

# Buyers hit as house prices peak

By **MARIKA DOBBIN**

MELBOURNE'S bayside suburbs, from expensive Port Melbourne out to the more affordable Seaford, Frankston South and Mount Martha, have led house prices to new heights.

A record median of \$601,500 was reached in the December quarter, growing 6.9 per cent from the previous record of \$562,500 set in the September quarter, the Real Estate Institute of Victoria says.

About half of the top 20 growth suburbs were on the water, with Beaumaris jumping 9.9 per cent, Seaford 8.6 per cent and Mount Eliza 7.9 per cent.

The record prices are bad news for buyers, especially first-timers, as the cheapest segment of the market had the highest growth.

Much of the price increase happened with a rush of auctions in October, before the Melbourne Cup Day interest rate rise.

A lowering of auction clearance rates did not bring any relief from soaring prices, with a parallel rise in the number of private sales and homes sold by negotiation after auction.

Chief executive Enzo Raimondo said housing affordability would remain an issue for buyers this year.

"Increased house prices in the past quarter and over the past two years are due to an imbalance between housing supply and the needs of our growing population," Mr Raimondo said. "This is a systemic problem with the local market and steps need to be taken to increase supply."

Million-dollar suburbs Canterbury, Hawthorn and Kew recorded the largest increase in their median house price over the quarter, with North Fitzroy a contender to join them, after reaching a median of \$967,500 in December.

Essendon cemented its place among the millionaires' club of 18 suburbs — the first north-western or western suburb to do so — recording a \$1 million-plus median for the second quarter in a row.

Melbourne's cheapest suburbs were in the west in Melton at \$285,000, Wyndham Vale at \$315,000 and neighbouring Werribee at \$322,050, followed by the outer south-eastern suburb of Carrum Downs at \$335,000.

The median price for units or apartments in Melbourne rose 2.6 per cent to \$480,000 from a revised \$468,000 in the September quarter.

House prices in regional Victoria rose by almost the same amount as metropolitan Melbourne, growing 6.3 per cent to \$320,000 in December from \$301,000 in September.

Ballarat had the largest increase, up 7.9 per cent to \$276,750.

Melbourne's median price traditionally declines between December and March because the market is quiet during January and February. The REIV predicts it will fall below \$600,000 again by March.

Property adviser Monique Sasson Wakelin predicted this year would be kinder to cash-strapped buyers but prices would not go backwards.

"The market will hold its own this year but there won't be the kind of capital growth of 9 to 10 per cent that we saw last year," she said. "I think it will more like 2 to 5 per cent."

The REIV's figures are based on 15,000 transaction results collected for the quarter, or about 65 per cent of the total real estate sales in Victoria.

Its medians are usually higher than that of Valuer-General Victoria, which records all property transactions but is much slower in releasing its figures.





**WHAT YOUR HOUSE IS WORTH**  
DECEMBER QUARTER 2010

SUBURB	DEC '10 QUARTER	SEP '10 QUARTER	ANNUAL CHANGE	SUBURB	DEC '10 QUARTER	SEP '10 QUARTER	ANNUAL CHANGE	SUBURB	DEC '10 QUARTER	SEP '10 QUARTER	ANNUAL CHANGE	SUBURB	DEC '10 QUARTER	SEP '10 QUARTER	ANNUAL CHANGE
ABBOTSFORD*	\$730,000	\$725,250	▼2.9%	CRAIGIEBURN	\$378,000	\$372,750	11.8%	KELLOE EAST	\$635,000	\$648,000	23.2%	RESEARCH*	\$770,000	\$700,000	▼2.2%
ABERFELDIE*	\$1,150,000	\$1,055,000	21.4%	CRANBOURNE	\$335,000	\$319,000	15.5%	KENSINGTON*	\$685,500	\$675,000	3.3%	RESERVOIR	\$490,000	\$547,000	2.1%
AIRPORT WEST	\$627,500	\$595,000	23.6%	CRANBOURNE NORTH*	\$332,500	\$345,175	9.0%	KEW	\$1,562,500	\$1,380,500	11.5%	RICHMOND	\$800,000	\$860,000	6.4%
ALBANVALE*	\$327,000	\$324,500	15.8%	CRANBOURNE WEST*	\$322,850	\$308,500	10.0%	KEW EAST*	\$1,245,000	\$1,253,000	18.6%	RINGWOOD	\$521,500	\$538,500	▼0.2%
ALBERT PARK*	\$1,323,500	\$1,110,000	10.3%	CROYDON	\$472,500	\$482,500	13.0%	KEYSBOROUGH*	\$455,100	\$443,500	9.7%	RINGWOOD EAST*	\$520,000	\$542,500	10.8%
ALPHINGTON*	\$1,061,000	\$945,000	▼6.9%	CROYDON HILLS*	\$572,500	\$606,300	7.5%	KILSYTH	\$436,250	\$431,380	10.4%	RINGWOOD NORTH*	\$572,000	\$585,500	▼1.0%
ALTONA*	\$690,000	\$671,250	27.2%	CROYDON NORTH*	\$472,500	\$551,000	▼4.1%	KINGSBURY*	\$527,500	\$460,250	15.3%	ROSEBANA*	\$750,000	\$719,000	11.0%
ALTONA MEADOWS*	\$399,800	\$391,000	9.2%	CROYDON SOUTH*	\$430,792	\$490,000	9.1%	KINGSVILLE*	\$631,000	\$728,000	5.3%	ROSEBUD	\$363,750	\$367,500	0.1%
ALTONA NORTH	\$574,000	\$567,500	24.4%	DALLAS*	\$297,000	\$330,000	▼9.6%	KNOXFIELD*	\$485,000	\$485,000	9.2%	ROWVILLE	\$530,000	\$553,400	9.3%
ARMADALE*	\$1,845,000	\$1,290,500	33.2%	DANDENONG	\$460,000	\$463,000	20.0%	KURUNJIANG*	\$289,000	\$296,000	18.1%	ROXBURGH PARK*	\$377,000	\$380,500	6.9%
ASCOT VALE	\$812,750	\$792,500	22.4%	DANDENONG NORTH*	\$400,000	\$390,000	8.0%	LALOR	\$400,500	\$397,500	10.0%	RYE	\$482,500	\$469,500	14.9%
ASHBURTON*	\$992,575	\$948,000	8.4%	DEER PARK	\$360,000	\$347,000	12.5%	LANGWARRIN	\$449,000	\$413,750	18.2%	SAFETY BEACH*	\$512,500	\$470,000	12.9%
ASHWOOD*	\$800,000	\$762,500	12.0%	DELAHEY*	\$380,000	\$389,500	12.8%	LAVERTON*	\$350,000	\$360,000	7.7%	SANDHURST*	\$600,000	\$561,500	21.2%
ASPENDALE*	\$650,000	\$620,000	4.0%	DERRIMUT*	\$392,500	\$430,000	2.9%	LILYDALE	\$460,000	\$443,000	0.0%	SANDRINGHAM	\$1,200,000	\$1,075,000	6.0%
ASPENDALE GARDENS*	\$610,255	\$575,000	5.2%	DIAMOND CREEK	\$535,000	\$545,000	16.2%	LOWER PLENTY*	\$691,250	\$617,500	▼42.8%	SCORESBY*	\$491,000	\$488,000	4.5%
AVONDALE HEIGHTS*	\$580,000	\$626,000	14.2%	DINGLEY VILLAGE*	\$621,250	\$617,500	10.9%	LYSTERFIELD*	\$862,750	\$663,000	56.9%	SEABROOK*	\$407,000	\$411,125	5.7%
BALACLAVA*	\$882,000	\$1,050,000	▼1.5%	DONCASTER	\$795,000	\$788,500	5.3%	MACLEOD	\$652,000	\$667,500	16.5%	SEAFOUR	\$448,000	\$412,500	15.0%
BALWYN	\$1,610,000	\$1,482,500	9.3%	DONCASTER EAST	\$730,500	\$750,000	6.6%	MAIDSTONE*	\$610,000	\$602,000	19.4%	SEAHOLME*	\$600,000	\$546,500	▼11.1%
BALWYN NORTH	\$1,165,000	\$1,131,500	6.9%	DONVALE*	\$802,500	\$720,000	12.2%	MALVERN	\$1,610,000	\$1,872,500	3.6%	SEDDON*	\$639,000	\$630,000	12.1%
BAXTER*	\$372,500	\$354,500	21.1%	DOREEN	\$490,100	\$500,000	3.6%	MALVERN EAST	\$1,085,000	\$1,240,000	8.5%	SOMERVILLE*	\$451,000	\$382,500	32.7%
BAYSWATER*	\$455,000	\$452,830	5.6%	DROMANA*	\$404,000	\$440,000	1.8%	MARIBYRNONG*	\$810,000	\$977,500	3.4%	SORRENTO*	\$765,000	\$830,500	2.0%
BAYSWATER NORTH*	\$440,000	\$436,500	7.3%	EAGLEMONT*	\$1,250,000	\$1,295,000	▼18.3%	MCKINNON*	\$1,011,500	\$975,000	14.3%	SOUTH MELBOURNE*	\$800,500	\$1,150,000	▼17.5%
BEAUMARIS	\$1,234,000	\$1,122,500	34.9%	EDITHVALE*	\$603,000	\$585,000	9.1%	MEADOW HEIGHTS*	\$362,500	\$345,000	13.3%	SOUTH MORANG	\$428,000	\$434,000	8.7%
BELLFIELD*	\$559,500	\$580,000	19.0%	ELSTERNWICK	\$1,315,000	\$1,205,000	22.4%	MELTON	\$285,000	\$285,000	18.8%	SOUTH YARRA*	\$1,855,000	\$1,020,000	44.9%
BENTLEIGH	\$825,000	\$825,000	▼0.7%	ELTHAM	\$638,527	\$622,000	5.4%	MELTON SOUTH*	\$279,000	\$268,500	21.4%	SPRINGVALE*	\$553,500	\$507,500	25.8%
BENTLEIGH EAST	\$732,500	\$802,500	5.7%	ELTHAM NORTH*	\$578,500	\$610,000	2.2%	MENTONE*	\$685,000	\$695,000	▼5.4%	ST ALBANS	\$393,000	\$400,000	9.2%
BERWICK	\$425,000	\$463,750	0.9%	ELWOOD*	\$1,195,000	\$1,225,000	▼0.4%	MERNDA*	\$425,000	\$407,500	8.0%	ST KILDA*	\$879,500	\$860,000	▼2.3%
BLACK ROCK*	\$1,278,000	\$1,300,000	▼14.8%	EMERALD*	\$453,500	\$435,000	5.0%	MIDDLE PARK*	\$1,620,000	\$1,262,500	5.7%	ST KILDA EAST	\$924,000	\$920,000	▼4.6%
BLACKBURN	\$908,500	\$882,500	22.4%	EMERALD HILLS*	\$370,000	\$415,500	2.8%	MILL PARK	\$420,000	\$415,000	10.0%	STRATHMORE*	\$931,000	\$889,500	7.0%
BLACKBURN NORTH*	\$650,000	\$697,500	0.8%	ENFING	\$400,000	\$378,500	14.1%	MILLCRAK	\$615,500	\$632,900	6.6%	SUNBURY	\$366,500	\$352,000	20.2%
BLACKBURN SOUTH	\$666,000	\$685,000	10.5%	ESSENDON	\$1,100,000	\$1,150,000	22.8%	MONT ALBERT*	\$1,252,000	\$1,250,000	▼5.1%	SUNSHINE	\$432,500	\$437,000	1.4%
BLAIRGOWRIE*	\$610,000	\$650,000	12.7%	FAIRFIELD*	\$1,002,500	\$895,000	34.6%	MONT ALBERT NORTH*	\$968,000	\$1,025,000	22.4%	SUNSHINE NORTH*	\$419,250	\$480,000	7.2%
BONBEACH*	\$567,000	\$560,000	9.0%	FAWKNER*	\$452,000	\$492,500	10.9%	MONTMORENCY*	\$552,500	\$550,000	8.1%	SUNSHINE WEST	\$405,000	\$406,000	12.5%
BORONIA	\$450,000	\$461,000	9.1%	FERN TREE GULLY	\$461,500	\$451,500	12.6%	MONTROSE*	\$511,000	\$452,500	21.7%	SURREY HILLS	\$1,115,000	\$1,351,000	▼2.7%
BOX HILL*	\$868,800	\$943,500	4.7%	FITZROY*	\$881,000	\$827,500	14.9%	MOONEE PONDS	\$860,000	\$861,500	15.9%	SYDENHAM*	\$380,000	\$441,500	▼3.5%
BOX HILL NORTH	\$698,500	\$692,000	7.1%	FITZROY NORTH	\$967,500	\$890,000	25.9%	MOORABBIN*	\$688,000	\$710,000	8.4%	TARNEIT	\$387,000	\$370,000	13.8%
BOX HILL SOUTH	\$757,500	\$864,000	3.8%	FLEMINGTON*	\$670,000	\$676,000	10.7%	MOOROOLBARK	\$450,250	\$459,950	15.3%	TAYLORS HILL*	\$500,500	\$462,500	17.9%
BRAWBROOK*	\$520,000	\$485,000	25.8%	FOOTSCRAY	\$560,000	\$565,000	▼7.1%	MORDIALLOC*	\$735,500	\$715,000	11.4%	TAYLORS LAKES	\$470,000	\$447,500	8.1%
BRIGHTON	\$1,622,500	\$1,516,000	▼2.3%	FOOTSCRAY WEST*	\$540,000	\$590,000	16.0%	MORNINGTON	\$525,000	\$500,500	17.7%	TEMPLESTOWE	\$856,250	\$815,000	4.9%
BRIGHTON EAST	\$1,130,000	\$1,267,500	▼9.1%	FOREST HILL	\$620,000	\$602,500	10.7%	MOUNT ELIJA	\$750,000	\$695,000	11.9%	TEMPLESTOWE LOWER*	\$756,000	\$732,500	8.9%
BROADMEADOWS*	\$367,500	\$345,000	3.2%	FRANKSTON	\$360,000	\$375,000	6.7%	MOUNT EVELYN*	\$390,500	\$407,500	▼1.9%	THE BASIN*	\$441,525	\$422,000	16.2%
BRUNSWICK	\$730,000	\$720,000	1.2%	FRANKSTON NORTH*	\$280,000	\$284,750	8.8%	MOUNT MARATHA	\$642,500	\$600,000	11.3%	THOMASTOWN*	\$427,000	\$429,000	11.5%
BRUNSWICK EAST*	\$670,000	\$742,333	▼8.8%	FRANKSTON SOUTH	\$556,500	\$527,500	18.4%	MOUNT WAVERLEY	\$800,000	\$806,000	3.2%	THORNBURY	\$780,000	\$720,000	11.3%
BRUNSWICK WEST*	\$700,000	\$747,500	▼4.1%	GLADSTONE PARK*	\$420,000	\$410,000	11.3%	MULGRAVE	\$526,012	\$533,650	8.2%	TOORAK	\$2,450,000	\$2,200,000	5.6%
BULLEEN*	\$721,750	\$705,000	4.8%	GLEN HUNTLY*	\$805,000	\$1,081,500	▼12.5%	MURRUMBREENA*	\$860,000	\$842,500	6.8%	TOOTGAROOK*	\$340,000	\$410,000	6.3%
BUNDOORA	\$517,000	\$508,750	9.1%	GLEN IRIS	\$1,270,000	\$1,327,500	5.8%	NARRE WARREN	\$375,000	\$367,000	7.1%	TRUGANINA*	\$382,500	\$325,000	11.7%
BURNSIDE*	\$412,500	\$410,000	12.4%	GLEN WAVERLEY	\$775,000	\$736,350	4.0%	NARRE WARREN SOUTH	\$452,000	\$425,500	23.8%	TULLAMARINE*	\$435,000	\$465,000	9.0%
BURWOOD*	\$760,750	\$785,000	▼7.8%	GLENROY	\$515,000	\$505,000	12.0%	NEWPORT	\$685,000	\$667,500	13.6%	VERMONT*	\$597,500	\$603,000	2.1%
BURWOOD EAST*	\$660,000	\$716,000	4.8%	GOWANBRAE*	\$571,000	\$552,000	5.6%	NIDDRIE*	\$778,000	\$715,000	7.3%	VERMONT SOUTH*	\$680,000	\$788,000	3.8%
CAIRNVLE*	\$532,000	\$495,000	18.2%	GREENSBOROUGH	\$560,000	\$552,550	10.5%	NOBLE PARK	\$440,000	\$425,000	15.8%	VIEWBANK*	\$642,500	\$670,000	15.8%
CAMBERWELL	\$1,350,000	\$1,335,000	1.1%	GREENVALE	\$570,000	\$602,500	1.8%	NOBLE PARK NORTH*	\$420,000	\$415,000	9.1%	WANTIRNA*	\$580,000	\$575,000	5.5%
CANTERBURY	\$1,875,000	\$1,620,000	11.9%	HADFIELD*	\$561,000	\$556,500	14.5%	NORTH MELBOURNE*	\$941,000	\$980,000	25.4%	WANTIRNA SOUTH*	\$570,000	\$546,500	5.4%
CARLTON*	\$949,000	\$825,500	▼7.0%	HAMPTON*	\$1,550,000	\$1,302,500	21.6%	NORTH WARRANDYTE*	\$802,500	\$820,000	11.4%	WARRANDYTE*	\$915,000	\$711,535	18.1%
CARLTON NORTH*	\$931,000	\$894,000	7.6%	HAMPTON EAST*	\$725,000	\$787,500	▼4.6%	NORTHCOTE	\$868,000	\$860,000	5.9%	WARRANWOOD*	\$637,500	\$653,750	12.2%
CARNEGIE	\$875,000	\$990,000	3.1%	HAMPTON PARK*	\$315,000	\$327,501	1.6%	NUNAWADING	\$642,500	\$646,000	18.5%	WATSONIA*	\$546,000	\$505,000	16.2%
CAROLINE SPRINGS	\$429,500	\$430,000	11.0%	HAWTHORN	\$1,358,500	\$1,197,500	0.2%	OAK PARK*	\$702,500	\$680,000	24.1%	WATSONIA NORTH*	\$562,500	\$476,500	12.6%
CARRUM*	\$565,000	\$475,000	34.5%	HAWTHORN EAST	\$1,310,000	\$1,150,000	4.6%	OAKLEIGH*	\$682,107	\$756,000	10.6%	WERRIBEE	\$322,050	\$320,000	20.7%
CARRUM DOWNS	\$335,000	\$340,000	6.4%	HEALESVILLE*	\$310,000	\$405,000	▼11.0%	OAKLEIGH EAST*	\$692,500	\$685,000	2.1%	WESTMEADOWS*	\$418,500	\$436,000	5.0%
CAULFIELD NORTH*	\$1,373,500	\$1,400,000	14.7%	HEATHMONT*	\$531,250	\$581,750	8.3%	OAKLEIGH SOUTH*	\$648,000	\$614,000	12.0%	WHEELERS HILL	\$695,000	\$693,750	0.5%
CAULFIELD SOUTH	\$986,000	\$1,130,000	14.4%	HEIDELBERG*	\$851,250	\$800,000	0.2%	ORMOND*	\$968,000	\$1,050,000	6.7%	WILLIAMSTOWN	\$856,000	\$862,500	2.5%
CHADSTONE*	\$661,000	\$635,000	9.8%	HEIDELBERG HEIGHTS*	\$592,500	\$578,250	15.6%	PAKENHAM	\$353,000	\$342,500	5.4%	WINDSOR*	\$1,115,000	\$951,000	24.6%
CHELSEA*	\$580,000	\$560,000	27.2%	HEIDELBERG WEST*	\$485,000	\$481,000	16.9%	PARK ORCHARDS*	\$1,097,500	\$1,150,000	3.5%	WINGA PARK*	\$1,090,000	\$1,112,000	33.4%
CHELtenham	\$675,000	\$647,500	5.5%	HIGHETT	\$712,500	\$737,000	▼8.7%	PARKDALE*	\$770,000	\$680,250	8.5%	WYNDHAM VALE	\$315,000	\$306,000	11.7%
CHIRNSIDE PARK*	\$450,000	\$474,000	3.0%	HILLSIDE	\$427,500	\$447,500	0.9%	PASCOE VALE	\$590,000	\$637,500	2.5%	YARRAVILLE	\$655,000	\$657,000	8.7%
CLAYTON SOUTH*	\$532,750	\$555,000	12.7%	HOPPERS CROSSING	\$345,000	\$330,888	14.2%	PASCOE VALE SOUTH*	\$675,500	\$652,500	6.7%				
CLIFTON HILL*	\$867,000	\$816,000	▼5.0%	HUGHESDALE*	\$807,500	\$850,000	0.3%	PATTERSON LAKES*	\$570,000	\$580,000	5.8%				
COBURG	\$649,000	\$640,000	6.6%	NANHOE*	\$1,170,000	\$955,000	9.9%	PEARCEDALE*	\$466,250	\$420,000	8.4%				
COBURG NORTH*	\$505,000	\$575,000	▼0.7%	NANHOE EAST*	\$1,257,500	\$1,385,000	▼15.8%	POINT COOK	\$500,000	\$500,000	13.6%				
COCKATDOO*	\$390,000	\$310,000	34.5%	JACANA*	\$405,000	\$490,000	6.3%	PORT MELBOURNE	\$990,000	\$937,500	8.7%				
COLLINGWOOD*	\$703,750	\$738,500	13.1%	KANGAROO GROUND*	\$1,250,000	\$1,395,000	0.6%	PSYRAN	\$885,000	\$905,725	▼5.1%				

\* INDICATES LESS THAN 30 SALES WERE RECORDED DURING THE QUARTER