475	5.3%	-
CARLTON*	\$790	\$725	9.0%	21.5%
CARLTON NORTH	\$798	\$785	1.6%	6.3%
CARNEGIE*	\$620	\$608	2.1%	3.3%
CAROLINE SPRINGS*	\$480	\$470	2.1%	6.7%
CARRUM DOWNS*	\$510	\$500	2.0%	-
CASTLEMAINE*	\$485	\$475	2.1%	10.2%
CAULFIELD NORTH*	\$700	\$680	2.9%	-
CAULFIELD SOUTH*	\$650	\$673	-3.3%	-4.4%
CHELSEA*	\$550	\$560	-1.8%	-
CLAYTON*	\$515	\$520	-1.0%	-1.0%
CLIFTON HILL*	\$780	\$778	0.3%	4.0%
COBURG	\$630	\$630	0.0%	6.8%
COBURG NORTH*	\$575	\$533	8.0%	10.6%
COLLINGWOOD*	\$775	\$750	3.3%	10.7%
CORIO*	\$400	\$395	1.3%	-
COWES*	\$425	\$425	0.0%	6.3%
CRAIGIEBURN*	\$450	\$450	0.0%	0.0%
CRANBOURNE*	\$480	\$480	0.0%	3.2%
CREMORNE*	\$750	\$750	0.0%	0.0%
CROYDON*	\$560	\$530	5.7%	7.7%
DANDENONG*	\$460	\$460	0.0%	0.0%
DONCASTER*	\$660	\$620	6.5%	-
DROMANA*	\$515	\$520	-1.0%	-1.0%
DROUIN*	\$450	\$435	3.4%	4.7%
ELSTERNWICK*	\$798	\$800	-0.3%	8.9%
ELWOOD*	\$820	\$810	1.2%	6.5%
EPPING*	\$470	\$465	1.1%	4.4%
ESSENDON*	\$510	\$500	2.0%	2.0%
FERNTREE GULLY*	\$555	-	-	11.0%
FITZROY*	\$800	\$800	0.0%	0.0%
FITZROY NORTH	\$820	\$780	5.1%	8.6%
FLEMINGTON*	\$620	\$620	0.0%	0.4%
FLORA HILL*	\$423	\$405	4.3%	6.3%
FOOTSCRAY	\$595	\$575	3.5%	3.9%
FRANKSTON*	\$505	\$490	3.1%	5.8%
GEELONG*	\$550	\$520	5.8%	12.2%
GEELONG WEST*	\$485	\$475	2.1%	5.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
GLEN IRIS*	\$698	-	-	7.3%
GLEN WAVERLEY*	\$585	\$590	-0.8%	1.7%
GLENROY*	\$500	\$500	0.0%	0.0%
GOLDEN POINT*	\$390	\$390	0.0%	5.4%
GOLDEN SQUARE*	\$420	\$405	3.7%	5.0%
GREENSBOROUGH*	\$550	\$520	5.8%	-
HAMILTON*	\$350	\$345	1.4%	7.7%
HAMLIN HEIGHTS*	\$425	\$430	-1.2%	-3.4%
HAWTHORN*	\$725	\$700	3.6%	2.1%
HAWTHORN EAST*	\$750	\$810	-7.4%	-5.7%
HEIDELBERG HEIGHTS*	\$520	\$515	1.0%	-
HEIDELBERG WEST*	\$500	\$500	0.0%	6.4%
HIGHETT*	\$650	\$650	0.0%	14.0%
HOPPERS CROSSING*	\$420	\$415	1.2%	5.0%
HORSHAM*	\$360	\$340	5.9%	5.9%
INVERLOCH*	\$440	\$440	0.0%	-
IVANHOE*	\$600	\$615	-2.4%	-1.6%
KANGAROO FLAT*	\$435	\$430	1.2%	3.6%
KENNINGTON*	\$418	\$420	-0.6%	7.1%
KENSINGTON	\$660	\$650	1.5%	1.5%
KEW*	\$650	\$650	0.0%	-7.1%
KYNETON*	\$510	-	-	-
LAKES ENTRANCE*	\$370	\$395	-6.3%	-
LALOR*	\$475	\$470	1.1%	3.3%
LAVERTON*	\$480	\$480	0.0%	2.1%
MAIDSTONE*	\$550	\$550	0.0%	7.8%
MALVERN*	\$750	\$750	0.0%	-5.7%
MALVERN EAST*	\$700	\$698	0.4%	7.7%
MELBOURNE*	\$730	\$730	0.0%	3.5%
MIDDLE PARK*	\$900	\$863	4.3%	13.2%
MILDURA	\$380	\$380	0.0%	0.0%
MILL PARK*	\$470	\$470	0.0%	2.2%
MITCHAM*	\$528	\$550	-4.1%	-3.2%
MOE*	\$350	\$350	0.0%	2.9%
MOONEE PONDS*	\$675	\$658	2.7%	7.1%
MORNINGTON*	\$520	\$535	-2.8%	-8.8%
MORWELL*	\$365	\$350	4.3%	7.4%
MOUNT WAVERLEY*	\$578	\$568	1.8%	7.9%
NARRE WARREN*	\$505	\$490	3.1%	-
NEWPORT*	\$600	\$588	2.1%	3.4%
NEWTOWN*	\$490	\$485	1.0%	0.0%
NOBLE PARK*	\$500	\$510	-2.0%	4.2%
NORLANE*	\$380	\$370	2.7%	5.6%
NORTH BENDIGO*	\$450	\$440	2.3%	9.8%
NORTH MELBOURNE*	\$685	\$645	6.2%	8.7%
NORTHCOTE	\$750	\$738	1.7%	7.1%
OCEAN GROVE*	\$523	-	-	4.5%
PAKENHAM*	\$495	\$480	3.1%	5.3%
PASCOE VALE*	\$530	\$525	1.0%	3.9%
POINT COOK*	\$475	\$465	2.2%	1.6%
PORT MELBOURNE	\$750	\$750	0.0%	2.7%
PRAHRAN	\$850	\$813	4.6%	3.0%
PRESTON*	\$600	\$595	0.8%	9.1%
REDAN*	\$360	\$360	0.0%	2.1%
RESERVOIR	\$520	\$500	4.0%	6.1%
RICHMOND	\$780	\$775	0.6%	4.0%
RINGWOOD*	\$550	\$550	0.0%	4.8%
RINGWOOD EAST*	\$550	\$550	0.0%	5.8%
ROSEBUD*	\$475	\$475	0.0%	0.0%
RYE*	\$535	\$545	-1.8%	9.2%
SALE*	\$400	\$398	0.6%	0.6%
SEAFORD*	\$520	\$490	6.1%	7.2%
SEBASTOPOL*	\$360	\$360	0.0%	2.9%
SEDDON*	\$675	\$650	3.8%	8.0%
SHEPPARTON*	\$420	\$410	2.4%	7.7%
SOLDIERS HILL*	\$400	\$388	3.2%	9.6%
SOUTH MELBOURNE	\$775	\$750	3.3%	11.5%
SOUTH MORANG*	\$500	\$500	0.0%	1.0%
SOUTH YARRA	\$788	\$795	-0.9%	1.6%
ST ALBANS*	\$420	\$418	0.6%	1.2%
ST KILDA*	\$800	\$755	6.0%	10.3%
ST KILDA EAST*	\$765	\$730	4.8%	-2.2%
STAWELL*	\$360	\$350	2.9%	-
STRATHDALE*	\$435	\$430	1.2%	8.7%
SUNBURY	\$440	\$430	2.3%	0.0%
SUNSHINE*	\$470	\$470	0.0%	4.4%
SUNSHINE NORTH*	\$450	\$450	0.0%	-4.3%
TARNEIT*	\$433	\$430	0.6%	-1.7%
THORNBURY*	\$685	\$678	1.1%	1.1%
TOORAK*	\$705	\$730	-3.4%	-
TRARALGON*	\$410	\$400	2.5%	7.9%
TRUGANINA*	\$440	-	-	-2.2%
TULLAMARINE*	\$490	\$465	5.4%	10.1%
WANGARATTA*	\$400	\$400	0.0%	0.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
WARRAGUL*	\$450	-	-	11.1%
WARRNAMBOOL*	\$495	\$490	1.0%	7.0%
WENDOUREE*	\$370	\$360	2.8%	8.8%
WERRIBEE	\$410	\$410	0.0%	2.5%
WEST FOOTSCRAY*	\$550	\$550	0.0%	3.8%
WEST MELBOURNE*	\$640	\$595	7.6%	2.4%
WHITE HILLS*	\$430	\$410	4.9%	3.6%
WILLIAMSTOWN*	\$625	\$620	0.8%	-0.8%
WINDSOR*	\$770	\$750	2.7%	2.7%
WODONGA*	\$450	\$440	2.3%	7.1%
WYNDHAM VALE*	\$393	\$400	-1.9%	-1.9%
YARRAVILLE	\$618	\$600	2.9%	4.7%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$950	\$898	5.8%	5.6%
AINTREE*	\$488	\$490	-0.5%	-1.0%
AIRPORT WEST*	\$630	\$600	5.0%	8.6%
ALBANVALE*	\$480	\$470	2.1%	5.5%
ALBERT PARK*	\$1,200	\$1,200	0.0%	9.1%
ALBION*	\$520	\$510	2.0%	13.0%
ALFREDTON	\$430	\$430	0.0%	2.4%
ALPHINGTON*	\$990	\$990	0.0%	10.0%
ALTONA*	\$618	\$610	1.2%	4.7%
ALTONA MEADOWS	\$520	\$520	0.0%	4.0%
ALTONA NORTH	\$630	\$623	1.2%	8.6%
ARARAT	\$395	\$390	1.3%	3.9%
ARDEER*	\$500	\$480	4.2%	8.7%
ARMADALE*	\$1,100	\$1,100	0.0%	0.0%
ARMSTRONG CREEK	\$515	\$510	1.0%	4.0%
ASCOT*	\$550	\$550	0.0%	-
ASCOT VALE	\$775	\$775	0.0%	2.0%
ASHBURTON*	\$700	\$700	0.0%	0.7%
ASHWOOD*	\$670	\$650	3.1%	6.3%
ASPENDALE*	\$725	-	-	-
AVONDALE HEIGHTS	\$550	\$545	0.9%	7.8%
BACCHUS MARSH	\$450	\$450	0.0%	0.0%
BAIRNSDALE	\$470	\$460	2.2%	4.4%
BALACLAVA*	\$960	\$930	3.2%	-
BALLAN*	\$468	\$490	-4.6%	3.9%
BALLARAT CENTRAL	\$440	\$438	0.6%	0.0%
BALLARAT EAST	\$423	\$420	0.6%	7.0%
BALLARAT NORTH*	\$440	\$430	2.3%	4.8%
BALWYN*	\$850	\$840	1.2%	10.4%
BALWYN NORTH*	\$750	\$750	0.0%	11.1%
BARANDUDA*	\$590	\$580	1.7%	7.3%
BAYSWATER*	\$610	\$600	1.7%	3.4%
BAYSWATER NORTH*	\$600	\$600	0.0%	1.7%
BEAUMARIS*	\$850	\$850	0.0%	0.0%
BEECHWORTH*	\$500	\$500	0.0%	-2.0%
BELL PARK*	\$495	\$490	1.0%	5.3%
BELL POST HILL	\$500	\$500	0.0%	4.2%
BELLFIELD*	\$635	\$650	-2.3%	5.8%
BELMONT	\$520	\$500	4.0%	6.1%
BENALLA	\$473	\$470	0.5%	3.8%
BENDIGO	\$500	\$490	2.0%	6.4%
BENTLEIGH*	\$768	\$720	6.6%	2.3%
BENTLEIGH EAST	\$730	\$700	4.3%	4.3%
BERWICK	\$580	\$575	0.9%	3.6%
BEVERIDGE*	\$450	\$450	0.0%	4.7%
BLACK HILL*	\$420	\$420	0.0%	0.0%
BLACK ROCK*	\$995	\$990	0.5%	-2.7%
BLACKBURN*	\$675	\$655	3.1%	12.5%
BLACKBURN NORTH*	\$650	\$650	0.0%	12.1%
BLACKBURN SOUTH*	\$620	\$620	0.0%	-1.6%
BLAIRGOWRIE*	\$650	\$650	0.0%	6.6%
BONBEACH*	\$725	\$720	0.7%	7.4%
BONNIE BROOK*	\$465	\$460	1.1%	1.1%
BORONIA	\$600	\$600	0.0%	5.3%
BOX HILL*	\$680	\$660	3.0%	9.7%
BOX HILL NORTH*	\$650	\$650	0.0%	0.8%
BOX HILL SOUTH*	\$725	\$690	5.1%	13.7%
BRAYBROOK*	\$540	\$515	4.9%	12.5%
BREAKWATER*	\$465	-	-	-
BRIGHTON	\$1,150	\$1,173	-1.9%	10.0%
BRIGHTON EAST*	\$945	\$950	-0.5%	5.0%
BROADMEADOWS	\$500	\$495	1.0%	4.7%
BROOKFIELD	\$430	\$430	0.0%	0.0%
BROOKLYN*	\$613	\$613	0.0%	6.5%
BROWN HILL*	\$430	\$430	0.0%	7.5%
BRUNSWICK	\$880	\$878	0.3%	3.5%
BRUNSWICK EAST*	\$900	\$900	0.1%	5.9%
BRUNSWICK WEST*	\$800	\$780	2.6%	6.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
BULLEEN*	\$650	\$650	0.0%	8.8%
BUNDOORA	\$580	\$580	0.0%	5.5%
BUNINYONG*	\$448	\$450	-0.6%	10.5%
BURNSIDE*	\$550	\$500	10.0%	14.6%
BURNSIDE HEIGHTS*	\$543	\$528	2.8%	6.4%
BURWOOD	\$680	\$650	4.6%	7.1%
BURWOOD EAST*	\$650	\$650	0.0%	3.2%
CALIFORNIA GULLY*	\$480	\$480	0.0%	6.7%
CAMBERWELL*	\$920	\$920	0.0%	8.2%
CAMPBELLFIELD*	\$510	\$530	-3.8%	-3.8%
CANADIAN*	\$420	\$420	0.0%	2.4%
CAPE WOOLAMAI*	\$470	\$460	2.2%	2.2%
CAPEL SOUND*	\$585	\$550	6.4%	6.4%
CARLTON*	\$950	\$950	0.0%	8.6%
CARLTON NORTH	\$950	\$950	0.0%	2.2%
CARNEGIE*	\$815	\$800	1.9%	8.7%
CAROLINE SPRINGS	\$520	\$510	2.0%	2.0%
CARRUM DOWNS	\$590	\$580	1.7%	5.4%
CASTLEMAINE*	\$568	\$540	5.1%	14.6%
CAULFIELD NORTH*	\$940	\$940	0.0%	4.7%
CAULFIELD SOUTH*	\$900	\$900	0.0%	12.5%
CHADSTONE*	\$600	\$600	0.0%	0.8%
CHARLEMONT	\$520	\$510	2.0%	6.1%
CHELSEA*	\$663	\$698	-5.0%	0.0%
CHELSEA HEIGHTS*	\$690	\$650	6.2%	4.5%
CHELtenham	\$750	\$725	3.4%	7.1%
CHIRNSIDE PARK*	\$660	\$650	1.5%	10.0%
CHURCHILL	\$420	\$420	0.0%	7.7%
CLARINDA*	\$640	\$638	0.4%	6.7%
CLAYTON*	\$650	\$650	0.0%	8.3%
CLAYTON SOUTH	\$620	\$620	0.0%	4.2%
CLIFTON HILL*	\$1,000	\$998	0.3%	0.0%
CLIFTON SPRINGS	\$500	\$480	4.2%	8.1%
CLYDE	\$550	\$550	0.0%	0.0%
CLYDE NORTH	\$560	\$550	1.8%	1.8%
COBBLEBANK*	\$430	\$425	1.2%	0.0%
COBRAM*	\$470	\$465	1.1%	6.8%
COBURG	\$750	\$750	0.0%	4.2%
COBURG NORTH*	\$690	\$680	1.5%	4.5%
COLAC*	\$500	\$485	3.1%	9.9%
COLLINGWOOD*	\$1,000	\$975	2.6%	4.7%
COOLAROO*	\$480	\$480	0.0%	-1.0%
CORINELLA*	\$520	-	-	-
CORIO	\$430	\$430	0.0%	2.4%
COWES	\$480	\$470	2.1%	2.1%
CRAIGIEBURN	\$510	\$510	0.0%	-1.9%
CRANBOURNE	\$530	\$530	0.0%	2.9%
CRANBOURNE EAST	\$550	\$550	0.0%	0.0%
CRANBOURNE NORTH	\$550	\$550	0.0%	0.0%
CRANBOURNE WEST	\$560	\$560	0.0%	1.8%
CREMORNE*	\$1,075	\$1,100	-2.3%	-
CRESWICK*	\$430	\$420	2.4%	2.4%
CRIB POINT*	\$560	\$560	0.0%	-
CROYDON	\$650	\$650	0.0%	8.3%
CROYDON NORTH*	\$678	\$650	4.2%	7.5%
CROYDON SOUTH*	\$650	\$630	3.2%	8.3%
DALLAS*	\$500	\$495	1.0%	0.0%
DANDENONG	\$550	\$550	0.0%	2.8%
DANDENONG NORTH	\$550	\$550	0.0%	1.9%
DARLEY*	\$480	\$480	0.0%	6.7%
DAYLESFORD*	\$560	\$565	-0.9%	-1.8%
DEANSIDE	\$470	\$470	0.0%	0.0%
DEER PARK	\$490	\$480	2.1%	2.1%
DELACOMBE*	\$430	\$425	1.2%	7.5%
DELAHEY*	\$500	\$500	0.0%	4.2%
DERRIMUT*	\$558	\$550	1.4%	5.2%
DIAMOND CREEK*	\$630	\$630	0.0%	5.0%
DIGGERS REST	\$490	\$490	0.0%	2.1%
DINGLEY VILLAGE*	\$703	\$695	1.1%	9.8%
DONCASTER*	\$695	\$693	0.4%	10.3%
DONCASTER EAST*	\$688	\$678	1.5%	7.4%
DONNYBROOK	\$450	\$450	0.0%	-3.2%
DONVALE*	\$675	\$658	2.7%	-
DOREEN	\$540	\$540	0.0%	1.9%
DOVETON	\$505	\$500	1.0%	5.2%
DROMANA*	\$630	\$620	1.6%	9.6%
DROUIN	\$520	\$500	4.0%	6.1%
EAGLEHAWK*	\$500	\$500	0.0%	4.2%
EAGLEMONT*	\$780	\$700	11.4%	8.3%
EAST BAIRNSDALE*	\$460	\$420	9.5%	7.0%
EAST BENDIGO*	\$530	\$500	6.0%	15.2%
EAST GEELONG*	\$530	\$520	1.9%	1.9%
EAST MELBOURNE*	\$1,200	\$1,100	9.1%	-7.7%
EASTWOOD*	\$510	-	-	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ECHUCA*	\$550	\$550	0.0%	0.0%
EDITHVALE*	\$685	\$683	0.4%	3.0%
ELSTERNWICK*	\$953	\$930	2.4%	6.4%
ELTHAM*	\$690	\$670	3.0%	7.8%
ELWOOD*	\$1,100	\$1,120	-1.8%	5.0%
ENDEAVOUR HILLS	\$575	\$563	2.2%	4.5%
EPPING	\$525	\$520	1.0%	1.0%
EPSOM	\$530	\$520	1.9%	6.0%
ESSENDON*	\$735	\$695	5.8%	11.4%
EUROA*	\$475	\$500	-5.0%	-5.0%
FAIRFIELD*	\$890	\$885	0.6%	9.9%
FAWKNER	\$550	\$560	-1.8%	0.0%
FERNTREE GULLY	\$620	\$600	3.3%	3.3%
FITZROY*	\$1,225	\$1,250	-2.0%	11.4%
FITZROY NORTH*	\$995	\$1,000	-0.5%	-7.4%
FLEMINGTON*	\$795	\$760	4.6%	6.0%
FLORA HILL	\$480	\$473	1.6%	2.1%
FOOTSCRAY	\$650	\$650	0.0%	0.0%
FOREST HILL	\$650	\$650	0.0%	9.2%
FOSTER*	\$410	-	-	3.8%
FRANKSTON	\$580	\$570	1.8%	5.5%
FRANKSTON NORTH	\$510	\$500	2.0%	4.1%
FRANKSTON SOUTH	\$650	\$640	1.6%	8.3%
FRASER RISE	\$480	\$480	0.0%	0.0%
GEELONG*	\$598	\$585	2.1%	8.6%
GEELONG WEST	\$580	\$570	1.8%	9.4%
GISBORNE*	\$580	\$560	3.6%	5.5%
GLADSTONE PARK	\$550	\$530	3.8%	5.8%
GLEN HUNTLY*	\$825	\$813	1.5%	-
GLEN IRIS*	\$893	\$855	4.4%	5.0%
GLEN WAVERLEY	\$700	\$680	2.9%	11.1%
GLENROY	\$580	\$570	1.8%	5.5%
GOLDEN POINT*	\$420	\$410	2.4%	5.0%
GOLDEN SQUARE	\$500	\$490	2.0%	6.4%
GREENSBOROUGH*	\$600	\$600	0.0%	0.0%
GREENVALE	\$595	\$580	2.6%	3.0%
GROVEDALE	\$510	\$500	2.0%	2.0%
HADFIELD*	\$580	\$590	-1.7%	1.8%
HALLAM*	\$560	\$550	1.8%	3.7%
HAMILTON*	\$400	\$390	2.6%	6.7%
HAMLIN HEIGHTS	\$525	\$520	1.0%	6.6%
HAMPTON*	\$875	\$950	-7.9%	-5.4%
HAMPTON EAST*	\$800	\$795	0.6%	0.0%
HAMPTON PARK	\$540	\$530	1.9%	4.9%
HARKNESS	\$420	\$420	0.0%	0.0%
HASTINGS*	\$550	\$550	0.0%	0.0%
HAWTHORN*	\$998	\$998	0.0%	8.1%
HAWTHORN EAST*	\$1,100	\$1,100	0.0%	15.8%
HEATHMONT*	\$650	\$650	0.0%	10.6%
HEIDELBERG*	\$650	\$650	0.0%	0.0%
HEIDELBERG HEIGHTS*	\$595	\$598	-0.4%	7.2%
HEIDELBERG WEST*	\$560	\$560	0.0%	-3.0%
HERNE HILL*	\$550	\$520	5.8%	18.3%
HIGHETT*	\$775	\$750	3.3%	9.2%
HIGHTON	\$550	\$530	3.8%	5.8%
HILLSIDE*	\$500	\$490	2.0%	4.2%
HOPPERS CROSSING	\$460	\$460	0.0%	0.0%
HORSHAM	\$450	\$445	1.1%	11.8%
HUGHESDALE*	\$838	\$795	5.3%	21.4%
HUNTINGDALE*	\$620	\$628	-1.2%	3.3%
HUNTLY*	\$510	\$510	0.0%	6.3%
INVERLOCH*	\$520	\$518	0.5%	4.0%
IRONBARK*	\$480	\$480	0.0%	-
IRYMPLE*	\$550	\$555	-0.9%	14.6%
IVANHOE*	\$770	\$775	-0.6%	2.7%
JACANA*	\$500	\$500	0.0%	-1.0%
KALKALLO	\$450	\$460	-2.2%	-5.3%
KANGAROO FLAT	\$510	\$500	2.0%	6.3%
KEALBA*	\$500	\$500	0.0%	-2.0%
KEILOR*	\$650	\$600	8.3%	-
KEILOR DOWNS	\$540	\$550	-1.8%	0.0%
KEILOR EAST	\$590	\$580	1.7%	5.4%
KEILOR PARK*	\$510	\$510	0.0%	-
KENNINGTON	\$490	\$480	2.1%	8.9%
KENSINGTON*	\$790	\$780	1.3%	2.6%
KEW*	\$900	\$900	0.0%	2.3%
KEW EAST*	\$900	-	-	5.9%
KEYSBOROUGH	\$610	\$610	0.0%	4.3%
KIALLA*	\$575	\$565	1.8%	10.0%
KILMORE*	\$460	\$460	0.0%	7.0%
KILSYTH*	\$630	\$623	1.2%	5.0%
KINGS PARK*	\$500	\$498	0.5%	9.9%
KINGSBURY*	\$560	\$550	1.8%	1.8%
KINGSVILLE*	\$740	\$725	2.1%	5.7%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
KNOXFIELD*	\$620	\$600	3.3%	3.3%
KORUMBURRA*	\$480	\$480	0.0%	4.6%
KURUNJANG	\$410	\$410	0.0%	1.2%
KYABRAM*	\$455	\$445	2.2%	1.1%
KYNETON*	\$600	\$600	0.0%	3.4%
LAKE WENDOUREE*	\$500	\$510	-2.0%	-3.8%
LAKES ENTRANCE*	\$470	\$470	0.0%	0.0%
LALOR	\$530	\$525	1.0%	3.9%
LANGWARRIN*	\$620	\$600	3.3%	6.9%
LARA	\$530	\$520	1.9%	8.2%
LAVERTON	\$460	\$450	2.2%	4.5%
LENEVA*	\$590	\$590	0.0%	-
LEONGATHA*	\$465	\$450	3.3%	4.5%
LEOPOLD*	\$510	\$500	2.0%	6.3%
LILYDALE*	\$620	\$620	0.0%	3.3%
LONG GULLY*	\$480	\$470	2.1%	9.1%
LUCAS*	\$455	\$450	1.1%	5.8%
LUCKNOW*	\$505	-	-	-
LYNBROOK*	\$590	\$583	1.3%	3.5%
LYNDHURST*	\$600	\$595	0.8%	-0.4%
MACLEOD*	\$600	\$590	1.7%	3.4%
MADDINGLEY*	\$488	\$488	0.0%	3.7%
MAFFRA*	\$440	\$435	1.1%	4.8%
MAIDSTONE*	\$573	\$595	-3.8%	-3.4%
MALVERN*	\$1,200	\$1,100	9.1%	14.3%
MALVERN EAST	\$778	\$788	-1.3%	-2.2%
MAMBOURIN*	\$420	\$430	-2.3%	-2.9%
MANIFOLD HEIGHTS*	\$545	\$545	0.0%	-0.9%
MANOR LAKES	\$430	\$430	0.0%	-2.3%
MANSFIELD*	\$580	\$600	-3.3%	5.5%
MARIBYRNONG*	\$700	\$675	3.7%	4.9%
MARSHALL*	\$520	\$508	2.5%	4.0%
MARYBOROUGH*	\$400	\$385	3.9%	6.0%
MCCRAE*	\$640	\$610	4.9%	4.5%
MCKINNON*	\$800	\$870	-8.0%	3.9%
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	\$420	\$415	1.2%	0.0%
MENTONE*	\$820	\$825	-0.6%	9.3%
MERBEIN*	\$450	\$450	0.0%	-
MERNDA	\$520	\$518	0.5%	1.0%
METUNG*	\$515	\$520	-1.0%	-6.4%
MICKLEHAM	\$500	\$500	0.0%	0.0%
MIDDLE PARK*	\$1,295	\$1,275	1.6%	21.3%
MILDURA	\$500	\$490	2.0%	4.2%
MILL PARK	\$550	\$530	3.8%	5.8%
MINERS REST*	\$440	\$440	0.0%	6.0%
MITCHAM*	\$670	\$670	0.0%	7.6%
MOE*	\$428	\$410	4.3%	6.9%
MONT ALBERT NORTH*	\$668	\$650	2.7%	-
MONTMORENCY*	\$650	\$663	-1.9%	-2.3%
MONTROSE*	\$630	-	-	-
MOONEE PONDS*	\$750	\$750	0.0%	4.2%
MOORABBIN*	\$750	\$738	1.7%	9.5%
MOOROOLBARK	\$625	\$620	0.8%	4.2%
MOOROPNA	\$475	\$480	-1.0%	5.6%
MORNINGTON	\$680	\$650	4.6%	4.6%
MORWELL	\$420	\$420	0.0%	5.0%
MOUNT CLEAR*	\$425	\$425	0.0%	4.3%
MOUNT DUNED	\$520	\$520	0.0%	4.0%
MOUNT ELIZA*	\$875	\$900	-2.8%	1.2%
MOUNT EVELYN*	\$568	\$573	-0.9%	0.9%
MOUNT HELEN*	\$430	\$420	2.4%	-
MOUNT MARTHA*	\$750	\$720	4.2%	10.3%
MOUNT PLEASANT*	\$420	\$420	0.0%	5.0%
MOUNT WAVERLEY	\$680	\$650	4.6%	4.6%
MULGRAVE	\$630	\$640	-1.6%	1.6%
MURRUMBEENA*	\$760	\$750	1.3%	4.1%
NAGAMBIE*	\$490	\$490	0.0%	2.1%
NARRE WARREN	\$558	\$550	1.4%	2.3%
NARRE WARREN SOUTH	\$560	\$550	1.8%	0.9%
NEWBOROUGH*	\$460	\$455	1.1%	1.1%
NEWCOMB	\$465	\$470	-1.1%	3.3%
NEWINGTON*	\$430	\$430	0.0%	0.0%
NEWPORT	\$730	\$720	1.4%	4.3%
NEWTOWN	\$580	\$570	1.8%	3.6%
NIDDRIE*	\$620	\$620	0.0%	2.5%
NOBLE PARK	\$570	\$560	1.8%	6.0%
NOBLE PARK NORTH*	\$580	\$560	3.6%	5.5%
NORLANE	\$440	\$420	4.8%	5.4%
NORTH BENDIGO	\$490	\$490	0.0%	2.1%
NORTH GEELONG*	\$485	\$480	1.0%	2.1%
NORTH MELBOURNE*	\$880	\$780	12.8%	3.5%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
NORTH WONTHAGGI*	\$470	\$470	0.0%	3.3%
NORTHCOTE	\$950	\$950	0.0%	11.8%
NOTTING HILL*	\$648	\$613	5.7%	11.6%
NUNAWADING*	\$645	\$645	0.0%	7.5%
OAK PARK*	\$623	\$595	4.6%	-2.7%
OAKLEIGH*	\$683	\$640	6.6%	5.0%
OAKLEIGH EAST*	\$650	\$645	0.8%	1.2%
OAKLEIGH SOUTH*	\$680	\$650	4.6%	4.6%
OCEAN GROVE	\$600	\$583	3.0%	11.1%
OFFICER	\$550	\$550	0.0%	0.0%
ORMOND*	\$825	\$850	-2.9%	13.0%
PAKENHAM	\$540	\$530	1.9%	2.9%
PARKDALE*	\$750	\$720	4.2%	7.9%
PASCOE VALE	\$650	\$630	3.2%	8.3%
PASCOE VALE SOUTH*	\$725	\$700	3.6%	5.1%
PAYNESVILLE*	\$495	\$490	1.0%	-1.0%
POINT COOK	\$530	\$530	0.0%	0.0%
POINT LONSDALE*	\$585	\$555	5.4%	0.9%
PORT MELBOURNE	\$1,075	\$1,050	2.4%	10.3%
PORTARLINGTON*	\$490	\$490	0.0%	2.1%
PORTLAND*	\$450	\$450	0.0%	2.3%
PRAHRAN	\$1,100	\$1,075	2.3%	10.6%
PRESTON	\$720	\$700	2.9%	10.8%
QUARRY HILL*	\$480	\$480	0.0%	7.9%
RED CLIFFS*	\$450	\$450	0.0%	4.7%
REDAN	\$410	\$400	2.5%	7.9%
RESERVOIR	\$595	\$575	3.5%	6.3%
RICHMOND	\$1,030	\$1,000	3.0%	5.6%
RIDDELLS CREEK*	\$540	-	-	-
RINGWOOD	\$650	\$620	4.8%	12.1%
RINGWOOD EAST*	\$623	\$620	0.4%	7.3%
RINGWOOD NORTH*	\$625	\$630	-0.8%	4.2%
ROCKBANK	\$450	\$450	0.0%	0.0%
ROSANNA*	\$650	\$650	0.0%	0.0%
ROSEBUD	\$570	\$560	1.8%	3.6%
ROWVILLE	\$625	\$620	0.8%	4.2%
ROXBURGH PARK	\$525	\$528	-0.5%	-0.9%
RUTHERGLEN*	\$520	\$540	-3.7%	-
RYE*	\$595	\$570	4.4%	8.2%
SAFETY BEACH*	\$680	\$625	8.8%	8.8%
SALE	\$480	\$480	0.0%	4.3%
SANDRINGHAM*	\$930	\$960	-3.1%	3.3%
SCORESBY*	\$593	\$580	2.2%	2.2%
SEABROOK*	\$505	\$500	1.0%	1.0%
SEAFORD	\$600	\$600	0.0%	3.4%
SEBASTOPOL	\$410	\$410	0.0%	2.5%
SEDDON*	\$750	\$730	2.7%	7.1%
SEYMOUR*	\$455	\$450	1.1%	1.1%
SHEPPARTON	\$480	\$480	0.0%	4.3%
SKYE*	\$650	\$620	4.8%	8.3%
SOLDIERS HILL*	\$440	\$410	7.3%	6.7%
SOMERVILLE*	\$620	\$620	0.0%	6.9%
SORRENTO*	\$675	\$638	5.9%	3.8%
SOUTH GEELONG*	\$580	\$560	3.6%	-
SOUTH KINGSVILLE*	\$693	\$690	0.4%	-
SOUTH MELBOURNE*	\$1,100	\$1,100	0.0%	4.8%
SOUTH MORANG	\$550	\$550	0.0%	1.9%
SOUTH YARRA*	\$1,200	\$1,175	2.1%	9.1%
SPOTSWOOD*	\$700	\$680	2.9%	6.1%
SPRING GULLY*	\$510	\$505	1.0%	-
SPRINGVALE	\$600	\$590	1.7%	13.2%
SPRINGVALE SOUTH*	\$630	\$590	6.8%	12.5%
ST ALBANS	\$490	\$480	2.1%	6.5%
ST ALBANS PARK*	\$490	\$485	1.0%	4.3%
ST KILDA*	\$895	\$883	1.4%	-5.8%
ST KILDA EAST*	\$900	\$895	0.6%	0.0%
ST LEONARDS*	\$505	\$500	1.0%	12.2%
STAWELL*	\$418	\$415	0.6%	4.4%
STRATFORD*	\$500	\$500	0.0%	-
STRATHDALE*	\$533	\$530	0.5%	7.6%
STRATHFIELDSAYE*	\$570	\$550	3.6%	16.3%
STRATHMORE*	\$690	\$680	1.5%	6.2%
STRATHTULLOH*	\$425	\$420	1.2%	-1.2%
SUNBURY	\$500	\$500	0.0%	2.0%
SUNSHINE	\$525	\$530	-0.9%	5.0%
SUNSHINE NORTH	\$500	\$503	-0.5%	0.0%
SUNSHINE WEST	\$500	\$495	1.0%	4.2%
SURREY HILLS*	\$785	\$750	4.7%	8.3%
SWAN HILL*	\$500	\$500	0.0%	-
SYDENHAM	\$500	\$488	2.6%	6.4%
TARNEIT	\$490	\$490	0.0%	-1.0%
TATURA*	\$478	\$480	-0.5%	1.6%
TAYLORS HILL*	\$528	\$550	-4.1%	1.4%
TAYLORS LAKES*	\$550	\$550	0.0%	0.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
TEMPLESTOWE*	\$725	\$700	3.6%	7.4%
TEMPLESTOWE LOWER*	\$655	\$660	-0.8%	-0.8%
THOMASTOWN	\$530	\$520	1.9%	1.9%
THOMSON*	\$485	\$470	3.2%	7.8%
THORNBURY	\$833	\$810	2.8%	5.7%
THORNHILL PARK	\$430	\$420	2.4%	0.0%
TOORAK*	\$1,620	\$1,600	1.3%	24.6%
TOOTGAROOK*	\$585	\$555	5.4%	6.4%
TORQUAY*	\$680	\$665	2.3%	4.6%
TRAFALGAR*	\$480	\$480	0.0%	2.1%
TRARALGON	\$480	\$480	0.0%	4.3%
TRUGANINA	\$500	\$500	0.0%	1.0%
TULLAMARINE*	\$550	\$550	0.0%	3.8%
VENUS BAY*	\$420	\$420	0.0%	5.0%
VERMONT*	\$650	\$650	0.0%	2.4%
VERMONT SOUTH*	\$700	\$700	0.0%	4.5%
VIEWBANK*	\$660	\$650	1.5%	3.1%
WALLAN*	\$450	\$450	0.0%	-2.2%
WANGARATTA	\$480	\$490	-2.0%	0.0%
WANTIRNA	\$640	\$625	2.4%	7.1%
WANTIRNA SOUTH	\$630	\$650	-3.1%	1.6%
WARRAGUL	\$520	\$500	4.0%	10.6%
WARRNAMBOOL	\$560	\$550	1.8%	1.8%
WATSONIA*	\$590	\$580	1.7%	7.3%
WATSONIA NORTH*	\$620	\$623	-0.4%	3.3%
WEIR VIEWS	\$430	\$440	-2.3%	-2.3%
WENDOUREE	\$400	\$400	0.0%	2.6%
WERRIBEE	\$440	\$440	0.0%	-2.2%
WEST FOOTSCRAY*	\$650	\$640	1.6%	7.4%
WEST MELBOURNE*	\$860	\$850	1.2%	4.2%
WEST WODONGA	\$530	\$530	0.0%	1.9%
WESTMEADOWS*	\$530	\$530	0.0%	1.0%
WHEELERS HILL*	\$630	\$650	-3.1%	-1.6%
WHITE HILLS*	\$493	\$485	1.5%	4.8%
WHITTINGTON*	\$470	\$470	0.0%	4.4%
WHITTLESEA*	\$550	\$520	5.8%	5.8%
WILLIAMS LANDING*	\$540	\$530	1.9%	-1.8%
WILLIAMSTOWN	\$800	\$795	0.6%	0.3%
WINDSOR*	\$1,070	\$995	7.5%	11.2%
WINTER VALLEY*	\$430	\$430	0.0%	0.0%
WODONGA	\$510	\$510	0.0%	4.1%
WOLLERT	\$530	\$530	0.0%	-1.9%
WONTHAGGI*	\$455	\$455	0.0%	2.2%
WOODEND*	\$585	\$600	-2.5%	8.3%
WYNDHAM VALE	\$420	\$420	0.0%	-2.3%
YALLAMBIE*	\$650	\$650	0.0%	8.3%
YARRAVILLE	\$705	\$710	-0.7%	-2.1%
YARRAWONGA*	\$515	\$500	3.0%	3.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
AINTREE	\$550	\$550	0.0%	0.0%
ALFREDTON	\$495	\$485	2.1%	5.3%
ALTONA*	\$840	\$845	-0.6%	1.8%
ALTONA MEADOWS*	\$595	\$600	-0.8%	0.0%
ALTONA NORTH*	\$800	\$800	0.0%	-5.9%
ARARAT*	\$490	\$480	2.1%	8.9%
ARMSTRONG CREEK	\$550	\$550	0.0%	2.8%
ASCOT*	\$580	\$580	0.0%	-
ASCOT VALE*	\$940	\$975	-3.6%	-4.1%
ASHBURTON*	\$1,400	\$1,348	3.9%	16.9%
ASHWOOD*	\$750	\$750	0.0%	-8.5%
ASPENDALE*	\$910	\$900	1.1%	-
ASPENDALE GARDENS*	\$830	\$830	0.0%	-
AVONDALE HEIGHTS*	\$760	\$760	0.0%	6.3%
BACCHUS MARSH*	\$535	\$540	-0.9%	0.0%
BAIRNSDALE*	\$550	\$550	0.0%	0.0%
BALLARAT CENTRAL*	\$555	\$505	9.9%	15.6%
BALLARAT EAST*	\$475	\$460	3.3%	5.6%
BALLARAT NORTH*	\$545	\$490	11.2%	21.1%
BALWYN*	\$1,200	\$1,200	0.0%	0.8%
BALWYN NORTH*	\$995	\$938	6.1%	7.6%
BARANDUDA*	\$650	\$650	0.0%	0.0%
BAYSWATER*	\$700	\$695	0.7%	4.5%
BEACONSFIELD*	\$590	\$590	0.0%	-1.7%
BEAUMARIS*	\$1,530	\$1,450	5.5%	36.0%
BEECHWORTH*	\$565	-	-	-
BELL PARK*	\$595	\$600	-0.8%	-2.5%
BELL POST HILL*	\$570	\$555	2.7%	3.6%
BELMONT*	\$600	\$593	1.3%	5.3%
BENALLA	\$570	\$570	0.0%	0.0%
BENDIGO*	\$585	\$580	0.9%	12.5%
BENTLEIGH*	\$1,045	\$995	5.0%	5.0%
BENTLEIGH EAST	\$925	\$875	5.7%	8.8%
BERWICK	\$650	\$650	0.0%	0.0%
BEVERIDGE	\$478	\$478	0.0%	-0.5%
BLACK ROCK*	\$1,370	\$1,250	9.6%	-5.4%
BLACKBURN*	\$865	\$900	-3.9%	6.8%
BLACKBURN NORTH*	\$795	\$780	1.9%	1.9%
BLACKBURN SOUTH*	\$780	\$780	0.0%	4.0%
BLAIRGOWRIE*	\$750	\$795	-5.7%	-14.8%
BONBEACH*	\$850	-	-	-
BONNIE BROOK	\$535	\$530	0.9%	2.9%
BONSHAW	\$470	\$470	0.0%	4.4%
BORONIA*	\$660	\$680	-2.9%	-0.8%
BOTANIC RIDGE*	\$685	\$685	0.0%	-2.1%
BOX HILL NORTH*	\$850	\$850	0.0%	14.9%
BOX HILL SOUTH*	\$800	\$850	-5.9%	-
BRIGHTON	\$1,600	\$1,650	-3.0%	0.0%
BRIGHTON EAST*	\$1,425	\$1,350	5.6%	3.3%
BROADMEADOWS*	\$580	\$580	0.0%	-
BROOKFIELD	\$460	\$460	0.0%	-0.5%
BROWN HILL*	\$590	\$568	4.0%	7.3%
BRUNSWICK*	\$1,150	\$1,095	5.0%	4.5%
BRUNSWICK WEST*	\$1,125	\$1,100	2.3%	9.8%
BULLEEN*	\$800	\$820	-2.4%	3.6%
BUNDOORA*	\$700	\$695	0.7%	7.7%
BURNSIDE*	\$600	\$580	3.4%	-3.2%
BURNSIDE HEIGHTS*	\$600	\$585	2.6%	5.3%
BURWOOD*	\$818	\$815	0.3%	-1.5%
BURWOOD EAST*	\$750	\$750	0.0%	4.2%
CAIRNLEA*	\$640	\$650	-1.5%	-3.0%
CALIFORNIA GULLY*	\$533	\$520	2.4%	6.5%
CAMBERWELL*	\$1,250	\$1,200	4.2%	4.2%
CANADIAN*	\$470	\$460	2.2%	2.2%
CANTERBURY*	\$1,350	\$1,250	8.0%	13.0%
CAPEL SOUND*	\$630	\$680	-7.4%	-
CARLTON*	\$1,295	\$1,290	0.4%	18.8%
CARLTON NORTH*	\$1,350	-	-	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CARNEGIE*	\$975	\$1,075	-9.3%	-17.0%
CAROLINE SPRINGS	\$600	\$600	0.0%	1.7%
CARRUM DOWNS	\$665	\$650	2.3%	4.7%
CAULFIELD NORTH*	\$1,295	\$1,200	7.9%	7.9%
CAULFIELD SOUTH*	\$1,250	\$1,200	4.2%	4.4%
CHADSTONE*	\$900	\$900	0.0%	6.5%
CHARLEMONT	\$550	\$540	1.9%	5.3%
CHELTENHAM*	\$850	\$855	-0.6%	-1.7%
CHIRNSIDE PARK*	\$840	\$790	6.3%	5.7%
CHURCHILL*	\$490	\$500	-2.0%	-2.0%
CLAYTON*	\$745	\$715	4.2%	1.7%
CLAYTON SOUTH*	\$760	\$750	1.3%	5.2%
CLIFTON SPRINGS*	\$595	\$545	9.2%	8.2%
CLYDE	\$600	\$600	0.0%	0.4%
CLYDE NORTH	\$615	\$610	0.8%	2.5%
COBBLEBANK	\$475	\$478	-0.5%	-3.1%
COBRAM*	\$620	\$580	6.9%	19.2%
COBURG*	\$975	\$938	4.0%	8.3%
CORIO*	\$500	\$500	0.0%	0.0%
COWES*	\$550	\$550	0.0%	0.0%
CRAIGIEBURN	\$590	\$590	0.0%	-1.7%
CRANBOURNE	\$600	\$605	-0.8%	-3.2%
CRANBOURNE EAST	\$610	\$600	1.7%	0.0%
CRANBOURNE NORTH	\$630	\$620	1.6%	1.6%
CRANBOURNE SOUTH*	\$718	\$685	4.7%	10.4%
CRANBOURNE WEST	\$630	\$630	0.0%	0.0%
CROYDON*	\$750	\$750	0.0%	0.0%
CROYDON HILLS*	\$750	\$760	-1.3%	-3.2%
CURLEWIS	\$550	\$530	3.8%	5.8%
DANDENONG*	\$650	\$650	0.0%	4.8%
DANDENONG NORTH*	\$680	\$650	4.6%	11.0%
DARLEY*	\$530	\$530	0.0%	6.0%
DEANSIDE	\$530	\$530	0.0%	0.0%
DEER PARK*	\$550	\$550	0.0%	0.5%
DELACOMBE*	\$470	\$470	0.0%	4.4%
DERRIMUT*	\$620	\$600	3.3%	3.3%
DIGGERS REST	\$560	\$550	1.8%	1.8%
DINGLEY VILLAGE*	\$765	\$725	5.5%	-
DONCASTER	\$850	\$800	6.3%	6.3%
DONCASTER EAST	\$800	\$795	0.6%	0.6%
DONNYBROOK	\$500	\$500	0.0%	-2.0%
DONVALE*	\$900	\$825	9.1%	16.9%
DOREEN	\$580	\$580	0.0%	0.0%
DROMANA*	\$750	\$710	5.6%	8.7%
DROUIN	\$590	\$580	1.7%	1.7%
EAGLEHAWK*	\$570	\$560	1.8%	7.5%
EAGLEMONT*	\$960	\$960	0.0%	-
EASTWOOD*	\$560	\$560	0.0%	1.8%
EDITHVALE*	\$900	-	-	-
ELSTERNWICK*	\$1,550	-	-	66.7%
ELTHAM*	\$890	\$890	0.0%	3.5%
ENDEAVOUR HILLS*	\$650	\$650	0.0%	5.7%
EPPING	\$620	\$600	3.3%	3.3%
EPSOM*	\$600	\$600	0.0%	5.3%
ESSENDON*	\$900	\$1,050	-14.3%	-7.2%
EYNESBURY*	\$460	\$468	-1.6%	0.0%
FAWKNER*	\$750	\$675	11.1%	18.1%
FERNTREE GULLY*	\$750	\$745	0.7%	7.1%
FITZROY NORTH*	\$1,470	\$1,290	14.0%	5.0%
FLORA HILL*	\$600	\$575	4.3%	9.1%
FOOTSCRAY*	\$700	\$700	0.0%	-
FOREST HILL*	\$750	\$750	0.0%	2.7%
FRANKSTON	\$650	\$650	0.0%	3.2%
FRANKSTON SOUTH*	\$800	\$800	0.0%	4.2%
FRASER RISE	\$550	\$540	1.9%	1.9%
FYANSFORD*	\$705	\$670	5.2%	10.2%
GEELONG*	\$720	\$690	4.3%	4.3%
GEELONG WEST*	\$688	\$690	-0.4%	-3.8%
GISBORNE	\$710	\$680	4.4%	9.2%
GLADSTONE PARK*	\$600	\$600	0.0%	-3.2%
GLEN IRIS*	\$1,300	\$1,200	8.3%	18.7%
GLEN WAVERLEY	\$850	\$800	6.3%	9.3%
GLENROY*	\$750	\$685	9.5%	19.0%
GOLDEN SQUARE*	\$620	\$620	0.0%	12.7%
GREENSBOROUGH*	\$728	\$730	-0.3%	2.5%
GREENVALE	\$650	\$660	-1.5%	-6.8%
GROVEDALE*	\$600	\$600	0.0%	3.4%
HALLAM*	\$630	\$613	2.9%	5.0%
HAMLIN HEIGHTS*	\$570	\$570	0.0%	-2.6%
HAMPTON*	\$1,400	\$1,425	-1.8%	7.8%
HAMPTON EAST*	\$1,100	\$1,098	0.2%	-6.2%
HAMPTON PARK	\$620	\$623	-0.4%	3.8%
HARKNESS	\$480	\$470	2.1%	2.1%
HASTINGS*	\$650	\$650	0.0%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
HAWTHORN*	\$1,500	\$1,425	5.3%	0.0%
HAWTHORN EAST*	\$1,400	\$1,450	-3.4%	7.7%
HEIDELBERG HEIGHTS*	\$750	\$750	0.0%	-
HEIDELBERG WEST*	\$663	\$700	-5.4%	-
HIGHETT*	\$1,050	\$990	6.1%	5.3%
HIGHTON	\$650	\$650	0.0%	4.8%
HILLSIDE*	\$600	\$565	6.2%	5.3%
HOPPERS CROSSING	\$530	\$530	0.0%	3.9%
HORSHAM*	\$550	\$520	5.8%	14.6%
HUNTLY	\$550	\$550	0.0%	3.8%
INVERLOCH*	\$600	\$593	1.3%	9.1%
IVANHOE*	\$950	\$975	-2.6%	-13.6%
JACKASS FLAT*	\$570	\$550	3.6%	7.5%
KALKALLO	\$500	\$500	0.0%	-2.0%
KANGAROO FLAT*	\$590	\$580	1.7%	7.3%
KEILOR*	\$725	\$725	0.0%	-0.7%
KEILOR DOWNS*	\$610	\$620	-1.6%	-2.4%
KEILOR EAST*	\$773	\$740	4.4%	18.8%
KENNINGTON*	\$570	\$570	0.0%	3.6%
KENSINGTON*	\$950	-	-	0.0%
KEW	\$1,380	\$1,380	0.0%	6.2%
KEW EAST*	\$1,400	\$1,399	0.1%	12.0%
KEYSBOROUGH	\$800	\$800	0.0%	5.3%
KIALLA*	\$630	\$620	1.6%	-3.1%
KILLARA*	\$650	\$620	4.8%	4.8%
KILMORE*	\$550	\$530	3.8%	5.8%
KILSYTH*	\$695	\$690	0.7%	0.7%
KINGS PARK*	\$550	-	-	-
KNOXFIELD*	\$700	\$700	0.0%	0.4%
KURUNJANG*	\$470	\$460	2.2%	4.4%
KYNETON*	\$690	-	-	-
LALOR*	\$595	\$588	1.3%	0.8%
LANGWARRIN*	\$740	\$720	2.8%	1.4%
LARA	\$600	\$600	0.0%	3.4%
LAVERTON*	\$540	-	-	-
LENEVA*	\$650	\$650	0.0%	1.6%
LEONGATHA*	\$560	\$550	1.8%	1.8%
LEOPOLD	\$550	\$550	0.0%	1.9%
LILYDALE*	\$750	\$750	0.0%	7.1%
LUCAS	\$490	\$480	2.1%	3.2%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK*	\$650	\$655	-0.8%	-3.0%
LYNDHURST*	\$688	\$690	-0.4%	-0.4%
MACLEOD*	\$800	\$800	0.0%	-9.6%
MADDINGLEY	\$550	\$550	0.0%	3.8%
MAFFRA*	\$555	\$555	0.0%	-
MAIDEN GULLY*	\$640	\$620	3.2%	2.4%
MAIDSTONE*	\$790	\$790	0.0%	-
MALVERN*	\$1,498	\$1,475	1.5%	7.0%
MALVERN EAST*	\$1,215	\$1,100	10.5%	10.5%
MAMBOURIN	\$470	\$470	0.0%	-1.1%
MANOR LAKES	\$480	\$480	0.0%	-2.0%
MANSFIELD*	\$640	\$605	5.8%	8.5%
MARIBYRNONG*	\$950	\$780	21.8%	10.5%
MARSHALL*	\$548	\$555	-1.4%	-
MCCRAE*	\$933	-	-	13.0%
MCKINNON*	\$1,038	\$1,100	-5.7%	-1.2%
MEADOW HEIGHTS*	\$590	-	-	-
MELTON*	\$450	\$450	0.0%	4.0%
MELTON SOUTH	\$460	\$450	2.2%	0.0%
MELTON WEST	\$460	\$460	0.0%	1.1%
MENTONE*	\$935	\$850	10.0%	10.0%
MERENDA	\$570	\$570	0.0%	-1.7%
METUNG*	\$550	\$550	0.0%	-
MICKLEHAM	\$550	\$550	0.0%	0.0%
MILDURA	\$590	\$585	0.9%	7.3%
MILL PARK	\$600	\$600	0.0%	0.4%
MINERS REST*	\$480	\$480	0.0%	4.3%
MITCHAM*	\$750	\$755	-0.7%	0.0%
MOE*	\$530	\$488	8.7%	-
MONT ALBERT NORTH*	\$965	-	-	-
MOONEE PONDS*	\$988	\$980	0.8%	0.8%
MOORABBIN*	\$898	\$870	3.2%	0.8%
MOOROOLBARK*	\$720	\$700	2.9%	5.9%
MOOROOPNA*	\$580	\$593	-2.1%	5.5%
MORNINGTON*	\$940	\$900	4.4%	17.5%
MORWELL*	\$500	\$525	-4.8%	5.3%
MOUNT CLEAR*	\$470	\$465	1.1%	6.8%
MOUNT COTTRELL*	\$550	\$550	0.0%	-
MOUNT DUNED	\$585	\$575	1.7%	5.4%
MOUNT ELIZA*	\$1,075	\$1,138	-5.5%	-1.8%
MOUNT HELEN*	\$480	\$480	0.0%	-
MOUNT MARTHA*	\$930	\$950	-2.1%	7.2%
MOUNT PLEASANT*	\$445	\$445	0.0%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MOUNT WAVERLEY	\$850	\$823	3.3%	13.3%
MULGRAVE*	\$795	\$750	6.0%	6.0%
MURRUMBEENA*	\$965	-	-	-8.1%
NAR NAR GOON NORTH*	\$580	\$580	0.0%	-0.9%
NARRE WARREN	\$620	\$620	0.0%	0.0%
NARRE WARREN SOUTH	\$650	\$650	0.0%	0.0%
NEWBOROUGH*	\$520	\$520	0.0%	-
NEWCOMB*	\$555	\$560	-0.9%	-
NEWPORT*	\$905	\$918	-1.4%	-4.7%
NEWTOWN*	\$750	\$720	4.2%	10.3%
NIDDRIE*	\$803	\$825	-2.7%	-11.8%
NOBLE PARK*	\$700	\$690	1.4%	9.4%
NORLANE*	\$500	\$500	0.0%	-
NORTH BENDIGO*	\$580	\$580	0.0%	5.5%
NORTH MELBOURNE*	\$1,090	\$995	9.5%	9.3%
NORTHCOTE*	\$1,250	\$1,215	2.9%	0.0%
NOTTING HILL*	\$873	\$850	2.6%	-
NUNAWADING*	\$823	\$848	-2.9%	-
OAK PARK*	\$865	\$828	4.5%	-
OAKLEIGH EAST*	\$788	-	-	-
OAKLEIGH SOUTH*	\$800	\$800	0.0%	-
OCEAN GROVE	\$700	\$700	0.0%	7.7%
OFFICER	\$610	\$605	0.8%	-1.6%
ORMOND*	\$1,100	\$1,150	-4.3%	-13.6%
PAKENHAM	\$590	\$590	0.0%	0.0%
PARKDALE*	\$1,050	\$990	6.1%	-
PASCOE VALE*	\$835	\$835	0.0%	12.8%
PASCOE VALE SOUTH*	\$900	\$850	5.9%	9.1%
PAYNESVILLE*	\$550	\$533	3.3%	2.8%
POINT COOK	\$580	\$580	0.0%	0.0%
POINT LONSDALE*	\$650	\$650	0.0%	0.0%
PORTLAND*	\$560	\$550	1.8%	-13.8%
PRESTON*	\$915	\$925	-1.1%	7.6%
RESERVOIR*	\$700	\$695	0.7%	7.7%
RICHMOND*	\$1,350	\$1,350	0.0%	3.8%
RINGWOOD*	\$765	\$738	3.7%	9.3%
RINGWOOD EAST*	\$760	\$760	0.0%	9.4%
RINGWOOD NORTH*	\$790	\$750	5.3%	11.3%
ROCKBANK	\$500	\$500	0.0%	0.0%
ROSANNA*	\$900	\$840	7.1%	0.3%
ROSEBUD*	\$665	\$670	-0.7%	3.5%
ROWVILLE	\$750	\$740	1.4%	5.6%
ROXBURGH PARK	\$600	\$595	0.8%	1.7%
RYE*	\$750	\$750	0.0%	8.7%
SAFETY BEACH*	\$790	\$800	-1.3%	-0.6%
SALE	\$570	\$550	3.6%	3.6%
SAN REMO*	\$590	\$590	0.0%	1.7%
SANDHURST*	\$770	\$780	-1.3%	-3.8%
SANDRINGHAM*	\$1,495	\$1,383	8.1%	7.2%
SCORESBY*	\$725	\$720	0.7%	0.7%
SEAFORD*	\$700	\$690	1.4%	1.4%
SEBASTOPOL*	\$450	\$450	0.0%	2.3%
SHEPPARTON	\$555	\$560	-0.9%	-0.9%
SHEPPARTON NORTH*	\$575	\$570	0.9%	-4.2%
SKYE*	\$708	\$708	0.0%	7.2%
SMYTHES CREEK*	\$468	\$460	1.6%	3.9%
SORRENTO*	\$850	\$800	6.3%	6.3%
SOUTH MORANG	\$610	\$610	0.0%	1.7%
SOUTH YARRA*	\$1,550	\$1,650	-6.1%	-12.7%
SPRING GULLY*	\$630	-	-	-
SPRINGVALE*	\$605	\$605	0.0%	-7.6%
ST ALBANS	\$560	\$570	-1.8%	6.7%
ST KILDA*	\$1,425	-	-	31.0%
ST LEONARDS*	\$550	\$530	3.8%	11.1%
STAWELL*	\$550	\$550	0.0%	-
STRATFORD*	\$565	\$565	0.0%	1.8%
STRATHDALE*	\$620	\$605	2.5%	3.3%
STRATHFIELDSAYE*	\$648	\$630	2.8%	7.0%
STRATHMORE*	\$1,050	\$1,000	5.0%	15.7%
STRATHTULLOCH	\$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%	8.3%
SUNSHINE WEST*	\$600	\$600	0.0%	9.1%
SURREY HILLS*	\$1,100	\$1,050	4.8%	2.3%
SYDENHAM*	\$580	\$580	0.0%	5.5%
TARNEIT	\$550	\$540	1.9%	0.0%
TATURA*	\$565	\$580	-2.6%	-2.6%
TAYLORS HILL*	\$620	\$600	3.3%	3.3%
TAYLORS LAKES*	\$655	\$655	0.0%	4.0%
TEMPLESTOWE*	\$900	\$950	-5.3%	5.9%
TEMPLESTOWE LOWER*	\$850	\$800	6.3%	13.3%
THOMASTOWN*	\$560	\$590	-5.1%	-6.7%
THORNBURY*	\$1,035	\$1,058	-2.1%	9.5%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
THORNHILL PARK	\$470	\$480	-2.1%	-2.1%
TOORAK*	\$1,785	\$1,995	-10.5%	-0.8%
TORQUAY	\$800	\$750	6.7%	12.7%
TRARALGON	\$580	\$580	0.0%	0.0%
TRUGANINA	\$550	\$550	0.0%	0.0%
VERMONT*	\$778	\$778	0.0%	3.7%
VERMONT SOUTH*	\$750	\$750	0.0%	0.0%
VIEWBANK*	\$800	\$750	6.7%	3.9%
WALLAN	\$498	\$490	1.5%	-0.5%
WANGARATTA	\$620	\$570	8.8%	6.9%
WANTIRNA	\$728	\$700	3.9%	8.6%
WANTIRNA SOUTH*	\$770	\$750	2.7%	2.7%
WARRAGUL	\$600	\$590	1.7%	1.7%
WARRNAMBOOL	\$680	\$680	0.0%	4.6%
WAURN PONDS*	\$665	\$585	13.7%	18.8%
WEIR VIEWS	\$480	\$480	0.0%	1.1%
WENDOUREE*	\$440	\$440	0.0%	4.8%
WERRIBEE	\$500	\$500	0.0%	0.0%
WEST WODONGA	\$585	\$590	-0.8%	0.0%
WESTMEADOWS*	\$635	\$635	0.0%	-
WHEELERS HILL	\$810	\$750	8.0%	12.5%
WHITE HILLS*	\$565	\$565	0.0%	-
WILLIAMS LANDING	\$600	\$600	0.0%	0.0%
WILLIAMSTOWN*	\$950	\$950	0.0%	-5.0%
WINCHELSEA*	\$550	\$550	0.0%	4.3%
WINTER VALLEY	\$470	\$465	1.1%	4.4%
WODONGA	\$620	\$600	3.3%	5.1%
WOLLERT	\$600	\$600	0.0%	0.0%
WOODEND*	\$800	\$800	0.0%	6.7%
WOODSTOCK*	\$480	\$470	2.1%	-
WYNDHAM VALE	\$460	\$470	-2.1%	-4.2%
YARRAVILLE*	\$885	\$850	4.1%	-0.6%
YARRAWONGA*	\$575	\$575	0.0%	2.7%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$550	\$530	3.8%	5.8%
ALBERT PARK*	\$500	\$550	-9.1%	11.1%
ALBION*	\$350	\$345	1.4%	9.4%
ALPHINGTON*	\$500	\$500	0.0%	14.9%
ALTONA*	\$400	\$405	-1.2%	0.0%
ARMADALE	\$475	\$470	1.1%	5.6%
ASCOT VALE*	\$450	\$425	5.9%	14.6%
BALACLAVA	\$440	\$430	2.3%	6.0%
BALLARAT CENTRAL*	\$335	\$350	-4.3%	6.3%
BALWYN*	\$520	\$515	1.0%	4.0%
BELMONT*	\$345	\$365	-5.5%	-6.8%
BENDIGO*	\$320	\$305	4.9%	6.7%
BENTLEIGH*	\$475	\$433	9.8%	9.2%
BENTLEIGH EAST*	\$500	\$500	0.0%	4.2%
BERWICK*	\$375	-	-	-
BLACKBURN*	\$480	\$480	0.0%	0.0%
BOX HILL	\$450	\$450	0.0%	-2.2%
BRIGHTON*	\$500	\$508	-1.5%	-1.0%
BRUNSWICK	\$495	\$470	5.3%	10.0%
BRUNSWICK EAST	\$510	\$500	2.0%	2.0%
BRUNSWICK WEST	\$430	\$430	0.0%	1.2%
BUNDOORA*	\$440	\$428	2.9%	4.8%
BURWOOD*	\$478	\$480	-0.5%	6.1%
BURWOOD EAST*	\$585	\$580	0.9%	6.4%
CAMBERWELL*	\$520	\$513	1.5%	5.6%
CARLTON	\$475	\$475	0.0%	0.0%
CARLTON NORTH*	\$480	\$460	4.3%	12.9%
CARNEGIE	\$430	\$415	3.6%	7.5%
CAULFIELD*	\$440	\$430	2.3%	1.1%
CAULFIELD EAST*	\$400	\$408	-1.8%	-3.6%
CAULFIELD NORTH	\$460	\$460	0.0%	2.2%
CAULFIELD SOUTH*	\$425	\$435	-2.3%	0.6%
CHADSTONE*	\$498	\$495	0.5%	2.1%
CHELtenham*	\$455	\$470	-3.2%	0.0%
CLAYTON	\$413	\$395	4.4%	-11.3%
CLAYTON SOUTH*	\$505	\$503	0.5%	1.0%
CLIFTON HILL*	\$488	\$480	1.6%	2.6%
COBURG*	\$475	\$468	1.6%	5.6%
COLLINGWOOD	\$575	\$570	0.9%	4.5%
CREMORNE*	\$600	\$585	2.6%	9.1%
DANDENONG*	\$350	\$365	-4.1%	-10.8%
DAYLESFORD*	\$405	-	-	-
DOCKLANDS	\$590	\$590	0.0%	3.5%
DONCASTER*	\$500	\$500	0.0%	4.2%
DONCASTER EAST*	\$490	\$478	2.6%	4.3%
EAST MELBOURNE	\$525	\$525	0.0%	5.0%
ELSTERNWICK	\$470	\$475	-1.1%	4.4%
ELWOOD	\$473	\$450	5.0%	5.0%
ESSENDON	\$430	\$420	2.4%	7.5%
ESSENDON NORTH	\$510	\$500	2.0%	6.3%
FAIRFIELD*	\$420	\$410	2.4%	5.0%
FITZROY	\$550	\$550	0.0%	0.0%
FITZROY NORTH	\$500	\$500	0.0%	7.5%
FLEMINGTON	\$450	\$440	2.3%	12.5%
FOOTSCRAY	\$470	\$460	2.2%	4.4%
FRANKSTON	\$365	\$369	-1.1%	4.3%
GARDENVALE*	\$400	\$398	0.6%	2.6%
GEELONG*	\$430	\$430	0.0%	16.2%
GEELONG WEST*	\$370	\$368	0.7%	8.8%
GLEN HUNTLY*	\$410	\$400	2.5%	5.1%
GLEN IRIS	\$450	\$455	-1.1%	4.7%
GLEN WAVERLEY*	\$520	\$498	4.5%	3.5%
HAMLYN HEIGHTS*	\$340	\$340	0.0%	3.8%
HAMPTON*	\$550	\$515	6.8%	10.0%
HAWTHORN	\$475	\$470	1.1%	5.6%
HAWTHORN EAST	\$513	\$510	0.5%	3.5%
HEIDELBERG*	\$450	\$450	0.0%	0.0%
HERNE HILL*	\$350	\$350	0.0%	2.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
HIGHETT*	\$505	\$500	1.0%	1.0%
HOPPERS CROSSING*	\$320	\$330	-3.0%	0.0%
HUGHESDALE*	\$500	\$500	0.0%	2.0%
IVANHOE	\$500	\$500	0.0%	2.0%
KENSINGTON	\$475	\$470	1.1%	5.6%
KEW*	\$500	\$500	0.0%	6.4%
KINGSVILLE*	\$380	\$380	0.0%	5.6%
MALVERN	\$478	\$458	4.4%	6.1%
MALVERN EAST	\$475	\$475	0.0%	5.6%
MARIBYRNONG	\$473	\$460	2.7%	5.0%
MELBOURNE	\$550	\$550	0.0%	0.0%
MENTONE	\$420	\$410	2.4%	5.0%
MIDDLE PARK*	\$475	\$475	0.0%	6.7%
MILDURA*	\$300	\$300	0.0%	5.3%
MITCHAM*	\$450	\$450	0.0%	4.7%
MOE*	\$250	-	-	-
MOONEE PONDS	\$530	\$525	1.0%	6.0%
MOOROOPNA*	\$300	\$300	0.0%	5.3%
MORDIALLOC*	\$450	-	-	7.1%
MORWELL*	\$290	\$290	0.0%	7.4%
MOUNT WAVERLEY*	\$500	\$498	0.5%	4.2%
MURRUMBEENA	\$420	\$415	1.2%	6.3%
NEWCOMB*	\$338	\$335	0.7%	-
NEWPORT*	\$410	\$395	3.8%	6.5%
NOBLE PARK	\$365	\$370	-1.4%	4.3%
NORTH MELBOURNE	\$490	\$480	2.1%	8.9%
NORTHCOTE	\$450	\$445	1.1%	2.3%
NOTTING HILL*	\$460	\$470	-2.1%	1.1%
OAKLEIGH*	\$520	\$520	0.0%	4.0%
ORMOND	\$390	\$390	0.0%	2.6%
PARKDALE*	\$415	\$410	1.2%	5.1%
PARKVILLE	\$490	\$478	2.6%	7.7%
PORT MELBOURNE	\$550	\$550	0.0%	3.8%
PRAHRAN	\$495	\$480	3.1%	4.2%
PRESTON	\$460	\$450	2.2%	4.5%
RESERVOIR	\$430	\$420	2.4%	6.2%
RICHMOND	\$520	\$510	2.0%	4.0%
RINGWOOD*	\$475	\$463	2.7%	2.7%
RIPPONLEA*	\$470	\$430	9.3%	10.6%
SALE*	\$265	\$260	1.9%	6.0%
SANDRINGHAM*	\$500	\$480	4.2%	8.7%
SEYMOUR*	\$350	\$350	0.0%	-
SHEPPARTON*	\$285	\$295	-3.4%	-3.4%
SOUTH MELBOURNE	\$550	\$543	1.4%	5.8%
SOUTH YARRA	\$525	\$520	1.0%	5.0%
SOUTHBANK	\$588	\$580	1.3%	6.8%
SPOTSWOOD*	\$455	\$478	-4.7%	-8.1%
SPRINGVALE*	\$385	\$370	4.1%	10.0%
ST ALBANS*	\$360	\$350	2.9%	9.1%
ST KILDA	\$470	\$460	2.2%	4.4%
ST KILDA EAST	\$450	\$450	0.0%	4.7%
ST KILDA WEST*	\$495	\$450	10.0%	10.0%
STAWELL*	\$210	\$215	-2.3%	-4.5%
SUNSHINE*	\$368	\$370	-0.7%	5.0%
THORNBURY	\$420	\$415	1.2%	5.0%
TOORAK	\$470	\$470	0.0%	6.8%
TRARALGON*	\$310	\$300	3.3%	8.8%
TRAVANCORE*	\$450	-	-	-
WANGARATTA*	\$335	\$328	2.3%	8.1%
WANTIRNA SOUTH*	\$480	-	-	6.7%
WENDOUREE*	\$280	\$280	0.0%	0.0%
WERRIBEE SOUTH*	\$420	\$425	-1.2%	-
WEST FOOTSCRAY	\$370	\$365	1.4%	5.7%
WEST MELBOURNE	\$550	\$550	0.0%	3.8%
WILLIAMSTOWN*	\$443	\$465	-4.8%	-7.3%
WINDSOR	\$493	\$483	2.1%	9.4%
WODONGA*	\$340	\$340	0.0%	6.3%
YARRAVILLE*	\$445	\$440	1.1%	6.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$700	\$700	0.0%	0.0%
ABERFELDIE*	\$475	-	-	-
AIRPORT WEST*	\$505	\$520	-2.9%	0.0%
ALBERT PARK*	\$675	\$650	3.8%	-0.7%
ALBION	\$400	\$400	0.0%	0.0%
ALFREDTON*	\$380	\$360	5.6%	5.6%
ALPHINGTON	\$650	\$650	0.0%	0.0%
ALTONA*	\$500	\$485	3.1%	0.0%
ALTONA MEADOWS*	\$450	\$440	2.3%	2.3%
ALTONA NORTH*	\$570	\$565	0.9%	10.7%
ARARAT*	\$350	\$350	0.0%	-14.6%
ARDEER*	\$490	\$485	1.0%	-
ARMADALE	\$650	\$650	0.0%	6.6%
ASCOT VALE	\$540	\$540	0.0%	3.8%
ASHWOOD*	\$600	\$580	3.4%	9.1%
ASPENDALE*	\$603	\$620	-2.8%	-1.6%
AVONDALE HEIGHTS*	\$535	\$518	3.4%	9.2%
BACCHUS MARSH*	\$380	\$350	8.6%	5.6%
BAIRNSDALE*	\$380	\$380	0.0%	2.7%
BALACLAVA	\$595	\$575	3.5%	3.5%
BALLARAT CENTRAL*	\$410	\$400	2.5%	13.9%
BALLARAT NORTH*	\$365	\$370	-1.4%	4.3%
BALWYN	\$595	\$595	0.0%	2.6%
BALWYN NORTH*	\$580	\$580	0.0%	5.5%
BAYSWATER*	\$520	\$510	2.0%	8.3%
BAYSWATER NORTH*	\$500	\$500	0.0%	3.1%
BEAUMARIS*	\$600	\$620	-3.2%	0.0%
BELL PARK*	\$440	\$440	0.0%	2.3%
BELL POST HILL*	\$450	\$453	-0.6%	-
BELMONT*	\$450	\$440	2.3%	4.7%
BENALLA*	\$380	\$380	0.0%	0.0%
BENDIGO*	\$435	\$420	3.6%	8.7%
BENTLEIGH	\$648	\$630	2.8%	4.9%
BENTLEIGH EAST	\$600	\$600	0.0%	1.3%
BERWICK*	\$510	\$510	0.0%	-1.0%
BLACK ROCK*	\$695	\$650	6.9%	11.2%
BLACKBURN	\$600	\$590	1.7%	9.1%
BLACKBURN SOUTH*	\$590	\$590	0.0%	4.4%
BONBEACH*	\$550	\$550	0.0%	4.8%
BORONIA	\$550	\$540	1.9%	7.8%
BOX HILL	\$620	\$620	0.0%	3.3%
BOX HILL NORTH*	\$555	\$550	0.9%	2.8%
BOX HILL SOUTH*	\$570	\$545	4.6%	4.5%
BRAYBROOK*	\$510	\$500	2.0%	2.0%
BRIGHTON	\$695	\$695	0.0%	3.0%
BRIGHTON EAST*	\$660	\$650	1.5%	1.5%
BROADMEADOWS	\$485	\$480	1.0%	2.1%
BROOKLYN*	\$498	\$490	1.5%	-2.5%
BRUNSWICK	\$620	\$610	1.6%	3.3%
BRUNSWICK EAST	\$650	\$650	0.0%	3.6%
BRUNSWICK WEST	\$560	\$550	1.8%	6.7%
BULLEEN*	\$588	\$545	7.8%	6.8%
BUNDOORA	\$505	\$500	1.0%	3.1%
BURWOOD*	\$620	\$600	3.3%	7.8%
BURWOOD EAST*	\$673	\$680	-1.1%	3.5%
CAMBERWELL	\$650	\$640	1.6%	8.3%
CANTERBURY*	\$640	\$620	3.2%	8.5%
CAPEL SOUND*	\$500	\$498	0.5%	-
CARLTON	\$680	\$680	0.0%	3.7%
CARLTON NORTH*	\$600	\$600	0.0%	0.0%
CARNEGIE	\$625	\$600	4.2%	6.8%
CAROLINE SPRINGS*	\$480	\$483	-0.5%	0.0%
CARRUM*	\$570	\$550	3.6%	3.6%
CARRUM DOWNS*	\$500	\$500	0.0%	0.0%
CASTLEMAINE*	\$423	\$395	7.0%	11.2%
CAULFIELD	\$620	\$620	0.0%	6.9%
CAULFIELD EAST*	\$550	\$550	0.0%	3.6%
CAULFIELD NORTH	\$630	\$625	0.8%	5.0%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CAULFIELD SOUTH	\$670	\$660	1.5%	13.6%
CHADSTONE	\$600	\$590	1.7%	9.1%
CHELSEA	\$535	\$545	-1.8%	2.9%
CHELTENHAM	\$580	\$575	0.9%	5.5%
CLAYTON	\$565	\$560	0.9%	2.7%
CLAYTON SOUTH	\$570	\$570	0.0%	3.6%
CLIFTON HILL*	\$700	\$670	4.5%	2.9%
COBRAM*	\$350	\$350	0.0%	0.0%
COBURG	\$590	\$590	0.0%	7.3%
COBURG NORTH*	\$580	\$580	0.0%	9.4%
COLLINGWOOD	\$775	\$760	2.0%	6.2%
CORIO*	\$380	-	-	8.6%
COWES*	\$400	\$400	0.0%	-1.2%
CRAIGIEBURN	\$450	\$450	0.0%	2.3%
CRANBOURNE	\$470	\$470	0.0%	4.4%
CREMORNE*	\$775	\$785	-1.3%	4.0%
CROYDON	\$520	\$520	0.0%	4.0%
DALLAS*	\$415	-	-	5.1%
DANDENONG	\$470	\$450	4.4%	4.4%
DANDENONG NORTH*	\$480	\$465	3.2%	3.2%
DARLEY*	\$380	\$395	-3.8%	-5.0%
DEEPDENE*	\$600	\$598	0.4%	-
DEER PARK*	\$460	\$450	2.2%	4.5%
DOCKLANDS	\$760	\$760	0.0%	1.3%
DONCASTER	\$625	\$625	0.0%	4.2%
DONCASTER EAST	\$600	\$600	0.0%	3.4%
DONVALE*	\$570	\$560	1.8%	3.6%
DOVETON*	\$520	\$500	4.0%	4.0%
DROMANA*	\$520	\$480	8.3%	15.6%
DROUIN*	\$438	\$435	0.6%	5.4%
EAGLEHAWK*	\$400	\$400	0.0%	12.7%
EAGLEMONT*	\$550	\$575	-4.3%	3.8%
EAST GEELONG*	\$473	\$470	0.5%	5.0%
EAST MELBOURNE	\$700	\$713	-1.8%	3.7%
ECHUCA*	\$450	\$450	0.0%	7.1%
EDITHVALE*	\$560	\$550	1.8%	1.8%
ELSTERNWICK	\$600	\$600	0.0%	3.4%
ELTHAM*	\$600	\$550	9.1%	9.6%
ELWOOD	\$630	\$620	1.6%	5.9%
ENDEAVOUR HILLS*	\$513	-	-	-
EPPING	\$460	\$450	2.2%	2.2%
ESSENDON	\$540	\$530	1.9%	3.8%
ESSENDON NORTH	\$550	\$548	0.5%	6.8%
FAIRFIELD*	\$600	\$590	1.7%	13.2%
FAWKNER*	\$490	\$495	-1.0%	0.0%
FERNTREE GULLY*	\$550	\$540	1.9%	8.4%
FITZROY	\$780	\$775	0.6%	6.8%
FITZROY NORTH	\$700	\$688	1.8%	7.7%
FLEMINGTON	\$630	\$618	2.0%	14.5%
FLORA HILL*	\$390	\$390	0.0%	8.3%
FOOTSCRAY	\$590	\$580	1.7%	5.4%
FOREST HILL*	\$550	\$530	3.8%	3.8%
FRANKSTON	\$480	\$480	0.0%	6.7%
GEELONG	\$550	\$550	0.0%	5.8%
GEELONG WEST*	\$470	\$450	4.4%	6.8%
GISBORNE*	\$460	\$460	0.0%	-
GLEN HUNTLY	\$580	\$550	5.5%	5.5%
GLEN IRIS	\$615	\$625	-1.6%	4.2%
GLEN WAVERLEY	\$650	\$630	3.2%	4.0%
GLENROY	\$500	\$500	0.0%	1.0%
GOLDEN SQUARE*	\$420	\$420	0.0%	-
GREENSBOROUGH*	\$510	\$500	2.0%	6.3%
GROVEDALE*	\$440	\$440	0.0%	2.3%
HADFIELD*	\$520	\$520	0.0%	6.7%
HALLAM*	\$470	\$470	0.0%	0.0%
HAMLIN HEIGHTS*	\$420	\$435	-3.4%	-6.7%
HAMPTON	\$695	\$675	3.0%	6.9%
HAMPTON EAST*	\$600	\$575	4.3%	15.4%
HAMPTON PARK*	\$525	\$493	6.6%	14.1%
HASTINGS*	\$450	\$445	1.1%	2.3%
HAWTHORN	\$628	\$625	0.4%	4.6%
HAWTHORN EAST	\$630	\$620	1.6%	8.6%
HEATHMONT*	\$570	\$550	3.6%	9.6%
HEIDELBERG	\$575	\$550	4.5%	8.5%
HEIDELBERG HEIGHTS	\$570	\$550	3.6%	5.6%
HEIDELBERG WEST*	\$583	\$583	0.0%	5.9%
HERNE HILL*	\$430	\$430	0.0%	7.5%
HIGHETT	\$600	\$600	0.0%	4.3%
HIGHTON*	\$460	\$450	2.2%	7.0%
HOPPERS CROSSING*	\$395	\$395	0.0%	-1.3%
HORSHAM*	\$350	\$350	0.0%	2.9%
HUGHESDALE	\$600	\$595	0.8%	5.3%
HUNTINGDALE*	\$510	\$500	2.0%	-
IVANHOE	\$600	\$600	0.0%	3.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
IVANHOE EAST*	\$555	\$520	6.7%	6.7%
KALKALLO*	\$430	\$430	0.0%	-
KEILOR DOWNS*	\$488	\$495	-1.5%	-
KEILOR EAST*	\$530	\$530	0.0%	8.7%
KENNINGTON*	\$420	\$398	5.7%	15.1%
KENSINGTON	\$580	\$575	0.9%	5.5%
KEW	\$600	\$600	0.0%	4.3%
KEW EAST*	\$580	\$578	0.4%	5.5%
KEYSBOROUGH*	\$595	\$585	1.7%	2.6%
KILSYTH*	\$540	\$500	8.0%	8.0%
KINGSBURY*	\$520	\$503	3.5%	11.8%
KINGSVILLE*	\$430	\$430	0.0%	-2.3%
LALOR	\$488	\$480	1.6%	3.7%
LANGWARRIN*	\$520	\$515	1.0%	4.0%
LARA*	\$440	\$425	3.5%	4.8%
LAVERTON*	\$473	\$470	0.5%	0.5%
LILYDALE	\$550	\$550	0.0%	4.8%
MACLEOD*	\$520	\$500	4.0%	8.3%
MAIDSTONE	\$520	\$515	1.0%	4.0%
MALVERN	\$625	\$600	4.2%	5.0%
MALVERN EAST	\$630	\$620	1.6%	5.0%
MANIFOLD HEIGHTS*	\$420	\$420	0.0%	-
MARIBYRNONG	\$550	\$548	0.5%	7.8%
MCKINNON*	\$650	\$630	3.2%	3.2%
MELBOURNE	\$750	\$750	0.0%	4.2%
MELTON*	\$390	\$388	0.6%	4.0%
MELTON SOUTH*	\$365	\$360	1.4%	4.3%
MENTONE	\$575	\$573	0.4%	4.5%
MERENDA*	\$440	\$420	4.8%	6.0%
MIDDLE PARK*	\$693	\$690	0.4%	4.1%
MILDURA	\$360	\$360	0.0%	0.0%
MILL PARK	\$495	\$490	1.0%	8.8%
MITCHAM	\$550	\$540	1.9%	1.9%
MOE*	\$340	\$325	4.6%	6.3%
MONT ALBERT*	\$580	\$588	-1.3%	1.3%
MONTMORENCY*	\$525	\$520	1.0%	-
MOONEE PONDS	\$640	\$630	1.6%	10.3%
MOORABBIN*	\$645	\$590	9.3%	17.3%
MOOROOLBARK*	\$540	\$528	2.4%	8.0%
MOOROOPNA*	\$380	\$360	5.6%	5.6%
MORDIALLOC	\$575	\$560	2.7%	8.5%
MORNINGTON	\$560	\$530	5.7%	5.7%
MORWELL*	\$330	\$330	0.0%	3.1%
MOUNT WAVERLEY	\$580	\$575	0.9%	5.5%
MULGRAVE*	\$590	\$570	3.5%	13.5%
MURRUMBEENA	\$578	\$575	0.4%	5.0%
NARRE WARREN*	\$475	\$475	0.0%	-1.0%
NEWCOMB*	\$415	\$400	3.8%	6.4%
NEWPORT*	\$590	\$536	10.2%	2.6%
NEWTOWN*	\$460	\$450	2.2%	3.4%
NIDDRIE*	\$520	\$505	3.0%	0.0%
NOBLE PARK	\$500	\$500	0.0%	0.0%
NORLANE*	\$400	\$400	0.0%	2.6%
NORTH MELBOURNE	\$670	\$650	3.1%	6.3%
NORTHCOTE	\$650	\$640	1.6%	8.3%
NOTTING HILL*	\$570	\$570	0.0%	1.8%
NUNAWADING*	\$550	\$530	3.8%	5.8%
OAK PARK	\$520	\$510	2.0%	5.1%
OAKLEIGH	\$630	\$625	0.8%	5.0%
OAKLEIGH EAST*	\$530	\$530	0.0%	2.9%
OAKLEIGH SOUTH*	\$550	\$550	0.0%	4.3%
OCEAN GROVE*	\$500	\$500	0.0%	0.5%
ORMOND	\$563	\$560	0.4%	2.3%
PAKENHAM*	\$470	\$460	2.2%	4.4%
PARKDALE	\$550	\$550	0.0%	4.8%
PARKVILLE	\$600	\$600	0.0%	3.9%
PASCOE VALE	\$530	\$525	1.0%	3.9%
PASCOE VALE SOUTH*	\$540	\$530	1.9%	3.8%
PATTERSON LAKES*	\$560	\$560	0.0%	-1.8%
PAYNESVILLE*	\$380	\$380	0.0%	-
POINT COOK*	\$480	\$485	-1.0%	-1.0%
PORT MELBOURNE	\$720	\$725	-0.7%	2.9%
PORTLAND*	\$400	\$390	2.6%	0.0%
PRAHRAN	\$675	\$650	3.8%	3.8%
PRESTON	\$580	\$570	1.8%	5.5%
REDAN*	\$380	\$360	5.6%	8.6%
RESERVOIR	\$520	\$520	0.0%	4.0%
RICHMOND	\$720	\$720	0.0%	2.9%
RINGWOOD	\$540	\$525	2.9%	3.8%
RINGWOOD EAST*	\$520	\$500	4.0%	4.0%
RIPPLESIDE*	\$550	-	-	-
RIPPONLEA*	\$565	\$550	2.7%	0.9%
ROSANNA*	\$550	\$530	3.8%	10.0%
ROSEBUD*	\$540	\$505	6.9%	17.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ROWVILLE*	\$560	\$570	-1.8%	5.7%
SAFETY BEACH*	\$550	\$550	0.0%	1.9%
SALE*	\$400	\$400	0.0%	5.3%
SANDRINGHAM	\$640	\$625	2.4%	3.2%
SEAFORD	\$500	\$495	1.0%	5.8%
SEBASTOPOL*	\$360	\$350	2.9%	5.9%
SEDDON*	\$505	\$520	-2.9%	-8.2%
SHEPPARTON	\$395	\$400	-1.3%	2.6%
SOUTH KINGSVILLE*	\$485	\$480	1.0%	5.4%
SOUTH MELBOURNE	\$700	\$700	0.0%	0.0%
SOUTH MORANG*	\$483	\$480	0.5%	0.5%
SOUTH YARRA	\$720	\$710	1.4%	2.9%
SOUTHBANK	\$730	\$725	0.7%	4.3%
SPOTSWOOD*	\$600	\$595	0.8%	0.8%
SPRINGVALE	\$550	\$550	0.0%	0.0%
SPRINGVALE SOUTH*	\$500	\$470	6.4%	2.0%
ST ALBANS	\$450	\$450	0.0%	7.1%
ST KILDA	\$650	\$630	3.2%	8.3%
ST KILDA EAST	\$588	\$580	1.3%	3.5%
ST KILDA WEST	\$645	\$650	-0.8%	2.8%
STAWELL*	\$300	\$300	0.0%	7.1%
STRATHDALE*	\$410	\$393	4.5%	-
STRATHMORE*	\$570	\$585	-2.6%	3.6%
SUNBURY	\$440	\$440	0.0%	0.0%
SUNSHINE	\$460	\$480	-4.2%	-5.2%
SUNSHINE NORTH*	\$475	\$478	-0.5%	-1.0%
SUNSHINE WEST*	\$480	\$473	1.6%	6.7%
SURREY HILLS	\$600	\$590	1.7%	9.1%
SWAN HILL*	\$365	\$365	0.0%	-5.2%
SYDENHAM*	\$460	\$455	1.1%	9.5%
TARNEIT*	\$435	\$430	1.2%	-1.1%
TEMPLESTOWE*	\$600	\$595	0.8%	9.1%
TEMPLESTOWE LOWER*	\$620	\$618	0.4%	-
THOMASTOWN	\$480	\$470	2.1%	4.3%
THORNBURY	\$580	\$550	5.5%	7.4%
TOORAK	\$655	\$650	0.8%	0.8%
TORQUAY*	\$555	\$515	7.8%	6.7%
TRARALGON	\$380	\$370	2.7%	1.3%
TRAVANCORE	\$528	\$530	-0.5%	5.5%
TRUGANINA*	\$440	\$440	0.0%	-
TULLAMARINE	\$500	\$495	1.0%	5.3%
VERMONT*	\$520	\$520	0.0%	4.0%
WALLAN*	\$420	\$420	0.0%	-
WANGARATTA	\$380	\$380	0.0%	5.6%
WANTIRNA*	\$540	-	-	5.9%
WANTIRNA SOUTH*	\$580	\$530	9.4%	9.4%
WARRAGUL*	\$410	\$410	0.0%	4.5%
WARRNAMBOOL	\$440	\$435	1.1%	4.8%
WATSONIA*	\$535	\$520	2.9%	7.0%
WENDOUREE*	\$360	\$330	9.1%	5.9%
WERRIBEE	\$400	\$400	0.0%	0.0%
WEST FOOTSCRAY	\$500	\$497	0.6%	4.7%
WEST MELBOURNE	\$700	\$680	2.9%	7.7%
WEST WODONGA*	\$440	\$433	1.7%	10.0%
WESTMEADOWS*	\$475	\$480	-1.0%	-
WHITTINGTON*	\$430	\$425	1.2%	6.8%
WILLIAMS LANDING*	\$500	\$500	0.0%	2.0%
WILLIAMSTOWN	\$580	\$560	3.6%	12.6%
WINDSOR	\$650	\$640	1.6%	5.7%
WODONGA	\$410	\$400	2.5%	7.9%
WOLLERT*	\$475	\$475	0.0%	1.1%
WYNDHAM VALE*	\$400	\$400	0.0%	-1.2%
YARRAVILLE	\$600	\$600	0.0%	5.3%
YARRAWONGA*	\$390	\$390	0.0%	0.0%

Source: REIV

## June 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	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$995	\$995	0.0%	4.7%
AINTREE*	\$480	\$480	0.0%	-4.0%
AIRPORT WEST	\$673	\$650	3.5%	6.7%
ALBION*	\$550	\$550	0.0%	0.0%
ALPHINGTON*	\$875	\$868	0.9%	2.9%
ALTONA*	\$678	\$700	-3.2%	0.4%
ALTONA MEADOWS*	\$525	\$520	1.0%	7.1%
ALTONA NORTH	\$700	\$700	0.0%	2.9%
ARDEER*	\$570	\$550	3.6%	12.9%
ARMADALE*	\$1,198	\$1,200	-0.2%	17.7%
ASCOT VALE*	\$725	\$720	0.7%	-3.3%
ASHWOOD*	\$750	\$760	-1.3%	0.0%
ASPENDALE*	\$825	\$825	0.0%	4.4%
AVONDALE HEIGHTS*	\$650	\$630	3.2%	4.8%
BALACLAVA*	\$810	\$810	0.0%	0.0%
BALLARAT CENTRAL*	\$460	\$458	0.5%	2.2%
BALWYN*	\$850	\$850	0.0%	7.6%
BALWYN NORTH*	\$800	\$790	1.3%	2.9%
BAYSWATER*	\$650	\$650	0.0%	4.8%
BEAUMARIS*	\$895	\$880	1.7%	-3.2%
BELL PARK*	\$490	\$480	2.1%	2.1%
BELMONT*	\$550	\$550	0.0%	0.0%
BENDIGO*	\$545	\$540	0.9%	-
BENTLEIGH*	\$835	\$833	0.3%	7.4%
BENTLEIGH EAST	\$850	\$850	0.0%	4.9%
BERWICK*	\$570	\$570	0.0%	0.0%
BLACK ROCK*	\$895	\$885	1.1%	-10.3%
BLACKBURN*	\$730	\$713	2.5%	5.4%
BLACKBURN NORTH*	\$645	\$630	2.4%	-
BLACKBURN SOUTH*	\$720	-	-	-
BONBEACH*	\$780	\$775	0.6%	4.0%
BORONIA*	\$640	\$630	1.6%	2.4%
BOX HILL	\$780	\$780	0.0%	7.6%
BOX HILL NORTH*	\$750	\$710	5.6%	10.3%
BOX HILL SOUTH*	\$760	\$723	5.2%	9.7%
BRAYBROOK	\$620	\$620	0.0%	3.3%
BRIGHTON	\$1,200	\$1,148	4.6%	20.0%
BRIGHTON EAST*	\$875	\$850	2.9%	0.0%
BROADMEADOWS*	\$535	\$540	-0.9%	-8.5%
BRUNSWICK	\$850	\$823	3.3%	7.6%
BRUNSWICK EAST	\$950	\$915	3.8%	7.0%
BRUNSWICK WEST*	\$750	\$770	-2.6%	3.4%
BULLEEN*	\$750	\$760	-1.3%	0.0%
BUNDOORA*	\$600	\$600	0.0%	0.0%
BURWOOD*	\$775	\$765	1.3%	3.3%
BURWOOD EAST*	\$750	\$750	0.0%	12.4%
CAMBERWELL*	\$850	\$850	0.0%	6.9%
CANTERBURY*	\$920	\$900	2.2%	22.7%
CAPEL SOUND*	\$600	-	-	-
CARLTON*	\$1,075	\$990	8.6%	24.3%
CARNEGIE	\$795	\$780	1.9%	6.0%
CARRUM*	\$703	\$703	0.0%	-2.4%
CARRUM DOWNS*	\$570	\$560	1.8%	2.2%
CAULFIELD*	\$850	\$850	0.0%	-2.9%
CAULFIELD NORTH	\$858	\$870	-1.4%	0.9%
CAULFIELD SOUTH*	\$850	\$850	0.0%	3.0%
CHADSTONE	\$698	\$690	1.1%	1.1%
CHELSEA*	\$708	\$750	-5.7%	5.2%
CHELTENHAM*	\$763	\$750	1.7%	1.7%
CLAYTON	\$670	\$680	-1.5%	0.0%
CLAYTON SOUTH	\$700	\$720	-2.8%	2.2%
CLIFTON HILL*	\$995	\$950	4.7%	13.1%
CLYDE*	\$550	\$543	1.4%	0.0%
CLYDE NORTH*	\$550	\$550	0.0%	0.0%
COBURG	\$730	\$748	-2.3%	2.8%
COBURG NORTH*	\$720	\$715	0.7%	10.8%
COLLINGWOOD*	\$1,190	\$1,100	8.2%	-0.8%
COWES*	\$515	\$485	6.2%	-

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
CRAIGIEBURN	\$500	\$500	0.0%	0.0%
CRANBOURNE*	\$545	\$530	2.8%	5.8%
CROYDON	\$660	\$655	0.8%	3.9%
CROYDON NORTH*	\$670	\$645	3.9%	11.7%
DANDENONG	\$585	\$580	0.9%	3.5%
DANDENONG NORTH*	\$550	\$550	0.0%	0.0%
DEANSIDE*	\$460	\$460	0.0%	-2.1%
DEER PARK*	\$490	\$500	-2.0%	6.5%
DELAHEY*	\$450	\$450	0.0%	-
DOCKLANDS*	\$1,150	\$1,200	-4.2%	-3.4%
DONCASTER	\$770	\$750	2.7%	6.9%
DONCASTER EAST	\$750	\$750	0.0%	7.1%
DONNYBROOK*	\$450	\$450	0.0%	-4.3%
DONVALE*	\$695	\$720	-3.5%	0.0%
DOREEN*	\$490	\$495	-1.0%	-
DOVETON*	\$565	\$570	-0.9%	2.7%
DROMANA*	\$628	\$625	0.4%	4.6%
DROUIN*	\$500	\$500	0.0%	-
EAST MELBOURNE*	\$1,175	\$1,100	6.8%	11.9%
EDITHVALE*	\$795	\$783	1.6%	2.6%
ELSTERNWICK*	\$850	\$810	4.9%	6.6%
ELTHAM*	\$738	\$700	5.4%	15.2%
ELWOOD	\$875	\$840	4.2%	10.1%
EPPING	\$520	\$520	0.0%	0.0%
ESSENDON*	\$700	\$700	0.0%	1.1%
ESSENDON NORTH*	\$700	\$700	0.0%	-3.4%
FAWKNER*	\$615	\$615	0.0%	2.5%
FERNTREE GULLY	\$648	\$643	0.8%	3.6%
FITZROY*	\$1,238	\$1,175	5.3%	7.6%
FITZROY NORTH*	\$1,000	\$1,000	0.0%	3.1%
FLEMINGTON*	\$940	\$920	2.2%	-
FOOTSCRAY	\$695	\$693	0.4%	-0.7%
FRANKSTON	\$600	\$595	0.8%	3.4%
FRANKSTON SOUTH*	\$630	\$640	-1.6%	-1.6%
FRASER RISE*	\$470	\$470	0.0%	0.0%
GEELONG*	\$593	\$605	-2.1%	1.3%
GEELONG WEST*	\$650	\$620	4.8%	8.3%
GISBORNE*	\$555	\$545	1.8%	1.8%
GLEN HUNTLY*	\$725	\$725	0.0%	0.0%
GLEN IRIS	\$900	\$883	2.0%	5.9%
GLEN WAVERLEY	\$745	\$720	3.5%	6.4%
GLENROY	\$630	\$605	4.1%	5.0%
GREENSBOROUGH*	\$600	\$600	0.0%	-4.0%
GREENVALE*	\$563	\$550	2.3%	4.2%
GROVEDALE*	\$498	\$493	1.0%	-
HADFIELD*	\$610	\$600	1.7%	2.5%
HALLAM*	\$575	\$580	-0.9%	4.5%
HAMLIN HEIGHTS*	\$560	\$520	7.7%	7.7%
HAMPTON*	\$1,195	\$1,050	13.8%	24.5%
HAMPTON EAST*	\$885	\$850	4.1%	7.9%
HAMPTON PARK*	\$530	\$520	1.9%	-3.6%
HAWTHORN*	\$930	\$928	0.3%	9.4%
HAWTHORN EAST*	\$1,050	\$1,045	0.5%	18.0%
HEATHMONT*	\$590	\$640	-7.8%	-8.5%
HEIDELBERG*	\$688	\$690	-0.4%	5.8%
HEIDELBERG HEIGHTS	\$695	\$693	0.4%	6.9%
HEIDELBERG WEST*	\$683	\$650	5.0%	-1.1%
HIGHETT*	\$850	\$850	0.0%	6.9%
HIGHTON*	\$570	\$560	1.8%	4.6%
HILLSIDE*	\$450	\$450	0.0%	0.0%
HOPPERS CROSSING*	\$455	\$455	0.0%	1.1%
HUGHESDALE*	\$740	\$755	-2.0%	1.4%
IVANHOE	\$795	\$800	-0.6%	9.7%
IVANHOE EAST*	\$850	\$850	0.0%	-
KALKALLO*	\$450	\$450	0.0%	0.0%
KEILOR DOWNS*	\$525	\$488	7.7%	4.0%
KEILOR EAST*	\$670	\$655	2.3%	8.1%
KENSINGTON*	\$800	\$780	2.6%	8.1%
KEW	\$840	\$860	-2.3%	-6.4%
KEW EAST*	\$850	\$845	0.6%	2.4%
KEYSBOROUGH*	\$680	\$680	0.0%	3.8%
KILSYTH*	\$650	\$643	1.2%	6.6%
KNOXFIELD*	\$640	\$625	2.4%	4.9%
LALOR*	\$550	\$525	4.8%	0.0%
LANGWARRIN*	\$598	\$593	0.8%	1.3%
LARA*	\$500	\$505	-1.0%	3.1%
LAVERTON*	\$550	\$540	1.9%	3.8%
LILYDALE*	\$630	\$640	-1.6%	0.0%
MACLEOD*	\$605	\$600	0.8%	0.8%
MAIDSTONE	\$650	\$650	0.0%	3.2%
MALVERN*	\$1,100	\$925	18.9%	23.9%
MALVERN EAST*	\$850	\$850	0.0%	6.9%
MARIBYRNONG*	\$678	\$688	-1.5%	-0.4%
MCKINNON*	\$875	\$880	-0.6%	9.4%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
MEADOW HEIGHTS*	\$500	\$500	0.0%	-
MELBOURNE	\$1,125	\$1,100	2.3%	2.3%
MELTON SOUTH*	\$400	\$405	-1.2%	2.6%
MENTONE*	\$850	\$825	3.0%	7.3%
MERENDA*	\$510	\$510	0.0%	0.0%
MICKLEHAM*	\$473	\$480	-1.6%	-
MILDURA*	\$450	\$460	-2.2%	0.0%
MILL PARK*	\$520	\$523	-0.5%	-5.5%
MITCHAM	\$695	\$695	0.0%	6.9%
MONT ALBERT*	\$785	\$750	4.7%	12.1%
MONT ALBERT NORTH*	\$798	\$775	2.9%	-7.5%
MONTMORENCY*	\$680	\$665	2.3%	9.7%
MOONEE PONDS*	\$770	\$750	2.7%	6.2%
MOORABBIN*	\$799	\$770	3.8%	10.6%
MOOROOLBARK*	\$650	\$650	0.0%	3.6%
MORDIALLOC*	\$750	\$750	0.0%	2.7%
MORNINGTON*	\$650	\$650	0.0%	0.0%
MOUNT MARTHA*	\$650	\$670	-3.0%	0.0%
MOUNT WAVERLEY	\$710	\$700	1.4%	-1.4%
MULGRAVE*	\$650	\$650	0.0%	4.0%
MURRUMBEENA*	\$790	\$790	0.0%	12.9%
NARRE WARREN*	\$570	\$575	-0.9%	-3.0%
NEWCOMB*	\$480	\$465	3.2%	-
NEWPORT*	\$725	\$725	0.0%	3.6%
NEWTOWN*	\$600	\$598	0.4%	-4.0%
NIDDRIE*	\$650	\$680	-4.4%	-3.7%
NOBLE PARK	\$600	\$600	0.0%	1.7%
NORLANE*	\$470	\$450	4.4%	6.8%
NORTH MELBOURNE*	\$950	\$900	5.6%	11.8%
NORTHCOTE*	\$875	\$870	0.6%	2.9%
NOTTING HILL*	\$750	\$750	0.0%	-
NUNAWADING*	\$680	\$680	0.0%	0.0%
OAK PARK*	\$650	\$650	0.0%	4.0%
OAKLEIGH*	\$750	\$750	0.0%	1.4%
OAKLEIGH EAST	\$700	\$705	-0.7%	3.7%
OAKLEIGH SOUTH*	\$700	\$700	0.0%	0.7%
OCEAN GROVE*	\$600	\$580	3.4%	6.7%
OFFICER*	\$550	\$550	0.0%	1.9%
ORMOND*	\$878	\$850	3.2%	3.2%
PAKENHAM	\$510	\$510	0.0%	2.0%
PARKDALE*	\$760	\$773	-1.6%	-8.7%
PARKVILLE*	\$795	\$760	4.6%	-0.6%
PASCOE VALE	\$650	\$643	1.2%	0.0%
PASCOE VALE SOUTH*	\$750	\$710	5.6%	10.3%
POINT COOK*	\$530	\$525	1.0%	1.9%
PORT MELBOURNE	\$995	\$1,000	-0.5%	-5.2%
PRAHRAN*	\$1,188	\$1,180	0.6%	13.1%
PRESTON	\$720	\$720	0.0%	4.3%
RESERVOIR	\$650	\$650	0.0%	3.2%
RICHMOND	\$1,100	\$1,100	0.0%	10.0%
RINGWOOD*	\$700	\$680	2.9%	7.7%
RINGWOOD EAST*	\$663	\$675	-1.9%	0.4%
ROSANNA*	\$700	\$675	3.7%	9.4%
ROSEBUD*	\$630	\$630	0.0%	5.0%
ROWVILLE*	\$650	\$650	0.0%	8.3%
ROXBURGH PARK*	\$500	\$500	0.0%	0.0%
SAFETY BEACH*	\$750	\$700	7.1%	7.9%
SALE*	\$475	\$478	-0.5%	-1.0%
SANDRINGHAM*	\$910	\$895	1.7%	7.1%
SEAFORD	\$650	\$650	0.0%	0.0%
SEBASTOPOL*	\$400	\$395	1.3%	5.3%
SHEPPARTON*	\$480	\$480	0.0%	-2.0%
SOUTH KINGSVILLE*	\$700	\$700	0.0%	0.0%
SOUTH MELBOURNE*	\$1,100	\$1,075	2.3%	10.6%
SOUTH MORANG*	\$540	\$530	1.9%	3.8%
SOUTH YARRA	\$1,200	\$1,100	9.1%	9.1%
SOUTHBANK	\$1,100	\$1,100	0.0%	0.0%
SPOTSWOOD*	\$850	\$800	6.3%	3.7%
SPRINGVALE*	\$680	\$668	1.9%	7.9%
SPRINGVALE SOUTH*	\$600	\$590	1.7%	-
ST ALBANS	\$528	\$520	1.4%	6.6%
ST KILDA*	\$933	\$930	0.3%	-1.8%
ST KILDA EAST*	\$775	\$775	0.0%	3.3%
STRATHMORE*	\$723	\$650	11.2%	16.5%
SUNBURY	\$500	\$495	1.0%	1.0%
SUNSHINE*	\$550	\$540	1.9%	-4.3%
SUNSHINE NORTH*	\$600	\$620	-3.2%	0.0%
SUNSHINE WEST*	\$545	\$540	0.9%	-0.9%
SURREY HILLS*	\$770	\$770	0.0%	-0.6%
SYDENHAM*	\$490	\$480	2.1%	3.7%
TARNEIT*	\$470	\$470	0.0%	-2.1%
TAYLORS HILL*	\$500	\$490	2.0%	5.8%
TEMPLESTOWE*	\$750	\$730	2.7%	5.3%
TEMPLESTOWE LOWER*	\$700	\$700	0.0%	2.9%

Suburb	Jun-26 Quarter	Mar-26 Quarter	Quarterly Change	Annual Change
THOMASTOWN*	\$560	\$560	0.0%	1.8%
THORNBURY*	\$850	\$850	0.0%	8.3%
TOORAK	\$1,050	\$998	5.3%	9.7%
TORQUAY*	\$680	\$680	0.0%	4.6%
TRARALGON*	\$510	\$488	4.6%	-
TRUGANINA*	\$490	\$490	0.0%	2.1%
TULLAMARINE*	\$600	\$600	0.0%	4.3%
VERMONT*	\$688	\$698	-1.4%	-0.4%
WANGARATTA*	\$500	\$500	0.0%	2.0%
WANTIRNA*	\$650	\$630	3.2%	9.2%
WANTIRNA SOUTH*	\$665	\$650	2.3%	7.3%
WARRNAMBOOL*	\$620	\$600	3.3%	-0.8%
WERRIBEE	\$450	\$450	0.0%	0.0%
WEST FOOTSCRAY*	\$693	\$685	1.1%	6.5%
WEST MELBOURNE*	\$1,100	\$1,100	0.0%	0.0%
WESTMEADOWS*	\$570	\$525	8.6%	7.5%
WHEELERS HILL*	\$708	\$675	4.8%	17.9%
WILLIAMSTOWN*	\$760	\$750	1.3%	5.6%
WILLIAMSTOWN NORTH*	\$730	-	-	-
WINDSOR*	\$950	\$900	5.6%	5.6%
WODONGA*	\$500	\$500	0.0%	9.9%
WOLLERT	\$520	\$520	0.0%	0.0%
WYNDHAM VALE*	\$420	\$420	0.0%	-6.7%
YARRAVILLE*	\$750	\$753	-0.3%	2.0%

Source: REIV



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