

FOCUS



HOUSES

Median house prices

| MELBOURNE          | FORECAST PRICE |             |             |
|--------------------|----------------|-------------|-------------|
|                    | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Abbotsford         | \$933,838      | \$990,536   | \$1,587,882 |
| Aberfeldie         | \$938,204      | \$1,129,025 | \$1,776,333 |
| Airport West       | \$605,000      | \$624,516   | \$1,221,451 |
| Albanvale          | \$360,119      | \$360,119   | \$646,368   |
| Albert Park        | \$1,168,285    | \$1,317,518 | \$2,201,220 |
| Albion             | \$490,975      | \$484,707   | \$981,950   |
| Alphington         | \$1,044,645    | \$1,218,753 | \$2,089,291 |
| Altona             | \$659,151      | \$750,672   | \$1,415,237 |
| Altona Meadows     | \$430,678      | \$440,098   | \$801,607   |
| Altona North       | \$584,505      | \$621,814   | \$1,161,269 |
| Ardeer             | \$423,765      | \$441,956   | \$854,726   |
| Armadale           | \$2,681,125    | \$3,105,951 | \$5,040,514 |
| Ascot Vale         | \$762,985      | \$836,939   | \$1,361,635 |
| Ashburton          | \$968,158      | \$1,080,692 | \$2,028,855 |
| Ashwood            | \$878,370      | \$947,456   | \$1,887,841 |
| Aspendale          | \$697,779      | \$802,854   | \$1,430,083 |
| Aspendale Gardens  | \$617,601      | \$673,272   | \$1,291,954 |
| Attwood            | \$623,625      | \$612,588   | \$1,081,600 |
| Avondale Heights   | \$604,656      | \$634,696   | \$1,056,133 |
| Avonsleigh         | \$400,804      | \$467,604   | \$837,500   |
| Bacchus Marsh      | \$319,704      | \$317,718   | \$644,782   |
| Badger Creek       | \$337,500      | \$347,143   | \$757,403   |
| Balaclava          | \$1,068,470    | \$1,375,622 | \$2,138,980 |
| Balnarring         | \$518,674      | \$484,375   | \$1,155,048 |
| Balwyn             | \$1,803,873    | \$2,279,312 | \$3,868,832 |
| Balwyn North       | \$1,302,470    | \$1,558,221 | \$2,567,726 |
| Baxter             | \$372,448      | \$370,674   | \$819,385   |
| Bayswater          | \$462,238      | \$507,241   | \$996,923   |
| Bayswater North    | \$466,327      | \$493,758   | \$919,038   |
| Beaconsfield       | \$465,989      | \$548,445   | \$1,262,961 |
| Beaconsfield Upper | \$566,437      | \$719,018   | \$1,294,957 |
| Beaumaris          | \$1,104,862    | \$1,291,976 | \$2,164,932 |
| Belgrave           | \$488,929      | \$547,600   | \$1,099,598 |
| Belgrave Heights   | \$404,074      | \$498,612   | \$997,225   |
| Belgrave South     | \$430,108      | \$450,387   | \$958,084   |
| Bellfield          | \$701,383      | \$739,640   | \$1,402,766 |
| Bentleigh          | \$937,783      | \$1,116,910 | \$1,926,453 |
| Bentleigh East     | \$839,008      | \$966,494   | \$1,632,018 |
| Berwick            | \$485,984      | \$529,375   | \$971,967   |
| Bittern            | \$377,590      | \$372,751   | \$886,806   |
| Black Rock         | \$1,486,735    | \$1,745,988 | \$2,787,628 |
| Blackburn          | \$987,771      | \$1,087,798 | \$1,888,704 |
| Blackburn North    | \$723,963      | \$779,251   | \$1,440,213 |
| Blackburn South    | \$729,000      | \$811,127   | \$1,447,146 |
| Blairgowrie        | \$707,560      | \$808,640   | \$1,951,890 |
| Blind Bight        | \$415,244      | \$450,623   | \$840,912   |
| Bonbeach           | \$513,411      | \$705,742   | \$1,421,820 |
| Boronia            | \$502,232      | \$551,471   | \$1,057,331 |
| Box Hill           | \$964,101      | \$1,026,376 | \$1,845,269 |
| Box Hill North     | \$803,600      | \$867,042   | \$1,568,933 |
| Box Hill South     | \$795,629      | \$864,814   | \$1,604,471 |
| Braybrook          | \$611,413      | \$607,451   | \$1,207,082 |
| Briar Hill         | \$582,335      | \$627,830   | \$1,137,309 |
| Brighton           | \$1,856,022    | \$2,152,603 | \$3,745,336 |
| Brighton East      | \$1,239,980    | \$1,445,440 | \$2,435,849 |
| Broadmeadows       | \$457,900      | \$456,793   | \$945,563   |
| Brookfield         | \$323,462      | \$326,285   | \$537,380   |
| Brooklyn           | \$547,129      | \$530,279   | \$1,037,994 |
| Brunswick          | \$831,780      | \$911,257   | \$1,619,070 |
| Brunswick East     | \$860,718      | \$921,023   | \$1,599,564 |
| Brunswick West     | \$715,563      | \$795,069   | \$1,251,257 |
| Bulleen            | \$873,233      | \$1,018,408 | \$1,700,890 |
| Bundoora           | \$568,003      | \$633,772   | \$1,165,323 |
| Burnley            | \$962,625      | \$948,789   | \$1,711,334 |
| Burnside           | \$436,720      | \$453,704   | \$836,749   |
| Burwood            | \$784,095      | \$871,321   | \$1,603,576 |
| Burwood East       | \$818,526      | \$895,128   | \$1,647,613 |
| Camberwell         | \$1,341,894    | \$1,622,660 | \$2,775,603 |
| Campbellfield      | \$374,957      | \$395,267   | \$718,667   |
| Cannons Creek      | \$323,556      | \$317,552   | \$810,592   |
| Canterbury         | \$2,056,913    | \$2,763,903 | \$4,608,277 |

City's cheapest suburb of the future

REMEMBER this name — Kurunjang. By 2020, the little-known northwest Melbourne suburb is where you will find the city's cheapest houses, according to APM's exclusive home price forecasts.

Kurunjang is also known as Melton North, Barry Plant agent Ned Nikolic explained.

"One of its attractions is there is not one traffic light to the city," Mr Nikolic said.

Already one of Melbourne's most affordable suburbs, with a median house price of \$241,500, it will still be possible to buy two average houses in Kurunjang for about \$1 million in a decade.

An investor couple, who did not want to be named, are delighted by this news.

They bought a three-bedroom house at 2 Gunsynd Mews this week for \$232,000.

"We chose it because it is affordable and at the moment there is nothing out in the western suburbs that is affordable," the female buyer said.

"When we eventually come to on-sell it, we should have no problem finding a buyer."



CAROLINE JAMES Good buy: 2 Gunsynd Mews, Kurunjang.

| MELBOURNE        | FORECAST PRICE |             |             |
|------------------|----------------|-------------|-------------|
|                  | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Cape Schanck     | \$438,261      | \$385,574   | \$678,462   |
| Cape Woolamai    | \$324,251      | \$369,205   | \$907,542   |
| Carlton          | \$908,209      | \$926,690   | \$1,383,599 |
| Carlton North    | \$988,556      | \$1,052,563 | \$1,875,721 |
| Carnegie         | \$969,423      | \$1,161,521 | \$2,136,017 |
| Caroline Springs | \$439,322      | \$454,737   | \$821,553   |
| Carrum           | \$537,920      | \$582,719   | \$1,192,199 |
| Carrum Downs     | \$350,417      | \$373,778   | \$700,833   |
| Caulfield        | \$892,209      | \$1,055,114 | \$1,700,545 |
| Caulfield East   | \$1,265,601    | \$1,237,476 | \$2,278,081 |
| Caulfield North  | \$1,148,098    | \$1,465,564 | \$2,686,867 |
| Caulfield South  | \$1,044,745    | \$1,249,714 | \$2,050,313 |
| Chadstone        | \$756,250      | \$898,960   | \$1,600,529 |
| Chelsea          | \$572,249      | \$618,516   | \$1,203,239 |
| Chelsea Heights  | \$510,720      | \$538,017   | \$945,606   |
| Cheltenham       | \$702,056      | \$783,963   | \$1,296,104 |
| Chirnside Park   | \$507,855      | \$579,655   | \$1,084,516 |
| Clarinda         | \$600,076      | \$637,762   | \$1,171,746 |
| Clayton          | \$752,662      | \$835,900   | \$1,646,160 |
| Clayton South    | \$635,771      | \$673,137   | \$1,323,062 |
| Clifton Hill     | \$889,231      | \$973,474   | \$1,700,000 |
| Coburg           | \$732,712      | \$772,954   | \$1,321,562 |
| Coburg North     | \$623,267      | \$665,475   | \$1,225,591 |
| Cockatoo         | \$364,804      | \$413,444   | \$788,347   |
| Coldstream       | \$405,587      | \$427,059   | \$854,118   |
| Collingwood      | \$821,915      | \$868,513   | \$1,714,280 |
| Coolaroo         | \$338,000      | \$344,898   | \$676,000   |
| Cowes            | \$344,444      | \$376,863   | \$915,238   |
| Cranbourne       | \$351,390      | \$388,734   | \$755,226   |
| Cranbourne East  | \$394,823      | \$444,176   | \$565,529   |
| Cranbourne North | \$445,177      | \$467,226   | \$861,320   |
| Cranbourne West  | \$356,364      | \$373,333   | \$726,094   |
| Cremorne         | \$1,040,630    | \$1,050,069 | \$1,907,643 |
| Crib Point       | \$331,689      | \$351,744   | \$859,375   |
| Croydon          | \$501,556      | \$532,785   | \$1,023,102 |
| Croydon Hills    | \$555,772      | \$607,111   | \$1,104,133 |
| Croydon North    | \$579,868      | \$618,828   | \$1,070,405 |
| Croydon South    | \$527,444      | \$548,981   | \$1,058,750 |
| Dallas           | \$431,282      | \$440,314   | \$800,952   |
| Dandenong        | \$436,445      | \$486,041   | \$972,082   |
| Dandenong North  | \$443,556      | \$471,868   | \$887,112   |
| Dandenong South  | \$1,469,422    | \$2,121,644 | \$2,557,886 |
| Darley           | \$280,088      | \$273,800   | \$561,347   |
| Deer Park        | \$432,674      | \$442,976   | \$775,208   |
| Delahey          | \$397,838      | \$397,010   | \$673,587   |
| Devon Meadows    | \$520,981      | \$541,279   | \$946,162   |
| Diamond Creek    | \$530,438      | \$549,927   | \$945,188   |

| MELBOURNE       | FORECAST PRICE |             |             |
|-----------------|----------------|-------------|-------------|
|                 | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Diggers Rest    | \$260,728      | \$302,693   | \$528,666   |
| Dingley Village | \$560,315      | \$602,129   | \$1,114,438 |
| Doncaster       | \$898,936      | \$1,005,952 | \$1,656,863 |
| Doncaster East  | \$833,338      | \$934,579   | \$1,552,959 |
| Donvale         | \$820,013      | \$886,759   | \$1,622,580 |
| Doreen          | \$393,357      | \$493,421   | \$1,371,951 |
| Doveton         | \$411,864      | \$416,571   | \$785,984   |
| Dromana         | \$464,655      | \$511,121   | \$1,277,802 |
| Eaglemont       | \$2,720,392    | \$3,011,863 | \$4,685,120 |
| East Melbourne  | \$1,773,829    | \$2,725,640 | \$4,217,028 |
| Edithvale       | \$589,636      | \$704,654   | \$1,349,780 |
| Elsternwick     | \$1,081,286    | \$1,376,182 | \$2,162,571 |
| Eltham          | \$627,544      | \$695,710   | \$1,200,891 |
| Eltham North    | \$599,277      | \$595,934   | \$963,637   |
| Elwood          | \$1,524,288    | \$1,749,945 | \$2,755,595 |
| Emerald         | \$471,956      | \$495,533   | \$881,363   |
| Endeavour Hills | \$454,883      | \$490,000   | \$892,532   |
| Epping          | \$434,981      | \$445,337   | \$779,340   |
| Essendon        | \$933,019      | \$980,866   | \$1,648,870 |
| Essendon North  | \$626,747      | \$693,600   | \$1,143,297 |
| Essendon West   | \$955,073      | \$1,013,294 | \$1,658,705 |
| Eumemmerring    | \$377,174      | \$441,003   | \$781,778   |
| Fairfield       | \$932,401      | \$1,021,073 | \$1,822,594 |
| Fawkner         | \$547,179      | \$529,661   | \$956,633   |
| Ferntree Gully  | \$473,702      | \$534,766   | \$1,014,074 |
| Ferny Creek     | \$703,521      | \$693,750   | \$1,393,306 |
| Fitzroy         | \$931,015      | \$1,078,503 | \$1,943,422 |
| Fitzroy North   | \$999,055      | \$1,079,641 | \$1,828,393 |
| Flemington      | \$844,696      | \$921,644   | \$1,480,308 |
| Flinders        | \$590,909      | \$797,170   | \$1,771,488 |
| Footscray       | \$706,748      | \$774,454   | \$1,316,571 |
| Forest Hill     | \$668,802      | \$750,313   | \$1,372,000 |
| Frankston       | \$389,186      | \$417,903   | \$824,904   |
| Frankston North | \$313,778      | \$324,853   | \$673,476   |
| Frankston South | \$562,344      | \$623,077   | \$1,227,273 |
| Gembrook        | \$504,280      | \$617,143   | \$981,818   |
| Gisborne        | \$426,322      | \$423,299   | \$751,323   |
| Gladstone Park  | \$461,515      | \$469,337   | \$827,967   |
| Glen Huntly     | \$812,448      | \$935,858   | \$1,482,511 |
| Glen Iris       | \$1,225,705    | \$1,441,246 | \$2,335,519 |
| Glen Waverley   | \$931,163      | \$1,035,201 | \$1,879,230 |
| Glenroy         | \$566,231      | \$563,776   | \$1,098,768 |
| Greensborough   | \$550,000      | \$614,603   | \$1,063,444 |
| Greenvale       | \$566,093      | \$590,769   | \$896,498   |
| Hadfield        | \$567,001      | \$597,928   | \$1,096,202 |
| Hallam          | \$413,535      | \$435,017   | \$823,680   |
| Hampton         | \$1,149,370    | \$1,361,231 | \$2,632,107 |

FOCUS



could be worth

| MELBOURNE          | FORECAST PRICE |             |             |
|--------------------|----------------|-------------|-------------|
|                    | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Hampton East       | \$846,675      | \$1,016,965 | \$1,887,298 |
| Hampton Park       | \$386,238      | \$410,494   | \$738,889   |
| Hastings           | \$356,364      | \$356,364   | \$861,538   |
| Hawthorn           | \$1,728,571    | \$1,967,480 | \$3,188,406 |
| Hawthorn East      | \$1,240,169    | \$1,238,435 | \$2,446,080 |
| Healesville        | \$386,415      | \$423,140   | \$906,195   |
| Heatherston        | \$699,288      | \$709,389   | \$2,216,840 |
| Heathmont          | \$568,923      | \$637,586   | \$1,240,940 |
| Heidelberg         | \$931,765      | \$1,100,347 | \$1,980,000 |
| Heidelberg Heights | \$658,048      | \$700,503   | \$1,352,997 |
| Heidelberg West    | \$540,865      | \$576,923   | \$1,171,875 |
| Highett            | \$856,868      | \$981,483   | \$1,807,139 |
| Hillside           | \$445,762      | \$460,379   | \$735,244   |
| Hoppers Crossing   | \$348,444      | \$348,444   | \$603,077   |
| Hughesdale         | \$779,221      | \$979,592   | \$1,499,219 |
| Huntingdale        | \$701,653      | \$803,225   | \$1,657,656 |
| Hurstbridge        | \$506,544      | \$555,565   | \$911,243   |
| Ivanhoe            | \$904,823      | \$992,670   | \$1,622,937 |
| Ivanhoe East       | \$1,209,383    | \$1,260,115 | \$2,175,759 |
| Jacana             | \$436,123      | \$455,270   | \$824,108   |
| Kallista           | \$597,027      | \$581,316   | \$1,262,286 |
| Kalorama           | \$433,076      | \$420,083   | \$787,656   |
| Kealba             | \$409,664      | \$421,167   | \$716,912   |
| Keilor             | \$620,316      | \$690,211   | \$1,135,689 |
| Keilor Downs       | \$486,449      | \$518,879   | \$780,614   |
| Keilor East        | \$616,870      | \$631,506   | \$1,159,716 |
| Keilor Lodge       | \$497,337      | \$560,333   | \$842,607   |
| Keilor Park        | \$538,706      | \$542,667   | \$1,037,852 |
| Kensington         | \$737,882      | \$820,298   | \$1,379,978 |
| Kew                | \$1,115,184    | \$1,240,259 | \$2,174,396 |
| Kew East           | \$1,191,385    | \$1,282,119 | \$2,195,322 |
| Keysborough        | \$525,782      | \$578,360   | \$1,112,231 |
| Kilsyth            | \$445,455      | \$490,000   | \$942,489   |
| Kilsyth South      | \$585,422      | \$662,905   | \$1,382,746 |
| Kinglake           | \$382,979      | \$409,091   | \$889,328   |
| Kings Park         | \$381,338      | \$376,914   | \$676,875   |
| Kingsbury          | \$601,837      | \$644,513   | \$1,326,654 |
| Kingsville         | \$706,052      | \$810,662   | \$1,489,865 |
| Knoxfield          | \$533,333      | \$592,593   | \$1,118,881 |
| Kooyong            | \$2,347,111    | \$2,530,223 | \$4,825,836 |
| Kurunjang          | \$277,725      | \$296,052   | \$507,150   |
| Lalor              | \$442,890      | \$451,929   | \$834,068   |
| Langwarrin         | \$406,343      | \$427,059   | \$857,480   |
| Launching Place    | \$381,276      | \$389,388   | \$778,777   |
| Laverton           | \$473,948      | \$475,846   | \$923,339   |
| Lilydale           | \$466,116      | \$517,365   | \$1,058,750 |
| Lower Plenty       | \$725,511      | \$819,051   | \$1,400,110 |
| Lynbrook           | \$457,187      | \$500,925   | \$1,092,569 |
| Lysterfield        | \$635,145      | \$674,655   | \$1,796,270 |
| MacLeod            | \$643,086      | \$701,270   | \$1,222,130 |
| Maddingley         | \$300,444      | \$300,444   | \$540,584   |
| Maidstone          | \$642,857      | \$723,214   | \$1,327,869 |
| Malvern            | \$2,319,588    | \$2,498,612 | \$5,172,414 |
| Malvern East       | \$1,192,074    | \$1,404,945 | \$2,435,817 |
| Maribyrnong        | \$643,984      | \$744,932   | \$1,569,440 |
| McCrae             | \$487,350      | \$589,536   | \$1,333,987 |
| McKinnon           | \$1,023,506    | \$1,240,017 | \$2,235,040 |
| Meadow Heights     | \$365,652      | \$365,652   | \$651,938   |
| Melbourne          | \$379,513      | \$400,167   | \$502,774   |
| Melton             | \$293,889      | \$302,286   | \$552,480   |
| Melton South       | \$264,143      | \$264,900   | \$486,579   |
| Melton West        | \$295,608      | \$294,947   | \$540,332   |
| Mentone            | \$658,324      | \$731,560   | \$1,287,234 |
| Menzies Creek      | \$437,115      | \$561,031   | \$849,339   |
| Mickleham          | \$1,080,357    | \$1,972,826 | \$5,079,291 |
| Middle Park        | \$1,706,648    | \$1,889,120 | \$2,878,486 |
| Mill Park          | \$462,857      | \$477,348   | \$816,378   |
| Millgrove          | \$251,109      | \$269,388   | \$523,383   |
| Mitcham            | \$655,223      | \$719,893   | \$1,373,577 |
| Monbulk            | \$390,673      | \$444,490   | \$794,891   |
| Mont Albert        | \$1,310,455    | \$1,695,882 | \$2,686,025 |
| Mont Albert North  | \$1,029,059    | \$1,286,323 | \$1,938,806 |
| Montmency          | \$631,143      | \$688,162   | \$1,284,302 |
| Montrose           | \$500,305      | \$526,122   | \$1,091,072 |

| MELBOURNE          | FORECAST PRICE |             |             |
|--------------------|----------------|-------------|-------------|
|                    | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Moonee Ponds       | \$836,634      | \$971,264   | \$1,549,038 |
| Moorabbin          | \$756,471      | \$901,122   | \$1,496,922 |
| Mooroolbark        | \$457,900      | \$500,870   | \$938,860   |
| Mordialloc         | \$662,403      | \$764,693   | \$1,518,006 |
| Mornington         | \$507,600      | \$556,001   | \$1,156,482 |
| Mount Dandenong    | \$532,895      | \$663,934   | \$946,262   |
| Mount Eliza        | \$733,517      | \$769,769   | \$1,525,104 |
| Mount Evelyn       | \$410,531      | \$442,729   | \$868,431   |
| Mount Martha       | \$564,804      | \$615,083   | \$1,279,206 |
| Mount Waverley     | \$921,003      | \$1,048,352 | \$1,842,007 |
| Mulgrave           | \$570,887      | \$644,287   | \$1,268,439 |
| Murrumbena         | \$1,001,255    | \$1,215,475 | \$2,109,461 |
| Narre Warren       | \$401,569      | \$435,745   | \$758,519   |
| Narre Warren North | \$862,316      | \$910,222   | \$1,658,300 |
| Narre Warren South | \$444,083      | \$480,090   | \$828,900   |
| New Gisborne       | \$345,600      | \$434,899   | \$720,000   |
| Newport            | \$677,672      | \$776,595   | \$1,409,021 |
| Niddrie            | \$650,664      | \$731,384   | \$1,315,769 |
| Noble Park         | \$435,600      | \$467,382   | \$985,520   |
| Noble Park North   | \$462,233      | \$517,500   | \$952,200   |
| North Melbourne    | \$654,150      | \$709,389   | \$1,237,306 |
| North Warrandyte   | \$871,611      | \$891,945   | \$1,695,775 |
| Northcote          | \$922,634      | \$1,021,488 | \$1,744,004 |
| Notting Hill       | \$679,003      | \$787,415   | \$1,510,355 |
| Nunawading         | \$657,152      | \$718,511   | \$1,372,288 |
| Oak Park           | \$650,847      | \$706,748   | \$1,279,822 |
| Oakleigh           | \$850,015      | \$960,986   | \$1,700,030 |
| Oakleigh East      | \$758,881      | \$870,448   | \$1,606,612 |
| Oakleigh South     | \$687,946      | \$771,916   | \$1,417,698 |
| Officer            | \$234,194      | \$348,480   | \$631,304   |
| Olinda             | \$537,778      | \$591,145   | \$1,018,947 |
| Ormond             | \$922,131      | \$1,092,233 | \$2,016,129 |
| Pakenham           | \$367,347      | \$400,000   | \$818,182   |
| Park Orchards      | \$967,601      | \$1,074,682 | \$1,740,375 |
| Parkdale           | \$758,022      | \$882,749   | \$1,623,703 |
| Parkville          | \$1,387,758    | \$1,339,064 | \$2,488,913 |
| Pascoe Vale        | \$649,706      | \$684,961   | \$1,227,222 |
| Pascoe Vale South  | \$761,695      | \$792,997   | \$1,315,655 |
| Patterson Lakes    | \$486,151      | \$552,016   | \$880,273   |
| Pearcedale         | \$450,368      | \$397,727   | \$765,625   |
| Plenty             | \$924,954      | \$933,519   | \$3,121,362 |
| Point Cook         | \$469,817      | \$476,726   | \$760,971   |
| Port Melbourne     | \$1,009,998    | \$1,175,457 | \$1,516,200 |
| Portsea            | \$899,641      | \$1,062,604 | \$2,649,610 |
| Prahran            | \$1,145,888    | \$1,290,911 | \$2,228,311 |
| Preston            | \$671,301      | \$765,703   | \$1,353,729 |
| Princes Hill       | \$1,132,229    | \$1,173,484 | \$2,007,276 |
| Red Hill           | \$1,200,803    | \$1,247,501 | \$5,046,072 |
| Research           | \$589,698      | \$763,964   | \$1,071,788 |
| Reservoir          | \$585,324      | \$606,229   | \$1,113,075 |
| Rhyll              | \$498,031      | \$484,375   | \$1,133,255 |
| Richmond           | \$898,562      | \$1,052,628 | \$1,734,067 |
| Riddells Creek     | \$315,299      | \$391,204   | \$654,025   |
| Ringwood           | \$564,453      | \$628,808   | \$1,290,179 |
| Ringwood East      | \$602,771      | \$648,772   | \$1,253,559 |
| Ringwood North     | \$608,087      | \$682,521   | \$1,338,934 |
| Rockbank           | \$366,893      | \$333,005   | \$634,742   |
| Rosanna            | \$764,471      | \$891,358   | \$1,661,893 |
| Rosebud            | \$391,446      | \$405,485   | \$913,064   |
| Rosebud West       | \$408,502      | \$387,891   | \$956,219   |
| Rowville           | \$601,251      | \$662,870   | \$1,192,425 |
| Roxburgh Park      | \$400,211      | \$416,887   | \$708,909   |
| Rye                | \$497,931      | \$515,714   | \$1,340,139 |
| Safety Beach       | \$466,944      | \$466,889   | \$1,313,281 |
| Saint Helena       | \$550,618      | \$633,877   | \$1,018,815 |
| San Remo           | \$406,532      | \$459,945   | \$1,095,870 |
| Sandringham        | \$1,190,825    | \$1,466,496 | \$2,276,834 |
| Sassafras          | \$552,069      | \$544,238   | \$1,128,494 |
| Scoresby           | \$526,892      | \$606,568   | \$1,044,051 |
| Seabrook           | \$451,106      | \$478,172   | \$824,435   |
| Seaford            | \$450,368      | \$490,000   | \$1,056,034 |
| Seaholme           | \$1,442,197    | \$1,615,664 | \$3,208,889 |
| Seddon             | \$708,050      | \$817,398   | \$1,384,917 |
| Selby              | \$456,524      | \$603,138   | \$1,170,269 |

| MELBOURNE            | FORECAST PRICE |             |             |
|----------------------|----------------|-------------|-------------|
|                      | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Seville              | \$426,412      | \$472,761   | \$868,144   |
| Shoreham             | \$848,128      | \$959,445   | \$1,758,720 |
| Silverleaves         | \$374,306      | \$392,649   | \$871,912   |
| Skye                 | \$390,323      | \$388,929   | \$907,500   |
| Smiths Beach         | \$557,232      | \$552,301   | \$1,522,195 |
| Somers               | \$660,017      | \$733,352   | \$1,612,419 |
| Somerville           | \$385,806      | \$420,879   | \$801,289   |
| Sorrento             | \$838,393      | \$923,001   | \$2,053,206 |
| South Kingsville     | \$653,617      | \$667,826   | \$1,245,405 |
| South Melbourne      | \$1,336,878    | \$1,342,542 | \$2,422,324 |
| South Morang         | \$402,753      | \$432,487   | \$740,695   |
| South Yarra          | \$1,189,120    | \$1,420,284 | \$2,298,966 |
| Spotswood            | \$618,814      | \$660,069   | \$1,333,889 |
| Springvale           | \$577,870      | \$648,753   | \$1,345,043 |
| Springvale South     | \$493,426      | \$548,251   | \$1,065,374 |
| St Albans            | \$419,329      | \$414,564   | \$741,496   |
| St Andrews Beach     | \$709,882      | \$808,173   | \$2,466,256 |
| St Kilda             | \$1,085,762    | \$1,295,659 | \$1,868,934 |
| St Kilda East        | \$1,124,064    | \$1,288,350 | \$2,392,651 |
| St Kilda West        | \$940,448      | \$1,294,481 | \$1,692,298 |
| Strathmore           | \$938,377      | \$1,023,035 | \$1,802,187 |
| Sunbury              | \$355,204      | \$359,607   | \$670,971   |
| Sunshine             | \$576,598      | \$576,600   | \$1,064,492 |
| Sunshine North       | \$551,489      | \$538,877   | \$981,818   |
| Sunshine West        | \$457,884      | \$470,631   | \$897,080   |
| Surf Beach           | \$326,967      | \$347,402   | \$864,006   |
| Surrey Hills         | \$1,265,963    | \$1,531,495 | \$2,513,840 |
| Sydenham             | \$414,462      | \$410,943   | \$660,000   |
| Taylors Lakes        | \$510,107      | \$544,114   | \$816,171   |
| Tecoma               | \$487,688      | \$522,522   | \$1,170,450 |
| Templestowe          | \$932,661      | \$1,067,042 | \$1,773,890 |
| Templestowe Lower    | \$847,319      | \$930,250   | \$1,550,417 |
| The Basin            | \$511,150      | \$572,448   | \$1,093,297 |
| The Patch            | \$574,668      | \$585,818   | \$1,171,636 |
| Thomastown           | \$444,615      | \$449,805   | \$828,674   |
| Thornbury            | \$790,003      | \$917,044   | \$1,542,301 |
| Tooradin             | \$623,556      | \$574,756   | \$1,101,615 |
| Toorak               | \$2,380,567    | \$2,891,803 | \$5,512,500 |
| Tootgarook           | \$412,723      | \$417,696   | \$1,094,803 |
| Tullamarine          | \$484,712      | \$484,712   | \$893,794   |
| Tyabb                | \$208,080      | \$404,475   | \$867,000   |
| Upper Ferntree Gully | \$417,731      | \$476,654   | \$844,828   |
| Upwey                | \$478,439      | \$561,246   | \$1,101,313 |
| Ventnor              | \$560,852      | \$645,037   | \$1,282,271 |
| Vermont              | \$694,444      | \$746,269   | \$1,346,838 |
| Vermont South        | \$764,494      | \$867,751   | \$1,440,017 |
| Viewbank             | \$669,698      | \$732,203   | \$1,352,591 |
| Wallan               | \$352,935      | \$387,925   | \$684,399   |
| Wandin North         | \$460,446      | \$512,428   | \$908,143   |
| Wandirna             | \$608,194      | \$658,046   | \$1,180,612 |
| Wandirna South       | \$644,460      | \$682,481   | \$1,264,268 |
| Warburton            | \$305,326      | \$349,378   | \$627,009   |
| Warrandyte           | \$695,514      | \$794,237   | \$1,393,633 |
| Warranwood           | \$712,981      | \$834,733   | \$1,402,713 |
| Watsonia             | \$608,585      | \$638,272   | \$1,181,832 |
| Watsonia North       | \$545,367      | \$588,943   | \$1,081,483 |
| Wattle Glen          | \$690,388      | \$713,401   | \$1,102,528 |
| Werribee             | \$316,584      | \$328,761   | \$605,153   |
| West Footscray       | \$618,793      | \$672,757   | \$1,265,625 |
| West Melbourne       | \$804,865      | \$862,042   | \$1,629,686 |
| Westmeadows          | \$458,801      | \$453,704   | \$816,667   |
| Wheellers Hill       | \$871,488      | \$910,510   | \$1,500,102 |
| Whittlesea           | \$343,624      | \$365,714   | \$698,976   |
| Williamstown         | \$1,031,186    | \$1,129,281 | \$1,901,250 |
| Williamstown North   | \$598,111      | \$641,876   | \$1,422,535 |
| Windsor              | \$962,000      | \$1,142,376 | \$1,833,914 |
| Wonga Park           | \$1,114,464    | \$1,300,208 | \$2,013,226 |
| Woori Yallock        | \$363,743      | \$386,788   | \$868,839   |
| Wyndham Vale         | \$326,906      | \$364,500   | \$675,000   |
| Yallambie            | \$575,654      | \$610,247   | \$1,131,571 |
| Yarra Glen           | \$494,008      | \$511,651   | \$991,434   |
| Yarra Junction       | \$252,050      | \$384,076   | \$611,030   |
| Yarrambat            | \$1,017,847    | \$1,022,324 | \$2,285,984 |
| Yarraville           | \$743,442      | \$829,632   | \$1,431,125 |

FOCUS



could be worth

**UNITS & APARTMENTS**  
*Median house prices*

| MELBOURNE       | FORECAST PRICE |           |             |
|-----------------|----------------|-----------|-------------|
|                 | 3 YEAR         | 5 YEAR    | 10 YEAR     |
| Abbotsford      | \$636,429      | \$751,610 | \$1,197,013 |
| Airport West    | \$431,498      | \$492,150 | \$840,536   |
| Albert Park     | \$464,166      | \$413,413 | \$497,550   |
| Albion          | \$254,118      | \$220,408 | \$537,759   |
| Alphington      | \$388,129      | \$330,604 | \$713,472   |
| Altona          | \$429,825      | \$465,779 | \$827,703   |
| Altona Meadows  | \$400,115      | \$389,374 | \$682,549   |
| Altona North    | \$373,495      | \$538,272 | \$853,205   |
| Armadale        | \$632,237      | \$691,920 | \$1,271,912 |
| Ascot Vale      | \$456,052      | \$521,202 | \$1,047,230 |
| Aspendale       | \$583,719      | \$578,062 | \$964,853   |
| Balaclava       | \$604,298      | \$619,514 | \$1,076,406 |
| Balwyn          | \$717,146      | \$643,592 | \$1,314,141 |
| Balwyn North    | \$714,053      | \$906,371 | \$1,354,139 |
| Bayswater       | \$417,959      | \$426,667 | \$908,204   |
| Bayswater North | \$371,192      | \$411,404 | \$753,778   |
| Beaumaris       | \$770,063      | \$779,558 | \$992,029   |
| Bentleigh       | \$576,512      | \$564,303 | \$1,078,562 |
| Bentleigh East  | \$488,663      | \$575,570 | \$983,841   |
| Berwick         | \$352,816      | \$373,225 | \$671,409   |
| Black Rock      | \$743,198      | \$740,393 | \$999,342   |
| Blackburn       | \$705,575      | \$632,813 | \$1,191,176 |
| Blackburn North | \$561,012      | \$615,457 | \$1,063,143 |
| Blackburn South | \$732,439      | \$768,968 | \$1,024,424 |
| Bonbeach        | \$369,610      | \$404,494 | \$740,741   |
| Boronia         | \$445,780      | \$467,604 | \$894,223   |
| Box Hill        | \$373,050      | \$460,598 | \$759,514   |
| Box Hill North  | \$590,517      | \$669,604 | \$1,136,297 |
| Box Hill South  | \$620,421      | \$748,116 | \$1,093,428 |
| Braybrook       | \$374,301      | \$370,319 | \$654,323   |
| Brighton        | \$677,726      | \$726,634 | \$1,174,725 |
| Brighton East   | \$586,313      | \$523,083 | \$1,088,866 |
| Brunswick       | \$516,393      | \$537,510 | \$803,278   |
| Brunswick East  | \$556,241      | \$513,453 | \$855,755   |
| Brunswick West  | \$500,391      | \$512,305 | \$1,024,610 |
| Bundoora        | \$380,693      | \$448,999 | \$818,526   |
| Burwood         | \$524,523      | \$520,930 | \$927,510   |
| Camberwell      | \$699,301      | \$702,247 | \$1,322,751 |
| Canterbury      | \$369,554      | \$404,546 | \$1,291,555 |
| Carlton         | \$199,839      | \$232,930 | \$322,094   |
| Carlton North   | \$594,694      | \$733,641 | \$892,041   |
| Carnegie        | \$499,539      | \$595,780 | \$1,043,679 |
| Carrum          | \$457,944      | \$471,154 | \$768,025   |
| Carrum Downs    | \$270,508      | \$299,115 | \$603,571   |
| Caulfield       | \$549,443      | \$649,302 | \$1,044,853 |
| Caulfield North | \$606,738      | \$641,212 | \$1,182,123 |
| Caulfield South | \$432,178      | \$410,569 | \$731,526   |
| Chadstone       | \$543,401      | \$664,663 | \$1,028,932 |
| Chelsea         | \$445,217      | \$465,455 | \$956,027   |
| Cheltenham      | \$478,668      | \$497,078 | \$888,249   |
| Clayton         | \$484,914      | \$562,500 | \$1,125,000 |
| Clayton South   | \$446,914      | \$523,657 | \$942,582   |
| Clifton Hill    | \$581,118      | \$606,074 | \$992,866   |
| Coburg          | \$398,202      | \$402,120 | \$851,459   |
| Collingwood     | \$556,842      | \$661,250 | \$889,076   |
| Cowes           | \$205,786      | \$222,322 | \$628,790   |
| Cranbourne      | \$316,118      | \$320,809 | \$693,029   |
| Croydon         | \$393,205      | \$414,094 | \$814,611   |
| Dandenong       | \$379,607      | \$421,959 | \$881,642   |
| Dandenong North | \$276,927      | \$370,594 | \$759,048   |
| Deer Park       | \$352,083      | \$343,147 | \$580,258   |
| Dingley Village | \$482,240      | \$503,555 | \$905,398   |
| Docklands       | \$525,012      | \$618,347 | \$589,089   |
| Doncaster       | \$528,962      | \$595,692 | \$674,153   |
| Doncaster East  | \$627,557      | \$646,852 | \$1,127,041 |
| Donvale         | \$524,876      | \$593,059 | \$1,182,254 |
| East Melbourne  | \$574,392      | \$691,634 | \$787,116   |
| Edithvale       | \$442,596      | \$505,145 | \$1,030,570 |
| Elsternwick     | \$556,408      | \$702,883 | \$1,154,458 |
| Eltham          | \$527,176      | \$566,226 | \$890,137   |
| Elwood          | \$551,222      | \$604,012 | \$1,064,927 |

| MELBOURNE          | FORECAST PRICE |           |             |
|--------------------|----------------|-----------|-------------|
|                    | 3 YEAR         | 5 YEAR    | 10 YEAR     |
| Epping             | \$382,979      | \$382,979 | \$695,115   |
| Essendon           | \$548,496      | \$559,044 | \$1,160,492 |
| Essendon North     | \$406,353      | \$335,241 | \$798,193   |
| Fairfield          | \$492,658      | \$551,687 | \$1,093,297 |
| Fawkner            | \$425,610      | \$447,463 | \$1,016,736 |
| Ferntree Gully     | \$449,468      | \$480,114 | \$845,338   |
| Fitzroy            | \$728,521      | \$689,858 | \$1,131,669 |
| Fitzroy North      | \$549,307      | \$580,293 | \$870,440   |
| Flemington         | \$383,517      | \$361,809 | \$735,075   |
| Footscray          | \$431,481      | \$269,491 | \$940,012   |
| Forest Hill        | \$746,174      | \$891,978 | \$1,628,016 |
| Frankston          | \$263,184      | \$297,609 | \$618,713   |
| Glen Huntly        | \$433,220      | \$433,932 | \$880,882   |
| Glen Iris          | \$543,455      | \$628,721 | \$1,041,880 |
| Glen Waverley      | \$562,934      | \$613,333 | \$1,027,184 |
| Glenroy            | \$533,731      | \$546,439 | \$980,788   |
| Greensborough      | \$563,302      | \$607,716 | \$1,072,465 |
| Hampton            | \$615,314      | \$652,298 | \$1,074,844 |
| Hampton East       | \$418,005      | \$584,082 | \$1,020,125 |
| Hampton Park       | \$408,784      | \$426,056 | \$859,375   |
| Hastings           | \$279,620      | \$297,709 | \$1,086,358 |
| Hawthorn           | \$519,936      | \$562,808 | \$903,663   |
| Hawthorn East      | \$511,290      | \$492,664 | \$866,495   |
| Heathmont          | \$549,063      | \$579,305 | \$1,149,628 |
| Heidelberg         | \$518,246      | \$556,017 | \$1,115,816 |
| Heidelberg Heights | \$430,639      | \$528,759 | \$793,139   |
| Highett            | \$586,445      | \$582,661 | \$881,205   |
| Hoppers Crossing   | \$289,265      | \$288,125 | \$519,756   |
| Hughesdale         | \$548,237      | \$579,739 | \$968,878   |
| Ivanhoe            | \$623,077      | \$604,478 | \$1,232,877 |
| Keilor Downs       | \$352,386      | \$377,791 | \$580,179   |
| Keilor East        | \$835,589      | \$875,652 | \$1,242,939 |
| Kensington         | \$454,485      | \$443,761 | \$744,041   |
| Kew                | \$584,778      | \$627,776 | \$952,875   |
| Kew East           | \$613,667      | \$737,384 | \$1,496,749 |
| Kilsyth            | \$407,495      | \$445,955 | \$803,441   |
| Kingsville         | \$503,924      | \$501,602 | \$1,086,803 |
| Lalor              | \$403,333      | \$339,126 | \$720,238   |
| Langwarrin         | \$314,519      | \$314,594 | \$660,820   |
| Lilydale           | \$391,304      | \$443,350 | \$857,143   |
| Lower Plenty       | \$471,661      | \$477,594 | \$911,250   |
| MacLeod            | \$557,255      | \$567,032 | \$1,039,254 |
| Malvern            | \$526,930      | \$715,525 | \$1,171,817 |
| Malvern East       | \$558,337      | \$581,539 | \$921,178   |
| Maribyrnong        | \$450,671      | \$428,810 | \$854,431   |
| McKinnon           | \$561,951      | \$616,043 | \$1,333,719 |
| Meadow Heights     | \$333,462      | \$298,966 | \$580,580   |
| Melbourne          | \$409,923      | \$436,803 | \$592,111   |
| Mentone            | \$344,382      | \$354,025 | \$688,765   |
| Middle Park        | \$601,136      | \$738,414 | \$1,432,828 |
| Mill Park          | \$330,855      | \$345,638 | \$563,085   |
| Mitcham            | \$559,211      | \$622,845 | \$1,161,576 |
| Mont Albert        | \$577,813      | \$582,092 | \$998,785   |
| Mont Albert North  | \$686,000      | \$567,612 | \$1,185,679 |
| Montmorency        | \$586,234      | \$590,899 | \$1,032,931 |
| Moonee Ponds       | \$461,066      | \$468,750 | \$800,142   |
| Moorabbin          | \$612,735      | \$509,111 | \$1,033,419 |
| Mordialloc         | \$509,870      | \$570,179 | \$954,007   |
| Mornington         | \$370,979      | \$394,804 | \$771,211   |
| Mount Eliza        | \$379,259      | \$494,686 | \$634,056   |
| Mount Martha       | \$420,083      | \$494,216 | \$681,216   |
| Mount Waverley     | \$688,896      | \$797,669 | \$1,427,860 |
| Murrumbeena        | \$392,245      | \$476,923 | \$739,231   |
| Narre Warren       | \$300,074      | \$345,005 | \$603,094   |
| Newport            | \$540,696      | \$595,354 | \$1,968,188 |
| Niddrie            | \$377,679      | \$345,156 | \$653,980   |
| Noble Park         | \$338,148      | \$356,592 | \$793,572   |
| North Melbourne    | \$460,916      | \$453,600 | \$845,467   |
| Northcote          | \$546,098      | \$524,521 | \$1,113,008 |
| Nunawading         | \$539,926      | \$639,096 | \$1,118,418 |
| Oak Park           | \$518,668      | \$613,543 | \$1,130,579 |
| Oakleigh           | \$503,642      | \$546,250 | \$1,027,703 |
| Oakleigh East      | \$462,530      | \$554,544 | \$1,007,123 |
| Ormond             | \$449,238      | \$504,023 | \$958,958   |
| Pakenham           | \$261,813      | \$288,066 | \$679,632   |

| MELBOURNE         | FORECAST PRICE |           |             |
|-------------------|----------------|-----------|-------------|
|                   | 3 YEAR         | 5 YEAR    | 10 YEAR     |
| Parkdale          | \$491,605      | \$501,748 | \$941,519   |
| Parkville         | \$468,417      | \$567,032 | \$696,569   |
| Pascoe Vale       | \$487,113      | \$484,470 | \$837,225   |
| Patterson Lakes   | \$443,875      | \$530,633 | \$648,551   |
| Port Melbourne    | \$631,236      | \$604,086 | \$791,894   |
| Prahran           | \$497,045      | \$507,032 | \$845,490   |
| Preston           | \$458,273      | \$501,093 | \$971,291   |
| Reservoir         | \$408,321      | \$434,384 | \$803,781   |
| Richmond          | \$480,872      | \$532,864 | \$736,726   |
| Ringwood          | \$419,980      | \$411,392 | \$853,535   |
| Ringwood East     | \$412,806      | \$448,702 | \$825,612   |
| Ripponlea         | \$506,724      | \$549,033 | \$992,112   |
| Rosanna           | \$528,256      | \$605,196 | \$1,113,481 |
| Rosebud           | \$350,417      | \$348,963 | \$699,376   |
| Rowville          | \$464,109      | \$502,232 | \$852,273   |
| Sandringham       | \$447,769      | \$630,819 | \$2,865,721 |
| Seaford           | \$290,698      | \$304,878 | \$755,287   |
| Seddon            | \$395,556      | \$408,848 | \$741,252   |
| South Melbourne   | \$649,351      | \$791,139 | \$902,527   |
| South Yarra       | \$592,397      | \$638,774 | \$864,900   |
| Southbank         | \$578,475      | \$679,063 | \$866,698   |
| Springvale        | \$443,261      | \$452,354 | \$860,576   |
| Springvale South  | \$392,449      | \$401,868 | \$902,398   |
| St Albans         | \$320,190      | \$336,200 | \$588,964   |
| St Kilda          | \$528,521      | \$563,755 | \$845,633   |
| St Kilda East     | \$560,333      | \$622,593 | \$1,031,288 |
| St Kilda West     | \$432,399      | \$441,047 | \$677,665   |
| Sunbury           | \$265,827      | \$292,410 | \$743,415   |
| Sunshine          | \$338,000      | \$326,255 | \$631,776   |
| Sunshine North    | \$285,119      | \$286,627 | \$506,286   |
| Sunshine West     | \$435,955      | \$421,459 | \$1,057,556 |
| Surrey Hills      | \$792,753      | \$854,858 | \$1,520,526 |
| Sydenham          | \$343,182      | \$322,110 | \$538,029   |
| Templestowe       | \$569,032      | \$504,000 | \$1,002,273 |
| Templestowe Lower | \$542,417      | \$592,213 | \$814,543   |
| Thomastown        | \$400,151      | \$387,520 | \$730,752   |
| Thornbury         | \$516,125      | \$534,405 | \$930,363   |
| Toorak            | \$775,484      | \$730,330 | \$1,348,038 |
| Tullamarine       | \$318,096      | \$331,350 | \$779,647   |
| Wantirna South    | \$443,229      | \$460,596 | \$937,157   |
| Werribee          | \$267,127      | \$305,602 | \$650,464   |
| West Footscray    | \$337,838      | \$428,082 | \$801,282   |
| West Melbourne    | \$537,397      | \$611,561 | \$866,325   |
| Williamstown      | \$416,160      | \$480,034 | \$531,038   |
| Windsor           | \$443,822      | \$581,406 | \$773,147   |
| Yarraville        | \$399,878      | \$464,144 | \$999,694   |

| GEELONG      | FORECAST PRICE |           |             |
|--------------|----------------|-----------|-------------|
|              | 3 YEAR         | 5 YEAR    | 10 YEAR     |
| Belmont      | \$250,619      | \$241,071 | \$592,799   |
| Geelong      | \$326,512      | \$348,676 | \$490,910   |
| Geelong West | \$280,976      | \$315,616 | \$724,528   |
| Grovedale    | \$268,405      | \$546,750 | \$570,522   |
| Highton      | \$329,756      | \$307,273 | \$667,658   |
| Lara         | \$327,222      | \$295,896 | \$700,935   |
| Newtown      | \$325,125      | \$389,371 | \$778,743   |
| Ocean Grove  | \$347,657      | \$360,533 | \$769,518   |
| Torquay      | \$316,098      | \$433,083 | \$1,157,143 |

| RURAL            | FORECAST PRICE |           |             |
|------------------|----------------|-----------|-------------|
|                  | 3 YEAR         | 5 YEAR    | 10 YEAR     |
| Ballarat Central | \$172,166      | \$156,025 | \$385,544   |
| Drouin           | \$282,888      | \$271,282 | \$669,620   |
| Echuca           | \$251,905      | \$230,000 | \$447,357   |
| Horsham          | \$142,802      | \$134,258 | \$280,503   |
| Lorne            | \$468,992      | \$695,402 | \$1,028,947 |
| Mildura          | \$149,900      | \$169,698 | \$270,904   |
| Sebastopol       | \$241,401      | \$273,866 | \$527,715   |
| Shepparton       | \$169,782      | \$207,685 | \$378,092   |
| Traralgon        | \$202,125      | \$243,568 | \$457,514   |
| Warragul         | \$202,438      | \$301,127 | \$383,882   |
| Warrnambool      | \$186,392      | \$202,001 | \$427,148   |

FOCUS



| MELBOURNE          | FORECAST PRICE |             |             |
|--------------------|----------------|-------------|-------------|
|                    | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Hampton East       | \$846,675      | \$1,016,965 | \$1,887,298 |
| Hampton Park       | \$386,238      | \$410,494   | \$738,889   |
| Hastings           | \$356,364      | \$356,364   | \$861,538   |
| Hawthorn           | \$1,728,571    | \$1,967,480 | \$3,188,406 |
| Hawthorn East      | \$1,240,169    | \$1,238,435 | \$2,446,080 |
| Healesville        | \$386,415      | \$423,140   | \$906,195   |
| Heatherton         | \$699,288      | \$709,389   | \$2,216,840 |
| Heathmont          | \$568,923      | \$637,586   | \$1,240,940 |
| Heidelberg         | \$931,765      | \$1,100,347 | \$1,980,000 |
| Heidelberg Heights | \$658,048      | \$700,503   | \$1,352,997 |
| Heidelberg West    | \$540,865      | \$576,923   | \$1,171,875 |
| Highett            | \$856,868      | \$981,483   | \$1,807,139 |
| Hillside           | \$445,762      | \$460,379   | \$735,244   |
| Hoppers Crossing   | \$348,444      | \$348,444   | \$603,077   |
| Hughesdale         | \$779,221      | \$979,592   | \$1,499,219 |
| Huntingdale        | \$701,653      | \$803,225   | \$1,657,656 |
| Hurstbridge        | \$506,544      | \$555,565   | \$911,243   |
| Ivanhoe            | \$904,823      | \$992,670   | \$1,622,937 |
| Ivanhoe East       | \$1,209,383    | \$1,260,115 | \$2,175,759 |
| Jacana             | \$436,123      | \$455,270   | \$824,108   |
| Kallista           | \$597,027      | \$581,316   | \$1,262,286 |
| Kalorama           | \$433,076      | \$420,083   | \$787,656   |
| Kealba             | \$409,664      | \$421,167   | \$716,912   |
| Keilor             | \$620,316      | \$690,211   | \$1,135,689 |
| Keilor Downs       | \$486,449      | \$518,879   | \$780,614   |
| Keilor East        | \$616,870      | \$631,506   | \$1,159,716 |
| Keilor Lodge       | \$497,337      | \$560,333   | \$842,607   |
| Keilor Park        | \$538,706      | \$542,667   | \$1,037,852 |
| Kensington         | \$737,882      | \$820,298   | \$1,379,978 |
| Kew                | \$1,115,184    | \$1,240,259 | \$2,174,396 |
| Kew East           | \$1,191,385    | \$1,282,119 | \$2,195,322 |
| Keysborough        | \$525,782      | \$578,360   | \$1,112,231 |
| Kilsyth            | \$445,455      | \$490,000   | \$942,489   |
| Kilsyth South      | \$585,422      | \$662,905   | \$1,382,746 |
| Kinglake           | \$382,979      | \$409,091   | \$889,328   |
| Kings Park         | \$381,338      | \$376,914   | \$676,875   |
| Kingsbury          | \$601,837      | \$644,513   | \$1,326,654 |
| Kingsville         | \$706,052      | \$810,662   | \$1,489,865 |
| Knoxfield          | \$533,333      | \$592,593   | \$1,118,881 |
| Kooyong            | \$2,347,111    | \$2,530,223 | \$4,825,836 |
| Kurunjang          | \$277,725      | \$296,052   | \$507,150   |
| Lalor              | \$442,890      | \$451,929   | \$834,068   |
| Langwarrin         | \$406,343      | \$427,059   | \$857,480   |
| Launching Place    | \$381,276      | \$389,388   | \$778,777   |
| Laverton           | \$473,948      | \$475,846   | \$923,339   |
| Lilydale           | \$466,116      | \$517,365   | \$1,058,750 |
| Lower Plenty       | \$725,511      | \$819,051   | \$1,400,110 |
| Lynbrook           | \$457,187      | \$500,925   | \$1,092,569 |
| Lysterfield        | \$635,145      | \$674,655   | \$1,796,270 |
| MacLeod            | \$643,086      | \$701,270   | \$1,222,130 |
| Maddingley         | \$300,444      | \$300,444   | \$540,584   |
| Maidstone          | \$642,857      | \$723,214   | \$1,327,869 |
| Malvern            | \$2,319,588    | \$2,498,612 | \$5,172,414 |
| Malvern East       | \$1,192,074    | \$1,404,945 | \$2,435,817 |
| Maribyrnong        | \$643,984      | \$744,932   | \$1,569,440 |
| McCrae             | \$487,350      | \$589,536   | \$1,333,987 |
| McKinnon           | \$1,023,506    | \$1,240,017 | \$2,235,040 |
| Meadow Heights     | \$365,652      | \$365,652   | \$651,938   |
| Melbourne          | \$379,513      | \$400,167   | \$502,774   |
| Melton             | \$293,889      | \$302,286   | \$552,480   |
| Melton South       | \$264,143      | \$264,900   | \$486,579   |
| Melton West        | \$295,608      | \$294,947   | \$540,332   |
| Mentone            | \$658,324      | \$731,560   | \$1,287,234 |
| Menzies Creek      | \$437,115      | \$561,031   | \$849,339   |
| Mickleham          | \$1,080,357    | \$1,972,826 | \$5,079,291 |
| Middle Park        | \$1,706,648    | \$1,889,120 | \$2,878,486 |
| Mill Park          | \$462,857      | \$477,348   | \$816,378   |
| Millgrove          | \$251,109      | \$269,388   | \$523,383   |
| Mitcham            | \$655,223      | \$719,893   | \$1,373,577 |
| Monbulk            | \$390,673      | \$444,490   | \$794,891   |
| Mont Albert        | \$1,310,455    | \$1,695,882 | \$2,686,025 |
| Mont Albert North  | \$1,029,059    | \$1,286,323 | \$1,938,806 |
| Montmorency        | \$631,143      | \$688,162   | \$1,284,302 |
| Montrose           | \$500,305      | \$526,122   | \$1,091,072 |

| MELBOURNE          | FORECAST PRICE |             |             |
|--------------------|----------------|-------------|-------------|
|                    | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Moonee Ponds       | \$836,634      | \$971,264   | \$1,549,038 |
| Moorabbin          | \$756,471      | \$901,122   | \$1,496,922 |
| Mooroolbark        | \$457,900      | \$500,870   | \$938,860   |
| Mordialloc         | \$662,403      | \$764,693   | \$1,518,006 |
| Mornington         | \$507,600      | \$556,001   | \$1,156,482 |
| Mount Dandenong    | \$532,895      | \$663,934   | \$946,262   |
| Mount Eliza        | \$733,517      | \$769,769   | \$1,525,104 |
| Mount Evelyn       | \$410,531      | \$442,729   | \$868,431   |
| Mount Martha       | \$564,804      | \$615,083   | \$1,279,206 |
| Mount Waverley     | \$921,003      | \$1,048,352 | \$1,842,007 |
| Mulgrave           | \$570,887      | \$644,287   | \$1,268,439 |
| Murrumbeena        | \$1,001,255    | \$1,215,475 | \$2,109,461 |
| Narre Warren       | \$401,569      | \$435,745   | \$758,519   |
| Narre Warren North | \$862,316      | \$910,222   | \$1,658,300 |
| Narre Warren South | \$444,083      | \$480,090   | \$828,900   |
| New Gisborne       | \$345,600      | \$434,899   | \$720,000   |
| Newport            | \$677,672      | \$776,595   | \$1,409,021 |
| Niddrie            | \$650,664      | \$731,384   | \$1,315,769 |
| Noble Park         | \$435,600      | \$467,382   | \$985,520   |
| Noble Park North   | \$462,233      | \$517,500   | \$952,200   |
| North Melbourne    | \$654,150      | \$709,389   | \$1,237,306 |
| North Warrandyte   | \$871,611      | \$891,945   | \$1,695,775 |
| Northcote          | \$922,634      | \$1,021,488 | \$1,744,004 |
| Notting Hill       | \$679,003      | \$787,415   | \$1,510,355 |
| Nunawading         | \$657,152      | \$718,511   | \$1,372,288 |
| Oak Park           | \$650,847      | \$706,748   | \$1,279,822 |
| Oakleigh           | \$850,015      | \$960,986   | \$1,700,030 |
| Oakleigh East      | \$758,881      | \$870,448   | \$1,606,612 |
| Oakleigh South     | \$687,946      | \$771,916   | \$1,417,698 |
| Officer            | \$234,194      | \$348,480   | \$631,304   |
| Olinda             | \$537,778      | \$591,145   | \$1,018,947 |
| Ormond             | \$922,131      | \$1,092,233 | \$2,016,129 |
| Pakenham           | \$367,347      | \$400,000   | \$818,182   |
| Park Orchards      | \$967,601      | \$1,074,682 | \$1,740,375 |
| Parkdale           | \$758,022      | \$882,749   | \$1,623,703 |
| Parkville          | \$1,387,758    | \$1,339,064 | \$2,488,913 |
| Pascoe Vale        | \$649,706      | \$684,961   | \$1,227,222 |
| Pascoe Vale South  | \$761,695      | \$792,997   | \$1,315,655 |
| Patterson Lakes    | \$486,151      | \$552,016   | \$880,273   |
| Pearcedale         | \$450,368      | \$397,727   | \$765,625   |
| Plenty             | \$924,954      | \$933,519   | \$3,121,362 |
| Point Cook         | \$469,817      | \$476,726   | \$760,971   |
| Port Melbourne     | \$1,009,998    | \$1,175,457 | \$1,516,200 |
| Portsea            | \$899,641      | \$1,062,604 | \$2,649,610 |
| Prahran            | \$1,145,888    | \$1,290,911 | \$2,228,311 |
| Preston            | \$671,301      | \$765,703   | \$1,353,729 |
| Princes Hill       | \$1,132,229    | \$1,173,484 | \$2,007,276 |
| Red Hill           | \$1,200,803    | \$1,247,501 | \$5,046,072 |
| Research           | \$589,698      | \$763,964   | \$1,071,788 |
| Reservoir          | \$585,324      | \$606,229   | \$1,113,075 |
| Rhyll              | \$498,031      | \$484,375   | \$1,133,255 |
| Richmond           | \$898,562      | \$1,052,628 | \$1,734,067 |
| Riddells Creek     | \$315,299      | \$391,204   | \$654,025   |
| Ringwood           | \$564,453      | \$628,808   | \$1,290,179 |
| Ringwood East      | \$602,771      | \$648,772   | \$1,253,559 |
| Ringwood North     | \$608,087      | \$682,521   | \$1,338,934 |
| Rockbank           | \$366,893      | \$333,005   | \$634,742   |
| Rosanna            | \$764,471      | \$891,358   | \$1,661,893 |
| Rosebud            | \$391,446      | \$405,485   | \$913,064   |
| Rosebud West       | \$408,502      | \$387,891   | \$956,219   |
| Rowville           | \$601,251      | \$662,870   | \$1,192,425 |
| Roxburgh Park      | \$400,211      | \$416,887   | \$708,909   |
| Rye                | \$497,931      | \$515,714   | \$1,340,139 |
| Safety Beach       | \$466,944      | \$466,889   | \$1,313,281 |
| Saint Helena       | \$550,618      | \$633,877   | \$1,018,815 |
| San Remo           | \$406,532      | \$459,945   | \$1,095,870 |
| Sandringham        | \$1,190,825    | \$1,466,496 | \$2,276,834 |
| Sassafras          | \$552,069      | \$544,238   | \$1,128,494 |
| Scoresby           | \$526,892      | \$606,568   | \$1,044,051 |
| Seabrook           | \$451,106      | \$478,172   | \$824,435   |
| Seaford            | \$450,368      | \$490,000   | \$1,056,034 |
| Seaholme           | \$1,442,197    | \$1,615,664 | \$3,208,889 |
| Seddon             | \$708,050      | \$817,398   | \$1,384,917 |
| Selby              | \$456,524      | \$603,138   | \$1,170,269 |

| MELBOURNE            | FORECAST PRICE |             |             |
|----------------------|----------------|-------------|-------------|
|                      | 3 YEAR         | 5 YEAR      | 10 YEAR     |
| Seville              | \$426,412      | \$472,761   | \$868,144   |
| Shoreham             | \$848,128      | \$959,445   | \$1,758,720 |
| Silverleaves         | \$374,306      | \$392,649   | \$871,912   |
| Skye                 | \$390,323      | \$388,929   | \$907,500   |
| Smiths Beach         | \$557,232      | \$552,301   | \$1,522,195 |
| Somers               | \$660,017      | \$733,352   | \$1,612,419 |
| Somerville           | \$385,806      | \$420,879   | \$801,289   |
| Sorrento             | \$838,393      | \$923,001   | \$2,053,206 |
| South Kingsville     | \$653,617      | \$667,826   | \$1,245,405 |
| South Melbourne      | \$1,336,878    | \$1,342,542 | \$2,422,324 |
| South Morang         | \$402,753      | \$432,487   | \$740,695   |
| South Yarra          | \$1,189,120    | \$1,420,284 | \$2,298,966 |
| Spotswood            | \$618,814      | \$660,069   | \$1,333,889 |
| Springvale           | \$577,870      | \$648,753   | \$1,345,043 |
| Springvale South     | \$493,426      | \$548,251   | \$1,065,374 |
| St Albans            | \$419,329      | \$414,564   | \$741,496   |
| St Andrews Beach     | \$709,882      | \$808,173   | \$2,466,256 |
| St Kilda             | \$1,085,762    | \$1,295,659 | \$1,868,934 |
| St Kilda East        | \$1,124,064    | \$1,288,350 | \$2,392,651 |
| St Kilda West        | \$940,448      | \$1,294,481 | \$1,692,298 |
| Strathmore           | \$938,377      | \$1,023,035 | \$1,802,187 |
| Sunbury              | \$355,204      | \$359,607   | \$670,971   |
| Sunshine             | \$576,598      | \$576,600   | \$1,064,492 |
| Sunshine North       | \$551,489      | \$538,877   | \$981,818   |
| Sunshine West        | \$457,884      | \$470,631   | \$897,080   |
| Surf Beach           | \$326,967      | \$347,402   | \$864,006   |
| Surrey Hills         | \$1,265,963    | \$1,531,495 | \$2,513,840 |
| Sydenham             | \$414,462      | \$410,943   | \$660,000   |
| Taylor Lakes         | \$510,107      | \$544,114   | \$816,171   |
| Tecoma               | \$487,688      | \$522,522   | \$1,170,450 |
| Templestowe          | \$932,661      | \$1,067,042 | \$1,773,890 |
| Templestowe Lower    | \$847,319      | \$930,250   | \$1,550,417 |
| The Basin            | \$511,150      | \$572,448   | \$1,093,297 |
| The Patch            | \$574,668      | \$585,818   | \$1,171,636 |
| Thomastown           | \$444,615      | \$449,805   | \$828,674   |
| Thornbury            | \$790,003      | \$917,044   | \$1,542,301 |
| Tooradin             | \$623,556      | \$574,756   | \$1,101,615 |
| Toorak               | \$2,380,567    | \$2,891,803 | \$5,512,500 |
| Tootgarook           | \$412,723      | \$417,696   | \$1,094,803 |
| Tullamarine          | \$484,712      | \$484,712   | \$893,794   |
| Tyabb                | \$208,080      | \$404,475   | \$867,000   |
| Upper Ferntree Gully | \$417,731      | \$476,654   | \$844,828   |
| Upwey                | \$478,439      | \$561,246   | \$1,101,313 |
| Ventnor              | \$560,852      | \$645,037   | \$1,282,271 |
| Vermont              | \$694,444      | \$746,269   | \$1,346,838 |
| Vermont South        | \$764,494      | \$867,751   | \$1,440,017 |
| Viewbank             | \$669,698      | \$732,203   | \$1,352,591 |
| Wallan               | \$352,935      | \$387,925   | \$684,399   |
| Wandin North         | \$460,446      | \$512,428   | \$908,143   |
| Wantirna             | \$608,194      | \$658,046   | \$1,180,612 |
| Wantirna South       | \$644,460      | \$682,481   | \$1,264,268 |
| Warburton            | \$305,326      | \$349,378   | \$627,009   |
| Warrandyte           | \$695,514      | \$794,237   | \$1,393,633 |
| Warranwood           | \$712,981      | \$834,733   | \$1,402,713 |
| Watsonia             | \$608,585      | \$638,272   | \$1,181,832 |
| Watsonia North       | \$545,367      | \$588,943   | \$1,081,483 |
| Wattle Glen          | \$690,388      | \$713,401   | \$1,102,528 |
| Werribee             | \$316,584      | \$328,761   | \$605,153   |
| West Footscray       | \$618,793      | \$672,757   | \$1,265,625 |
| West Melbourne       | \$804,865      | \$862,042   | \$1,629,686 |
| Westmeadows          | \$458,801      | \$453,704   | \$816,667   |
| Whealers Hill        | \$871,488      | \$910,510   | \$1,500,102 |
| Whittlesea           | \$343,624      | \$365,714   | \$698,976   |
| Williamstown         | \$1,031,186    | \$1,129,281 | \$1,901,250 |
| Williamstown North   | \$598,111      | \$641,876   | \$1,422,535 |
| Windsor              | \$962,000      | \$1,142,376 | \$1,833,914 |
| Wonga Park           | \$1,114,464    | \$1,300,208 | \$2,013,226 |
| Woori Yallock        | \$363,743      | \$386,788   | \$688,839   |
| Wyndham Vale         | \$326,906      | \$364,500   | \$675,000   |
| Yallambie            | \$575,654      | \$610,247   | \$1,131,571 |
| Yarra Glen           | \$494,008      | \$511,651   | \$991,434   |
| Yarra Junction       | \$252,050      | \$384,076   | \$611,030   |
| Yarrambat            | \$1,017,847    | \$1,022,324 | \$2,285,984 |
| Yarraville           | \$743,442      | \$829,632   | \$1,431,125 |