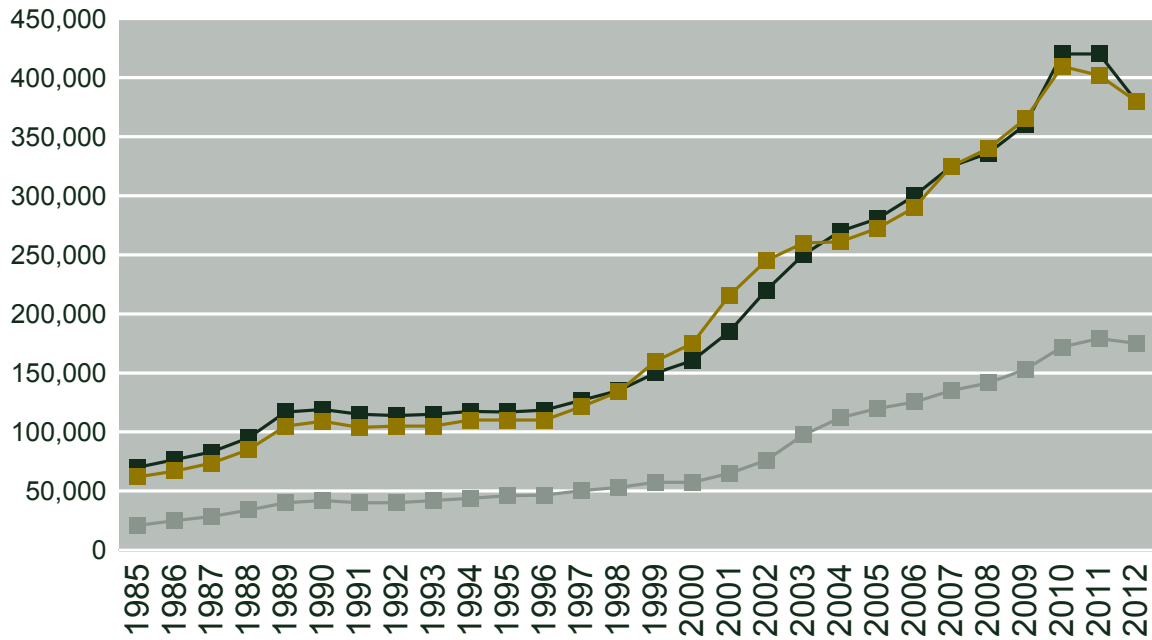


VICTORIA

Residential price statistics 1985 to 2012



■ House Median

■ Unit/Apartment Median

■ Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	75,067	70,200	80,377	18,388	62,000	79,301	33,913	21,000	25,717
1986	66,304	76,500	90,288	15,617	67,000	93,653	29,008	25,000	31,668
1987	72,833	83,000	102,019	18,711	73,500	105,734	27,829	28,600	37,764
1988	88,514	95,000	121,647	23,795	85,000	129,279	36,247	34,000	43,912
1989	65,211	117,000	142,343	18,209	105,000	141,171	28,628	40,000	49,969
1990	55,452	119,000	141,477	17,184	109,000	132,678	20,415	42,000	48,710
1991	56,046	115,000	136,446	15,735	104,000	124,741	18,775	40,000	46,371
1992	59,889	114,000	134,123	17,110	104,950	127,890	21,189	40,000	47,275
1993	64,543	115,000	135,566	19,916	105,000	130,471	22,575	42,000	49,784
1994	68,405	117,500	142,350	22,705	110,000	137,847	23,203	44,000	52,945
1995	64,550	117,000	142,850	18,650	110,000	136,646	19,313	46,000	58,035
1996	67,695	118,500	144,992	21,502	110,000	139,926	18,211	46,500	57,399
1997	81,712	127,000	160,258	29,540	121,375	153,269	24,705	50,500	63,385
1998	78,151	135,000	170,913	27,858	134,000	166,143	24,824	53,000	66,149
1999	82,964	150,000	192,537	32,585	160,000	200,777	30,572	57,500	67,849
2000	87,464	160,500	204,658	32,114	175,000	217,778	24,255	57,500	63,078
2001	101,913	185,000	236,057	39,844	215,500	254,811	38,284	65,000	73,684
2002	98,579	220,000	271,433	35,194	245,000	286,350	37,249	76,000	82,222
2003	95,623	250,000	308,336	32,675	260,000	305,368	36,797	97,500	106,761
2004	83,175	270,000	329,619	28,888	261,000	308,699	23,699	112,000	118,323
2005	86,250	280,500	349,824	31,871	272,500	321,748	22,680	120,000	125,835
2006	83,393	300,000	383,359	33,520	290,000	351,384	23,832	125,400	135,418
2007	98,511	325,000	434,613	45,332	325,000	393,744	30,225	135,000	143,937
2008	78,146	336,000	437,646	34,547	340,000	389,490	23,389	141,500	147,558
2009	88,061	360,000	459,280	43,415	365,000	413,465	33,460	153,000	156,109
2010	78,962	420,000	538,334	34,628	409,500	474,297	29,895	172,000	181,462
2011	70,009	420,000	530,966	26,087	402,000	466,473	17,442	179,000	191,052
2012	9,805	380,000	445,160	3,208	380,000	425,518	2,142	175,000	187,625

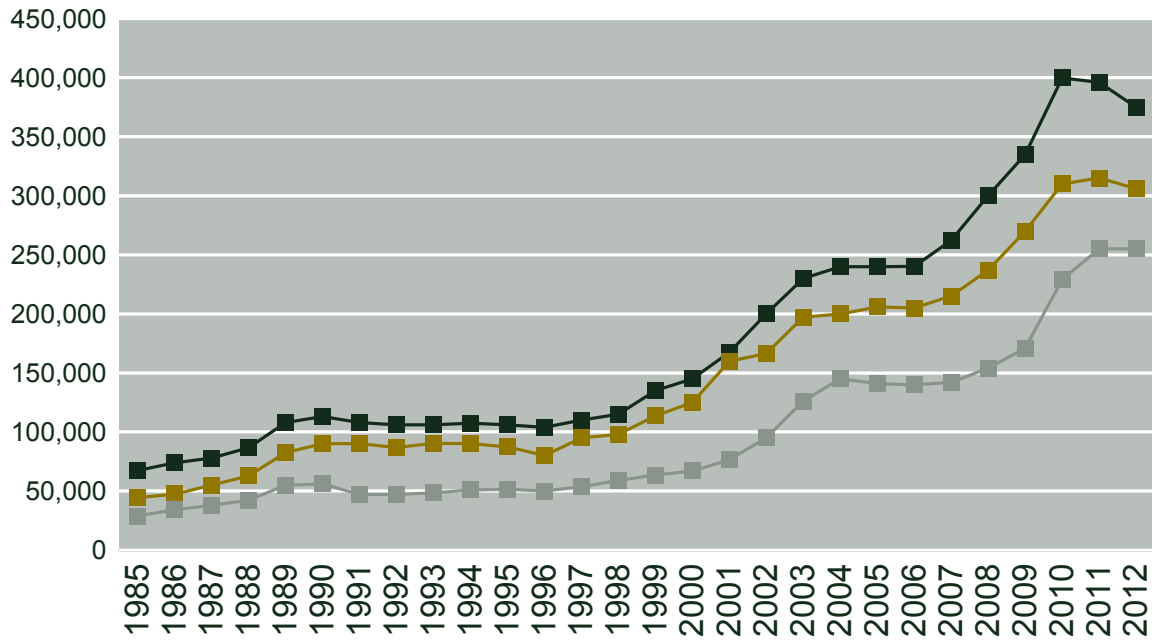
Statistics for 2012 are based on a small number of sales and are preliminary only.

Median House Prices 2001 - 2012

Locality	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Prelim 2012	Change		Growth
													10-11 (%)	01-11 (%)	PA 01-11 (%)
LYNDHURST	-	225000^	305000	299000	360000	321500	329000	338000	357000	435000	441500	430000	1	0	NA
LYSTERFIELD	236500	279500	368500	350500	353500	399000	450000	482500	503000	640500	642500	675000	0	172	10.5
LYSTERFIELD SOUTH	208000	250000	532000	650000^	636500	550000	737500	675000^	839500	1027500	895000^	1150000^	-13	330	15.7
MACEDON	192000	270500	270000	290000	292500	305000	351500	360000	405000	476000	435000	NA	-9	126	8.5
MACLEOD	231000	265000	290000	320000	335000	346000	400000	435000	480000	644000	590000	567500	-8	155	9.8
MADDINGLEY	152000	175000	200500	210500	227000	218500	265000	265000	258000	290000	300000	308000^	3	97	7.0
MAFFRA	80000	95000	115000	146000	173000	165000	178000	190000	200000	230500	230000	215000^	0	188	11.1
MAIDEN GULLY	173000	200000	240000	270000	271000	289000	312000	325000	336500	385000	406500	410000^	6	135	8.9
MAIDSTONE	206000	247500	280000	285000	295000	310000	400000	440000	460000	550000	520000	520000	-5	152	9.7
MALDON	119500	142000	170000	194000	215000	240000	220000	224000	240000	285000	265000	180000^	-7	122	8.3
MALLACOOTA	120000	149000	150000	206500	262000	250000	250000	244000	272500	300000	263000	311500^	-12	119	8.2
MALMSBURY	112300	137500	176000	187500	200000	202500	251500	262000	247500	314000	300000	210000^	-4	167	10.3
MALVERN	620000	688000	780000	902500	935500	995000	1387500	1363000	1550000	1743000	1610000	1335000	-8	160	10.0
MALVERN EAST	474800	507500	625000	580000	657500	705000	868500	950500	951000	1183000	1100000	793500^	-7	132	8.8
MANIFOLD HEIGHTS	182000	238500	255000	279500	292500	313000	292500	370000	410500	400500	444000	500000^	11	144	9.3
MANSFIELD	135000	147500	185000	213500	265000	240000	245000	240000	258000	280000	300000	280000^	7	122	8.3
MARIBYRNONG	292000	334500	354000	370000	370500	449000	541000	550000	607500	705000	630000	719000	-11	116	8.0
MARLO	80000	120000	169000	184000	256000	220000	280000	272000^	307500	300000	310000	307500^	3	288	14.5
MARSHALL	135000^	186000^	205500	220500^	240000	252500	270500	276000	300500	367500	320000	371000^	-13	137	9.0
MARYBOROUGH	76500	83000	110000	136000	135000	140000	135000	140000	152000	160000	180000	187500	13	135	8.9
MCCRABE	205000	252500	315000	309000	317500	360000	376000	435500	425000	557500	615000	600000	10	200	11.6
MCKENZIE HILL	155000^	168000^	172500^	297000^	291000^	310000^	360000^	275000^	427500^	355000	397000^	NA	12	156	9.9
MCKINNON	371500	438000	484000	520000	535000	634500	798000	793500	869000	970000	895500	850000^	-8	141	9.2
MEADOW HEIGHTS	160000	185500	210000	230000	232000	233000	240000	255000	300000	345000	320000	320000	-7	100	7.2
MEENIYAN	82800	115500	122500	138000^	139000	148000	185000^	172500	189000	180000^	230000	NA	28	178	10.8
MELTON	108000	131000	160000	170000	174000	177500	183000	206000	218000	250000	256000	250000	2	137	9.0
MELTON SOUTH	108000	129000	155000	172500	170000	174000	178000	195000	215000	249000	249000	220500	0	130	8.7
MELTON WEST	142000	175000	200000	218000	215000	220500	222000	249000	265000	291500	310000	318500	6	118	8.1
MENTONE	320000	391500	432000	474500	462500	506000	599500	644000	590000	711000	700000	616000	-2	119	8.1
MENZIES CREEK	240000	268500	276500	270000	337500	339500	385000	391500	373000	482500	475000^	441500^	-2	98	7.1
MERBEIN	102800	120000	130000	140000	149000	147500	157000	165000	151000	155000	158500	132500	2	54	4.4
MEREDITH	85000	147000	135000	166000	152000	174000	180000	220000^	70000^	190000	270000^	592500^	42	218	12.3
MERNDA	177000	236000	265000^	255000	258000	309000	335000	323000	350000	390000	400000	365000	3	126	8.5
MERRICKS BEACH	255000	278000^	436500^	532500^	600000^	590000^	650000^	815000^	630000^	690000	880000^	716500^	28	245	13.2
MERRIJIG (MANSFIELD)	91500	170000	164500	135000	178000	235000^	278000	307500^	342500	287500	342500	157000^	19	274	14.1
METUNG	145500	196000	192000	250000	290000	245000	241500	230000	272000	296000	267500	350000^	-10	84	6.3
MIDDLE PARK	675000	698000	831000	787500	917500	900000	1342500	1410000	1300000	1500000	1322500	NA	-12	96	7.0
MILDURA	135000	155000	170000	185000	190000	200000	213000	200000	205000	220000	221500	232500	1	64	5.1
MILL PARK	198000	235000	265000	275000	283000	282000	308000	327500	366000	419000	410000	385000	-2	107	7.6
MILLGROVE	93500	118000	148000	165000	166000	178000	189000	211000	217000	234000	240000	250000^	3	157	9.9
MINERS REST	144000	177500	172500	219000	225000	252000	271500	265000	278500	320000	338000	345000^	6	135	8.9
MINYIP	335000^	40000	45500	60000	42000	67000	65000	80000	86500	85000	82500	82000^	-3	146	9.4
MIRBOO NORTH	83000	89500	138000	169000	182500	185000	235000	210000	230000	236500	250000	260000^	6	201	11.7
MITCHAM	252000	286000	330000	330000	355500	365000	460000	468500	506000	632500	590500	535000	-7	134	8.9
MITCHELL PARK	122000	140000^	167500^	189000	212500	186000	193000	222000	229000	257000	247500	502000^	-4	103	7.3
MOE	55000	66000	85000	110000	120000	125000	130000	126000	135500	150000	165000	149000	10	200	11.6
MONBULK	170000	195000	232000	245000	254000	272500	308000	321000	326000	415000	392500	340000^	-5	131	8.7
MONT ALBERT	465000	500000	620000	619000	673500	705000	955000	1105000	1065000	1310000	1282000	1096500^	-2	176	10.7
MONT ALBERT NORTH	340000	380000	435500	422000	492000	522500	722500	681500	793500	965000	830000	700000^	-14	144	9.3
MONTMORENCY	245000	285500	320000	330000	332500	356000	415000	430500	474000	576000	565000	571000^	-2	131	8.7
MONTROSE	186000	230000	256000	282000	280000	298000	345000	360000	400000	439000	437500	405000	0	135	8.9
MOONEE PONDS	336000	386000	450000	447500	458000	525000	620000	652500	678500	852500	780500	665000^	-8	132	8.8
MOORABBIN	274000	340000	366000	360000	384000	430000	517500	535000	587500	706500	646000	621500^	-9	136	9.0
MOOROOLBARK	180000	220000	240000	260000	277500	286500	325000	349000	370000	443500	435000	405000	-2	142	9.2
MOOROOPNA	123000	138000	160000	182000	188000	212000	202500	200000	205000	222000	215000	220000	-3	75	5.7
MORDIALLOC	218800	300000	360000	358000	376500	400000	493500	535000	568000	647500	645000	650000	0	195	11.4
MORIAN	181800	232500^	281000	321000	260000	285000	356500	350000	435000^	403000	461000	440000^	14	154	9.8
MORNINGTON	204000	250000	295000	310000	315000	347000	367000	410000	427500	510000	520000	482500	2	155	9.8
MORTLAKE	57400	69000	86500	113000	135000	150000	139000	165000	157000	150000	146000	79000^	-3	154	9.8
MORWELL	59500	69000	94500	110000	119500	123000	127500	135000	140000	153000	160000	145000	5	169	10.4
MOUNT BEAUTY	71800	66500	86000	127000	158500	175000	180000	190500	180000	195000	176500	150000^	-9	146	9.4
MOUNT CLEAR	145000	166000	205000	220000	220000	231000	239000	235000	235500	262500	287000	270000	9	98	7.1
MOUNT DANDENONG	229000	290000	320000	305000	332500	380000	391500	455000	450000	483000	447500	420000^	-7	95	6.9
MOUNT ELIZA	315000	370000	439000	490000	491500	500000	557500	590000	620000	730000	720000	677500	-1	129	8.6
MOUNT EVELYN	171000	197500	240000	246000	270000	275000	307500	339000	341500	388000	399000	380000	3	133	8.8
MOUNT HELEN	160000	189000	214500	247500	250000	258000	269000	280000	307500	309500	355000	320000^	15	122	8.3

BRIMBANK CITY

Residential price statistics 1985 to 2012



■ House Median

■ Unit/Apartment Median

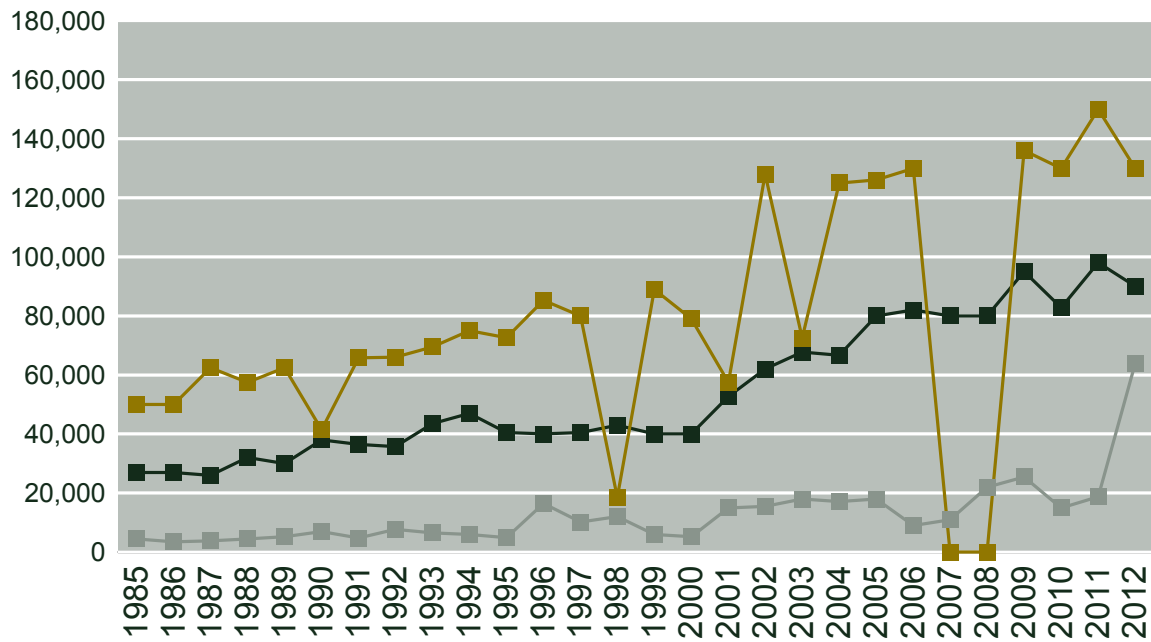
■ Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,936	67,500	71,591	169	44,500	59,581	1,319	28,900	30,871
1986	1,646	74,000	79,380	141	47,500	70,809	1,230	34,200	36,841
1987	1,698	78,000	86,937	209	55,000	69,132	1,206	38,000	42,469
1988	2,339	86,500	97,995	302	62,750	76,093	1,486	42,300	51,266
1989	1,730	108,000	119,145	306	82,500	98,660	1,306	55,000	59,967
1990	1,288	113,000	125,395	204	90,000	101,883	1,094	56,000	58,575
1991	1,200	108,000	117,612	213	90,000	96,651	1,058	47,000	49,373
1992	1,346	106,000	116,247	200	87,000	87,699	1,225	47,250	51,695
1993	1,634	106,000	115,180	251	90,500	92,839	1,090	48,500	53,711
1994	1,753	107,500	114,892	249	90,000	94,797	1,096	51,000	56,947
1995	1,677	106,000	115,804	277	87,500	98,131	1,024	51,500	56,405
1996	1,710	104,000	113,630	314	80,000	86,455	1,048	50,000	55,060
1997	2,140	110,000	122,181	340	95,000	98,145	1,489	53,500	58,341
1998	2,199	115,000	127,132	426	98,000	103,096	1,563	58,950	63,072
1999	2,415	135,000	148,749	421	113,775	119,693	2,383	63,500	68,258
2000	2,430	145,000	163,307	516	125,000	128,180	1,268	67,000	70,572
2001	3,049	167,500	184,213	794	160,000	171,911	1,490	76,650	83,282
2002	2,927	200,000	217,659	500	166,500	177,829	1,137	95,000	98,290
2003	2,837	230,000	248,843	597	197,250	196,916	1,203	126,000	130,087
2004	2,193	240,000	258,425	521	200,000	202,823	640	145,000	144,380
2005	2,513	240,000	261,137	473	206,000	212,956	700	141,000	148,758
2006	2,252	240,126	264,699	426	205,000	232,329	824	140,000	150,169
2007	3,024	262,000	288,720	735	215,000	247,920	1,320	142,000	159,949
2008	2,552	300,000	321,923	617	237,000	245,298	1,055	154,000	156,780
2009	2,882	335,000	354,014	680	270,000	280,913	1,124	171,000	182,234
2010	2,464	399,900	416,129	615	310,000	318,937	509	229,000	236,542
2011	1,869	396,000	416,057	401	315,000	337,115	199	255,000	260,392
2012	270	375,000	394,950	56	306,000	303,877	27	255,000	232,453

Statistics for 2012 are based on a small number of sales and are preliminary only.

HINDMARSH SHIRE

Residential price statistics 1985 to 2012



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	83	27,000	34,398	3	50,000 [^]	50,000 [^]	35	4,500	5,848
1986	73	27,000	31,052	3	50,000 [^]	48,000 [^]	23	3,500	5,639
1987	99	26,000	30,458	3	62,500 [^]	54,166 [^]	21	3,800	13,142
1988	111	32,000	35,819	5	57,500 [^]	61,600 [^]	21	4,500	7,366
1989	112	30,000	34,541	3	62,500 [^]	55,833 [^]	24	5,250	12,512
1990	90	38,000	40,117	2	41,500 [^]	41,500 [^]	23	7,000	8,215
1991	70	36,500	40,611	4	65,750 [^]	63,625 [^]	27	4,750	6,740
1992	92	35,750	42,486	1	66,000 [^]	66,000 [^]	27	7,750	11,518
1993	83	43,500	45,886	4	69,500 [^]	66,750 [^]	18	6,500	9,435
1994	111	47,000	50,242	3	75,000 [^]	60,833 [^]	50	6,000	7,296
1995	103	40,500	49,362	6	72,600 [^]	59,920 [^]	22	4,900	32,870
1996	116	40,000	56,036	6	85,250 [^]	77,203 [^]	51	16,500	43,198
1997	94	40,500	56,288	3	80,000 [^]	70,800 [^]	30	10,200	46,740
1998	87	43,000	54,378	1	18,500 [^]	18,500 [^]	33	12,000	38,019
1999	99	40,000	51,238	1	89,000 [^]	89,000 [^]	27	6,000	10,283
2000	131	40,000	47,648	5	79,000 [^]	66,500 [^]	22	5,250	13,090
2001	122	52,750	61,734	2	57,500 [^]	57,500 [^]	58	15,000	16,758
2002	106	62,000	68,005	1	128,000 [^]	128,000 [^]	38	15,500	19,292
2003	132	67,750	75,558	5	72,500 [^]	85,600 [^]	34	18,000	18,923
2004	130	66,625	78,879	5	125,000 [^]	133,950 [^]	46	17,128	18,774
2005	155	80,000	98,475	5	126,000 [^]	128,800 [^]	39	18,000	18,210
2006	130	82,000	95,998	7	130,000 [^]	145,892 [^]	27	9,000	17,118
2007	115	80,000	98,160	0	0 [*]	0 [*]	26	11,000	17,011
2008	108	80,000	104,716	0	0 [*]	0 [*]	23	22,000	21,160
2009	110	95,000	116,505	5	136,000 [^]	130,600 [^]	18	25,500	25,783
2010	86	82,750	97,516	3	130,000 [^]	132,500 [^]	23	15,000	20,981
2011	65	98,000	110,030	3	150,000 [^]	161,166 [^]	22	18,750	40,815
2012	15	90,000	103,133	1	130,000 [^]	130,000 [^]	3	64,000 [^]	66,333 [^]

Statistics for 2012 are based on a small number of sales and are preliminary only.