

REIV

Quarterly Results

September Quarter 2026



REAL ESTATE INSTITUTE
OF VICTORIA

About REIV Median Prices

The Real Estate Institute of Victoria Ltd.



REIV RESEARCH

What is a median price?

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

Why do you use median prices?

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

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

What is a seasonally adjusted median price?

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

What are upper and lower quartile points?

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

Why do you revise your median prices?

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

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

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

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

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September 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

		Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$943,000	\$950,000	-0.7%	3.8%
	Unit and Apartment	\$634,000	\$638,500	-0.7%	2.4%
Regional Victoria					
	House	\$673,500	\$665,500	1.2%	7.4%
	Unit and Apartment	\$469,500	\$468,500	0.2%	9.8%
		Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$1,545,000	\$1,612,000	-4.2%	-2.3%
	Unit and Apartment	\$585,000	\$596,000	-1.8%	1.4%
Middle Melbourne					
	House	\$1,111,500	\$1,139,500	-2.5%	0.4%
	Unit and Apartment	\$711,500	\$711,000	0.1%	2.1%
Outer Melbourne					
	House	\$804,500	\$824,500	-2.4%	5.2%
	Unit and Apartment	\$632,000	\$637,500	-0.9%	4.9%
		Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Auctions					
	House	\$1,110,000	\$1,121,000	-1.0%	0.0%
	Unit and Apartment	\$781,500	\$793,000	-1.5%	2.5%
Private Sale					
	House	\$890,000	\$897,000	-0.8%	6.5%
	Unit and Apartment	\$603,500	\$606,000	-0.4%	3.4%

Source: REIV

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September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,180,000	\$1,430,000	-17.5%	9.8%
ABERFELDIE*	\$1,625,000	\$1,715,000	-5.2%	-8.5%
AINTREE*	\$762,500	\$710,000	7.4%	-2.8%
AIRPORT WEST*	\$1,070,500	\$1,110,000	-3.6%	9.9%
ALBERT PARK*	\$2,010,000	\$2,800,000	-28.2%	1.5%
ALBION*	\$715,000	\$930,000	-23.1%	6.1%
ALPHINGTON*	\$1,960,000	\$2,322,500	-15.6%	2.7%
ALTONA*	\$1,125,000	\$1,250,000	-10.0%	4.3%
ALTONA MEADOWS*	\$780,000	\$785,000	-0.6%	6.7%
ALTONA NORTH*	\$962,500	\$890,444	8.1%	-0.4%
ARMADALE*	\$2,800,000	\$1,985,000	41.1%	-0.2%
ASCOT VALE*	\$1,360,000	\$1,528,500	-11.0%	-0.7%
ASHBURTON*	\$1,810,000	\$1,780,000	1.7%	0.0%
ASHWOOD*	\$1,272,000	\$1,255,000	1.4%	-6.5%
ASPENDALE*	\$1,190,000	\$1,327,500	-10.4%	3.8%
ASPENDALE GARDENS*	\$1,131,000	\$1,310,000	-13.7%	4.4%
AVONDALE HEIGHTS*	\$1,125,000	\$1,127,500	-0.2%	12.2%
BALACLAVA*	\$1,585,000	\$1,495,000	6.0%	9.1%
BALWYN*	\$2,449,500	\$2,650,000	-7.6%	-6.4%
BALWYN NORTH	\$1,775,000	\$2,109,000	-15.8%	-5.3%
BAYSWATER*	\$842,000	\$893,000	-5.7%	2.2%
BAYSWATER NORTH*	\$905,000	\$891,000	1.6%	3.0%
BEACONSFIELD*	\$881,000	\$875,000	0.7%	0.0%
BEAUMARIS*	\$2,100,000	\$1,875,000	12.0%	-4.1%
BENTLEIGH*	\$1,655,000	\$1,777,500	-6.9%	1.7%
BENTLEIGH EAST	\$1,318,000	\$1,350,000	-2.4%	-0.8%
BERWICK	\$850,000	\$920,000	-7.6%	4.2%
BLACK ROCK*	\$2,320,000	\$2,670,000	-13.1%	11.2%
BLACKBURN*	\$1,535,000	\$1,455,000	5.5%	-1.1%
BLACKBURN NORTH*	\$1,461,500	\$1,170,000	24.9%	2.2%
BLACKBURN SOUTH*	\$1,352,500	\$1,225,000	10.4%	-4.7%
BLAIRGOWRIE*	\$1,175,000	\$1,310,000	-10.3%	-4.8%
BONNIE BROOK*	\$648,000	\$645,000	0.5%	0.8%
BORONIA*	\$884,500	\$856,250	3.3%	3.1%
BOTANIC RIDGE*	\$1,030,000	\$980,000	5.1%	9.7%
BOX HILL*	\$1,200,000	\$1,596,000	-24.8%	-7.8%
BOX HILL NORTH*	\$1,295,000	\$1,350,000	-4.1%	-2.9%
BOX HILL SOUTH*	\$1,303,000	\$1,280,000	1.8%	-1.0%
BRAYBROOK*	\$780,000	\$770,000	1.3%	0.5%
BRIGHTON	\$3,200,000	\$3,058,888	4.6%	-2.3%
BRIGHTON EAST	\$1,997,500	\$2,072,000	-3.6%	-4.4%
BROADMEADOWS*	\$640,500	\$660,000	-3.0%	6.8%
BROOKFIELD*	\$588,500	\$602,500	-2.3%	5.0%
BROOKLYN*	\$860,000	\$772,000	11.4%	-1.3%
BRUNSWICK	\$1,250,000	\$1,160,000	7.8%	-3.6%
BRUNSWICK EAST*	\$1,406,500	\$1,455,000	-3.3%	2.1%
BRUNSWICK WEST*	\$1,378,500	\$1,230,000	12.1%	4.2%
BULLEEN*	\$1,150,000	\$1,250,000	-8.0%	-0.7%
BUNDOORA	\$822,750	\$902,000	-8.8%	1.1%
BUNYIP*	\$860,000	\$1,017,500	-15.5%	-1.3%
BURNSIDE*	\$800,000	\$970,000	-17.5%	5.6%
BURNSIDE HEIGHTS*	\$770,000	\$791,250	-2.7%	6.9%
BURWOOD*	\$1,323,000	\$1,367,250	-3.2%	-6.7%
BURWOOD EAST*	\$1,100,000	\$1,260,000	-12.7%	-1.0%
CAIRNLEA*	\$1,060,000	\$1,121,888	-5.5%	8.2%
CAMBERWELL	\$2,102,500	\$2,400,000	-12.4%	-8.2%
CAMPBELLFIELD*	\$673,000	\$650,000	3.5%	8.5%
CANTERBURY*	\$3,697,500	\$2,570,000	43.9%	-16.1%
CAPEL SOUND*	\$737,500	\$715,000	3.1%	-1.4%
CARLTON*	\$1,342,500	\$1,240,000	8.3%	-2.4%
CARLTON NORTH*	\$1,607,500	\$1,635,000	-1.7%	-10.2%
CARNEGIE*	\$1,350,500	\$1,550,000	-12.9%	-7.1%
CAROLINE SPRINGS	\$795,000	\$835,000	-4.8%	10.7%
CARRUM DOWNS	\$786,000	\$825,000	-4.7%	9.2%
CAULFIELD NORTH*	\$2,000,000	\$2,030,000	-1.5%	-10.3%
CAULFIELD SOUTH*	\$1,575,000	\$1,850,000	-14.9%	-1.4%
CHELSEA*	\$1,125,000	\$1,420,000	-20.8%	2.9%
CHELSEA HEIGHTS*	\$1,050,000	\$930,000	12.9%	8.4%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CHELTENHAM	\$1,195,000	\$1,220,000	-2.0%	-1.2%
CHIRNSIDE PARK*	\$895,000	\$1,020,000	-12.3%	4.9%
CLAYTON*	\$1,244,000	\$1,210,000	2.8%	-6.5%
CLAYTON SOUTH*	\$946,200	\$1,033,000	-8.4%	1.8%
CLIFTON HILL*	\$1,717,500	\$1,545,000	11.2%	0.9%
CLYDE	\$716,000	\$745,000	-3.9%	4.3%
CLYDE NORTH	\$751,500	\$775,000	-3.0%	3.7%
COBBLEBANK*	\$653,500	\$647,000	1.0%	6.6%
COBURG	\$1,210,000	\$1,281,250	-5.6%	4.2%
COBURG NORTH*	\$1,108,000	\$1,110,000	-0.2%	0.6%
COCKATOO*	\$790,000	\$865,500	-8.7%	7.2%
COLDSTREAM*	\$830,000	\$880,000	-5.7%	5.4%
COLLINGWOOD*	\$1,356,500	\$1,301,066	4.3%	11.0%
COOLAROO*	\$621,000	-	-	8.9%
CRAIGIEBURN	\$710,000	\$715,000	-0.7%	5.1%
CRANBOURNE	\$715,000	\$720,000	-0.7%	2.9%
CRANBOURNE EAST	\$769,250	\$764,500	0.6%	4.9%
CRANBOURNE NORTH*	\$762,500	\$815,000	-6.4%	6.7%
CRANBOURNE SOUTH*	\$800,000	-	-	3.0%
CRANBOURNE WEST	\$745,000	\$725,000	2.8%	5.2%
CROYDON	\$880,000	\$900,000	-2.2%	3.6%
CROYDON HILLS*	\$1,100,000	\$1,172,500	-6.2%	-6.0%
CROYDON NORTH*	\$1,054,250	\$1,110,000	-5.0%	11.7%
CROYDON SOUTH*	\$808,000	\$919,000	-12.1%	0.4%
DALLAS*	\$630,000	\$598,000	5.4%	9.2%
DANDENONG*	\$721,888	\$826,000	-12.6%	6.4%
DANDENONG NORTH	\$760,000	\$871,000	-12.7%	5.6%
DEANSIDE*	\$677,500	\$690,000	-1.8%	3.0%
DEER PARK	\$722,000	\$700,000	3.1%	6.3%
DELAHEY*	\$685,000	\$707,500	-3.2%	5.1%
DERRIMUT*	\$850,000	\$818,500	3.8%	10.0%
DIAMOND CREEK	\$972,500	\$1,112,500	-12.6%	0.9%
DIGGERS REST*	\$662,500	\$618,750	7.1%	2.8%
DINGLEY VILLAGE*	\$1,102,500	\$1,280,500	-13.9%	3.7%
DONCASTER	\$1,375,000	\$1,510,000	-8.9%	0.7%
DONCASTER EAST	\$1,381,000	\$1,455,000	-5.1%	-2.9%
DONNYBROOK	\$655,000	\$646,000	1.4%	1.2%
DONVALE*	\$1,441,440	\$1,625,000	-11.3%	2.0%
DOREEN	\$824,000	\$837,500	-1.6%	6.9%
DOVETON*	\$625,000	\$670,000	-6.7%	6.1%
DROMANA*	\$914,000	\$875,000	4.5%	-3.8%
EAGLEMONT*	\$1,977,500	\$1,882,000	5.1%	2.9%
EAST MELBOURNE*	\$2,462,500	-	-	1.7%
EDITHVALE*	\$1,165,000	\$1,305,000	-10.7%	-5.7%
ELSTERNWICK*	\$1,780,000	\$2,068,000	-13.9%	7.9%
ELTHAM	\$1,205,000	\$1,285,000	-6.2%	3.7%
ELTHAM NORTH*	\$1,185,000	\$1,117,500	6.0%	-6.6%
ELWOOD*	\$2,276,250	\$2,187,500	4.1%	-0.9%
ENDEAVOUR HILLS	\$808,500	\$813,900	-0.7%	3.5%
EPPING	\$735,000	\$742,500	-1.0%	3.9%
ESSENDON	\$1,680,000	\$1,872,500	-10.3%	8.7%
EYNESBURY*	\$675,000	\$665,000	1.5%	1.9%
FAIRFIELD*	\$1,698,000	\$1,775,000	-4.3%	7.9%
FAWKNER*	\$850,000	\$855,500	-0.6%	7.6%
FERNTREE GULLY	\$905,000	\$955,000	-5.2%	4.9%
FITZROY*	\$1,330,000	\$1,580,000	-15.8%	-11.4%
FITZROY NORTH	\$1,562,500	\$1,710,000	-8.6%	4.4%
FLEMINGTON*	\$1,207,500	\$1,137,500	6.2%	-0.9%
FOOTSCRAY*	\$915,000	\$999,000	-8.4%	-0.2%
FOREST HILL*	\$1,001,500	\$1,187,500	-15.7%	1.0%
FRANKSTON	\$811,000	\$860,000	-5.7%	7.5%
FRANKSTON NORTH	\$635,500	\$732,500	-13.2%	7.7%
FRANKSTON SOUTH	\$1,052,500	\$1,226,000	-14.2%	6.0%
FRASER RISE	\$700,000	\$715,000	-2.1%	0.1%
GLADSTONE PARK*	\$730,000	\$822,500	-11.2%	3.1%
GLEN IRIS	\$2,412,000	\$2,239,000	7.7%	-2.7%
GLEN WAVERLEY	\$1,555,000	\$1,545,000	0.6%	-1.7%
GLENROY	\$910,000	\$903,000	0.8%	9.5%
GREENSBOROUGH	\$941,500	\$1,030,000	-8.6%	-0.6%
GREENVALE	\$887,500	\$920,000	-3.5%	2.7%
HADFIELD*	\$940,000	\$1,045,000	-10.0%	8.4%
HALLAM*	\$720,000	\$755,000	-4.6%	6.3%
HAMPTON*	\$2,404,000	\$2,630,000	-8.6%	0.0%
HAMPTON PARK	\$710,000	\$750,000	-5.3%	5.8%
HARKNESS*	\$625,000	\$625,000	0.0%	15.2%
HASTINGS*	\$705,000	\$697,500	1.1%	-0.7%
HAWTHORN*	\$1,900,000	\$2,212,500	-14.1%	-15.1%
HAWTHORN EAST*	\$2,320,000	\$2,467,500	-6.0%	1.2%
HEALESVILLE*	\$815,000	\$830,000	-1.8%	4.5%
HEATHMONT*	\$904,000	\$1,075,000	-15.9%	-2.9%
HEIDELBERG*	\$1,370,000	\$1,272,750	7.6%	0.6%
HEIDELBERG HEIGHTS*	\$1,000,000	\$982,500	1.8%	11.1%
HEIDELBERG WEST*	\$685,000	\$848,000	-19.2%	2.9%
HIGHETT*	\$1,287,500	\$1,410,000	-8.7%	0.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
HILLSIDE	\$838,500	\$846,000	-0.9%	3.7%
HOPPERS CROSSING	\$652,000	\$710,000	-8.2%	6.1%
HURSTBRIDGE*	\$1,140,000	\$922,500	23.6%	-8.0%
IVANHOE*	\$1,800,000	\$1,807,500	-0.4%	-4.9%
IVANHOE EAST*	\$2,330,000	\$2,410,000	-3.3%	-1.2%
JACANA*	\$610,000	\$630,000	-3.2%	0.4%
JUNCTION VILLAGE*	\$812,500	-	-	14.0%
KALKALLO*	\$648,000	\$642,500	0.9%	1.2%
KEILOR*	\$1,125,000	\$1,250,000	-10.0%	11.1%
KEILOR DOWNS*	\$860,000	\$842,000	2.1%	2.0%
KEILOR EAST	\$1,050,000	\$1,195,000	-12.1%	3.8%
KEILOR PARK*	\$815,000	-	-	8.4%
KENSINGTON*	\$1,120,000	\$1,117,500	0.2%	-2.4%
KEW	\$2,335,000	\$2,604,000	-10.3%	-9.4%
KEW EAST*	\$2,260,000	\$2,050,000	10.2%	2.3%
KEYSBOROUGH	\$1,005,000	\$990,000	1.5%	1.5%
KILSYTH*	\$850,000	\$853,250	-0.4%	5.5%
KINGS PARK*	\$685,000	\$687,250	-0.3%	7.9%
KINGSBURY*	\$885,000	-	-	4.6%
KNOXFIELD*	\$908,000	\$917,500	-1.0%	6.9%
KOO WEE RUP*	\$770,000	\$725,000	6.2%	8.8%
KURUNJANG*	\$615,000	\$631,500	-2.6%	12.7%
LALOR	\$720,000	\$755,000	-4.6%	4.7%
LANG LANG*	\$770,000	-	-	4.5%
LANGWARRIN	\$940,000	\$972,500	-3.3%	5.6%
LAUNCHING PLACE*	\$925,000	-	-	4.9%
LAVERTON*	\$650,000	\$645,000	0.8%	3.8%
LILYDALE	\$875,000	\$975,000	-10.3%	-0.2%
LOWER PLENTY*	\$1,230,000	\$2,105,000	-41.6%	-12.8%
LYNBROOK*	\$815,000	\$862,500	-5.5%	4.2%
LYNDHURST*	\$1,050,000	\$1,010,000	4.0%	3.6%
LYSTERFIELD*	\$1,250,000	\$1,250,000	0.0%	0.9%
MACLEOD*	\$953,500	\$1,112,500	-14.3%	-1.9%
MAIDSTONE*	\$834,000	\$905,000	-7.8%	-2.2%
MALVERN*	\$2,710,000	\$2,797,500	-3.1%	-7.3%
MALVERN EAST	\$1,805,000	\$1,730,000	4.3%	-3.2%
MAMBOURIN*	\$655,000	\$650,500	0.7%	8.3%
MANOR LAKES	\$635,000	\$636,000	-0.2%	1.2%
MARIBYRNONG*	\$1,215,000	\$1,152,500	5.4%	3.8%
MCCRAE*	\$905,000	\$1,100,000	-17.7%	-8.8%
MCKINNON*	\$1,750,000	\$1,801,000	-2.8%	-0.5%
MEADOW HEIGHTS*	\$616,000	\$716,000	-14.0%	7.8%
MELTON*	\$565,000	\$557,000	1.4%	15.7%
MELTON SOUTH*	\$552,500	\$585,500	-5.6%	4.9%
MELTON WEST*	\$579,000	\$600,000	-3.5%	4.3%
MENTONE*	\$1,375,000	\$1,810,000	-24.0%	4.9%
MERENDA	\$740,000	\$780,000	-5.1%	6.1%
MICKLEHAM	\$696,500	\$685,000	1.7%	2.8%
MIDDLE PARK*	\$2,025,000	\$2,850,000	-28.9%	10.4%
MILL PARK	\$807,500	\$835,750	-3.4%	0.9%
MITCHAM*	\$1,175,000	\$1,270,000	-7.5%	0.9%
MONBULK*	\$797,500	-	-	1.7%
MONT ALBERT*	\$1,847,500	\$1,942,000	-4.9%	-12.7%
MONT ALBERT NORTH*	\$1,301,000	\$1,525,000	-14.7%	-8.8%
MONTMORENCY*	\$1,210,000	\$1,195,000	1.3%	2.6%
MONTROSE*	\$984,000	\$920,000	7.0%	4.2%
MOONEE PONDS	\$1,365,000	\$1,622,000	-15.8%	4.8%
MOORABBIN*	\$1,107,500	\$1,180,000	-6.1%	-2.5%
MOOROOLBARK	\$862,000	\$890,000	-3.1%	3.0%
MORNINGTON	\$1,120,000	\$1,220,000	-8.2%	9.1%
MOUNT ELIZA	\$1,800,000	\$1,650,000	9.1%	5.2%
MOUNT EVELYN*	\$885,000	\$883,000	0.2%	1.6%
MOUNT MARTHA	\$1,300,000	\$1,385,000	-6.1%	-3.3%
MOUNT WAVERLEY	\$1,437,500	\$1,557,500	-7.7%	-6.9%
MULGRAVE	\$1,030,000	\$1,072,500	-4.0%	1.5%
MURRUMBEENA*	\$1,675,500	\$1,600,000	4.7%	-0.7%
NARRE WARREN	\$752,000	\$826,000	-9.0%	5.2%
NARRE WARREN NORTH*	\$1,700,000	\$1,695,000	0.3%	0.7%
NARRE WARREN SOUTH	\$871,500	\$860,000	1.3%	2.0%
NEWPORT	\$1,050,000	\$1,212,500	-13.4%	0.1%
NIDDRIE*	\$1,340,000	\$1,275,000	5.1%	-4.5%
NOBLE PARK*	\$760,000	\$852,500	-10.9%	1.2%
NORTH MELBOURNE*	\$1,415,000	\$1,102,500	28.3%	-0.3%
NORTHCOTE	\$1,545,000	\$1,655,000	-6.6%	1.6%
NUNAWADING*	\$1,083,500	\$1,055,000	2.7%	5.3%
OAK PARK*	\$1,025,000	\$1,050,000	-2.4%	-8.3%
OAKLEIGH*	\$1,310,000	\$1,400,000	-6.4%	-0.5%
OAKLEIGH EAST*	\$1,075,000	\$1,200,000	-10.4%	0.4%
OAKLEIGH SOUTH*	\$1,210,000	\$1,102,500	9.8%	2.9%
OFFICER	\$730,000	\$790,000	-7.6%	1.5%
ORMOND*	\$1,602,000	\$1,645,000	-2.6%	-4.4%
PAKENHAM	\$707,500	\$729,850	-3.1%	6.7%
PARK ORCHARDS*	\$2,235,675	\$2,250,000	-0.6%	6.9%
PARKDALE*	\$1,540,000	\$1,610,000	-4.3%	5.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
PASCOE VALE	\$1,240,000	\$1,217,500	1.8%	0.0%
PASCOE VALE SOUTH*	\$1,172,000	\$1,292,500	-9.3%	2.8%
PATTERSON LAKES*	\$1,220,000	\$1,344,000	-9.2%	15.0%
POINT COOK	\$850,000	\$860,000	-1.2%	7.8%
PORT MELBOURNE	\$1,530,000	\$1,440,000	6.3%	-8.1%
PRAHRAN*	\$1,710,000	\$1,625,000	5.2%	-10.8%
PRESTON	\$1,152,500	\$1,227,000	-6.1%	1.9%
RESERVOIR	\$943,000	\$950,000	-0.7%	5.4%
RICHMOND	\$1,402,500	\$1,400,000	0.2%	-6.1%
RINGWOOD	\$1,010,000	\$1,019,000	-0.9%	0.2%
RINGWOOD EAST*	\$965,000	\$950,000	1.6%	-1.3%
RINGWOOD NORTH*	\$1,127,500	\$1,252,000	-9.9%	0.2%
ROCKBANK	\$604,000	\$600,000	0.7%	3.6%
ROSANNA*	\$1,340,000	\$1,394,000	-3.9%	3.5%
ROSEBUD	\$777,500	\$780,000	-0.3%	2.3%
ROWVILLE	\$981,250	\$1,085,000	-9.6%	-2.4%
ROXBURGH PARK*	\$685,500	\$712,750	-3.8%	8.1%
RYE	\$892,500	\$870,000	2.6%	0.9%
SAFETY BEACH*	\$1,050,000	\$1,050,000	0.0%	-4.0%
SANDHURST*	\$1,150,000	\$1,133,000	1.5%	7.7%
SANDRINGHAM*	\$2,005,000	\$2,550,000	-21.4%	15.3%
SCORESBY*	\$939,000	\$960,000	-2.2%	-5.8%
SEABROOK*	\$848,750	\$875,000	-3.0%	13.2%
SEAFORD	\$865,000	\$846,250	2.2%	5.9%
SEDDON*	\$1,163,000	\$1,150,000	1.1%	4.9%
SKYE*	\$837,500	\$880,000	-4.8%	7.3%
SOMERS*	\$1,500,000	\$1,540,000	-2.6%	5.0%
SOMERVILLE*	\$885,000	\$915,000	-3.3%	8.5%
SOUTH KINGSVILLE*	\$1,240,000	\$1,240,000	0.0%	18.1%
SOUTH MELBOURNE*	\$1,547,500	\$1,500,000	3.2%	1.4%
SOUTH MORANG	\$835,000	\$822,000	1.6%	3.1%
SOUTH YARRA*	\$1,925,400	\$2,475,000	-22.2%	-8.1%
SPOTSWOOD*	\$1,205,000	\$1,207,500	-0.2%	-3.3%
SPRINGVALE*	\$927,000	\$936,000	-1.0%	3.1%
SPRINGVALE SOUTH*	\$907,500	\$865,100	4.9%	7.0%
ST ALBANS	\$707,000	\$740,000	-4.5%	6.4%
ST HELENA*	\$1,191,000	\$1,304,500	-8.7%	11.4%
ST KILDA*	\$1,787,500	\$1,315,000	35.9%	0.1%
ST KILDA EAST*	\$1,540,180	\$1,805,000	-14.7%	-0.7%
STRATHMORE*	\$1,420,000	\$1,725,000	-17.7%	-2.1%
STRATHTULLOH	\$625,000	\$635,000	-1.6%	-0.2%
SUNBURY	\$727,000	\$740,000	-1.8%	8.8%
SUNSHINE*	\$810,000	\$850,000	-4.7%	3.6%
SUNSHINE NORTH*	\$755,000	\$815,000	-7.4%	2.6%
SUNSHINE WEST	\$750,000	\$782,500	-4.2%	11.1%
SURREY HILLS*	\$2,105,000	\$2,040,000	3.2%	-5.2%
SYDENHAM*	\$710,000	\$840,000	-15.5%	12.8%
TARNEIT	\$665,000	\$670,000	-0.7%	2.2%
TAYLORS HILL*	\$922,500	\$950,000	-2.9%	1.9%
TAYLORS LAKES*	\$1,020,000	\$1,012,500	0.7%	2.1%
TEMPLESTOWE*	\$1,470,000	\$1,500,000	-2.0%	-6.0%
TEMPLESTOWE LOWER*	\$1,210,000	\$1,266,000	-4.4%	0.5%
THE BASIN*	\$845,000	\$925,000	-8.6%	2.0%
THOMASTOWN	\$735,000	\$770,000	-4.5%	3.3%
THORNBURY	\$1,390,000	\$1,575,000	-11.7%	0.5%
THORNHILL PARK*	\$618,500	\$615,000	0.6%	1.5%
TOORAK*	\$3,387,500	\$4,089,000	-17.2%	-13.9%
TOOTGAROOK*	\$775,750	\$945,000	-17.9%	0.8%
TRUGANINA	\$680,000	\$672,000	1.2%	1.3%
TULLAMARINE*	\$780,000	\$860,000	-9.3%	7.4%
UPWEY*	\$1,036,250	\$915,000	13.3%	8.0%
VERMONT*	\$1,230,000	\$1,272,500	-3.3%	-1.5%
VERMONT SOUTH*	\$1,370,000	\$1,447,500	-5.4%	-3.0%
VIEWBANK*	\$1,170,000	\$975,000	20.0%	-0.5%
WANDIN NORTH*	\$795,000	\$866,500	-8.3%	-5.7%
WANTIRNA*	\$1,031,250	\$1,127,000	-8.5%	-7.1%
WANTIRNA SOUTH	\$1,142,500	\$1,175,500	-2.8%	-3.1%
WARRANDYTE*	\$1,537,500	\$1,500,000	2.5%	11.6%
WARRANWOOD*	\$1,260,000	\$1,275,000	-1.2%	0.8%
WATSONIA*	\$950,000	\$949,500	0.1%	3.0%
WATSONIA NORTH*	\$833,000	\$1,041,000	-20.0%	3.1%
WEIR VIEWS	\$593,500	\$565,000	5.0%	3.4%
WERRIBEE	\$657,500	\$677,000	-2.9%	8.0%
WEST FOOTSCRAY*	\$900,000	\$1,045,000	-13.9%	10.1%
WESTMEADOWS*	\$753,000	\$760,000	-0.9%	11.3%
WHEELERS HILL*	\$1,400,000	\$1,252,500	11.8%	-1.0%
WHITTLESEA*	\$970,000	\$892,500	8.7%	13.9%
WILLIAMS LANDING*	\$740,000	\$935,000	-20.9%	9.1%
WILLIAMSTOWN*	\$1,260,000	\$1,675,000	-24.8%	0.0%
WINDSOR*	\$1,910,000	\$1,435,000	33.1%	12.6%
WOLLERT	\$710,000	\$720,000	-1.4%	2.8%
WONGA PARK*	\$1,673,750	\$1,500,000	11.6%	11.8%
WOORI YALLOCK*	\$780,000	\$749,000	4.1%	2.9%
WYNDHAM VALE	\$600,000	\$605,000	-0.8%	3.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
YALLAMBIE*	\$955,000	\$1,120,000	-14.7%	3.6%
YARRA GLEN*	\$940,000	\$945,000	-0.5%	-0.3%
YARRA JUNCTION*	\$709,500	\$835,000	-15.0%	4.0%
YARRAVILLE	\$1,200,000	\$1,126,000	6.6%	5.5%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$1,080,000	\$1,100,000	-1.8%	-1.8%
BAYSIDE	\$2,230,000	\$2,200,000	1.4%	1.5%
BOROONDARA	\$2,172,500	\$2,323,500	-6.5%	-8.3%
BRIMBANK	\$776,000	\$800,000	-3.0%	8.5%
CARDINIA	\$740,000	\$795,000	-6.9%	6.8%
CASEY	\$790,000	\$805,000	-1.9%	5.2%
DAREBIN	\$1,209,500	\$1,255,000	-3.6%	4.9%
FRANKSTON	\$835,500	\$885,000	-5.6%	5.7%
GLEN EIRA	\$1,580,000	\$1,647,500	-4.1%	-0.6%
GREATER DANDENONG	\$840,000	\$898,000	-6.5%	5.9%
HOBSONS BAY	\$970,000	\$1,055,000	-8.1%	3.0%
HUME	\$712,000	\$718,000	-0.8%	6.2%
KINGSTON	\$1,160,000	\$1,250,000	-7.2%	2.5%
KNOX	\$950,000	\$1,012,500	-6.2%	0.0%
MANNINGHAM	\$1,400,500	\$1,475,000	-5.1%	-0.7%
MARIBYRNONG	\$997,750	\$1,050,000	-5.0%	1.1%
MAROONDAH	\$955,000	\$970,000	-1.5%	0.3%
MELBOURNE	\$1,335,000	\$1,240,000	7.7%	-1.3%
MELTON	\$650,000	\$656,000	-0.9%	3.9%
MERRI-BEK	\$1,075,000	\$1,120,000	-4.0%	1.8%
MONASH	\$1,385,000	\$1,351,000	2.5%	-4.0%
MOONEE VALLEY	\$1,255,500	\$1,365,500	-8.1%	1.8%
MORNINGTON PENINSULA	\$1,030,000	\$1,100,000	-6.4%	1.8%
NILLUMBIK	\$1,145,000	\$1,240,000	-7.7%	0.1%
PORT PHILLIP	\$1,750,000	\$1,685,000	3.9%	-0.8%
STONNINGTON	\$1,965,000	\$2,030,000	-3.2%	-5.8%
WHITEHORSE	\$1,260,000	\$1,302,000	-3.2%	-1.8%
WHITTLESEA	\$750,000	\$780,000	-3.8%	4.0%
WYNDHAM	\$680,000	\$688,750	-1.3%	4.0%
YARRA	\$1,450,000	\$1,508,500	-3.9%	-1.2%
YARRA RANGES	\$858,000	\$890,000	-3.6%	3.1%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$450,000	\$521,000	-13.6%	-3.5%
AIRPORT WEST	\$720,000	\$790,500	-8.9%	2.2%
ALBION*	\$477,500	\$301,000	58.6%	64.8%
ALPHINGTON*	\$810,000	\$653,000	24.0%	4.8%
ALTONA*	\$699,000	\$770,500	-9.3%	-2.0%
ALTONA MEADOWS*	\$583,000	\$585,000	-0.3%	2.6%
ALTONA NORTH*	\$847,500	\$810,000	4.6%	-7.2%
ARMADALE	\$988,000	\$762,750	29.5%	2.7%
ASCOT VALE*	\$520,000	\$577,500	-10.0%	7.3%
ASHBURTON*	\$1,502,500	-	-	-16.3%
ASHWOOD*	\$885,000	\$1,050,000	-15.7%	18.4%
ASPENDALE*	\$1,300,000	\$822,500	58.1%	19.2%
AVONDALE HEIGHTS*	\$755,000	\$850,000	-11.2%	11.8%
BALACLAVA	\$538,500	\$600,000	-10.3%	-0.7%
BALWYN*	\$640,000	\$915,000	-30.1%	5.6%
BAYSWATER	\$667,544	\$671,250	-0.6%	-2.6%
BAYSWATER NORTH*	\$580,500	\$640,500	-9.4%	-1.7%
BEAUMARIS*	\$1,257,500	\$1,350,000	-6.9%	-5.0%
BENTLEIGH	\$752,500	\$905,000	-16.9%	-3.8%
BENTLEIGH EAST	\$1,180,000	\$1,325,500	-11.0%	-3.6%
BERWICK*	\$610,000	\$700,000	-12.9%	1.7%
BLACK ROCK*	\$1,261,000	\$1,312,500	-3.9%	-2.0%
BLACKBURN	\$623,000	\$840,500	-25.9%	-1.0%
BLACKBURN SOUTH*	\$970,000	-	-	2.3%
BONBEACH*	\$656,000	\$796,500	-17.6%	4.7%
BORONIA	\$650,500	\$677,500	-4.0%	3.5%
BOX HILL	\$520,000	\$457,000	13.8%	4.0%
BOX HILL NORTH*	\$874,000	\$1,050,000	-16.8%	1.2%
BOX HILL SOUTH*	\$970,000	\$877,500	10.5%	-12.1%
BRAYBROOK*	\$660,000	\$570,000	15.8%	-2.3%
BRIGHTON	\$1,215,000	\$1,130,000	7.5%	-13.0%
BRIGHTON EAST*	\$1,212,500	\$1,387,500	-12.6%	-8.2%
BROADMEADOWS*	\$540,000	\$515,000	4.9%	10.3%
BROOKLYN*	\$632,000	\$666,500	-5.2%	1.5%
BRUNSWICK	\$602,500	\$575,000	4.8%	0.0%
BRUNSWICK EAST	\$566,500	\$585,000	-3.2%	2.6%
BRUNSWICK WEST	\$542,000	\$500,000	8.4%	-1.0%
BULLEEN*	\$809,000	\$931,500	-13.2%	-1.1%
BUNDOORA*	\$455,000	\$530,750	-14.3%	4.1%
BURWOOD	\$880,000	\$827,000	6.4%	4.6%
BURWOOD EAST*	\$672,500	\$731,000	-8.0%	7.9%
CAMBERWELL	\$1,078,100	\$825,000	30.7%	15.8%
CANTERBURY*	\$855,000	\$1,325,000	-35.5%	-9.8%
CARLTON	\$535,000	\$385,000	39.0%	-2.3%
CARLTON NORTH*	\$660,000	\$678,000	-2.7%	-9.6%
CARNEGIE	\$594,000	\$570,000	4.2%	-11.0%
CAROLINE SPRINGS*	\$507,500	\$555,000	-8.6%	6.1%
CARRUM*	\$742,500	-	-	7.5%
CARRUM DOWNS	\$645,000	\$625,000	3.2%	5.2%
CAULFIELD*	\$867,500	\$965,000	-10.1%	-10.9%
CAULFIELD NORTH	\$562,500	\$650,000	-13.5%	-3.0%
CAULFIELD SOUTH	\$772,500	\$1,185,000	-34.8%	10.0%
CHADSTONE*	\$800,000	\$857,750	-6.7%	-5.8%
CHELSEA*	\$741,500	\$770,000	-3.7%	6.3%
CHELTENHAM	\$750,000	\$790,000	-5.1%	5.5%
CLAYTON	\$717,500	\$657,500	9.1%	-1.3%
CLAYTON SOUTH	\$766,300	\$697,500	9.9%	-2.2%
CLIFTON HILL*	\$873,750	\$735,000	18.9%	-12.8%
COBURG	\$621,750	\$600,000	3.6%	-7.6%
COBURG NORTH*	\$676,750	\$705,000	-4.0%	-3.9%
COLLINGWOOD	\$575,000	\$670,000	-14.2%	-4.6%
CRAIGIEBURN*	\$447,000	\$493,600	-9.4%	7.7%
CRANBOURNE*	\$552,975	\$556,500	-0.6%	11.2%
CREMORNE*	\$620,000	-	-	7.3%
CROYDON	\$655,000	\$738,500	-11.3%	5.3%
CROYDON NORTH*	\$756,000	\$737,500	2.5%	5.7%
DANDENONG	\$475,750	\$428,750	11.0%	7.7%
DANDENONG NORTH*	\$567,500	\$651,000	-12.8%	-0.7%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
DOCKLANDS	\$575,000	\$570,000	0.9%	-4.2%
DONCASTER	\$600,000	\$680,000	-11.8%	0.0%
DONCASTER EAST	\$826,500	\$888,000	-6.9%	-10.1%
DONVALE*	\$770,000	\$872,000	-11.7%	-3.3%
DOVETON*	\$617,500	\$575,500	7.3%	3.5%
EAST MELBOURNE*	\$850,000	\$805,000	5.6%	-1.9%
EDITHVALE*	\$800,000	\$885,500	-9.7%	-5.2%
ELSTERNWICK	\$568,000	\$665,000	-14.6%	7.1%
ELTHAM*	\$821,500	\$781,500	5.1%	-2.9%
ELWOOD	\$590,000	\$660,000	-10.6%	0.2%
EPPING	\$580,000	\$571,000	1.6%	10.7%
ESSENDON	\$542,500	\$599,400	-9.5%	4.2%
ESSENDON NORTH*	\$420,000	\$416,000	1.0%	2.8%
FAIRFIELD*	\$442,500	\$542,000	-18.4%	-17.1%
FAWKNER*	\$615,750	\$625,000	-1.5%	3.7%
FERNTREE GULLY*	\$705,000	\$704,000	0.1%	4.2%
FITZROY	\$915,600	\$707,500	29.4%	3.7%
FITZROY NORTH	\$781,000	\$730,000	7.0%	9.4%
FLEMINGTON	\$495,000	\$530,000	-6.6%	8.2%
FOOTSCRAY	\$480,000	\$515,000	-6.8%	5.4%
FOREST HILL*	\$837,500	\$912,800	-8.2%	3.7%
FRANKSTON	\$550,000	\$567,500	-3.1%	9.3%
FRASER RISE*	\$580,000	-	-	3.3%
GARDENVALE*	\$312,000	\$960,000	-67.5%	-33.9%
GLEN HUNTLY	\$552,500	\$557,500	-0.9%	-5.7%
GLEN IRIS	\$650,000	\$755,000	-13.9%	10.4%
GLEN WAVERLEY	\$850,000	\$1,039,500	-18.2%	-2.3%
GLENROY	\$691,750	\$660,000	4.8%	6.5%
GREENSBOROUGH*	\$720,000	\$690,000	4.3%	4.3%
HADFIELD*	\$612,500	\$600,000	2.1%	-3.3%
HAMPTON	\$1,110,000	\$1,210,000	-8.3%	19.5%
HAMPTON EAST*	\$818,500	\$1,260,000	-35.0%	-12.1%
HAMPTON PARK*	\$640,000	\$595,000	7.6%	4.3%
HASTINGS*	\$570,000	\$620,000	-8.1%	4.8%
HAWTHORN	\$552,000	\$612,500	-9.9%	0.0%
HAWTHORN EAST	\$635,000	\$637,500	-0.4%	7.0%
HEIDELBERG	\$618,000	\$630,000	-1.9%	1.5%
HEIDELBERG HEIGHTS*	\$700,000	\$712,500	-1.8%	2.8%
HEIDELBERG WEST*	\$704,000	-	-	1.4%
HIGHETT	\$880,000	\$735,000	19.7%	5.9%
HILLSIDE*	\$593,000	-	-	4.3%
HUGHESDALE*	\$660,000	\$638,000	3.4%	-2.8%
IVANHOE	\$845,000	\$838,500	0.8%	8.7%
IVANHOE EAST*	\$885,000	\$855,000	3.5%	-12.7%
KEILOR EAST*	\$715,000	\$790,000	-9.5%	3.4%
KENSINGTON	\$503,000	\$541,000	-7.0%	-12.6%
KEW	\$795,000	\$810,000	-1.9%	9.6%
KEW EAST*	\$895,000	\$1,040,000	-13.9%	7.8%
KEYSBOROUGH*	\$797,500	\$817,500	-2.4%	12.5%
KILSYTH*	\$690,000	\$725,000	-4.8%	0.6%
LALOR*	\$594,000	\$595,000	-0.2%	11.3%
LANGWARRIN*	\$615,000	\$615,000	0.0%	5.3%
LILYDALE*	\$606,250	\$630,000	-3.8%	1.1%
LOWER PLENTY*	\$855,000	\$740,000	15.5%	7.7%
MAIDSTONE*	\$617,000	\$732,500	-15.8%	-2.3%
MALVERN*	\$610,000	\$670,000	-9.0%	-1.5%
MALVERN EAST	\$720,000	\$650,000	10.8%	12.6%
MARIBYRNONG	\$552,500	\$516,000	7.1%	3.6%
MCKINNON*	\$1,275,000	\$887,000	43.7%	-1.4%
MELBOURNE	\$475,694	\$470,000	1.2%	3.2%
MENTONE	\$780,000	\$730,000	6.8%	0.3%
MERENDA*	\$580,000	\$513,500	13.0%	-1.5%
MIDDLE PARK*	\$685,000	\$440,000	55.7%	-28.3%
MILL PARK*	\$618,500	\$610,000	1.4%	17.6%
MITCHAM	\$820,816	\$758,250	8.3%	7.4%
MONT ALBERT*	\$850,000	\$840,000	1.2%	3.6%
MONT ALBERT NORTH*	\$832,500	\$1,175,000	-29.1%	-7.7%
MONTMORENCY*	\$732,500	\$750,000	-2.3%	1.5%
MOONEE PONDS	\$572,500	\$511,000	12.0%	9.4%
MOORABBIN*	\$734,950	\$675,250	8.8%	-6.8%
MOOROOLBARK*	\$660,000	\$682,500	-3.3%	6.0%
MORDIALLOC*	\$775,000	\$720,000	7.6%	7.0%
MORNINGTON	\$725,000	\$780,000	-7.1%	0.3%
MOUNT MARTHA*	\$750,000	\$817,000	-8.2%	-2.1%
MOUNT WAVERLEY	\$990,000	\$1,120,000	-11.6%	-3.5%
MULGRAVE*	\$708,000	\$875,000	-19.1%	-4.0%
MURRUMBEENA	\$530,000	\$490,000	8.2%	-9.1%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
NARRE WARREN*	\$628,000	\$625,000	0.5%	1.3%
NEWPORT*	\$767,500	\$910,000	-15.7%	-6.0%
NIDDRIE*	\$755,000	-	-	4.2%
NOBLE PARK	\$659,000	\$611,300	7.8%	8.6%
NORTH MELBOURNE	\$560,000	\$585,000	-4.3%	3.6%
NORTHCOTE	\$630,000	\$655,000	-3.8%	-0.8%
NUNAWADING*	\$738,000	\$811,000	-9.0%	14.4%
OAK PARK	\$733,500	\$685,000	7.1%	11.3%
OAKLEIGH*	\$420,000	\$649,100	-35.3%	4.4%
OAKLEIGH EAST*	\$975,000	\$962,500	1.3%	-0.8%
OAKLEIGH SOUTH*	\$770,000	\$830,888	-7.3%	5.9%
ORMOND*	\$550,000	\$632,500	-13.0%	-0.8%
PAKENHAM*	\$580,000	\$570,000	1.8%	11.5%
PARKDALE*	\$765,375	\$1,125,000	-32.0%	4.4%
PARKVILLE*	\$487,500	\$585,000	-16.7%	-5.2%
PASCOE VALE	\$734,750	\$680,000	8.1%	4.7%
PASCOE VALE SOUTH*	\$715,000	\$770,000	-7.1%	1.4%
POINT COOK*	\$592,500	\$580,000	2.2%	7.1%
PORT MELBOURNE	\$720,500	\$765,000	-5.8%	4.9%
PRAHRAN	\$575,000	\$530,000	8.5%	3.6%
PRESTON	\$700,000	\$670,000	4.5%	8.0%
RESERVOIR	\$615,000	\$640,000	-3.9%	0.0%
RICHMOND	\$536,250	\$581,000	-7.7%	-2.2%
RINGWOOD	\$635,000	\$649,000	-2.2%	3.4%
RINGWOOD EAST*	\$665,250	\$719,000	-7.5%	1.7%
RIPPONLEA*	\$543,000	\$402,500	34.9%	-13.0%
ROSANNA*	\$792,500	\$804,000	-1.4%	-3.8%
ROSEBUD*	\$573,000	\$630,000	-9.0%	7.7%
ROWVILLE*	\$628,000	\$778,000	-19.3%	-8.0%
SAFETY BEACH*	\$812,750	\$841,500	-3.4%	1.5%
SANDRINGHAM	\$845,000	\$837,500	0.9%	-2.7%
SEAFORD*	\$640,000	\$662,778	-3.4%	8.1%
SOMERVILLE*	\$595,500	-	-	7.1%
SOUTH MELBOURNE	\$530,000	\$640,000	-17.2%	2.2%
SOUTH MORANG*	\$555,000	\$611,000	-9.2%	7.4%
SOUTH YARRA	\$572,500	\$550,000	4.1%	-4.1%
SOUTHBANK	\$502,500	\$525,000	-4.3%	-1.1%
SPRINGVALE*	\$704,000	\$630,000	11.7%	4.5%
SPRINGVALE SOUTH*	\$652,500	\$772,500	-15.5%	13.7%
ST ALBANS	\$560,000	\$565,000	-0.9%	1.6%
ST KILDA	\$528,500	\$545,000	-3.0%	5.9%
ST KILDA EAST	\$595,000	\$581,250	2.4%	2.6%
ST KILDA WEST*	\$690,000	\$545,000	26.6%	8.5%
SUNBURY*	\$580,000	\$530,000	9.4%	4.4%
SUNSHINE NORTH*	\$605,000	\$672,550	-10.0%	12.7%
SURREY HILLS*	\$815,000	\$900,000	-9.4%	5.9%
SYDENHAM*	\$565,000	\$535,000	5.6%	10.1%
TARNEIT*	\$450,000	\$490,000	-8.2%	1.0%
TEMPLESTOWE*	\$735,000	\$996,500	-26.2%	12.2%
TEMPLESTOWE LOWER*	\$1,120,000	\$986,000	13.6%	8.3%
THOMASTOWN*	\$547,000	\$512,500	6.7%	0.4%
THORNBURY	\$654,150	\$607,000	7.8%	9.2%
TOORAK	\$910,000	\$871,750	4.4%	-4.9%
TRAVANCORE*	\$385,000	\$365,000	5.5%	7.7%
TULLAMARINE*	\$595,000	\$602,000	-1.2%	3.1%
VERMONT*	\$785,000	\$890,000	-11.8%	-1.8%
WANTIRNA*	\$675,000	\$640,000	5.5%	-1.4%
WANTIRNA SOUTH*	\$702,000	\$705,500	-0.5%	24.6%
WERRIBEE*	\$470,000	\$475,000	-1.1%	12.8%
WEST FOOTSCRAY	\$618,000	\$520,000	18.8%	-11.8%
WEST MELBOURNE	\$540,000	\$530,000	1.9%	16.8%
WILLIAMSTOWN*	\$670,000	\$635,000	5.5%	-24.7%
WINDSOR	\$609,444	\$470,000	29.7%	7.3%
WOLLERT*	\$536,000	\$560,000	-4.3%	5.7%
YARRAVILLE*	\$700,000	\$718,500	-2.6%	1.7%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$740,000	\$777,500	-4.8%	2.7%
BAYSIDE	\$1,050,000	\$1,102,500	-4.8%	-5.8%
BOROONDARA	\$705,500	\$738,000	-4.4%	5.9%
BRIMBANK	\$567,500	\$600,000	-5.4%	7.4%
CARDINIA*	\$550,000	\$583,000	-5.7%	14.7%
CASEY	\$610,000	\$608,750	0.2%	4.8%
DAREBIN	\$612,500	\$620,000	-1.2%	0.9%
FRANKSTON	\$615,000	\$615,000	0.0%	7.5%
GLEN EIRA	\$650,000	\$715,000	-9.1%	-4.5%
GREATER DANDENONG	\$625,000	\$610,000	2.5%	8.8%
HOBSONS BAY	\$667,500	\$735,000	-9.2%	-7.5%
HUME	\$535,000	\$543,000	-1.5%	8.3%
KINGSTON	\$755,000	\$776,000	-2.7%	3.3%
KNOX	\$678,500	\$712,500	-4.8%	1.6%
MANNINGHAM	\$741,750	\$850,000	-12.7%	-1.9%
MARIBYRNONG	\$560,000	\$553,500	1.2%	2.3%
MAROONDAH	\$660,000	\$715,000	-7.7%	5.2%
MELBOURNE	\$507,500	\$515,000	-1.5%	-0.5%
MELTON	\$529,500	\$540,000	-1.9%	6.0%
MERRI-BEK	\$620,000	\$621,000	-0.2%	0.4%
MONASH	\$818,250	\$850,250	-3.8%	-2.3%
MOONEE VALLEY	\$550,000	\$578,000	-4.8%	1.0%
MORNINGTON PENINSULA	\$712,500	\$748,600	-4.8%	1.3%
NILLUMBIK*	\$785,000	\$770,000	1.9%	1.9%
PORT PHILLIP	\$585,000	\$591,500	-1.1%	0.5%
STONNINGTON	\$627,500	\$612,500	2.4%	2.4%
WHITEHORSE	\$755,000	\$780,500	-3.3%	4.1%
WHITTLESEA	\$560,000	\$568,500	-1.5%	6.6%
WYNDHAM	\$491,000	\$500,750	-1.9%	9.7%
YARRA	\$630,000	\$618,000	1.9%	-1.7%
YARRA RANGES	\$659,000	\$680,000	-3.1%	2.0%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ALPINE	\$842,000	\$818,000	2.9%	1.4%
BRIGHT*	\$1,115,000	\$1,100,000	1.4%	5.2%
MOUNT BEAUTY*	\$490,000	\$497,500	-1.5%	-
MYRTLEFORD*	\$710,000	\$710,000	0.0%	1.4%
POREPUNKAH*	\$857,500	\$850,000	0.9%	-6.3%
TAWONGA SOUTH*	\$670,000	\$640,000	4.7%	-0.7%
ARARAT	\$446,200	\$430,000	3.8%	17.4%
ARARAT	\$446,200	\$430,000	3.8%	17.3%
CITY OF BALLARAT	\$620,000	\$610,000	1.6%	12.7%
ALFREDTON	\$678,000	\$665,000	2.0%	9.4%
BALLARAT CENTRAL	\$645,000	\$645,000	0.0%	5.3%
BALLARAT EAST	\$569,000	\$545,000	4.4%	15.5%
BALLARAT NORTH	\$596,500	\$590,500	1.0%	12.0%
BLACK HILL*	\$610,000	\$595,000	2.5%	7.3%
BONSHAW	\$605,000	\$600,000	0.8%	8.6%
BROWN HILL	\$645,000	\$640,000	0.8%	0.0%
BUNINYONG	\$800,000	\$785,000	1.9%	6.7%
CANADIAN	\$607,500	\$585,000	3.8%	20.3%
CARDIGAN*	\$1,165,000	\$1,210,000	-3.7%	-1.1%
DELCOMBE	\$603,750	\$602,000	0.3%	11.8%
EUREKA*	\$570,000	\$535,000	6.5%	16.3%
GOLDEN POINT	\$560,000	\$542,500	3.2%	18.4%
INVERMAY PARK*	\$785,000	\$772,500	1.6%	20.8%
LAKE GARDENS*	\$757,500	\$739,500	2.4%	8.2%
LAKE WENDOUREE	\$926,250	\$940,000	-1.5%	11.6%
LUCAS	\$660,000	\$650,000	1.5%	7.3%
MINERS REST	\$669,000	\$661,500	1.1%	13.4%
MITCHELL PARK*	\$540,000	\$510,000	5.9%	11.3%
MOUNT CLEAR	\$620,000	\$598,000	3.7%	19.2%
MOUNT HELEN	\$771,250	\$777,500	-0.8%	14.7%
MOUNT PLEASANT*	\$557,000	\$537,500	3.6%	11.6%
NERRINA*	\$835,000	\$820,000	1.8%	15.2%
NEWINGTON*	\$610,000	\$610,000	0.0%	-3.9%
REDAN	\$522,500	\$501,000	4.3%	14.8%
SEBASTOPOL	\$527,000	\$515,250	2.3%	19.0%
SOLDIERS HILL	\$635,000	\$615,000	3.3%	12.2%
WENDOUREE	\$550,000	\$538,000	2.2%	18.3%
WINTER VALLEY	\$630,000	\$620,000	1.6%	10.8%
BASS COAST	\$695,000	\$695,000	0.0%	2.2%
CAPE PATERSON*	\$780,000	\$780,000	0.0%	16.4%
CAPE WOOLAMAI*	\$675,000	\$675,000	0.0%	-2.2%
CORINELLA*	\$702,500	\$687,500	2.2%	5.6%
CORONET BAY*	\$587,500	\$585,000	0.4%	0.4%
COWES	\$720,000	\$714,000	0.8%	-1.4%
DALYSTON*	\$590,000	\$582,500	1.3%	5.9%
GRANTVILLE*	\$585,000	\$615,000	-4.9%	-2.5%
INVERLOCH	\$850,000	\$860,000	-1.2%	0.6%
NORTH WONTHAGGI	\$595,000	\$595,000	0.0%	0.8%
PIONEER BAY*	\$500,000	\$501,000	-0.2%	-
RHYLL*	\$920,000	\$880,000	4.5%	9.5%
SAN REMO*	\$792,000	\$808,750	-2.1%	-7.9%
SILVERLEAVES*	\$790,000	\$790,000	0.0%	-
SMITHS BEACH*	\$770,000	\$770,000	0.0%	-10.5%
SUNSET STRIP*	\$620,000	\$615,000	0.8%	3.3%
VENTNOR*	\$841,500	\$820,600	2.5%	2.5%
WONTHAGGI	\$571,250	\$550,000	3.9%	8.0%
BAW BAW	\$685,000	\$682,077	0.4%	7.0%
DROUIN	\$670,000	\$670,000	0.0%	4.7%
LONGWARRY*	\$667,500	\$650,000	2.7%	11.5%
NEERIM SOUTH*	\$628,160	\$643,160	-2.3%	-8.6%
TOONGABBIE*	\$674,000	\$680,000	-0.9%	-10.4%
TRAFALGAR*	\$642,000	\$640,000	0.3%	4.4%
WARRAGUL	\$700,000	\$695,000	0.7%	10.2%
YARRAGON*	\$649,000	\$639,500	1.5%	3.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BENALLA	\$547,500	\$535,000	2.3%	14.1%
BENALLA	\$540,000	\$530,000	1.9%	13.7%
BULOKE*	\$320,000	\$305,000	4.9%	25.5%
CHARLTON*	\$350,000	\$350,000	0.0%	-
DONALD*	\$335,000	\$320,000	4.7%	24.1%
CAMPASPE	\$571,500	\$570,000	0.3%	6.8%
ECHUCA	\$638,000	\$636,500	0.2%	1.3%
KYABRAM	\$528,500	\$532,000	-0.7%	5.7%
ROCHESTER	\$457,500	\$445,000	2.8%	4.0%
TONGALA*	\$527,000	\$527,000	0.0%	22.6%
CENTRAL GOLDFIELDS	\$420,000	\$425,500	-1.3%	1.2%
CARISBROOK*	\$470,000	\$470,000	0.0%	-9.6%
DUNOLLY*	\$360,000	\$365,000	-1.4%	1.4%
MARYBOROUGH	\$412,500	\$415,000	-0.6%	5.8%
COLAC-OTWAY	\$570,000	\$560,000	1.8%	-0.9%
APOLLO BAY*	\$860,000	\$920,000	-6.5%	-4.4%
COLAC	\$510,000	\$498,000	2.4%	6.3%
ELLIMINYT*	\$695,000	\$665,000	4.5%	9.0%
WINCHELSEA	\$650,000	\$660,000	-1.5%	2.4%
CORANGAMITE	\$483,501	\$460,000	5.1%	9.9%
CAMPERDOWN	\$498,500	\$510,000	-2.3%	-0.3%
COBDEN*	\$447,500	\$442,500	1.1%	11.9%
TERANG*	\$395,000	\$395,000	0.0%	-7.1%
TIMBOON*	\$550,000	\$533,000	3.2%	12.2%
EAST GIPPSLAND	\$577,000	\$571,000	1.1%	3.0%
BAIRNSDALE	\$530,790	\$520,000	2.1%	10.6%
BRUTHEN*	\$538,000	\$538,000	0.0%	17.0%
EAGLE POINT*	\$670,000	\$697,500	-3.9%	-8.2%
EAST BAIRNSDALE*	\$425,000	\$425,000	0.0%	13.3%
EASTWOOD*	\$645,000	\$642,500	0.4%	5.7%
KALIMNA*	\$580,000	\$587,500	-1.3%	25.4%
LAKE TYERS BEACH*	\$610,000	\$610,000	0.0%	25.8%
LAKES ENTRANCE	\$555,500	\$550,000	1.0%	5.3%
LINDENOW SOUTH*	\$715,000	\$715,000	0.0%	-
LUCKNOW*	\$558,000	\$556,000	0.4%	2.4%
METUNG	\$642,500	\$635,000	1.2%	-3.0%
NEWLANDS ARM*	\$817,500	\$610,000	34.0%	36.3%
NICHOLSON*	\$785,000	\$745,000	5.4%	6.1%
ORBOST*	\$311,500	\$316,000	-1.4%	-13.0%
PAYNESVILLE	\$569,500	\$560,000	1.7%	5.5%
RAYMOND ISLAND*	\$575,000	\$550,000	4.5%	9.0%
WY YUNG*	\$665,000	\$680,000	-2.2%	-16.9%
GANNAWARRA	\$375,000	\$375,000	0.0%	-1.3%
COHUNA*	\$419,000	\$415,000	1.0%	11.0%
KERANG	\$335,000	\$330,000	1.5%	4.7%
GLENELG	\$494,250	\$480,500	2.9%	21.3%
CASTERTON*	\$325,000	\$317,000	2.5%	14.0%
HEYWOOD*	\$520,000	\$372,500	39.6%	52.9%
PORTLAND	\$505,000	\$487,500	3.6%	21.0%
PORTLAND NORTH*	\$710,000	\$720,000	-1.4%	26.8%
GOLDEN PLAINS	\$855,000	\$863,750	-1.0%	7.5%
BANNOCKBURN	\$842,500	\$850,000	-0.9%	7.0%
DEREEL*	\$615,000	\$635,000	-3.1%	-8.2%
HADDON*	\$926,500	\$867,500	6.8%	9.0%
INVERLEIGH*	\$1,190,000	\$1,170,000	1.7%	9.4%
LINTON*	\$556,000	\$556,000	0.0%	18.3%
MEREDITH*	\$702,500	\$755,000	-7.0%	3.3%
SCARSDALE*	\$660,000	\$625,000	5.6%	10.4%
SMYTHES CREEK	\$654,750	\$640,000	2.3%	16.9%
SMYTHESDALE*	\$660,000	\$660,000	0.0%	3.1%
TEESDALE*	\$1,062,500	\$1,047,500	1.4%	7.9%
CITY OF GREATER BENDIGO	\$680,000	\$670,000	1.5%	13.3%
ASCOT*	\$736,000	\$720,000	2.2%	10.4%
BENDIGO	\$670,000	\$687,500	-2.5%	8.9%
CALIFORNIA GULLY*	\$575,000	\$570,000	0.9%	23.7%
EAGLEHAWK*	\$628,500	\$605,000	3.9%	17.5%
EAST BENDIGO*	\$676,750	\$693,750	-2.5%	28.3%
ELMORE*	\$487,500	\$480,000	1.6%	22.3%
EPPALOCK*	\$980,000	\$980,000	0.0%	-
EPSOM*	\$727,500	\$715,000	1.7%	15.5%
FLORA HILL	\$633,750	\$636,250	-0.4%	14.7%
GOLDEN SQUARE	\$650,000	\$629,500	3.3%	19.3%
HEATHCOTE	\$609,500	\$595,000	2.4%	11.3%
HUNTLY	\$685,000	\$680,000	0.7%	12.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
IRONBARK*	\$580,000	\$515,000	12.6%	26.1%
JACKASS FLAT*	\$720,000	\$690,000	4.3%	17.9%
JUNORTOUN*	\$950,000	\$957,500	-0.8%	-0.3%
KANGAROO FLAT	\$630,400	\$630,200	0.0%	13.8%
KENNINGTON	\$658,750	\$655,000	0.6%	12.3%
LONG GULLY*	\$555,000	\$550,000	0.9%	14.4%
LOCKWOOD SOUTH*	\$1,110,000	\$1,005,000	10.4%	20.0%
MAIDEN GULLY*	\$895,000	\$862,500	3.8%	14.7%
MARONG*	\$680,000	\$672,500	1.1%	6.3%
NORTH BENDIGO	\$595,250	\$600,000	-0.8%	19.1%
QUARRY HILL*	\$715,000	\$657,500	8.7%	21.2%
SPRING GULLY*	\$720,000	\$725,000	-0.7%	21.8%
STRATHDALE	\$753,000	\$740,000	1.8%	15.0%
STRATHFIELDSAYE	\$830,000	\$820,000	1.2%	8.5%
WHITE HILLS*	\$602,000	\$602,000	0.0%	1.2%
CITY OF GREATER GEELONG	\$755,000	\$750,000	0.7%	5.6%
ARMSTRONG CREEK	\$700,067	\$700,000	0.0%	5.3%
BARWON HEADS	\$1,317,500	\$1,350,000	-2.4%	-8.5%
BELL PARK	\$692,525	\$710,000	-2.5%	7.2%
BELL POST HILL	\$770,000	\$768,750	0.2%	12.2%
BELMONT	\$766,000	\$750,500	2.1%	11.0%
BREAKWATER*	\$590,000	\$582,500	1.3%	11.3%
CHARLEMONT	\$660,000	\$653,500	1.0%	2.7%
CLIFTON SPRINGS	\$711,500	\$710,000	0.2%	6.6%
CONNEWARRE*	\$1,847,500	\$1,820,000	1.5%	-3.4%
CORIO	\$600,000	\$595,000	0.8%	16.2%
CURLEWIS	\$720,000	\$714,000	0.8%	7.5%
DRUMCONDRA*	\$1,580,000	\$1,600,000	-1.3%	-
DRYSDALE	\$715,000	\$745,000	-4.0%	-6.5%
EAST GEELONG	\$905,000	\$918,000	-1.4%	11.0%
FYANSFORD*	\$997,500	\$985,000	1.3%	-0.2%
GEELONG	\$920,500	\$925,250	-0.5%	1.2%
GEELONG WEST	\$897,500	\$872,000	2.9%	6.8%
GROVEDALE	\$749,000	\$745,000	0.5%	9.3%
HAMLYN HEIGHTS	\$760,000	\$755,000	0.7%	1.3%
HERNE HILL	\$767,500	\$775,000	-1.0%	7.3%
HIGHTON	\$936,000	\$940,000	-0.4%	2.7%
INDENTED HEAD*	\$667,500	\$667,500	0.0%	-6.0%
LARA	\$745,000	\$740,000	0.7%	8.8%
LEOPOLD	\$725,000	\$717,500	1.0%	7.0%
LOVELY BANKS*	\$825,000	\$802,000	2.9%	0.0%
MANIFOLD HEIGHTS*	\$1,000,000	\$935,000	7.0%	1.0%
MARSHALL*	\$696,000	\$680,000	2.4%	7.9%
MOUNT DUNEED	\$750,000	\$735,000	2.0%	4.9%
NEWCOMB	\$660,000	\$651,000	1.4%	17.0%
NEWTOWN	\$1,150,000	\$1,145,000	0.4%	5.5%
NORLANE	\$551,000	\$542,500	1.6%	18.5%
NORTH GEELONG*	\$720,500	\$716,000	0.6%	15.3%
OCEAN GROVE	\$959,000	\$950,000	0.9%	1.5%
POINT LONSDALE	\$1,200,000	\$1,200,000	0.0%	3.4%
PORTARLINGTON	\$820,000	\$820,000	0.0%	-3.5%
RIPPLESIDE*	\$1,000,000	\$1,030,000	-2.9%	-
SOUTH GEELONG*	\$863,000	\$860,000	0.3%	23.3%
ST ALBANS PARK*	\$750,500	\$740,000	1.4%	17.3%
ST LEONARDS	\$745,000	\$738,000	0.9%	5.2%
THOMSON*	\$630,000	\$621,628	1.3%	17.8%
WANDANA HEIGHTS*	\$1,110,000	\$1,082,500	2.5%	8.6%
WAURN PONDS*	\$830,000	\$810,000	2.5%	8.5%
WHITTINGTON*	\$585,000	\$592,000	-1.2%	5.4%
GREATER SHEPPARTON	\$600,000	\$591,000	1.5%	16.5%
KIALLA*	\$745,000	\$712,500	4.6%	12.7%
MERRIGUM*	\$413,500	\$386,000	7.1%	-
MOOROOPNA	\$490,000	\$490,000	0.0%	9.6%
SHEPPARTON	\$590,000	\$580,500	1.6%	21.7%
TATURA*	\$530,000	\$533,500	-0.7%	6.0%
HEPBURN	\$767,500	\$760,000	1.0%	8.1%
CLUNES*	\$580,000	\$547,500	5.9%	13.7%
CRESWICK	\$616,000	\$592,500	4.0%	10.0%
DAYLESFORD	\$775,000	\$800,000	-3.1%	-11.9%
GUILDFORD*	\$715,000	\$680,000	5.1%	-
HEPBURN SPRINGS*	\$760,000	\$755,000	0.7%	-7.9%
TRENTHAM*	\$1,089,500	\$1,090,000	0.0%	9.8%
HINDMARSH*	\$286,000	\$295,000	-3.1%	12.2%
DIMBOOLA*	\$320,000	\$346,500	-7.6%	2.6%
NHILL*	\$261,000	\$287,000	-9.1%	-3.3%
HORSHAM	\$514,750	\$499,000	3.2%	16.7%
HORSHAM	\$497,500	\$491,300	1.3%	16.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
INDIGO	\$700,000	\$698,000	0.3%	-2.4%
BEECHWORTH*	\$828,750	\$770,000	7.6%	8.1%
CHILTERN*	\$670,000	\$645,000	3.9%	24.1%
RUTHERGLEN*	\$550,000	\$555,000	-0.9%	-9.2%
TANGAMBALANGA*	\$730,000	\$730,000	0.0%	4.3%
WAHGUNYAH*	\$476,500	\$475,000	0.3%	-20.6%
YACKANDANDAH*	\$1,025,000	\$1,052,500	-2.6%	23.0%
CITY OF LA TROBE	\$575,000	\$540,000	6.5%	29.8%
BOOLARRA*	\$440,000	\$500,000	-12.0%	-27.9%
CHURCHILL	\$513,000	\$484,500	5.9%	33.2%
MOE	\$423,000	\$440,000	-3.9%	12.8%
MORWELL	\$424,900	\$395,000	7.6%	21.4%
NEWBOROUGH	\$508,250	\$515,750	-1.5%	10.5%
TRARALGON	\$660,000	\$631,500	4.5%	23.4%
TRARALGON EAST*	\$880,000	\$775,500	13.5%	22.0%
TYERS*	\$812,500	\$850,000	-4.4%	-
YALLOURN NORTH*	\$410,000	\$408,000	0.5%	-5.7%
LODDON	\$387,500	\$380,000	2.0%	0.6%
BOORT*	\$400,000	\$397,500	0.6%	-
WEDDERBURN*	\$335,000	\$325,000	3.1%	-
MANSFIELD	\$720,000	\$732,500	-1.7%	-7.7%
MANSFIELD	\$750,750	\$750,000	0.1%	-5.0%
MACEDON RANGES	\$980,000	\$975,000	0.5%	5.9%
BULLENGAROOK*	\$1,347,500	\$1,400,000	-3.8%	-
GISBORNE	\$1,000,000	\$1,000,000	0.0%	0.0%
KYNETON	\$851,250	\$840,000	1.3%	6.4%
LANCEFIELD*	\$760,000	\$757,500	0.3%	4.5%
MACEDON*	\$1,075,000	\$1,162,500	-7.5%	4.6%
MOUNT MACEDON*	\$1,441,000	\$1,405,000	2.6%	2.9%
NEW GISBORNE*	\$881,000	\$880,000	0.1%	0.7%
RIDDELLS CREEK*	\$1,147,500	\$1,135,000	1.1%	7.2%
ROMSEY	\$855,000	\$860,000	-0.6%	4.9%
WOODEND	\$1,070,000	\$1,039,000	3.0%	12.0%
MILDURA	\$599,000	\$590,000	1.5%	16.9%
IRYMPLE	\$690,000	\$690,000	0.0%	8.7%
MERBEIN	\$475,000	\$465,000	2.2%	15.6%
MILDURA	\$605,750	\$600,000	1.0%	17.6%
NICHOLS POINT*	\$860,000	\$860,000	0.0%	1.2%
OUYEN*	\$300,000	\$280,000	7.1%	22.4%
RED CLIFFS	\$540,000	\$525,000	2.9%	20.0%
MITCHELL	\$630,000	\$627,750	0.4%	0.0%
BEVERIDGE	\$635,000	\$635,000	0.0%	-1.9%
BROADFORD*	\$665,500	\$665,500	0.0%	10.0%
KILMORE	\$630,000	\$645,750	-2.4%	-4.3%
SEYMOUR*	\$582,500	\$540,000	7.9%	24.9%
WALLAN	\$615,000	\$610,000	0.8%	1.2%
MOIRA	\$585,000	\$536,000	9.1%	12.5%
BUNDALONG*	\$840,000	\$935,000	-10.2%	-
COBRAM	\$470,000	\$430,000	9.3%	19.0%
NUMURKAH*	\$505,000	\$491,000	2.9%	26.3%
YARRAWONGA	\$670,000	\$670,000	0.0%	5.5%
MOORABOOL	\$695,000	\$685,000	1.5%	8.6%
BACCHUS MARSH	\$665,000	\$659,000	0.9%	10.8%
BALLAN*	\$690,000	\$685,000	0.7%	17.9%
BLACKWOOD*	\$605,000	\$620,000	-2.4%	-3.5%
DARLEY	\$697,000	\$682,500	2.1%	7.2%
GORDON*	\$845,000	\$830,000	1.8%	24.3%
MADDINGLEY	\$645,000	\$640,000	0.8%	3.2%
MOUNT ALEXANDER	\$740,000	\$740,000	0.0%	0.0%
CAMPBELLS CREEK*	\$700,000	\$692,000	1.2%	1.2%
CASTLEMAINE	\$717,500	\$735,000	-2.4%	-3.7%
CHEWTON*	\$785,000	\$740,000	6.1%	16.3%
ELPHINSTONE*	\$897,500	\$897,500	0.0%	-
HARCOURT*	\$730,000	\$730,000	0.0%	2.1%
MALDON*	\$714,000	\$730,000	-2.2%	-4.2%
MCKENZIE HILL*	\$747,500	\$745,000	0.3%	-6.0%
NEWSTEAD*	\$605,000	\$582,500	3.9%	9.5%
MOYNE	\$665,000	\$670,000	-0.7%	-1.5%
ALLANSFORD*	\$515,000	\$524,000	-1.7%	-10.3%
DENNINGTON*	\$680,000	\$660,000	3.0%	14.3%
KOROIT*	\$665,000	\$650,000	2.3%	11.8%
MORTLAKE*	\$382,500	\$365,000	4.8%	3.4%
PORT FAIRY*	\$876,000	\$903,750	-3.1%	-7.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MURRINDINDI	\$725,000	\$725,000	0.0%	-2.7%
ALEXANDRA*	\$570,000	\$530,000	7.5%	7.5%
EILDON*	\$435,000	\$435,000	0.0%	4.6%
KINGLAKE*	\$768,500	\$766,000	0.3%	-7.9%
KINGLAKE WEST*	\$950,000	\$965,000	-1.6%	-3.1%
MARYSVILLE*	\$620,000	\$630,000	-1.6%	-
YEA*	\$750,000	\$750,000	0.0%	4.2%
NORTHERN GRAMPIANS	\$437,500	\$415,000	5.4%	21.5%
HALLS GAP*	\$620,000	\$585,000	6.0%	12.8%
STAWELL	\$412,500	\$400,000	3.1%	18.5%
ST ARNAUD*	\$430,000	\$335,000	28.4%	43.3%
PYRENEES	\$500,000	\$475,000	5.3%	11.1%
AVOCA*	\$370,000	\$375,000	-1.3%	-11.9%
BEAUFORT*	\$480,000	\$450,000	6.7%	15.7%
SNAKE VALLEY*	\$575,000	\$550,000	4.5%	19.2%
QUEENSCLIFFE	\$1,220,000	\$1,192,500	2.3%	-12.9%
QUEENSCLIFF*	\$1,117,500	\$1,117,500	0.0%	-30.2%
SOUTH GIPPSLAND	\$610,000	\$610,000	0.0%	5.2%
FOSTER*	\$612,500	\$612,500	0.0%	5.6%
KORUMBURRA	\$610,000	\$602,500	1.2%	8.0%
LEONGATHA	\$605,000	\$600,000	0.8%	4.8%
MIRBOO NORTH*	\$660,000	\$700,000	-5.7%	-13.2%
NYORA*	\$1,020,000	\$995,000	2.5%	-
PORT WELSHPOOL*	\$482,500	\$482,500	0.0%	-
TOORA*	\$472,500	\$405,000	16.7%	22.7%
VENUS BAY	\$525,000	\$525,000	0.0%	2.8%
SOUTHERN GRAMPIANS	\$437,500	\$428,000	2.2%	9.5%
COLERAINE*	\$320,000	\$275,000	16.4%	16.4%
HAMILTON	\$451,000	\$445,000	1.3%	9.2%
STRATHBOGIE	\$560,000	\$542,500	3.2%	10.7%
EUROA*	\$565,000	\$550,000	2.7%	14.6%
VIOLET TOWN*	\$480,000	\$459,000	4.6%	6.1%
SURF COAST	\$1,200,000	\$1,204,750	-0.4%	-3.6%
ANGLESEA*	\$1,255,000	\$1,317,500	-4.7%	-7.0%
JAN JUC*	\$1,312,500	\$1,320,000	-0.6%	3.3%
LORNE*	\$1,650,000	\$1,897,500	-13.0%	-8.3%
TORQUAY	\$1,195,000	\$1,200,000	-0.4%	-1.2%
SWAN HILL	\$480,000	\$482,500	-0.5%	3.2%
ROBINVALE*	\$424,000	\$424,000	0.0%	-3.6%
SWAN HILL	\$543,000	\$534,000	1.7%	9.1%
TOWONG*	\$516,000	\$478,750	7.8%	2.7%
TALLANGATTA*	\$473,750	\$472,500	0.3%	-9.8%
WANGARATTA	\$600,500	\$580,000	3.5%	10.8%
GLENROWAN*	\$640,000	\$667,000	-4.0%	-4.5%
MILAWA*	\$690,000	\$690,000	0.0%	-
WALDARA*	\$1,177,500	\$1,125,000	4.7%	24.6%
WANGARATTA	\$580,000	\$565,000	2.7%	10.5%
WARRNAMBOOL	\$679,000	\$660,000	2.9%	12.0%
WARRNAMBOOL	\$680,000	\$660,000	3.0%	12.9%
WELLINGTON	\$550,000	\$543,750	1.1%	12.2%
BRIAGOLONG*	\$520,000	\$650,000	-20.0%	-21.5%
COONGULLA*	\$514,000	\$550,000	-6.5%	-
GLENGARRY*	\$620,000	\$640,000	-3.1%	-6.1%
GOLDEN BEACH*	\$362,500	\$372,500	-2.7%	-
HEYFIELD*	\$442,500	\$440,000	0.6%	4.1%
LOCH SPORT	\$349,000	\$347,000	0.6%	-1.7%
LONGFORD*	\$810,000	\$850,000	-4.7%	0.0%
MAFFRA	\$506,500	\$492,750	2.8%	6.6%
ROSEDALE*	\$564,500	\$541,500	4.2%	8.5%
SALE	\$590,000	\$572,000	3.1%	19.8%
SEASPRAY*	\$475,000	\$475,000	0.0%	-
STRATFORD	\$605,250	\$589,500	2.7%	12.4%
WURRUK*	\$497,500	\$500,000	-0.5%	-12.3%
YARRAM*	\$450,000	\$440,000	2.3%	17.6%
WEST WIMMERA*	\$270,000	\$209,000	29.2%	44.4%
WODONGA	\$701,250	\$685,000	2.4%	11.5%
BARANDUDA	\$749,000	\$747,000	0.3%	11.0%
KILLARA*	\$784,000	\$765,500	2.4%	15.4%
LENEVA	\$750,000	\$749,250	0.1%	3.3%
WEST WODONGA	\$665,000	\$660,000	0.8%	10.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
WODONGA	\$660,000	\$650,000	1.5%	7.3%
YARRIAMBIACK*	\$290,000	\$280,000	3.6%	38.1%
WARRACKNABEAL*	\$330,000	\$320,000	3.1%	26.9%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ALPINE*	\$512,500	\$575,000	-10.9%	-15.6%
ARARAT*	\$415,500	\$365,000	13.8%	51.5%
CITY OF BALLARAT	\$435,000	\$430,000	1.2%	13.0%
ALFREDTON*	\$478,500	\$435,000	10.0%	29.2%
BALLARAT CENTRAL	\$450,000	\$438,000	2.7%	11.1%
BALLARAT EAST*	\$400,000	\$400,000	0.0%	5.3%
BALLARAT NORTH*	\$440,000	\$435,000	1.1%	7.3%
BLACK HILL*	\$465,000	\$468,500	-0.7%	6.9%
BROWN HILL*	\$415,000	\$415,000	0.0%	-
CANADIAN*	\$480,000	\$480,000	0.0%	17.8%
GOLDEN POINT*	\$455,750	\$412,500	10.5%	26.6%
LAKE WENDOUREE*	\$553,500	\$555,000	-0.3%	3.9%
MOUNT CLEAR*	\$450,000	\$437,000	3.0%	20.0%
MOUNT PLEASANT*	\$480,000	\$465,500	3.1%	20.0%
REDAN*	\$405,000	\$395,000	2.5%	20.9%
SEBASTOPOL	\$400,000	\$400,000	0.0%	14.3%
WENDOUREE*	\$405,000	\$345,000	17.4%	31.3%
BASS COAST	\$420,000	\$448,500	-6.4%	-15.8%
COWES*	\$458,000	\$520,000	-11.9%	-17.7%
INVERLOCH*	\$395,000	\$520,000	-24.0%	-29.5%
WONTHAGGI*	\$419,000	\$412,000	1.7%	6.1%
BAW BAW	\$470,000	\$467,500	0.5%	4.4%
DROUIN*	\$462,500	\$465,000	-0.5%	3.9%
WARRAGUL*	\$480,000	\$475,000	1.1%	7.3%
BENALLA*	\$365,000	\$362,000	0.8%	15.9%
CAMPASPE*	\$415,000	\$380,000	9.2%	21.0%
ECHUCA*	\$427,500	\$420,000	1.8%	8.2%
CENTRAL GOLDFIELDS*	\$323,000	\$317,500	1.7%	21.0%
MARYBOROUGH*	\$323,000	\$317,500	1.7%	21.0%
COLAC-OTWAY*	\$375,000	\$377,500	-0.7%	-26.5%
COLAC*	\$326,250	\$327,500	-0.4%	-31.0%
CORANGAMITE*	\$325,000	\$325,000	0.0%	-
EAST GIPPSLAND	\$380,000	\$360,000	5.6%	4.3%
BAIRNSDALE*	\$365,000	\$350,000	4.3%	5.8%
LAKES ENTRANCE*	\$390,000	\$385,000	1.3%	14.7%
METUNG*	\$157,500	-	-	10.5%
PAYNESVILLE*	\$418,500	\$418,500	0.0%	-2.4%
GLENELG*	\$320,000	\$298,500	7.2%	-0.8%
PORTLAND*	\$312,500	\$297,000	5.2%	-10.7%
CITY OF GREATER BENDIGO	\$479,250	\$465,000	3.1%	16.9%
BENDIGO*	\$571,000	\$571,000	0.0%	9.1%
FLORA HILL*	\$475,000	\$475,000	0.0%	9.2%
KENNINGTON*	\$441,250	\$430,750	2.4%	6.3%
NORTH BENDIGO*	\$505,000	\$540,000	-6.5%	26.3%
STRATHDALE*	\$455,000	\$455,000	0.0%	-
CITY OF GREATER GEELONG	\$571,250	\$567,000	0.7%	8.8%
BARWON HEADS*	\$1,045,000	\$974,500	7.2%	6.6%
BELL PARK*	\$607,500	\$580,000	4.7%	13.6%
BELL POST HILL*	\$532,750	\$545,500	-2.3%	22.9%
BELMONT	\$574,750	\$575,000	0.0%	4.9%
CORIO*	\$448,000	\$440,000	1.8%	8.6%
DRYSDALE*	\$572,500	\$580,000	-1.3%	1.8%
EAST GEELONG*	\$472,500	-	-	-
GEELONG	\$600,000	\$630,000	-4.8%	-9.1%
GEELONG WEST*	\$590,000	\$588,888	0.2%	14.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
GROVEDALE*	\$535,000	\$535,000	0.0%	3.7%
HAMLYN HEIGHTS*	\$611,000	\$610,000	0.2%	10.1%
HERNE HILL*	\$410,000	\$395,000	3.8%	20.6%
HIGHTON	\$542,500	\$542,500	0.0%	8.5%
LARA*	\$520,000	\$492,500	5.6%	14.8%
LEOPOLD*	\$555,000	\$550,000	0.9%	11.0%
MANIFOLD HEIGHTS*	\$549,000	\$490,000	12.0%	12.0%
NEWCOMB*	\$520,000	\$500,000	4.0%	14.9%
NEWTOWN*	\$605,000	\$640,000	-5.5%	-4.1%
NORLANE*	\$441,000	\$442,000	-0.2%	0.9%
OCEAN GROVE	\$840,000	\$825,000	1.8%	-7.7%
PORTARLINGTON*	\$605,000	\$595,000	1.7%	16.3%
RIPPLESIDE*	\$750,000	\$975,000	-23.1%	-
WHITTINGTON*	\$437,500	\$415,000	5.4%	15.1%
GREATER SHEPPARTON	\$385,000	\$375,000	2.7%	7.7%
MOOROOPNA*	\$277,500	\$277,500	0.0%	3.7%
SHEPPARTON*	\$390,625	\$390,625	0.0%	1.5%
HORSHAM*	\$407,500	\$405,000	0.6%	2.5%
HORSHAM*	\$417,500	\$405,000	3.1%	5.0%
INDIGO*	\$535,500	\$535,500	0.0%	-
CITY OF LA TROBE	\$345,000	\$326,500	5.7%	15.0%
MORWELL*	\$330,750	\$321,000	3.0%	18.8%
MOE*	\$298,000	\$290,500	2.6%	5.7%
TRARALGON	\$386,000	\$365,000	5.8%	20.6%
MACEDON RANGES	\$594,000	\$570,000	4.2%	9.3%
GISBORNE*	\$612,500	\$605,000	1.2%	11.4%
MANSFIELD*	\$622,500	\$620,000	0.4%	-
MANSFIELD*	\$622,500	\$620,000	0.4%	-
MILDURA	\$418,000	\$405,500	3.1%	21.2%
MILDURA	\$425,000	\$405,000	4.9%	25.9%
MITCHELL*	\$460,000	\$450,000	2.2%	6.7%
KILMORE*	\$435,000	\$430,000	1.2%	6.1%
WALLAN*	\$465,000	\$460,000	1.1%	4.5%
MOIRA*	\$340,000	\$340,000	0.0%	7.9%
COBRAM*	\$324,500	\$319,000	1.7%	15.9%
YARRAWONGA*	\$438,500	\$445,000	-1.5%	-5.5%
MOORABOOL*	\$455,000	\$460,000	-1.1%	5.2%
BACCHUS MARSH*	\$427,500	\$455,000	-6.0%	-8.1%
DARLEY*	\$430,000	\$430,000	0.0%	2.6%
NORTHERN GRAMPIANS*	\$310,000	\$310,000	0.0%	6.9%
STAWELL*	\$297,500	\$297,500	0.0%	-1.2%
SOUTH GIPPSLAND*	\$452,500	\$440,000	2.8%	7.7%
KORUMBURRA*	\$463,500	\$445,000	4.2%	-
LEONGATHA*	\$441,250	\$435,000	1.4%	2.6%
SOUTHERN GRAMPIANS*	\$359,000	\$328,000	9.5%	-
HAMILTON*	\$369,500	\$327,000	13.0%	-
SURF COAST	\$846,250	\$826,250	2.4%	1.8%
TORQUAY	\$841,000	\$822,500	2.2%	5.8%
SWAN HILL*	\$390,000	\$385,000	1.3%	18.2%
SWAN HILL*	\$387,500	\$385,000	0.6%	14.8%
WANGARATTA*	\$379,000	\$376,250	0.7%	1.1%
WANGARATTA*	\$378,250	\$375,000	0.9%	0.9%
WARRNAMBOOL*	\$460,000	\$455,000	1.1%	4.5%
WARRNAMBOOL*	\$465,000	\$456,000	2.0%	5.7%
WELLINGTON	\$360,000	\$360,000	0.0%	7.9%
SALE	\$370,000	\$370,000	0.0%	12.1%
WODONGA	\$467,000	\$450,000	3.8%	15.7%
WEST WODONGA*	\$444,500	\$425,000	4.6%	12.5%
WODONGA*	\$507,500	\$466,500	8.8%	20.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
UNINCORPORATED AREAS	-	-	-	-
FALLS CREEK*	\$685,000	\$770,000	-11.0%	-11.0%
HOTHAM HEIGHTS*	\$299,950	\$310,000	-3.2%	-
MOUNT BULLER*	\$1,280,000	\$1,050,000	21.9%	21.9%

Source: REIV

Median Sale Prices by Bedroom

Summary

House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

September Quarter 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

	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$930,500	\$950,000	-2.1%	2.3%
3-Bedroom House	\$870,000	\$870,000	0.0%	4.8%
4-Bedroom House	\$990,000	\$990,000	0.0%	4.0%
1-Bedroom Unit	\$385,000	\$382,500	0.7%	4.1%
2-Bedroom Unit	\$620,000	\$620,000	0.0%	2.5%
3-Bedroom Unit	\$855,000	\$858,000	-0.3%	1.2%
Regional Victoria				
2-Bedroom House	\$475,000	\$467,500	1.6%	13.1%
3-Bedroom House	\$606,000	\$599,000	1.2%	10.8%
4-Bedroom House	\$750,000	\$745,000	0.7%	5.6%
1-Bedroom Unit	\$300,000	\$296,000	1.4%	9.1%
2-Bedroom Unit	\$434,000	\$422,000	2.8%	11.3%
3-Bedroom Unit	\$585,000	\$580,000	0.9%	13.6%
	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$1,180,000	\$1,200,000	-1.7%	2.5%
3-Bedroom House	\$1,510,000	\$1,540,000	-1.9%	-1.0%
4-Bedroom House	\$2,110,000	\$2,170,000	-2.8%	-4.5%
1-Bedroom Unit	\$390,000	\$390,000	0.0%	4.0%
2-Bedroom Unit	\$630,000	\$635,000	-0.8%	0.0%
3-Bedroom Unit	\$1,127,000	\$1,146,000	-1.7%	1.5%
Middle Melbourne				
2-Bedroom House	\$820,000	\$830,000	-1.2%	0.0%
3-Bedroom House	\$951,000	\$958,750	-0.8%	2.3%
4-Bedroom House	\$1,353,750	\$1,380,000	-1.9%	-2.6%
1-Bedroom Unit	\$362,500	\$360,000	0.7%	3.0%
2-Bedroom Unit	\$620,000	\$623,000	-0.5%	2.5%
3-Bedroom Unit	\$880,000	\$890,000	-1.1%	-0.6%
Outer Melbourne				
2-Bedroom House	\$650,000	\$650,000	0.0%	4.0%
3-Bedroom House	\$755,000	\$757,500	-0.3%	5.2%
4-Bedroom House	\$850,000	\$850,000	0.0%	4.3%
1-Bedroom Unit	\$371,500	\$370,840	0.2%	6.1%
2-Bedroom Unit	\$585,000	\$585,000	0.0%	6.4%
3-Bedroom Unit	\$715,000	\$720,000	-0.7%	3.6%

Source: REIV

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September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,215,000	\$1,317,500	-7.8%	10.5%
ALBERT PARK*	\$1,612,500	\$1,600,000	0.8%	8.7%
ALTONA MEADOWS*	\$630,000	\$612,500	2.9%	3.3%
ARARAT*	\$320,000	\$307,500	4.1%	17.2%
ARDEER*	\$670,000	\$670,000	0.0%	11.7%
ASCOT VALE*	\$1,120,000	\$1,101,000	1.7%	12.0%
ASPENDALE*	\$1,090,000	-	-	-
BALLARAT CENTRAL*	\$505,000	\$505,000	0.0%	3.6%
BALLARAT EAST*	\$440,000	\$430,000	2.3%	10.0%
BALLARAT NORTH*	\$480,000	\$465,000	3.2%	-
BELMONT*	\$662,500	\$645,000	2.7%	8.6%
BENDIGO*	\$570,000	\$580,000	-1.7%	19.7%
BENTLEIGH*	\$1,151,000	\$1,301,000	-11.5%	-21.6%
BENTLEIGH EAST*	\$1,153,000	\$1,011,000	14.0%	4.8%
BERWICK*	\$635,000	\$635,000	0.0%	1.9%
BORONIA*	\$817,500	\$770,000	6.2%	19.0%
BRAYBROOK*	\$740,000	\$740,000	0.0%	17.5%
BROWN HILL*	\$447,500	-	-	-
BRUNSWICK	\$1,070,000	\$1,070,000	0.0%	-4.0%
BRUNSWICK EAST*	\$1,130,000	\$1,090,000	3.7%	1.8%
BRUNSWICK WEST*	\$1,142,500	\$1,142,500	0.0%	16.6%
CAMBERWELL*	\$1,300,000	\$1,385,000	-6.1%	-9.1%
CANADIAN*	\$438,000	\$438,000	0.0%	21.7%
CAPEL SOUND*	\$656,250	\$650,000	1.0%	4.2%
CARLTON*	\$1,150,000	\$1,205,000	-4.6%	-1.7%
CARLTON NORTH	\$1,345,000	\$1,350,000	-0.4%	7.3%
CARNEGIE*	\$1,207,000	\$1,207,000	0.0%	-
CASTLEMAINE*	\$640,000	\$642,000	-0.3%	4.9%
CAULFIELD NORTH*	\$1,320,000	\$1,325,000	-0.4%	-
CAULFIELD SOUTH*	\$1,240,000	\$1,250,000	-0.8%	9.0%
CLIFTON HILL*	\$1,306,000	\$1,355,500	-3.7%	10.8%
COBURG*	\$1,000,000	\$1,022,500	-2.2%	4.2%
COLAC*	\$392,500	\$380,000	3.3%	-0.6%
COLLINGWOOD*	\$1,251,033	\$1,205,000	3.8%	26.4%
CORIO*	\$510,000	\$502,500	1.5%	15.9%
CRAIGIEBURN*	\$445,500	\$468,000	-4.8%	1.0%
CRANBOURNE*	\$556,250	\$567,500	-2.0%	5.5%
CREMORNE*	\$1,175,000	\$1,170,000	0.4%	5.4%
CROYDON*	\$767,500	\$740,000	3.7%	4.4%
DANDENONG*	\$460,000	\$536,500	-14.3%	-14.0%
DAYLESFORD*	\$650,000	\$639,000	1.7%	1.6%
DROUIN*	\$513,850	\$517,350	-0.7%	-
DRYSDALE*	\$578,750	\$550,000	5.2%	-
ECHUCA*	\$457,500	\$445,000	2.8%	-
ELWOOD*	\$1,381,250	\$1,450,000	-4.7%	-9.7%
EPPING*	\$545,000	\$558,500	-2.4%	3.5%
ESSENDON*	\$1,075,000	\$1,360,000	-21.0%	-14.9%
FAWKNER*	\$783,000	\$744,000	5.2%	-
FITZROY*	\$1,282,500	\$1,331,250	-3.7%	-7.5%
FITZROY NORTH	\$1,410,000	\$1,445,000	-2.4%	7.9%
FLEMINGTON*	\$931,000	\$970,000	-4.0%	-4.8%
FOOTSCRAY*	\$854,000	\$863,000	-1.0%	-2.4%
FRANKSTON*	\$675,000	\$675,000	0.0%	7.0%
GEELONG WEST*	\$765,000	\$700,000	9.3%	12.5%
GLEN IRIS*	\$1,395,500	\$1,369,000	1.9%	19.7%
GLENROY*	\$699,500	\$699,500	0.0%	10.9%
GOLDEN POINT*	\$467,500	\$467,500	0.0%	13.3%
GOLDEN SQUARE*	\$492,000	\$488,500	0.7%	13.8%
GREENSBOROUGH*	\$757,500	\$826,500	-8.3%	0.0%
GROVEDALE*	\$575,000	\$575,000	0.0%	-
HAMILTON*	\$307,500	\$307,500	0.0%	9.4%
HAMLYN HEIGHTS*	\$642,500	\$685,500	-6.3%	5.8%
HAWTHORN*	\$1,480,000	\$1,480,000	0.0%	4.2%
HAWTHORN EAST*	\$1,364,000	\$1,417,500	-3.8%	-7.7%
HEALESVILLE*	\$645,750	\$667,500	-3.3%	-1.9%
HEATHCOTE*	\$467,500	\$450,000	3.9%	21.4%
HEATHMONT*	\$843,000	\$845,000	-0.2%	-
HEIDELBERG HEIGHTS*	\$920,500	\$880,000	4.6%	13.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
HEIDELBERG WEST*	\$715,000	\$727,500	-1.7%	-10.0%
HIGHTON*	\$663,250	\$663,250	0.0%	-
HORSHAM*	\$336,250	\$327,500	2.7%	6.7%
INVERLOCH*	\$690,750	\$682,500	1.2%	-2.7%
KANGAROO FLAT*	\$468,500	\$460,000	1.8%	23.0%
KENNINGTON*	\$477,600	\$500,000	-4.5%	15.8%
KENSINGTON*	\$967,500	\$970,000	-0.3%	-2.8%
KEW*	\$1,385,000	\$1,386,000	-0.1%	-12.5%
KILSYTH*	\$740,000	\$722,500	2.4%	-
LAKE WENDOUREE*	\$590,000	\$590,000	0.0%	-
LAKES ENTRANCE*	\$400,000	\$392,500	1.9%	-4.2%
LARA*	\$516,000	\$532,500	-3.1%	8.6%
LAVERTON*	\$564,500	\$553,000	2.1%	8.6%
LEOPOLD*	\$562,500	\$538,500	4.5%	-
LILYDALE*	\$590,000	\$590,000	0.0%	-7.8%
LOCH SPORT*	\$307,500	\$317,500	-3.1%	-3.1%
MAIDSTONE*	\$863,500	\$863,500	0.0%	12.9%
MALVERN EAST*	\$1,332,500	\$1,390,000	-4.1%	-5.3%
MARYBOROUGH*	\$335,000	\$368,500	-9.1%	1.5%
MIDDLE PARK*	\$1,705,000	\$1,630,000	4.6%	0.6%
MILDURA*	\$410,000	\$400,000	2.5%	26.2%
MILL PARK*	\$581,750	\$590,000	-1.4%	-
MITCHAM*	\$825,000	\$830,000	-0.6%	-9.0%
MOE*	\$356,500	\$330,100	8.0%	29.6%
MOONEE PONDS*	\$1,078,000	\$1,100,000	-2.0%	0.7%
MOOROOLBARK*	\$722,000	-	-	-
MORNINGTON*	\$690,000	\$769,000	-10.3%	-15.6%
MORWELL*	\$330,000	\$320,000	3.1%	22.2%
NARRE WARREN*	\$591,000	\$597,000	-1.0%	5.5%
NEWPORT*	\$915,000	\$942,500	-2.9%	-4.7%
NEWTOWN*	\$683,000	\$690,000	-1.0%	-2.8%
NORLANE*	\$500,000	\$500,000	0.0%	18.3%
NORTH MELBOURNE*	\$1,000,000	\$1,020,000	-2.0%	2.9%
NORTHCOTE	\$1,300,000	\$1,300,000	0.0%	1.2%
OAK PARK*	\$750,000	-	-	-
OCEAN GROVE*	\$737,500	\$737,500	0.0%	-
OFFICER*	\$565,000	\$562,500	0.4%	8.7%
PAKENHAM*	\$528,250	\$504,500	4.7%	5.2%
PASCOE VALE*	\$880,500	\$845,000	4.2%	13.2%
PASCOE VALE SOUTH*	\$1,005,000	\$1,015,000	-1.0%	3.2%
PORT MELBOURNE	\$1,260,000	\$1,227,500	2.6%	3.1%
PORTLAND*	\$365,000	\$357,500	2.1%	2.8%
PRAHRAN*	\$1,320,000	\$1,365,000	-3.3%	5.6%
PRESTON*	\$985,000	\$1,024,000	-3.8%	-5.2%
REDAN*	\$408,750	\$402,500	1.6%	4.1%
RESERVOIR	\$795,000	\$810,000	-1.9%	0.0%
RICHMOND	\$1,200,000	\$1,200,000	0.0%	0.8%
RINGWOOD*	\$702,500	\$792,500	-11.4%	-9.3%
ROSEBUD*	\$657,500	\$664,000	-1.0%	6.0%
RYE*	\$755,000	\$745,000	1.3%	0.7%
SALE*	\$422,000	\$405,000	4.2%	24.1%
SEAFORD*	\$720,000	\$740,000	-2.7%	-2.0%
SEBASTOPOL*	\$412,500	\$386,000	6.9%	15.5%
SEDDON*	\$915,000	\$890,000	2.8%	-10.0%
SHEPPARTON*	\$420,000	\$406,000	3.4%	20.2%
SOLDIERS HILL*	\$482,500	\$505,000	-4.5%	-
SOUTH MELBOURNE*	\$1,250,000	\$1,255,000	-0.4%	-6.1%
SOUTH YARRA*	\$1,453,000	\$1,453,000	0.0%	2.7%
ST ALBANS*	\$551,000	\$560,000	-1.6%	0.2%
ST KILDA*	\$1,115,000	\$1,137,500	-2.0%	-6.3%
ST KILDA EAST*	\$1,181,000	\$1,127,000	4.8%	6.2%
SUNBURY*	\$525,000	\$520,000	1.0%	4.3%
SUNSHINE*	\$695,000	\$716,500	-3.0%	3.7%
SWAN HILL*	\$389,000	\$349,000	11.5%	20.6%
TARNEIT*	\$443,750	\$445,000	-0.3%	-0.5%
THORNBURY*	\$1,320,000	\$1,291,500	2.2%	12.8%
TRARALGON*	\$415,500	\$390,000	6.5%	10.9%
VENUS BAY*	\$430,000	\$432,000	-0.5%	-0.7%
WANGARATTA*	\$452,500	\$422,500	7.1%	29.3%
WARRAGUL*	\$485,000	\$495,000	-2.0%	4.1%
WARRNAMBOOL*	\$515,000	\$500,000	3.0%	8.4%
WENDOUREE*	\$480,000	\$430,000	11.6%	31.5%
WERRIBEE*	\$485,339	\$482,839	0.5%	7.9%
WEST FOOTSCRAY*	\$810,000	-	-	5.2%
WILLIAMSTOWN*	\$1,100,000	\$1,050,000	4.8%	7.8%
WINDSOR*	\$1,231,000	\$1,262,250	-2.5%	-6.2%
WONTHAGGI*	\$355,000	\$390,000	-9.0%	-17.4%
YARRAVILLE*	\$992,500	\$990,000	0.3%	-3.2%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,485,000	\$1,485,000	0.0%	8.0%
ABERFELDIE*	\$1,480,000	\$1,480,000	0.0%	-10.3%
AINTREE*	\$600,000	\$600,000	0.0%	0.0%
AIRPORT WEST	\$1,045,000	\$1,014,750	3.0%	16.1%
ALBANVALE*	\$665,000	\$671,500	-1.0%	3.7%
ALBERT PARK*	\$2,564,000	\$2,553,000	0.4%	5.5%
ALBION*	\$800,000	\$810,000	-1.2%	4.6%
ALEXANDRA*	\$545,000	\$530,000	2.8%	7.7%
ALFREDTON	\$615,000	\$601,000	2.3%	13.5%
ALLANSFORD*	\$514,500	\$519,000	-0.9%	-
ALPHINGTON*	\$1,947,500	\$1,862,500	4.6%	14.6%
ALTONA*	\$1,050,000	\$1,040,000	1.0%	-4.5%
ALTONA MEADOWS	\$765,000	\$765,000	0.0%	3.4%
ALTONA NORTH	\$907,500	\$917,500	-1.1%	-2.2%
ANGLESEA*	\$1,215,000	-	-	3.4%
APOLLO BAY*	\$780,000	\$780,000	0.0%	-6.9%
ARARAT	\$424,000	\$411,000	3.2%	13.1%
ARDEER*	\$720,000	\$720,000	0.0%	6.9%
ARMADALE*	\$2,122,000	\$2,136,000	-0.7%	-1.3%
ARMSTRONG CREEK	\$658,000	\$645,000	2.0%	7.7%
ASCOT VALE	\$1,297,000	\$1,287,500	0.7%	1.3%
ASHBURTON*	\$1,475,000	\$1,485,000	-0.7%	-4.2%
ASHWOOD*	\$1,272,500	\$1,351,000	-5.8%	-5.9%
ASPENDALE*	\$1,285,000	\$1,327,500	-3.2%	11.5%
ASPENDALE GARDENS*	\$1,133,500	-	-	1.0%
ATTWOOD*	\$860,000	\$877,000	-1.9%	-
AVOCA*	\$377,500	\$375,000	0.7%	-10.1%
AVONDALE HEIGHTS	\$986,000	\$988,000	-0.2%	5.5%
BACCHUS MARSH	\$650,000	\$632,500	2.8%	14.2%
BADGER CREEK*	\$710,000	\$710,000	0.0%	6.8%
BAIRNSDALE	\$495,000	\$475,000	4.2%	10.0%
BALACLAVA*	\$1,513,500	\$1,549,000	-2.3%	4.0%
BALLAN*	\$660,000	\$635,000	3.9%	18.9%
BALLARAT CENTRAL	\$645,000	\$650,000	-0.8%	3.2%
BALLARAT EAST	\$570,000	\$549,500	3.7%	15.4%
BALLARAT NORTH*	\$598,750	\$590,500	1.4%	16.9%
BALWYN*	\$2,225,000	\$2,205,000	0.9%	-1.1%
BALWYN NORTH	\$1,910,000	\$1,930,000	-1.0%	7.3%
BANNOCKBURN*	\$692,000	\$692,500	-0.1%	1.4%
BARANDUDA*	\$650,000	\$645,000	0.8%	7.3%
BARWON HEADS*	\$1,120,000	\$1,125,000	-0.4%	-9.1%
BAXTER*	\$735,000	\$745,750	-1.4%	-0.7%
BAYSWATER	\$858,250	\$878,000	-2.2%	-2.5%
BAYSWATER NORTH*	\$862,500	\$895,000	-3.6%	1.4%
BEACONSFIELD*	\$810,000	\$830,000	-2.4%	-4.7%
BEAUFORT*	\$440,000	\$440,000	0.0%	11.0%
BEAUMARIS*	\$1,695,000	\$1,700,000	-0.3%	-3.7%
BEECHWORTH*	\$770,000	\$707,500	8.8%	2.7%
BELGRAVE*	\$810,000	\$810,000	0.0%	2.3%
BELGRAVE HEIGHTS*	\$985,000	\$1,035,000	-4.8%	-
BELL PARK	\$668,100	\$695,000	-3.9%	4.4%
BELL POST HILL*	\$751,000	\$751,300	0.0%	18.3%
BELLFIELD*	\$1,050,000	\$1,016,000	3.3%	7.1%
BELMONT	\$757,500	\$751,500	0.8%	10.6%
BENALLA	\$510,000	\$502,000	1.6%	18.6%
BENDIGO	\$665,500	\$675,000	-1.4%	16.2%
BENTLEIGH	\$1,520,000	\$1,510,000	0.7%	-2.6%
BENTLEIGH EAST	\$1,325,000	\$1,390,000	-4.7%	-4.7%
BERWICK	\$792,250	\$805,000	-1.6%	0.0%
BEVERIDGE*	\$550,000	\$550,000	0.0%	1.9%
BLACK HILL*	\$571,500	\$571,000	0.1%	5.8%
BLACK ROCK*	\$1,860,000	\$1,750,000	6.3%	5.5%
BLACKBURN*	\$1,340,000	\$1,340,000	0.0%	-3.2%
BLACKBURN NORTH*	\$1,180,000	\$1,250,000	-5.6%	-7.1%
BLACKBURN SOUTH	\$1,197,500	\$1,220,000	-1.8%	-2.6%
BLAIRGOWRIE*	\$1,100,000	\$1,200,000	-8.3%	-11.3%
BLIND BIGHT*	\$731,500	-	-	-
BONBEACH*	\$1,050,000	\$1,190,000	-11.8%	2.4%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BONNIE BROOK*	\$590,000	\$595,000	-0.8%	-0.8%
BONSHAW*	\$570,000	\$570,000	0.0%	-
BORONIA	\$875,000	\$869,000	0.7%	6.1%
BOTANIC RIDGE*	\$745,000	\$745,000	0.0%	-1.3%
BOX HILL*	\$1,249,250	\$1,375,000	-9.1%	-20.2%
BOX HILL NORTH*	\$1,207,500	\$1,225,000	-1.4%	-5.8%
BOX HILL SOUTH*	\$1,265,000	\$1,283,000	-1.4%	-3.5%
BRAYBROOK	\$765,000	\$760,000	0.7%	0.0%
BRIAR HILL*	\$990,000	\$981,750	0.8%	9.7%
BRIGHT*	\$1,040,000	\$997,500	4.3%	-2.3%
BRIGHTON	\$2,360,000	\$2,460,000	-4.1%	0.2%
BRIGHTON EAST	\$1,700,000	\$1,732,500	-1.9%	-2.9%
BROADFORD*	\$575,000	\$552,500	4.1%	4.5%
BROADMEADOWS	\$660,000	\$660,250	0.0%	8.2%
BROOKFIELD*	\$580,524	\$595,000	-2.4%	11.6%
BROOKLYN*	\$829,500	\$822,500	0.9%	2.4%
BROWN HILL*	\$589,500	\$561,000	5.1%	10.7%
BRUNSWICK	\$1,380,000	\$1,360,000	1.5%	2.4%
BRUNSWICK EAST	\$1,492,500	\$1,510,000	-1.2%	3.1%
BRUNSWICK WEST	\$1,355,500	\$1,353,750	0.1%	5.7%
BULLEEN*	\$1,185,000	\$1,220,000	-2.9%	1.3%
BUNDOORA	\$859,000	\$882,000	-2.6%	1.1%
BUNINYONG*	\$695,000	\$695,000	0.0%	0.7%
BURNSIDE*	\$738,000	\$747,500	-1.3%	6.2%
BURNSIDE HEIGHTS*	\$723,000	\$708,000	2.1%	2.7%
BURWOOD	\$1,290,444	\$1,300,000	-0.7%	-0.7%
BURWOOD EAST*	\$1,175,500	\$1,234,444	-4.8%	-5.2%
CAIRNLEA*	\$865,500	\$878,000	-1.4%	12.4%
CALIFORNIA GULLY*	\$575,000	\$575,000	0.0%	22.3%
CAMBERWELL	\$1,835,000	\$2,000,000	-8.3%	-15.0%
CAMPBELLFIELD*	\$674,000	\$672,500	0.2%	4.5%
CAMPBELLS CREEK*	\$697,500	\$692,500	0.7%	2.6%
CAMPERDOWN*	\$467,500	\$465,000	0.5%	8.7%
CANADIAN*	\$562,500	\$550,000	2.3%	17.2%
CANTERBURY*	\$2,715,000	\$2,815,000	-3.6%	5.0%
CAPE PATERSON*	\$755,000	\$755,000	0.0%	13.5%
CAPE WOOLAMAI*	\$659,000	\$675,000	-2.4%	3.0%
CAPEL SOUND*	\$730,000	\$743,000	-1.7%	-0.4%
CARLTON*	\$1,630,000	\$1,755,000	-7.1%	4.6%
CARLTON NORTH*	\$1,801,000	\$1,835,000	-1.9%	-0.8%
CARNEGIE*	\$1,495,500	\$1,600,000	-6.5%	-6.5%
CAROLINE SPRINGS	\$740,000	\$736,000	0.5%	7.1%
CARRUM*	\$1,012,000	\$1,012,000	0.0%	-1.7%
CARRUM DOWNS	\$800,000	\$802,000	-0.2%	8.3%
CASTERTON*	\$330,000	\$321,000	2.8%	0.0%
CASTLEMAINE	\$715,000	\$745,000	-4.0%	-2.7%
CAULFIELD*	\$1,760,000	\$1,630,000	8.0%	14.3%
CAULFIELD NORTH*	\$1,615,000	\$1,685,000	-4.2%	-8.3%
CAULFIELD SOUTH*	\$1,587,500	\$1,680,000	-5.5%	2.8%
CHADSTONE*	\$1,234,000	\$1,240,000	-0.5%	4.6%
CHARLEMONT*	\$602,250	\$602,500	0.0%	3.0%
CHARLTON*	\$350,000	\$350,000	0.0%	-
CHELSEA*	\$1,100,000	\$1,091,000	0.8%	-1.4%
CHELSEA HEIGHTS*	\$950,000	\$950,000	0.0%	2.2%
CHELTENHAM	\$1,198,500	\$1,230,000	-2.6%	1.8%
CHEWTON*	\$810,000	\$790,000	2.5%	-
CHIRNSIDE PARK	\$853,500	\$830,000	2.8%	5.2%
CHURCHILL*	\$460,500	\$421,000	9.4%	35.8%
CLARINDA*	\$951,000	\$965,000	-1.5%	-6.1%
CLAYTON*	\$1,232,500	\$1,276,250	-3.4%	-4.7%
CLAYTON SOUTH*	\$989,000	\$999,500	-1.1%	1.7%
CLIFTON HILL*	\$1,717,500	\$1,720,000	-0.1%	-2.6%
CLIFTON SPRINGS	\$681,000	\$670,000	1.6%	6.8%
CLUNES*	\$540,000	\$530,000	1.9%	5.9%
CLYDE	\$643,500	\$647,500	-0.6%	2.1%
CLYDE NORTH	\$668,000	\$660,000	1.2%	3.6%
COBBLEBANK*	\$551,500	\$540,500	2.0%	2.1%
COBDEN*	\$435,000	\$430,000	1.2%	7.4%
COBRAM*	\$407,500	\$402,500	1.2%	4.5%
COBURG	\$1,200,000	\$1,205,000	-0.4%	-1.6%
COBURG NORTH*	\$1,020,000	\$1,020,000	0.0%	-1.0%
COCKATOO*	\$790,000	\$800,000	-1.3%	7.5%
COHUNA*	\$405,000	\$375,000	8.0%	12.3%
COLAC	\$505,000	\$500,000	1.0%	10.3%
COLDSTREAM*	\$830,000	\$860,000	-3.5%	0.9%
COLLINGWOOD*	\$1,400,000	\$1,365,000	2.6%	0.1%
COOLAROO*	\$655,000	\$659,000	-0.6%	8.1%
CORIO	\$595,500	\$581,000	2.5%	16.9%
CORONET BAY*	\$587,500	\$585,000	0.4%	6.3%
COWES	\$630,000	\$635,000	-0.8%	-3.1%
CRAIGIEBURN	\$660,000	\$665,000	-0.8%	5.3%
CRANBOURNE	\$689,500	\$696,250	-1.0%	4.9%
CRANBOURNE EAST	\$690,000	\$685,000	0.7%	3.8%
CRANBOURNE NORTH	\$720,000	\$708,500	1.6%	5.1%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CRANBOURNE SOUTH*	\$710,500	\$714,495	-0.6%	5.8%
CRANBOURNE WEST	\$685,000	\$685,000	0.0%	3.7%
CREMORNE*	\$1,400,000	\$1,467,500	-4.6%	-2.9%
CRESWICK*	\$572,500	\$570,000	0.4%	8.0%
CRIB POINT*	\$723,000	\$723,000	0.0%	-3.3%
CROYDON	\$885,000	\$895,000	-1.1%	6.6%
CROYDON HILLS*	\$1,000,000	\$1,130,500	-11.5%	1.3%
CROYDON NORTH*	\$860,000	\$865,000	-0.6%	-3.3%
CROYDON SOUTH*	\$891,000	\$907,500	-1.8%	6.1%
CURLEWIS*	\$675,500	\$670,000	0.8%	7.2%
DALLAS*	\$631,000	\$625,000	1.0%	12.6%
DALYSTON*	\$572,500	\$545,000	5.0%	9.4%
DANDENONG	\$780,000	\$781,000	-0.1%	9.7%
DANDENONG NORTH	\$760,000	\$761,500	-0.2%	3.3%
DARLEY*	\$590,000	\$575,000	2.6%	9.0%
DAYLESFORD*	\$787,500	\$855,000	-7.9%	-8.4%
DEANSIDE*	\$599,500	\$591,000	1.4%	7.1%
DEER PARK	\$690,500	\$690,000	0.1%	6.8%
DELACOMBE*	\$574,250	\$566,500	1.4%	14.9%
DELAHEY*	\$687,500	\$717,500	-4.2%	4.2%
DENNINGTON*	\$643,000	\$641,000	0.3%	13.2%
DERRIMUT*	\$750,000	\$730,000	2.7%	10.8%
DIAMOND CREEK	\$891,000	\$910,000	-2.1%	-3.2%
DIGGERS REST*	\$620,000	\$607,000	2.1%	6.9%
DIMBOOLA*	\$310,000	\$325,000	-4.6%	22.8%
DINGLEY VILLAGE*	\$1,102,500	\$1,110,000	-0.7%	3.5%
DONCASTER*	\$1,324,000	\$1,399,000	-5.4%	-1.9%
DONCASTER EAST	\$1,380,000	\$1,485,000	-7.1%	-1.8%
DONNYBROOK*	\$580,000	\$580,000	0.0%	1.9%
DONVALE*	\$1,180,000	\$1,227,500	-3.9%	-9.3%
DOREEN	\$735,000	\$735,000	0.0%	5.0%
DOVETON	\$648,200	\$653,000	-0.7%	5.4%
DROMANA	\$870,000	\$880,500	-1.2%	-5.7%
DROUIN	\$619,500	\$616,250	0.5%	7.1%
DRYSDALE*	\$675,000	\$695,000	-2.9%	1.5%
EAGLEHAWK*	\$610,000	\$592,500	3.0%	15.1%
EAGLEMONT*	\$1,882,000	\$2,285,000	-17.6%	2.3%
EAST BAIRNSDALE*	\$410,000	\$397,500	3.1%	23.3%
EAST BENDIGO*	\$610,000	\$645,000	-5.4%	15.6%
EAST GEELONG*	\$835,000	\$880,000	-5.1%	2.5%
EAST MELBOURNE*	\$2,952,500	\$3,001,250	-1.6%	-
EAST WARBURTON*	\$685,000	\$697,500	-1.8%	-8.7%
EASTWOOD*	\$594,500	\$594,000	0.1%	7.1%
ECHUCA	\$580,000	\$580,000	0.0%	5.5%
EDITHVALE*	\$1,230,000	\$1,283,000	-4.1%	-2.8%
EILDON*	\$440,000	\$442,500	-0.6%	-
ELLIMINYT*	\$640,500	\$505,000	26.8%	29.4%
ELSTERNWICK*	\$1,760,000	\$1,880,000	-6.4%	-0.3%
ELTHAM	\$1,050,000	\$1,045,000	0.5%	2.3%
ELTHAM NORTH*	\$1,041,250	\$1,075,000	-3.1%	-4.0%
ELWOOD*	\$1,925,000	\$1,907,500	0.9%	-2.5%
EMERALD*	\$865,000	\$870,000	-0.6%	-0.6%
ENDEAVOUR HILLS	\$787,500	\$802,500	-1.9%	1.0%
EPPING	\$710,000	\$727,500	-2.4%	2.2%
EPSOM*	\$655,777	\$652,889	0.4%	11.1%
ESSENDON	\$1,517,500	\$1,615,000	-6.0%	2.0%
EUMEMMERRING*	\$734,500	\$734,500	0.0%	-
EUROA*	\$560,000	\$550,000	1.8%	19.8%
EYNESBURY*	\$642,500	\$643,750	-0.2%	10.1%
FAIRFIELD*	\$1,627,500	\$1,615,000	0.8%	2.2%
FAWKNER	\$855,500	\$850,000	0.6%	7.5%
FERNTREE GULLY	\$900,000	\$898,500	0.2%	5.3%
FITZROY*	\$1,955,000	\$1,960,000	-0.3%	6.7%
FITZROY NORTH	\$1,710,000	\$1,855,000	-7.8%	-2.6%
FLEMINGTON*	\$1,250,000	\$1,230,000	1.6%	4.2%
FLORA HILL*	\$613,750	\$618,000	-0.7%	11.8%
FOOTSCRAY	\$987,500	\$1,005,000	-1.7%	1.0%
FOREST HILL*	\$1,131,500	\$1,188,000	-4.8%	1.7%
FOSTER*	\$523,000	\$524,000	-0.2%	-21.9%
FRANKSTON	\$830,000	\$843,500	-1.6%	7.8%
FRANKSTON NORTH	\$700,000	\$717,500	-2.4%	7.9%
FRANKSTON SOUTH	\$1,056,000	\$1,055,000	0.1%	8.6%
FRASER RISE	\$625,000	\$627,500	-0.4%	5.9%
GARFIELD*	\$720,000	\$740,000	-2.7%	-
GEELONG*	\$891,500	\$891,500	0.0%	-1.5%
GEELONG WEST	\$840,500	\$840,500	0.0%	1.4%
GEMBROOK*	\$930,000	\$940,000	-1.1%	9.4%
GISBORNE*	\$815,000	\$790,000	3.2%	13.2%
GLADSTONE PARK	\$765,000	\$801,500	-4.6%	2.0%
GLEN IRIS*	\$1,785,000	\$1,920,000	-7.0%	-9.0%
GLEN WAVERLEY	\$1,445,000	\$1,485,000	-2.7%	-5.7%
GLENROY	\$862,500	\$869,000	-0.7%	5.2%
GOLDEN BEACH*	\$390,000	\$390,000	0.0%	-
GOLDEN POINT*	\$580,000	\$560,000	3.6%	19.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
GOLDEN SQUARE	\$627,590	\$608,000	3.2%	20.7%
GOWANBRAE*	\$730,000	\$821,000	-11.1%	-11.1%
GRANTVILLE*	\$582,500	\$582,500	0.0%	0.4%
GREENSBOROUGH	\$950,000	\$950,000	0.0%	-0.8%
GREENVALE	\$726,000	\$732,500	-0.9%	-0.5%
GROVEDALE	\$731,100	\$725,000	0.8%	11.2%
HADFIELD*	\$890,000	\$883,750	0.7%	6.3%
HALLAM*	\$720,000	\$760,750	-5.4%	0.5%
HALLS GAP*	\$627,500	\$620,000	1.2%	-
HAMILTON	\$441,200	\$417,000	5.8%	19.1%
HAMLYN HEIGHTS*	\$750,000	\$750,000	0.0%	2.0%
HAMPTON*	\$1,882,500	\$1,950,000	-3.5%	-2.7%
HAMPTON EAST*	\$1,300,000	\$1,340,000	-3.0%	-6.1%
HAMPTON PARK	\$710,000	\$705,388	0.7%	7.6%
HARKNESS	\$575,000	\$555,000	3.6%	10.7%
HASTINGS	\$692,500	\$697,500	-0.7%	-0.8%
HAWTHORN*	\$2,080,000	\$2,080,000	0.0%	5.6%
HAWTHORN EAST*	\$2,226,000	\$2,226,000	0.0%	9.1%
HEALESVILLE*	\$800,000	\$802,500	-0.3%	1.9%
HEATHCOTE*	\$581,000	\$580,000	0.2%	17.5%
HEATHERTON*	\$1,084,000	\$1,072,000	1.1%	0.8%
HEATHMONT*	\$950,000	\$970,000	-2.1%	-5.5%
HEIDELBERG*	\$1,405,000	\$1,405,000	0.0%	3.7%
HEIDELBERG HEIGHTS*	\$950,000	\$933,500	1.8%	9.4%
HEIDELBERG WEST*	\$790,000	\$800,000	-1.3%	6.0%
HERNE HILL*	\$738,000	\$775,000	-4.8%	3.2%
HEYFIELD*	\$435,000	\$400,000	8.7%	6.1%
HIGHETT*	\$1,322,500	\$1,320,000	0.2%	0.4%
HIGHTON	\$837,500	\$840,000	-0.3%	4.4%
HILLSIDE*	\$750,000	\$747,000	0.4%	2.0%
HOPPERS CROSSING	\$642,500	\$655,000	-1.9%	4.5%
HORSHAM	\$479,500	\$460,000	4.2%	29.6%
HUGHESDALE*	\$1,367,000	\$1,350,000	1.3%	1.3%
HUNTLY*	\$652,500	\$650,000	0.4%	17.6%
HURSTBRIDGE*	\$902,500	\$902,500	0.0%	4.5%
INDENTED HEAD*	\$640,000	\$632,500	1.2%	0.0%
INVERLOCH	\$832,500	\$842,000	-1.1%	4.1%
IRONBARK*	\$597,500	\$585,000	2.1%	21.3%
IRYMPLE*	\$571,500	\$579,000	-1.3%	-2.3%
IVANHOE*	\$1,525,000	\$1,525,000	0.0%	-16.7%
JACANA*	\$650,500	\$655,500	-0.8%	0.1%
JAN JUC*	\$1,220,000	\$1,210,000	0.8%	0.6%
KALKALLO*	\$580,000	\$580,000	0.0%	3.6%
KANGAROO FLAT	\$595,000	\$595,000	0.0%	10.2%
KEALBA*	\$755,000	\$749,000	0.8%	6.5%
KEILOR*	\$1,050,000	\$1,038,000	1.2%	9.9%
KEILOR DOWNS*	\$800,000	\$790,250	1.2%	5.3%
KEILOR EAST	\$995,000	\$1,005,000	-1.0%	5.7%
KEILOR PARK*	\$885,000	\$885,000	0.0%	14.2%
KENNINGTON*	\$644,000	\$643,000	0.2%	19.5%
KENSINGTON*	\$1,220,000	\$1,287,500	-5.2%	2.5%
KERANG*	\$322,500	\$320,000	0.8%	0.8%
KEW	\$1,967,000	\$2,030,000	-3.1%	-3.7%
KEW EAST*	\$1,791,500	\$1,830,000	-2.1%	-9.5%
KEYSBOROUGH	\$950,000	\$935,000	1.6%	10.9%
KILMORE	\$575,000	\$582,500	-1.3%	0.9%
KILSYTH	\$840,000	\$840,000	0.0%	4.3%
KINGLAKE*	\$730,000	\$740,000	-1.4%	-3.3%
KINGS PARK*	\$677,500	\$672,500	0.7%	7.7%
KINGSBURY*	\$885,000	\$882,500	0.3%	4.7%
KINGSVILLE*	\$1,150,000	\$1,215,000	-5.3%	-5.6%
KNOXFIELD*	\$928,000	\$935,000	-0.7%	3.5%
KOO WEE RUP*	\$685,000	\$660,000	3.8%	10.0%
KOROIT*	\$642,500	\$607,500	5.8%	15.6%
KORUMBURRA*	\$540,000	\$520,000	3.8%	9.1%
KURUNJANG	\$580,000	\$579,750	0.0%	13.7%
KYABRAM	\$510,000	\$525,000	-2.9%	9.3%
KYNETON	\$802,500	\$800,000	0.3%	4.2%
LAKE GARDENS*	\$669,000	-	-	14.2%
LAKE TYERS BEACH*	\$565,000	\$565,000	0.0%	-
LAKE WENDOUREE*	\$750,000	\$812,500	-7.7%	2.7%
LAKES ENTRANCE	\$547,500	\$544,500	0.6%	0.9%
LALOR	\$756,000	\$766,000	-1.3%	4.7%
LANG LANG*	\$640,000	-	-	-
LANGWARRIN	\$835,000	\$827,500	0.9%	7.1%
LARA	\$675,000	\$654,000	3.2%	8.0%
LAUNCHING PLACE*	\$764,000	\$764,000	0.0%	3.6%
LAVERTON	\$620,000	\$615,000	0.8%	3.3%
LEONGATHA	\$570,000	\$550,000	3.6%	14.0%
LEOPOLD	\$678,000	\$672,500	0.8%	4.8%
LILYDALE	\$812,500	\$810,000	0.3%	2.7%
LINTON*	\$534,500	\$521,000	2.6%	10.1%
LOCH SPORT*	\$345,000	\$345,000	0.0%	-4.2%
LONG GULLY*	\$557,500	\$563,000	-1.0%	14.9%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
LONGWARRY*	\$610,000	\$610,000	0.0%	7.5%
LOWER PLENTY*	\$1,200,000	\$1,215,000	-1.2%	14.3%
LUCAS*	\$610,000	\$610,000	0.0%	8.9%
LUCKNOW*	\$511,500	\$500,000	2.3%	-
LYNBROOK*	\$713,500	\$750,000	-4.9%	-4.9%
MACLEOD*	\$1,020,500	\$1,020,500	0.0%	2.9%
MADDINGLEY*	\$601,000	\$595,000	1.0%	6.4%
MAFFRA*	\$445,000	\$445,000	0.0%	-0.4%
MAIDSTONE*	\$861,500	\$885,000	-2.7%	-2.7%
MALDON*	\$730,000	\$730,000	0.0%	-1.2%
MALVERN*	\$2,075,000	\$2,100,000	-1.2%	-17.0%
MALVERN EAST	\$1,655,000	\$1,720,000	-3.8%	-1.3%
MANIFOLD HEIGHTS*	\$880,000	\$880,000	0.0%	10.3%
MANOR LAKES*	\$585,000	\$582,500	0.4%	6.3%
MANSFIELD*	\$652,500	\$705,000	-7.4%	-11.5%
MARIBYRNONG*	\$1,068,999	\$1,074,500	-0.5%	-1.7%
MARSHALL*	\$670,000	\$659,400	1.6%	5.9%
MARYBOROUGH	\$397,000	\$393,000	1.0%	2.7%
MCCRAE*	\$1,000,000	\$1,050,000	-4.8%	-14.9%
MCKINNON*	\$1,580,000	\$1,608,000	-1.7%	-7.9%
MEADOW HEIGHTS*	\$675,000	\$687,500	-1.8%	7.9%
MELTON	\$555,000	\$552,500	0.5%	13.3%
MELTON SOUTH	\$550,000	\$547,000	0.5%	8.9%
MELTON WEST*	\$570,000	\$580,000	-1.7%	8.6%
MENTONE*	\$1,230,000	\$1,165,000	5.6%	0.8%
MERBEIN*	\$473,000	\$447,500	5.7%	21.1%
MERNDA	\$700,000	\$695,000	0.7%	6.2%
METUNG*	\$615,000	\$622,500	-1.2%	-3.6%
MICKLEHAM	\$606,000	\$600,000	1.0%	4.5%
MIDDLE PARK*	\$2,850,000	\$2,850,000	0.0%	14.5%
MILDURA	\$573,000	\$551,000	4.0%	17.2%
MILL PARK	\$801,500	\$815,000	-1.7%	2.3%
MILLGROVE*	\$630,000	\$630,000	0.0%	2.6%
MINERS REST*	\$610,000	\$610,000	0.0%	20.8%
MITCHAM	\$1,180,000	\$1,178,500	0.1%	6.8%
MOE*	\$440,000	\$440,000	0.0%	23.1%
MONBULK*	\$827,500	\$831,000	-0.4%	5.0%
MONT ALBERT*	\$1,628,800	\$1,630,000	-0.1%	-15.8%
MONT ALBERT NORTH*	\$1,411,000	\$1,455,000	-3.0%	-5.9%
MONTMORENCY*	\$1,020,000	\$1,030,000	-1.0%	-7.3%
MONTROSE*	\$883,500	\$896,000	-1.4%	0.4%
MOONEE PONDS	\$1,340,000	\$1,382,500	-3.1%	-5.5%
MOORABBIN*	\$1,187,500	\$1,220,000	-2.7%	-1.9%
MOOROOLBARK	\$835,000	\$835,000	0.0%	4.4%
MOOROOPNA*	\$460,000	\$445,000	3.4%	11.2%
MORDIALLOC*	\$1,372,000	\$1,427,000	-3.9%	9.8%
MORNINGTON	\$1,020,000	\$1,000,000	2.0%	11.1%
MORTLAKE*	\$385,000	\$375,000	2.7%	10.8%
MORWELL	\$413,375	\$360,500	14.7%	18.1%
MOUNT BEAUTY*	\$490,000	\$545,000	-10.1%	-
MOUNT CLEAR*	\$566,500	\$540,000	4.9%	13.6%
MOUNT DUNEED	\$668,000	\$655,000	2.0%	6.9%
MOUNT ELIZA*	\$1,267,500	\$1,300,000	-2.5%	-2.5%
MOUNT EVELYN	\$866,250	\$852,250	1.6%	8.8%
MOUNT HELEN*	\$630,000	\$665,000	-5.3%	6.8%
MOUNT MARTHA	\$1,180,000	\$1,150,000	2.6%	6.8%
MOUNT PLEASANT*	\$552,500	\$519,250	6.4%	9.4%
MOUNT WAVERLEY	\$1,365,000	\$1,446,000	-5.6%	-9.1%
MULGRAVE	\$1,007,500	\$1,065,000	-5.4%	-1.2%
MURRUMBEENA*	\$1,435,000	\$1,535,000	-6.5%	-7.6%
MYRTLEFORD*	\$675,000	\$660,000	2.3%	25.0%
NARRE WARREN	\$770,000	\$770,000	0.0%	4.9%
NARRE WARREN SOUTH*	\$712,500	\$727,750	-2.1%	-0.5%
NEW GISBORNE*	\$860,000	\$840,000	2.4%	-
NEWBOROUGH*	\$489,000	\$489,000	0.0%	7.5%
NEWCOMB*	\$650,000	\$639,000	1.7%	15.2%
NEWINGTON*	\$610,000	\$600,000	1.7%	2.9%
NEWPORT	\$1,177,500	\$1,210,000	-2.7%	4.9%
NEWTOWN	\$987,500	\$995,000	-0.8%	4.9%
NHILL*	\$261,000	\$262,000	-0.4%	4.0%
NIDDRIE*	\$1,201,000	\$1,192,500	0.7%	-2.9%
NOBLE PARK	\$830,000	\$845,000	-1.8%	0.0%
NOBLE PARK NORTH*	\$829,000	\$825,000	0.5%	7.7%
NORLANE	\$570,000	\$550,000	3.6%	21.3%
NORTH BENDIGO*	\$590,500	\$595,250	-0.8%	18.4%
NORTH GEELONG*	\$710,500	\$702,000	1.2%	16.2%
NORTH MELBOURNE*	\$1,415,000	\$1,360,000	4.0%	1.1%
NORTH WONTHAGGI*	\$536,500	\$510,000	5.2%	11.8%
NORTHCOTE	\$1,653,000	\$1,697,500	-2.6%	-0.3%
NUMURKAH*	\$457,500	\$402,500	13.7%	18.1%
NUNAWADING*	\$1,089,000	\$1,088,000	0.1%	4.5%
OAK PARK*	\$1,030,000	\$1,075,000	-4.2%	-2.4%
OAKLEIGH*	\$1,290,000	\$1,327,500	-2.8%	2.3%
OAKLEIGH EAST*	\$1,202,500	\$1,205,000	-0.2%	1.5%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
OAKLEIGH SOUTH*	\$1,105,000	\$1,130,000	-2.2%	-0.1%
OCEAN GROVE	\$850,000	\$870,000	-2.3%	-0.8%
OFFICER	\$670,500	\$670,000	0.1%	2.4%
OLINDA*	\$907,500	\$887,500	2.3%	5.5%
ORMOND*	\$1,560,000	\$1,620,000	-3.7%	-3.1%
PAKENHAM	\$685,000	\$680,000	0.7%	8.3%
PARKDALE*	\$1,350,000	\$1,370,000	-1.5%	-2.1%
PARKVILLE*	\$2,030,000	\$1,725,000	17.7%	-
PASCOE VALE	\$1,090,000	\$1,115,000	-2.2%	-2.2%
PASCOE VALE SOUTH	\$1,200,000	\$1,217,500	-1.4%	0.0%
PATTERSON LAKES*	\$1,206,500	\$967,500	24.7%	30.0%
PAYNESVILLE	\$553,000	\$545,000	1.5%	1.9%
PEARCEDALE*	\$777,500	\$777,500	0.0%	-6.9%
POINT COOK	\$713,500	\$715,000	-0.2%	4.2%
POINT LONSDALE*	\$1,007,500	\$1,080,000	-6.7%	-8.4%
PORT FAIRY*	\$800,000	\$800,000	0.0%	-12.9%
PORT MELBOURNE	\$1,705,500	\$1,720,000	-0.8%	0.0%
PORTARLINGTON	\$805,000	\$800,000	0.6%	5.2%
PORTLAND	\$450,000	\$428,500	5.0%	13.1%
PRAHRAN	\$1,830,000	\$1,789,000	2.3%	-0.5%
PRESTON	\$1,210,000	\$1,217,500	-0.6%	3.2%
QUARRY HILL*	\$665,000	\$602,500	10.4%	17.2%
QUEENSCLIFF*	\$1,050,000	\$1,050,000	0.0%	-
RED CLIFFS*	\$555,000	\$530,500	4.6%	30.6%
REDAN*	\$523,750	\$510,000	2.7%	13.9%
RESERVOIR	\$948,000	\$950,000	-0.2%	6.7%
RICHMOND	\$1,585,000	\$1,619,500	-2.1%	-2.2%
RIDDELLS CREEK*	\$780,000	\$775,000	0.6%	-1.6%
RINGWOOD	\$950,000	\$975,000	-2.6%	-1.6%
RINGWOOD EAST	\$945,000	\$950,000	-0.5%	1.1%
RINGWOOD NORTH*	\$1,026,000	\$1,060,000	-3.2%	5.3%
ROCHESTER*	\$430,000	\$420,000	2.4%	1.2%
ROCKBANK*	\$563,250	\$550,000	2.4%	4.9%
ROMSEY*	\$730,000	\$743,000	-1.7%	8.1%
ROSANNA*	\$1,250,000	\$1,250,000	0.0%	-1.6%
ROSEBUD	\$780,000	\$795,000	-1.9%	2.0%
ROSEDALE*	\$523,500	\$457,500	14.4%	19.0%
ROWVILLE	\$950,251	\$990,000	-4.0%	0.5%
ROXBURGH PARK	\$652,500	\$671,000	-2.8%	5.4%
RUTHERGLEN*	\$539,500	\$550,000	-1.9%	-9.9%
RYE	\$860,000	\$880,000	-2.3%	0.6%
SAFETY BEACH*	\$1,000,000	\$1,017,500	-1.7%	-4.8%
SALE	\$520,000	\$500,000	4.0%	14.8%
SANDRINGHAM*	\$1,825,000	\$1,850,000	-1.4%	-1.4%
SCORESBY*	\$934,500	\$950,000	-1.6%	0.5%
SEABROOK*	\$756,000	\$765,000	-1.2%	7.5%
SEAFORD	\$878,500	\$879,500	-0.1%	7.1%
SEBASTOPOL	\$523,300	\$512,000	2.2%	18.1%
SEDDON*	\$1,175,000	\$1,190,000	-1.3%	-3.3%
SEYMOUR*	\$450,000	\$445,000	1.1%	5.9%
SHEPPARTON	\$500,000	\$500,000	0.0%	11.1%
SKYE*	\$826,500	\$830,750	-0.5%	9.5%
SMYTHES CREEK*	\$817,500	\$655,000	24.8%	47.3%
SOLDIERS HILL	\$620,000	\$619,000	0.2%	19.2%
SOMERS*	\$1,225,000	\$1,355,000	-9.6%	-11.1%
SOMERVILLE*	\$800,000	\$799,500	0.1%	3.5%
SORRENTO*	\$1,610,000	\$1,605,000	0.3%	7.8%
SOUTH KINGSVILLE*	\$1,040,000	\$985,000	5.6%	5.1%
SOUTH MELBOURNE	\$1,750,000	\$1,793,500	-2.4%	-5.4%
SOUTH MORANG	\$755,000	\$742,000	1.8%	6.3%
SOUTH YARRA	\$2,115,000	\$2,225,000	-4.9%	-8.4%
SPOTSWOOD*	\$1,093,250	\$1,100,000	-0.6%	-4.1%
SPRING GULLY*	\$591,000	-	-	6.9%
SPRINGVALE	\$935,000	\$958,500	-2.5%	1.5%
SPRINGVALE SOUTH*	\$865,100	\$865,100	0.0%	4.2%
ST ALBANS	\$725,000	\$729,500	-0.6%	6.6%
ST ALBANS PARK*	\$681,000	\$670,000	1.6%	11.9%
ST ARNAUD*	\$377,500	\$330,000	14.4%	-
ST KILDA*	\$1,621,500	\$1,650,000	-1.7%	-2.0%
ST KILDA EAST*	\$1,664,000	\$1,700,000	-2.1%	7.0%
ST KILDA WEST*	\$1,977,500	\$1,850,000	6.9%	-
ST LEONARDS	\$685,000	\$700,000	-2.1%	5.4%
STAWELL	\$400,000	\$379,000	5.5%	14.9%
STRATFORD*	\$499,000	\$490,000	1.8%	2.4%
STRATHDALE*	\$714,000	\$698,500	2.2%	18.3%
STRATHFIELDSAYE*	\$710,000	\$700,500	1.4%	16.9%
STRATHMORE*	\$1,292,500	\$1,317,500	-1.9%	0.8%
STRATHMORE HEIGHTS*	\$985,000	-	-	-
STRATHTULLOH*	\$540,000	\$530,000	1.9%	-1.5%
SUNBURY	\$668,000	\$660,000	1.2%	6.6%
SUNSHINE	\$851,500	\$860,500	-1.0%	5.3%
SUNSHINE NORTH	\$780,000	\$800,000	-2.5%	5.8%
SUNSHINE WEST	\$764,000	\$767,000	-0.4%	6.9%
SURREY HILLS*	\$1,770,500	\$1,840,000	-3.8%	-5.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
SWAN HILL*	\$460,000	\$460,000	0.0%	-1.1%
SYDENHAM*	\$731,000	\$751,000	-2.7%	8.3%
TARNEIT	\$580,000	\$580,000	0.0%	2.7%
TATURA*	\$487,500	\$503,750	-3.2%	-2.5%
TAYLORS HILL*	\$747,000	\$782,288	-4.5%	-2.5%
TAYLORS LAKES*	\$870,000	\$877,500	-0.9%	4.2%
TECOMA*	\$875,000	\$872,000	0.3%	12.6%
TEMPLESTOWE*	\$1,092,500	\$1,177,500	-7.2%	-15.5%
TEMPLESTOWE LOWER*	\$1,230,000	\$1,245,000	-1.2%	0.0%
TERANG*	\$390,000	\$395,000	-1.3%	-10.3%
THE BASIN*	\$867,500	\$901,000	-3.7%	4.5%
THOMASTOWN	\$770,000	\$786,000	-2.0%	2.6%
THOMSON*	\$637,000	\$626,000	1.8%	19.1%
THORNBURY	\$1,360,000	\$1,455,500	-6.6%	-7.7%
THORNHILL PARK*	\$530,000	\$525,750	0.8%	4.7%
TIMBOON*	\$510,000	\$510,000	0.0%	8.3%
TONGALA*	\$527,000	\$499,500	5.5%	31.8%
TOORAK*	\$2,770,000	\$2,900,000	-4.5%	-7.7%
TOOTGAROOK*	\$780,000	\$807,500	-3.4%	-3.4%
TORQUAY	\$1,050,000	\$1,030,000	1.9%	-2.3%
TRAFALGAR*	\$573,000	\$600,000	-4.5%	0.5%
TRARALGON	\$571,225	\$550,000	3.9%	23.0%
TRENTHAM*	\$1,050,000	\$1,092,500	-3.9%	17.6%
TRUGANINA	\$592,500	\$585,000	1.3%	2.2%
TULLAMARINE	\$802,500	\$822,000	-2.4%	7.0%
TYABB*	\$743,750	\$788,500	-5.7%	-2.8%
UPPER FERNTREE GULLY*	\$850,000	\$850,000	0.0%	-5.6%
UPWEY*	\$855,000	\$854,500	0.1%	3.6%
VENUS BAY*	\$535,000	\$537,000	-0.4%	-0.4%
VERMONT	\$1,110,000	\$1,170,000	-5.1%	-3.6%
VERMONT SOUTH*	\$1,277,500	\$1,302,000	-1.9%	0.8%
VIEWBANK*	\$1,049,000	\$1,095,000	-4.2%	-6.1%
WALLAN	\$577,500	\$585,000	-1.3%	-0.3%
WANDANA HEIGHTS*	\$865,000	-	-	-
WANDIN NORTH*	\$816,500	\$856,000	-4.6%	-0.9%
WANGARATTA	\$550,000	\$535,000	2.8%	14.6%
WANTIRNA	\$970,000	\$1,002,500	-3.2%	-0.1%
WANTIRNA SOUTH	\$1,001,001	\$1,050,000	-4.7%	-1.7%
WARBURTON*	\$730,000	\$715,000	2.1%	14.1%
WARRAGUL	\$625,000	\$625,000	0.0%	8.7%
WARRANDYTE*	\$1,163,000	\$1,205,000	-3.5%	11.3%
WARRANWOOD*	\$1,096,000	-	-	13.6%
WARRNAMBOOL	\$630,000	\$620,250	1.6%	10.5%
WATSONIA*	\$950,000	\$957,000	-0.7%	1.3%
WATSONIA NORTH*	\$905,000	\$925,000	-2.2%	4.0%
WAURN PONDS*	\$751,250	\$760,000	-1.2%	1.7%
WEIR VIEWS*	\$540,000	\$537,500	0.5%	4.9%
WENDOUREE	\$547,000	\$535,000	2.2%	17.6%
WERRIBEE	\$621,675	\$625,000	-0.5%	8.1%
WESBURN*	\$670,000	\$670,000	0.0%	-
WEST FOOTSCRAY	\$1,007,500	\$1,013,000	-0.5%	5.9%
WEST WODONGA	\$642,500	\$640,000	0.4%	19.0%
WESTMEADOWS	\$744,000	\$734,000	1.4%	14.7%
WHEELERS HILL*	\$1,200,000	\$1,255,000	-4.4%	-1.2%
WHITE HILLS*	\$570,000	\$565,777	0.7%	5.6%
WHITTINGTON*	\$576,500	\$578,000	-0.3%	5.4%
WHITTLESEA*	\$660,000	\$663,300	-0.5%	-4.3%
WILLIAMSTOWN	\$1,498,750	\$1,516,250	-1.2%	5.2%
WINCHELSEA*	\$626,000	\$620,000	1.0%	6.1%
WINDSOR*	\$1,617,500	\$1,575,000	2.7%	6.9%
WINTER VALLEY*	\$560,000	\$575,000	-2.6%	4.4%
WODONGA	\$610,000	\$600,000	1.7%	10.9%
WOLLERT	\$630,000	\$630,000	0.0%	3.3%
WONTHAGGI	\$545,000	\$517,000	5.4%	5.4%
WOODEND*	\$891,000	\$890,500	0.1%	8.3%
WOORI YALLOCK*	\$749,000	\$740,500	1.1%	10.1%
WYNDHAM VALE	\$565,000	\$560,000	0.9%	6.6%
YACKANDANDAH*	\$865,000	\$900,000	-3.9%	4.0%
YALLAMBIE*	\$998,750	\$958,000	4.3%	10.0%
YARRA GLEN*	\$820,000	-	-	5.4%
YARRA JUNCTION*	\$750,000	\$755,500	-0.7%	3.6%
YARRAGON*	\$597,500	\$562,500	6.2%	10.1%
YARRAM*	\$425,000	\$360,000	18.1%	25.0%
YARRAVILLE	\$1,202,500	\$1,200,000	0.2%	4.2%
YARRAWONGA	\$585,000	\$585,000	0.0%	-2.5%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABERFELDIE*	\$1,840,000	\$1,870,000	-1.6%	-4.1%
AINTREE	\$755,000	\$755,500	-0.1%	0.5%
AIRPORT WEST*	\$1,280,000	\$1,280,000	0.0%	6.1%
ALBERT PARK*	\$3,087,500	\$3,310,000	-6.7%	-15.4%
ALBION*	\$955,000	\$935,000	2.1%	12.4%
ALFREDTON	\$700,000	\$690,000	1.4%	10.8%
ALPHINGTON*	\$2,260,000	\$2,200,000	2.7%	7.6%
ALTONA*	\$1,500,000	\$1,460,000	2.7%	10.9%
ALTONA MEADOWS*	\$910,000	\$900,000	1.1%	7.1%
ALTONA NORTH*	\$1,110,000	\$1,110,000	0.0%	-1.3%
ARARAT*	\$540,000	\$540,000	0.0%	0.0%
ARMADALE*	\$4,150,000	\$4,035,000	2.9%	-18.0%
ARMSTRONG CREEK	\$720,000	\$718,000	0.3%	4.3%
ASCOT*	\$758,500	\$752,000	0.9%	-2.1%
ASCOT VALE*	\$1,650,000	\$1,652,500	-0.2%	-4.9%
ASHBURTON*	\$2,185,000	\$2,200,000	-0.7%	-0.9%
ASHWOOD*	\$1,690,000	\$1,680,000	0.6%	1.2%
ASPENDALE*	\$1,685,500	\$1,695,500	-0.6%	6.7%
ASPENDALE GARDENS*	\$1,310,000	\$1,325,000	-1.1%	4.1%
ATTWOOD*	\$1,250,000	\$1,287,500	-2.9%	-
AVONDALE HEIGHTS	\$1,360,000	\$1,360,000	0.0%	5.0%
BACCHUS MARSH*	\$715,000	\$710,000	0.7%	8.3%
BAIRNSDALE*	\$605,000	\$620,000	-2.4%	-4.0%
BALLAN*	\$747,500	\$745,000	0.3%	6.0%
BALLARAT CENTRAL*	\$1,030,000	\$1,030,000	0.0%	18.6%
BALLARAT EAST*	\$700,000	\$668,000	4.8%	12.9%
BALLARAT NORTH*	\$720,000	\$725,000	-0.7%	6.7%
BALNARRING*	\$1,580,000	\$2,040,000	-22.5%	-1.3%
BALWYN*	\$2,500,000	\$2,503,000	-0.1%	-12.3%
BALWYN NORTH	\$2,164,000	\$2,194,000	-1.4%	-7.9%
BANNOCKBURN*	\$855,000	\$875,000	-2.3%	2.4%
BARANDUDA*	\$825,000	\$797,500	3.4%	14.7%
BARWON HEADS*	\$1,540,000	\$1,575,000	-2.2%	-5.5%
BAYSWATER*	\$985,500	\$1,031,000	-4.4%	2.1%
BAYSWATER NORTH*	\$1,011,500	\$1,025,000	-1.3%	3.5%
BEACONSFIELD	\$1,000,000	\$1,073,000	-6.8%	-3.8%
BEACONSFIELD UPPER*	\$1,425,500	\$1,371,000	4.0%	-
BEAUFORT*	\$525,000	\$550,000	-4.5%	-
BEAUMARIS	\$2,160,000	\$2,218,000	-2.6%	-1.8%
BEECHWORTH*	\$925,000	\$965,000	-4.1%	-1.1%
BELGRAVE*	\$950,000	\$950,000	0.0%	0.4%
BELL PARK*	\$811,250	\$820,000	-1.1%	9.6%
BELL POST HILL*	\$810,000	\$790,000	2.5%	8.0%
BELMONT*	\$840,000	\$845,000	-0.6%	-1.2%
BENALLA*	\$605,000	\$611,000	-1.0%	-1.2%
BENDIGO*	\$895,000	\$917,750	-2.5%	3.2%
BENTLEIGH	\$1,888,000	\$2,010,000	-6.1%	-1.6%
BENTLEIGH EAST	\$1,608,500	\$1,695,000	-5.1%	5.1%
BERWICK	\$997,500	\$1,000,000	-0.2%	5.0%
BEVERIDGE	\$639,000	\$637,500	0.2%	-3.2%
BLACK HILL*	\$750,000	\$735,000	2.0%	13.0%
BLACK ROCK*	\$2,557,500	\$2,520,000	1.5%	-4.9%
BLACKBURN	\$1,692,500	\$1,682,500	0.6%	-2.4%
BLACKBURN NORTH*	\$1,616,000	\$1,650,000	-2.1%	3.5%
BLACKBURN SOUTH*	\$1,370,000	\$1,372,500	-0.2%	-5.3%
BLAIRGOWRIE*	\$1,525,000	\$1,535,000	-0.7%	-27.0%
BONBEACH*	\$1,481,000	\$1,481,000	0.0%	28.5%
BONNIE BROOK*	\$670,000	\$668,000	0.3%	0.0%
BONSHAW	\$611,000	\$605,000	1.0%	9.1%
BORONIA*	\$950,000	\$953,000	-0.3%	0.0%
BOTANIC RIDGE	\$1,007,500	\$982,500	2.5%	8.6%
BOX HILL*	\$1,625,000	\$1,730,000	-6.1%	-12.6%
BOX HILL NORTH*	\$1,500,000	\$1,530,000	-2.0%	0.0%
BOX HILL SOUTH*	\$1,488,000	\$1,475,000	0.9%	-10.7%
BRAYBROOK*	\$940,000	\$950,000	-1.1%	-1.1%
BRIGHT*	\$1,262,500	\$1,277,500	-1.2%	0.2%
BRIGHTON	\$3,060,000	\$3,150,000	-2.9%	-13.0%
BRIGHTON EAST	\$2,255,000	\$2,346,500	-3.9%	-10.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BROADFORD*	\$720,000	\$725,000	-0.7%	3.5%
BROADMEADOWS*	\$700,000	\$700,000	0.0%	1.1%
BROOKFIELD	\$632,500	\$625,000	1.2%	4.5%
BROWN HILL*	\$852,500	\$762,500	11.8%	26.3%
BRUNSWICK*	\$1,906,500	\$1,950,000	-2.2%	12.1%
BRUNSWICK EAST*	\$1,775,500	\$1,778,000	-0.1%	1.5%
BRUNSWICK WEST*	\$1,585,000	\$1,612,500	-1.7%	-4.2%
BULLEEN*	\$1,372,500	\$1,377,500	-0.4%	-3.2%
BUNDOORA	\$1,021,000	\$1,021,000	0.0%	1.8%
BUNINYONG*	\$832,500	\$810,000	2.8%	-1.5%
BUNYIP*	\$930,000	\$972,500	-4.4%	-1.4%
BURNSIDE*	\$910,000	\$923,000	-1.4%	4.9%
BURNSIDE HEIGHTS*	\$852,500	\$890,000	-4.2%	-1.4%
BURWOOD*	\$1,575,000	\$1,556,500	1.2%	-0.2%
BURWOOD EAST*	\$1,359,500	\$1,386,000	-1.9%	-1.8%
CAIRNLEA*	\$1,020,000	\$986,000	3.4%	10.6%
CAMBERWELL	\$2,370,000	\$2,430,000	-2.5%	-8.1%
CAMPBELLS CREEK*	\$745,000	\$735,000	1.4%	-1.3%
CAMPERDOWN*	\$590,000	\$738,000	-20.1%	-13.2%
CANADIAN*	\$675,500	\$650,000	3.9%	14.5%
CANTERBURY*	\$2,888,000	\$3,060,000	-5.6%	-17.4%
CAPEL SOUND*	\$870,000	\$895,000	-2.8%	-6.5%
CARLTON*	\$1,705,000	-	-	-
CARLTON NORTH*	\$2,347,500	\$2,448,000	-4.1%	-3.9%
CARNEGIE*	\$1,913,500	\$1,950,000	-1.9%	-2.9%
CAROLINE SPRINGS	\$895,000	\$889,000	0.7%	4.1%
CARRUM DOWNS	\$885,000	\$890,000	-0.6%	7.7%
CASTLEMAINE*	\$850,000	\$770,000	10.4%	-12.4%
CAULFIELD*	\$2,000,000	\$2,000,000	0.0%	-2.4%
CAULFIELD NORTH*	\$2,350,000	\$2,375,000	-1.1%	-23.2%
CAULFIELD SOUTH*	\$2,092,500	\$2,100,500	-0.4%	-5.1%
CHADSTONE*	\$1,435,000	\$1,410,000	1.8%	4.7%
CHARLEMONT*	\$695,500	\$705,000	-1.3%	3.6%
CHELSEA*	\$1,420,000	\$1,404,500	1.1%	2.2%
CHELSEA HEIGHTS*	\$1,344,300	\$1,333,600	0.8%	14.9%
CHELTENHAM	\$1,381,500	\$1,390,000	-0.6%	-7.9%
CHIRNSIDE PARK	\$1,100,000	\$1,130,000	-2.7%	4.8%
CHURCHILL*	\$597,500	\$549,000	8.8%	11.7%
CLARINDA*	\$1,290,000	\$1,200,000	7.5%	-0.8%
CLAYTON*	\$1,297,500	\$1,425,000	-8.9%	-10.5%
CLAYTON SOUTH*	\$1,018,000	\$1,020,000	-0.2%	-3.0%
CLIFTON HILL*	\$2,015,500	\$2,055,500	-1.9%	-22.3%
CLIFTON SPRINGS*	\$772,500	\$790,750	-2.3%	5.1%
CLUNES*	\$720,000	\$720,000	0.0%	-
CLYDE	\$745,000	\$740,500	0.6%	2.8%
CLYDE NORTH	\$785,000	\$776,850	1.0%	4.7%
COBBLEBANK	\$663,500	\$657,000	1.0%	5.7%
COBDEN*	\$560,000	\$560,000	0.0%	-
COBRAM*	\$715,000	\$715,000	0.0%	15.3%
COBURG	\$1,477,000	\$1,535,000	-3.8%	5.3%
COBURG NORTH*	\$1,205,500	\$1,255,500	-4.0%	-7.3%
COCKATOO*	\$985,000	\$985,000	0.0%	9.4%
COLAC*	\$612,500	\$560,000	9.4%	-6.8%
COLDSTREAM*	\$935,000	\$915,000	2.2%	-
CORIO*	\$690,000	\$677,500	1.8%	10.8%
CORONET BAY*	\$672,500	\$660,000	1.9%	-
COWES	\$800,000	\$797,500	0.3%	1.3%
CRAIGIEBURN	\$780,000	\$778,000	0.3%	4.3%
CRANBOURNE	\$810,000	\$810,000	0.0%	4.5%
CRANBOURNE EAST	\$785,000	\$790,000	-0.6%	5.4%
CRANBOURNE NORTH	\$844,750	\$844,750	0.0%	7.2%
CRANBOURNE SOUTH*	\$865,000	\$885,000	-2.3%	1.8%
CRANBOURNE WEST	\$811,000	\$812,000	-0.1%	1.4%
CRESWICK*	\$680,000	\$660,000	3.0%	6.3%
CROYDON	\$1,130,000	\$1,125,000	0.4%	0.9%
CROYDON HILLS*	\$1,214,000	\$1,250,000	-2.9%	-2.5%
CROYDON NORTH*	\$1,180,000	\$1,180,000	0.0%	4.3%
CROYDON SOUTH*	\$1,135,000	\$1,200,000	-5.4%	-2.4%
CURLEWIS	\$725,000	\$725,000	0.0%	5.1%
DANDENONG*	\$870,500	\$880,000	-1.1%	3.0%
DANDENONG NORTH	\$927,000	\$925,000	0.2%	10.3%
DARLEY	\$747,500	\$760,000	-1.6%	-0.3%
DAYLESFORD*	\$1,450,000	\$1,390,000	4.3%	30.0%
DEANSIDE	\$710,000	\$710,000	0.0%	1.7%
DEEPDENE*	\$3,300,000	\$3,300,000	0.0%	-
DEER PARK*	\$820,000	\$782,500	4.8%	12.6%
DELACOMBE*	\$660,000	\$640,000	3.1%	7.3%
DELAHEY*	\$780,000	\$785,000	-0.6%	3.5%
DERRIMUT*	\$862,500	\$862,500	0.0%	9.9%
DIAMOND CREEK	\$1,230,000	\$1,210,000	1.7%	2.5%
DIGGERS REST*	\$730,000	\$722,500	1.0%	4.3%
DINGLEY VILLAGE*	\$1,300,000	\$1,301,500	-0.1%	9.2%
DONCASTER	\$1,500,000	\$1,540,000	-2.6%	0.0%
DONCASTER EAST	\$1,500,000	\$1,563,000	-4.0%	-5.7%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
DONNYBROOK	\$666,000	\$666,000	0.0%	1.8%
DONVALE	\$1,605,000	\$1,640,000	-2.1%	3.0%
DOREEN	\$870,000	\$880,000	-1.1%	4.8%
DOVETON*	\$720,000	\$725,000	-0.7%	-
DROMANA	\$1,180,000	\$1,232,944	-4.3%	-1.7%
DROUIN	\$735,000	\$715,100	2.8%	7.8%
DRYSDALE*	\$820,000	\$885,000	-7.3%	-6.3%
EAGLE POINT*	\$765,000	-	-	4.1%
EAGLEHAWK*	\$732,500	\$710,000	3.2%	23.1%
EAGLEMONT*	\$2,700,000	\$2,620,000	3.1%	13.0%
EAST BENDIGO*	\$782,500	-	-	-
EAST GEELONG*	\$1,080,000	\$1,100,000	-1.8%	0.3%
EASTWOOD*	\$710,000	\$664,000	6.9%	10.1%
ECHUCA	\$745,000	\$765,000	-2.6%	3.5%
EDITHVALE*	\$1,409,000	\$1,466,500	-3.9%	-11.7%
ELSTERNWICK*	\$2,400,000	\$2,405,000	-0.2%	-14.6%
ELTHAM	\$1,357,000	\$1,350,000	0.5%	3.1%
ELTHAM NORTH*	\$1,250,000	\$1,317,500	-5.1%	-6.0%
ELWOOD*	\$2,830,000	\$2,620,000	8.0%	-2.4%
EMERALD*	\$1,047,500	\$1,070,000	-2.1%	-1.6%
ENDEAVOUR HILLS	\$915,000	\$925,000	-1.1%	2.6%
EPPING	\$810,000	\$810,000	0.0%	4.2%
EPSOM*	\$750,000	\$750,000	0.0%	15.8%
ESSENDON	\$2,017,500	\$2,060,000	-2.1%	-3.0%
ESSENDON NORTH*	\$1,620,000	\$1,665,000	-2.7%	-
EUROA*	\$830,000	-	-	-
EYNESBURY	\$680,250	\$700,000	-2.8%	-3.2%
FAIRFIELD*	\$2,635,000	\$2,651,000	-0.6%	11.3%
FAWKNER*	\$935,000	\$930,500	0.5%	4.0%
FERNTREE GULLY	\$1,056,750	\$1,100,000	-3.9%	-3.5%
FITZROY*	\$2,647,500	\$2,590,000	2.2%	12.5%
FITZROY NORTH*	\$2,275,000	\$2,212,500	2.8%	15.5%
FLEMINGTON*	\$1,717,500	-	-	-
FLINDERS*	\$2,350,000	\$2,350,000	0.0%	-
FOOTSCRAY*	\$1,240,000	\$1,240,000	0.0%	-3.2%
FOREST HILL*	\$1,340,000	\$1,376,000	-2.6%	-0.6%
FRANKSTON	\$950,000	\$960,000	-1.0%	8.6%
FRANKSTON NORTH*	\$722,000	\$735,500	-1.8%	5.4%
FRANKSTON SOUTH	\$1,300,000	\$1,345,000	-3.3%	-1.0%
FRASER RISE	\$727,000	\$735,000	-1.1%	-1.4%
FYANSFORD*	\$945,000	\$905,000	4.4%	-5.5%
GARFIELD*	\$875,000	\$850,000	2.9%	-
GEELONG*	\$1,150,000	\$1,281,000	-10.2%	-
GEELONG WEST*	\$1,060,000	\$1,187,500	-10.7%	-8.6%
GEMBROOK*	\$1,050,000	\$1,025,000	2.4%	2.5%
GISBORNE	\$1,005,000	\$1,065,000	-5.6%	-6.1%
GLADSTONE PARK*	\$860,000	\$861,000	-0.1%	4.2%
GLEN IRIS	\$2,540,000	\$2,575,000	-1.4%	-2.3%
GLEN WAVERLEY	\$1,609,000	\$1,670,000	-3.7%	-1.6%
GLENROY	\$985,000	\$970,000	1.5%	5.9%
GOLDEN POINT*	\$668,500	\$622,250	7.4%	-
GOLDEN SQUARE*	\$750,000	\$746,000	0.5%	7.1%
GORDON*	\$915,000	\$950,000	-3.7%	-
GREENSBOROUGH	\$1,151,750	\$1,160,000	-0.7%	1.0%
GREENVALE	\$907,500	\$900,000	0.8%	4.3%
GROVEDALE	\$807,000	\$805,500	0.2%	7.6%
HADFIELD*	\$1,075,000	\$1,090,000	-1.4%	7.8%
HALLAM*	\$841,750	\$852,000	-1.2%	5.2%
HAMILTON*	\$552,500	\$554,500	-0.4%	4.3%
HAMLIN HEIGHTS*	\$881,250	\$885,000	-0.4%	6.8%
HAMPTON	\$2,700,000	\$2,720,000	-0.7%	1.0%
HAMPTON EAST*	\$1,625,000	\$1,612,500	0.8%	2.8%
HAMPTON PARK	\$785,500	\$790,000	-0.6%	4.7%
HARKNESS	\$668,000	\$667,500	0.1%	11.0%
HASTINGS*	\$865,000	\$860,000	0.6%	7.9%
HAWTHORN*	\$3,245,000	\$3,330,000	-2.6%	-12.3%
HAWTHORN EAST*	\$2,715,000	\$2,880,000	-5.7%	-12.2%
HEALESVILLE*	\$1,132,500	\$1,100,000	3.0%	13.0%
HEATHCOTE*	\$670,000	\$700,000	-4.3%	-4.3%
HEATHERTON*	\$1,241,000	\$1,245,500	-0.4%	-
HEATHMONT*	\$1,240,000	\$1,230,000	0.8%	10.5%
HEIDELBERG*	\$1,515,000	\$1,676,000	-9.6%	-9.7%
HEIDELBERG HEIGHTS*	\$1,440,000	\$1,259,000	14.4%	22.9%
HERNE HILL*	\$921,786	\$872,500	5.6%	0.9%
HIGHETT*	\$1,602,500	\$1,646,250	-2.7%	0.8%
HIGHTON	\$1,020,000	\$1,044,000	-2.3%	-0.5%
HILLSIDE	\$898,000	\$891,000	0.8%	3.2%
HOPPERS CROSSING	\$754,500	\$765,000	-1.4%	7.3%
HORSHAM*	\$618,000	\$618,000	0.0%	1.3%
HUGHESDALE*	\$1,867,500	\$1,735,000	7.6%	9.9%
HUNTLY*	\$690,000	\$683,750	0.9%	10.0%
HURSTBRIDGE*	\$1,220,000	\$1,150,000	6.1%	10.9%
INVERLOCH	\$885,000	\$900,000	-1.7%	-7.3%
IRYMPLE*	\$820,000	\$790,000	3.8%	18.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
IVANHOE*	\$2,250,000	\$2,247,500	0.1%	-3.0%
IVANHOE EAST*	\$2,455,000	\$2,465,000	-0.4%	5.9%
JACKASS FLAT*	\$720,000	\$680,000	5.9%	17.9%
JAN JUC*	\$1,391,000	\$1,460,000	-4.7%	-7.3%
JUNCTION VILLAGE*	\$870,000	\$796,000	9.3%	12.7%
JUNORTOUN*	\$917,500	\$892,500	2.8%	3.5%
KALKALLO	\$669,000	\$669,500	-0.1%	1.6%
KALORAMA*	\$1,090,000	\$1,090,000	0.0%	-
KANGAROO FLAT*	\$733,000	\$736,500	-0.5%	20.7%
KEALBA*	\$804,000	\$827,500	-2.8%	3.4%
KEILOR*	\$1,230,000	\$1,230,000	0.0%	1.7%
KEILOR DOWNS*	\$910,000	\$915,000	-0.5%	0.6%
KEILOR EAST	\$1,267,000	\$1,263,000	0.3%	-2.6%
KEILOR PARK*	\$970,000	\$1,050,000	-7.6%	-1.0%
KENNINGTON*	\$840,000	\$798,500	5.2%	20.0%
KENSINGTON*	\$1,555,000	\$1,495,000	4.0%	17.4%
KERANG*	\$452,500	-	-	-
KEW	\$2,615,000	\$2,665,000	-1.9%	-8.9%
KEW EAST*	\$2,355,000	\$2,372,500	-0.7%	3.7%
KEYSBOROUGH	\$1,135,000	\$1,177,500	-3.6%	-4.7%
KIALLA*	\$750,000	\$733,750	2.2%	10.3%
KILLARA*	\$789,000	\$782,000	0.9%	16.2%
KILMORE	\$670,000	\$677,500	-1.1%	-2.9%
KILSYTH*	\$985,000	\$980,000	0.5%	6.2%
KINGLAKE*	\$900,000	\$897,500	0.3%	-1.2%
KINGSVILLE*	\$1,302,500	\$1,315,000	-1.0%	-
KNOXFIELD*	\$1,166,500	\$1,185,000	-1.6%	0.3%
KOO WEE RUP*	\$817,500	\$810,500	0.9%	13.5%
KOROIT*	\$675,000	\$675,000	0.0%	-
KORUMBURRA*	\$722,500	\$725,000	-0.3%	4.7%
KURUNJANG	\$646,000	\$650,000	-0.6%	7.0%
KYABRAM*	\$685,000	\$667,500	2.6%	-0.3%
KYNETON*	\$987,500	\$980,000	0.8%	9.1%
LAKE GARDENS*	\$830,000	\$780,000	6.4%	17.6%
LAKE WENDOUREE*	\$1,562,500	\$1,562,500	0.0%	20.2%
LAKES ENTRANCE*	\$650,000	\$640,000	1.6%	2.9%
LALOR	\$825,000	\$835,000	-1.2%	1.2%
LANG LANG*	\$755,000	\$750,000	0.7%	4.9%
LANGWARRIN	\$1,000,000	\$1,002,500	-0.2%	5.3%
LARA	\$765,000	\$765,000	0.0%	2.7%
LAUNCHING PLACE*	\$960,000	\$850,000	12.9%	14.2%
LAVERTON*	\$690,000	\$671,000	2.8%	10.0%
LENEVA*	\$750,000	\$749,750	0.0%	2.2%
LEONGATHA*	\$742,500	\$727,000	2.1%	12.5%
LEOPOLD	\$780,000	\$760,000	2.6%	8.3%
LILYDALE	\$1,050,000	\$1,050,000	0.0%	-0.1%
LOCH SPORT*	\$490,000	\$540,000	-9.3%	-
LONGWARRY*	\$727,500	\$712,500	2.1%	15.2%
LOVELY BANKS*	\$857,500	\$857,500	0.0%	5.0%
LOWER PLENTY*	\$1,700,000	\$1,990,000	-14.6%	-24.4%
LUCAS	\$677,000	\$650,000	4.2%	8.3%
LUCKNOW*	\$640,000	\$620,000	3.2%	12.3%
LYNBROOK*	\$899,000	\$905,000	-0.7%	0.6%
LYNDHURST	\$1,020,000	\$997,500	2.3%	3.4%
LYSTERFIELD*	\$1,260,000	\$1,265,000	-0.4%	-6.0%
MACEDON*	\$1,060,000	\$1,157,500	-8.4%	-
MACLEOD*	\$1,578,000	\$1,570,000	0.5%	5.0%
MADDINGLEY*	\$680,000	\$654,000	4.0%	6.3%
MAFFRA*	\$647,500	\$640,000	1.2%	2.4%
MAIDEN GULLY*	\$893,500	\$892,000	0.2%	10.6%
MALVERN*	\$3,210,000	\$3,340,000	-3.9%	-2.0%
MALVERN EAST	\$2,260,000	\$2,565,000	-11.9%	-11.2%
MAMBOURIN	\$655,000	\$647,500	1.2%	3.7%
MANOR LAKES	\$665,000	\$666,760	-0.3%	-0.7%
MANSFIELD*	\$925,000	\$967,500	-4.4%	12.8%
MARIBYRNONG*	\$1,387,500	\$1,416,000	-2.0%	-6.9%
MARONG*	\$717,500	\$717,500	0.0%	3.6%
MARYBOROUGH*	\$550,000	\$570,000	-3.5%	-2.7%
MCCRAE*	\$1,330,000	\$1,355,000	-1.8%	-4.7%
MCKENZIE HILL*	\$760,000	\$755,000	0.7%	-10.6%
MCKINNON*	\$1,900,000	\$2,049,250	-7.3%	-4.8%
MEADOW HEIGHTS*	\$750,000	\$742,000	1.1%	10.5%
MELTON*	\$631,000	\$614,750	2.6%	17.9%
MELTON SOUTH	\$619,000	\$615,000	0.7%	1.3%
MELTON WEST*	\$648,500	\$667,500	-2.8%	2.5%
MENTONE*	\$1,680,000	\$1,552,500	8.2%	13.5%
MERBEIN*	\$635,000	\$565,000	12.4%	9.5%
MERNDA	\$785,500	\$781,750	0.5%	4.0%
METUNG*	\$767,500	\$767,500	0.0%	-11.0%
MICKLEHAM	\$720,000	\$725,000	-0.7%	2.9%
MIDDLE PARK*	\$3,805,000	\$3,675,000	3.5%	-6.5%
MILDURA	\$680,000	\$655,000	3.8%	9.7%
MILL PARK	\$915,000	\$945,000	-3.2%	0.5%
MINERS REST	\$710,000	\$700,000	1.4%	12.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MITCHAM	\$1,372,500	\$1,429,000	-4.0%	-2.2%
MOE*	\$650,000	\$633,750	2.6%	11.1%
MONBULK*	\$1,108,009	\$1,116,017	-0.7%	5.0%
MONT ALBERT*	\$2,065,000	\$2,200,000	-6.1%	-17.5%
MONT ALBERT NORTH*	\$1,780,000	\$1,901,500	-6.4%	3.5%
MONTMORENCY*	\$1,320,750	\$1,400,000	-5.7%	-1.8%
MONTROSE*	\$1,030,000	\$1,025,000	0.5%	-2.8%
MOONEE PONDS	\$1,850,000	\$1,850,000	0.0%	2.1%
MOORABBIN*	\$1,358,000	\$1,413,750	-3.9%	-3.0%
MOOROOLBARK	\$1,030,000	\$1,030,000	0.0%	7.6%
MOOROOPNA*	\$650,000	\$612,500	6.1%	23.2%
MORDIALLOC*	\$1,450,000	\$1,567,500	-7.5%	-6.0%
MORNINGTON	\$1,301,000	\$1,415,000	-8.1%	3.3%
MORWELL*	\$545,000	\$540,000	0.9%	23.3%
MOUNT CLEAR*	\$700,000	\$680,000	2.9%	15.9%
MOUNT DANDENONG*	\$1,157,500	\$1,157,500	0.0%	6.9%
MOUNT DUNEED	\$775,000	\$760,000	2.0%	5.4%
MOUNT ELIZA	\$1,800,000	\$1,800,000	0.0%	5.8%
MOUNT EVELYN*	\$975,000	\$987,500	-1.3%	1.0%
MOUNT HELEN*	\$800,000	\$790,000	1.3%	7.4%
MOUNT MARTHA	\$1,635,000	\$1,600,000	2.2%	5.5%
MOUNT PLEASANT*	\$750,000	\$650,000	15.4%	28.8%
MOUNT WAVERLEY	\$1,560,000	\$1,642,500	-5.0%	-8.6%
MULGRAVE	\$1,190,500	\$1,208,000	-1.4%	-5.2%
MURRUMBEENA*	\$1,880,000	\$1,915,000	-1.8%	1.1%
NARRE WARREN	\$870,000	\$885,000	-1.7%	2.4%
NARRE WARREN NORTH*	\$1,615,000	\$1,590,000	1.6%	0.9%
NARRE WARREN SOUTH	\$880,000	\$887,500	-0.8%	0.0%
NEERIM SOUTH*	\$671,000	\$690,500	-2.8%	-
NEW GISBORNE*	\$940,000	\$1,020,000	-7.8%	2.7%
NEWBOROUGH*	\$626,250	\$620,000	1.0%	23.3%
NEWCOMB*	\$729,000	\$721,000	1.1%	-
NEWPORT*	\$1,500,000	\$1,490,000	0.7%	6.8%
NEWTOWN*	\$1,400,000	\$1,405,000	-0.4%	0.0%
NICHOLS POINT*	\$986,500	\$950,000	3.8%	-
NICHOLSON*	\$830,000	\$780,000	6.4%	-
NIDDRIE*	\$1,452,500	\$1,570,000	-7.5%	1.2%
NOBLE PARK*	\$885,000	\$907,500	-2.5%	6.6%
NORLANE*	\$650,000	\$642,000	1.2%	9.2%
NORTH GEELONG*	\$840,000	\$840,000	0.0%	-3.2%
NORTH MELBOURNE*	\$1,945,000	\$1,886,250	3.1%	-1.4%
NORTH WARRANDYTE*	\$1,270,000	\$1,505,000	-15.6%	-20.4%
NORTH WONTHAGGI*	\$650,000	\$645,000	0.8%	4.8%
NORTHCOTE	\$2,387,500	\$2,425,000	-1.5%	1.6%
NUNAWADING*	\$1,348,500	\$1,400,000	-3.7%	3.7%
OAK PARK*	\$1,330,000	\$1,340,000	-0.7%	2.9%
OAKLEIGH*	\$1,576,000	\$1,760,000	-10.5%	5.1%
OAKLEIGH EAST*	\$1,250,000	\$1,255,000	-0.4%	-
OAKLEIGH SOUTH*	\$1,350,000	\$1,270,000	6.3%	8.4%
OCEAN GROVE	\$1,062,500	\$1,080,000	-1.6%	-3.4%
OFFICER	\$808,000	\$815,000	-0.9%	2.9%
OFFICER SOUTH*	\$830,000	\$850,000	-2.4%	-8.3%
OLINDA*	\$1,350,000	\$1,287,500	4.9%	22.7%
ORMOND*	\$1,826,500	\$1,882,500	-3.0%	-17.4%
PAKENHAM	\$773,050	\$770,000	0.4%	5.2%
PARK ORCHARDS*	\$2,065,000	\$1,960,000	5.4%	11.8%
PARKDALE*	\$1,770,000	\$1,850,000	-4.3%	5.4%
PASCOE VALE	\$1,351,500	\$1,340,000	0.9%	1.6%
PASCOE VALE SOUTH*	\$1,575,000	\$1,521,750	3.5%	14.5%
PATTERSON LAKES*	\$1,360,888	\$1,402,500	-3.0%	1.9%
PAYNESVILLE*	\$699,000	\$665,000	5.1%	7.6%
PLENTY*	\$1,550,000	\$1,580,000	-1.9%	-3.1%
POINT COOK	\$865,000	\$860,000	0.6%	8.1%
POINT LONSDALE*	\$1,242,500	\$1,242,500	0.0%	3.5%
PORT MELBOURNE*	\$2,330,000	\$2,440,000	-4.5%	-4.1%
PORTARLINGTON*	\$970,000	\$970,000	0.0%	-3.0%
PORTLAND	\$627,500	\$615,000	2.0%	15.1%
PORTSEA*	\$2,875,000	-	-	-23.3%
PRESTON	\$1,400,000	\$1,405,000	-0.4%	-1.3%
RED CLIFFS*	\$625,000	\$620,000	0.8%	17.7%
REDAN*	\$560,000	\$570,000	-1.8%	-14.1%
RESEARCH*	\$1,750,000	\$1,725,000	1.4%	21.5%
RESERVOIR	\$1,169,000	\$1,167,000	0.2%	1.7%
RICHMOND*	\$2,275,000	\$2,337,500	-2.7%	-1.1%
RIDDELLS CREEK*	\$1,250,000	\$1,220,000	2.5%	5.9%
RINGWOOD	\$1,200,000	\$1,200,000	0.0%	-6.1%
RINGWOOD EAST*	\$1,272,500	\$1,256,000	1.3%	9.9%
RINGWOOD NORTH	\$1,302,500	\$1,397,500	-6.8%	0.2%
ROCHESTER*	\$590,000	\$522,500	12.9%	-
ROCKBANK	\$660,000	\$660,000	0.0%	3.1%
ROMSEY*	\$892,500	\$901,500	-1.0%	6.9%
ROSANNA*	\$1,485,000	\$1,485,000	0.0%	-9.2%
ROSEBUD	\$995,000	\$987,500	0.8%	-1.7%
ROWVILLE	\$1,208,000	\$1,240,500	-2.6%	1.5%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ROXBURGH PARK	\$765,000	\$765,000	0.0%	4.9%
RYE	\$1,100,000	\$1,100,000	0.0%	-1.8%
SAFETY BEACH	\$1,156,000	\$1,250,000	-7.5%	-9.1%
SALE	\$660,000	\$648,000	1.9%	15.8%
SANDHURST	\$1,150,000	\$1,100,000	4.5%	12.2%
SANDRINGHAM*	\$2,500,000	\$2,635,500	-5.1%	6.2%
SCORESBY*	\$1,110,888	\$1,111,944	-0.1%	1.1%
SEABROOK*	\$892,500	\$895,000	-0.3%	6.3%
SEAFORD*	\$1,086,000	\$1,073,000	1.2%	9.7%
SEBASTOPOL*	\$605,000	\$595,000	1.7%	19.5%
SEVILLE*	\$1,100,000	\$1,125,000	-2.2%	-5.2%
SEYMOUR*	\$697,500	\$645,000	8.1%	-
SHEPPARTON	\$690,000	\$690,000	0.0%	9.5%
SKYE*	\$896,000	\$910,000	-1.5%	5.4%
SMYTHES CREEK*	\$638,000	\$625,000	2.1%	10.5%
SOLDIERS HILL*	\$850,000	-	-	4.9%
SOMERS*	\$1,537,500	\$1,500,000	2.5%	-7.7%
SOMERVILLE*	\$1,100,000	\$1,057,500	4.0%	10.0%
SORRENTO*	\$2,100,000	\$1,990,000	5.5%	6.9%
SOUTH MELBOURNE*	\$2,715,000	\$2,720,000	-0.2%	2.7%
SOUTH MORANG	\$900,000	\$900,000	0.0%	0.4%
SOUTH YARRA*	\$2,725,000	\$2,975,000	-8.4%	-20.8%
SPRING GULLY*	\$834,500	\$840,000	-0.7%	7.7%
SPRINGVALE*	\$973,000	\$1,037,250	-6.2%	0.8%
SPRINGVALE SOUTH*	\$940,000	\$950,168	-1.1%	-0.7%
ST ALBANS	\$780,000	\$791,250	-1.4%	5.4%
ST ALBANS PARK*	\$825,000	\$801,500	2.9%	-
ST HELENA*	\$1,285,000	\$1,285,000	0.0%	8.3%
ST KILDA*	\$1,880,000	\$2,100,000	-10.5%	-16.8%
ST KILDA EAST*	\$1,965,000	\$2,132,500	-7.9%	-3.0%
ST LEONARDS	\$810,000	\$800,000	1.3%	2.5%
STAWELL*	\$555,000	\$550,000	0.9%	25.4%
STRATFORD*	\$650,000	\$635,000	2.4%	13.7%
STRATHDALE*	\$811,000	\$800,000	1.4%	11.1%
STRATHFIELDSAYE	\$835,000	\$825,000	1.2%	4.4%
STRATHMORE*	\$1,665,000	\$1,750,000	-4.9%	-8.8%
STRATHTULLOH	\$645,000	\$647,850	-0.4%	0.8%
SUNBURY	\$790,000	\$785,000	0.6%	8.2%
SUNSHINE*	\$1,085,000	\$1,080,000	0.5%	17.9%
SUNSHINE NORTH*	\$846,500	\$858,250	-1.4%	-1.1%
SUNSHINE WEST	\$850,000	\$875,000	-2.9%	10.4%
SURREY HILLS	\$2,311,500	\$2,318,500	-0.3%	-0.8%
SWAN HILL*	\$650,000	\$657,500	-1.1%	-3.6%
SYDENHAM*	\$891,000	\$873,500	2.0%	17.2%
TARNEIT	\$691,000	\$690,000	0.1%	2.9%
TATURA*	\$660,000	\$655,000	0.8%	8.2%
TAYLORS HILL	\$954,500	\$971,000	-1.7%	-5.6%
TAYLORS LAKES	\$1,040,000	\$1,035,000	0.5%	2.3%
TECOMA*	\$1,072,500	\$1,015,000	5.7%	0.7%
TEESDALE*	\$1,100,000	\$1,085,000	1.4%	11.1%
TEMPLESTOWE	\$1,515,000	\$1,520,000	-0.3%	-5.3%
TEMPLESTOWE LOWER	\$1,363,000	\$1,413,000	-3.5%	-4.2%
THE BASIN*	\$1,000,000	\$945,000	5.8%	-5.9%
THOMASTOWN*	\$831,000	\$840,000	-1.1%	0.1%
THORNBURY*	\$1,850,000	\$1,850,000	0.0%	6.5%
THORNHILL PARK	\$630,000	\$632,500	-0.4%	1.0%
TOORAK*	\$6,100,000	\$5,350,000	14.0%	22.0%
TOOTGAROOK*	\$1,065,000	\$1,075,000	-0.9%	1.2%
TORQUAY	\$1,225,000	\$1,250,000	-2.0%	0.0%
TRAFALGAR*	\$710,000	\$705,000	0.7%	2.2%
TRARALGON	\$745,000	\$720,000	3.5%	22.1%
TRENTHAM*	\$1,140,000	\$1,115,000	2.2%	-
TRUGANINA	\$711,000	\$715,000	-0.6%	1.6%
TULLAMARINE*	\$915,000	\$895,000	2.2%	10.1%
UPPER FERNTREE GULLY*	\$952,500	\$965,000	-1.3%	0.8%
UPWEY*	\$1,080,000	\$1,077,500	0.2%	10.8%
VENTNOR*	\$900,000	\$900,000	0.0%	0.6%
VENUS BAY*	\$585,000	\$622,500	-6.0%	-
VERMONT*	\$1,355,000	\$1,390,250	-2.5%	-2.2%
VERMONT SOUTH	\$1,437,500	\$1,500,000	-4.2%	-4.3%
VIEWBANK*	\$1,330,450	\$1,349,000	-1.4%	5.4%
WALLAN	\$622,500	\$620,000	0.4%	-1.6%
WANDANA HEIGHTS*	\$1,127,500	\$1,082,500	4.2%	20.6%
WANDIN NORTH*	\$1,010,000	\$1,060,000	-4.7%	2.8%
WANGARATTA	\$687,500	\$691,500	-0.6%	2.6%
WANTIRNA	\$1,175,000	\$1,200,000	-2.1%	-7.5%
WANTIRNA SOUTH	\$1,262,000	\$1,300,000	-2.9%	-6.2%
WARBURTON*	\$750,000	\$715,000	4.9%	2.7%
WARRAGUL	\$750,000	\$740,000	1.4%	10.6%
WARRANTYTE*	\$1,321,000	\$1,330,000	-0.7%	-4.3%
WARRANWOOD*	\$1,310,000	\$1,285,000	1.9%	7.1%
WARRNAMBOOL	\$785,000	\$755,056	4.0%	12.5%
WATERWAYS*	\$1,500,000	\$1,550,000	-3.2%	-10.1%
WATSONIA*	\$1,085,000	\$1,095,500	-1.0%	-10.4%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
WATSONIA NORTH*	\$1,150,000	\$1,125,000	2.2%	-
WATTLE GLEN*	\$1,030,000	\$1,160,000	-11.2%	0.2%
WAURN PONDS*	\$854,500	\$845,000	1.1%	7.9%
WEIR VIEWS	\$625,000	\$630,000	-0.8%	4.2%
WENDOUREE*	\$610,500	\$600,000	1.8%	16.8%
WERRIBEE	\$735,000	\$730,000	0.7%	8.9%
WEST FOOTSCRAY*	\$1,385,000	\$1,373,750	0.8%	9.8%
WEST WODONGA*	\$749,000	\$740,100	1.2%	11.4%
WESTMEADOWS*	\$942,500	\$950,000	-0.8%	3.6%
WHEELERS HILL	\$1,400,000	\$1,435,000	-2.4%	-3.2%
WHITE HILLS*	\$775,000	\$697,500	11.1%	11.5%
WHITTLESEA*	\$932,750	\$912,500	2.2%	8.7%
WILLIAMS LANDING*	\$880,000	\$880,000	0.0%	1.7%
WILLIAMSTOWN	\$1,850,000	\$1,856,000	-0.3%	-3.8%
WINCHELSEA*	\$712,500	\$680,000	4.8%	5.6%
WINDSOR*	\$1,970,000	\$1,980,000	-0.5%	-25.7%
WINTER VALLEY	\$635,000	\$620,000	2.4%	10.7%
WODONGA	\$758,000	\$742,500	2.1%	14.0%
WOLLERT	\$745,000	\$746,750	-0.2%	2.7%
WONGA PARK*	\$1,674,250	\$1,651,000	1.4%	14.0%
WONTHAGGI*	\$650,000	\$660,000	-1.5%	4.0%
WOODEND*	\$1,155,000	\$1,090,000	6.0%	2.7%
WOODSTOCK*	\$646,250	\$641,250	0.8%	-
WOORI YALLOCK*	\$895,000	\$897,500	-0.3%	9.1%
WY YUNG*	\$680,000	\$750,000	-9.3%	-22.7%
WYNDHAM VALE	\$635,000	\$640,000	-0.8%	0.5%
YALLAMBIE*	\$1,085,000	\$1,155,000	-6.1%	-10.3%
YARRA GLEN*	\$993,750	\$1,003,000	-0.9%	-8.6%
YARRAGON*	\$702,000	\$745,000	-5.8%	-
YARRAVILLE*	\$1,815,250	\$1,750,000	3.7%	23.5%
YARRAWONGA	\$705,000	\$715,000	-1.4%	3.3%
YEA*	\$780,000	\$800,000	-2.5%	-4.2%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$390,000	\$372,500	4.7%	5.4%
ALBION*	\$230,000	\$242,500	-5.2%	0.0%
ALPHINGTON*	\$389,600	\$396,575	-1.8%	3.9%
ARMADALE*	\$440,300	\$426,000	3.4%	5.3%
ASCOT VALE*	\$340,000	\$340,000	0.0%	6.3%
BALACLAVA*	\$376,000	\$385,000	-2.3%	0.9%
BALLARAT CENTRAL*	\$307,500	\$295,000	4.2%	-
BALWYN*	\$400,000	\$401,000	-0.2%	5.3%
BENTLEIGH EAST*	\$399,000	\$380,000	5.0%	3.6%
BLACKBURN*	\$365,000	\$367,500	-0.7%	-0.7%
BOX HILL	\$304,000	\$299,000	1.7%	117.1%
BRIGHTON*	\$460,000	\$455,000	1.1%	3.4%
BRUNSWICK	\$395,000	\$395,000	0.0%	5.2%
BRUNSWICK EAST	\$406,000	\$402,500	0.9%	-1.0%
BRUNSWICK WEST	\$340,000	\$340,000	0.0%	7.8%
BUNDOORA*	\$350,000	\$345,500	1.3%	7.7%
CAMBERWELL*	\$392,500	\$392,500	0.0%	-4.5%
CARLTON	\$277,500	\$275,000	0.9%	7.8%
CARLTON NORTH*	\$499,000	\$495,000	0.8%	-
CARNEGIE	\$335,000	\$327,500	2.3%	-3.3%
CAULFIELD NORTH*	\$395,000	\$388,750	1.6%	11.3%
CHELTENHAM*	\$340,000	\$352,500	-3.5%	-20.7%
CLAYTON*	\$370,000	\$355,000	4.2%	1.4%
CLIFTON HILL*	\$410,000	\$415,000	-1.2%	-2.0%
COBURG*	\$370,000	\$397,500	-6.9%	-0.7%
COLLINGWOOD	\$456,150	\$458,650	-0.5%	6.7%
CREMORNE*	\$490,000	\$433,000	13.2%	12.6%
DANDENONG*	\$306,500	\$302,500	1.3%	9.9%
DOCKLANDS	\$392,944	\$398,894	-1.5%	-0.5%
DONCASTER*	\$375,000	\$376,000	-0.3%	-0.8%
DONCASTER EAST*	\$374,000	\$374,500	-0.1%	-1.6%
EAST MELBOURNE*	\$512,500	\$515,000	-0.5%	-2.0%
ELSTERNWICK*	\$395,000	\$397,000	-0.5%	5.3%
ELWOOD	\$435,000	\$435,000	0.0%	4.8%
ESSENDON	\$350,000	\$339,500	3.1%	6.5%
ESSENDON NORTH*	\$373,000	\$401,250	-7.0%	9.7%
FAIRFIELD*	\$380,000	\$380,000	0.0%	-13.1%
FITZROY*	\$515,000	\$515,000	0.0%	-1.7%
FITZROY NORTH*	\$428,500	\$436,000	-1.7%	2.5%
FLEMINGTON	\$360,500	\$360,000	0.1%	6.0%
FOOTSCRAY	\$340,000	\$336,850	0.9%	3.7%
FRANKSTON*	\$225,350	\$300,000	-24.9%	-33.3%
GLEN HUNTLY*	\$335,000	\$345,000	-2.9%	8.9%
GLEN IRIS*	\$387,500	\$355,000	9.2%	10.7%
GLEN WAVERLEY*	\$380,000	\$380,000	0.0%	1.6%
HAWTHORN	\$400,000	\$400,000	0.0%	0.3%
HAWTHORN EAST	\$391,900	\$408,000	-3.9%	3.1%
HEIDELBERG*	\$392,500	\$394,000	-0.4%	0.1%
HERNE HILL*	\$349,000	\$348,000	0.3%	16.8%
HIGHETT*	\$431,000	\$431,000	0.0%	6.7%
HIGHTON*	\$277,500	\$290,000	-4.3%	-
IVANHOE*	\$407,000	\$412,000	-1.2%	-1.0%
KENSINGTON*	\$390,000	\$390,000	0.0%	5.4%
KEW*	\$442,500	\$460,000	-3.8%	-0.1%
KINGSVILLE*	\$277,550	-	-	-
LILYDALE*	\$452,000	\$452,000	0.0%	-
MALVERN*	\$426,250	\$415,000	2.7%	4.9%
MALVERN EAST*	\$355,000	\$328,000	8.2%	19.1%
MARIBYRNONG*	\$348,000	\$352,500	-1.3%	0.9%
MELBOURNE	\$360,000	\$350,000	2.9%	5.9%
MENTONE*	\$410,000	\$384,250	6.7%	10.8%
MIDDLE PARK*	\$423,500	\$430,500	-1.6%	-
MOONEE PONDS	\$420,000	\$405,000	3.7%	6.5%
MORDIALLOC*	\$477,500	\$446,000	7.1%	-
MURRUMBEENA	\$336,000	\$333,900	0.6%	0.3%
NOBLE PARK*	\$220,000	\$215,000	2.3%	-
NORTH MELBOURNE	\$370,000	\$364,000	1.6%	5.3%
NORTHCOTE	\$395,000	\$395,000	0.0%	-3.7%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
NOTTING HILL*	\$347,500	\$300,000	15.8%	15.8%
OAKLEIGH*	\$367,500	\$397,500	-7.5%	-
ORMOND*	\$325,500	\$320,500	1.6%	-0.6%
PARKDALE*	\$476,000	\$480,500	-0.9%	10.7%
PARKVILLE*	\$405,000	\$400,000	1.3%	21.8%
PORT MELBOURNE	\$455,000	\$473,500	-3.9%	-2.2%
PRAHRAN	\$400,000	\$393,500	1.7%	5.3%
PRESTON	\$390,000	\$389,500	0.1%	5.1%
RESERVOIR	\$430,000	\$438,000	-1.8%	9.8%
RICHMOND	\$395,500	\$396,500	-0.3%	-2.3%
RINGWOOD*	\$400,000	\$400,000	0.0%	6.7%
RIPPONLEA*	\$350,000	\$350,000	0.0%	-
SANDRINGHAM*	\$367,500	\$365,000	0.7%	2.1%
SOUTH MELBOURNE	\$415,000	\$435,000	-4.6%	-4.6%
SOUTH YARRA	\$397,000	\$390,000	1.8%	5.9%
SOUTHBANK	\$385,000	\$386,250	-0.3%	1.8%
ST KILDA	\$396,500	\$385,000	3.0%	6.6%
ST KILDA EAST	\$370,000	\$360,000	2.8%	16.1%
ST KILDA WEST*	\$450,000	\$442,500	1.7%	6.8%
THORNBURY	\$415,000	\$414,000	0.2%	10.7%
TOORAK*	\$465,000	\$488,000	-4.7%	-1.1%
TRARALGON*	\$260,000	\$224,250	15.9%	17.2%
WANTIRNA SOUTH*	\$330,000	\$338,000	-2.4%	-2.9%
WENDOUREE*	\$265,000	\$262,500	1.0%	3.9%
WEST FOOTSCRAY*	\$290,000	\$302,500	-4.1%	-1.4%
WEST MELBOURNE	\$397,500	\$390,000	1.9%	12.8%
WILLIAMSTOWN*	\$355,000	\$355,000	0.0%	-20.2%
WINDSOR	\$417,500	\$400,000	4.4%	9.9%
YARRAVILLE*	\$442,500	\$460,000	-3.8%	17.8%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$605,000	\$610,000	-0.8%	-3.7%
ABERFELDIE*	\$630,500	\$600,000	5.1%	6.0%
AIRPORT WEST*	\$645,000	\$640,000	0.8%	2.9%
ALBERT PARK*	\$957,000	\$958,500	-0.2%	-
ALBION*	\$471,250	\$439,000	7.3%	28.1%
ALPHINGTON*	\$768,150	\$735,000	4.5%	8.2%
ALTONA*	\$602,000	\$645,000	-6.7%	-9.1%
ALTONA MEADOWS*	\$562,500	\$560,000	0.4%	4.2%
ALTONA NORTH*	\$655,000	\$655,000	0.0%	2.3%
ARARAT*	\$370,000	\$310,000	19.4%	34.9%
ARMADALE	\$720,000	\$715,000	0.7%	2.1%
ASCOT VALE	\$570,000	\$570,000	0.0%	8.2%
ASHBURTON*	\$857,500	\$857,500	0.0%	-
ASHWOOD*	\$838,000	\$822,500	1.9%	13.3%
ASPENDALE*	\$760,000	\$792,500	-4.1%	-5.6%
AVONDALE HEIGHTS*	\$642,000	-	-	-
BAIRNSDALE*	\$350,000	\$350,000	0.0%	1.4%
BALACLAVA	\$601,500	\$599,000	0.4%	2.3%
BALLARAT CENTRAL*	\$450,000	\$450,000	0.0%	13.9%
BALLARAT EAST*	\$415,000	\$385,250	7.7%	10.1%
BALLARAT NORTH*	\$412,000	\$415,000	-0.7%	25.8%
BALWYN	\$700,500	\$768,500	-8.8%	2.3%
BALWYN NORTH*	\$828,000	\$831,000	-0.4%	7.5%
BAYSWATER	\$595,500	\$586,500	1.5%	-4.0%
BAYSWATER NORTH*	\$628,000	\$631,000	-0.5%	4.7%
BEAUMARIS*	\$850,000	\$923,750	-8.0%	-2.0%
BELL PARK*	\$565,000	\$555,000	1.8%	6.3%
BELMONT	\$538,000	\$539,000	-0.2%	5.9%
BENALLA*	\$350,000	\$348,500	0.4%	12.0%
BENTLEIGH	\$643,000	\$650,000	-1.1%	2.8%
BENTLEIGH EAST	\$720,000	\$732,350	-1.7%	10.8%
BERWICK*	\$600,000	\$581,000	3.3%	-0.1%
BLACK HILL*	\$472,000	\$465,000	1.5%	-
BLACK ROCK*	\$907,000	\$920,000	-1.4%	3.5%
BLACKBURN	\$658,000	\$715,500	-8.0%	0.9%
BLACKBURN SOUTH*	\$645,000	\$660,000	-2.3%	-13.9%
BONBEACH	\$657,000	\$675,000	-2.7%	0.8%
BORONIA	\$650,000	\$650,000	0.0%	5.5%
BOX HILL	\$560,000	\$530,000	5.7%	8.2%
BOX HILL NORTH*	\$700,000	\$724,000	-3.3%	-4.8%
BOX HILL SOUTH*	\$715,000	\$715,000	0.0%	9.2%
BRAYBROOK*	\$595,000	\$592,500	0.4%	2.6%
BRIGHTON	\$880,000	\$880,000	0.0%	-7.4%
BRIGHTON EAST*	\$875,000	\$891,500	-1.9%	-3.8%
BROADMEADOWS*	\$498,500	\$490,000	1.7%	7.2%
BROOKLYN*	\$625,000	\$627,500	-0.4%	0.5%
BRUNSWICK	\$643,000	\$642,250	0.1%	-2.2%
BRUNSWICK EAST	\$622,000	\$622,500	-0.1%	-2.0%
BRUNSWICK WEST	\$560,000	\$565,250	-0.9%	-0.4%
BULLEEN*	\$590,000	\$555,000	6.3%	-8.2%
BUNDOORA	\$458,000	\$470,000	-2.6%	-1.5%
BURWOOD*	\$615,000	\$626,500	-1.8%	-6.4%
BURWOOD EAST*	\$645,000	\$640,000	0.8%	5.7%
CAMBERWELL	\$790,000	\$770,000	2.6%	8.2%
CANADIAN*	\$455,000	\$453,750	0.3%	23.0%
CANTERBURY*	\$880,000	\$903,000	-2.5%	-5.9%
CAPEL SOUND*	\$547,000	\$545,000	0.4%	2.2%
CARLTON	\$568,888	\$575,000	-1.1%	-5.2%
CARLTON NORTH*	\$765,500	\$765,500	0.0%	3.4%
CARNEGIE	\$630,000	\$608,000	3.6%	-0.8%
CAROLINE SPRINGS*	\$455,000	\$462,500	-1.6%	2.2%
CARRUM*	\$743,750	\$732,500	1.5%	4.8%
CARRUM DOWNS*	\$570,000	\$565,000	0.9%	5.6%
CAULFIELD*	\$685,000	\$640,000	7.0%	6.6%
CAULFIELD NORTH	\$605,000	\$610,000	-0.8%	-1.9%
CAULFIELD SOUTH*	\$612,000	\$642,500	-4.7%	-5.1%
CHADSTONE*	\$600,000	\$560,000	7.1%	-1.6%
CHELSEA	\$685,000	\$685,000	0.0%	4.7%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CHELTENHAM	\$693,500	\$689,400	0.6%	6.7%
CLAYTON	\$536,000	\$550,000	-2.5%	-2.5%
CLAYTON SOUTH	\$529,500	\$527,250	0.4%	4.6%
CLIFTON HILL*	\$782,500	\$740,000	5.7%	-7.8%
COBRAM*	\$300,000	\$309,500	-3.1%	-
COBURG	\$613,000	\$619,500	-1.0%	-4.7%
COBURG NORTH*	\$700,000	\$710,000	-1.4%	-0.7%
COLAC*	\$327,500	\$342,500	-4.4%	-
COLLINGWOOD	\$681,500	\$722,500	-5.7%	-5.0%
CORIO*	\$470,000	\$470,000	0.0%	-
COWES*	\$456,000	\$458,000	-0.4%	-8.8%
CRAIGIEBURN*	\$443,000	\$443,050	0.0%	8.0%
CRANBOURNE*	\$522,500	\$520,000	0.5%	14.8%
CREMORNE*	\$685,000	\$690,000	-0.7%	-2.1%
CROYDON	\$600,000	\$631,250	-5.0%	0.8%
CROYDON NORTH*	\$669,000	\$672,000	-0.4%	2.9%
DANDENONG	\$425,000	\$421,000	1.0%	7.1%
DANDENONG NORTH*	\$550,000	\$545,000	0.9%	6.5%
DEEPPENE*	\$864,000	\$888,000	-2.7%	-
DINGLEY VILLAGE*	\$770,000	\$773,500	-0.5%	10.0%
DOCKLANDS	\$628,750	\$630,500	-0.3%	-2.5%
DONCASTER	\$566,500	\$575,000	-1.5%	-0.4%
DONCASTER EAST	\$610,000	\$594,500	2.6%	6.1%
DONVALE*	\$740,000	\$750,000	-1.3%	5.9%
DOVETON*	\$547,500	\$551,000	-0.6%	3.3%
DROMANA*	\$627,500	\$627,500	0.0%	10.1%
DROUIN*	\$450,000	\$452,500	-0.6%	2.3%
EAST MELBOURNE*	\$805,000	\$805,000	0.0%	4.5%
ECHUCA*	\$420,000	\$415,000	1.2%	9.1%
EDITHVALE*	\$722,000	\$702,002	2.8%	4.6%
ELSTERNWICK	\$650,000	\$675,000	-3.7%	0.8%
ELTHAM*	\$710,000	\$707,000	0.4%	7.4%
ELWOOD	\$705,000	\$702,500	0.4%	2.2%
EPPING*	\$515,000	\$509,250	1.1%	8.2%
ESSENDON	\$588,750	\$587,500	0.2%	3.7%
ESSENDON NORTH	\$432,500	\$436,500	-0.9%	1.8%
FAIRFIELD*	\$630,000	\$620,000	1.6%	2.5%
FAWKNER*	\$590,000	\$601,000	-1.8%	3.7%
FERNTREE GULLY*	\$638,500	\$644,500	-0.9%	2.2%
FITZROY	\$900,000	\$886,000	1.6%	4.7%
FITZROY NORTH	\$760,000	\$740,500	2.6%	6.3%
FLEMINGTON	\$530,000	\$530,000	0.0%	0.0%
FLORA HILL*	\$450,000	\$444,000	1.4%	17.5%
FOOTSCRAY	\$502,000	\$502,000	0.0%	4.4%
FOREST HILL*	\$720,000	\$680,000	5.9%	16.1%
FRANKSTON	\$570,000	\$561,000	1.6%	10.7%
FRANKSTON SOUTH*	\$752,500	\$745,000	1.0%	3.8%
GEELONG*	\$560,000	\$570,000	-1.8%	-11.8%
GEELONG WEST*	\$541,588	\$532,000	1.8%	4.7%
GISBORNE*	\$560,000	\$530,000	5.7%	17.9%
GLEN HUNTLY	\$605,000	\$632,500	-4.3%	-2.2%
GLEN IRIS	\$685,000	\$680,000	0.7%	10.5%
GLEN WAVERLEY	\$620,000	\$632,000	-1.9%	-6.3%
GLENROY	\$580,000	\$580,000	0.0%	5.0%
GOLDEN POINT*	\$450,000	\$410,000	9.8%	-
GREENSBOROUGH*	\$670,000	\$662,500	1.1%	4.7%
GROVEDALE*	\$517,500	\$515,000	0.5%	4.8%
HADFIELD*	\$554,000	\$575,000	-3.7%	-1.9%
HALLAM*	\$575,000	\$571,075	0.7%	12.4%
HAMILTON*	\$337,000	\$298,000	13.1%	-
HAMLIN HEIGHTS*	\$596,500	\$595,750	0.1%	8.9%
HAMPTON	\$870,000	\$854,000	1.9%	3.6%
HAMPTON EAST*	\$717,500	\$677,500	5.9%	2.5%
HAMPTON PARK*	\$537,500	\$540,000	-0.5%	2.8%
HASTINGS*	\$522,500	\$515,000	1.5%	6.6%
HAWTHORN	\$645,000	\$650,000	-0.8%	0.8%
HAWTHORN EAST	\$657,500	\$667,500	-1.5%	-0.8%
HEALESVILLE*	\$560,000	-	-	10.9%
HEIDELBERG	\$645,500	\$650,000	-0.7%	1.1%
HEIDELBERG HEIGHTS*	\$670,500	\$680,000	-1.4%	2.0%
HEIDELBERG WEST*	\$651,000	\$630,000	3.3%	12.2%
HERNE HILL*	\$427,500	\$420,000	1.8%	-
HIGHETT	\$687,500	\$683,500	0.6%	9.6%
HIGHTON*	\$515,000	\$515,500	-0.1%	3.0%
HOPPERS CROSSING*	\$447,500	\$440,000	1.7%	5.9%
HORSHAM*	\$358,000	\$358,000	0.0%	13.7%
HUGHESDALE*	\$630,000	\$630,000	0.0%	13.5%
IVANHOE	\$640,500	\$654,500	-2.1%	-9.8%
IVANHOE EAST*	\$850,000	\$852,500	-0.3%	15.3%
KEILOR EAST*	\$630,000	\$630,000	0.0%	3.9%
KENNINGTON*	\$411,250	\$432,500	-4.9%	6.1%
KENSINGTON	\$519,000	\$550,000	-5.6%	-11.1%
KEW	\$717,500	\$685,500	4.7%	4.2%
KEW EAST*	\$780,500	\$768,000	1.6%	13.5%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
KEYSBOROUGH*	\$670,000	\$657,000	2.0%	7.6%
KILSYTH*	\$660,000	\$674,250	-2.1%	0.2%
KINGSBURY*	\$590,000	\$590,000	0.0%	34.1%
KINGSVILLE*	\$460,000	\$473,000	-2.7%	1.9%
LAKE WENDOUREE*	\$516,250	\$501,250	3.0%	14.7%
LAKES ENTRANCE*	\$328,000	\$354,000	-7.3%	7.5%
LALOR*	\$560,000	\$560,000	0.0%	12.0%
LANGWARRIN*	\$602,500	\$610,000	-1.2%	6.4%
LEONGATHA*	\$425,000	-	-	3.7%
LILYDALE	\$600,000	\$605,000	-0.8%	1.5%
LOWER PLENTY*	\$647,500	\$618,000	4.8%	1.6%
MACLEOD*	\$711,750	\$705,000	1.0%	8.0%
MAIDSTONE	\$580,000	\$592,500	-2.1%	0.0%
MALVERN	\$700,000	\$700,000	0.0%	3.5%
MALVERN EAST	\$649,500	\$649,500	0.0%	4.8%
MANIFOLD HEIGHTS*	\$483,750	\$490,000	-1.3%	-1.3%
MARIBYRNONG	\$510,000	\$500,000	2.0%	3.6%
MARYBOROUGH*	\$320,000	\$315,000	1.6%	-
MCKINNON*	\$680,000	\$685,000	-0.7%	-11.7%
MELBOURNE	\$540,000	\$547,000	-1.3%	-3.6%
MELTON SOUTH*	\$400,000	\$400,000	0.0%	6.7%
MENTONE	\$655,000	\$666,000	-1.7%	-2.2%
MERNDA*	\$435,500	\$425,000	2.5%	16.9%
MIDDLE PARK*	\$811,500	\$842,500	-3.7%	-15.5%
MILDURA	\$351,000	\$336,250	4.4%	15.7%
MILL PARK*	\$542,250	\$499,750	8.5%	20.1%
MITCHAM*	\$690,000	\$680,000	1.5%	5.7%
MOE*	\$321,500	\$290,500	10.7%	17.1%
MONT ALBERT*	\$750,000	\$750,000	0.0%	1.0%
MONT ALBERT NORTH*	\$745,944	\$775,250	-3.8%	-3.1%
MONTMORENCY*	\$725,000	\$713,500	1.6%	4.8%
MOONEE PONDS	\$610,000	\$617,000	-1.1%	4.3%
MOORABBIN*	\$640,250	\$673,000	-4.9%	2.0%
MOOROOLBARK*	\$646,800	\$630,000	2.7%	7.4%
MOOROOPNA*	\$285,000	\$270,000	5.6%	6.5%
MORDIALLOC	\$671,500	\$662,000	1.4%	6.1%
MORNINGTON	\$700,000	\$720,000	-2.8%	1.4%
MORWELL*	\$320,500	\$315,000	1.7%	16.5%
MOUNT ELIZA*	\$765,000	\$650,000	17.7%	24.4%
MOUNT MARTHA*	\$700,000	\$710,000	-1.4%	-6.7%
MOUNT WAVERLEY*	\$802,500	\$803,500	-0.1%	3.5%
MULGRAVE*	\$658,000	\$660,000	-0.3%	-
MURRUMBEENA	\$582,000	\$610,000	-4.6%	-6.3%
NARRE WARREN*	\$547,500	\$575,000	-4.8%	7.9%
NEWCOMB*	\$497,500	\$490,000	1.5%	13.8%
NEWPORT*	\$652,500	\$655,000	-0.4%	-0.4%
NEWTOWN*	\$581,500	\$585,000	-0.6%	-1.5%
NOBLE PARK	\$567,000	\$567,500	-0.1%	7.0%
NORLANE*	\$435,000	\$420,000	3.6%	-0.2%
NORTH MELBOURNE	\$625,000	\$660,000	-5.3%	-5.4%
NORTHCOTE	\$702,085	\$705,000	-0.4%	3.0%
NOTTING HILL*	\$444,000	\$464,050	-4.3%	0.8%
NUNAWADING*	\$653,000	\$663,000	-1.5%	1.4%
OAK PARK*	\$650,000	\$648,000	0.3%	3.6%
OAKLEIGH*	\$550,000	\$549,500	0.1%	3.7%
OAKLEIGH EAST*	\$677,500	\$670,000	1.1%	7.5%
OAKLEIGH SOUTH*	\$650,000	\$652,500	-0.4%	-4.7%
OCEAN GROVE*	\$712,500	\$673,750	5.8%	22.3%
ORMOND	\$595,000	\$600,000	-0.8%	-1.7%
PAKENHAM*	\$515,000	\$510,000	1.0%	11.4%
PARKDALE	\$702,500	\$690,000	1.8%	0.2%
PARKVILLE*	\$521,000	\$521,000	0.0%	-7.0%
PASCOE VALE	\$640,000	\$640,000	0.0%	3.9%
PASCOE VALE SOUTH*	\$665,000	\$701,000	-5.1%	2.3%
PATTERSON LAKES*	\$677,000	\$705,000	-4.0%	4.0%
PAYNESVILLE*	\$352,500	\$352,500	0.0%	-10.2%
POINT COOK*	\$507,500	\$510,000	-0.5%	15.3%
PORT MELBOURNE	\$795,000	\$828,750	-4.1%	2.1%
PORTARLINGTON*	\$573,500	\$520,000	10.3%	-
PORTLAND*	\$320,000	\$280,000	14.3%	-0.8%
PRAHRAN	\$630,000	\$638,500	-1.3%	0.0%
PRESTON	\$624,000	\$619,500	0.7%	4.0%
REDAN*	\$395,000	\$386,000	2.3%	21.5%
RESERVOIR	\$620,000	\$632,000	-1.9%	1.6%
RICHMOND	\$690,000	\$709,500	-2.7%	1.8%
RINGWOOD	\$611,625	\$615,000	-0.5%	5.5%
RINGWOOD EAST	\$662,500	\$680,000	-2.6%	-0.7%
RIPPONLEA*	\$565,000	\$599,000	-5.7%	-1.3%
ROSANNA*	\$712,500	\$725,000	-1.7%	1.8%
ROSEBUD*	\$540,000	\$575,000	-6.1%	1.9%
ROWVILLE*	\$480,000	\$479,000	0.2%	-17.7%
SALE*	\$342,500	\$338,750	1.1%	7.2%
SANDRINGHAM	\$681,250	\$692,500	-1.6%	-2.0%
SEAFORD	\$610,000	\$610,000	0.0%	13.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
SEBASTOPOL*	\$397,000	\$390,000	1.8%	16.8%
SEDDON*	\$725,000	\$720,000	0.7%	13.3%
SHEPPARTON*	\$370,000	\$372,500	-0.7%	2.8%
SOMERVILLE*	\$595,000	\$595,000	0.0%	8.2%
SOUTH KINGSVILLE*	\$552,000	\$671,000	-17.7%	-
SOUTH MELBOURNE	\$620,000	\$640,000	-3.1%	-3.9%
SOUTH MORANG*	\$520,000	\$507,000	2.6%	4.8%
SOUTH YARRA	\$665,000	\$670,000	-0.7%	2.3%
SOUTHBANK	\$596,500	\$600,000	-0.6%	0.3%
SPRINGVALE*	\$616,750	\$605,000	1.9%	16.6%
ST ALBANS	\$500,000	\$500,000	0.0%	11.1%
ST KILDA	\$615,000	\$625,000	-1.6%	-2.5%
ST KILDA EAST	\$615,000	\$600,000	2.5%	0.4%
ST KILDA WEST*	\$705,000	\$715,000	-1.4%	4.3%
STRATHMORE*	\$628,500	\$667,500	-5.8%	-3.1%
SUNBURY*	\$510,000	\$509,500	0.1%	10.9%
SUNSHINE*	\$432,500	\$450,000	-3.9%	-13.8%
SUNSHINE NORTH*	\$542,500	\$542,500	0.0%	7.6%
SURREY HILLS	\$815,000	\$825,000	-1.2%	2.2%
SWAN HILL*	\$370,000	\$355,000	4.2%	-
SYDENHAM*	\$480,000	\$468,750	2.4%	8.5%
TARNEIT*	\$431,000	\$431,000	0.0%	5.6%
TEMPLESTOWE*	\$660,000	\$686,000	-3.8%	4.8%
THOMASTOWN*	\$486,000	\$512,500	-5.2%	-5.2%
THORNBURY	\$700,000	\$680,000	2.9%	8.3%
TOORAK	\$860,000	\$870,000	-1.1%	7.5%
TORQUAY*	\$720,000	\$730,000	-1.4%	0.1%
TRARALGON*	\$386,500	\$345,000	12.0%	22.7%
TRAVANCORE	\$382,250	\$380,000	0.6%	6.9%
TULLAMARINE*	\$535,000	\$538,000	-0.6%	1.4%
VERMONT*	\$642,750	\$586,000	9.7%	-8.7%
WANGARATTA*	\$352,500	\$352,000	0.1%	-0.7%
WANTIRNA*	\$627,000	\$630,000	-0.5%	-0.5%
WANTIRNA SOUTH*	\$580,000	\$570,000	1.8%	9.4%
WARRAGUL*	\$480,000	\$480,000	0.0%	6.1%
WARRNAMBOOL*	\$456,000	\$437,500	4.2%	9.9%
WENDOUREE*	\$420,000	\$410,000	2.4%	20.9%
WERRIBEE	\$460,000	\$445,000	3.4%	15.0%
WERRIBEE SOUTH*	\$427,500	\$451,250	-5.3%	-4.2%
WEST FOOTSCRAY	\$450,000	\$451,500	-0.3%	-5.1%
WEST MELBOURNE	\$625,000	\$618,750	1.0%	9.6%
WEST WODONGA*	\$449,000	\$425,000	5.6%	15.0%
WESTMEADOWS*	\$571,250	\$571,250	0.0%	13.1%
WHITTINGTON*	\$430,000	\$415,000	3.6%	13.2%
WILLIAMSTOWN*	\$610,000	\$612,500	-0.4%	-14.1%
WINDSOR	\$639,000	\$645,000	-0.9%	3.9%
WODONGA*	\$455,250	\$450,000	1.2%	15.3%
WOLLERT*	\$475,000	\$480,000	-1.0%	3.9%
WONTHAGGI*	\$425,750	\$425,750	0.0%	8.5%
YARRAVILLE	\$707,500	\$707,500	0.0%	10.7%
YARRAWONGA*	\$427,500	\$436,250	-2.0%	-

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,252,500	\$1,225,000	2.2%	8.4%
AIRPORT WEST*	\$831,000	\$830,000	0.1%	3.9%
ALPHINGTON*	\$1,170,000	\$1,170,000	0.0%	11.4%
ALTONA*	\$910,000	\$912,500	-0.3%	3.1%
ALTONA MEADOWS*	\$651,000	\$652,000	-0.2%	0.9%
ALTONA NORTH	\$835,000	\$820,000	1.8%	0.6%
ARDEER*	\$650,000	\$657,500	-1.1%	4.8%
ARMADALE*	\$1,340,000	\$1,365,000	-1.8%	-15.1%
ASCOT VALE*	\$950,000	\$953,000	-0.3%	0.5%
ASHWOOD*	\$1,050,000	\$1,050,000	0.0%	-1.2%
ASPENDALE*	\$1,300,000	\$1,025,000	26.8%	31.3%
AVONDALE HEIGHTS*	\$850,000	\$767,500	10.7%	15.6%
BALACLAVA*	\$1,085,000	\$1,025,000	5.9%	-1.6%
BALLARAT CENTRAL*	\$615,000	\$615,000	0.0%	-
BALWYN*	\$1,390,000	\$1,399,444	-0.7%	-1.6%
BALWYN NORTH*	\$1,420,000	\$1,360,000	4.4%	22.9%
BAYSWATER*	\$780,000	\$780,000	0.0%	3.7%
BAYSWATER NORTH*	\$787,000	\$775,000	1.5%	0.3%
BEAUMARIS*	\$1,425,000	\$1,425,000	0.0%	6.5%
BELL PARK*	\$669,000	\$620,000	7.9%	-
BELMONT*	\$660,000	\$650,000	1.5%	2.3%
BENTLEIGH*	\$1,040,000	\$1,186,500	-12.3%	-7.6%
BENTLEIGH EAST	\$1,190,000	\$1,190,000	0.0%	-0.8%
BERWICK*	\$775,000	\$770,000	0.6%	14.0%
BLACK ROCK*	\$1,600,000	\$1,500,000	6.7%	7.9%
BLACKBURN*	\$1,080,000	\$1,145,000	-5.7%	-1.8%
BLACKBURN NORTH*	\$1,007,500	\$984,500	2.3%	22.9%
BLACKBURN SOUTH*	\$1,055,000	\$1,074,000	-1.8%	4.5%
BONBEACH*	\$1,005,000	\$1,015,000	-1.0%	4.4%
BORONIA	\$762,500	\$783,500	-2.7%	-1.2%
BOX HILL*	\$810,000	\$810,500	-0.1%	-10.7%
BOX HILL NORTH*	\$922,500	\$950,500	-2.9%	-3.9%
BOX HILL SOUTH*	\$950,000	\$1,025,000	-7.3%	-10.4%
BRAYBROOK*	\$713,000	\$715,000	-0.3%	4.5%
BRIGHTON	\$1,750,000	\$1,835,000	-4.6%	-12.9%
BRIGHTON EAST*	\$1,350,000	\$1,400,000	-3.6%	-6.9%
BROADMEADOWS*	\$597,500	\$592,500	0.8%	8.6%
BROOKLYN*	\$755,000	\$760,000	-0.7%	3.4%
BRUNSWICK*	\$1,137,500	\$1,148,750	-1.0%	0.7%
BRUNSWICK EAST*	\$1,187,500	\$1,235,000	-3.8%	-4.4%
BRUNSWICK WEST*	\$871,000	\$940,000	-7.3%	-6.3%
BULLEEN*	\$881,500	\$932,000	-5.4%	-14.9%
BUNDOORA*	\$750,500	\$755,000	-0.6%	7.4%
BURWOOD*	\$950,500	\$964,000	-1.4%	-3.3%
BURWOOD EAST*	\$850,000	\$963,000	-11.7%	-
CAMBERWELL	\$1,347,500	\$1,367,500	-1.5%	-2.1%
CANADIAN*	\$507,250	\$507,250	0.0%	22.2%
CANTERBURY*	\$1,669,500	\$1,680,000	-0.6%	-
CAPEL SOUND*	\$675,000	\$735,000	-8.2%	-9.5%
CARLTON*	\$1,038,750	\$1,105,000	-6.0%	2.8%
CARNEGIE	\$1,100,000	\$1,110,000	-0.9%	4.9%
CAROLINE SPRINGS*	\$585,000	\$600,000	-2.5%	-0.8%
CARRUM*	\$975,000	\$962,500	1.3%	2.6%
CARRUM DOWNS	\$690,500	\$687,500	0.4%	7.1%
CAULFIELD*	\$1,250,000	\$1,250,000	0.0%	12.6%
CAULFIELD NORTH	\$1,220,000	\$1,237,500	-1.4%	5.2%
CAULFIELD SOUTH*	\$1,226,500	\$1,240,000	-1.1%	-1.9%
CHADSTONE*	\$902,500	\$920,000	-1.9%	-3.4%
CHELSEA*	\$917,500	\$945,000	-2.9%	-6.1%
CHELtenham	\$1,005,000	\$991,000	1.4%	5.8%
CLARINDA*	\$846,500	-	-	-
CLAYTON	\$836,000	\$870,000	-3.9%	-1.8%
CLAYTON SOUTH*	\$863,500	\$893,000	-3.3%	-1.3%
CLYDE*	\$580,000	\$580,000	0.0%	0.0%
CLYDE NORTH*	\$628,000	\$628,000	0.0%	5.9%
COBURG*	\$883,750	\$886,250	-0.3%	4.0%
COBURG NORTH*	\$879,250	\$879,250	0.0%	1.9%
COLLINGWOOD*	\$1,487,500	\$1,600,000	-7.0%	-5.6%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CRAIGIEBURN*	\$545,000	\$545,000	0.0%	6.9%
CRANBOURNE*	\$619,000	\$629,000	-1.6%	6.6%
CRANBOURNE EAST*	\$589,250	\$585,000	0.7%	-
CRANBOURNE NORTH*	\$599,000	\$599,500	-0.1%	-
CRANBOURNE WEST*	\$608,500	\$596,500	2.0%	6.4%
CROYDON	\$788,000	\$789,000	-0.1%	3.0%
CROYDON NORTH*	\$787,500	\$792,500	-0.6%	1.3%
DANDENONG	\$625,000	\$635,000	-1.6%	3.5%
DANDENONG NORTH*	\$673,500	\$685,500	-1.8%	5.2%
DEANSIDE*	\$550,000	\$557,500	-1.3%	-0.7%
DEER PARK*	\$615,000	\$615,000	0.0%	16.0%
DIAMOND CREEK*	\$790,000	\$780,000	1.3%	-1.3%
DINGLEY VILLAGE*	\$956,000	\$950,000	0.6%	11.2%
DOCKLANDS*	\$1,187,500	\$1,260,000	-5.8%	-5.0%
DONCASTER	\$920,000	\$950,000	-3.2%	0.5%
DONCASTER EAST	\$926,900	\$967,250	-4.2%	-12.2%
DONVALE*	\$980,000	\$975,000	0.5%	7.4%
DOVETON*	\$643,500	\$640,000	0.5%	4.6%
DROMANA*	\$837,500	\$830,000	0.9%	-0.2%
DRYSDALE*	\$587,500	\$597,500	-1.7%	-
EAST MELBOURNE*	\$1,830,000	\$1,705,000	7.3%	21.8%
EDITHVALE*	\$975,000	\$1,073,750	-9.2%	0.5%
ELSTERNWICK*	\$1,299,000	\$1,299,000	0.0%	9.2%
ELTHAM*	\$860,000	\$860,000	0.0%	2.4%
ELWOOD*	\$1,371,000	\$1,411,500	-2.9%	14.3%
ENDEAVOUR HILLS*	\$710,500	\$705,000	0.8%	1.2%
EPPING	\$616,500	\$600,125	2.7%	8.2%
ESSENDON*	\$930,000	\$915,000	1.6%	4.7%
FAWKNER*	\$677,500	\$710,000	-4.6%	-1.8%
FERNTREE GULLY*	\$760,000	\$762,000	-0.3%	3.1%
FITZROY*	\$1,607,500	\$1,567,500	2.6%	-0.8%
FITZROY NORTH*	\$1,225,000	\$1,250,000	-2.0%	-6.7%
FLEMINGTON*	\$1,230,000	\$915,000	34.4%	34.8%
FOOTSCRAY*	\$840,000	\$820,000	2.4%	16.7%
FOREST HILL*	\$870,000	\$921,400	-5.6%	-3.9%
FRANKSTON*	\$745,000	\$737,500	1.0%	12.5%
FRANKSTON SOUTH*	\$882,000	\$875,000	0.8%	12.4%
FRASER RISE*	\$596,000	\$600,000	-0.7%	3.3%
GEELONG*	\$1,050,000	\$806,250	30.2%	35.5%
GEELONG WEST*	\$799,000	\$790,000	1.1%	-0.3%
GLEN HUNTLY*	\$950,000	\$943,000	0.7%	4.4%
GLEN IRIS*	\$1,202,500	\$1,220,000	-1.4%	-8.2%
GLEN WAVERLEY*	\$1,083,750	\$1,115,000	-2.8%	1.8%
GLENROY	\$735,000	\$739,500	-0.6%	5.2%
GREENSBOROUGH*	\$803,500	\$829,000	-3.1%	-1.4%
HADFIELD*	\$718,500	\$711,000	1.1%	1.2%
HALLAM*	\$652,500	\$650,000	0.4%	6.1%
HAMLYN HEIGHTS*	\$732,500	-	-	15.8%
HAMPTON	\$1,370,000	\$1,385,500	-1.1%	-10.9%
HAMPTON EAST*	\$1,230,500	\$1,235,000	-0.4%	0.4%
HAMPTON PARK*	\$622,500	\$618,500	0.6%	4.1%
HAWTHORN*	\$1,317,500	\$1,262,500	4.4%	-4.6%
HAWTHORN EAST*	\$1,350,000	\$1,350,000	0.0%	7.4%
HEALESVILLE*	\$685,000	\$675,000	1.5%	3.0%
HEATHMONT*	\$832,500	\$895,000	-7.0%	-2.1%
HEIDELBERG*	\$908,000	\$874,000	3.9%	2.0%
HEIDELBERG HEIGHTS*	\$820,000	\$815,500	0.6%	1.9%
HEIDELBERG WEST*	\$750,000	\$750,000	0.0%	-2.1%
HIGHETT	\$1,145,000	\$1,200,000	-4.6%	-1.3%
HIGHTON*	\$630,000	\$630,000	0.0%	-4.8%
HILLSIDE*	\$620,000	\$620,000	0.0%	4.7%
HOPPERS CROSSING*	\$567,000	\$530,500	6.9%	14.0%
HORSHAM*	\$532,500	\$495,000	7.6%	15.8%
HUGHESDALE*	\$995,500	\$980,500	1.5%	3.2%
IVANHOE	\$1,100,000	\$1,100,000	0.0%	-5.5%
IVANHOE EAST*	\$1,286,500	\$1,300,000	-1.0%	1.3%
KEILOR DOWNS*	\$642,500	\$650,000	-1.2%	3.3%
KEILOR EAST*	\$815,500	\$818,000	-0.3%	3.2%
KENSINGTON*	\$1,010,000	\$1,050,000	-3.8%	16.1%
KEW	\$1,232,500	\$1,300,000	-5.2%	-5.6%
KEW EAST*	\$1,460,000	\$1,400,000	4.3%	16.3%
KEYSBOROUGH*	\$800,000	\$783,750	2.1%	11.1%
KILSYTH*	\$756,000	\$767,750	-1.5%	2.2%
KNOXFIELD*	\$801,500	\$804,000	-0.3%	-0.9%
LALOR*	\$660,000	\$657,500	0.4%	11.2%
LANGWARRIN*	\$727,500	\$725,000	0.3%	13.2%
LAVERTON*	\$600,000	\$585,000	2.6%	3.4%
LILYDALE*	\$722,500	\$730,000	-1.0%	-1.0%
LOWER PLENTY*	\$885,000	\$850,825	4.0%	7.9%
MACLEOD*	\$886,250	\$866,500	2.3%	6.5%
MAIDSTONE*	\$788,500	\$786,000	0.3%	7.4%
MALVERN*	\$1,361,000	\$1,685,000	-19.2%	-22.5%
MALVERN EAST*	\$1,086,000	\$1,199,500	-9.5%	-13.0%
MARIBYRNONG*	\$692,500	\$700,000	-1.1%	1.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MCKINNON*	\$1,103,000	\$1,121,500	-1.6%	-4.9%
MEADOW HEIGHTS*	\$582,000	\$575,000	1.2%	12.2%
MELBOURNE	\$1,090,000	\$1,100,000	-0.9%	-13.8%
MENTONE*	\$1,100,000	\$1,061,500	3.6%	3.8%
MERNDA*	\$580,000	\$587,500	-1.3%	-3.3%
MILDURA*	\$510,000	\$480,000	6.3%	20.0%
MILL PARK*	\$635,000	\$627,500	1.2%	2.8%
MITCHAM	\$941,000	\$941,000	0.0%	2.8%
MONT ALBERT*	\$1,243,000	\$1,243,000	0.0%	7.2%
MONT ALBERT NORTH*	\$1,048,944	\$1,085,000	-3.3%	-3.3%
MONTMORENCY*	\$859,000	\$869,500	-1.2%	2.3%
MOONEE PONDS*	\$1,050,000	\$1,120,000	-6.3%	-5.2%
MOORABBIN*	\$1,051,000	\$1,095,000	-4.0%	-4.5%
MOOROOLBARK*	\$770,000	\$770,000	0.0%	5.1%
MORDIALLOC*	\$1,000,000	\$1,010,000	-1.0%	0.8%
MORNINGTON	\$920,000	\$950,000	-3.2%	3.0%
MOUNT MARTHA*	\$860,000	\$860,000	0.0%	-0.5%
MOUNT WAVERLEY	\$1,090,000	\$1,102,000	-1.1%	0.4%
MULGRAVE*	\$848,500	\$850,000	-0.2%	1.1%
MURRUMBEENA*	\$1,124,500	\$1,109,000	1.4%	-1.5%
NARRE WARREN*	\$640,500	\$655,000	-2.2%	-1.5%
NEWPORT*	\$905,000	\$920,500	-1.7%	-1.7%
NIDDRIE*	\$840,500	\$835,000	0.7%	5.1%
NOBLE PARK	\$709,000	\$700,000	1.3%	7.4%
NORTH MELBOURNE*	\$1,075,000	\$1,070,000	0.5%	-6.9%
NORTHCOTE*	\$1,115,000	\$1,125,000	-0.9%	12.1%
NUNAWADING*	\$968,800	\$972,500	-0.4%	2.1%
OAK PARK*	\$861,000	\$865,000	-0.5%	8.3%
OAKLEIGH*	\$1,025,000	\$1,010,000	1.5%	3.2%
OAKLEIGH EAST*	\$907,000	\$914,500	-0.8%	-0.7%
OAKLEIGH SOUTH*	\$905,750	\$940,000	-3.6%	-5.2%
OCEAN GROVE*	\$868,000	\$868,000	0.0%	-4.9%
OFFICER*	\$629,000	\$629,000	0.0%	7.9%
ORMOND*	\$1,063,000	\$1,072,500	-0.9%	-6.8%
PAKENHAM	\$580,000	\$569,600	1.8%	7.4%
PARKDALE*	\$1,151,000	\$1,209,500	-4.8%	3.2%
PASCOE VALE	\$830,000	\$805,000	3.1%	3.8%
PASCOE VALE SOUTH*	\$885,000	\$855,000	3.5%	0.5%
PATTERSON LAKES*	\$865,000	\$800,000	8.1%	10.2%
POINT COOK*	\$615,000	\$610,000	0.8%	5.1%
PORT MELBOURNE*	\$1,610,000	\$1,610,000	0.0%	7.8%
PRAHRAN*	\$1,100,000	\$1,265,000	-13.0%	8.2%
PRESTON	\$887,500	\$852,500	4.1%	-0.8%
RESERVOIR	\$790,000	\$800,000	-1.3%	1.3%
RICHMOND	\$1,220,000	\$1,240,000	-1.6%	1.2%
RINGWOOD*	\$856,000	\$855,000	0.1%	5.7%
RINGWOOD EAST*	\$822,000	\$850,000	-3.3%	-0.2%
ROSANNA*	\$903,000	\$1,016,000	-11.1%	-11.6%
ROSEBUD*	\$775,000	\$780,000	-0.6%	2.6%
ROWVILLE*	\$830,000	\$835,000	-0.6%	0.1%
SAFETY BEACH*	\$829,000	\$900,000	-7.9%	0.5%
SALE*	\$517,500	\$492,500	5.1%	31.3%
SANDRINGHAM*	\$1,352,500	\$1,355,000	-0.2%	1.7%
SEAFORD	\$797,000	\$790,000	0.9%	9.2%
SEBASTOPOL*	\$467,000	\$465,000	0.4%	13.9%
SKYE*	\$631,625	\$633,750	-0.3%	8.0%
SOMERVILLE*	\$700,000	\$700,000	0.0%	0.0%
SOUTH MELBOURNE*	\$1,025,000	\$1,053,750	-2.7%	-12.8%
SOUTH MORANG*	\$611,000	\$612,000	-0.2%	5.9%
SOUTH YARRA	\$1,477,000	\$1,450,000	1.9%	9.0%
SOUTHBANK	\$931,000	\$945,000	-1.5%	-2.0%
SPRINGVALE*	\$759,000	\$782,000	-2.9%	0.1%
SPRINGVALE SOUTH*	\$740,000	\$737,500	0.3%	4.2%
ST ALBANS	\$607,000	\$600,000	1.2%	2.9%
ST KILDA*	\$1,110,000	\$1,275,000	-12.9%	0.9%
ST KILDA EAST*	\$972,500	\$972,500	0.0%	14.7%
SUNBURY*	\$570,000	\$557,000	2.3%	6.5%
SUNSHINE*	\$690,000	\$692,500	-0.4%	-
SUNSHINE NORTH*	\$720,000	\$710,000	1.4%	8.3%
SUNSHINE WEST*	\$685,000	\$675,000	1.5%	10.3%
SURREY HILLS*	\$1,303,100	\$1,329,000	-1.9%	-7.9%
SYDENHAM*	\$561,500	\$555,000	1.2%	8.0%
TARNEIT*	\$527,000	\$525,000	0.4%	6.5%
TAYLORS LAKES*	\$606,000	-	-	-
TEMPLESTOWE*	\$1,075,000	\$1,075,000	0.0%	2.9%
TEMPLESTOWE LOWER*	\$938,888	\$947,944	-1.0%	1.8%
THOMASTOWN*	\$660,000	\$635,000	3.9%	4.9%
THORNBURY*	\$1,115,000	\$1,115,000	0.0%	5.2%
TOORAK	\$1,940,000	\$1,915,000	1.3%	6.2%
TORQUAY*	\$925,000	\$880,000	5.1%	-0.5%
TRUGANINA*	\$542,000	\$536,000	1.1%	3.8%
TULLAMARINE*	\$675,000	\$685,000	-1.5%	-0.7%
VERMONT*	\$920,000	\$940,000	-2.1%	0.6%
WALLAN*	\$470,000	-	-	2.2%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
WANTIRNA*	\$729,500	\$781,000	-6.6%	-5.4%
WANTIRNA SOUTH*	\$840,000	\$840,500	-0.1%	1.1%
WERRIBEE*	\$515,000	\$525,000	-1.9%	3.0%
WEST FOOTSCRAY*	\$795,000	\$842,500	-5.6%	-0.3%
WEST MELBOURNE*	\$1,087,000	\$1,087,000	0.0%	-2.7%
WESTMEADOWS*	\$660,000	\$655,000	0.8%	-
WILLIAMSTOWN*	\$1,049,000	\$1,049,000	0.0%	0.9%
WILLIAMSTOWN NORTH*	\$850,000	\$850,000	0.0%	0.0%
WINDSOR*	\$1,210,000	\$1,155,500	4.7%	8.9%
WOLLERT*	\$560,000	\$560,000	0.0%	7.7%
YARRAVILLE*	\$930,000	\$930,000	0.0%	-3.6%

Source: REIV

Median Weekly Rents

[Summary](#)

[House by Suburb](#)

[House by Municipality](#)

[Unit By Suburb](#)

[Unit by Municipality](#)

September 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

		Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne					
	House	\$590	\$580	1.7%	1.7%
	Unit and Apartment	\$600	\$590	1.7%	5.3%
Regional Victoria					
	House	\$520	\$500	4.0%	6.1%
	Unit and Apartment	\$420	\$420	0.0%	5.0%
		Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Inner Melbourne					
	House	\$850	\$820	3.7%	6.3%
	Unit and Apartment	\$620	\$600	3.3%	4.2%
Middle Melbourne					
	House	\$640	\$625	2.4%	6.7%
	Unit and Apartment	\$600	\$595	0.8%	5.3%
Outer Melbourne					
	House	\$550	\$550	0.0%	0.0%
	Unit and Apartment	\$520	\$520	0.0%	1.0%

Source: REIV

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September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$850	\$850	0.0%	6.3%
ABERFELDIE*	\$603	\$560	7.6%	-7.3%
AINTREE	\$540	\$540	0.0%	1.9%
AIRPORT WEST	\$630	\$620	1.6%	8.6%
ALBANVALE*	\$495	\$480	3.1%	5.3%
ALBERT PARK	\$975	\$950	2.6%	10.2%
ALBION*	\$530	\$510	3.9%	15.2%
ALFREDTON	\$480	\$475	1.1%	5.5%
ALPHINGTON*	\$800	\$800	0.0%	-14.4%
ALTONA	\$650	\$650	0.0%	8.3%
ALTONA MEADOWS	\$530	\$520	1.9%	6.0%
ALTONA NORTH	\$650	\$650	0.0%	8.3%
ANGLESEA*	\$635	\$655	-3.1%	-1.6%
ARARAT	\$420	\$418	0.6%	10.5%
ARDEER*	\$500	\$500	0.0%	11.1%
ARMADALE	\$1,100	\$1,075	2.3%	15.8%
ARMSTRONG CREEK	\$550	\$550	0.0%	3.8%
ASCOT*	\$580	\$565	2.7%	5.5%
ASCOT VALE	\$770	\$730	5.5%	5.5%
ASHBURTON*	\$825	\$838	-1.5%	-1.5%
ASHWOOD*	\$680	\$680	0.0%	4.6%
ASPENDALE*	\$830	\$835	-0.6%	-7.3%
ASPENDALE GARDENS*	\$830	\$825	0.6%	18.6%
ATTWOOD*	\$550	\$560	-1.8%	-8.3%
AVONDALE HEIGHTS	\$570	\$570	0.0%	-1.7%
BACCHUS MARSH	\$490	\$485	1.0%	2.1%
BAIRNSDALE	\$480	\$480	0.0%	6.7%
BALACLAVA*	\$968	\$900	7.5%	15.2%
BALLAN*	\$515	\$490	5.1%	14.4%
BALLARAT CENTRAL	\$440	\$440	0.0%	4.8%
BALLARAT EAST	\$420	\$425	-1.2%	5.0%
BALLARAT NORTH	\$450	\$450	0.0%	7.1%
BALWYN	\$1,100	\$1,000	10.0%	15.8%
BALWYN NORTH	\$900	\$900	0.0%	5.9%
BANNOCKBURN*	\$630	\$620	1.6%	7.7%
BARANDUDA	\$650	\$650	0.0%	4.8%
BARWON HEADS*	\$970	\$990	-2.0%	-
BAYSWATER	\$650	\$630	3.2%	10.2%
BAYSWATER NORTH*	\$600	\$600	0.0%	0.0%
BEACONSFIELD*	\$595	\$590	0.8%	0.0%
BEAUMARIS	\$1,125	\$1,100	2.3%	12.5%
BEECHWORTH*	\$500	\$500	0.0%	0.0%
BELL PARK	\$510	\$500	2.0%	4.1%
BELL POST HILL	\$520	\$520	0.0%	4.0%
BELLFIELD*	\$725	\$655	10.7%	29.5%
BELMONT	\$530	\$520	1.9%	7.1%
BENALLA	\$490	\$490	0.0%	4.3%
BENDIGO	\$500	\$480	4.2%	6.4%
BENTLEIGH	\$848	\$845	0.3%	0.0%
BENTLEIGH EAST	\$780	\$790	-1.3%	3.3%
BERWICK	\$620	\$620	0.0%	0.0%
BEVERIDGE	\$470	\$473	-0.5%	-2.1%
BLACK HILL*	\$435	\$435	0.0%	3.6%
BLACK ROCK*	\$1,200	\$1,150	4.3%	12.7%
BLACKBURN	\$690	\$690	0.0%	6.2%
BLACKBURN NORTH	\$730	\$750	-2.7%	7.4%
BLACKBURN SOUTH	\$670	\$650	3.1%	4.7%
BLAIRGOWRIE*	\$750	\$728	3.1%	11.9%
BONBEACH*	\$725	\$725	0.0%	7.4%
BONNIE BROOK	\$530	\$530	0.0%	3.9%
BONSHAW	\$465	\$470	-1.1%	3.3%
BORONIA	\$610	\$610	0.0%	5.2%
BOTANIC RIDGE*	\$673	\$683	-1.5%	4.3%
BOX HILL*	\$660	\$650	1.5%	8.6%
BOX HILL NORTH	\$700	\$700	0.0%	7.7%
BOX HILL SOUTH*	\$745	\$750	-0.7%	6.4%
BRAYBROOK	\$550	\$535	2.8%	15.8%
BREAKWATER*	\$470	\$465	1.1%	-

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BRIGHTON	\$1,400	\$1,400	0.0%	0.0%
BRIGHTON EAST	\$1,050	\$1,100	-4.5%	-9.9%
BROADFORD*	\$470	\$460	2.2%	-5.1%
BROADMEADOWS	\$500	\$500	0.0%	4.2%
BROOKFIELD	\$450	\$450	0.0%	0.0%
BROOKLYN*	\$600	\$570	5.3%	8.1%
BROWN HILL*	\$440	\$440	0.0%	-4.3%
BRUNSWICK	\$800	\$795	0.6%	3.2%
BRUNSWICK EAST	\$830	\$800	3.8%	3.8%
BRUNSWICK WEST	\$778	\$775	0.3%	3.7%
BULLEEN	\$770	\$773	-0.3%	10.0%
BUNDOORA	\$600	\$600	0.0%	3.4%
BUNINYONG*	\$450	\$450	0.0%	-1.1%
BURNLEY*	\$900	\$900	0.0%	0.0%
BURNSIDE*	\$575	\$565	1.8%	4.5%
BURNSIDE HEIGHTS	\$560	\$565	-0.9%	1.8%
BURWOOD	\$725	\$725	0.0%	6.6%
BURWOOD EAST	\$663	\$690	-4.0%	1.9%
CAIRNLEA*	\$650	\$640	1.6%	1.2%
CALIFORNIA GULLY	\$490	\$480	2.1%	8.9%
CAMBERWELL	\$1,100	\$1,150	-4.3%	10.8%
CAMPBELLFIELD*	\$515	\$500	3.0%	-5.5%
CAMPBELLS CREEK*	\$600	\$595	0.8%	20.0%
CANADIAN*	\$450	\$425	5.9%	9.8%
CANTERBURY*	\$1,273	\$1,248	2.0%	6.9%
CAPE WOOLAMAI*	\$485	\$470	3.2%	5.4%
CAPEL SOUND	\$590	\$570	3.5%	7.3%
CARLTON	\$898	\$895	0.3%	19.7%
CARLTON NORTH	\$850	\$850	0.0%	3.0%
CARNEGIE	\$800	\$799	0.1%	6.7%
CAROLINE SPRINGS	\$540	\$530	1.9%	0.0%
CARRUM DOWNS	\$615	\$605	1.7%	6.0%
CASTLEMAINE*	\$550	\$545	0.9%	11.1%
CAULFIELD*	\$950	\$998	-4.8%	-20.8%
CAULFIELD NORTH	\$995	\$993	0.3%	3.6%
CAULFIELD SOUTH	\$1,000	\$980	2.0%	12.4%
CHADSTONE	\$670	\$668	0.4%	8.1%
CHARLEMONT	\$545	\$540	0.9%	4.8%
CHELSEA*	\$625	\$625	0.0%	-3.8%
CHELSEA HEIGHTS*	\$700	\$700	0.0%	3.3%
CHELTENHAM	\$770	\$770	0.0%	2.7%
CHIRNSIDE PARK	\$695	\$698	-0.4%	-0.7%
CHURCHILL	\$443	\$435	1.7%	5.4%
CLARINDA*	\$650	\$650	0.0%	0.0%
CLAYTON	\$670	\$650	3.1%	3.1%
CLAYTON SOUTH	\$650	\$650	0.0%	6.6%
CLIFTON HILL	\$865	\$850	1.8%	1.8%
CLIFTON SPRINGS	\$520	\$510	2.0%	8.3%
CLYDE	\$595	\$595	0.0%	2.6%
CLYDE NORTH	\$603	\$600	0.4%	0.4%
COBBLEBANK	\$460	\$460	0.0%	0.0%
COBRAM	\$500	\$480	4.2%	6.4%
COBURG	\$750	\$750	0.0%	4.2%
COBURG NORTH*	\$650	\$650	0.0%	0.4%
COCKATOO*	\$625	\$595	5.0%	9.6%
COLAC*	\$530	\$500	6.0%	11.6%
COLLINGWOOD	\$800	\$775	3.2%	6.0%
COOLAROO*	\$500	\$500	0.0%	4.2%
CORINELLA*	\$535	\$520	2.9%	7.5%
CORIO	\$440	\$433	1.7%	2.3%
CORONET BAY*	\$425	\$425	0.0%	-5.6%
COWES	\$500	\$500	0.0%	4.2%
CRAIGIEBURN	\$550	\$550	0.0%	0.0%
CRANBOURNE	\$550	\$550	0.0%	3.8%
CRANBOURNE EAST	\$600	\$600	0.0%	1.7%
CRANBOURNE NORTH	\$590	\$590	0.0%	1.7%
CRANBOURNE SOUTH*	\$685	\$690	-0.7%	5.4%
CRANBOURNE WEST	\$590	\$585	0.9%	0.0%
CREMORNE*	\$880	\$820	7.3%	12.1%
CRESWICK*	\$428	\$425	0.6%	1.8%
CRIB POINT*	\$593	\$560	5.8%	3.9%
CROYDON	\$650	\$650	0.0%	2.0%
CROYDON HILLS*	\$760	\$750	1.3%	2.7%
CROYDON NORTH*	\$695	\$730	-4.8%	6.1%
CROYDON SOUTH*	\$680	\$680	0.0%	13.3%
CURLEWIS	\$560	\$550	1.8%	7.7%
DALLAS	\$500	\$500	0.0%	-2.0%
DANDENONG	\$563	\$550	2.3%	7.7%
DANDENONG NORTH	\$560	\$555	0.9%	1.8%
DARLEY	\$495	\$500	-1.0%	5.3%
DAYLESFORD*	\$525	\$540	-2.8%	-0.9%
DEANSIDE	\$520	\$510	2.0%	2.0%
DEER PARK	\$500	\$500	0.0%	0.0%
DELACOMBE	\$440	\$440	0.0%	4.8%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
DELAHEY	\$500	\$500	0.0%	4.2%
DERRIMUT*	\$600	\$600	0.0%	1.7%
DIAMOND CREEK*	\$698	\$650	7.3%	7.3%
DIGGERS REST	\$520	\$518	0.5%	-1.0%
DINGLEY VILLAGE*	\$730	\$720	1.4%	8.1%
DONCASTER	\$850	\$800	6.3%	13.3%
DONCASTER EAST	\$800	\$795	0.6%	6.7%
DONNYBROOK	\$500	\$500	0.0%	0.0%
DONVALE*	\$800	\$850	-5.9%	6.7%
DOREEN	\$580	\$570	1.8%	1.8%
DOVETON	\$520	\$500	4.0%	8.3%
DROMANA	\$660	\$650	1.5%	6.5%
DROUIN	\$570	\$565	0.9%	7.5%
DRYSDALE*	\$535	\$500	7.0%	9.2%
EAGLEHAWK	\$500	\$500	0.0%	1.5%
EAGLEMONT*	\$793	\$875	-9.4%	-13.4%
EAST BAIRNSDALE*	\$450	\$465	-3.2%	-10.0%
EAST BENDIGO*	\$550	\$540	1.9%	19.6%
EAST GEELONG*	\$540	\$540	0.0%	3.8%
EAST MELBOURNE*	\$1,400	\$1,150	21.7%	27.3%
EASTWOOD*	\$545	\$550	-0.9%	0.9%
ECHUCA*	\$550	\$550	0.0%	0.0%
EDITHVALE*	\$845	\$800	5.6%	24.3%
ELSTERNWICK*	\$895	\$953	-6.0%	1.4%
ELTHAM*	\$780	\$820	-4.9%	14.7%
ELWOOD	\$1,050	\$1,050	0.0%	-2.6%
ENDEAVOUR HILLS	\$600	\$600	0.0%	3.4%
EPPING	\$550	\$550	0.0%	0.0%
EPSOM	\$550	\$550	0.0%	0.0%
ESSENDON	\$735	\$700	5.0%	5.8%
ESSENDON NORTH*	\$585	\$598	-2.1%	11.4%
ESSENDON WEST*	\$850	\$850	0.0%	-
EUROA*	\$463	\$490	-5.6%	-7.5%
EYNESBURY*	\$465	\$460	1.1%	2.2%
FAIRFIELD*	\$825	\$800	3.1%	11.5%
FAWKNER	\$573	\$575	-0.4%	1.3%
FERNTREE GULLY	\$650	\$640	1.6%	4.4%
FITZROY	\$990	\$995	-0.5%	4.2%
FITZROY NORTH	\$885	\$873	1.4%	4.1%
FLEMINGTON	\$680	\$650	4.6%	4.6%
FLINDERS*	\$855	\$800	6.9%	0.6%
FLORA HILL	\$480	\$480	0.0%	2.1%
FOOTSCRAY	\$625	\$610	2.5%	4.6%
FOREST HILL	\$650	\$650	0.0%	0.0%
FOSTER*	\$400	\$400	0.0%	2.6%
FRANKSTON	\$600	\$590	1.7%	7.1%
FRANKSTON NORTH	\$520	\$510	2.0%	5.1%
FRANKSTON SOUTH	\$750	\$708	6.0%	9.1%
FRASER RISE	\$530	\$530	0.0%	0.0%
FYANSFORD*	\$700	\$690	1.4%	10.2%
GEELONG	\$600	\$585	2.6%	8.1%
GEELONG WEST	\$560	\$555	0.9%	5.7%
GEMBROOK*	\$698	\$700	-0.4%	-
GISBORNE	\$680	\$680	0.0%	4.6%
GLADSTONE PARK	\$580	\$560	3.6%	5.5%
GLEN HUNTLY*	\$870	\$848	2.7%	7.1%
GLEN IRIS	\$1,025	\$1,050	-2.4%	7.9%
GLEN WAVERLEY	\$798	\$780	2.2%	7.0%
GLENROY	\$580	\$570	1.8%	5.5%
GOLDEN POINT	\$410	\$410	0.0%	2.5%
GOLDEN SQUARE	\$500	\$500	0.0%	5.3%
GOWANBRAE*	\$600	\$635	-5.5%	2.7%
GRANTVILLE*	\$500	\$510	-2.0%	-
GREENSBOROUGH	\$650	\$620	4.8%	4.8%
GREENVALE	\$650	\$645	0.8%	0.0%
GROVEDALE	\$545	\$530	2.8%	6.9%
HADFIELD*	\$620	\$620	0.0%	8.8%
HALLAM*	\$570	\$570	0.0%	1.8%
HAMILTON	\$395	\$390	1.3%	3.9%
HAMLIN HEIGHTS	\$530	\$528	0.5%	6.0%
HAMPTON	\$1,292	\$1,195	8.1%	15.6%
HAMPTON EAST	\$910	\$850	7.1%	1.1%
HAMPTON PARK	\$558	\$550	1.4%	5.2%
HARKNESS	\$450	\$450	0.0%	0.0%
HASTINGS*	\$550	\$550	0.0%	0.0%
HAWTHORN	\$1,000	\$995	0.5%	11.4%
HAWTHORN EAST	\$1,100	\$1,100	0.0%	11.1%
HEATHCOTE*	\$450	\$475	-5.3%	1.1%
HEATHMONT*	\$650	\$660	-1.5%	3.2%
HEIDELBERG*	\$700	\$675	3.7%	0.0%
HEIDELBERG HEIGHTS	\$580	\$580	0.0%	0.0%
HEIDELBERG WEST	\$550	\$550	0.0%	10.0%
HERNE HILL*	\$550	\$560	-1.8%	15.2%
HIGHETT	\$850	\$775	9.7%	3.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
HIGHTON	\$600	\$593	1.3%	5.3%
HILLSIDE	\$548	\$530	3.3%	7.4%
HOPPERS CROSSING	\$480	\$480	0.0%	0.0%
HORSHAM	\$450	\$450	0.0%	7.1%
HUGHESDALE*	\$700	\$810	-13.6%	2.9%
HUNTINGDALE*	\$643	\$628	2.4%	7.1%
HUNTLY	\$540	\$540	0.0%	0.0%
INVERLOCH	\$540	\$520	3.8%	8.0%
IRONBARK*	\$480	\$480	0.0%	5.5%
IRYMPLE*	\$550	\$555	-0.9%	5.8%
IVANHOE	\$783	\$775	1.0%	-1.9%
JACANA*	\$500	\$500	0.0%	3.1%
JACKASS FLAT*	\$580	\$570	1.8%	9.4%
JAN JUC*	\$860	\$750	14.7%	32.3%
KALKALLO	\$495	\$495	0.0%	-1.0%
KANGAROO FLAT	\$530	\$520	1.9%	8.2%
KEALBA*	\$500	\$500	0.0%	-7.4%
KEILOR*	\$655	\$665	-1.5%	-1.5%
KEILOR DOWNS	\$550	\$550	0.0%	0.0%
KEILOR EAST	\$605	\$630	-4.0%	0.8%
KEILOR PARK*	\$618	\$540	14.4%	8.3%
KENNINGTON	\$490	\$490	0.0%	4.3%
KENSINGTON	\$720	\$713	1.1%	3.6%
KERANG*	\$400	\$400	0.0%	-
KEW	\$1,150	\$1,100	4.5%	15.0%
KEW EAST*	\$950	\$1,000	-5.0%	-4.5%
KEYSBOROUGH	\$730	\$750	-2.7%	4.7%
KIALLA	\$605	\$600	0.8%	0.8%
KILLARA*	\$650	\$635	2.4%	4.8%
KILMORE*	\$510	\$510	0.0%	-1.0%
KILSYTH*	\$650	\$640	1.6%	4.8%
KINGS PARK*	\$500	\$500	0.0%	0.0%
KINGSBURY*	\$550	\$550	0.0%	0.0%
KINGSVILLE*	\$695	\$700	-0.7%	3.3%
KNOXFIELD	\$670	\$665	0.8%	6.3%
KOO WEE RUP*	\$625	\$625	0.0%	10.6%
KORUMBURRA*	\$500	\$510	-2.0%	1.0%
KURUNJANG	\$430	\$430	0.0%	2.4%
KYABRAM*	\$470	\$468	0.5%	4.4%
KYNETON*	\$625	\$600	4.2%	5.9%
LAKE GARDENS*	\$490	\$490	0.0%	3.2%
LAKE WENDOUREE*	\$490	\$430	14.0%	-2.0%
LAKES ENTRANCE*	\$480	\$465	3.2%	2.1%
LALOR	\$550	\$540	1.9%	5.8%
LANCEFIELD*	\$578	\$578	0.0%	-
LANGWARRIN	\$648	\$630	2.8%	2.8%
LARA	\$580	\$580	0.0%	5.5%
LAVERTON	\$480	\$460	4.3%	9.1%
LENEVA	\$620	\$620	0.0%	-1.6%
LEONGATHA*	\$490	\$480	2.1%	11.4%
LEOPOLD	\$550	\$550	0.0%	5.8%
LILYDALE	\$650	\$620	4.8%	4.8%
LONG GULLY*	\$480	\$480	0.0%	4.3%
LONGWARRY*	\$545	\$540	0.9%	10.1%
LOVELY BANKS*	\$570	\$570	0.0%	-1.7%
LUCAS	\$490	\$480	2.1%	3.2%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK	\$630	\$630	0.0%	3.3%
LYNDHURST	\$655	\$650	0.8%	0.0%
LYSTERFIELD*	\$715	\$650	10.0%	14.4%
MACEDON*	\$800	-	-	-
MACLEOD	\$625	\$623	0.4%	5.9%
MADDINGLEY	\$540	\$540	0.0%	3.8%
MAFFRA	\$450	\$450	0.0%	5.9%
MAIDEN GULLY*	\$650	\$605	7.4%	8.3%
MAIDSTONE	\$605	\$600	0.8%	3.4%
MALDON*	\$563	\$470	19.7%	25.0%
MALVERN*	\$1,175	\$1,100	6.8%	6.8%
MALVERN EAST	\$898	\$850	5.6%	8.8%
MAMBOURIN	\$460	\$460	0.0%	0.0%
MANIFOLD HEIGHTS*	\$575	\$550	4.5%	10.6%
MANOR LAKES	\$470	\$470	0.0%	-0.5%
MANSFIELD*	\$580	\$580	0.0%	-0.4%
MARIBYRNONG	\$740	\$715	3.5%	15.6%
MARONG*	\$545	\$540	0.9%	2.8%
MARSHALL*	\$525	\$520	1.0%	5.0%
MARYBOROUGH*	\$400	\$390	2.6%	5.3%
MCCRAE*	\$750	\$730	2.7%	15.4%
MCKINNON*	\$880	\$880	0.0%	-2.2%
MEADOW HEIGHTS	\$515	\$510	1.0%	3.0%
MELBOURNE*	\$700	\$685	2.2%	7.7%
MELTON	\$410	\$410	0.0%	0.6%
MELTON SOUTH	\$430	\$430	0.0%	0.0%
MELTON WEST	\$438	\$430	1.7%	1.7%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MENTONE*	\$795	\$795	0.0%	6.0%
MERBEIN*	\$440	\$450	-2.2%	-2.2%
MERENDA	\$560	\$550	1.8%	1.8%
METUNG*	\$510	\$510	0.0%	-7.3%
MICKLEHAM	\$540	\$540	0.0%	-1.8%
MIDDLE PARK*	\$1,050	\$1,000	5.0%	17.6%
MILDURA	\$510	\$500	2.0%	6.3%
MILL PARK	\$560	\$555	0.9%	1.8%
MINERS REST*	\$480	\$480	0.0%	6.7%
MITCHAM	\$688	\$670	2.6%	5.8%
MOE	\$440	\$430	2.3%	10.0%
MONT ALBERT*	\$700	\$750	-6.7%	-18.4%
MONT ALBERT NORTH*	\$778	\$775	0.3%	-0.3%
MONTMORENCY*	\$678	\$685	-1.1%	-2.9%
MONTROSE*	\$633	\$650	-2.7%	-2.7%
MOONEE PONDS	\$750	\$750	0.0%	7.1%
MOORABBIN*	\$780	\$785	-0.6%	4.0%
MOOROOLBARK	\$650	\$650	0.0%	6.1%
MOOROOPNA	\$498	\$500	-0.5%	-0.5%
MORDIALLOC*	\$775	\$750	3.3%	5.4%
MORNINGTON	\$750	\$733	2.4%	7.9%
MORWELL	\$420	\$420	0.0%	5.0%
MOUNT CLEAR*	\$440	\$445	-1.1%	2.3%
MOUNT COTTRELL*	\$550	\$550	0.0%	10.0%
MOUNT DUNEED	\$580	\$570	1.8%	5.5%
MOUNT ELIZA*	\$985	\$980	0.5%	0.5%
MOUNT EVELYN*	\$568	\$575	-1.3%	-5.4%
MOUNT HELEN*	\$460	\$460	0.0%	0.0%
MOUNT MARTHA	\$800	\$795	0.6%	5.3%
MOUNT PLEASANT*	\$430	\$430	0.0%	2.4%
MOUNT WAVERLEY	\$755	\$750	0.7%	7.9%
MULGRAVE	\$675	\$670	0.7%	3.8%
MURRUMBEENA*	\$755	\$780	-3.2%	-1.6%
NAGAMBIE*	\$480	\$490	-2.0%	-4.0%
NAR NAR GOON*	\$630	-	-	-
NAR NAR GOON NORTH*	\$583	\$580	0.4%	0.4%
NARRE WARREN	\$580	\$570	1.8%	3.6%
NARRE WARREN SOUTH	\$620	\$610	1.6%	1.6%
NEW GISBORNE*	\$650	\$650	0.0%	5.7%
NEWBOROUGH*	\$500	\$495	1.0%	6.4%
NEWCOMB	\$483	\$470	2.7%	4.9%
NEWINGTON*	\$440	\$430	2.3%	7.3%
NEWPORT	\$705	\$720	-2.1%	0.7%
NEWTOWN	\$600	\$590	1.7%	7.1%
NIDDRIE*	\$650	\$650	0.0%	-3.3%
NOBLE PARK	\$560	\$560	0.0%	1.8%
NOBLE PARK NORTH*	\$580	\$583	-0.4%	5.5%
NORLANE	\$430	\$420	2.4%	7.5%
NORTH BENDIGO	\$500	\$490	2.0%	4.2%
NORTH GEELONG*	\$510	\$490	4.1%	8.5%
NORTH MELBOURNE	\$780	\$775	0.6%	8.0%
NORTH WONTHAGGI*	\$460	\$485	-5.2%	-8.0%
NORTHCOTE	\$873	\$878	-0.6%	2.6%
NOTTING HILL*	\$633	\$655	-3.4%	9.1%
NUMURKAH*	\$460	\$480	-4.2%	-
NUNAWADING	\$670	\$660	1.5%	4.7%
OAK PARK*	\$650	\$650	0.0%	0.0%
OAKLEIGH*	\$693	\$690	0.4%	1.8%
OAKLEIGH EAST*	\$650	\$655	-0.8%	0.8%
OAKLEIGH SOUTH	\$745	\$720	3.5%	14.6%
OCEAN GROVE	\$650	\$650	0.0%	8.3%
OFFICER	\$600	\$600	0.0%	1.3%
ORMOND*	\$898	\$945	-5.0%	19.7%
PAKENHAM	\$560	\$560	0.0%	1.8%
PARKDALE*	\$810	\$800	1.3%	15.3%
PARKVILLE*	\$1,100	\$1,075	2.3%	15.8%
PASCOE VALE	\$650	\$643	1.2%	8.3%
PASCOE VALE SOUTH	\$730	\$725	0.7%	4.3%
PATTERSON LAKES*	\$930	\$750	24.0%	27.4%
PAYNESVILLE	\$500	\$500	0.0%	0.0%
POINT COOK	\$580	\$575	0.9%	3.6%
POINT LONSDALE*	\$640	\$630	1.6%	8.5%
PORT FAIRY*	\$530	\$575	-7.8%	-1.9%
PORT MELBOURNE	\$895	\$900	-0.6%	5.3%
PORTARLINGTON*	\$520	\$500	4.0%	6.1%
PORTLAND	\$495	\$475	4.2%	12.5%
PORTSEA*	\$895	\$850	5.3%	-8.2%
PRAHRAN	\$938	\$950	-1.3%	4.7%
PRESTON	\$700	\$700	0.0%	6.1%
PRINCES HILL*	\$1,100	\$1,050	4.8%	22.6%
QUARRY HILL*	\$493	\$480	2.6%	10.7%
QUEENSCLIFF*	\$600	\$600	0.0%	-
RED CLIFFS	\$450	\$450	0.0%	0.0%
REDAN	\$410	\$400	2.5%	7.9%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
RESERVOIR	\$600	\$580	3.4%	9.1%
RICHMOND	\$900	\$895	0.6%	5.9%
RIDDELLS CREEK*	\$585	\$585	0.0%	-5.6%
RINGWOOD	\$650	\$645	0.8%	8.3%
RINGWOOD EAST	\$643	\$628	2.4%	7.1%
RINGWOOD NORTH*	\$650	\$665	-2.3%	0.0%
RIPPLESIDE*	\$745	\$780	-4.5%	27.4%
ROCKBANK	\$483	\$480	0.5%	-2.5%
ROSANNA*	\$675	\$695	-2.9%	3.8%
ROSEBUD	\$560	\$570	-1.8%	1.8%
ROWVILLE	\$695	\$695	0.0%	6.9%
ROXBURGH PARK	\$555	\$550	0.9%	0.9%
RUTHERGLEN*	\$530	\$530	0.0%	-6.2%
RYE	\$650	\$620	4.8%	12.1%
SAFETY BEACH	\$750	\$750	0.0%	0.0%
SALE	\$520	\$520	0.0%	4.0%
SAN REMO*	\$560	\$580	-3.4%	-3.4%
SANDHURST*	\$785	\$770	1.9%	-1.9%
SANDRINGHAM*	\$1,350	\$1,350	0.0%	22.7%
SCORESBY*	\$650	\$620	4.8%	4.8%
SEABROOK*	\$530	\$530	0.0%	3.9%
SEAFORD	\$630	\$620	1.6%	8.2%
SEAHOLME*	\$680	\$680	0.0%	5.4%
SEBASTOPOL	\$420	\$420	0.0%	5.0%
SEDDON	\$730	\$728	0.3%	7.4%
SEYMOUR*	\$455	\$450	1.1%	7.1%
SHEPPARTON	\$495	\$500	-1.0%	3.1%
SHEPPARTON NORTH*	\$590	\$575	2.6%	-1.7%
SKYE*	\$680	\$680	0.0%	4.6%
SMYTHES CREEK*	\$468	\$460	1.6%	3.9%
SOLDIERS HILL*	\$440	\$430	2.3%	10.0%
SOMERVILLE*	\$650	\$650	0.0%	8.3%
SORRENTO*	\$825	\$750	10.0%	4.8%
SOUTH GEELONG*	\$545	\$560	-2.7%	0.9%
SOUTH KINGSVILLE*	\$695	\$700	-0.7%	0.7%
SOUTH MELBOURNE	\$838	\$820	2.1%	-1.2%
SOUTH MORANG	\$575	\$570	0.9%	0.9%
SOUTH YARRA	\$880	\$885	-0.6%	-2.2%
SPOTSWOOD*	\$685	\$680	0.7%	-0.4%
SPRING GULLY*	\$550	\$530	3.8%	14.6%
SPRINGVALE	\$600	\$600	0.0%	9.1%
SPRINGVALE SOUTH*	\$655	\$650	0.8%	10.1%
ST ALBANS	\$500	\$500	0.0%	6.4%
ST ALBANS PARK*	\$520	\$520	0.0%	10.6%
ST KILDA	\$910	\$870	4.6%	7.1%
ST KILDA EAST*	\$875	\$890	-1.7%	-2.2%
ST KILDA WEST*	\$1,100	\$1,075	2.3%	2.3%
ST LEONARDS*	\$530	\$530	0.0%	6.0%
STAWELL	\$440	\$420	4.8%	10.0%
STRATFORD*	\$540	\$540	0.0%	4.9%
STRATHDALE	\$550	\$550	0.0%	5.8%
STRATHFIELDSAYE	\$618	\$620	-0.4%	2.9%
STRATHMORE*	\$800	\$775	3.2%	14.3%
STRATHTULLOH	\$480	\$470	2.1%	1.1%
SUNBURY	\$540	\$540	0.0%	0.0%
SUNSHINE	\$550	\$520	5.8%	10.0%
SUNSHINE NORTH	\$520	\$500	4.0%	4.0%
SUNSHINE WEST	\$500	\$500	0.0%	3.1%
SURREY HILLS	\$900	\$900	0.0%	5.9%
SWAN HILL*	\$498	\$500	-0.5%	-0.5%
SYDENHAM	\$530	\$530	0.0%	3.9%
TARNEIT	\$530	\$530	0.0%	0.0%
TATURA*	\$500	\$500	0.0%	-4.8%
TAYLORS HILL	\$600	\$600	0.0%	3.9%
TAYLORS LAKES	\$600	\$580	3.4%	3.4%
TEMPLESTOWE	\$933	\$925	0.8%	6.0%
TEMPLESTOWE LOWER	\$750	\$750	0.0%	4.2%
THOMASTOWN	\$540	\$530	1.9%	3.8%
THOMSON*	\$468	\$463	1.1%	6.3%
THORNBURY	\$805	\$800	0.6%	7.3%
THORNHILL PARK	\$450	\$450	0.0%	-2.2%
TOORAK*	\$1,325	\$1,400	-5.4%	-5.4%
TOOTGAROOK*	\$578	\$593	-2.5%	5.0%
TORQUAY	\$750	\$720	4.2%	7.1%
TRAFALGAR*	\$480	\$480	0.0%	0.0%
TRARALGON	\$500	\$500	0.0%	0.0%
TRAVANCORE*	\$835	\$820	1.8%	28.5%
TRENTHAM*	\$613	\$630	-2.8%	-
TRUGANINA	\$530	\$525	1.0%	0.0%
TULLAMARINE	\$550	\$550	0.0%	3.8%
UPWEY*	\$710	\$720	-1.4%	9.2%
VENUS BAY*	\$418	\$419	-0.2%	4.5%
VERMONT	\$695	\$680	2.2%	4.5%
VERMONT SOUTH	\$750	\$750	0.0%	2.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
VIEWBANK*	\$708	\$700	1.1%	1.8%
WALLAN	\$480	\$480	0.0%	0.0%
WANDANA HEIGHTS*	\$740	\$720	2.8%	13.8%
WANDIN NORTH*	\$695	\$695	0.0%	-
WANGARATTA	\$520	\$500	4.0%	8.3%
WANTIRNA	\$670	\$680	-1.5%	3.1%
WANTIRNA SOUTH	\$695	\$690	0.7%	5.3%
WARBURTON*	\$535	\$523	2.4%	2.4%
WARRAGUL	\$590	\$580	1.7%	5.4%
WARRANWOOD*	\$850	-	-	5.6%
WARRNAMBOOL	\$600	\$600	0.0%	5.3%
WATSONIA*	\$600	\$600	0.0%	9.1%
WATSONIA NORTH*	\$625	\$620	0.8%	0.8%
WAURN PONDS*	\$600	\$600	0.0%	9.1%
WEIR VIEWS	\$470	\$460	2.2%	2.2%
WENDOUREE	\$410	\$400	2.5%	5.1%
WERRIBEE	\$470	\$460	2.2%	2.2%
WERRIBEE SOUTH*	\$563	\$580	-3.0%	0.4%
WEST FOOTSCRAY	\$610	\$610	0.0%	0.8%
WEST MELBOURNE*	\$688	\$735	-6.5%	-14.1%
WEST WODONGA	\$550	\$550	0.0%	0.0%
WESTMEADOWS	\$550	\$550	0.0%	3.8%
WHEELERS HILL	\$750	\$750	0.0%	7.1%
WHITE HILLS	\$500	\$490	2.0%	4.2%
WHITTINGTON*	\$470	\$470	0.0%	4.4%
WHITTLESEA*	\$550	\$555	-0.9%	5.8%
WILLIAMS LANDING	\$600	\$600	0.0%	1.7%
WILLIAMSTOWN	\$790	\$800	-1.3%	-1.3%
WINCHELSEA*	\$550	\$545	0.9%	10.0%
WINDSOR	\$863	\$870	-0.9%	6.5%
WINTER VALLEY	\$470	\$470	0.0%	4.4%
WODONGA	\$550	\$540	1.9%	4.8%
WOLLERT	\$580	\$580	0.0%	0.0%
WONTHAGGI*	\$520	\$470	10.6%	14.3%
WOODEND*	\$615	\$600	2.5%	-8.2%
WOODSTOCK*	\$465	\$480	-3.1%	-1.1%
WYNDHAM VALE	\$450	\$445	1.1%	0.0%
YACKANDANDAH*	\$470	-	-	-
YALLAMBIE*	\$665	\$650	2.3%	4.7%
YARRAVILLE	\$690	\$680	1.5%	3.0%
YARRAWONGA	\$550	\$560	-1.8%	0.0%
YEA*	\$490	\$470	4.3%	5.4%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$650	\$650	0.0%	0.0%
BAYSIDE	\$1,195	\$1,150	3.9%	8.6%
BOROONDARA	\$1,050	\$1,000	5.0%	10.5%
BRIMBANK	\$520	\$520	0.0%	4.0%
CARDINIA	\$580	\$580	0.0%	1.8%
CASEY	\$600	\$595	0.8%	1.7%
DAREBIN	\$700	\$690	1.4%	7.7%
FRANKSTON	\$620	\$600	3.3%	6.9%
GLEN EIRA	\$850	\$850	0.0%	2.7%
GREATER DANDENONG	\$600	\$600	0.0%	5.3%
HOBSONS BAY	\$600	\$595	0.8%	4.3%
HUME	\$545	\$540	0.9%	0.9%
KINGSTON	\$750	\$740	1.4%	7.1%
KNOX	\$650	\$650	0.0%	4.0%
MANNINGHAM	\$800	\$800	0.0%	6.7%
MARIBYRNONG	\$650	\$650	0.0%	4.8%
MAROONDAH	\$650	\$650	0.0%	3.2%
MELBOURNE	\$800	\$795	0.6%	6.7%
MELTON	\$490	\$490	0.0%	0.0%
MONASH	\$730	\$720	1.4%	5.8%
MOONEE VALLEY	\$695	\$680	2.2%	6.9%
MERRI-BEK	\$700	\$690	1.4%	4.5%
MORNINGTON PENINSULA	\$695	\$680	2.2%	6.9%
NILLUMBIK	\$700	\$695	0.7%	6.1%
PORT PHILLIP	\$920	\$900	2.2%	5.1%
STONNINGTON	\$950	\$950	0.0%	2.7%
WHITEHORSE	\$700	\$700	0.0%	4.5%
WHITTLESEA	\$550	\$550	0.0%	0.0%
WYNDHAM	\$510	\$510	0.0%	0.0%
YARRA	\$880	\$873	0.9%	3.5%
YARRA RANGES	\$650	\$650	0.0%	3.2%
ALPINE*	\$505	\$500	1.0%	5.2%
ARARAT	\$420	\$413	1.8%	10.5%
BALLARAT	\$450	\$450	0.0%	4.7%
BASS COAST	\$500	\$500	0.0%	4.2%
BAW BAW	\$580	\$570	1.8%	5.5%
BENALLA	\$490	\$490	0.0%	4.3%
CAMPASPE	\$505	\$500	1.0%	7.4%
CENTRAL GOLDFIELDS*	\$400	\$390	2.6%	5.3%
COLAC OTWAY	\$500	\$500	0.0%	0.0%
CORANGAMITE*	\$440	\$420	4.8%	4.8%
EAST GIPPSLAND	\$500	\$500	0.0%	0.0%
GANNAWARRA*	\$400	\$400	0.0%	-
GLENELG	\$500	\$475	5.3%	12.4%
GOLDEN PLAINS*	\$630	\$625	0.8%	11.5%
GREATER BENDIGO	\$520	\$520	0.0%	5.1%
GREATER GEELONG	\$550	\$540	1.9%	5.8%
GREATER SHEPPARTON	\$500	\$500	0.0%	1.0%
HEPBURN	\$510	\$510	0.0%	7.4%
HORSHAM	\$450	\$450	0.0%	7.1%
INDIGO	\$510	\$520	-1.9%	0.0%
LATROBE	\$470	\$460	2.2%	4.4%
MACEDON RANGES	\$650	\$650	0.0%	3.2%
MANSFIELD*	\$580	\$585	-0.9%	-0.4%
MILDURA	\$500	\$500	0.0%	4.2%
MITCHELL	\$480	\$480	0.0%	0.0%
MOIRA	\$530	\$525	1.0%	6.0%
MOORABOOL	\$510	\$500	2.0%	4.1%
MOUNT ALEXANDER	\$575	\$565	1.8%	15.0%
MOYNE*	\$500	\$500	0.0%	-4.3%
MURRINDINDI*	\$470	\$465	1.1%	5.6%
NORTHERN GRAMPIANS	\$440	\$420	4.8%	10.0%
PYRENEES*	\$400	\$400	0.0%	1.9%
QUEENSCLIFFE*	\$600	\$590	1.7%	9.1%
SOUTH GIPPSLAND	\$460	\$450	2.2%	7.0%
SOUTHERN GRAMPIANS	\$390	\$385	1.3%	4.0%
STRATHBOGIE*	\$465	\$480	-3.1%	-6.1%
SURF COAST	\$700	\$680	2.9%	4.1%

Municipality	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
SWAN HILL*	\$478	\$498	-4.0%	-4.5%
TOWONG*	\$450	\$410	9.8%	0.0%
WANGARATTA	\$520	\$500	4.0%	8.3%
WARRNAMBOOL	\$600	\$600	0.0%	5.3%
WELLINGTON	\$495	\$490	1.0%	3.1%
WODONGA	\$560	\$550	1.8%	1.8%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$625	\$625	0.0%	2.9%
ABERFELDIE*	\$490	\$480	2.1%	-2.0%
AINTREE*	\$498	\$480	3.6%	-0.5%
AIRPORT WEST	\$610	\$600	1.7%	10.9%
ALBERT PARK*	\$645	\$663	-2.6%	10.3%
ALBION	\$400	\$390	2.6%	0.0%
ALFREDTON*	\$375	\$365	2.7%	-1.3%
ALPHINGTON	\$650	\$640	1.6%	4.8%
ALTONA	\$525	\$520	1.0%	-6.7%
ALTONA MEADOWS	\$460	\$450	2.2%	4.5%
ALTONA NORTH	\$690	\$665	3.8%	7.0%
ARARAT*	\$350	\$350	0.0%	-12.5%
ARDEER*	\$520	\$520	0.0%	4.0%
ARMADALE	\$625	\$625	0.0%	4.2%
ASCOT VALE	\$570	\$540	5.6%	9.6%
ASHBURTON*	\$968	\$860	12.5%	27.3%
ASHWOOD	\$700	\$730	-4.1%	-1.4%
ASPENDALE*	\$680	\$690	-1.4%	-5.6%
AVONDALE HEIGHTS	\$650	\$650	0.0%	4.8%
BACCHUS MARSH*	\$450	\$450	0.0%	20.0%
BAIRNSDALE*	\$385	\$380	1.3%	4.1%
BALACLAVA	\$575	\$550	4.5%	9.5%
BALLARAT CENTRAL	\$410	\$410	0.0%	7.9%
BALLARAT EAST*	\$410	\$390	5.1%	17.1%
BALLARAT NORTH*	\$385	\$375	2.7%	6.9%
BALWYN	\$610	\$600	1.7%	1.7%
BALWYN NORTH	\$700	\$700	0.0%	0.7%
BAYSWATER	\$590	\$590	0.0%	7.3%
BAYSWATER NORTH*	\$550	\$550	0.0%	4.8%
BEACONSFIELD*	\$510	\$500	2.0%	-
BEAUMARIS	\$775	\$768	1.0%	7.6%
BELL PARK*	\$450	\$445	1.1%	0.0%
BELL POST HILL*	\$450	\$450	0.0%	0.0%
BELLFIELD*	\$645	\$650	-0.8%	-6.5%
BELMONT	\$450	\$450	0.0%	2.3%
BENALLA*	\$385	\$380	1.3%	1.3%
BENDIGO	\$430	\$430	0.0%	2.4%
BENTLEIGH	\$675	\$675	0.0%	-0.7%
BENTLEIGH EAST	\$850	\$850	0.0%	0.0%
BERWICK	\$560	\$550	1.8%	-1.8%
BLACK ROCK	\$723	\$720	0.3%	1.8%
BLACKBURN	\$585	\$580	0.9%	8.3%
BLACKBURN NORTH*	\$610	\$620	-1.6%	1.7%
BLACKBURN SOUTH*	\$658	\$650	1.2%	10.5%
BONBEACH	\$610	\$598	2.1%	9.9%
BORONIA	\$570	\$575	-0.9%	1.8%
BOX HILL	\$595	\$600	-0.8%	2.1%
BOX HILL NORTH	\$650	\$655	-0.8%	2.4%
BOX HILL SOUTH*	\$700	\$680	2.9%	16.7%
BRAYBROOK	\$600	\$580	3.4%	7.1%
BRIAR HILL*	\$580	\$590	-1.7%	13.7%
BRIGHTON	\$795	\$763	4.3%	8.9%
BRIGHTON EAST	\$885	\$850	4.1%	4.1%
BROADMEADOWS	\$500	\$500	0.0%	2.0%
BROOKLYN*	\$525	\$500	5.0%	-4.5%
BRUNSWICK	\$595	\$580	2.6%	8.2%
BRUNSWICK EAST	\$630	\$600	5.0%	6.3%
BRUNSWICK WEST	\$525	\$515	1.9%	7.1%
BULLEEN*	\$685	\$650	5.4%	-1.1%
BUNDOORA	\$525	\$520	1.0%	7.7%
BURNLEY*	\$498	\$520	-4.3%	-4.3%
BURWOOD	\$670	\$700	-4.3%	3.1%
BURWOOD EAST	\$695	\$680	2.2%	3.7%
CAIRNLEA*	\$525	\$525	0.0%	5.0%
CAMBERWELL	\$660	\$650	1.5%	1.5%
CAMPBELLFIELD*	\$420	\$440	-4.5%	-
CANADIAN*	\$400	\$393	1.9%	5.3%
CANTERBURY*	\$673	\$650	3.5%	8.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CAPEL SOUND*	\$520	\$535	-2.8%	0.0%
CARLTON	\$600	\$600	0.0%	0.0%
CARLTON NORTH	\$565	\$575	-1.7%	-2.6%
CARNEGIE	\$590	\$590	0.0%	7.3%
CAROLINE SPRINGS*	\$510	\$485	5.2%	2.0%
CARRUM*	\$663	\$635	4.3%	1.9%
CARRUM DOWNS	\$550	\$550	0.0%	2.8%
CASTLEMAINE*	\$423	\$450	-6.1%	9.7%
CAULFIELD	\$625	\$623	0.4%	5.9%
CAULFIELD EAST*	\$520	\$535	-2.8%	7.2%
CAULFIELD NORTH	\$625	\$625	0.0%	4.2%
CAULFIELD SOUTH	\$720	\$713	1.1%	14.7%
CHADSTONE	\$680	\$650	4.6%	9.7%
CHELSEA	\$570	\$555	2.7%	3.6%
CHELTENHAM	\$600	\$610	-1.6%	0.8%
CLARINDA*	\$650	\$660	-1.5%	0.0%
CLAYTON	\$610	\$605	0.8%	0.0%
CLAYTON SOUTH	\$600	\$600	0.0%	0.0%
CLIFTON HILL	\$685	\$685	0.0%	2.2%
CLYDE*	\$550	\$550	0.0%	0.0%
CLYDE NORTH	\$550	\$560	-1.8%	0.0%
COBRAM*	\$365	\$350	4.3%	10.6%
COBURG	\$600	\$600	0.0%	7.1%
COBURG NORTH	\$600	\$600	0.0%	1.7%
COLAC*	\$410	\$415	-1.2%	13.9%
COLLINGWOOD	\$710	\$700	1.4%	4.4%
CORIO*	\$350	\$350	0.0%	2.9%
COWES*	\$508	\$425	19.4%	23.8%
CRAIGIEBURN	\$470	\$470	0.0%	-2.1%
CRANBOURNE	\$495	\$480	3.1%	1.0%
CRANBOURNE EAST*	\$570	\$540	5.6%	-
CRANBOURNE NORTH*	\$505	\$505	0.0%	-1.9%
CRANBOURNE WEST*	\$535	\$540	-0.9%	-4.5%
CREMORNE	\$675	\$630	7.1%	3.8%
CROYDON	\$600	\$580	3.4%	9.1%
CROYDON NORTH*	\$625	\$620	0.8%	4.2%
CROYDON SOUTH*	\$690	\$660	4.5%	9.5%
DALLAS*	\$400	\$398	0.6%	3.9%
DANDENONG	\$495	\$490	1.0%	9.4%
DANDENONG NORTH	\$495	\$490	1.0%	0.0%
DARLEY*	\$420	\$420	0.0%	0.0%
DAYLESFORD*	\$410	\$410	0.0%	-2.4%
DEANSIDE*	\$460	\$463	-0.5%	-3.2%
DEEPPENE*	\$600	\$600	0.0%	-2.0%
DEER PARK*	\$475	\$470	1.1%	5.6%
DELAHEY*	\$455	\$450	1.1%	3.4%
DIAMOND CREEK*	\$660	-	-	13.8%
DIGGERS REST*	\$475	\$470	1.1%	-
DOCKLANDS	\$700	\$700	0.0%	2.9%
DONCASTER	\$650	\$650	0.0%	4.8%
DONCASTER EAST	\$700	\$700	0.0%	7.7%
DONNYBROOK*	\$450	\$450	0.0%	-4.3%
DONVALE*	\$630	\$620	1.6%	-3.1%
DOREEN*	\$485	\$490	-1.0%	-3.0%
DOVETON	\$545	\$548	-0.5%	2.8%
DROMANA*	\$620	\$620	0.0%	5.1%
DROUIN*	\$450	\$450	0.0%	5.9%
EAGLEHAWK*	\$410	\$420	-2.4%	14.7%
EAGLEMONT*	\$555	\$578	-3.9%	0.9%
EAST BENDIGO*	\$400	\$400	0.0%	-
EAST GEELONG*	\$495	\$525	-5.7%	4.2%
EAST MELBOURNE	\$650	\$650	0.0%	0.0%
ECHUCA*	\$455	\$450	1.1%	8.3%
EDITHVALE	\$608	\$580	4.7%	-0.4%
ELSTERNWICK	\$595	\$595	0.0%	3.5%
ELTHAM*	\$680	\$660	3.0%	11.5%
ELWOOD	\$600	\$600	0.0%	5.3%
ENDEAVOUR HILLS*	\$600	\$580	3.4%	9.1%
EPPING	\$490	\$490	0.0%	2.6%
ESSENDON	\$520	\$520	0.0%	0.0%
ESSENDON NORTH	\$523	\$515	1.5%	4.5%
ESSENDON WEST*	\$800	\$800	0.0%	10.3%
EUMEMMERRING*	\$565	\$560	0.9%	10.8%
FAIRFIELD	\$498	\$485	2.6%	7.0%
FAWKNER	\$550	\$550	0.0%	5.8%
FERNTREE GULLY	\$590	\$580	1.7%	2.6%
FITZROY	\$700	\$675	3.7%	7.7%
FITZROY NORTH	\$625	\$620	0.8%	5.9%
FLEMINGTON	\$540	\$525	2.9%	17.4%
FLORA HILL*	\$395	\$400	-1.3%	-6.0%
FOOTSCRAY	\$550	\$550	0.0%	5.8%
FOREST HILL*	\$600	\$580	3.4%	9.1%
FRANKSTON	\$480	\$480	0.0%	4.3%
FRANKSTON NORTH*	\$510	\$503	1.5%	7.4%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
FRANKSTON SOUTH*	\$640	\$570	12.3%	21.9%
FRASER RISE*	\$488	\$480	1.6%	3.7%
GARDENVALE*	\$450	\$430	4.7%	9.8%
GEELONG	\$520	\$520	0.0%	4.0%
GEELONG WEST	\$500	\$470	6.4%	13.0%
GISBORNE*	\$520	\$498	4.5%	7.2%
GLADSTONE PARK*	\$525	\$548	-4.1%	-
GLEN HUNTLY	\$570	\$550	3.6%	14.0%
GLEN IRIS	\$585	\$600	-2.5%	0.9%
GLEN WAVERLEY	\$750	\$725	3.4%	8.3%
GLENROY	\$550	\$540	1.9%	5.8%
GOLDEN POINT*	\$360	\$385	-6.5%	-7.1%
GOLDEN SQUARE*	\$440	\$440	0.0%	4.8%
GREENSBOROUGH	\$550	\$570	-3.5%	4.8%
GREENVALE*	\$580	\$555	4.5%	5.5%
GROVEDALE*	\$448	\$450	-0.6%	1.7%
HADFIELD	\$550	\$550	0.0%	3.8%
HALLAM*	\$530	\$505	5.0%	6.0%
HAMILTON*	\$350	\$355	-1.4%	3.7%
HAMLYN HEIGHTS*	\$440	\$420	4.8%	0.0%
HAMPTON	\$750	\$740	1.4%	7.9%
HAMPTON EAST	\$700	\$725	-3.4%	17.6%
HAMPTON PARK*	\$520	\$528	-1.4%	4.0%
HARKNESS*	\$395	-	-	-1.3%
HASTINGS*	\$450	\$450	0.0%	7.1%
HAWTHORN	\$575	\$575	0.0%	4.5%
HAWTHORN EAST	\$600	\$595	0.8%	9.1%
HEATHMONT*	\$575	\$573	0.4%	4.5%
HEIDELBERG	\$580	\$575	0.9%	9.4%
HEIDELBERG HEIGHTS	\$650	\$650	0.0%	10.6%
HEIDELBERG WEST	\$610	\$600	1.7%	5.2%
HERNE HILL*	\$370	\$370	0.0%	-0.7%
HIGHETT	\$625	\$625	0.0%	4.2%
HIGHTON	\$475	\$478	-0.5%	5.6%
HILLSIDE*	\$450	\$450	0.0%	0.0%
HOPPERS CROSSING	\$395	\$395	0.0%	-3.7%
HORSHAM*	\$350	\$340	2.9%	7.7%
HUGHESDALE	\$620	\$600	3.3%	5.1%
HUNTINGDALE*	\$595	\$535	11.2%	27.3%
INVERLOCH*	\$515	\$490	5.1%	18.4%
IVANHOE	\$600	\$598	0.4%	3.9%
IVANHOE EAST*	\$580	\$580	0.0%	-6.5%
JACANA*	\$510	\$525	-2.9%	-
KALKALLO	\$450	\$450	0.0%	0.0%
KANGAROO FLAT*	\$430	\$400	7.5%	13.2%
KEILOR DOWNS*	\$510	\$505	1.0%	2.0%
KEILOR EAST	\$680	\$673	1.1%	7.1%
KENNINGTON*	\$430	\$430	0.0%	17.0%
KENSINGTON	\$580	\$550	5.5%	5.5%
KEW	\$630	\$640	-1.6%	1.6%
KEW EAST*	\$638	\$613	4.1%	9.9%
KEYSBOROUGH	\$680	\$680	0.0%	4.6%
KILSYTH	\$620	\$590	5.1%	12.7%
KINGSBURY*	\$485	\$505	-4.0%	3.2%
KINGSVILLE	\$430	\$420	2.4%	2.4%
KNOXFIELD*	\$640	\$640	0.0%	4.9%
KOOYONG*	\$795	\$825	-3.6%	6.0%
KYABRAM*	\$400	-	-	8.1%
LAKE WENDOUREE*	\$430	\$430	0.0%	10.3%
LAKES ENTRANCE*	\$353	\$345	2.2%	6.8%
LALOR	\$500	\$500	0.0%	0.5%
LANGWARRIN*	\$545	\$543	0.5%	-2.7%
LARA*	\$500	\$480	4.2%	11.1%
LAVERTON*	\$500	\$490	2.0%	-2.0%
LEOPOLD*	\$500	-	-	19.0%
LILYDALE	\$550	\$550	0.0%	0.0%
LOWER PLENTY*	\$500	\$495	1.0%	7.0%
MACLEOD	\$605	\$590	2.5%	16.3%
MAFFRA*	\$365	\$368	-0.7%	7.4%
MAIDSTONE	\$585	\$583	0.4%	6.4%
MALVERN	\$595	\$585	1.7%	3.5%
MALVERN EAST	\$600	\$600	0.0%	2.6%
MANIFOLD HEIGHTS*	\$423	\$420	0.6%	15.8%
MANOR LAKES*	\$450	\$458	-1.6%	-
MARIBYRNONG	\$530	\$540	-1.9%	6.0%
MARYBOROUGH*	\$355	\$360	-1.4%	7.6%
MCCRAE*	\$598	\$598	0.0%	-10.8%
MCKINNON	\$823	\$845	-2.7%	15.8%
MEADOW HEIGHTS*	\$500	\$500	0.0%	0.0%
MELBOURNE	\$680	\$675	0.7%	4.6%
MELTON*	\$395	\$390	1.3%	2.6%
MELTON SOUTH*	\$385	\$370	4.1%	3.4%
MENTONE	\$580	\$550	5.5%	10.5%
MERNDA*	\$510	\$500	2.0%	6.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MICKLEHAM	\$490	\$490	0.0%	2.1%
MIDDLE PARK*	\$670	\$650	3.1%	17.5%
MILDURA	\$380	\$380	0.0%	0.0%
MILL PARK	\$500	\$500	0.0%	0.0%
MITCHAM	\$600	\$600	0.0%	5.3%
MOE*	\$300	\$290	3.4%	7.1%
MONT ALBERT	\$650	\$650	0.0%	9.2%
MONT ALBERT NORTH*	\$750	\$795	-5.7%	-1.6%
MONTMORENCY*	\$570	\$550	3.6%	-3.8%
MOONEE PONDS	\$575	\$570	0.9%	2.7%
MOORABBIN	\$650	\$650	0.0%	3.2%
MOOROOLBARK	\$600	\$600	0.0%	9.1%
MOOROOPNA*	\$350	\$350	0.0%	-2.8%
MORDIALLOC	\$623	\$600	3.8%	7.3%
MORNINGTON	\$600	\$595	0.8%	7.1%
MORWELL*	\$320	\$320	0.0%	4.9%
MOUNT ELIZA*	\$675	\$575	17.4%	29.8%
MOUNT MARTHA*	\$620	\$630	-1.6%	0.0%
MOUNT PLEASANT*	\$400	\$358	11.9%	11.1%
MOUNT WAVERLEY	\$750	\$728	3.1%	4.2%
MULGRAVE	\$660	\$650	1.5%	6.5%
MURRUMBEENA	\$500	\$500	0.0%	1.5%
NARRE WARREN*	\$550	\$535	2.8%	1.9%
NARRE WARREN SOUTH*	\$570	-	-	-
NEWCOMB*	\$380	\$380	0.0%	-2.6%
NEWPORT	\$640	\$630	1.6%	7.6%
NEWTOWN	\$500	\$463	8.1%	11.1%
NIDDRIE	\$645	\$633	2.0%	-0.8%
NOBLE PARK	\$520	\$520	0.0%	2.0%
NORLANE*	\$420	\$425	-1.2%	5.0%
NORTH BENDIGO*	\$450	\$470	-4.3%	2.3%
NORTH GEELONG*	\$420	\$420	0.0%	3.7%
NORTH MELBOURNE	\$615	\$600	2.5%	10.8%
NORTHCOTE	\$600	\$575	4.3%	9.1%
NOTTING HILL	\$543	\$550	-1.4%	-1.4%
NUMURKAH*	\$380	\$370	2.7%	11.8%
NUNAWADING	\$595	\$620	-4.0%	4.4%
OAK PARK	\$580	\$560	3.6%	11.5%
OAKLEIGH	\$650	\$623	4.4%	8.3%
OAKLEIGH EAST	\$670	\$680	-1.5%	4.7%
OAKLEIGH SOUTH	\$600	\$600	0.0%	-4.0%
OCEAN GROVE*	\$570	\$550	3.6%	7.5%
OFFICER	\$558	\$550	1.4%	3.2%
ORMOND	\$560	\$550	1.8%	7.2%
PAKENHAM	\$500	\$500	0.0%	2.0%
PARKDALE	\$575	\$560	2.7%	4.5%
PARKVILLE	\$568	\$550	3.2%	3.2%
PASCOE VALE	\$550	\$550	0.0%	1.9%
PASCOE VALE SOUTH*	\$550	\$550	0.0%	3.8%
PATTERSON LAKES*	\$638	\$588	8.5%	9.9%
PAYNESVILLE*	\$360	\$380	-5.3%	-8.9%
POINT COOK	\$530	\$520	1.9%	3.9%
PORT MELBOURNE	\$700	\$690	1.4%	1.4%
PORTLAND*	\$440	\$425	3.5%	10.0%
PRAHRAN	\$610	\$595	2.5%	4.3%
PRESTON	\$600	\$580	3.4%	9.1%
PRINCES HILL*	\$575	\$563	2.2%	4.5%
REDAN*	\$380	\$380	0.0%	5.6%
RESERVOIR	\$540	\$535	0.9%	2.9%
RICHMOND	\$620	\$600	3.3%	3.3%
RIDDELLS CREEK*	\$520	\$520	0.0%	-
RINGWOOD	\$560	\$550	1.8%	7.7%
RINGWOOD EAST	\$580	\$560	3.6%	6.4%
RINGWOOD NORTH*	\$550	\$550	0.0%	-
RIPPLESIDE*	\$600	\$600	0.0%	3.4%
RIPPONLEA*	\$550	\$540	1.9%	6.3%
ROSANNA	\$630	\$615	2.4%	14.5%
ROSEBUD*	\$590	\$600	-1.7%	-1.6%
ROWVILLE*	\$630	\$630	0.0%	5.0%
ROXBURGH PARK*	\$503	\$500	0.6%	0.6%
RYE*	\$565	-	-	17.1%
SAFETY BEACH	\$695	\$695	0.0%	4.9%
SALE	\$390	\$400	-2.5%	1.3%
SANDRINGHAM	\$635	\$628	1.2%	5.8%
SCORESBY*	\$595	\$590	0.8%	-8.5%
SEAFORD	\$550	\$550	0.0%	4.8%
SEBASTOPOL	\$380	\$370	2.7%	8.6%
SEDDON*	\$513	\$513	0.0%	-7.7%
SEYMOUR*	\$350	\$350	0.0%	0.0%
SHEPPARTON	\$395	\$400	-1.3%	-1.3%
SOMERVILLE*	\$500	\$530	-5.7%	-
SOUTH GEELONG*	\$500	-	-	31.6%
SOUTH KINGSVILLE*	\$550	\$555	-0.9%	-4.8%
SOUTH MELBOURNE	\$653	\$650	0.4%	4.4%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
SOUTH MORANG	\$525	\$520	1.0%	1.0%
SOUTH YARRA	\$625	\$620	0.8%	4.2%
SOUTHBANK	\$700	\$700	0.0%	2.2%
SPOTSWOOD	\$603	\$600	0.4%	1.7%
SPRINGVALE	\$565	\$560	0.9%	2.7%
SPRINGVALE SOUTH*	\$565	\$550	2.7%	6.6%
ST ALBANS	\$450	\$450	0.0%	0.0%
ST KILDA	\$550	\$550	0.0%	3.8%
ST KILDA EAST	\$550	\$550	0.0%	3.8%
ST KILDA WEST	\$570	\$570	0.0%	14.0%
STAWELL*	\$265	\$243	9.3%	17.8%
STRATHDALE*	\$450	\$440	2.3%	21.6%
STRATHMORE	\$650	\$628	3.6%	8.3%
STRATHTULLOH*	\$420	\$410	2.4%	-
SUNBURY	\$460	\$465	-1.1%	-2.1%
SUNSHINE	\$475	\$460	3.3%	-1.0%
SUNSHINE NORTH	\$550	\$530	3.8%	0.0%
SUNSHINE WEST	\$518	\$500	3.5%	3.5%
SURREY HILLS	\$630	\$625	0.8%	7.7%
SWAN HILL*	\$370	\$365	1.4%	-5.1%
SYDENHAM	\$470	\$468	0.5%	2.2%
TARNEIT	\$460	\$460	0.0%	-2.1%
TATURA*	\$370	\$350	5.7%	13.8%
TEMPLESTOWE	\$700	\$670	4.5%	12.9%
TEMPLESTOWE LOWER	\$695	\$690	0.7%	-0.7%
THOMASTOWN	\$500	\$495	1.0%	4.2%
THORNBURY	\$540	\$520	3.8%	9.1%
THORNHILL PARK*	\$420	-	-	-1.8%
TOORAK	\$650	\$625	4.0%	0.8%
TORQUAY	\$650	\$640	1.6%	8.3%
TRARALGON	\$380	\$365	4.1%	8.6%
TRAVANCORE	\$530	\$525	1.0%	6.0%
TRUGANINA	\$460	\$460	0.0%	-2.1%
TULLAMARINE	\$550	\$550	0.0%	5.8%
VERMONT*	\$593	\$590	0.4%	-6.0%
VERMONT SOUTH*	\$650	\$650	0.0%	-1.5%
VIEWBANK*	\$655	\$600	9.2%	18.0%
WALLAN*	\$420	\$420	0.0%	0.6%
WANGARATTA	\$390	\$380	2.6%	5.4%
WANTIRNA*	\$630	\$630	0.0%	8.6%
WANTIRNA SOUTH	\$630	\$630	0.0%	6.8%
WARRAGUL*	\$445	\$425	4.7%	8.5%
WARRNAMBOOL	\$465	\$450	3.3%	3.3%
WATSONIA*	\$600	\$580	3.4%	11.1%
WAURN PONDS*	\$450	-	-	-
WENDOUREE*	\$330	\$320	3.1%	8.2%
WERRIBEE	\$420	\$420	0.0%	0.0%
WERRIBEE SOUTH*	\$453	\$460	-1.6%	-1.6%
WEST FOOTSCRAY	\$470	\$450	4.4%	2.2%
WEST MELBOURNE	\$650	\$640	1.6%	8.3%
WEST WODONGA	\$440	\$440	0.0%	6.0%
WESTMEADOWS*	\$548	\$520	5.3%	9.5%
WHEELERS HILL*	\$735	\$730	0.7%	15.7%
WHITTINGTON*	\$425	\$430	-1.2%	3.7%
WILLIAMS LANDING*	\$510	\$500	2.0%	2.0%
WILLIAMSTOWN	\$550	\$550	0.0%	4.8%
WILLIAMSTOWN NORTH*	\$710	\$730	-2.7%	43.4%
WINDSOR	\$550	\$550	0.0%	3.8%
WODONGA	\$430	\$425	1.2%	10.3%
WOLLERT	\$500	\$500	0.0%	-3.8%
WYNDHAM VALE	\$413	\$405	1.9%	-8.3%
YARRAVILLE	\$600	\$600	0.0%	5.3%
YARRAWONGA*	\$430	\$405	6.2%	10.3%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BANYULE	\$600	\$595	0.8%	7.1%
BAYSIDE	\$720	\$700	2.9%	4.0%
BOROONDARA	\$615	\$615	0.0%	4.2%
BRIMBANK	\$480	\$470	2.1%	2.1%
CARDINIA	\$520	\$510	2.0%	4.0%
CASEY	\$550	\$543	1.4%	3.8%
DAREBIN	\$550	\$550	0.0%	3.8%
FRANKSTON	\$520	\$510	2.0%	4.0%
GLEN EIRA	\$620	\$600	3.3%	6.0%
GREATER DANDENONG	\$520	\$510	2.0%	4.0%
HOBSONS BAY	\$575	\$580	-0.9%	4.5%
HUME	\$485	\$485	0.0%	0.0%
KINGSTON	\$600	\$597	0.5%	5.3%
KNOX	\$600	\$600	0.0%	3.4%
MANNINGHAM	\$660	\$650	1.5%	5.6%
MARIBYRNONG	\$550	\$550	0.0%	5.8%
MAROONDAH	\$570	\$555	2.7%	7.5%
MELBOURNE	\$650	\$650	0.0%	3.2%
MELTON	\$450	\$450	0.0%	-2.2%
MONASH	\$650	\$650	0.0%	3.2%
MOONEE VALLEY	\$550	\$550	0.0%	1.9%
MERRI-BEK	\$570	\$560	1.8%	7.5%
MORNINGTON PENINSULA	\$600	\$595	0.8%	4.3%
NILLUMBIK	\$630	\$630	0.0%	8.6%
PORT PHILLIP	\$600	\$595	0.8%	5.3%
STONNINGTON	\$625	\$613	2.0%	4.2%
WHITEHORSE	\$620	\$620	0.0%	4.2%
WHITTLESEA	\$500	\$500	0.0%	0.0%
WYNDHAM	\$450	\$450	0.0%	0.0%
YARRA	\$650	\$645	0.8%	4.0%
YARRA RANGES	\$575	\$570	0.9%	4.5%
ARARAT*	\$350	\$350	0.0%	-12.5%
BALLARAT	\$380	\$375	1.3%	5.6%
BASS COAST	\$460	\$430	7.0%	9.5%
BAW BAW	\$450	\$450	0.0%	7.8%
BENALLA*	\$390	\$385	1.3%	5.4%
CAMPASPE*	\$450	\$450	0.0%	18.4%
COLAC OTWAY*	\$410	\$420	-2.4%	2.5%
CORANGAMITE*	\$340	\$350	-2.9%	-
EAST GIPPSLAND	\$380	\$388	-1.9%	0.0%
GLENELG*	\$435	\$400	8.7%	24.3%
GREATER BENDIGO	\$430	\$425	1.2%	7.5%
GREATER GEELONG	\$470	\$460	2.2%	4.4%
GREATER SHEPPARTON	\$380	\$390	-2.6%	0.0%
HEPBURN*	\$410	\$410	0.0%	-2.4%
HORSHAM*	\$350	\$340	2.9%	14.8%
LATROBE	\$350	\$350	0.0%	6.1%
MACEDON RANGES	\$495	\$490	1.0%	2.1%
MILDURA	\$365	\$380	-3.9%	-3.9%
MITCHELL*	\$425	\$420	1.2%	1.2%
MOIRA	\$380	\$380	0.0%	0.0%
MOORABOOL*	\$450	\$450	0.0%	9.8%
MOUNT ALEXANDER*	\$450	\$450	0.0%	16.9%
MOYNE*	\$440	\$440	0.0%	-1.1%
NORTHERN GRAMPIANS*	\$280	\$265	5.7%	7.7%
SOUTH GIPPSLAND*	\$380	\$380	0.0%	0.0%
SOUTHERN GRAMPIANS*	\$355	\$358	-0.7%	0.0%
STRATHBOGIE*	\$360	\$350	2.9%	-
SURF COAST	\$633	\$600	5.4%	9.1%
SWAN HILL*	\$370	\$365	1.4%	-5.1%
WANGARATTA	\$388	\$380	2.0%	4.7%
WARRNAMBOOL	\$465	\$450	3.3%	3.3%
WELLINGTON	\$390	\$395	-1.3%	2.6%
WODONGA	\$440	\$440	0.0%	10.0%

Source: REIV

Median Weekly Rents by Bedroom

Summary

House by Suburb

2 Bedroom House

3 Bedroom House

4 Bedroom House

Unit by Suburb

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

September Quarter 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

	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Metropolitan Melbourne				
2-Bedroom House	\$615	\$600	2.5%	6.0%
3-Bedroom House	\$570	\$560	1.8%	3.6%
4-Bedroom House	\$600	\$600	0.0%	0.0%
1-Bedroom Unit	\$500	\$500	0.0%	4.2%
2-Bedroom Unit	\$610	\$600	1.7%	5.2%
3-Bedroom Unit	\$700	\$695	0.7%	2.9%
Regional Victoria				
2-Bedroom House	\$420	\$410	2.4%	5.0%
3-Bedroom House	\$490	\$480	2.1%	4.3%
4-Bedroom House	\$570	\$560	1.8%	3.6%
1-Bedroom Unit	\$325	\$320	1.6%	4.8%
2-Bedroom Unit	\$410	\$400	2.5%	5.1%
3-Bedroom Unit	\$500	\$500	0.0%	4.2%
	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
Inner Melbourne				
2-Bedroom House	\$720	\$700	2.9%	4.3%
3-Bedroom House	\$875	\$850	2.9%	4.2%
4-Bedroom House	\$1,170	\$1,150	1.7%	6.4%
1-Bedroom Unit	\$520	\$500	4.0%	5.1%
2-Bedroom Unit	\$665	\$650	2.3%	3.9%
3-Bedroom Unit	\$900	\$900	0.1%	5.9%
Middle Melbourne				
2-Bedroom House	\$530	\$523	1.4%	6.0%
3-Bedroom House	\$600	\$585	2.6%	5.3%
4-Bedroom House	\$800	\$780	2.6%	6.7%
1-Bedroom Unit	\$450	\$445	1.1%	4.7%
2-Bedroom Unit	\$560	\$550	1.8%	2.8%
3-Bedroom Unit	\$690	\$680	1.5%	6.2%
Outer Melbourne				
2-Bedroom House	\$490	\$490	0.0%	4.3%
3-Bedroom House	\$530	\$530	0.0%	1.9%
4-Bedroom House	\$570	\$570	0.0%	0.0%
1-Bedroom Unit	\$380	\$380	0.0%	1.3%
2-Bedroom Unit	\$500	\$500	0.0%	2.0%
3-Bedroom Unit	\$570	\$570	0.0%	1.8%

Source: REIV

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September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$800	\$800	0.0%	7.7%
ALBERT PARK*	\$850	\$845	0.6%	13.3%
ALFREDTON*	\$400	\$383	4.6%	8.1%
ALTONA MEADOWS*	\$460	\$460	0.0%	2.2%
ALTONA NORTH*	\$570	\$555	2.7%	8.6%
ARARAT*	\$338	\$340	-0.7%	3.8%
ARMADALE*	\$900	\$880	2.3%	8.8%
ASCOT VALE*	\$650	\$650	0.0%	5.7%
BAIRNSDALE*	\$395	\$390	1.3%	0.6%
BALLARAT CENTRAL*	\$390	\$390	0.0%	5.4%
BALLARAT EAST*	\$390	\$380	2.6%	8.3%
BELMONT*	\$450	\$460	-2.2%	2.3%
BENALLA*	\$400	\$400	0.0%	5.3%
BENDIGO*	\$458	\$450	1.7%	6.4%
BENTLEIGH*	\$650	\$640	1.6%	0.0%
BERWICK*	\$515	\$510	1.0%	4.0%
BLACKBURN*	\$650	\$630	3.2%	18.2%
BORONIA*	\$560	\$550	1.8%	5.7%
BOX HILL*	\$578	\$550	5.0%	3.1%
BRAYBROOK*	\$480	\$470	2.1%	6.7%
BRIGHTON*	\$803	\$770	4.2%	2.6%
BRIGHTON EAST*	\$700	\$700	0.0%	0.7%
BROADMEADOWS*	\$470	\$455	3.3%	1.1%
BRUNSWICK	\$700	\$680	2.9%	7.7%
BRUNSWICK EAST*	\$723	\$700	3.2%	3.2%
BRUNSWICK WEST*	\$690	\$655	5.3%	15.0%
CAMBERWELL*	\$665	\$733	-9.2%	-
CAPEL SOUND*	\$505	\$500	1.0%	12.2%
CARLTON*	\$783	\$790	-0.9%	15.9%
CARLTON NORTH	\$820	\$798	2.8%	5.1%
CARNEGIE*	\$620	\$620	0.0%	3.3%
CAROLINE SPRINGS*	\$485	\$480	1.0%	4.3%
CARRUM DOWNS*	\$528	\$510	3.4%	6.0%
CASTLEMAINE*	\$488	\$485	0.5%	13.4%
CAULFIELD NORTH*	\$715	\$700	2.1%	-
CAULFIELD SOUTH*	\$650	\$650	0.0%	-4.4%
CHELSEA*	\$550	\$550	0.0%	2.3%
CLAYTON*	\$535	\$515	3.9%	7.0%
CLIFTON HILL*	\$780	\$780	0.0%	4.0%
COBURG*	\$630	\$630	0.0%	1.2%
COLLINGWOOD*	\$795	\$775	2.6%	10.4%
CORIO*	\$395	\$400	-1.3%	3.9%
COWES*	\$428	\$425	0.6%	1.8%
CRAIGIEBURN*	\$450	\$450	0.0%	0.0%
CRANBOURNE*	\$483	\$480	0.5%	4.9%
CREMORNE*	\$790	\$750	5.3%	5.3%
CROYDON*	\$550	\$560	-1.8%	5.8%
DAYLESFORD*	\$468	-	-	-1.6%
DROUIN*	\$450	\$450	0.0%	2.3%
ELSTERNWICK*	\$800	\$798	0.3%	11.5%
ELWOOD*	\$800	\$820	-2.4%	-3.6%
EPPING*	\$470	\$470	0.0%	3.9%
ESSENDON*	\$520	\$510	2.0%	4.0%
FITZROY*	\$800	\$800	0.0%	-5.9%
FITZROY NORTH	\$850	\$820	3.7%	11.8%
FLEMINGTON*	\$640	\$620	3.2%	4.1%
FLORA HILL*	\$425	\$423	0.6%	2.4%
FOOTSCRAY	\$600	\$595	0.8%	7.1%
FRANKSTON*	\$510	\$505	1.0%	4.1%
GEELONG*	\$550	\$550	0.0%	12.2%
GEELONG WEST*	\$500	\$485	3.1%	8.7%
GLEN IRIS*	\$698	\$698	0.0%	3.7%
GLEN WAVERLEY*	\$600	\$585	2.6%	5.3%
GLENROY*	\$505	\$500	1.0%	1.0%
GOLDEN POINT*	\$390	\$390	0.0%	4.0%
GOLDEN SQUARE*	\$420	\$420	0.0%	3.7%
HAMILTON*	\$350	\$350	0.0%	-
HAMLYN HEIGHTS*	\$445	\$425	4.7%	3.5%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
HAWTHORN*	\$760	\$725	4.8%	5.6%
HAWTHORN EAST*	\$695	\$750	-7.3%	-12.6%
HEIDELBERG HEIGHTS*	\$520	\$520	0.0%	4.0%
HEIDELBERG WEST*	\$510	\$500	2.0%	10.9%
HIGHETT*	\$650	\$650	0.0%	-
HOPPERS CROSSING*	\$430	\$420	2.4%	7.5%
HORSHAM*	\$360	\$360	0.0%	4.3%
KANGAROO FLAT*	\$440	\$435	1.1%	2.3%
KENNINGTON*	\$425	\$418	1.8%	8.3%
KENSINGTON	\$660	\$660	0.0%	2.3%
KEW*	\$655	\$650	0.8%	-3.0%
KYNETON*	\$510	\$510	0.0%	-
LAKES ENTRANCE*	\$378	\$370	2.0%	-
LALOR*	\$500	\$475	5.3%	8.7%
LAVERTON*	\$480	\$480	0.0%	4.3%
MAIDSTONE*	\$560	\$550	1.8%	5.7%
MALVERN*	\$750	\$750	0.0%	-4.5%
MALVERN EAST*	\$700	\$700	0.0%	3.3%
MARYBOROUGH*	\$350	-	-	-
MELBOURNE*	\$730	\$730	0.0%	2.5%
MIDDLE PARK*	\$900	\$900	0.0%	13.2%
MILDURA	\$380	\$380	0.0%	0.0%
MILL PARK*	\$480	\$470	2.1%	4.3%
MITCHAM*	\$540	\$528	2.4%	-0.9%
MOONEE PONDS*	\$675	\$675	0.0%	8.4%
MOOROOPNA*	\$400	-	-	-
MORWELL*	\$375	\$365	2.7%	10.3%
NARRE WARREN*	\$500	\$505	-1.0%	3.1%
NEWPORT*	\$598	\$600	-0.4%	3.0%
NEWTOWN*	\$535	\$490	9.2%	9.2%
NOBLE PARK*	\$500	\$500	0.0%	3.1%
NORLANE*	\$380	\$380	0.0%	2.7%
NORTH BENDIGO*	\$450	\$450	0.0%	7.1%
NORTH MELBOURNE*	\$700	\$685	2.2%	7.7%
NORTHCOTE	\$770	\$750	2.7%	8.8%
OCEAN GROVE*	\$520	\$523	-0.5%	4.0%
PAKENHAM*	\$495	\$495	0.0%	5.3%
PASCOE VALE*	\$538	\$530	1.4%	1.9%
POINT COOK*	\$480	\$475	1.1%	1.6%
PORT MELBOURNE	\$770	\$750	2.7%	6.6%
PRAHRAN	\$840	\$850	-1.2%	1.2%
PRESTON*	\$628	\$600	4.6%	12.1%
REDAN*	\$380	\$360	5.6%	7.8%
RESERVOIR	\$525	\$520	1.0%	6.1%
RICHMOND	\$800	\$780	2.6%	6.7%
RINGWOOD*	\$550	\$550	0.0%	3.8%
ROSEBUD*	\$503	\$475	5.8%	5.8%
ROXBURGH PARK*	\$450	-	-	-
RYE*	\$550	\$535	2.8%	14.6%
SALE*	\$400	\$400	0.0%	1.3%
SEAFORD*	\$520	\$520	0.0%	6.1%
SEBASTOPOL*	\$375	\$360	4.2%	7.1%
SEDDON*	\$675	\$675	0.0%	10.2%
SHEPPARTON*	\$395	\$420	-6.0%	-2.5%
SOLDIERS HILL*	\$410	\$400	2.5%	9.3%
SOUTH MELBOURNE*	\$780	\$775	0.6%	7.6%
SOUTH MORANG*	\$500	\$500	0.0%	0.0%
SOUTH YARRA	\$780	\$788	-1.0%	-1.9%
ST ALBANS*	\$395	\$420	-6.0%	-4.8%
ST KILDA*	\$850	\$800	6.3%	17.2%
ST KILDA EAST*	\$699	\$765	-8.6%	-11.8%
STAWELL*	\$378	\$360	4.9%	7.9%
STRATHDALE*	\$440	\$435	1.1%	8.6%
SUNBURY*	\$450	\$440	2.3%	2.3%
SUNSHINE*	\$470	\$470	0.0%	4.4%
SUNSHINE NORTH*	\$480	\$450	6.7%	6.7%
TARNEIT*	\$440	\$433	1.7%	1.1%
THOMASTOWN*	\$480	-	-	-
THORNBURY*	\$690	\$685	0.7%	2.2%
TOORAK*	\$770	\$705	9.2%	2.0%
TRARALGON*	\$410	\$410	0.0%	7.9%
TRUGANINA*	\$445	\$440	1.1%	-
TULLAMARINE*	\$500	\$490	2.0%	-
WANGARATTA*	\$400	\$400	0.0%	0.0%
WARRAGUL*	\$460	\$450	2.2%	10.8%
WARRNAMBOOL*	\$500	\$495	1.0%	5.3%
WENDOUREE*	\$370	\$370	0.0%	5.7%
WERRIBEE*	\$418	\$410	1.8%	1.8%
WEST FOOTSCRAY*	\$550	\$550	0.0%	4.8%
WEST MELBOURNE*	\$650	\$640	1.6%	9.2%
WHITE HILLS*	\$440	\$430	2.3%	8.6%
WILLIAMSTOWN*	\$655	\$625	4.8%	3.1%
WINDSOR*	\$800	\$770	3.9%	6.7%
WODONGA*	\$480	\$450	6.7%	14.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
WYNDHAM VALE*	\$400	\$393	1.9%	0.0%
YARRAVILLE	\$630	\$618	2.0%	6.8%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,010	\$950	6.3%	12.5%
AINTREE*	\$490	\$488	0.5%	0.5%
AIRPORT WEST*	\$650	\$630	3.2%	14.0%
ALBANVALE*	\$480	\$480	0.0%	4.3%
ALBERT PARK*	\$1,275	\$1,200	6.3%	7.1%
ALBION*	\$525	\$520	1.0%	14.1%
ALFREDTON	\$440	\$430	2.3%	4.8%
ALTONA*	\$650	\$618	5.3%	10.2%
ALTONA MEADOWS	\$530	\$520	1.9%	6.0%
ALTONA NORTH	\$630	\$630	0.0%	8.6%
ARARAT	\$410	\$395	3.8%	7.9%
ARDEER*	\$500	\$500	0.0%	11.1%
ARMADALE*	\$1,165	\$1,100	5.9%	5.9%
ARMSTRONG CREEK	\$520	\$515	1.0%	4.0%
ASCOT*	\$550	\$550	0.0%	-
ASCOT VALE	\$785	\$775	1.3%	4.7%
ASHBURTON*	\$725	\$700	3.6%	3.6%
ASHWOOD*	\$680	\$670	1.5%	7.9%
ASPENDALE*	\$700	\$725	-3.4%	-11.4%
AVONDALE HEIGHTS*	\$550	\$550	0.0%	1.9%
BACCHUS MARSH*	\$450	\$450	0.0%	-0.6%
BAIRNSDALE	\$480	\$470	2.1%	6.7%
BALACLAVA*	\$1,000	\$960	4.2%	-
BALLARAT CENTRAL	\$450	\$440	2.3%	2.3%
BALLARAT EAST	\$430	\$423	1.8%	7.5%
BALLARAT NORTH*	\$450	\$440	2.3%	9.8%
BALWYN*	\$790	\$850	-7.1%	-6.0%
BALWYN NORTH*	\$773	\$750	3.0%	11.6%
BARANDUDA*	\$580	\$590	-1.7%	5.5%
BAYSWATER*	\$650	\$610	6.6%	10.2%
BAYSWATER NORTH*	\$600	\$600	0.0%	3.0%
BEAUMARIS*	\$850	\$850	0.0%	0.0%
BEECHWORTH*	\$500	\$500	0.0%	0.0%
BELL PARK	\$505	\$495	2.0%	5.2%
BELL POST HILL	\$500	\$500	0.0%	0.0%
BELMONT	\$520	\$520	0.0%	6.1%
BENALLA	\$478	\$473	1.1%	2.1%
BENDIGO	\$500	\$500	0.0%	5.3%
BENTLEIGH*	\$780	\$768	1.6%	11.4%
BENTLEIGH EAST	\$750	\$730	2.7%	4.2%
BERWICK	\$580	\$580	0.0%	2.7%
BEVERIDGE*	\$450	\$450	0.0%	4.7%
BLACK HILL*	\$430	\$420	2.4%	2.4%
BLACK ROCK*	\$1,080	\$995	8.5%	16.8%
BLACKBURN*	\$680	\$675	0.7%	4.6%
BLACKBURN NORTH*	\$650	\$650	0.0%	7.4%
BLACKBURN SOUTH*	\$650	\$620	4.8%	3.2%
BLAIRGOWRIE*	\$700	\$650	7.7%	11.6%
BONBEACH*	\$738	\$725	1.7%	13.5%
BONNIE BROOK*	\$460	\$465	-1.1%	0.0%
BORONIA	\$600	\$600	0.0%	3.4%
BOX HILL*	\$655	\$680	-3.7%	1.9%
BOX HILL NORTH*	\$680	\$650	4.6%	4.6%
BOX HILL SOUTH*	\$720	\$725	-0.7%	6.7%
BRAYBROOK*	\$560	\$540	3.7%	16.7%
BREAKWATER*	\$470	\$465	1.1%	-
BRIGHTON	\$1,170	\$1,150	1.7%	4.0%
BRIGHTON EAST*	\$923	\$945	-2.4%	0.8%
BROADMEADOWS	\$500	\$500	0.0%	3.6%
BROOKFIELD*	\$430	\$430	0.0%	0.0%
BROOKLYN*	\$610	\$613	-0.4%	7.0%
BROWN HILL*	\$430	\$430	0.0%	0.0%
BRUNSWICK	\$890	\$880	1.1%	4.7%
BRUNSWICK EAST*	\$895	\$900	-0.6%	3.5%
BRUNSWICK WEST*	\$800	\$800	0.0%	6.7%
BULLEEN*	\$650	\$650	0.0%	8.3%
BUNDOORA	\$590	\$580	1.7%	7.3%
BUNINYONG*	\$445	\$448	-0.6%	6.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
BURNLEY*	\$975	-	-	-
BURNSIDE*	\$550	\$550	0.0%	14.0%
BURNSIDE HEIGHTS*	\$548	\$543	0.9%	5.3%
BURWOOD	\$680	\$680	0.0%	6.3%
BURWOOD EAST	\$650	\$650	0.0%	0.0%
CALIFORNIA GULLY*	\$490	\$480	2.1%	5.4%
CAMBERWELL*	\$898	\$920	-2.4%	4.4%
CAMPBELLFIELD*	\$515	\$510	1.0%	-2.8%
CANADIAN*	\$430	\$420	2.4%	4.9%
CAPE WOOLAMAI*	\$470	\$470	0.0%	2.2%
CAPEL SOUND*	\$593	\$585	1.3%	7.7%
CARLTON*	\$1,075	\$950	13.2%	23.9%
CARLTON NORTH*	\$950	\$950	0.0%	2.2%
CARNEGIE*	\$845	\$815	3.7%	12.7%
CAROLINE SPRINGS	\$520	\$520	0.0%	2.0%
CARRUM DOWNS	\$600	\$590	1.7%	7.1%
CASTLEMAINE*	\$568	\$568	0.0%	13.5%
CAULFIELD*	\$955	-	-	-
CAULFIELD NORTH*	\$950	\$940	1.1%	5.6%
CAULFIELD SOUTH*	\$960	\$900	6.7%	12.9%
CHADSTONE*	\$600	\$600	0.0%	1.3%
CHARLEMONT	\$520	\$520	0.0%	6.1%
CHELSEA*	\$675	\$663	1.9%	3.8%
CHELSEA HEIGHTS*	\$695	\$690	0.7%	6.1%
CHELTENHAM*	\$733	\$750	-2.3%	1.7%
CHIRNSIDE PARK*	\$655	\$660	-0.8%	2.3%
CHURCHILL	\$410	\$420	-2.4%	2.5%
CLARINDA*	\$650	\$640	1.6%	8.3%
CLAYTON*	\$650	\$650	0.0%	7.4%
CLAYTON SOUTH	\$640	\$620	3.2%	7.6%
CLIFTON HILL*	\$1,050	\$1,000	5.0%	5.0%
CLIFTON SPRINGS*	\$500	\$500	0.0%	5.8%
CLYDE	\$553	\$550	0.5%	0.5%
CLYDE NORTH	\$560	\$560	0.0%	1.8%
COBBLEBANK*	\$420	\$430	-2.3%	-2.3%
COBRAM*	\$480	\$470	2.1%	6.7%
COBURG	\$750	\$750	0.0%	2.0%
COBURG NORTH*	\$690	\$690	0.0%	5.3%
COLAC*	\$495	\$500	-1.0%	7.6%
COLLINGWOOD*	\$1,075	\$1,000	7.5%	12.6%
COOLAROO*	\$500	\$480	4.2%	4.2%
CORIO	\$440	\$430	2.3%	4.8%
COWES*	\$490	\$480	2.1%	4.3%
CRAIGIEBURN	\$520	\$510	2.0%	1.0%
CRANBOURNE	\$533	\$530	0.5%	2.4%
CRANBOURNE EAST	\$560	\$550	1.8%	1.8%
CRANBOURNE NORTH	\$560	\$550	1.8%	1.8%
CRANBOURNE WEST	\$570	\$560	1.8%	3.6%
CREMORNE*	\$1,025	\$1,075	-4.7%	-6.8%
CRESWICK*	\$430	\$430	0.0%	2.4%
CRIB POINT*	\$560	\$560	0.0%	-
CROYDON	\$650	\$650	0.0%	3.2%
CROYDON NORTH*	\$675	\$678	-0.4%	5.1%
CROYDON SOUTH*	\$650	\$650	0.0%	8.3%
DALLAS*	\$500	\$500	0.0%	0.0%
DANDENONG	\$550	\$550	0.0%	0.5%
DANDENONG NORTH	\$560	\$550	1.8%	5.7%
DARLEY*	\$478	\$480	-0.5%	3.8%
DAYLESFORD*	\$550	\$560	-1.8%	-7.9%
DEANSIDE	\$470	\$470	0.0%	0.0%
DEER PARK	\$490	\$490	0.0%	0.0%
DELACOMBE*	\$430	\$430	0.0%	4.9%
DELAHEY*	\$500	\$500	0.0%	4.2%
DERRIMUT*	\$553	\$558	-0.9%	2.3%
DIAMOND CREEK*	\$650	\$630	3.2%	5.7%
DIGGERS REST*	\$493	\$490	0.5%	0.5%
DONCASTER*	\$695	\$695	0.0%	6.9%
DONCASTER EAST*	\$695	\$688	1.1%	6.9%
DONNYBROOK	\$450	\$450	0.0%	-2.7%
DONVALE*	\$700	\$675	3.7%	7.7%
DOREEN	\$550	\$540	1.9%	1.9%
DOVETON	\$513	\$505	1.5%	6.8%
DROMANA*	\$650	\$630	3.2%	9.2%
DROUIN	\$525	\$520	1.0%	7.1%
EAGLEHAWK*	\$500	\$500	0.0%	4.2%
EAGLEMONT*	\$760	\$780	-2.6%	-
EAST BAIRNSDALE*	\$450	\$460	-2.2%	4.7%
EAST BENDIGO*	\$530	\$530	0.0%	15.2%
EAST GEELONG*	\$550	\$530	3.8%	5.8%
EASTWOOD*	\$515	\$510	1.0%	4.0%
ECHUCA*	\$550	\$550	0.0%	0.0%
EDITHVALE*	\$693	\$685	1.1%	5.7%
ELSTERNWICK*	\$928	\$953	-2.6%	0.3%
ELTHAM*	\$695	\$690	0.7%	6.9%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ELWOOD*	\$1,100	\$1,100	0.0%	2.1%
ENDEAVOUR HILLS	\$578	\$575	0.4%	5.0%
EPPING	\$540	\$525	2.9%	3.8%
EPSOM	\$530	\$530	0.0%	3.9%
ESSENDON*	\$750	\$735	2.0%	10.3%
FAIRFIELD*	\$890	\$890	0.0%	4.7%
FAWKNER	\$555	\$550	0.9%	0.9%
FERNTREE GULLY	\$615	\$620	-0.8%	2.5%
FITZROY*	\$1,200	\$1,225	-2.0%	0.0%
FITZROY NORTH*	\$1,000	\$995	0.5%	-7.0%
FLEMINGTON*	\$850	\$795	6.9%	17.2%
FLORA HILL	\$490	\$480	2.1%	4.3%
FOOTSCRAY	\$650	\$650	0.0%	1.6%
FOREST HILL	\$650	\$650	0.0%	7.0%
FRANKSTON	\$590	\$580	1.7%	7.3%
FRANKSTON NORTH	\$510	\$510	0.0%	3.6%
FRANKSTON SOUTH	\$685	\$650	5.4%	14.2%
FRASER RISE	\$480	\$480	0.0%	0.0%
GEELONG*	\$620	\$598	3.8%	12.7%
GEELONG WEST	\$590	\$580	1.7%	9.3%
GISBORNE*	\$580	\$580	0.0%	3.6%
GLADSTONE PARK	\$550	\$550	0.0%	5.8%
GLEN IRIS*	\$900	\$893	0.8%	5.9%
GLEN WAVERLEY	\$710	\$700	1.4%	9.2%
GLENROY	\$588	\$580	1.3%	6.8%
GOLDEN POINT*	\$425	\$420	1.2%	6.3%
GOLDEN SQUARE	\$500	\$500	0.0%	6.4%
GREENSBOROUGH*	\$600	\$600	0.0%	0.0%
GREENVALE	\$598	\$595	0.4%	3.0%
GROVEDALE	\$520	\$510	2.0%	4.0%
HADFIELD*	\$580	\$580	0.0%	0.4%
HALLAM*	\$560	\$560	0.0%	2.3%
HAMILTON*	\$405	\$400	1.3%	8.0%
HAMLYN HEIGHTS	\$535	\$525	1.9%	5.9%
HAMPTON*	\$838	\$875	-4.3%	-10.7%
HAMPTON EAST*	\$825	\$800	3.1%	3.1%
HAMPTON PARK	\$543	\$540	0.5%	4.3%
HARKNESS	\$420	\$420	0.0%	0.0%
HASTINGS*	\$550	\$550	0.0%	0.0%
HAWTHORN*	\$1,000	\$998	0.3%	5.3%
HAWTHORN EAST*	\$1,050	\$1,100	-4.5%	6.1%
HEATHCOTE*	\$450	-	-	-
HEATHMONT*	\$595	\$650	-8.5%	-0.8%
HEIDELBERG*	\$650	\$650	0.0%	-1.9%
HEIDELBERG HEIGHTS*	\$600	\$595	0.8%	6.2%
HEIDELBERG WEST*	\$585	\$560	4.5%	6.4%
HERNE HILL*	\$523	\$550	-5.0%	11.2%
HIGHETT*	\$825	\$775	6.5%	13.8%
HIGHTON	\$550	\$550	0.0%	3.8%
HILLSIDE*	\$505	\$500	1.0%	5.2%
HOPPERS CROSSING	\$460	\$460	0.0%	0.0%
HORSHAM	\$440	\$450	-2.2%	4.8%
HUGHESDALE*	\$748	\$838	-10.7%	5.3%
HUNTINGDALE*	\$628	\$620	1.2%	5.5%
HUNTLY*	\$510	\$510	0.0%	3.0%
INVERLOCH*	\$525	\$520	1.0%	5.0%
IRONBARK*	\$480	\$480	0.0%	3.2%
IRYMPLE*	\$550	\$550	0.0%	5.8%
IVANHOE*	\$770	\$770	0.0%	0.0%
JACANA*	\$500	\$500	0.0%	0.0%
KALKALLO	\$450	\$450	0.0%	-4.3%
KANGAROO FLAT	\$528	\$510	3.4%	7.7%
KEALBA*	\$500	\$500	0.0%	-9.1%
KEILOR*	\$610	\$650	-6.2%	-0.8%
KEILOR DOWNS*	\$530	\$540	-1.9%	-3.6%
KEILOR EAST	\$580	\$590	-1.7%	0.0%
KENNINGTON	\$490	\$490	0.0%	4.3%
KENSINGTON*	\$800	\$790	1.3%	3.2%
KEW	\$995	\$900	10.6%	13.1%
KEW EAST*	\$900	\$900	0.0%	0.6%
KEYSBOROUGH	\$630	\$610	3.3%	5.9%
KIALLA*	\$570	\$575	-0.9%	9.1%
KILMORE*	\$460	\$460	0.0%	3.4%
KILSYTH*	\$630	\$630	0.0%	5.0%
KINGS PARK*	\$500	\$500	0.0%	6.4%
KINGSBURY*	\$550	\$560	-1.8%	0.0%
KINGSVILLE*	\$725	\$740	-2.0%	0.7%
KNOXFIELD*	\$630	\$620	1.6%	5.0%
KORUMBURRA*	\$480	\$480	0.0%	3.3%
KURUNJANG	\$420	\$410	2.4%	2.4%
KYABRAM*	\$435	\$455	-4.4%	-3.3%
KYNETON*	\$625	\$600	4.2%	7.8%
LAKE WENDOUREE*	\$510	\$500	2.0%	2.0%
LAKES ENTRANCE*	\$480	\$470	2.1%	2.1%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
LALOR	\$540	\$530	1.9%	5.9%
LANGWARRIN*	\$620	\$620	0.0%	3.3%
LARA	\$540	\$530	1.9%	8.0%
LAVERTON	\$465	\$460	1.1%	5.7%
LENEVA*	\$590	\$590	0.0%	-
LEONGATHA*	\$465	\$465	0.0%	6.3%
LEOPOLD	\$525	\$510	2.9%	7.1%
LILYDALE*	\$620	\$620	0.0%	0.0%
LONG GULLY*	\$480	\$480	0.0%	4.3%
LUCAS*	\$455	\$455	0.0%	3.4%
LUCKNOW*	\$510	\$505	1.0%	-
LYNBROOK*	\$595	\$590	0.8%	4.4%
LYNDHURST*	\$610	\$600	1.7%	1.2%
MACLEOD*	\$600	\$600	0.0%	3.4%
MADDINGLEY*	\$488	\$488	0.0%	1.6%
MAFFRA*	\$450	\$440	2.3%	4.7%
MAIDSTONE*	\$600	\$573	4.8%	0.8%
MALVERN*	\$1,290	\$1,200	7.5%	25.9%
MALVERN EAST	\$848	\$778	9.0%	13.0%
MAMBOURIN*	\$420	\$420	0.0%	-2.3%
MANIFOLD HEIGHTS*	\$545	\$545	0.0%	-0.9%
MANOR LAKES	\$430	\$430	0.0%	-2.3%
MANSFIELD*	\$570	\$580	-1.7%	3.6%
MARIBYRNONG*	\$720	\$700	2.9%	9.1%
MARYBOROUGH*	\$403	\$400	0.6%	5.9%
MCCRAE*	\$640	\$640	0.0%	6.7%
MCKINNON*	\$800	\$800	0.0%	0.0%
MEADOW HEIGHTS	\$500	\$500	0.0%	0.0%
MELTON	\$405	\$400	1.3%	1.3%
MELTON SOUTH	\$410	\$410	0.0%	0.0%
MELTON WEST	\$410	\$420	-2.4%	-2.4%
MENTONE*	\$795	\$820	-3.0%	8.2%
MERBEIN*	\$450	\$450	0.0%	-
MERNDA	\$520	\$520	0.0%	0.0%
METUNG*	\$515	\$515	0.0%	-
MICKLEHAM	\$500	\$500	0.0%	0.0%
MIDDLE PARK*	\$1,323	\$1,295	2.1%	10.2%
MILDURA	\$500	\$500	0.0%	4.2%
MILL PARK	\$550	\$550	0.0%	5.8%
MITCHAM*	\$695	\$670	3.7%	10.3%
MOE*	\$430	\$428	0.6%	7.5%
MONT ALBERT*	\$695	-	-	-4.1%
MONT ALBERT NORTH*	\$650	\$668	-2.6%	-16.1%
MONTMORENCY*	\$675	\$650	3.8%	0.0%
MOONEE PONDS*	\$800	\$750	6.7%	10.3%
MOORABBIN*	\$725	\$750	-3.3%	-3.3%
MOOROOLBARK	\$628	\$625	0.4%	4.6%
MOOROOPNA	\$468	\$475	-1.6%	-4.1%
MORDIALLOC*	\$750	-	-	-
MORNINGTON	\$680	\$680	0.0%	7.1%
MORWELL	\$420	\$420	0.0%	5.0%
MOUNT CLEAR*	\$430	\$425	1.2%	1.2%
MOUNT DUNED	\$530	\$520	1.9%	3.9%
MOUNT ELIZA*	\$875	\$875	0.0%	2.9%
MOUNT EVELYN*	\$568	\$568	0.0%	-2.2%
MOUNT HELEN*	\$450	\$430	4.7%	0.0%
MOUNT MARTHA*	\$750	\$750	0.0%	10.3%
MOUNT PLEASANT*	\$420	\$420	0.0%	5.0%
MOUNT WAVERLEY	\$680	\$680	0.0%	4.6%
MULGRAVE	\$625	\$630	-0.8%	0.8%
MURRUMBEENA*	\$750	\$760	-1.3%	-0.7%
NARRE WARREN	\$560	\$558	0.4%	1.8%
NARRE WARREN SOUTH	\$570	\$560	1.8%	2.7%
NEWBOROUGH*	\$465	\$460	1.1%	1.1%
NEWCOMB	\$480	\$465	3.2%	4.3%
NEWINGTON*	\$450	\$430	4.7%	7.1%
NEWPORT	\$750	\$730	2.7%	5.6%
NEWTOWN	\$590	\$580	1.7%	5.4%
NIDDRIE*	\$625	\$620	0.8%	0.8%
NOBLE PARK	\$580	\$570	1.8%	5.5%
NOBLE PARK NORTH*	\$580	\$580	0.0%	5.5%
NORLANE	\$450	\$440	2.3%	7.1%
NORTH BENDIGO	\$490	\$490	0.0%	0.5%
NORTH GEELONG*	\$490	\$485	1.0%	2.1%
NORTH MELBOURNE*	\$950	\$880	8.0%	19.5%
NORTHCOTE	\$960	\$950	1.1%	6.7%
NOTTING HILL*	\$633	\$648	-2.3%	9.1%
NUNAWADING*	\$660	\$645	2.3%	8.2%
OAK PARK*	\$650	\$623	4.4%	4.0%
OAKLEIGH*	\$690	\$683	1.1%	6.2%
OAKLEIGH EAST*	\$650	\$650	0.0%	1.6%
OAKLEIGH SOUTH*	\$698	\$680	2.6%	7.3%
OCEAN GROVE	\$600	\$600	0.0%	9.1%
OFFICER	\$550	\$550	0.0%	0.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ORMOND*	\$825	\$825	0.0%	10.7%
PAKENHAM	\$545	\$540	0.9%	2.8%
PARKDALE*	\$780	\$750	4.0%	12.2%
PASCOE VALE	\$650	\$650	0.0%	8.3%
PASCOE VALE SOUTH*	\$725	\$725	0.0%	5.1%
PAYNESVILLE*	\$495	\$495	0.0%	-1.0%
POINT COOK	\$535	\$530	0.9%	0.9%
POINT LONSDALE*	\$585	\$585	0.0%	3.5%
PORT MELBOURNE	\$1,050	\$1,075	-2.3%	5.0%
PORTARLINGTON*	\$500	\$490	2.0%	3.1%
PORTLAND*	\$480	\$450	6.7%	9.7%
PRAHRAN	\$1,000	\$1,100	-9.1%	-4.8%
PRESTON	\$720	\$720	0.0%	7.9%
QUARRY HILL*	\$493	\$480	2.6%	9.4%
RED CLIFFS*	\$455	\$450	1.1%	1.1%
REDAN*	\$420	\$410	2.4%	7.7%
RESERVOIR	\$600	\$595	0.8%	7.1%
RICHMOND	\$1,050	\$1,030	1.9%	6.6%
RIDDELLS CREEK*	\$550	\$540	1.9%	-
RINGWOOD	\$650	\$650	0.0%	12.1%
RINGWOOD EAST*	\$640	\$623	2.8%	7.6%
RINGWOOD NORTH*	\$620	\$625	-0.8%	0.0%
ROCKBANK	\$450	\$450	0.0%	0.0%
ROSANNA*	\$655	\$650	0.8%	0.8%
ROSEBUD	\$570	\$570	0.0%	3.6%
ROWVILLE	\$645	\$625	3.2%	7.5%
ROXBURGH PARK	\$525	\$525	0.0%	-0.9%
RUTHERGLEN*	\$525	\$520	1.0%	-0.9%
RYE*	\$598	\$595	0.4%	8.6%
SAFETY BEACH*	\$680	\$680	0.0%	5.8%
SALE	\$490	\$480	2.1%	4.8%
SCORESBY*	\$595	\$593	0.4%	2.6%
SEABROOK*	\$500	\$505	-1.0%	0.0%
SEAFORD	\$620	\$600	3.4%	6.9%
SEBASTOPOL	\$420	\$410	2.4%	5.0%
SEDDON*	\$750	\$750	0.0%	7.1%
SHEPPARTON	\$480	\$480	0.0%	2.1%
SKYE*	\$650	\$650	0.0%	8.3%
SOLDIERS HILL*	\$450	\$440	2.3%	12.5%
SOMERVILLE*	\$620	\$620	0.0%	3.3%
SORRENTO*	\$675	\$675	0.0%	6.7%
SOUTH GEELONG*	\$580	\$580	0.0%	0.9%
SOUTH KINGSVILLE*	\$688	\$693	-0.7%	-
SOUTH MELBOURNE*	\$1,140	\$1,100	3.6%	14.0%
SOUTH MORANG	\$550	\$550	0.0%	1.9%
SOUTH YARRA*	\$1,150	\$1,200	-4.2%	4.5%
SPOTSWOOD*	\$700	\$700	0.0%	4.5%
SPRING GULLY*	\$525	\$510	2.9%	5.0%
SPRINGVALE	\$600	\$600	0.0%	9.1%
SPRINGVALE SOUTH*	\$650	\$630	3.2%	13.0%
ST ALBANS	\$490	\$490	0.0%	6.5%
ST ALBANS PARK*	\$500	\$490	2.0%	6.4%
ST KILDA*	\$948	\$895	5.9%	0.1%
ST KILDA EAST*	\$973	\$900	8.1%	9.0%
ST LEONARDS*	\$475	\$505	-5.9%	5.6%
STAWELL	\$425	\$418	1.8%	6.3%
STRATFORD*	\$500	\$500	0.0%	3.1%
STRATHDALE*	\$540	\$533	1.4%	8.0%
STRATHFIELDSAYE*	\$570	\$570	0.0%	15.2%
STRATHMORE*	\$700	\$690	1.4%	10.2%
STRATHTULLOH*	\$430	\$425	1.2%	1.2%
SUNBURY	\$500	\$500	0.0%	2.0%
SUNSHINE	\$530	\$525	1.0%	3.9%
SUNSHINE NORTH	\$510	\$500	2.0%	2.0%
SUNSHINE WEST	\$500	\$500	0.0%	4.2%
SURREY HILLS*	\$790	\$785	0.6%	7.5%
SYDENHAM*	\$500	\$500	0.0%	4.7%
TARNEIT	\$490	\$490	0.0%	0.0%
TATURA*	\$475	\$478	-0.5%	-4.0%
TAYLORS HILL*	\$523	\$528	-0.9%	4.5%
TAYLORS LAKES*	\$550	\$550	0.0%	5.8%
TEMPLESTOWE*	\$745	\$725	2.8%	8.0%
TEMPLESTOWE LOWER*	\$655	\$655	0.0%	0.8%
THOMASTOWN	\$535	\$530	0.9%	2.9%
THOMSON*	\$495	\$485	2.1%	10.0%
THORNBURY	\$850	\$833	2.1%	7.6%
THORNHILL PARK	\$430	\$430	0.0%	0.0%
TOORAK*	\$1,620	\$1,620	0.0%	21.1%
TOOTGAROOK*	\$580	\$585	-0.9%	5.5%
TORQUAY*	\$688	\$680	1.1%	5.8%
TRARALGON	\$475	\$480	-1.0%	1.1%
TRUGANINA	\$500	\$500	0.0%	2.0%
TULLAMARINE*	\$550	\$550	0.0%	2.8%
VENUS BAY*	\$420	\$420	0.0%	5.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
VERMONT*	\$650	\$650	0.0%	0.0%
VERMONT SOUTH*	\$725	\$700	3.6%	7.4%
VIEWBANK*	\$665	\$660	0.8%	3.9%
WALLAN*	\$470	\$450	4.4%	4.4%
WANGARATTA	\$490	\$480	2.1%	2.1%
WANTIRNA*	\$640	\$640	0.0%	4.9%
WANTIRNA SOUTH	\$620	\$630	-1.6%	0.0%
WARRAGUL	\$520	\$520	0.0%	8.3%
WARRNAMBOOL	\$580	\$560	3.6%	5.5%
WATSONIA*	\$600	\$590	1.7%	9.1%
WATSONIA NORTH*	\$620	\$620	0.0%	0.0%
WAURN PONDS*	\$563	-	-	8.2%
WEIR VIEWS*	\$430	\$430	0.0%	-2.3%
WENDOUREE	\$410	\$400	2.5%	5.1%
WERRIBEE	\$440	\$440	0.0%	-2.2%
WEST FOOTSCRAY*	\$650	\$650	0.0%	7.4%
WEST MELBOURNE*	\$878	\$860	2.0%	6.4%
WEST WODONGA	\$530	\$530	0.0%	0.0%
WESTMEADOWS*	\$530	\$530	0.0%	1.9%
WHEELERS HILL*	\$650	\$630	3.2%	3.2%
WHITE HILLS*	\$495	\$493	0.5%	4.2%
WHITTINGTON*	\$470	\$470	0.0%	4.4%
WHITTLESEA*	\$550	\$550	0.0%	5.8%
WILLIAMS LANDING*	\$550	\$540	1.9%	3.3%
WILLIAMSTOWN	\$785	\$800	-1.9%	-3.1%
WINDSOR*	\$1,050	\$1,070	-1.9%	7.7%
WINTER VALLEY*	\$438	\$430	1.7%	2.3%
WODONGA	\$520	\$510	2.0%	4.0%
WOLLERT	\$530	\$530	0.0%	-1.9%
WOODEND*	\$585	\$585	0.0%	0.0%
WYNDHAM VALE	\$420	\$420	0.0%	-2.3%
YALLAMBIE*	\$650	\$650	0.0%	8.3%
YARRAVILLE	\$713	\$705	1.1%	-0.3%
YARRAWONGA*	\$523	\$515	1.5%	4.5%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
AINTREE	\$550	\$550	0.0%	0.0%
ALBERT PARK*	\$1,573	-	-	-
ALFREDTON	\$500	\$495	1.0%	5.3%
ALTONA*	\$840	\$840	0.0%	-1.2%
ALTONA MEADOWS*	\$600	\$595	0.8%	1.7%
ALTONA NORTH*	\$800	\$800	0.0%	-5.9%
ARARAT*	\$500	\$490	2.0%	11.1%
ARMSTRONG CREEK	\$560	\$550	1.8%	3.7%
ASCOT*	\$583	\$580	0.4%	5.9%
ASCOT VALE*	\$950	\$940	1.1%	-5.0%
ASHBURTON*	\$1,350	\$1,400	-3.6%	10.2%
ASPENDALE*	\$920	\$910	1.1%	-0.3%
AVONDALE HEIGHTS*	\$820	\$760	7.9%	10.8%
BACCHUS MARSH*	\$540	\$535	0.9%	1.9%
BAIRNSDALE*	\$550	\$550	0.0%	0.0%
BALLARAT CENTRAL*	\$550	\$555	-0.9%	12.2%
BALLARAT EAST*	\$460	\$475	-3.2%	-3.2%
BALWYN*	\$1,200	\$1,200	0.0%	3.0%
BALWYN NORTH*	\$1,100	\$995	10.6%	19.6%
BANNOCKBURN*	\$650	-	-	8.3%
BARANDUDA*	\$660	\$650	1.5%	1.5%
BAYSWATER*	\$700	\$700	0.0%	4.1%
BEACONSFIELD*	\$600	\$590	1.7%	0.0%
BEAUMARIS*	\$1,585	\$1,530	3.6%	17.4%
BEECHWORTH*	\$595	\$565	5.3%	-
BELL PARK*	\$570	\$595	-4.2%	-5.0%
BELL POST HILL*	\$580	\$570	1.8%	5.5%
BELMONT*	\$650	\$600	8.3%	13.0%
BENALLA	\$560	\$570	-1.8%	-1.8%
BENDIGO*	\$570	\$585	-2.6%	-1.7%
BENTLEIGH*	\$1,075	\$1,045	2.9%	8.0%
BENTLEIGH EAST	\$900	\$925	-2.7%	4.3%
BERWICK	\$650	\$650	0.0%	0.0%
BEVERIDGE	\$470	\$478	-1.6%	-2.1%
BLACK ROCK*	\$1,500	\$1,370	9.5%	9.1%
BLACKBURN*	\$850	\$865	-1.7%	1.2%
BLACKBURN NORTH*	\$805	\$795	1.3%	1.3%
BLACKBURN SOUTH*	\$780	\$780	0.0%	11.4%
BLAIRGOWRIE*	\$813	\$750	8.3%	1.6%
BONNIE BROOK	\$530	\$535	-0.9%	1.9%
BONSHAW*	\$470	\$470	0.0%	2.2%
BORONIA*	\$678	\$660	2.7%	1.1%
BOTANIC RIDGE*	\$693	\$685	1.1%	2.6%
BOX HILL*	\$850	-	-	-
BOX HILL NORTH*	\$850	\$850	0.0%	10.4%
BOX HILL SOUTH*	\$800	\$800	0.0%	0.6%
BRIGHTON	\$1,600	\$1,600	0.0%	-3.0%
BRIGHTON EAST*	\$1,500	\$1,425	5.3%	8.1%
BROADMEADOWS*	\$600	\$580	3.4%	-
BROOKFIELD	\$450	\$460	-2.2%	-2.2%
BROWN HILL*	\$570	\$590	-3.4%	0.4%
BRUNSWICK*	\$1,150	\$1,150	0.0%	5.0%
BRUNSWICK WEST*	\$1,150	\$1,125	2.2%	15.0%
BULLEEN*	\$820	\$800	2.5%	5.5%
BUNDOORA*	\$735	\$700	5.0%	13.1%
BURNSIDE*	\$600	\$600	0.0%	4.3%
BURNSIDE HEIGHTS*	\$600	\$600	0.0%	3.4%
BURWOOD*	\$840	\$818	2.8%	1.8%
BURWOOD EAST*	\$760	\$750	1.3%	1.3%
CAIRNLEA*	\$650	\$640	1.6%	0.0%
CAMBERWELL*	\$1,250	\$1,250	0.0%	4.2%
CANADIAN*	\$498	\$470	5.9%	9.3%
CANTERBURY*	\$1,325	\$1,350	-1.9%	10.4%
CAPEL SOUND*	\$630	\$630	0.0%	1.6%
CARNEGIE*	\$1,125	\$975	15.4%	2.3%
CAROLINE SPRINGS	\$600	\$600	0.0%	0.0%
CARRUM DOWNS*	\$680	\$665	2.3%	7.1%
CAULFIELD NORTH*	\$1,345	\$1,295	3.9%	12.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CAULFIELD SOUTH*	\$1,195	\$1,250	-4.4%	-0.4%
CHADSTONE*	\$850	\$900	-5.6%	0.0%
CHARLEMONT	\$560	\$550	1.8%	5.7%
CHELTENHAM*	\$850	\$850	0.0%	-4.2%
CHIRNSIDE PARK*	\$740	\$840	-11.9%	-7.5%
CHURCHILL*	\$500	\$490	2.0%	0.0%
CLAYTON*	\$750	\$745	0.7%	2.7%
CLAYTON SOUTH*	\$765	\$760	0.7%	5.5%
CLIFTON SPRINGS*	\$595	\$595	0.0%	16.7%
CLYDE	\$600	\$600	0.0%	0.8%
CLYDE NORTH	\$620	\$615	0.8%	3.3%
COBBLEBANK*	\$480	\$475	1.1%	0.0%
COBRAM*	\$610	\$620	-1.6%	10.9%
COBURG*	\$1,000	\$975	2.6%	11.1%
COLAC*	\$600	-	-	4.3%
CORIO*	\$530	\$500	6.0%	6.0%
COWES*	\$560	\$550	1.8%	1.8%
CRAIGIEBURN	\$590	\$590	0.0%	-1.7%
CRANBOURNE	\$600	\$600	0.0%	-3.2%
CRANBOURNE EAST	\$610	\$610	0.0%	1.7%
CRANBOURNE NORTH	\$640	\$630	1.6%	3.6%
CRANBOURNE SOUTH*	\$690	\$718	-3.8%	6.2%
CRANBOURNE WEST	\$630	\$630	0.0%	0.0%
CROYDON*	\$785	\$750	4.7%	4.7%
CURLEWIS*	\$560	\$550	1.8%	7.7%
DANDENONG*	\$650	\$650	0.0%	0.0%
DANDENONG NORTH*	\$650	\$680	-4.4%	2.0%
DARLEY*	\$530	\$530	0.0%	1.9%
DEANSIDE	\$540	\$530	1.9%	1.9%
DEER PARK*	\$580	\$550	5.5%	5.9%
DELACOMBE*	\$470	\$470	0.0%	4.4%
DERRIMUT*	\$630	\$620	1.6%	5.0%
DIGGERS REST*	\$563	\$560	0.4%	2.3%
DINGLEY VILLAGE*	\$820	\$765	7.2%	-
DONCASTER	\$900	\$850	5.9%	12.9%
DONCASTER EAST	\$830	\$800	3.8%	5.7%
DONNYBROOK	\$500	\$500	0.0%	-1.0%
DONVALE*	\$900	\$900	0.0%	14.6%
DOREEN	\$590	\$580	1.7%	1.7%
DROMANA*	\$750	\$750	0.0%	4.2%
DROUIN	\$595	\$590	0.8%	2.6%
EAGLEHAWK*	\$580	\$570	1.8%	5.5%
EASTWOOD*	\$565	\$560	0.9%	2.7%
ECHUCA*	\$680	-	-	8.8%
ELSTERNWICK*	\$1,550	\$1,550	0.0%	66.7%
ELTHAM*	\$890	\$890	0.0%	4.7%
ENDEAVOUR HILLS*	\$650	\$650	0.0%	1.2%
EPPING	\$620	\$620	0.0%	3.3%
EPSOM*	\$610	\$600	1.7%	5.2%
ESSENDON*	\$900	\$900	0.0%	-10.0%
EYNESBURY*	\$465	\$460	1.1%	1.1%
FERNTREE GULLY*	\$750	\$750	0.0%	7.1%
FITZROY NORTH*	\$1,500	\$1,470	2.0%	7.1%
FLORA HILL*	\$600	\$600	0.0%	9.1%
FOREST HILL*	\$750	\$750	0.0%	2.7%
FRANKSTON	\$660	\$650	1.5%	3.1%
FRANKSTON SOUTH*	\$800	\$800	0.0%	0.0%
FRASER RISE	\$550	\$550	0.0%	1.9%
FYANSFORD*	\$705	\$705	0.0%	9.7%
GEELONG*	\$770	\$720	6.9%	13.2%
GEELONG WEST*	\$700	\$688	1.8%	0.0%
GISBORNE*	\$720	\$710	1.4%	9.1%
GLADSTONE PARK*	\$600	\$600	0.0%	0.0%
GLEN IRIS*	\$1,350	\$1,300	3.8%	17.4%
GLEN WAVERLEY	\$850	\$850	0.0%	7.3%
GLENROY*	\$750	\$750	0.0%	15.4%
GOLDEN SQUARE*	\$620	\$620	0.0%	12.7%
GREENSBOROUGH*	\$745	\$728	2.4%	2.1%
GREENVALE	\$650	\$650	0.0%	-4.4%
GROVEDALE*	\$620	\$600	3.3%	6.9%
HALLAM*	\$640	\$630	1.6%	6.7%
HAMLYN HEIGHTS*	\$600	\$570	5.3%	1.7%
HAMPTON*	\$1,450	\$1,400	3.6%	11.5%
HAMPTON EAST*	\$1,195	\$1,100	8.6%	8.6%
HAMPTON PARK*	\$600	\$620	-3.2%	-3.2%
HARKNESS	\$480	\$480	0.0%	2.1%
HAWTHORN*	\$1,400	\$1,500	-6.7%	-6.7%
HAWTHORN EAST*	\$1,400	\$1,400	0.0%	7.7%
HIGHETT*	\$1,050	\$1,050	0.0%	5.5%
HIGHTON	\$665	\$650	2.3%	2.3%
HILLSIDE*	\$600	\$600	0.0%	5.3%
HOPPERS CROSSING	\$525	\$530	-0.9%	-0.9%
HORSHAM*	\$535	\$550	-2.7%	10.3%
HUNTLY	\$550	\$550	0.0%	0.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
INVERLOCH*	\$600	\$600	0.0%	7.1%
IVANHOE*	\$950	\$950	0.0%	-9.5%
JACKASS FLAT*	\$570	\$570	0.0%	7.5%
KALKALLO	\$500	\$500	0.0%	0.0%
KANGAROO FLAT*	\$600	\$590	1.7%	7.1%
KEILOR DOWNS*	\$620	\$610	1.6%	1.6%
KEILOR EAST*	\$773	\$773	0.0%	18.8%
KENNINGTON*	\$580	\$570	1.8%	7.4%
KENSINGTON*	\$950	\$950	0.0%	0.3%
KEW	\$1,350	\$1,380	-2.2%	0.0%
KEW EAST*	\$1,348	\$1,400	-3.8%	7.8%
KEYSBOROUGH	\$800	\$800	0.0%	2.6%
KIALLA*	\$630	\$630	0.0%	0.0%
KILLARA*	\$650	\$650	0.0%	3.2%
KILMORE*	\$550	\$550	0.0%	3.8%
KILSYTH*	\$700	\$695	0.7%	-
KNOXFIELD*	\$695	\$700	-0.7%	-0.7%
KURUNJANG*	\$460	\$470	-2.1%	2.2%
KYNETON*	\$700	\$690	1.4%	-
LALOR*	\$595	\$595	0.0%	0.8%
LANGWARRIN*	\$740	\$740	0.0%	5.7%
LARA	\$610	\$600	1.7%	5.2%
LAVERTON*	\$540	\$540	0.0%	-
LENEVA*	\$650	\$650	0.0%	2.4%
LEONGATHA*	\$590	\$560	5.4%	5.4%
LEOPOLD	\$570	\$550	3.6%	3.6%
LILYDALE*	\$750	\$750	0.0%	7.1%
LUCAS	\$493	\$490	0.5%	2.6%
LUCKNOW	\$540	\$540	0.0%	-1.8%
LYNBROOK*	\$650	\$650	0.0%	-2.3%
LYNDHURST*	\$695	\$688	1.1%	0.7%
MACLEOD*	\$800	\$800	0.0%	-7.5%
MADDINGLEY	\$550	\$550	0.0%	1.9%
MAFFRA*	\$535	\$555	-3.6%	-
MAIDSTONE*	\$790	\$790	0.0%	8.2%
MALVERN EAST*	\$1,400	\$1,215	15.2%	31.1%
MAMBOURIN	\$470	\$470	0.0%	0.0%
MANOR LAKES	\$480	\$480	0.0%	0.0%
MARIBYRNONG*	\$950	\$950	0.0%	24.2%
MARSHALL*	\$548	\$548	0.0%	-
MCCRAE*	\$920	\$933	-1.3%	-
MCKINNON*	\$1,088	\$1,038	4.9%	8.8%
MEADOW HEIGHTS*	\$580	\$590	-1.7%	-
MELTON*	\$450	\$450	0.0%	1.1%
MELTON SOUTH	\$460	\$460	0.0%	0.0%
MELTON WEST*	\$460	\$460	0.0%	0.0%
MENTONE*	\$980	\$935	4.8%	8.9%
MERENDA	\$570	\$570	0.0%	0.0%
METUNG*	\$550	\$550	0.0%	-
MICKLEHAM	\$560	\$550	1.8%	1.8%
MILDURA	\$580	\$590	-1.7%	0.9%
MILL PARK	\$610	\$600	1.7%	1.7%
MINERS REST*	\$490	\$480	2.1%	6.5%
MITCHAM*	\$765	\$750	2.0%	2.0%
MOE*	\$545	\$530	2.8%	-
MONT ALBERT NORTH*	\$965	\$965	0.0%	-
MOONEE PONDS*	\$1,000	\$988	1.3%	2.0%
MOORABBIN*	\$873	\$898	-2.8%	-
MOOROOLBARK*	\$730	\$720	1.4%	7.4%
MOOROOPNA*	\$565	\$580	-2.6%	2.7%
MORNINGTON*	\$935	\$940	-0.5%	10.0%
MORWELL*	\$490	\$500	-2.0%	2.1%
MOUNT CLEAR*	\$465	\$470	-1.1%	2.2%
MOUNT COTTRELL*	\$550	\$550	0.0%	-
MOUNT DUNEED	\$595	\$585	1.7%	6.3%
MOUNT ELIZA*	\$1,175	\$1,075	9.3%	14.6%
MOUNT HELEN*	\$480	\$480	0.0%	0.0%
MOUNT MARTHA*	\$945	\$930	1.6%	8.0%
MOUNT PLEASANT*	\$450	\$445	1.1%	2.3%
MOUNT WAVERLEY	\$880	\$850	3.5%	17.3%
MULGRAVE*	\$780	\$795	-1.9%	2.3%
NAR NAR GOON NORTH*	\$580	\$580	0.0%	0.0%
NARRE WARREN	\$620	\$620	0.0%	0.0%
NARRE WARREN SOUTH	\$650	\$650	0.0%	0.0%
NEWBOROUGH*	\$528	\$520	1.4%	1.4%
NEWCOMB*	\$550	\$555	-0.9%	-
NEWPORT*	\$933	\$905	3.0%	2.5%
NEWTOWN*	\$730	\$750	-2.7%	7.4%
NIDDRIE*	\$810	\$803	0.9%	-3.6%
NOBLE PARK*	\$695	\$700	-0.7%	6.9%
NORLANE*	\$500	\$500	0.0%	-
NORTH BENDIGO*	\$580	\$580	0.0%	0.0%
NORTH MELBOURNE*	\$1,200	\$1,090	10.1%	22.4%
NORTHCOTE*	\$1,200	\$1,250	-4.0%	-5.1%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
NOTTING HILL*	\$760	\$873	-12.9%	-
NUNAWADING*	\$790	\$823	-4.0%	3.9%
OAK PARK*	\$858	\$865	-0.9%	12.8%
OAKLEIGH*	\$900	-	-	16.1%
OAKLEIGH SOUTH*	\$800	\$800	0.0%	10.3%
OCEAN GROVE	\$700	\$700	0.0%	7.7%
OFFICER	\$620	\$610	1.6%	1.6%
ORMOND*	\$1,100	\$1,100	0.0%	-9.8%
PAKENHAM	\$595	\$590	0.8%	0.8%
PARKDALE*	\$1,075	\$1,050	2.4%	-
PASCOE VALE*	\$820	\$835	-1.8%	10.8%
PASCOE VALE SOUTH*	\$900	\$900	0.0%	5.9%
PAYNESVILLE*	\$550	\$550	0.0%	0.9%
POINT COOK	\$595	\$580	2.6%	2.6%
POINT LONSDALE*	\$685	\$650	5.4%	5.4%
PORT MELBOURNE*	\$1,395	-	-	9.4%
PORTLAND*	\$570	\$560	1.8%	-12.3%
PRAHRAN*	\$1,998	-	-	46.3%
PRESTON*	\$915	\$915	0.0%	0.5%
RESERVOIR*	\$708	\$700	1.1%	5.6%
RICHMOND*	\$1,350	\$1,350	0.0%	3.8%
RINGWOOD*	\$790	\$765	3.3%	12.9%
RINGWOOD EAST*	\$710	\$760	-6.6%	-0.7%
ROCKBANK	\$500	\$500	0.0%	0.0%
ROSEBUD*	\$660	\$665	-0.8%	-0.8%
ROWVILLE	\$770	\$750	2.7%	10.0%
ROXBURGH PARK	\$620	\$600	3.3%	5.1%
RYE*	\$750	\$750	0.0%	7.1%
SAFETY BEACH*	\$795	\$790	0.6%	0.0%
SALE	\$570	\$570	0.0%	3.6%
SANDHURST*	\$785	\$770	1.9%	-1.9%
SANDRINGHAM*	\$1,488	\$1,495	-0.5%	-0.5%
SCORESBY*	\$735	\$725	1.4%	2.8%
SEAFORD*	\$700	\$700	0.0%	1.8%
SEBASTOPOL*	\$460	\$450	2.2%	4.5%
SHEPPARTON	\$560	\$555	0.9%	0.0%
SHEPPARTON NORTH*	\$595	\$575	3.5%	0.8%
SKYE*	\$725	\$708	2.5%	3.6%
SMYTHES CREEK*	\$470	\$468	0.5%	4.4%
SORRENTO*	\$975	\$850	14.7%	14.7%
SOUTH MORANG	\$615	\$610	0.8%	2.5%
SOUTH YARRA*	\$1,848	\$1,550	19.2%	13.7%
SPRINGVALE*	\$630	\$605	4.1%	5.0%
ST ALBANS	\$560	\$560	0.0%	1.8%
ST KILDA*	\$1,525	\$1,425	7.0%	41.9%
ST LEONARDS*	\$545	\$550	-0.9%	6.9%
STAWELL*	\$520	\$550	-5.5%	-5.5%
STRATFORD*	\$560	\$565	-0.9%	-0.4%
STRATHDALE*	\$620	\$620	0.0%	3.3%
STRATHFIELDSAYE*	\$648	\$648	0.0%	4.4%
STRATHMORE*	\$1,115	\$1,050	6.2%	25.3%
STRATHTULLOH	\$480	\$480	0.0%	0.0%
SUNBURY	\$580	\$580	0.0%	0.0%
SUNSHINE*	\$650	\$580	12.1%	11.1%
SUNSHINE NORTH*	\$630	\$650	-3.1%	-4.5%
SUNSHINE WEST*	\$600	\$600	0.0%	8.1%
SURREY HILLS*	\$1,100	\$1,100	0.0%	2.3%
SYDENHAM*	\$580	\$580	0.0%	5.5%
TARNEIT	\$550	\$550	0.0%	0.0%
TATURA*	\$580	\$565	2.7%	0.0%
TAYLORS HILL*	\$630	\$620	1.6%	5.0%
TAYLORS LAKES*	\$660	\$655	0.8%	1.1%
TEMPLESTOWE*	\$900	\$900	0.0%	5.9%
TEMPLESTOWE LOWER*	\$820	\$850	-3.5%	9.3%
THOMASTOWN*	\$580	\$560	3.6%	-0.9%
THORNBURY*	\$1,035	\$1,035	0.0%	6.2%
THORNHILL PARK	\$470	\$470	0.0%	-2.1%
TOORAK*	\$1,400	\$1,785	-21.6%	-30.0%
TORQUAY	\$800	\$800	0.0%	6.7%
TRARALGON	\$580	\$580	0.0%	0.0%
TRUGANINA	\$550	\$550	0.0%	0.0%
VERMONT*	\$780	\$778	0.3%	4.0%
VERMONT SOUTH*	\$780	\$750	4.0%	4.0%
VIEWBANK*	\$813	\$800	1.6%	5.5%
WALLAN	\$500	\$498	0.5%	2.0%
WANGARATTA	\$650	\$620	4.8%	13.0%
WANTIRNA*	\$730	\$728	0.3%	8.1%
WANTIRNA SOUTH*	\$780	\$770	1.3%	4.0%
WARRAGUL	\$600	\$600	0.0%	1.7%
WARRNAMBOOL	\$690	\$680	1.5%	1.5%
WAURN PONDS*	\$660	\$665	-0.8%	16.8%
WEIR VIEWS	\$480	\$480	0.0%	1.1%
WENDOUREE*	\$440	\$440	0.0%	4.8%
WERRIBEE	\$500	\$500	0.0%	0.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
WEST FOOTSCRAY*	\$788	-	-	-2.2%
WEST WODONGA	\$598	\$585	2.1%	1.3%
WESTMEADOWS*	\$650	\$635	2.4%	-
WHEELERS HILL	\$828	\$810	2.2%	14.1%
WHITE HILLS*	\$580	\$565	2.7%	2.7%
WILLIAMS LANDING	\$600	\$600	0.0%	0.0%
WILLIAMSTOWN*	\$990	\$950	4.2%	-1.0%
WINCHELSEA*	\$550	\$550	0.0%	-
WINTER VALLEY	\$470	\$470	0.0%	4.4%
WODONGA	\$620	\$620	0.0%	3.3%
WOLLERT	\$600	\$600	0.0%	0.0%
WOODSTOCK*	\$480	\$480	0.0%	2.1%
WYNDHAM VALE	\$470	\$460	2.2%	-2.1%
YARRAVILLE*	\$965	\$885	9.0%	13.5%
YARRAWONGA	\$575	\$575	0.0%	2.7%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$550	\$550	0.0%	4.8%
ALBERT PARK*	\$545	\$500	9.0%	16.0%
ALBION*	\$350	\$350	0.0%	9.4%
ALPHINGTON*	\$500	\$500	0.0%	11.1%
ALTONA*	\$410	\$400	2.5%	7.9%
ARMADALE	\$495	\$475	4.2%	10.0%
ASCOT VALE*	\$425	\$450	-5.6%	3.7%
BALACLAVA	\$440	\$440	0.0%	6.0%
BALLARAT CENTRAL*	\$330	\$335	-1.5%	3.1%
BALWYN*	\$520	\$520	0.0%	4.0%
BELMONT*	\$365	\$345	5.8%	-0.7%
BENDIGO*	\$320	\$320	0.0%	-
BENTLEIGH*	\$500	\$475	5.3%	14.9%
BENTLEIGH EAST*	\$500	\$500	0.0%	4.2%
BLACKBURN*	\$485	\$480	1.0%	1.0%
BOX HILL	\$450	\$450	0.0%	0.0%
BRIGHTON*	\$530	\$500	6.0%	6.0%
BRUNSWICK	\$500	\$495	1.0%	11.1%
BRUNSWICK EAST	\$520	\$510	2.0%	4.0%
BRUNSWICK WEST	\$450	\$430	4.7%	5.3%
BUNDOORA*	\$440	\$440	0.0%	4.8%
BURWOOD*	\$475	\$478	-0.5%	5.6%
CAMBERWELL*	\$508	\$520	-2.4%	-0.5%
CARLTON	\$480	\$475	1.1%	1.1%
CARLTON NORTH*	\$480	\$480	0.0%	6.7%
CARNEGIE	\$435	\$430	1.2%	6.1%
CAULFIELD*	\$450	\$440	2.3%	4.7%
CAULFIELD NORTH	\$480	\$460	4.3%	4.3%
CAULFIELD SOUTH*	\$430	\$425	1.2%	1.8%
CHADSTONE*	\$498	\$498	0.0%	1.0%
CHELTENHAM*	\$460	\$455	1.1%	1.1%
CLAYTON	\$380	\$413	-7.9%	-20.4%
CLAYTON SOUTH*	\$510	\$505	1.0%	2.5%
CLIFTON HILL*	\$495	\$488	1.5%	4.2%
COBURG*	\$468	\$475	-1.6%	3.9%
COLLINGWOOD	\$575	\$575	0.0%	4.5%
CREMORNE*	\$600	\$600	0.0%	6.2%
DANDENONG*	\$360	\$350	2.9%	-5.3%
DANDENONG NORTH*	\$339	-	-	-
DAYLESFORD*	\$405	\$405	0.0%	-
DOCKLANDS	\$600	\$590	1.7%	4.3%
DONCASTER*	\$510	\$500	2.0%	6.3%
DONCASTER EAST*	\$500	\$490	2.0%	5.3%
EAST MELBOURNE	\$550	\$525	4.8%	5.8%
ELSTERNWICK	\$465	\$470	-1.1%	0.0%
ELWOOD	\$480	\$473	1.6%	6.7%
ESSENDON	\$430	\$430	0.0%	2.4%
ESSENDON NORTH	\$510	\$510	0.0%	6.3%
FAIRFIELD*	\$415	\$420	-1.2%	3.8%
FITZROY	\$570	\$550	3.6%	7.5%
FITZROY NORTH	\$525	\$500	5.0%	14.1%
FLEMINGTON	\$460	\$450	2.2%	13.6%
FOOTSCRAY	\$475	\$470	1.1%	3.3%
FRANKSTON	\$360	\$365	-1.4%	2.9%
GARDENVALE*	\$395	\$400	-1.3%	0.0%
GEELONG	\$430	\$430	0.0%	16.2%
GEELONG WEST*	\$375	\$370	1.4%	7.1%
GLEN HUNTLY*	\$420	\$410	2.4%	7.0%
GLEN IRIS	\$450	\$450	0.0%	4.7%
GLEN WAVERLEY*	\$530	\$520	1.9%	6.5%
HAMLYN HEIGHTS*	\$345	\$340	1.5%	4.5%
HAMPTON*	\$550	\$550	0.0%	10.0%
HAWTHORN	\$480	\$475	1.1%	6.7%
HAWTHORN EAST	\$520	\$513	1.5%	4.0%
HEIDELBERG*	\$450	\$450	0.0%	0.0%
HERNE HILL*	\$350	\$350	0.0%	2.9%
HIGHETT*	\$505	\$505	0.0%	1.0%
HIGHTON*	\$360	-	-	5.9%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
HOPPERS CROSSING*	\$330	\$320	3.1%	3.1%
HUGHESDALE*	\$520	\$500	4.0%	8.3%
IVANHOE	\$500	\$500	0.0%	2.0%
KENSINGTON*	\$490	\$475	3.2%	7.7%
KEW*	\$523	\$500	4.5%	10.6%
KINGSVILLE*	\$400	\$380	5.1%	4.4%
MAIDSTONE*	\$445	-	-	12.7%
MALVERN	\$498	\$478	4.2%	11.8%
MALVERN EAST	\$490	\$475	3.2%	6.5%
MARIBYRNONG	\$480	\$473	1.6%	6.7%
MELBOURNE	\$570	\$550	3.6%	3.6%
MENTONE*	\$430	\$420	2.4%	7.5%
MIDDLE PARK*	\$500	\$475	5.3%	5.3%
MILDURA*	\$300	\$300	0.0%	0.0%
MOE*	\$255	\$250	2.0%	-
MOONEE PONDS	\$550	\$530	3.8%	10.0%
MOOROPNA*	\$300	\$300	0.0%	5.3%
MORDIALLOC*	\$450	\$450	0.0%	7.1%
MORWELL*	\$290	\$290	0.0%	7.4%
MOUNT WAVERLEY*	\$500	\$500	0.0%	4.2%
MURRUMBEENA	\$430	\$420	2.4%	7.5%
NEWCOMB*	\$340	\$338	0.7%	-
NEWPORT*	\$413	\$410	0.6%	11.5%
NOBLE PARK	\$370	\$365	1.4%	2.8%
NORTH MELBOURNE	\$500	\$490	2.0%	11.1%
NORTHCOTE	\$450	\$450	0.0%	4.7%
NOTTING HILL*	\$470	\$460	2.2%	4.4%
OAKLEIGH*	\$550	\$520	5.8%	7.8%
ORMOND*	\$400	\$390	2.6%	4.6%
PARKDALE*	\$415	\$415	0.0%	3.8%
PARKVILLE	\$490	\$490	0.0%	7.1%
PORT MELBOURNE	\$553	\$550	0.5%	2.3%
PRAHRAN	\$500	\$495	1.0%	5.3%
PRESTON	\$460	\$460	0.0%	2.2%
RESERVOIR	\$440	\$430	2.3%	4.8%
RICHMOND	\$525	\$520	1.0%	5.0%
RINGWOOD*	\$480	\$475	1.1%	6.7%
RIPPONLEA*	\$495	\$470	5.3%	15.1%
SALE*	\$285	\$265	7.5%	14.0%
SANDRINGHAM*	\$510	\$500	2.0%	10.9%
SEAFORD*	\$400	-	-	5.3%
SEYMOUR*	\$350	\$350	0.0%	-
SHEPPARTON*	\$290	\$285	1.8%	-6.5%
SOUTH MELBOURNE	\$550	\$550	0.0%	4.3%
SOUTH YARRA	\$525	\$525	0.0%	5.0%
SOUTHBANK	\$595	\$588	1.3%	6.3%
SPOTSWOOD*	\$450	\$455	-1.1%	-9.1%
SPRINGVALE*	\$395	\$385	2.6%	9.7%
ST ALBANS*	\$350	\$360	-2.8%	-1.4%
ST KILDA	\$475	\$470	1.1%	3.3%
ST KILDA EAST	\$450	\$450	0.0%	2.3%
ST KILDA WEST	\$495	\$495	0.0%	7.6%
STAWELL*	\$210	\$210	0.0%	-4.5%
SUNSHINE*	\$370	\$368	0.7%	2.8%
THORNBURY	\$420	\$420	0.0%	5.0%
TOORAK	\$475	\$470	1.1%	5.6%
TRARALGON*	\$310	\$310	0.0%	8.8%
WANTIRNA SOUTH*	\$470	\$480	-2.1%	-
WENDOUREE*	\$300	\$280	7.1%	7.1%
WERRIBEE*	\$313	-	-	-
WERRIBEE SOUTH*	\$420	\$420	0.0%	-
WEST FOOTSCRAY	\$380	\$370	2.7%	5.6%
WEST MELBOURNE	\$550	\$550	0.0%	1.9%
WILLIAMSTOWN*	\$470	\$443	6.2%	11.9%
WINDSOR	\$500	\$493	1.5%	11.1%
WODONGA*	\$355	\$340	4.4%	7.6%
YARRAVILLE*	\$450	\$445	1.1%	7.1%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD	\$725	\$700	3.6%	4.7%
ABERFELDIE*	\$480	\$475	1.1%	6.7%
AIRPORT WEST*	\$530	\$505	5.0%	5.5%
ALBERT PARK*	\$683	\$675	1.1%	5.0%
ALBION	\$425	\$400	6.3%	6.3%
ALFREDTON*	\$370	\$380	-2.6%	-1.3%
ALPHINGTON	\$650	\$650	0.0%	3.6%
ALTONA	\$525	\$500	5.0%	5.0%
ALTONA MEADOWS*	\$455	\$450	1.1%	3.4%
ALTONA NORTH*	\$580	\$570	1.8%	10.5%
ARARAT*	\$345	\$350	-1.4%	-17.9%
ARDEER*	\$490	\$490	0.0%	-
ARMADALE	\$650	\$650	0.0%	4.0%
ASCOT VALE	\$570	\$540	5.6%	9.6%
ASHWOOD*	\$590	\$600	-1.7%	7.3%
ASPENDALE*	\$605	\$603	0.4%	-2.0%
AVONDALE HEIGHTS*	\$520	\$535	-2.8%	8.3%
BAIRNSDALE*	\$385	\$380	1.3%	4.1%
BALACLAVA	\$598	\$595	0.4%	6.7%
BALLARAT CENTRAL*	\$420	\$410	2.4%	12.8%
BALLARAT NORTH*	\$370	\$365	1.4%	5.7%
BALWYN	\$600	\$595	0.8%	2.6%
BALWYN NORTH*	\$590	\$580	1.7%	6.3%
BAYSWATER*	\$520	\$520	0.0%	4.0%
BAYSWATER NORTH*	\$500	\$500	0.0%	1.0%
BEAUMARIS*	\$608	\$600	1.3%	1.3%
BELL PARK*	\$440	\$440	0.0%	1.1%
BELL POST HILL*	\$450	\$450	0.0%	0.0%
BELMONT*	\$450	\$450	0.0%	2.3%
BENALLA*	\$380	\$380	0.0%	0.0%
BENDIGO*	\$435	\$435	0.0%	3.6%
BENTLEIGH	\$650	\$648	0.4%	4.8%
BENTLEIGH EAST	\$615	\$600	2.5%	2.5%
BERWICK*	\$510	\$510	0.0%	-1.0%
BLACK ROCK*	\$698	\$695	0.4%	11.6%
BLACKBURN	\$600	\$600	0.0%	9.1%
BLACKBURN SOUTH*	\$600	\$590	1.7%	7.1%
BONBEACH*	\$550	\$550	0.0%	1.9%
BORONIA	\$550	\$550	0.0%	7.8%
BOX HILL	\$620	\$620	0.0%	3.3%
BOX HILL NORTH*	\$560	\$555	0.9%	1.8%
BOX HILL SOUTH*	\$550	\$570	-3.5%	1.7%
BRAYBROOK*	\$510	\$510	0.0%	2.0%
BRIGHTON	\$700	\$695	0.7%	1.4%
BRIGHTON EAST*	\$625	\$660	-5.3%	-3.8%
BROADMEADOWS	\$495	\$485	2.1%	3.7%
BROOKLYN*	\$505	\$498	1.5%	1.0%
BRUNSWICK	\$625	\$620	0.8%	4.2%
BRUNSWICK EAST	\$670	\$650	3.1%	4.7%
BRUNSWICK WEST	\$570	\$560	1.8%	8.6%
BULLEEN*	\$593	\$588	0.9%	13.9%
BUNDOORA	\$520	\$505	3.0%	6.1%
BURWOOD	\$620	\$620	0.0%	6.9%
BURWOOD EAST*	\$680	\$673	1.1%	3.0%
CAMBERWELL	\$650	\$650	0.0%	4.8%
CANTERBURY*	\$650	\$640	1.6%	8.3%
CAPEL SOUND*	\$495	\$500	-1.0%	0.5%
CARLTON	\$690	\$680	1.5%	3.0%
CARLTON NORTH*	\$620	\$600	3.3%	3.3%
CARNEGIE	\$632	\$625	1.1%	7.1%
CAROLINE SPRINGS*	\$510	\$480	6.3%	6.3%
CARRUM*	\$580	\$570	1.8%	5.5%
CARRUM DOWNS*	\$510	\$500	2.0%	2.0%
CAULFIELD	\$625	\$620	0.8%	7.8%
CAULFIELD EAST*	\$520	\$550	-5.5%	-2.1%
CAULFIELD NORTH	\$630	\$630	0.0%	5.0%
CAULFIELD SOUTH	\$650	\$670	-3.0%	9.2%
CHADSTONE*	\$600	\$600	0.0%	4.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CHELSEA	\$550	\$535	2.8%	1.9%
CHELTENHAM	\$590	\$580	1.7%	7.3%
CLAYTON	\$575	\$565	1.8%	2.7%
CLAYTON SOUTH	\$575	\$570	0.9%	2.7%
CLIFTON HILL*	\$700	\$700	0.0%	0.0%
COBRAM*	\$370	\$350	5.7%	8.8%
COBURG	\$590	\$590	0.0%	5.8%
COBURG NORTH*	\$580	\$580	0.0%	2.2%
COLLINGWOOD	\$775	\$775	0.0%	3.3%
CORIO*	\$385	\$380	1.3%	-
CRAIGIEBURN	\$450	\$450	0.0%	1.1%
CRANBOURNE*	\$473	\$470	0.5%	2.7%
CREMORNE*	\$800	\$775	3.2%	6.7%
CROYDON	\$530	\$520	1.9%	3.9%
DANDENONG	\$485	\$470	3.2%	7.8%
DANDENONG NORTH*	\$490	\$480	2.1%	5.4%
DEEPPENE*	\$600	\$600	0.0%	0.4%
DEER PARK*	\$455	\$460	-1.1%	2.2%
DOCKLANDS	\$785	\$760	3.3%	4.7%
DONCASTER	\$630	\$625	0.8%	5.0%
DONCASTER EAST	\$615	\$600	2.5%	6.0%
DONVALE*	\$580	\$570	1.8%	5.5%
DOVETON*	\$530	\$520	1.9%	8.2%
DROMANA*	\$510	\$520	-1.9%	13.3%
DROUIN*	\$440	\$438	0.6%	6.0%
EAGLEHAWK*	\$400	\$400	0.0%	11.9%
EAGLEMONT*	\$530	\$550	-3.6%	0.0%
EAST GEELONG*	\$470	\$473	-0.5%	-0.5%
EAST MELBOURNE	\$725	\$700	3.6%	5.1%
ECHUCA*	\$450	\$450	0.0%	7.1%
EDITHVALE*	\$588	\$560	4.9%	6.8%
ELSTERNWICK	\$625	\$600	4.2%	5.9%
ELTHAM*	\$600	\$600	0.0%	9.1%
ELWOOD	\$630	\$630	0.0%	5.0%
EPPING	\$470	\$460	2.2%	4.4%
ESSENDON	\$540	\$540	0.0%	3.8%
ESSENDON NORTH	\$550	\$550	0.0%	6.8%
FAIRFIELD*	\$600	\$600	0.0%	7.1%
FAWKNER*	\$500	\$490	2.0%	2.0%
FERNTREE GULLY*	\$550	\$550	0.0%	7.8%
FITZROY	\$780	\$780	0.0%	4.0%
FITZROY NORTH	\$700	\$700	0.0%	7.3%
FLEMINGTON	\$650	\$630	3.2%	16.1%
FLORA HILL*	\$390	\$390	0.0%	8.3%
FOOTSCRAY	\$600	\$590	1.7%	5.3%
FOREST HILL*	\$565	\$550	2.7%	8.7%
FRANKSTON	\$490	\$480	2.1%	5.4%
GEELONG	\$550	\$550	0.0%	0.9%
GEELONG WEST*	\$495	\$470	5.3%	10.0%
GISBORNE*	\$470	\$460	2.2%	-2.1%
GLEN HUNTLY	\$600	\$580	3.4%	9.1%
GLEN IRIS	\$600	\$615	-2.4%	0.0%
GLEN WAVERLEY	\$653	\$650	0.4%	4.4%
GLENROY	\$520	\$500	4.0%	5.1%
GOLDEN SQUARE*	\$415	\$420	-1.2%	3.8%
GREENSBOROUGH*	\$510	\$510	0.0%	6.3%
GROVEDALE*	\$440	\$440	0.0%	2.3%
HADFIELD*	\$525	\$520	1.0%	7.1%
HALLAM*	\$500	\$470	6.4%	6.4%
HAMILTON*	\$355	-	-	-
HAMLYN HEIGHTS*	\$430	\$420	2.4%	-2.3%
HAMPTON	\$700	\$695	0.7%	3.7%
HAMPTON EAST*	\$650	\$600	8.3%	25.0%
HAMPTON PARK*	\$503	\$525	-4.3%	6.9%
HASTINGS*	\$455	\$450	1.1%	3.4%
HAWTHORN	\$630	\$628	0.4%	5.0%
HAWTHORN EAST	\$630	\$630	0.0%	6.8%
HEATHMONT*	\$570	\$570	0.0%	9.6%
HEIDELBERG	\$580	\$575	0.9%	5.5%
HEIDELBERG HEIGHTS*	\$580	\$570	1.8%	6.4%
HEIDELBERG WEST*	\$600	\$583	3.0%	8.1%
HERNE HILL*	\$430	\$430	0.0%	7.5%
HIGHETT	\$620	\$600	3.3%	7.8%
HIGHTON*	\$460	\$460	0.0%	2.2%
HOPPERS CROSSING*	\$395	\$395	0.0%	-1.3%
HORSHAM*	\$350	\$350	0.0%	2.9%
HUGHESDALE	\$600	\$600	0.0%	3.4%
HUNTINGDALE*	\$535	\$510	4.9%	14.4%
IVANHOE	\$620	\$600	3.3%	3.3%
IVANHOE EAST*	\$573	\$555	3.2%	1.3%
KALKALLO*	\$430	\$430	0.0%	-
KEILOR EAST*	\$530	\$530	0.0%	10.4%
KENNINGTON*	\$405	\$420	-3.6%	11.0%
KENSINGTON	\$590	\$580	1.7%	7.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
KEW	\$600	\$600	0.0%	4.3%
KEW EAST*	\$600	\$580	3.4%	4.8%
KEYSBOROUGH*	\$605	\$595	1.7%	4.3%
KILSYTH*	\$550	\$540	1.9%	10.0%
KINGSBURY*	\$525	\$520	1.0%	14.1%
KINGSVILLE*	\$440	\$430	2.3%	-2.2%
KYABRAM*	\$380	-	-	11.8%
LALOR	\$485	\$488	-0.5%	1.0%
LANGWARRIN*	\$520	\$520	0.0%	4.0%
LAVERTON*	\$478	\$473	1.1%	1.6%
LILYDALE*	\$550	\$550	0.0%	1.9%
MACLEOD*	\$525	\$520	1.0%	8.8%
MAIDSTONE	\$550	\$520	5.8%	10.0%
MALVERN	\$620	\$625	-0.8%	4.2%
MALVERN EAST	\$650	\$630	3.2%	8.3%
MANIFOLD HEIGHTS*	\$423	\$420	0.6%	5.6%
MARIBYRNONG	\$550	\$550	0.0%	5.8%
MARYBOROUGH*	\$358	-	-	11.7%
MCKINNON*	\$675	\$650	3.8%	7.1%
MELBOURNE	\$750	\$750	0.0%	3.4%
MELTON*	\$390	\$390	0.0%	2.6%
MELTON SOUTH*	\$365	\$365	0.0%	1.4%
MENTONE	\$585	\$575	1.7%	6.4%
MIDDLE PARK*	\$700	\$693	1.1%	2.9%
MILDURA	\$360	\$360	0.0%	0.0%
MILL PARK	\$500	\$495	1.0%	8.7%
MITCHAM	\$550	\$550	0.0%	0.0%
MOE*	\$330	\$340	-2.9%	1.5%
MONT ALBERT*	\$600	\$580	3.4%	6.2%
MONTMORENCY*	\$525	\$525	0.0%	-
MOONEE PONDS	\$650	\$640	1.6%	12.1%
MOORABBIN*	\$620	\$645	-3.9%	9.7%
MOOROOLBARK*	\$540	\$540	0.0%	6.9%
MOOROOPNA*	\$370	\$380	-2.6%	1.4%
MORDIALLOC	\$595	\$575	3.5%	12.3%
MORNINGTON	\$580	\$560	3.6%	9.4%
MORWELL*	\$335	\$330	1.5%	4.7%
MOUNT MARTHA*	\$600	-	-	8.1%
MOUNT WAVERLEY	\$580	\$580	0.0%	3.6%
MULGRAVE*	\$590	\$590	0.0%	13.5%
MURRUMBEENA	\$598	\$578	3.5%	8.6%
NARRE WARREN*	\$515	\$475	8.4%	8.4%
NEWCOMB*	\$430	\$415	3.6%	10.3%
NEWPORT*	\$585	\$590	-0.8%	10.9%
NEWTOWN*	\$475	\$460	3.3%	5.6%
NIDDRIE*	\$550	\$520	5.8%	7.8%
NOBLE PARK	\$500	\$500	0.0%	0.0%
NORLANE*	\$400	\$400	0.0%	1.3%
NORTH MELBOURNE	\$680	\$670	1.5%	7.5%
NORTHCOTE	\$650	\$650	0.0%	8.3%
NOTTING HILL*	\$580	\$570	1.8%	5.5%
NUNAWADING*	\$550	\$550	0.0%	5.8%
OAK PARK	\$540	\$520	3.8%	9.1%
OAKLEIGH	\$650	\$630	3.2%	8.3%
OAKLEIGH EAST*	\$550	\$530	3.8%	5.8%
OAKLEIGH SOUTH*	\$570	\$550	3.6%	4.6%
OCEAN GROVE*	\$500	\$500	0.0%	5.3%
ORMOND	\$583	\$563	3.6%	5.9%
PAKENHAM*	\$480	\$470	2.1%	4.3%
PARKDALE	\$550	\$550	0.0%	1.9%
PARKVILLE	\$600	\$600	0.0%	4.3%
PASCOE VALE	\$530	\$530	0.0%	1.9%
PASCOE VALE SOUTH*	\$550	\$540	1.9%	5.8%
PAYNESVILLE*	\$360	\$380	-5.3%	-
POINT COOK*	\$495	\$480	3.1%	3.1%
PORT MELBOURNE	\$730	\$720	1.4%	2.5%
PORTLAND*	\$440	\$400	10.0%	18.9%
PRAHRAN	\$695	\$675	3.0%	6.9%
PRESTON	\$600	\$580	3.4%	9.1%
PRINCES HILL*	\$600	-	-	-
REDAN*	\$375	\$380	-1.3%	7.1%
RESERVOIR	\$523	\$520	0.5%	4.5%
RICHMOND	\$725	\$720	0.7%	3.6%
RINGWOOD	\$550	\$540	1.9%	5.8%
RINGWOOD EAST*	\$550	\$520	5.8%	10.0%
RIPPLESIDE*	\$520	\$550	-5.5%	-
RIPPONLEA*	\$598	\$565	5.8%	8.6%
ROSANNA*	\$550	\$550	0.0%	7.8%
ROSEBUD*	\$478	\$540	-11.6%	-3.0%
ROWVILLE*	\$515	\$560	-8.0%	-5.5%
SAFETY BEACH*	\$550	\$550	0.0%	1.9%
SALE	\$390	\$400	-2.5%	0.6%
SANDRINGHAM	\$650	\$640	1.6%	8.3%
SEAFORD	\$500	\$500	0.0%	5.3%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
SEBASTOPOL*	\$370	\$360	2.8%	8.8%
SEDDON*	\$500	\$505	-1.0%	-4.8%
SHEPPARTON	\$395	\$395	0.0%	-1.3%
SOUTH KINGSVILLE*	\$510	\$485	5.2%	13.3%
SOUTH MELBOURNE	\$720	\$700	2.9%	2.9%
SOUTH MORANG*	\$480	\$483	-0.5%	-2.0%
SOUTH YARRA	\$725	\$720	0.7%	3.6%
SOUTHBANK	\$750	\$730	2.7%	5.6%
SPOTSWOOD*	\$600	\$600	0.0%	0.8%
SPRINGVALE	\$550	\$550	0.0%	0.9%
SPRINGVALE SOUTH*	\$520	\$500	4.0%	8.3%
ST ALBANS	\$450	\$450	0.0%	5.9%
ST KILDA	\$650	\$650	0.0%	4.8%
ST KILDA EAST	\$600	\$588	2.1%	4.3%
ST KILDA WEST	\$650	\$645	0.8%	3.2%
STAWELL*	\$300	\$300	0.0%	7.1%
STRATHDALE*	\$420	\$410	2.4%	16.7%
STRATHMORE*	\$600	\$570	5.3%	9.1%
SUNBURY*	\$440	\$440	0.0%	0.0%
SUNSHINE	\$465	\$460	1.1%	-4.1%
SUNSHINE NORTH*	\$490	\$475	3.2%	2.1%
SUNSHINE WEST*	\$490	\$480	2.1%	8.9%
SURREY HILLS	\$610	\$600	1.7%	10.9%
SWAN HILL*	\$370	\$365	1.4%	-8.6%
SYDENHAM*	\$460	\$460	0.0%	9.5%
TARNEIT*	\$450	\$435	3.4%	4.7%
TEMPLESTOWE*	\$600	\$600	0.0%	9.1%
TEMPLESTOWE LOWER*	\$620	\$620	0.0%	-
THOMASTOWN	\$480	\$480	0.0%	2.1%
THORNBURY	\$595	\$580	2.6%	8.2%
TOORAK	\$688	\$655	5.0%	5.8%
TORQUAY*	\$600	\$555	8.1%	15.4%
TRARALGON	\$390	\$380	2.6%	5.4%
TRAVANCORE	\$535	\$528	1.4%	4.9%
TRUGANINA*	\$445	\$440	1.1%	-
TULLAMARINE	\$500	\$500	0.0%	4.2%
VERMONT*	\$520	\$520	0.0%	4.0%
WANGARATTA	\$380	\$380	0.0%	2.7%
WANTIRNA*	\$555	\$540	2.8%	9.9%
WANTIRNA SOUTH*	\$560	\$580	-3.4%	6.7%
WARRAGUL*	\$420	\$410	2.4%	7.0%
WARRNAMBOOL	\$450	\$440	2.3%	4.7%
WATSONIA*	\$520	\$535	-2.8%	4.0%
WENDOUREE*	\$390	\$360	8.3%	18.2%
WERRIBEE	\$400	\$400	0.0%	0.0%
WERRIBEE SOUTH*	\$460	-	-	-
WEST FOOTSCRAY	\$515	\$500	3.0%	9.6%
WEST MELBOURNE	\$710	\$700	1.4%	9.2%
WEST WODONGA*	\$440	\$440	0.0%	10.0%
WESTMEADOWS*	\$490	\$475	3.2%	0.0%
WHITTINGTON*	\$425	\$430	-1.2%	1.2%
WILLIAMS LANDING*	\$500	\$500	0.0%	0.0%
WILLIAMSTOWN	\$555	\$580	-4.3%	8.8%
WINDSOR	\$650	\$650	0.0%	4.3%
WODONGA	\$420	\$410	2.4%	10.5%
WOLLERT	\$478	\$475	0.5%	1.6%
WYNDHAM VALE*	\$400	\$400	0.0%	-0.6%
YARRAVILLE	\$600	\$600	0.0%	5.3%
YARRAWONGA*	\$400	\$390	2.6%	2.6%

Source: REIV

September 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	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
ABBOTSFORD*	\$1,000	\$995	0.5%	9.3%
AINTREE*	\$480	\$480	0.0%	-3.0%
AIRPORT WEST	\$675	\$673	0.4%	7.1%
ALBION*	\$570	\$550	3.6%	3.6%
ALPHINGTON*	\$875	\$875	0.0%	1.4%
ALTONA*	\$725	\$678	7.0%	7.8%
ALTONA MEADOWS*	\$515	\$525	-1.9%	-1.0%
ALTONA NORTH*	\$705	\$700	0.7%	4.4%
ARDEER*	\$560	\$570	-1.8%	9.8%
ARMADALE*	\$1,075	\$1,198	-10.2%	-2.3%
ASCOT VALE*	\$805	\$725	11.0%	8.8%
ASHWOOD*	\$780	\$750	4.0%	4.0%
ASPENDALE*	\$825	\$825	0.0%	4.4%
AVONDALE HEIGHTS*	\$675	\$650	3.8%	8.0%
BALACLAVA*	\$850	\$810	4.9%	6.3%
BALLARAT CENTRAL*	\$455	\$460	-1.1%	1.1%
BALWYN*	\$850	\$850	0.0%	6.3%
BALWYN NORTH*	\$800	\$800	0.0%	1.3%
BAYSWATER*	\$650	\$650	0.0%	1.6%
BEAUMARIS*	\$900	\$895	0.6%	-3.7%
BELL PARK*	\$500	\$490	2.0%	4.2%
BELMONT*	\$550	\$550	0.0%	-1.8%
BENDIGO*	\$550	\$545	0.9%	-
BENTLEIGH*	\$823	\$835	-1.5%	5.8%
BENTLEIGH EAST	\$875	\$850	2.9%	6.7%
BERWICK*	\$560	\$570	-1.8%	-1.8%
BLACK ROCK*	\$925	\$895	3.4%	0.3%
BLACKBURN*	\$740	\$730	1.4%	10.4%
BONBEACH*	\$810	\$780	3.8%	8.0%
BORONIA*	\$650	\$640	1.6%	3.2%
BOX HILL	\$780	\$780	0.0%	5.4%
BOX HILL NORTH*	\$735	\$750	-2.0%	8.1%
BOX HILL SOUTH*	\$750	\$760	-1.3%	10.7%
BRAYBROOK	\$635	\$620	2.4%	5.8%
BRIGHTON	\$1,200	\$1,200	0.0%	9.1%
BRIGHTON EAST*	\$905	\$875	3.4%	2.5%
BROADMEADOWS*	\$563	\$535	5.1%	-3.0%
BRUNSWICK	\$860	\$850	1.2%	8.5%
BRUNSWICK EAST	\$970	\$950	2.1%	10.2%
BRUNSWICK WEST*	\$780	\$750	4.0%	4.0%
BULLEEN*	\$730	\$750	-2.7%	-7.3%
BUNDOORA*	\$605	\$600	0.8%	1.7%
BURWOOD*	\$770	\$775	-0.6%	2.7%
BURWOOD EAST*	\$750	\$750	0.0%	7.1%
CAMBERWELL	\$850	\$850	0.0%	1.5%
CANTERBURY*	\$953	\$920	3.5%	-
CAPEL SOUND*	\$600	\$600	0.0%	9.1%
CARLTON*	\$1,100	\$1,075	2.3%	22.2%
CARNEGIE	\$775	\$795	-2.5%	3.3%
CAROLINE SPRINGS*	\$510	-	-	0.0%
CARRUM*	\$693	\$703	-1.4%	-3.8%
CARRUM DOWNS*	\$580	\$570	1.8%	3.6%
CAULFIELD*	\$850	\$850	0.0%	-2.9%
CAULFIELD NORTH	\$888	\$858	3.5%	4.4%
CAULFIELD SOUTH*	\$850	\$850	0.0%	6.3%
CHADSTONE	\$740	\$698	6.1%	7.6%
CHELSEA*	\$685	\$708	-3.2%	-5.2%
CHELtenham*	\$775	\$763	1.6%	3.3%
CLAYTON	\$670	\$670	0.0%	3.1%
CLAYTON SOUTH	\$685	\$700	-2.1%	-3.5%
CLIFTON HILL*	\$950	\$995	-4.5%	8.0%
CLYDE*	\$550	\$550	0.0%	0.0%
CLYDE NORTH*	\$550	\$550	0.0%	-0.9%
COBURG*	\$775	\$730	6.2%	10.7%
COBURG NORTH*	\$725	\$720	0.7%	5.1%
COLLINGWOOD*	\$1,350	\$1,190	13.4%	22.7%
COWES*	\$518	\$515	0.5%	-
CRAIGIEBURN	\$500	\$500	0.0%	0.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
CRANBOURNE*	\$550	\$545	0.9%	4.8%
CROYDON	\$675	\$660	2.3%	3.8%
CROYDON NORTH*	\$650	\$670	-3.0%	6.6%
DANDENONG	\$588	\$585	0.4%	3.1%
DANDENONG NORTH*	\$578	\$550	5.0%	6.9%
DEANSIDE*	\$460	\$460	0.0%	-3.2%
DEER PARK*	\$505	\$490	3.1%	5.2%
DELAHEY*	\$455	\$450	1.1%	3.4%
DOCKLANDS*	\$1,200	\$1,150	4.3%	5.3%
DONCASTER	\$770	\$770	0.0%	2.7%
DONCASTER EAST	\$750	\$750	0.0%	7.1%
DONNYBROOK*	\$450	\$450	0.0%	-3.2%
DONVALE*	\$710	\$695	2.2%	2.2%
DOVETON*	\$550	\$565	-2.7%	0.0%
DROMANA*	\$620	\$628	-1.2%	-0.8%
DROUIN*	\$500	\$500	0.0%	-
EAST GEELONG*	\$630	-	-	-
EAST MELBOURNE*	\$1,050	\$1,175	-10.6%	-6.7%
EDITHVALE*	\$788	\$795	-0.9%	1.9%
ELSTERNWICK*	\$900	\$850	5.9%	16.9%
ELTHAM*	\$760	\$738	3.1%	16.9%
ELWOOD*	\$890	\$875	1.7%	11.3%
ENDEAVOUR HILLS*	\$600	-	-	-
EPPING	\$525	\$520	1.0%	1.0%
ESSENDON*	\$715	\$700	2.1%	3.6%
ESSENDON NORTH*	\$765	\$700	9.3%	9.3%
EUMEMMERRING*	\$565	-	-	0.0%
FAWKNER*	\$600	\$615	-2.4%	-3.2%
FERNTREE GULLY*	\$640	\$648	-1.2%	2.4%
FITZROY*	\$1,300	\$1,238	5.1%	8.3%
FITZROY NORTH*	\$1,050	\$1,000	5.0%	10.5%
FLEMINGTON*	\$963	\$940	2.4%	-
FOOTSCRAY	\$725	\$695	4.3%	4.3%
FRANKSTON	\$623	\$600	3.8%	7.3%
FRASER RISE*	\$475	\$470	1.1%	1.1%
GEELONG*	\$635	\$593	7.2%	8.5%
GEELONG WEST*	\$640	\$650	-1.5%	3.2%
GISBORNE*	\$565	\$555	1.8%	4.6%
GLEN HUNTLY*	\$750	\$725	3.4%	3.4%
GLEN IRIS	\$925	\$900	2.8%	12.8%
GLEN WAVERLEY	\$750	\$745	0.7%	5.6%
GLENROY	\$650	\$630	3.2%	8.3%
GREENSBOROUGH*	\$640	\$600	6.7%	6.7%
GREENVALE*	\$595	\$563	5.8%	9.2%
HADFIELD*	\$645	\$610	5.7%	9.3%
HALLAM*	\$575	\$575	0.0%	4.5%
HAMLIN HEIGHTS*	\$580	\$560	3.6%	11.5%
HAMPTON*	\$1,195	\$1,195	0.0%	23.2%
HAMPTON EAST*	\$920	\$885	4.0%	9.9%
HAMPTON PARK*	\$525	\$530	-0.9%	-4.5%
HAWTHORN	\$975	\$930	4.8%	8.9%
HAWTHORN EAST*	\$1,025	\$1,050	-2.4%	10.2%
HEATHMONT*	\$630	\$590	6.8%	1.6%
HEIDELBERG*	\$680	\$688	-1.1%	0.7%
HEIDELBERG HEIGHTS	\$695	\$695	0.0%	6.9%
HEIDELBERG WEST*	\$683	\$683	0.0%	6.6%
HIGHETT*	\$850	\$850	0.0%	6.6%
HIGHTON*	\$565	\$570	-0.9%	6.6%
HILLSIDE*	\$450	\$450	0.0%	0.0%
HOPPERS CROSSING*	\$468	\$455	2.7%	3.9%
HUGHESDALE*	\$740	\$740	0.0%	-1.3%
IVANHOE*	\$845	\$795	6.3%	15.8%
KALKALLO*	\$450	\$450	0.0%	0.0%
KEILOR DOWNS*	\$520	\$525	-1.0%	2.0%
KEILOR EAST*	\$670	\$670	0.0%	5.5%
KENSINGTON*	\$825	\$800	3.1%	10.0%
KEW	\$823	\$840	-2.1%	-8.6%
KEW EAST*	\$875	\$850	2.9%	5.4%
KEYSBOROUGH*	\$725	\$680	6.6%	9.8%
KILSYTH*	\$650	\$650	0.0%	5.7%
KNOXFIELD*	\$640	\$640	0.0%	4.1%
LALOR*	\$550	\$550	0.0%	2.8%
LANGWARRIN*	\$600	\$598	0.4%	1.7%
LARA*	\$500	\$500	0.0%	2.0%
LAVERTON*	\$560	\$550	1.8%	5.7%
LILYDALE*	\$630	\$630	0.0%	0.0%
MACLEOD*	\$615	\$605	1.7%	3.4%
MAIDSTONE	\$670	\$650	3.1%	3.1%
MALVERN*	\$1,100	\$1,100	0.0%	21.2%
MALVERN EAST*	\$850	\$850	0.0%	6.3%
MANOR LAKES*	\$450	-	-	-
MARIBYRNONG*	\$670	\$678	-1.1%	-3.2%
MCKINNON*	\$875	\$875	0.0%	9.4%
MEADOW HEIGHTS*	\$500	\$500	0.0%	0.0%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
MELBOURNE	\$1,100	\$1,125	-2.2%	0.0%
MELTON SOUTH*	\$410	\$400	2.5%	7.9%
MENTONE*	\$850	\$850	0.0%	8.6%
MERENDA*	\$520	\$510	2.0%	4.0%
MICKLEHAM*	\$470	\$473	-0.5%	-4.1%
MILDURA*	\$460	\$450	2.2%	2.2%
MILL PARK*	\$525	\$520	1.0%	-4.5%
MITCHAM*	\$680	\$695	-2.2%	0.0%
MONT ALBERT*	\$798	\$785	1.6%	6.0%
MONT ALBERT NORTH*	\$798	\$798	0.0%	-6.2%
MONTMORENCY*	\$640	\$680	-5.9%	4.9%
MOONEE PONDS*	\$750	\$770	-2.6%	0.0%
MOORABBIN*	\$837	\$799	4.8%	19.6%
MOOROOLBARK	\$650	\$650	0.0%	1.2%
MORDIALLOC*	\$775	\$750	3.3%	5.4%
MORNINGTON*	\$650	\$650	0.0%	0.0%
MOUNT MARTHA*	\$700	\$650	7.7%	8.1%
MOUNT WAVERLEY	\$730	\$710	2.8%	1.0%
MULGRAVE*	\$665	\$650	2.3%	6.4%
MURRUMBEENA*	\$750	\$790	-5.1%	0.0%
NARRE WARREN*	\$573	\$570	0.4%	-3.0%
NEWPORT*	\$750	\$725	3.4%	8.3%
NEWTOWN*	\$595	\$600	-0.8%	-5.6%
NIDDRIE*	\$655	\$650	0.8%	-1.5%
NOBLE PARK	\$605	\$600	0.8%	0.8%
NORLANE*	\$480	\$470	2.1%	9.1%
NORTH MELBOURNE	\$975	\$950	2.6%	14.7%
NORTHCOTE*	\$890	\$875	1.7%	4.7%
NUNAWADING*	\$680	\$680	0.0%	-2.2%
OAK PARK*	\$675	\$650	3.8%	4.7%
OAKLEIGH*	\$738	\$750	-1.7%	3.1%
OAKLEIGH EAST*	\$725	\$700	3.6%	7.4%
OAKLEIGH SOUTH*	\$740	\$700	5.7%	6.5%
OCEAN GROVE*	\$650	\$600	8.3%	15.6%
OFFICER*	\$555	\$550	0.9%	1.4%
ORMOND*	\$863	\$878	-1.7%	1.5%
PAKENHAM	\$520	\$510	2.0%	4.0%
PARKDALE*	\$775	\$760	2.0%	0.0%
PARKVILLE*	\$850	\$795	6.9%	6.3%
PASCOE VALE	\$650	\$650	0.0%	0.8%
PASCOE VALE SOUTH*	\$735	\$750	-2.0%	13.1%
POINT COOK*	\$535	\$530	0.9%	2.9%
PORT MELBOURNE	\$1,000	\$995	0.5%	-4.8%
PRAHRAN*	\$1,160	\$1,188	-2.3%	16.0%
PRESTON	\$733	\$720	1.7%	4.6%
RESERVOIR	\$650	\$650	0.0%	4.0%
RICHMOND	\$1,100	\$1,100	0.0%	4.8%
RINGWOOD*	\$700	\$700	0.0%	6.9%
RINGWOOD EAST*	\$678	\$663	2.3%	4.2%
ROSANNA*	\$700	\$700	0.0%	9.4%
ROSEBUD*	\$640	\$630	1.6%	4.9%
ROWVILLE*	\$650	\$650	0.0%	4.8%
ROXBURGH PARK*	\$508	\$500	1.6%	1.6%
SAFETY BEACH*	\$750	\$750	0.0%	7.1%
SALE*	\$480	\$475	1.1%	0.0%
SANDRINGHAM*	\$890	\$910	-2.2%	-0.8%
SEAFORD	\$648	\$650	-0.4%	-0.4%
SEBASTOPOL*	\$415	\$400	3.8%	7.1%
SHEPPARTON*	\$495	\$480	3.1%	2.1%
SOUTH KINGSVILLE*	\$710	\$700	1.4%	1.4%
SOUTH MELBOURNE*	\$1,175	\$1,100	6.8%	18.1%
SOUTH MORANG*	\$550	\$540	1.9%	5.3%
SOUTH YARRA	\$1,200	\$1,200	0.0%	9.1%
SOUTHBANK	\$1,100	\$1,100	0.0%	4.8%
SPOTSWOOD*	\$850	\$850	0.0%	4.9%
SPRINGVALE*	\$690	\$680	1.5%	7.8%
SPRINGVALE SOUTH*	\$585	\$600	-2.5%	-
ST ALBANS	\$540	\$528	2.4%	8.0%
ST KILDA*	\$995	\$933	6.7%	7.0%
ST KILDA EAST*	\$798	\$775	2.9%	6.3%
STRATHMORE*	\$728	\$723	0.7%	18.3%
STRATHTULLOH*	\$420	-	-	-
SUNBURY*	\$500	\$500	0.0%	2.0%
SUNSHINE*	\$600	\$550	9.1%	7.1%
SUNSHINE NORTH*	\$633	\$600	5.4%	2.0%
SUNSHINE WEST*	\$570	\$545	4.6%	5.6%
SURREY HILLS*	\$780	\$770	1.3%	4.0%
SYDENHAM	\$480	\$490	-2.0%	1.1%
TARNEIT*	\$460	\$470	-2.1%	-3.2%
TEMPLESTOWE*	\$750	\$750	0.0%	1.4%
TEMPLESTOWE LOWER*	\$700	\$700	0.0%	0.7%
THOMASTOWN*	\$575	\$560	2.7%	6.5%
THORNBURY*	\$850	\$850	0.0%	6.6%
TOORAK	\$1,038	\$1,050	-1.2%	8.1%

Suburb	Sep-26 Quarter	Jun-26 Quarter	Quarterly Change	Annual Change
TORQUAY*	\$695	\$680	2.2%	6.9%
TRARALGON*	\$480	\$510	-5.9%	-3.0%
TRUGANINA*	\$490	\$490	0.0%	2.1%
TULLAMARINE*	\$590	\$600	-1.7%	1.7%
VERMONT*	\$700	\$688	1.8%	2.9%
WANGARATTA*	\$490	\$500	-2.0%	2.1%
WANTIRNA*	\$650	\$650	0.0%	8.8%
WANTIRNA SOUTH*	\$680	\$665	2.3%	10.6%
WARRNAMBOOL*	\$660	\$620	6.5%	10.0%
WATSONIA*	\$650	-	-	-0.8%
WERRIBEE	\$450	\$450	0.0%	0.0%
WEST FOOTSCRAY*	\$690	\$693	-0.4%	8.7%
WEST MELBOURNE*	\$1,100	\$1,100	0.0%	0.0%
WEST WODONGA*	\$495	-	-	17.9%
WESTMEADOWS*	\$560	\$570	-1.8%	6.7%
WILLIAMSTOWN*	\$800	\$760	5.3%	11.1%
WILLIAMSTOWN NORTH*	\$730	\$730	0.0%	-
WINDSOR*	\$1,035	\$950	8.9%	15.0%
WODONGA*	\$510	\$500	2.0%	6.3%
WOLLERT	\$505	\$520	-2.9%	-2.9%
WYNDHAM VALE*	\$420	\$420	0.0%	-6.7%
YARRAVILLE*	\$753	\$750	0.3%	0.3%

Source: REIV



REAL ESTATE INSTITUTE OF VICTORIA

617 Victoria St, Abbotsford VIC 3067

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