

Price bubble expands our \$1 million suburbs

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THOUSANDS of home owners will be turned into millionaires if Melbourne's property price boom continues.

Dozens of suburbs will hit the magic number — some within months — if prices continue on their upward trend, Real Estate Institute of Victoria research reveals.

The map (right) shows the suburbs that have already recorded a median price of \$1 million or more and those that are not far away.

Sandringham, Balwyn North, South Melbourne, Ivanhoe and Malvern East are among the most recent suburbs to record a median price of \$1 million or more.

Ashburton, Port Melbourne, Prahran, Beaumaris and Essendon could be the next suburbs on the list.

REIV spokesman Robert Larocca said buying next door to a \$1 million suburb was the easiest way to guarantee a share of the money in the long term. As buyers are priced out of an area, they often simply start looking in the suburb next door.

And with property experts tipping a booming population will continue to send house prices higher, owners are already calculating how much their houses will be worth.

"You can travel the length of Burke Rd and you won't find a suburb with a median under \$1 million now," Mr Larocca said.

"That's pretty much the same for around 15km of bay frontage from St Kilda to Black Rock."

Home buyers in many of the suburbs neighbouring these areas have already witnessed their home values race to more than \$900,000.

Mr Larocca said Melbourne had never had so many \$1 million suburbs. But just because the median price in a suburb is \$1 million or more does not mean all homes there are worth that much.

The median price is determined by listing all the sales in a suburb in a line and picking the middle price. So, sale six out of 11 sales, for example, is the median. This means buyers could still find much cheaper homes in some of Melbourne's most expensive suburbs.

MILLION DOLLAR SUBURBS

Area	2009 - Q4 Median
1. Toorak	\$2,675,000
2. Brighton	\$1,661,500
3. Canterbury	\$1,636,000
4. Malvern	\$1,521,000
5. Armadale*	\$1,500,000
6. Balwyn	\$1,451,000
7. Hawthorn	\$1,406,000
8. Kew	\$1,380,000
9. Camberwell	\$1,339,000
10. Hampton	\$1,255,000
11. Hawthorn East	\$1,252,500
12. Elwood	\$1,247,500
13. Brighton East	\$1,242,500
14. Albert Park*	\$1,200,000
15. South Yarra	\$1,200,000
16. Glen Iris	\$1,162,500
17. Elsternwick	\$1,127,500
18. Surrey Hills	\$1,115,000
19. Caulfield North	\$1,103,500
20. Sandringham*	\$1,100,000
21. Balwyn North	\$1,090,000
22. South Melbourne*	\$1,067,500
23. Ivanhoe*	\$1,065,000
24. Malvern East	\$1,000,000

*Fewer than 30 sales



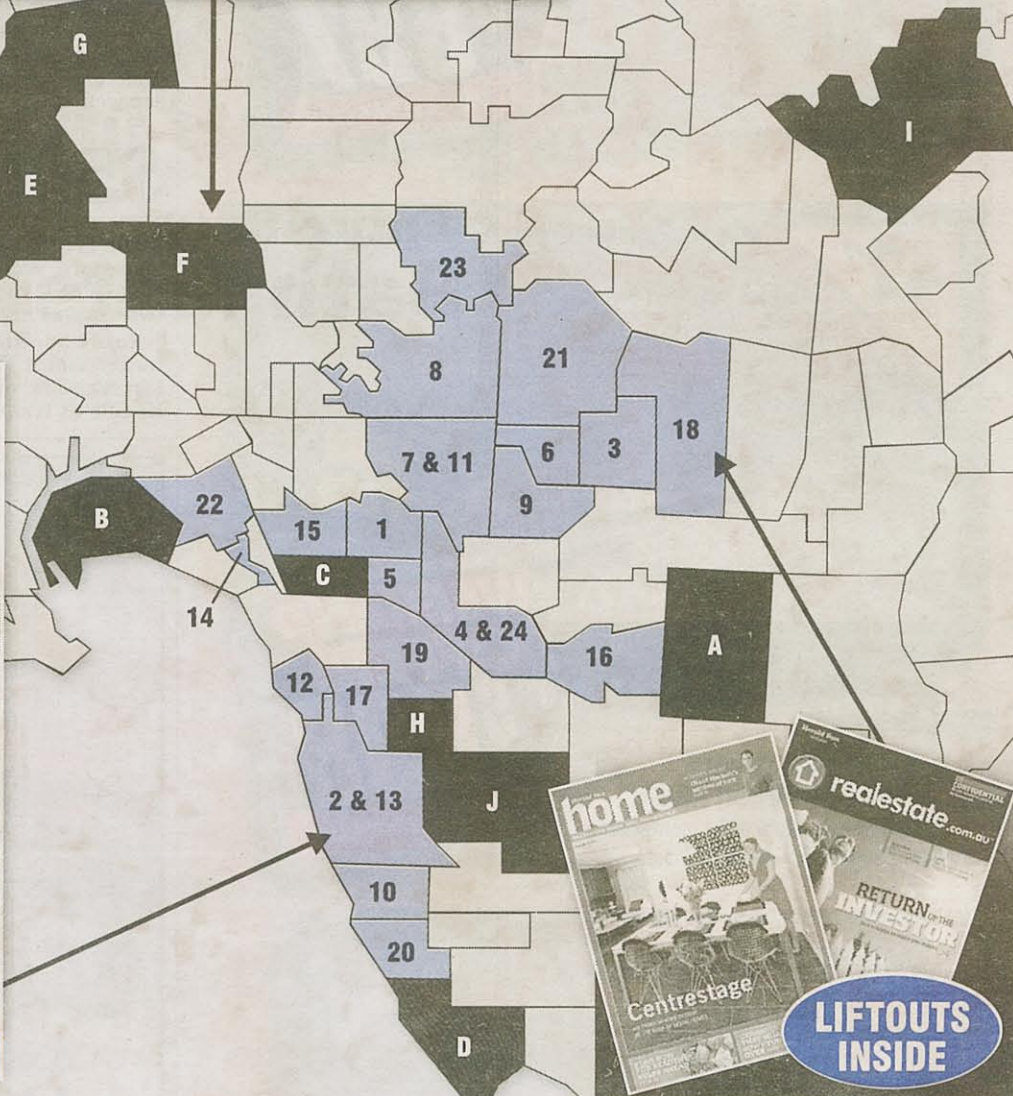
Canning St, Carlton North \$2,300,000-\$2,600,000

ON THE THRESHOLD

Area	2009 - Q4 Median
A. Ashburton	\$920,000
B. Port Melbourne	\$910,000
C. Prahran	\$910,000
D. Beaumaris	\$907,500
E. Essendon	\$902,000
F. Carlton North	\$865,000
G. Strathmore	\$865,000
H. Caulfield South	\$850,000
I. Templestowe	\$845,400
J. Bentleigh	\$842,000



Cochrane St, Brighton \$1,600,000-\$1,760,000



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