



CoreLogic®

Top Performing Suburbs Report

National | May 2018





Welcome

Welcome to the National Top Performing Suburbs Report for May 2018.

The Top Performing Suburbs Report identifies those suburbs and towns that have overperformed as judged by their change in median value over the past 12 months and the longer term.

The report uses methodologies, data and analytics from CoreLogic, Australia's largest property analytics company. It features listings and AVM data current to 31 March 2018 and settled sales data, as confirmed by the government agencies, to 31 January 2018 extracted from the CoreLogic Market Trends dataset for April 2018.

This report identifies the top 50 suburbs across Australia that have performed strongly and consistently across an extended period of time. Suburbs selected for this report have had a minimum of 50 sales across the past 12 months, and demonstrated median value growth across the past year, three years and five years. They are then ranked in descending order from highest 12 month median value change down.

Across Australia, CoreLogic has identified 50 suburbs where the change in median value is higher than 15% over the past 12 months. In addition, there were 50 suburbs where the change in median value has been higher than 15% over the past 3 years, and 50 suburbs where the change in median value has been higher than 15% over the past five years.

Across Australia, the top performing property market has been houses in Ardeer, Vic with change in median value over the past 12 months of 35.5%. The median value of houses in Ardeer, Vic is currently \$632,685. Ardeer, Vic has also shown consistent growth over the medium to longer term, with 3 year change in median value of 73.2% and five year change in median value of 87.9%.

This report provides you with a starting point when considering purchasing property, and helps identify areas where change in median value has historically been strong. For sellers, it helps you to understand how your suburb has performed and provides an indication of the likely capital gain you should hope to realise upon sale.

But as with all property investing, it is important you do your own detailed research, including visiting the area, understanding local development and infrastructure plans, and assessing your own personal financial circumstances. For buyers, paying the right price for the right property is also crucial, while for sellers, meeting the market to achieve a sale is equally important.

If the suburb that you are interested in is not featured in this report, don't panic. It may still have performed well, but fallen outside the criteria for selection. To see how individual suburbs have performed, you can look up individual suburbs on OnTheHouse.com.au and Propertyvalue.com.au or access CoreLogic's more detailed data sets through Market Trends or ResiTrends.

We wish you the best for your property research.

The CoreLogic Team

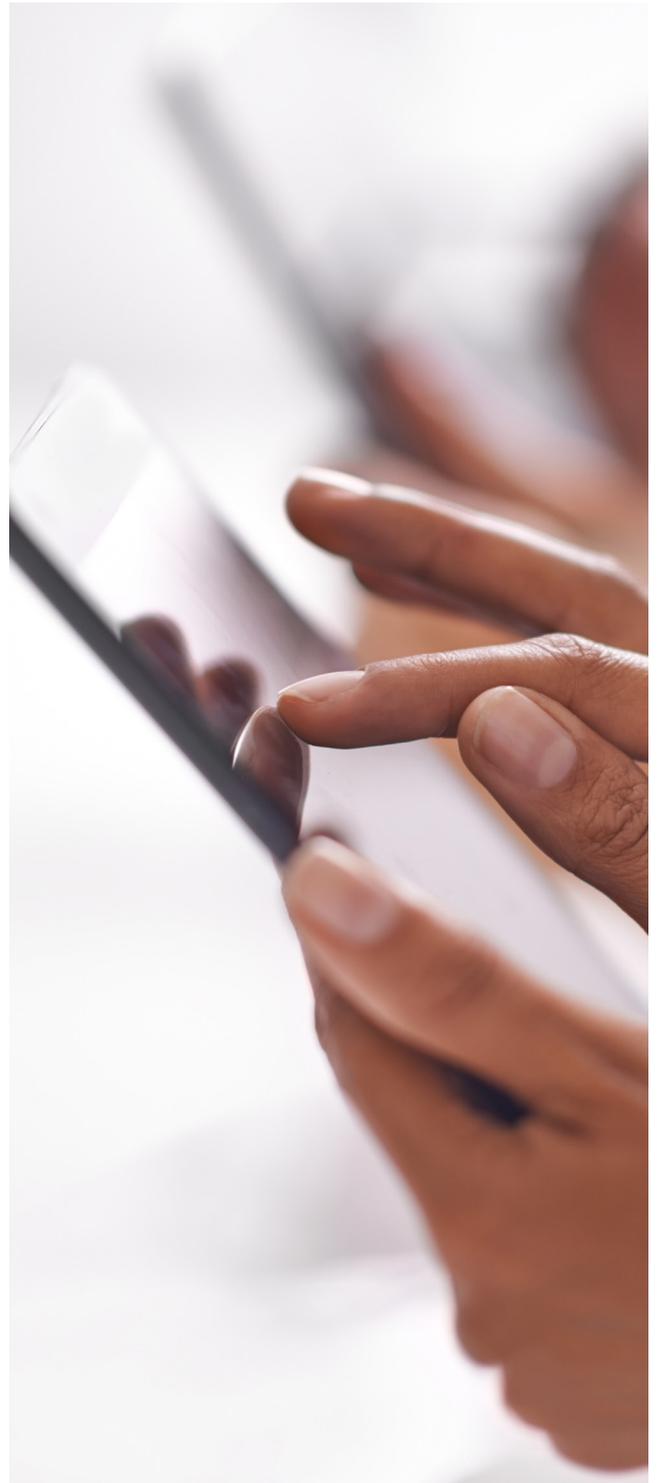
Median value and median sales price - what is the difference?

In this report, CoreLogic uses both median value and compares this to median sales price. The difference between these two figures is this: CoreLogic calculates a median value on a daily basis for every property across Australia. This is seen as more reliable and stable insight into the actual value of a property within the area than a median sales price, which is based only on properties that have sold recently. Median sales can be skewed if a particular type of property is selling (ie: the top end of the market). A median value is therefore more representative of the true value of a property within a suburb or town, while the median sales prices provides an insight into what the middle price property sales are achieving.

Why is the agent's typical sale price sometimes higher or lower than median value?

In suburbs where more sales are occurring at the higher end of the price spectrum, the agent's typical sale price may well exceed the median value. The reverse can be true if sales are occurring at the lower end of the market.

In a buyers market where there are more buyers than sellers, competition for a property will also push prices up. All these factors should be taken into account in your research.



Contents

TOP PERFORMERS BY RANK

#1 ARDEER, VIC	1
#2 COOLAROO, VIC	3
#3 MELTON SOUTH, VIC	5
#4 BROADMEADOWS, VIC	7
#5 CRANBOURNE, VIC	9
#6 PATTERSON LAKES, VIC	11
#7 CAMPBELLFIELD, VIC	13
#8 DOVETON, VIC	15
#9 MELTON, VIC	17
#10 BRUNSWICK WEST, VIC	19
#11 FERN BAY, NSW	21
#12 ROSEBUD, VIC	23
#13 BYRON BAY, NSW	25
#14 FRANKSTON NORTH, VIC	27
#15 LILYDALE, VIC	29
#16 UPWEY, VIC	31
#17 LALOR, VIC	33
#18 WYNDHAM VALE, VIC	35
#19 BANGALOW, NSW	37
#20 SKYE, VIC	39
#21 MEADOW HEIGHTS, VIC	41
#22 RESERVOIR, VIC	43
#23 ROSEBUD, VIC	45
#24 DALLAS, VIC	47
#25 THOMASTOWN, VIC	49
#26 COCKATOO, VIC	51
#27 CRANBOURNE, VIC	53
#28 DEER PARK, VIC	55
#29 HOPPERS CROSSING, VIC	57
#30 CRIB POINT, VIC	59
#31 CARRUM DOWNS, VIC	61
#32 ASPENDALE, VIC	63
#33 SUNBURY, VIC	65
#34 OAK PARK, VIC	67
#35 CORIO, VIC	69
#36 MOORABBIN, VIC	71
#37 NARRE WARREN, VIC	73
#38 HAMPTON PARK, VIC	75
#39 CRANBOURNE WEST, VIC	77
#40 ALBION, VIC	79
#41 DERRIMUT, VIC	81
#42 BROOKFIELD, VIC	83
#43 HAMPTON EAST, VIC	85
#44 BRAYBROOK, VIC	87
#45 OCEAN GROVE, VIC	89
#46 SPRINGVALE, VIC	91
#47 ROSE BAY, NSW	93
#48 BRAIDWOOD, NSW	95
#49 CLAYTON, VIC	97
#50 MURRUMBEENA, VIC	99

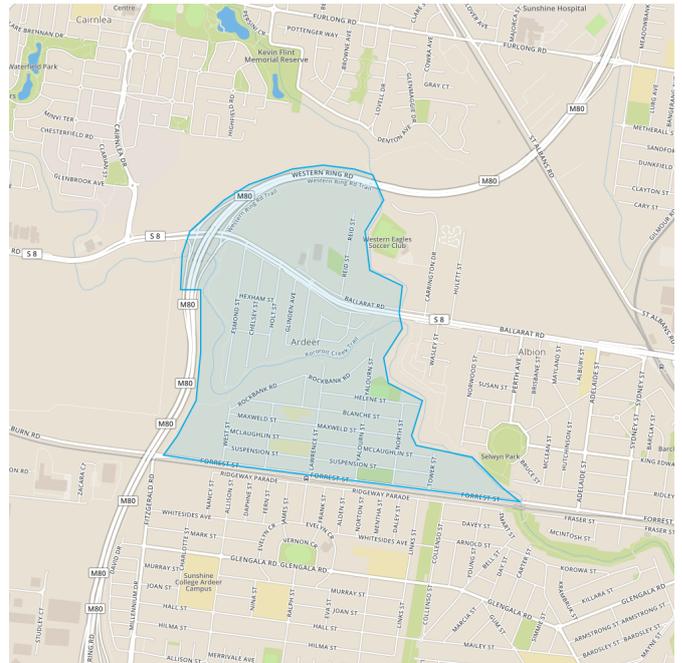
TOP PERFORMERS A-Z

HO ALBION, VIC	79
HO ARDEER, VIC	1
HO ASPENDALE, VIC	63
HO BANGALOW, NSW	37
HO BRAIDWOOD, NSW	95
HO BRAYBROOK, VIC	87
HO BROADMEADOWS, VIC	7
HO BROOKFIELD, VIC	83
HO BRUNSWICK WEST, VIC	19
HO CAMPBELLFIELD, VIC	13
HO CARRUM DOWNS, VIC	61
HO CLAYTON, VIC	97
HO COCKATOO, VIC	51
HO COOLAROO, VIC	3
HO CORIO, VIC	69
HO CRANBOURNE WEST, VIC	77
HO CRANBOURNE, VIC	53
HO CRIB POINT, VIC	59
HO DALLAS, VIC	47
HO DEER PARK, VIC	55
HO DERRIMUT, VIC	81
HO DOVETON, VIC	15
HO FERN BAY, NSW	21
HO FRANKSTON NORTH, VIC	27
HO HAMPTON PARK, VIC	75
HO HOPPERS CROSSING, VIC	57
HO LALOR, VIC	33
HO MEADOW HEIGHTS, VIC	41
HO MELTON SOUTH, VIC	5
HO MELTON, VIC	17
HO MOORABBIN, VIC	71
HO MURRUMBEENA, VIC	99
HO NARRE WARREN, VIC	73
HO ROSEBUD, VIC	45
HO SKYE, VIC	39
HO SUNBURY, VIC	65
HO THOMASTOWN, VIC	49
HO UPWEY, VIC	31
HO WYNDHAM VALE, VIC	35
UN BYRON BAY, NSW	25
UN CRANBOURNE, VIC	9
UN HAMPTON EAST, VIC	85
UN LILYDALE, VIC	29
UN OAK PARK, VIC	67
UN OCEAN GROVE, VIC	89
UN PATTERSON LAKES, VIC	11
UN RESERVOIR, VIC	43
UN ROSE BAY, NSW	93
UN ROSEBUD, VIC	23
UN SPRINGVALE, VIC	91

RANKING: #1

Houses - Ardeer, VIC 3022

The size of Ardeer is approximately 2 square kilometres. It has 5 parks covering nearly 10% of total area. The population of Ardeer in 2011 was 2,823 people. By 2016 the population was 3,101 showing a population growth of 9.8% in the area during that time. The predominant age group in Ardeer is 30-39 years. Households in Ardeer are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Ardeer work in a professional occupation. In 2011, 67% of the homes in Ardeer were owner-occupied compared with 63.4% in 2016.



Property Value



Current



**Annual Change
Median Value**
35.5%



**3 Year Change
Median Value**
73.2%



**5 Year Change
Median Value**
87.9%



**Number of Listings
For Sale Last Month**
16



**Number of Sales
Last 12 Months**
59



Days on Market
57



Vendor Discount
-0.9%

Dwelling Types



Houses
71.8%



Units
0.5%

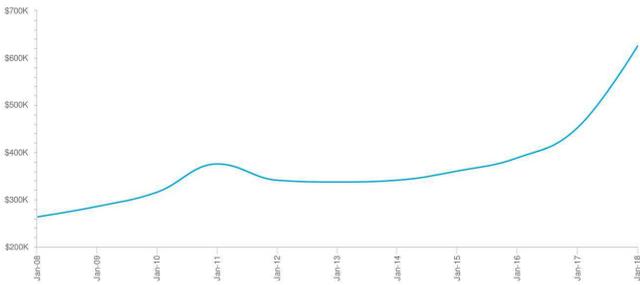


Semi-Detached
15.9%

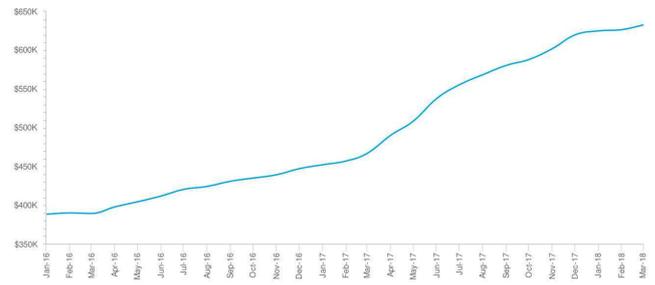
Other
11.8%

Market Performance

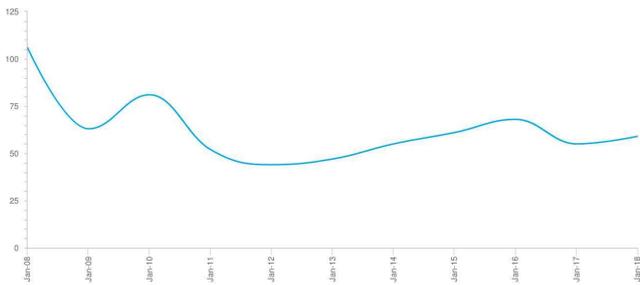
Annual Median Value Past 10 years



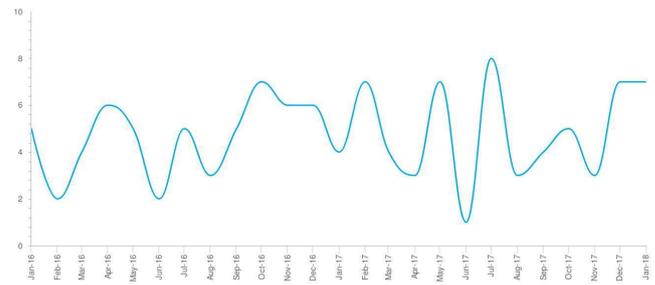
Monthly Median Value Past 2 years



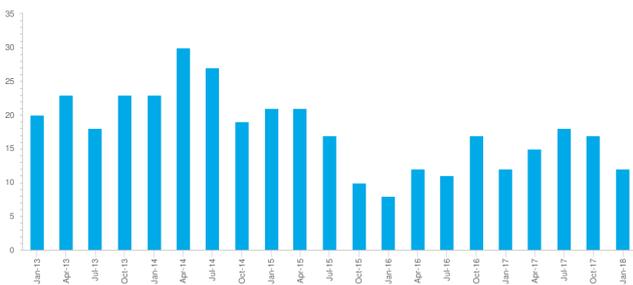
Annual Sales Volume Past 10 years



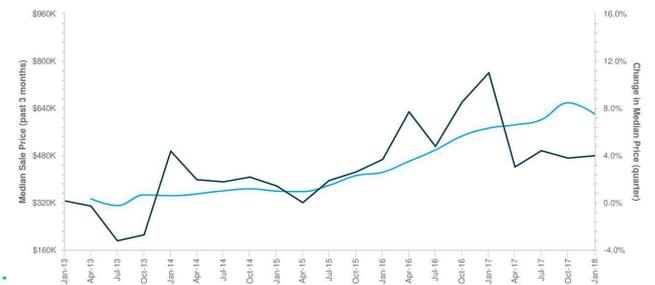
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
3101



Age Group

30-39	18%
20-29	15.4%
0-9	12.8%



Median Weekly Household Income
\$891 /wk



Education

Not Stated	30.2%
Primary School	21.3%
Secondary School	17.3%



Family Household Composition

Childless Couple	32.6%
Couple with Children	41.5%
Other	25.9%



Born in Australia/Overseas

Australia	46.3%
Overseas	53.7%



Occupation

Professional	17.2%
Labourer	14.8%
Trades	13.3%



Tenure

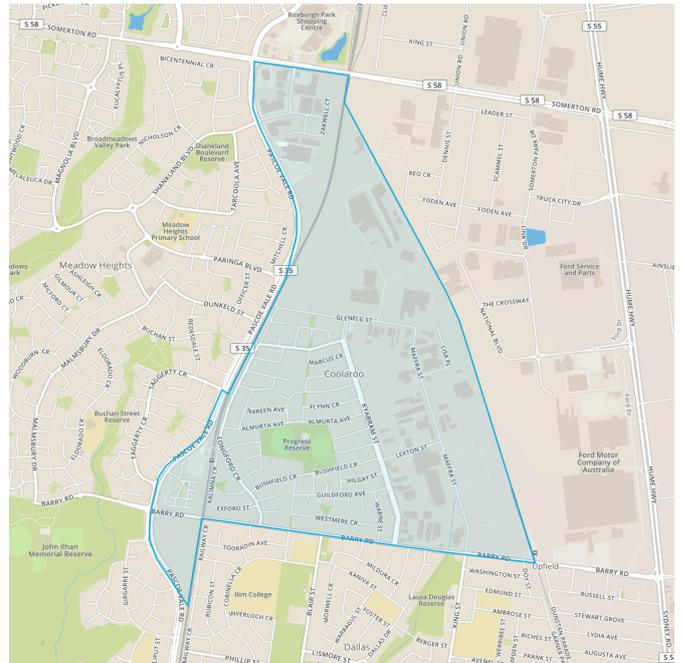
Owns Outright	33.3%
Renting	31.1%
Purchaser	30.1%

RANKING: #2



Houses - Coolaroo, VIC 3048

The size of Coolaroo is approximately 3.1 square kilometres. It has 1 park covering nearly 2.8% of total area. The population of Coolaroo in 2011 was 3,261 people. By 2016 the population was 3,183 showing a population decline of 2.4% in the area during that time. The predominant age group in Coolaroo is 20-29 years. Households in Coolaroo are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Coolaroo work in a labourer occupation. In 2011, 69.4% of the homes in Coolaroo were owner-occupied compared with 66.1% in 2016.



Property Value



BOTTOM 25%

\$455,706



MID 50%

\$475,440



TOP 25%

\$492,177

Current



**Annual Change
Median Value**

34.7%



**Number of Listings
For Sale Last Month**

14



**3 Year Change
Median Value**

60.4%



**Number of Sales
Last 12 Months**

57



**5 Year Change
Median Value**

66.9%



Days on Market

14



Vendor Discount

-3.1%

Dwelling Types



Houses

91.4%



Units

NA



Semi-Detached

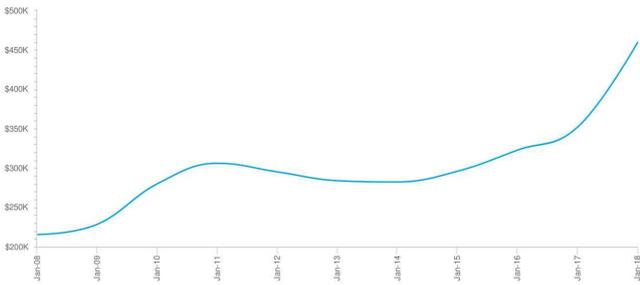
2.2%

Other

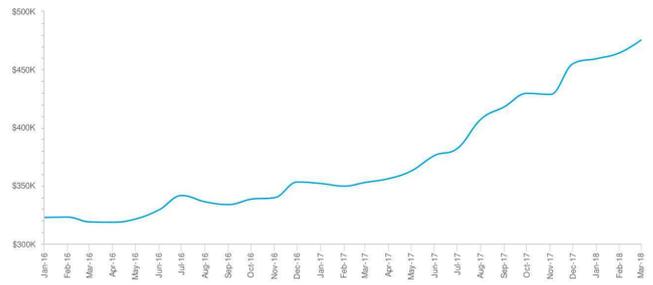
NA

Market Performance

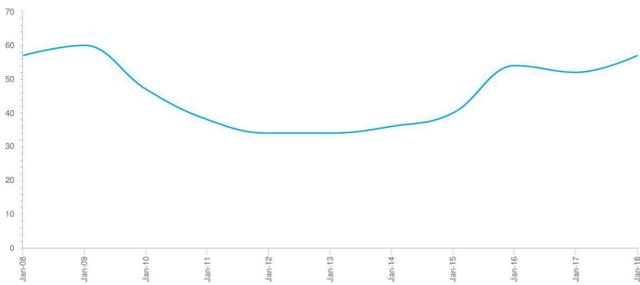
Annual Median Value Past 10 years



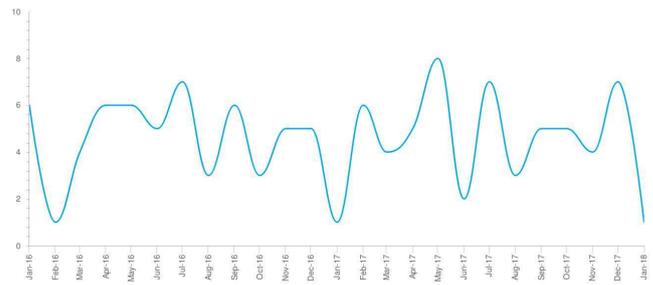
Monthly Median Value Past 2 years



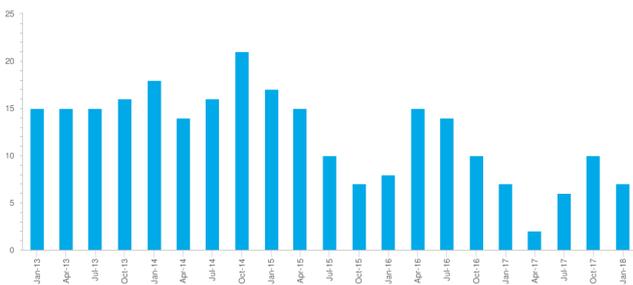
Annual Sales Volume Past 10 years



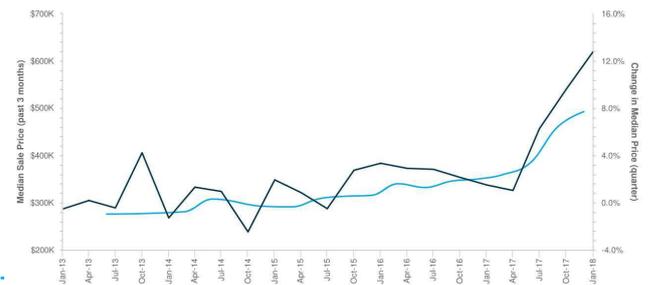
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

3183



Age Group

20-29 13.9%

0-9 13.7%

10-19 13%



Median Weekly Household Income

\$797 /wk



Education

Not Stated 28.1%

Primary School 23.5%

Secondary School 20.2%



Family Household Composition

Childless Couple 22.8%

Couple with Children 46.1%

Other 31.1%



Born in Australia/Overseas

Australia 50.9%

Overseas 49.1%



Occupation

Labourer 17.1%

Machinery 16.2%

Trades 16.1%



Tenure

Owns Outright 37.4%

Purchaser 28.7%

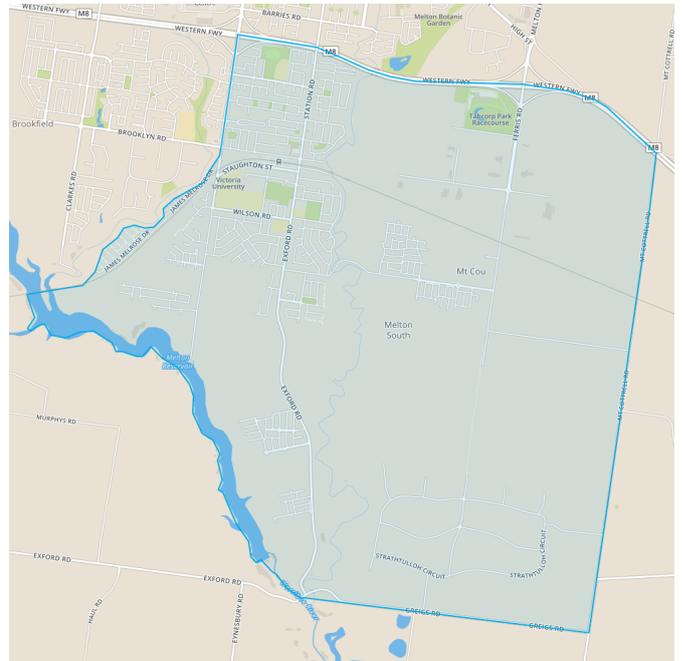
Renting 28%

RANKING: #3



Houses - Melton South, VIC 3338

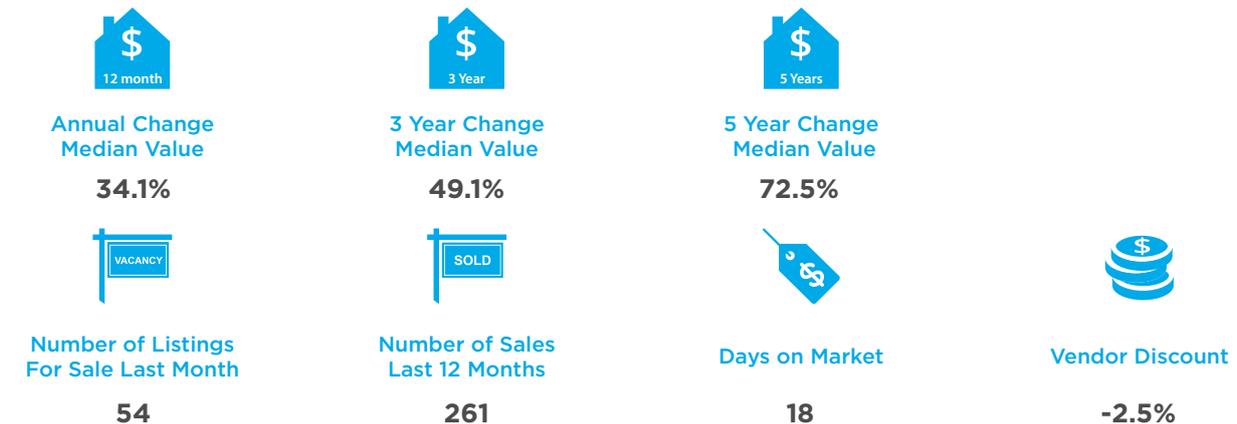
The size of Melton South is approximately 5.4 square kilometres.
 It has 5 parks covering nearly 3.1% of total area.
 The population of Melton South in 2011 was 8,916 people. By 2016 the population was 11,516 showing a population growth of 29.2% in the area during that time.
 The predominant age group in Melton South is 30-39 years. Households in Melton South are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.
 In general, people in Melton South work in a trades occupation.
 In 2011, 65.9% of the homes in Melton South were owner-occupied compared with 63.7% in 2016.



Property Value



Current

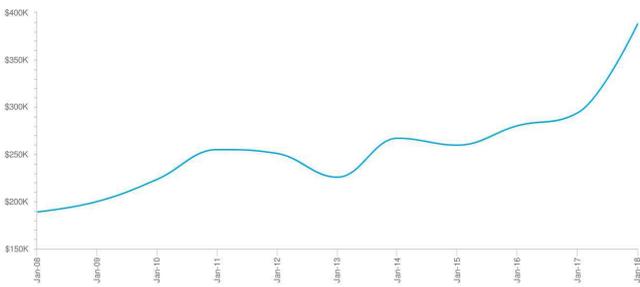


Dwelling Types

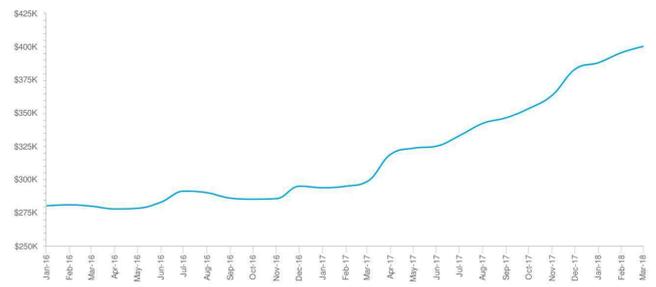


Market Performance

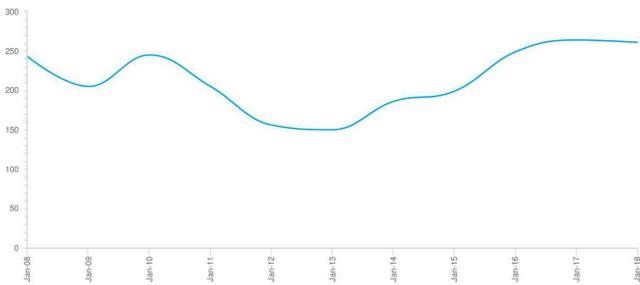
Annual Median Value Past 10 years



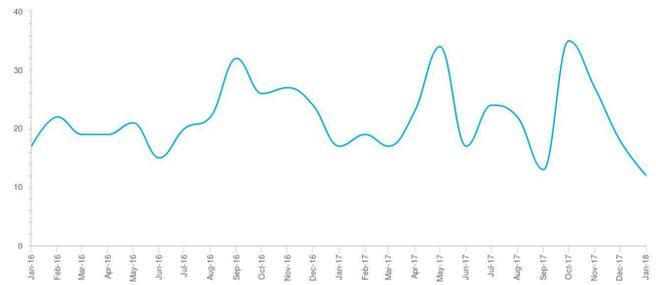
Monthly Median Value Past 2 years



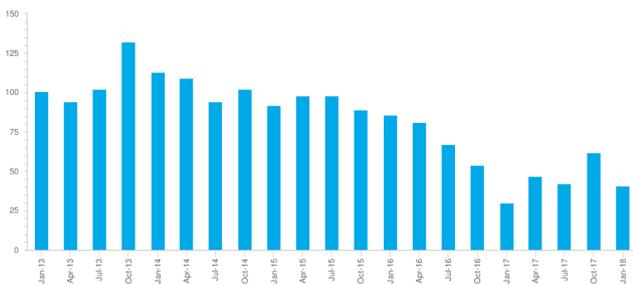
Annual Sales Volume Past 10 years



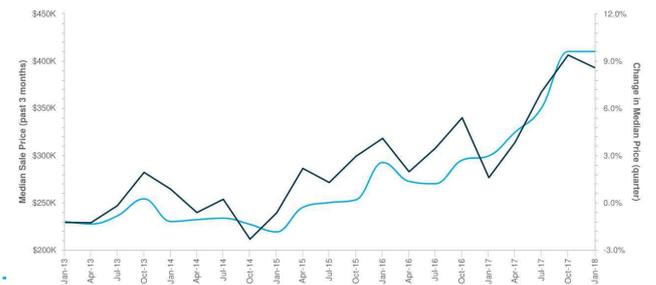
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
11516



Age Group

30-39	15.6%
0-9	15.4%
20-29	14.6%



Median Weekly Household Income
\$924 /wk



Education

Not Stated	31.9%
Primary School	28.3%
Secondary School	16.5%



Family Household Composition

Childless Couple	31.9%
Couple with Children	39.8%
Other	28.3%



Born in Australia/Overseas

Australia	66.1%
Overseas	33.9%



Occupation

Trades	15.8%
Clerical	14.9%
Machinery	14.7%



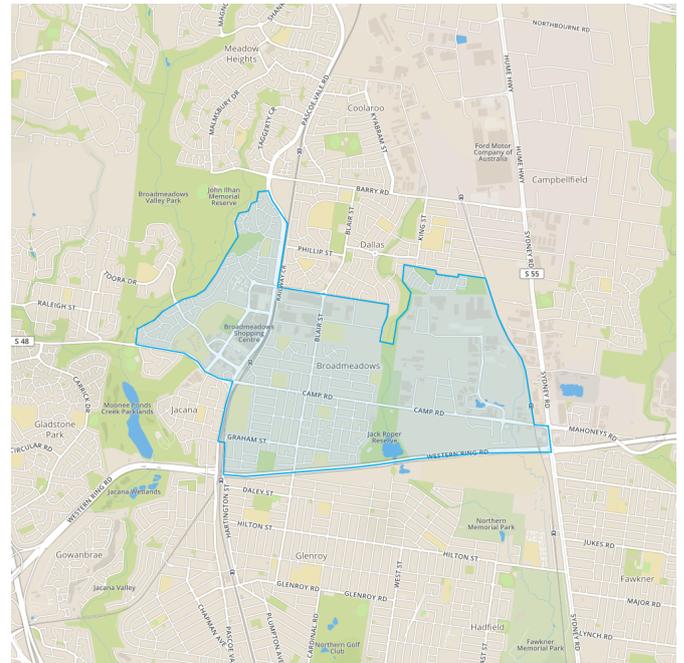
Tenure

Purchaser	39.3%
Renting	32.2%
Owns Outright	24.4%

RANKING: #4

Houses - Broadmeadows, VIC 3047

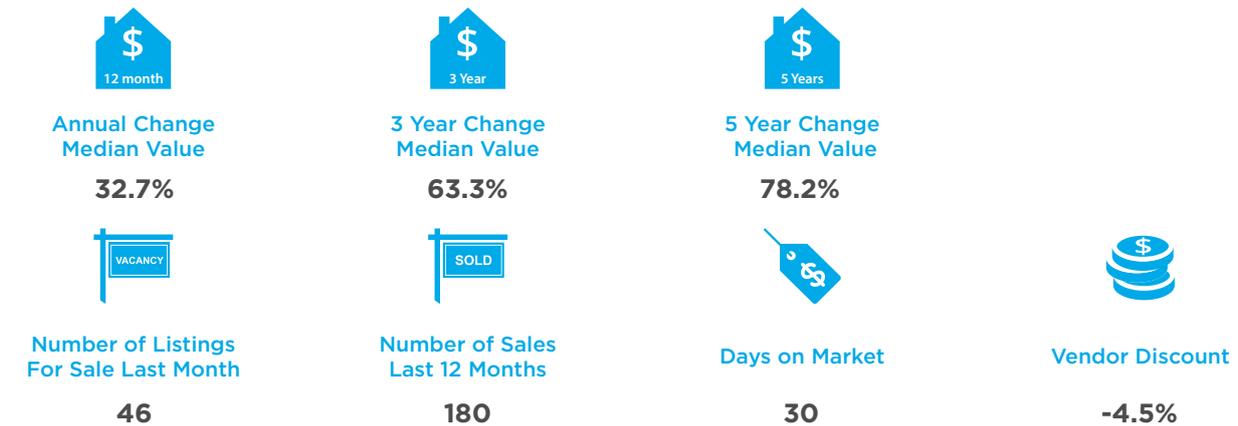
The size of Broadmeadows is approximately 8.4 square kilometres.
 It has 7 parks covering nearly 8.9% of total area.
 The population of Broadmeadows in 2011 was 10,579 people. By 2016 the population was 11,981 showing a population growth of 13.3% in the area during that time.
 The predominant age group in Broadmeadows is 20-29 years. Households in Broadmeadows are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.
 In general, people in Broadmeadows work in a labourer occupation.
 In 2011, 56.3% of the homes in Broadmeadows were owner-occupied compared with 47.1% in 2016.



Property Value



Current

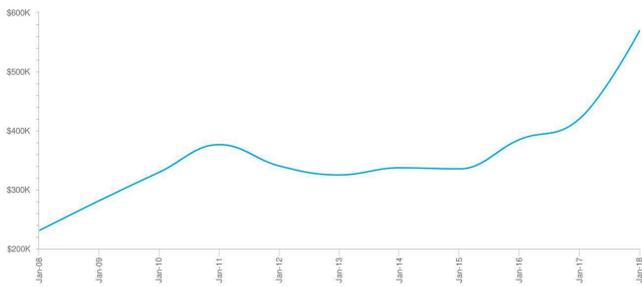


Dwelling Types

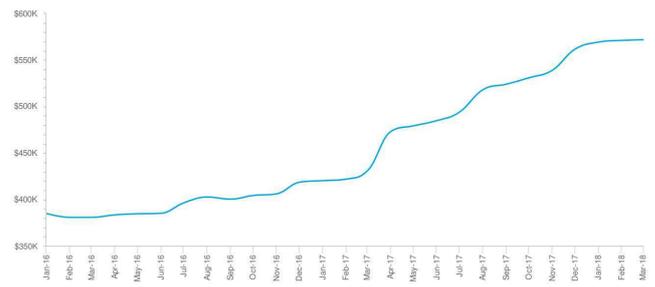


Market Performance

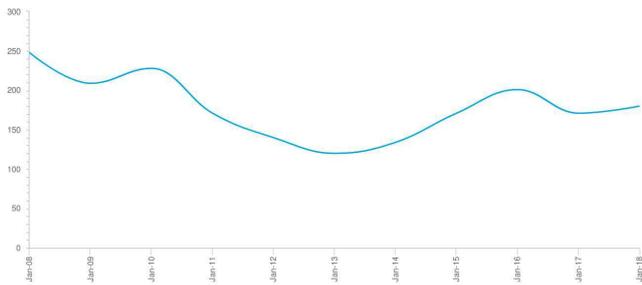
Annual Median Value Past 10 years



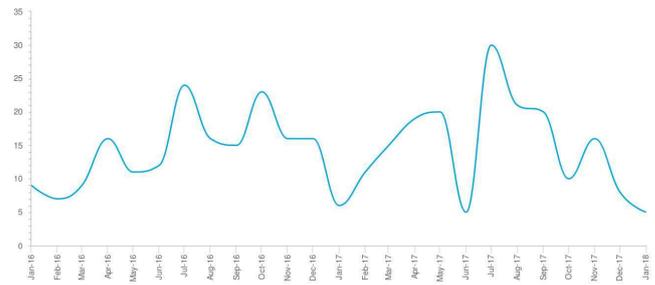
Monthly Median Value Past 2 years



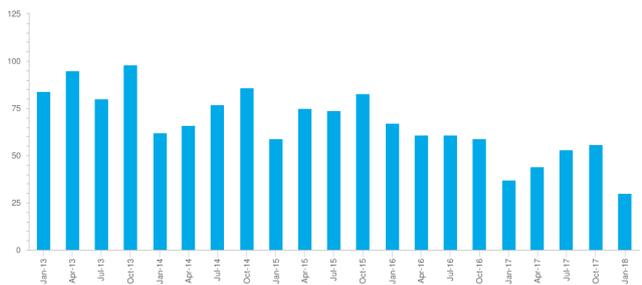
Annual Sales Volume Past 10 years



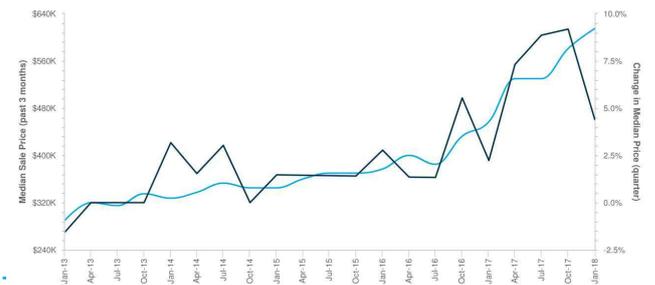
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
11981



Age Group

20-29	18.3%
0-9	16.2%
30-39	15.2%



Median Weekly Household Income
\$746 /wk



Education

Not Stated	33.7%
Primary School	21.4%
Secondary School	16.2%



Family Household Composition

Childless Couple	22.1%
Couple with Children	48.9%
Other	29%



Born in Australia/Overseas

Australia	43.3%
Overseas	56.7%



Occupation

Labourer	17.9%
Trades	15.7%
Community	15.5%



Tenure

Renting	46.5%
Purchaser	24.5%
Owns Outright	22.6%



RANKING: #5

Units - Cranbourne, VIC 3977

The size of Cranbourne is approximately 16.5 square kilometres.

It has 34 parks covering nearly 25.6% of total area.

The population of Cranbourne in 2011 was 18,621 people.

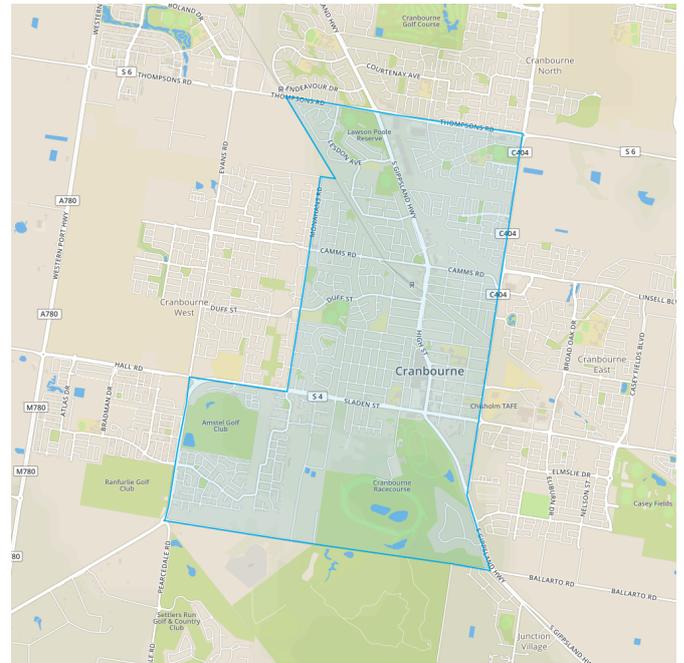
By 2016 the population was 20,090 showing a population growth of 7.9% in the area during that time.

The predominant age group in Cranbourne is 0-9 years.

Households in Cranbourne are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Cranbourne work in a trades occupation.

In 2011, 69.2% of the homes in Cranbourne were owner-occupied compared with 66.2% in 2016.



Property Value



BOTTOM 25%

\$360,460



MID 50%

\$395,033



TOP 25%

\$421,935

Current



12 month

**Annual Change
Median Value**

32.1%



3 Year

**3 Year Change
Median Value**

47.7%



5 Years

**5 Year Change
Median Value**

62.1%



**Number of Listings
For Sale Last Month**

10



**Number of Sales
Last 12 Months**

78



Days on Market

9



Vendor Discount

-2.2%

Dwelling Types



Houses

73.5%



Units

4.3%



Semi-Detached

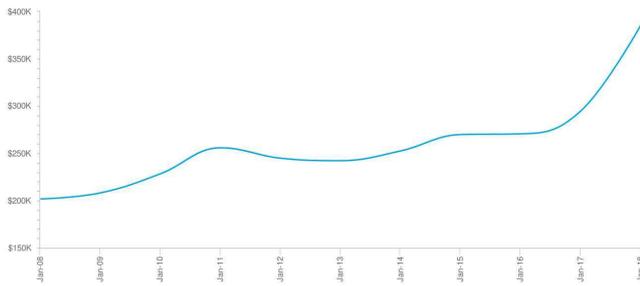
15.5%

Other

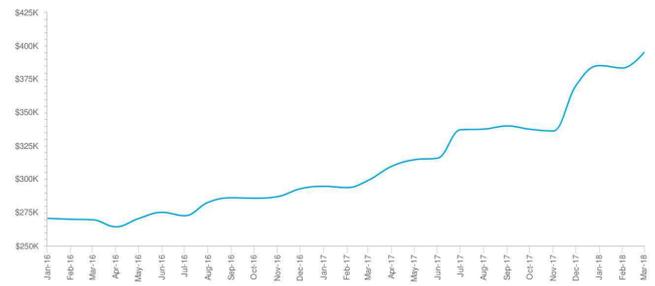
6.7%

Market Performance

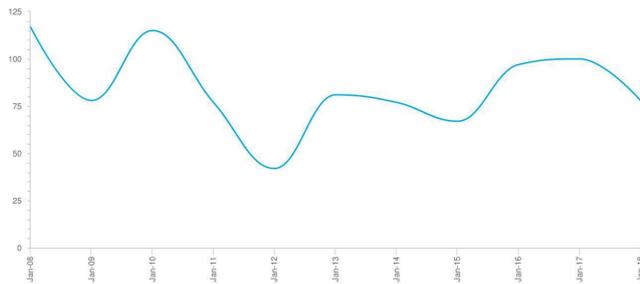
Annual Median Value Past 10 years



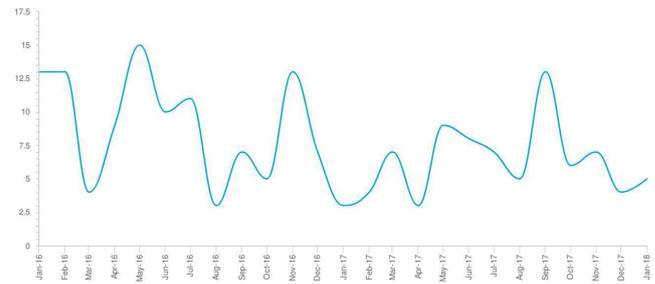
Monthly Median Value Past 2 years



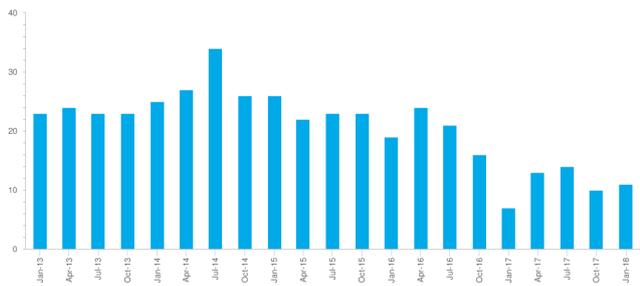
Annual Sales Volume Past 10 years



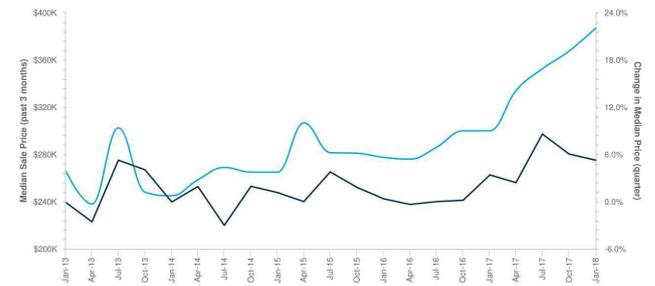
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
20090



Age Group

0-9	15.1%
30-39	14.9%
20-29	14.6%



Median Weekly Household Income
\$1,070 /wk



Education

Primary School	29.1%
Not Stated	25.7%
Secondary School	20.2%



Family Household Composition

Childless Couple **29.4%**
Couple with Children **46.6%**
Other **24%**



Born in Australia/Overseas

Australia **62.2%**
Overseas **37.8%**



Occupation

Trades **18.3%**
Labourer **14.2%**
Clerical **13.4%**



Tenure

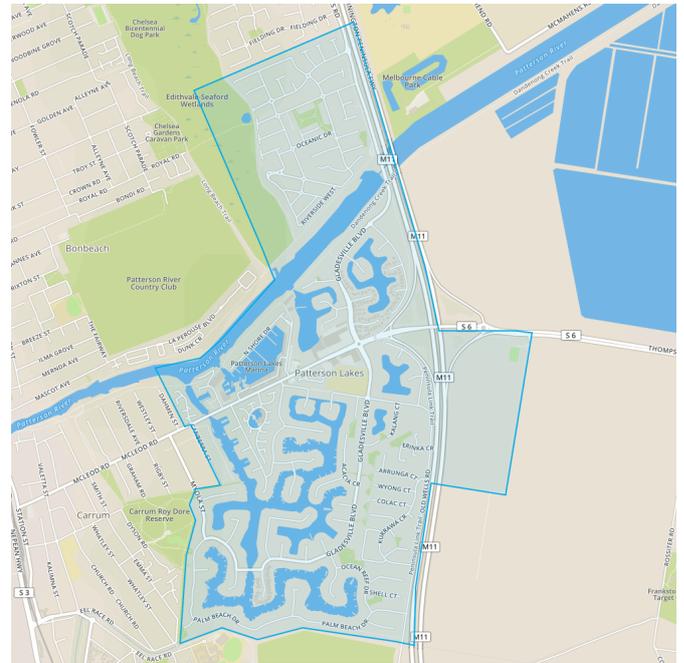
Purchaser **42.8%**
Renting **30.1%**
Owns Outright **23.4%**



RANKING: #6

Units - Patterson Lakes, VIC 3197

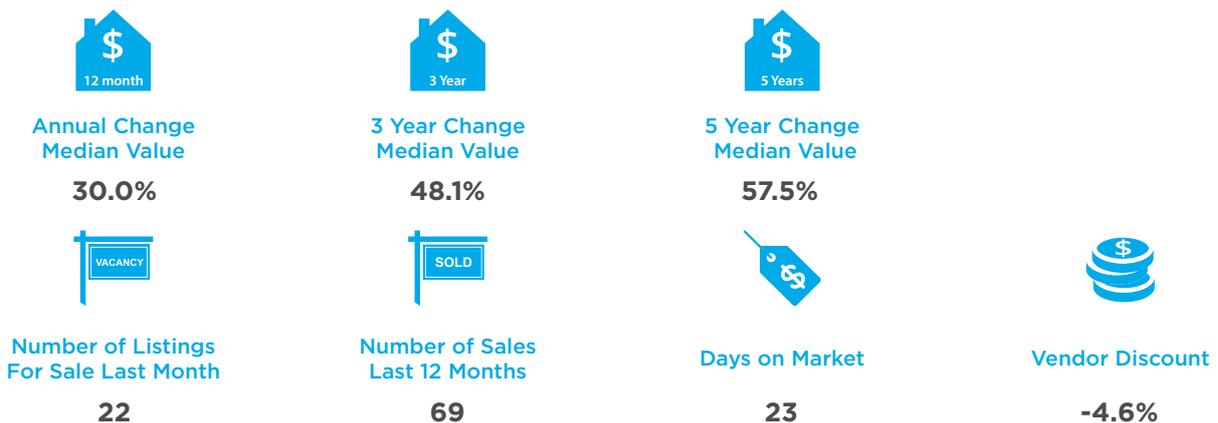
The size of Patterson Lakes is approximately 4.3 square kilometres.
 It has 11 parks covering nearly 0.7% of total area.
 The population of Patterson Lakes in 2011 was 7,582 people.
 By 2016 the population was 7,538 showing a population decline of 0.6% in the area during that time.
 The predominant age group in Patterson Lakes is 40-49 years.
 Households in Patterson Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Patterson Lakes work in a professional occupation.
 In 2011, 78.3% of the homes in Patterson Lakes were owner-occupied compared with 79.4% in 2016.



Property Value



Current

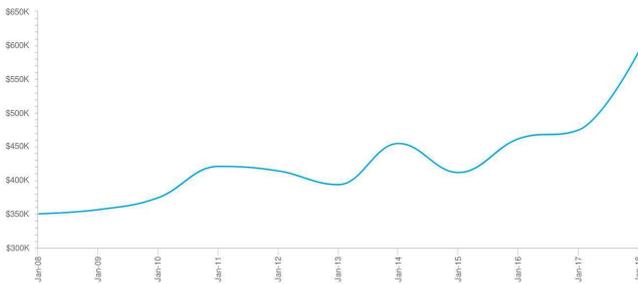


Dwelling Types

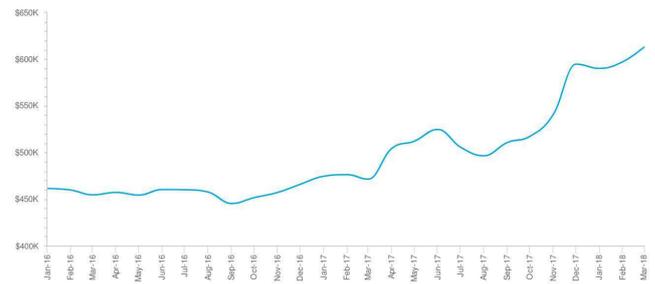


Market Performance

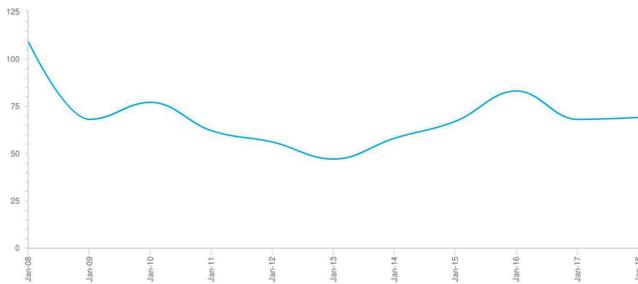
Annual Median Value Past 10 years



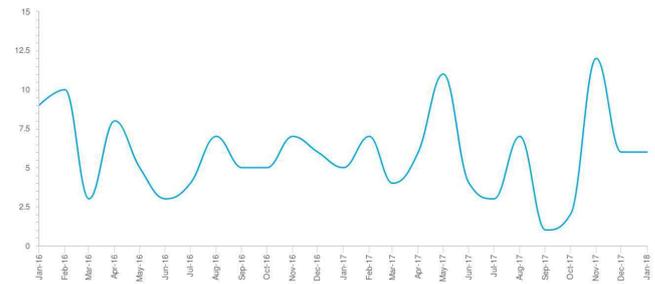
Monthly Median Value Past 2 years



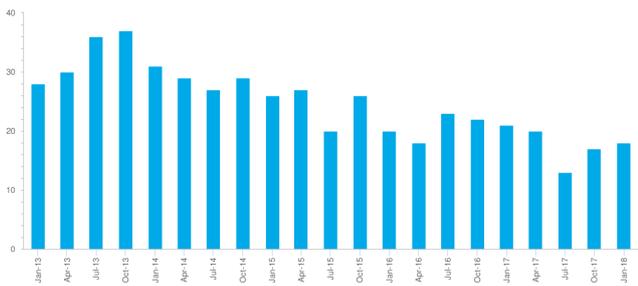
Annual Sales Volume Past 10 years



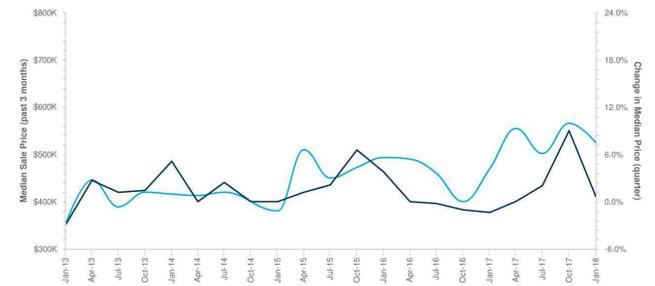
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
7538



Age Group

40-49	15.4%
50-59	15.1%
60-69	13.9%



Median Weekly Household Income
\$1,420 /wk



Education

Primary School	28.2%
Secondary School	24%
Not Stated	22.7%



Family Household Composition

Childless Couple	38.1%
Couple with Children	46.4%
Other	15.5%



Born in Australia/Overseas

Australia	69.1%
Overseas	30.9%



Occupation

Professional	20.2%
Managers	17.8%
Clerical	17.2%



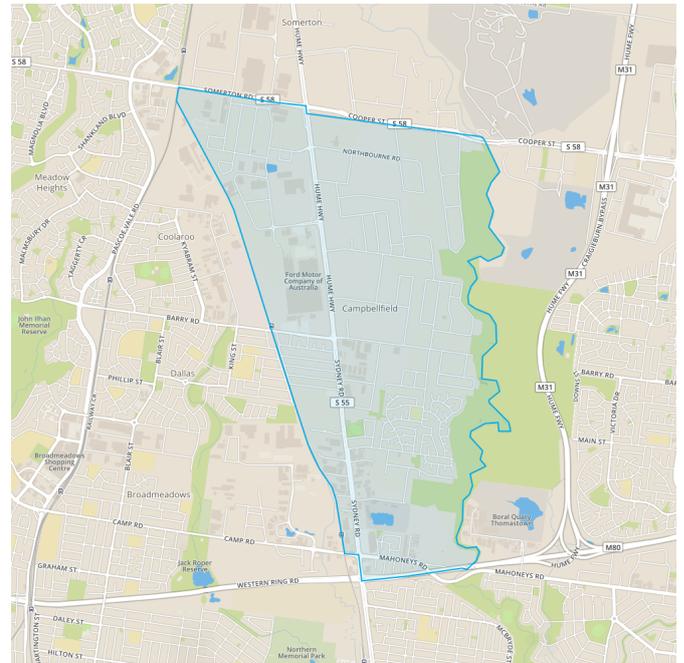
Tenure

Purchaser	42.1%
Owns Outright	37.3%
Renting	15.7%

RANKING: #7

Houses - Campbellfield, VIC 3061

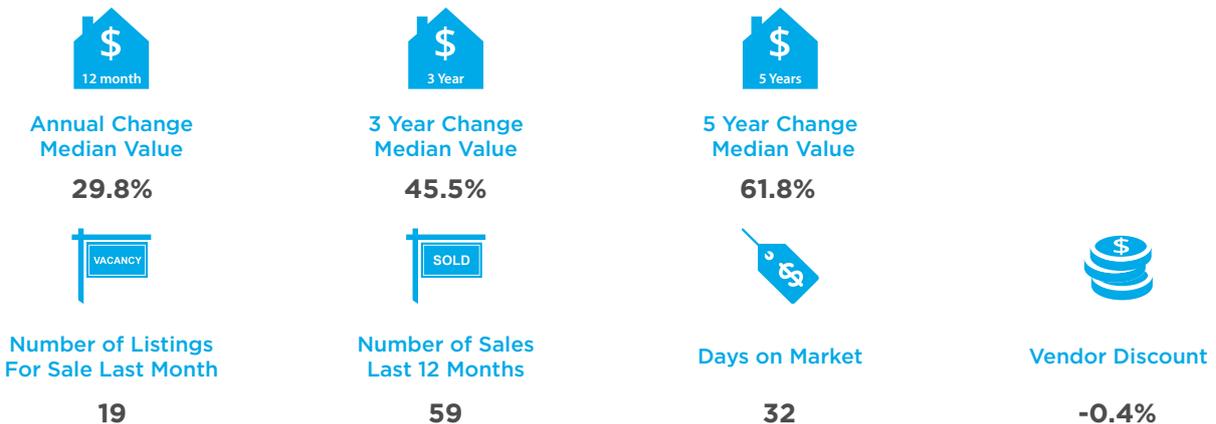
The size of Campbellfield is approximately 12.3 square kilometres.
 It has 3 parks covering nearly 0.4% of total area.
 The population of Campbellfield in 2011 was 5,466 people. By 2016 the population was 5,053 showing a population decline of 7.6% in the area during that time.
 The predominant age group in Campbellfield is 20-29 years. Households in Campbellfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Campbellfield work in a trades occupation.
 In 2011, 69.4% of the homes in Campbellfield were owner-occupied compared with 70.1% in 2016.



Property Value



Current

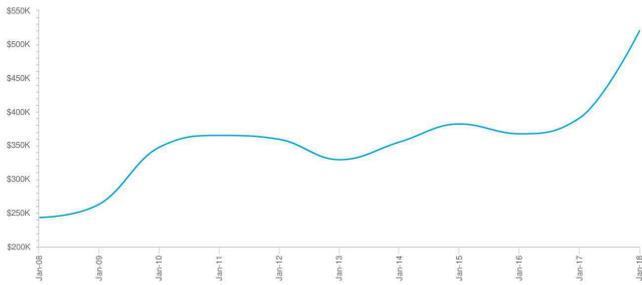


Dwelling Types

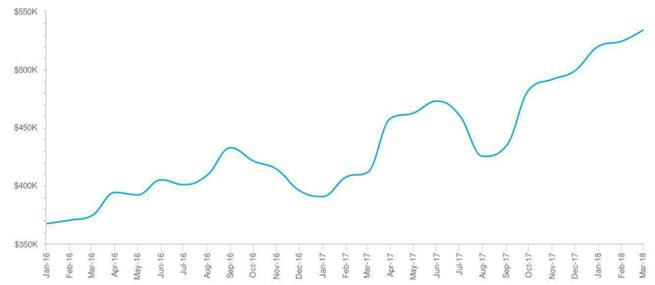


Market Performance

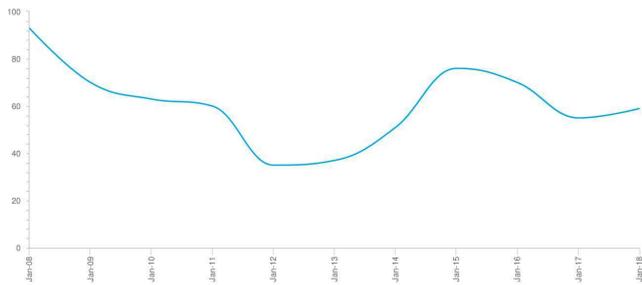
Annual Median Value Past 10 years



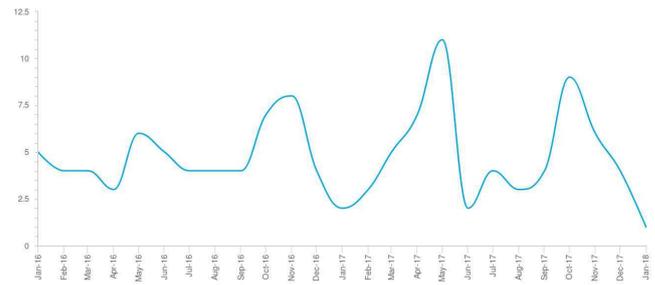
Monthly Median Value Past 2 years



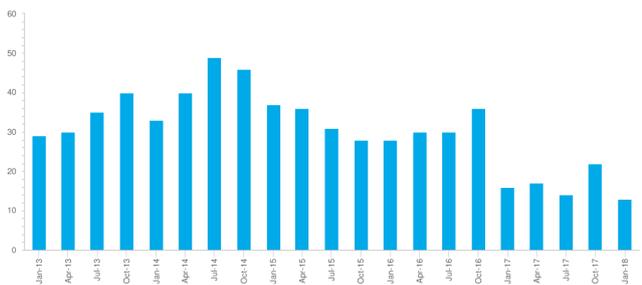
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
5053



Age Group

20-29	14.4%
0-9	13.9%
30-39	13.1%



Median Weekly Household Income
\$784 /wk



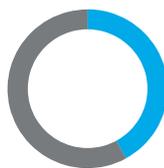
Education

Primary School	26.6%
Not Stated	26.5%
Secondary School	19.2%



Family Household Composition

Childless Couple	29.2%
Couple with Children	51.6%
Other	19.2%



Born in Australia/Overseas

Australia	42.3%
Overseas	57.7%



Occupation

Trades	19.1%
Labourer	16.5%
Community	13.6%



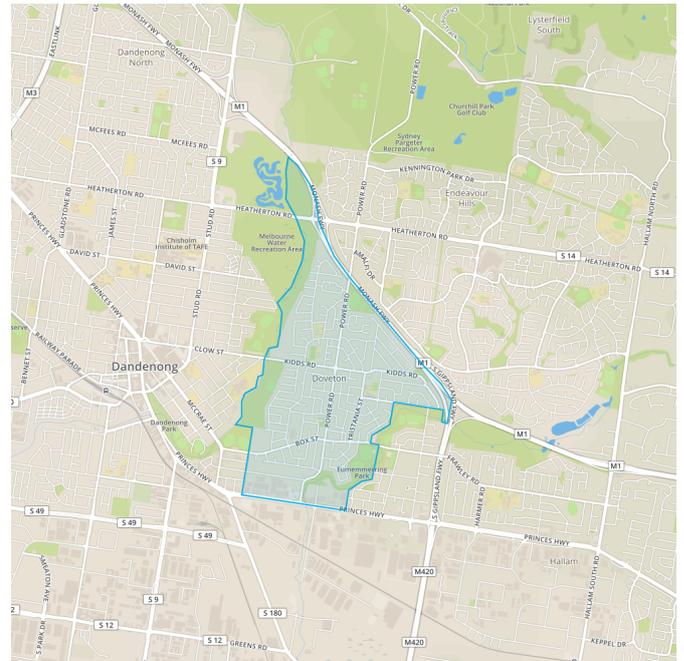
Tenure

Owns Outright	39.8%
Purchaser	30.3%
Renting	24.9%

RANKING: #8

Houses - Doveton, VIC 3177

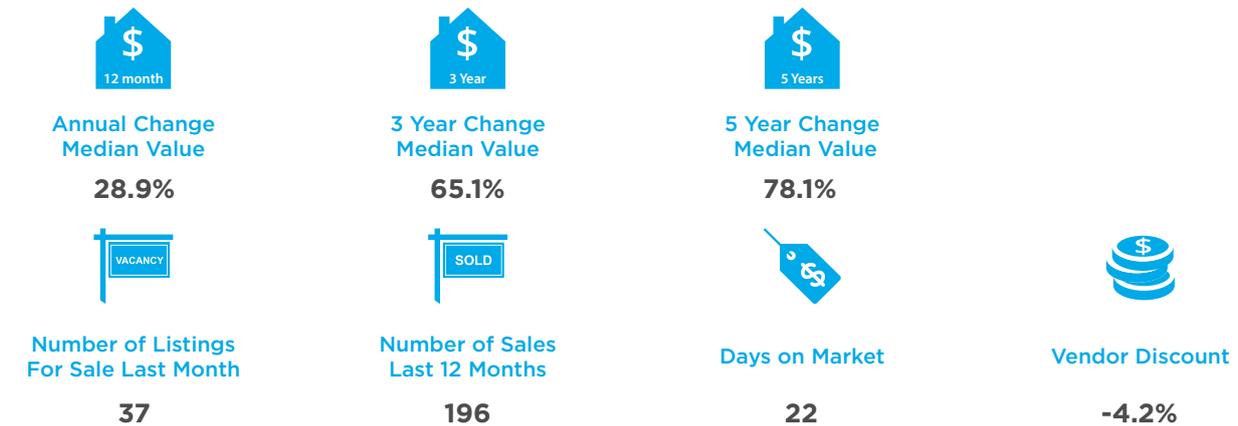
The size of Doveton is approximately 4.1 square kilometres. It has 18 parks covering nearly 13.8% of total area. The population of Doveton in 2011 was 8,404 people. By 2016 the population was 9,355 showing a population growth of 11.3% in the area during that time. The predominant age group in Doveton is 30-39 years. Households in Doveton are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Doveton work in a trades occupation. In 2011, 58.3% of the homes in Doveton were owner-occupied compared with 54.1% in 2016.



Property Value



Current

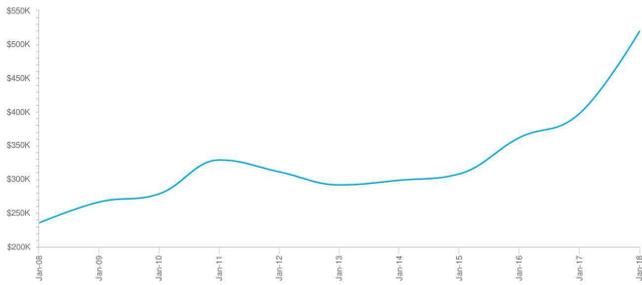


Dwelling Types

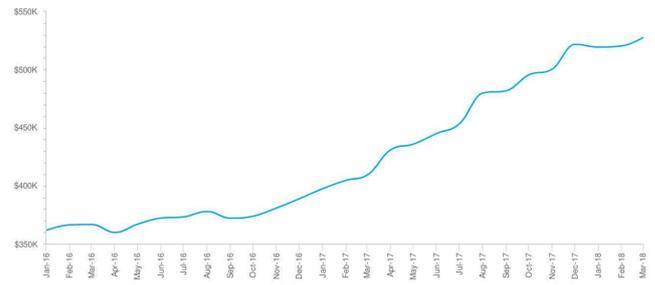


Market Performance

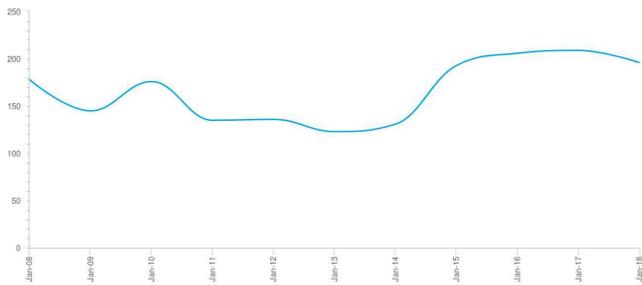
Annual Median Value Past 10 years



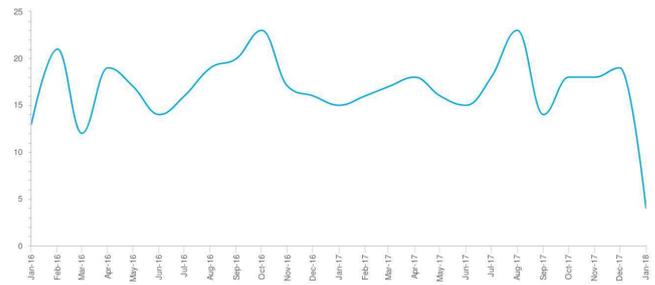
Monthly Median Value Past 2 years



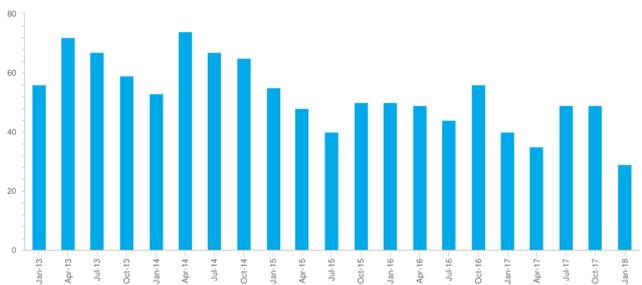
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

9355



Age Group

30-39 16.7%

20-29 16.5%

0-9 13.9%



Median Weekly Household Income

\$822 /wk



Education

Not Stated 29.9%

Primary School 23.6%

Secondary School 19.2%

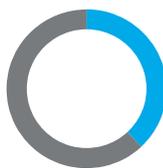


Family Household Composition

Childless Couple 28.4%

Couple with Children 42.8%

Other 28.8%



Born in Australia/Overseas

Australia 38%

Overseas 62%



Occupation

Trades 21.5%

Labourer 21.1%

Machinery 14.6%



Tenure

Renting 40.5%

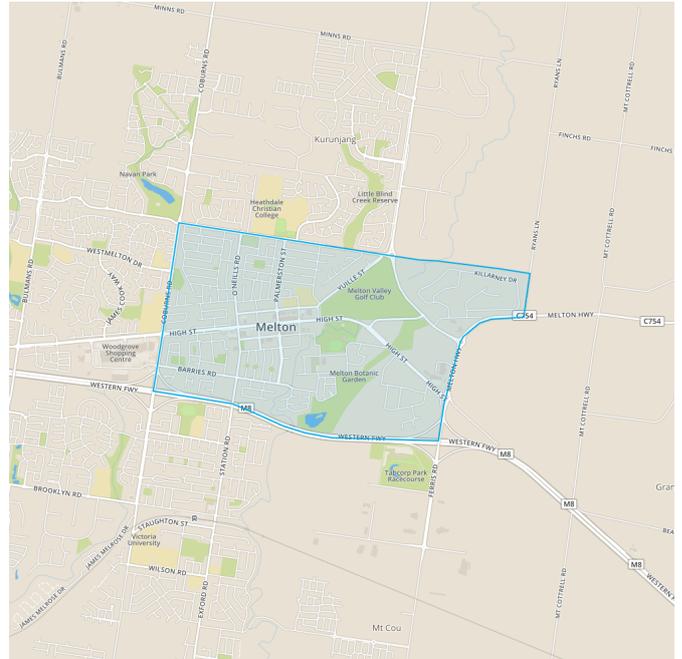
Purchaser 29.4%

Owns Outright 24.7%

RANKING: #9

Houses - Melton, VIC 3337

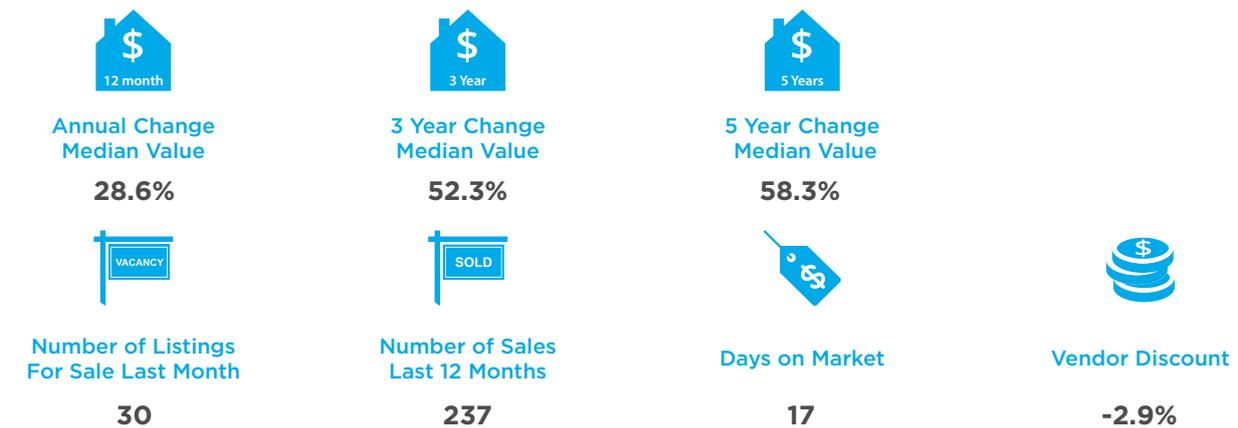
The size of Melton is approximately 20.3 square kilometres. It has 1 park covering nearly 0.2% of total area. The population of Melton in 2011 was 7,592 people. By 2016 the population was 8,063 showing a population growth of 6.2% in the area during that time. The predominant age group in Melton is 60-69 years. Households in Melton are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Melton work in a trades occupation. In 2011, 64.8% of the homes in Melton were owner-occupied compared with 63.2% in 2016.



Property Value



Current

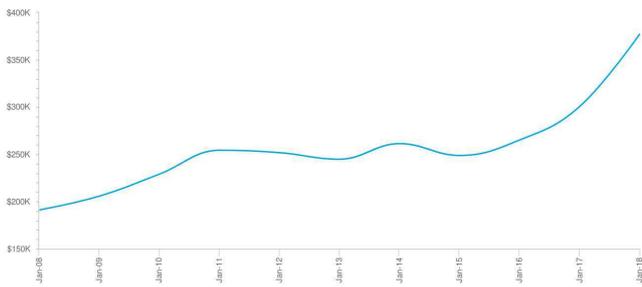


Dwelling Types

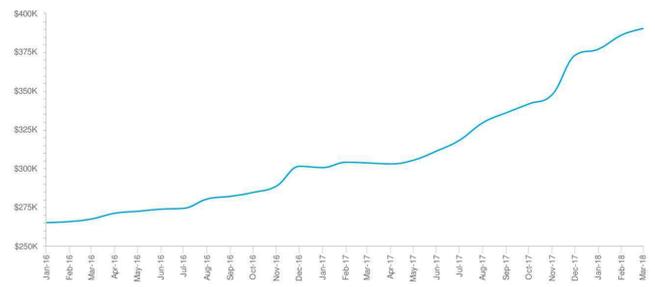


Market Performance

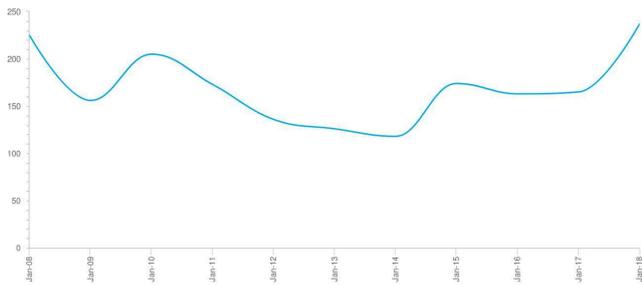
Annual Median Value Past 10 years



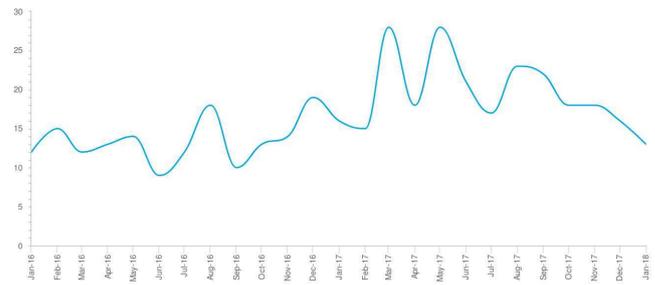
Monthly Median Value Past 2 years



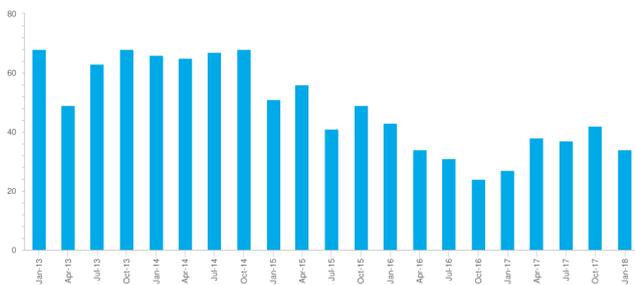
Annual Sales Volume Past 10 years



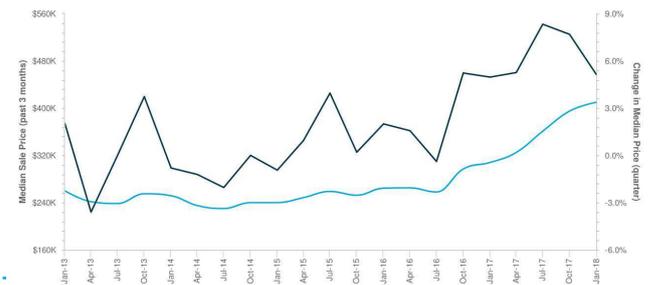
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
8063



Age Group

60-69	14.9%
20-29	14.2%
0-9	13.3%



Median Weekly Household Income
\$878 /wk



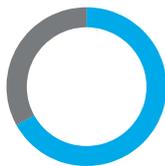
Education

Not Stated	32.2%
Primary School	27%
Secondary School	17.9%



Family Household Composition

Childless Couple	33.2%
Couple with Children	36.8%
Other	30%



Born in Australia/Overseas

Australia	67%
Overseas	33%



Occupation

Trades	15.8%
Machinery	14.9%
Clerical	14.8%



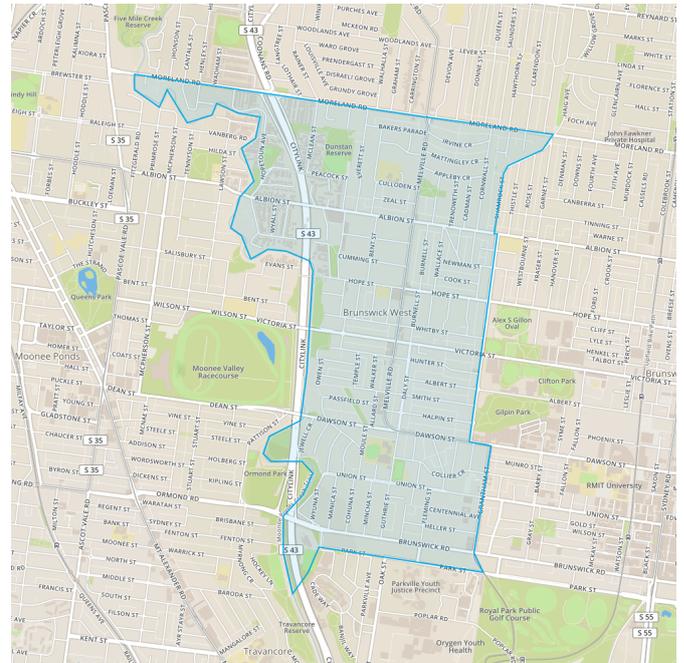
Tenure

Renting	32.9%
Owns Outright	31.6%
Purchaser	31.6%

RANKING: #10

Houses - Brunswick West, VIC 3055

The size of Brunswick West is approximately 3.2 square kilometres.
 It has 16 parks covering nearly 4.3% of total area.
 The population of Brunswick West in 2011 was 13,148 people. By 2016 the population was 14,162 showing a population growth of 7.7% in the area during that time.
 The predominant age group in Brunswick West is 20-29 years. Households in Brunswick West are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Brunswick West work in a professional occupation.
 In 2011, 51.5% of the homes in Brunswick West were owner-occupied compared with 49% in 2016.



Property Value



BOTTOM 25%

\$1,023,238



MID 50%

\$1,167,425



TOP 25%

\$1,291,580

Current



12 month

**Annual Change
Median Value**

27.8%



3 Year

**3 Year Change
Median Value**

50.9%



5 Years

**5 Year Change
Median Value**

82.4%



**Number of Listings
For Sale Last Month**

29



**Number of Sales
Last 12 Months**

86



Days on Market

33



Vendor Discount

-4.4%

Dwelling Types



Houses

35.8%



Units

34.8%



Semi-Detached

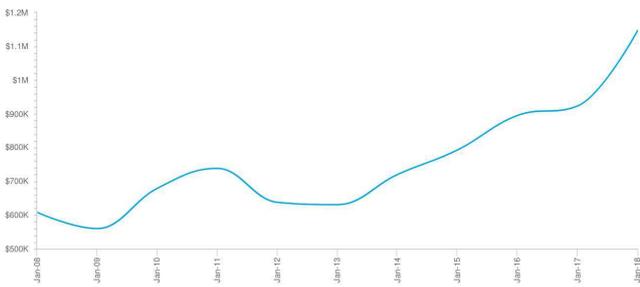
18.5%

Other

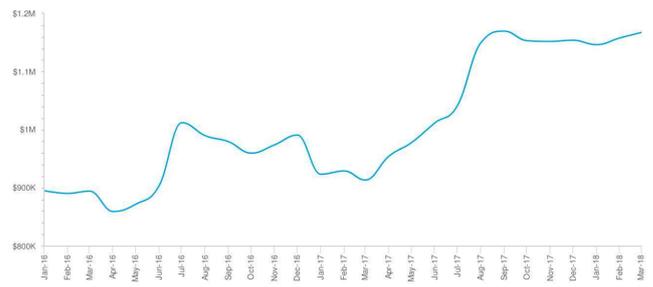
10.9%

Market Performance

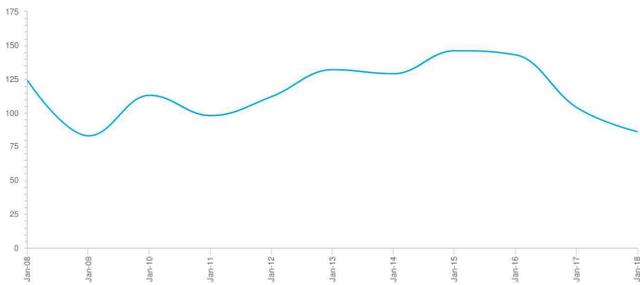
Annual Median Value Past 10 years



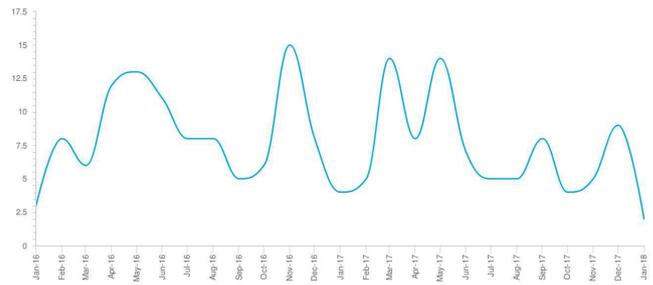
Monthly Median Value Past 2 years



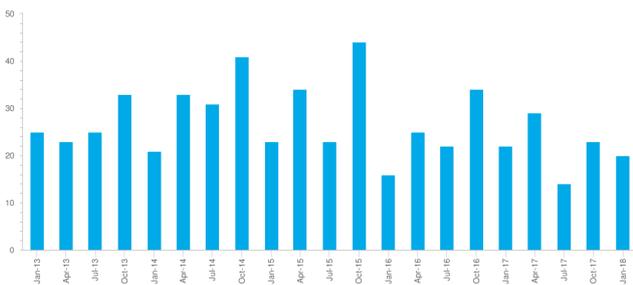
Annual Sales Volume Past 10 years



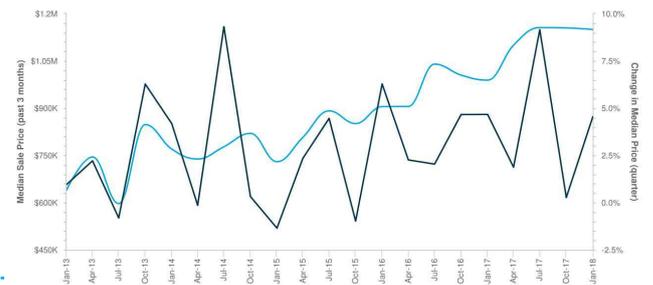
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
14162



Age Group

20-29	22.9%
30-39	20.4%
40-49	13.2%



Median Weekly Household Income
\$1,233 /wk



Education

University	37.3%
Not Stated	20.8%
Primary School	17.3%



Family Household Composition

Childless Couple	43.6%
Couple with Children	39.1%
Other	17.3%



Born in Australia/Overseas

Australia	61.6%
Overseas	38.4%



Occupation

Professional	35.3%
Clerical	13.5%
Managers	12.2%



Tenure

Renting	47.9%
Purchaser	24.6%
Owns Outright	24.4%

RANKING: #11



Houses - Fern Bay, NSW 2295

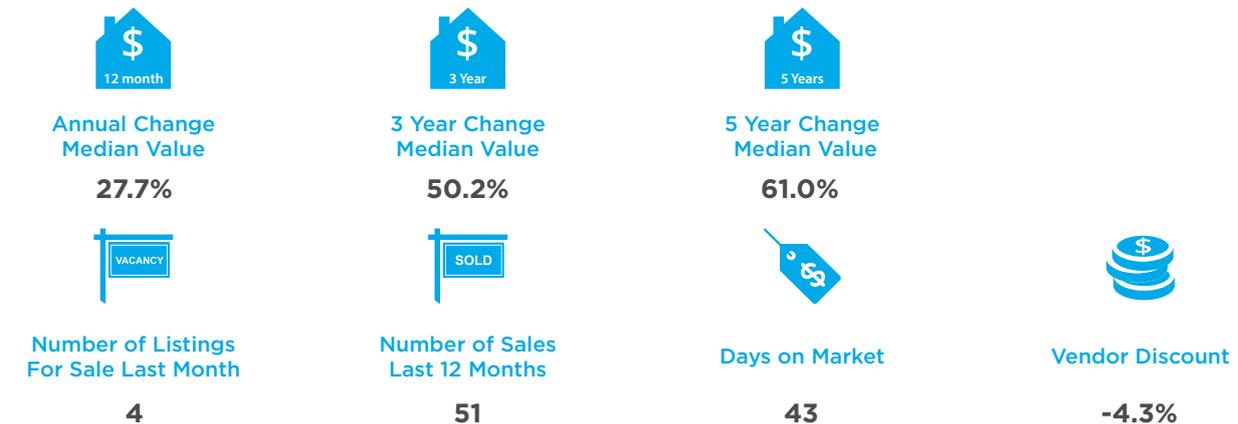
The size of Fern Bay is approximately 8.4 square kilometres. It has 2 parks covering nearly 39.8% of total area. The population of Fern Bay in 2011 was 1,624 people. By 2016 the population was 2,760 showing a population growth of 70.0% in the area during that time. The predominant age group in Fern Bay is 60-69 years. Households in Fern Bay are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Fern Bay work in a professional occupation. In 2011, 84.9% of the homes in Fern Bay were owner-occupied compared with 79.6% in 2016.



Property Value



Current

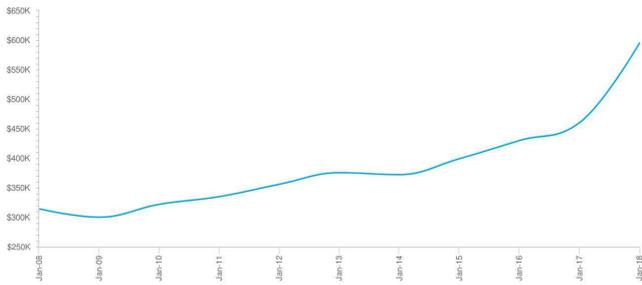


Dwelling Types

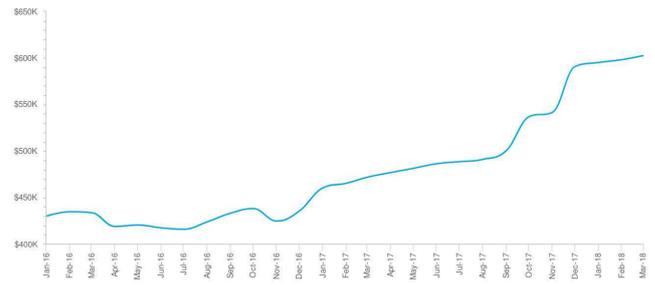


Market Performance

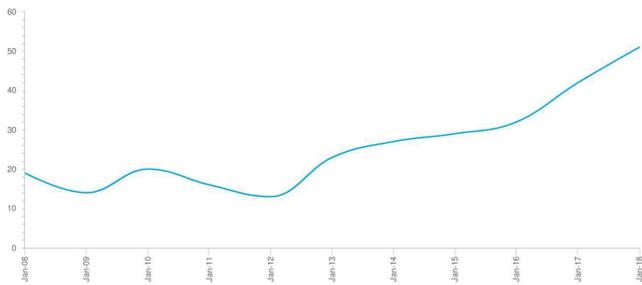
Annual Median Value Past 10 years



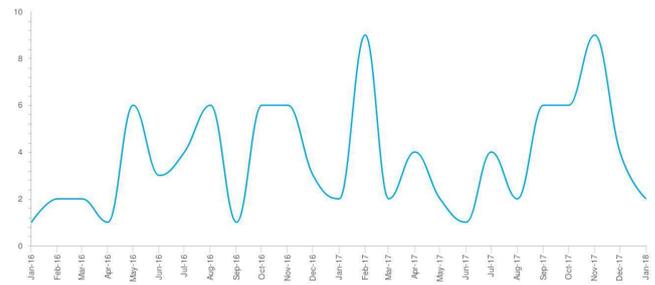
Monthly Median Value Past 2 years



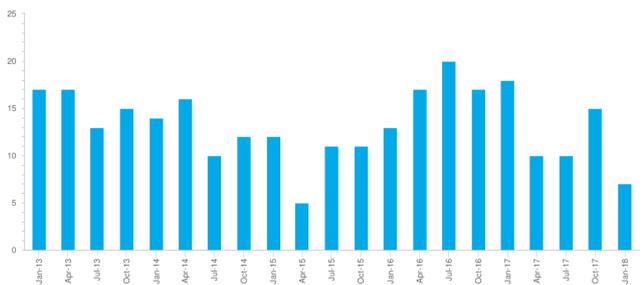
Annual Sales Volume Past 10 years



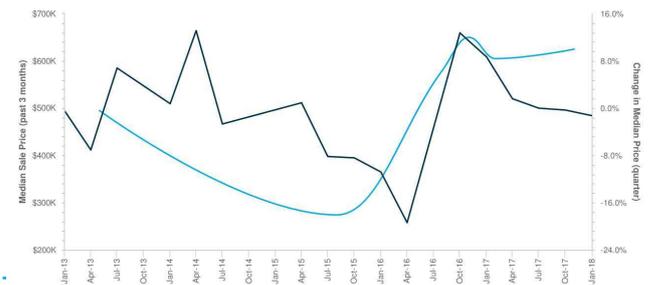
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
2760



Age Group

60-69	20.1%
70-79	16.4%
0-9	11.9%



Median Weekly Household Income
\$690 /wk

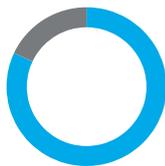


Education

Not Stated	30.9%
Primary School	28.6%
Secondary School	16%



Family Household Composition



Born in Australia/Overseas



Occupation

Professional	24%
Trades	15.4%
Community	12.4%



Tenure

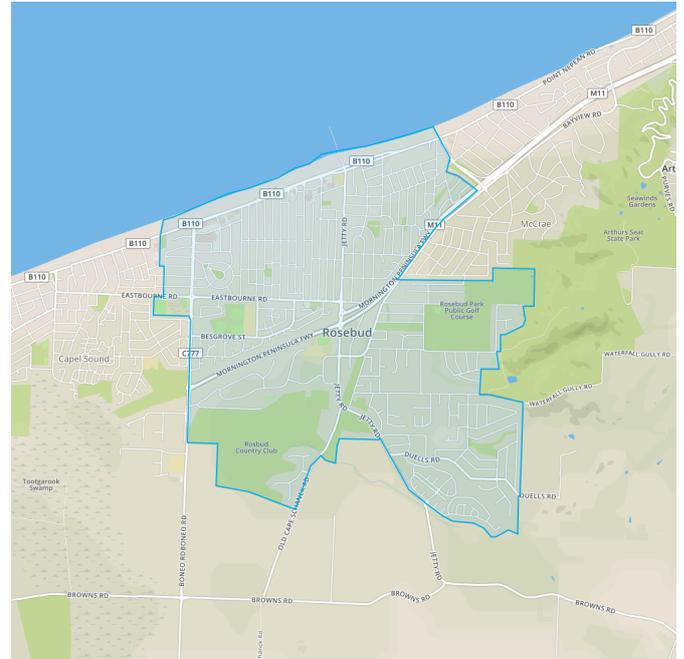
Owns Outright	55.9%
Purchaser	23.7%
Renting	16.2%



RANKING: #12

Units - Rosebud, VIC 3939

The size of Rosebud is approximately 16.4 square kilometres. It has 24 parks covering nearly 12.9% of total area. The population of Rosebud in 2011 was 12,501 people. By 2016 the population was 13,188 showing a population growth of 5.5% in the area during that time. The predominant age group in Rosebud is 60-69 years. Households in Rosebud are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Rosebud work in a trades occupation. In 2011, 68.9% of the homes in Rosebud were owner-occupied compared with 67.9% in 2016.



Property Value



BOTTOM 25%

\$430,219



MID 50%

\$486,474



TOP 25%

\$565,636

Current



12 month

**Annual Change
Median Value**

27.7%



3 Year

**3 Year Change
Median Value**

44.6%



5 Years

**5 Year Change
Median Value**

46.0%



**Number of Listings
For Sale Last Month**

9



**Number of Sales
Last 12 Months**

89



Days on Market

30



Vendor Discount

-2.8%

Dwelling Types



Houses

61.8%



Units

2.7%



Semi-Detached

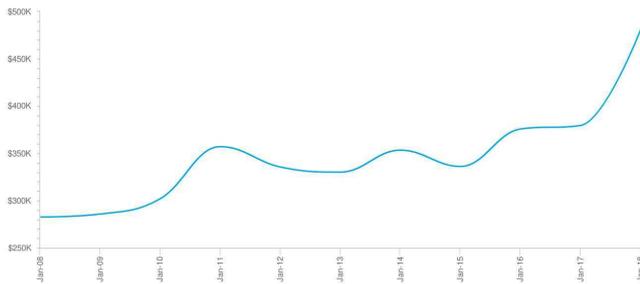
5.1%

Other

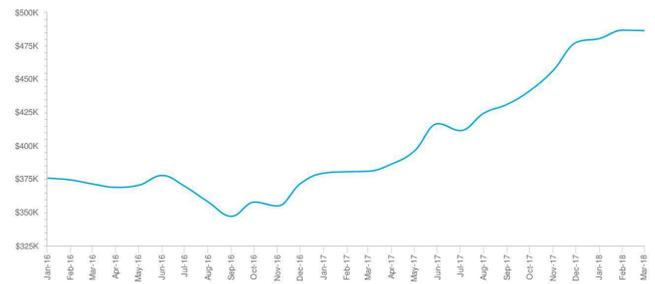
30.4%

Market Performance

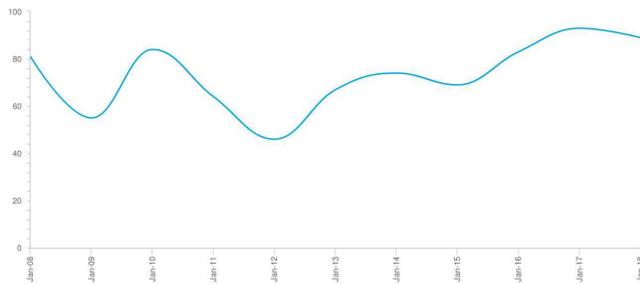
Annual Median Value Past 10 years



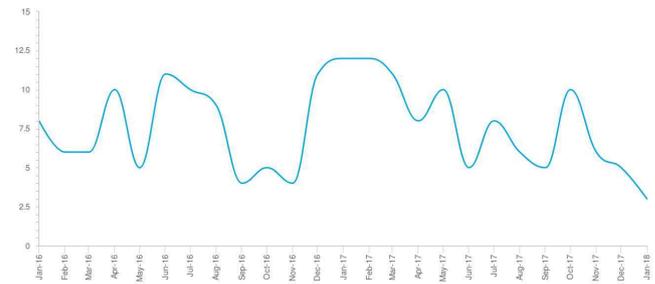
Monthly Median Value Past 2 years



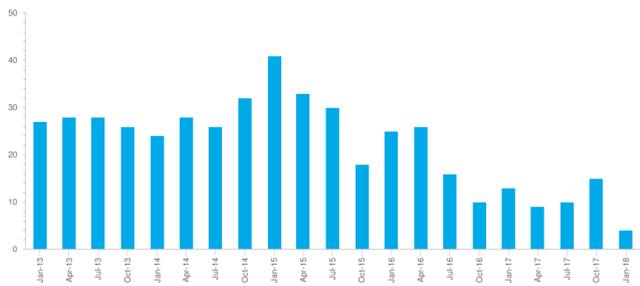
Annual Sales Volume Past 10 years



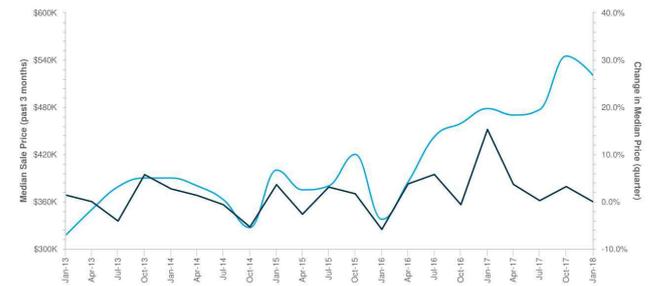
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
13188



Age Group

60-69	14.7%
70-79	13.3%
50-59	12.5%



Median Weekly Household Income
\$746 /wk



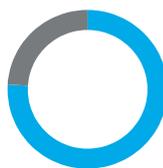
Education

Not Stated	31.6%
Primary School	26.4%
Secondary School	20.1%



Family Household Composition

Childless Couple	46.3%
Couple with Children	33.6%
Other	20.1%



Born in Australia/Overseas

Australia	76.1%
Overseas	23.9%



Occupation

Trades	20.4%
Community	13.8%
Professional	13.7%



Tenure

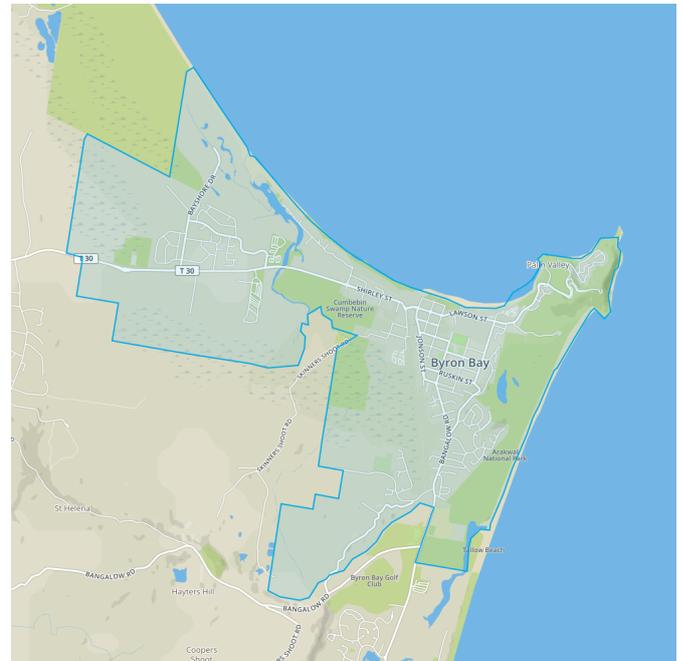
Owns Outright	40.1%
Purchaser	27.8%
Renting	26.7%



RANKING: #13

Units - Byron Bay, NSW 2481

The size of Byron Bay is approximately 19.8 square kilometres. It has 15 parks covering nearly 24.3% of total area. The population of Byron Bay in 2011 was 4,958 people. By 2016 the population was 5,517 showing a population growth of 11.3% in the area during that time. The predominant age group in Byron Bay is 20-29 years. Households in Byron Bay are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Byron Bay work in a professional occupation. In 2011, 53.8% of the homes in Byron Bay were owner-occupied compared with 57.3% in 2016.



Property Value



BOTTOM 25%

\$676,192



MID 50%

\$831,850



TOP 25%

\$1,110,798

Current



**Annual Change
Median Value**

27.7%



**3 Year Change
Median Value**

43.1%



**5 Year Change
Median Value**

92.8%



**Number of Listings
For Sale Last Month**

26



**Number of Sales
Last 12 Months**

142



Days on Market

42



Vendor Discount

-4.3%

Dwelling Types



Houses

46.3%



Units

12.9%



Semi-Detached

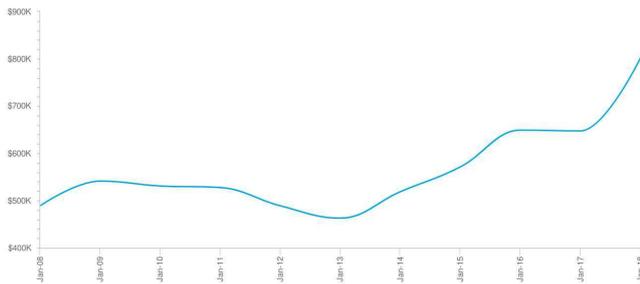
9.5%

Other

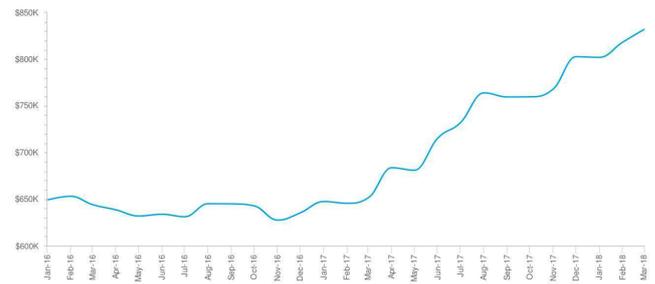
31.3%

Market Performance

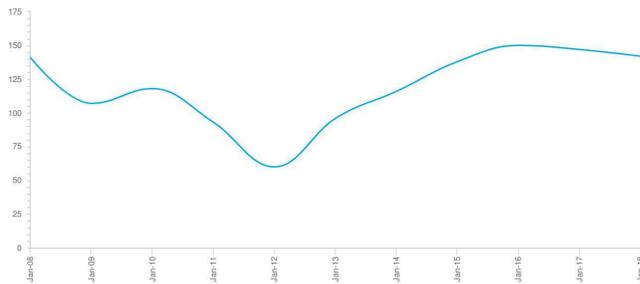
Annual Median Value Past 10 years



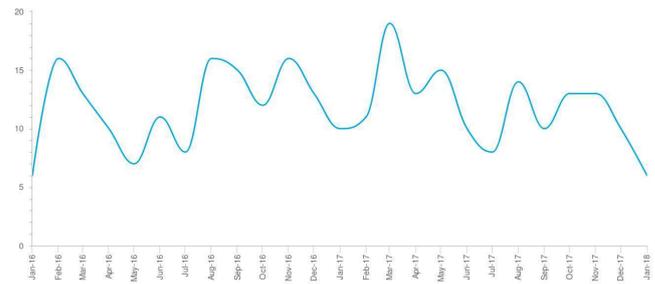
Monthly Median Value Past 2 years



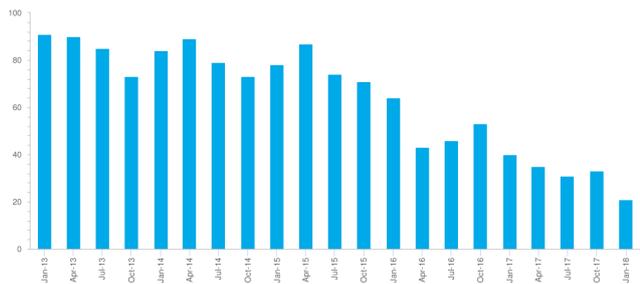
Annual Sales Volume Past 10 years



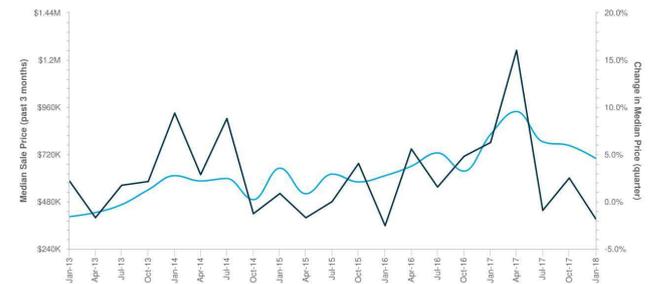
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
5517



Age Group

20-29	15.3%
50-59	15.3%
60-69	15.2%



Median Weekly Household Income
\$871/wk



Education

Not Stated	55.7%
Primary School	14.7%
Secondary School	9.6%



Family Household Composition

Childless Couple	44.5%
Couple with Children	33.2%
Other	22.3%



Born in Australia/Overseas

Australia	60.8%
Overseas	39.2%



Occupation

Professional	23.8%
Managers	16.8%
Trades	13.4%



Tenure

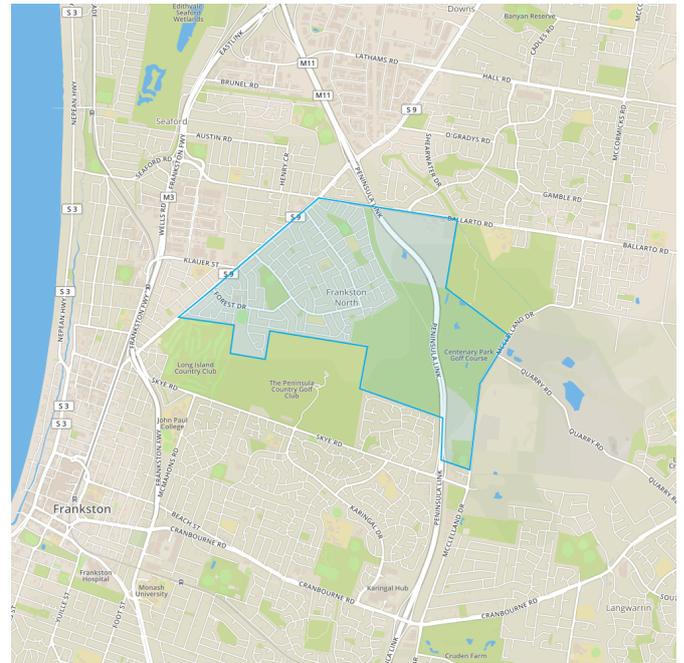
Renting	36.3%
Owns Outright	35.2%
Purchaser	22.1%

RANKING: #14



Houses - Frankston North, VIC 3200

The size of Frankston North is approximately 5.1 square kilometres.
 It has 15 parks covering nearly 32.6% of total area.
 The population of Frankston North in 2011 was 5,626 people. By 2016 the population was 5,779 showing a population growth of 2.7% in the area during that time.
 The predominant age group in Frankston North is 20-29 years. Households in Frankston North are primarily single parents and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.
 In general, people in Frankston North work in a labourer occupation.
 In 2011, 52.8% of the homes in Frankston North were owner-occupied compared with 51.1% in 2016.



Property Value



BOTTOM 25%

\$477,695



MID 50%

\$493,450



TOP 25%

\$510,529

Current



Annual Change Median Value

27.4%



3 Year Change Median Value

73.8%



5 Year Change Median Value

92.5%



Number of Listings For Sale Last Month

28



Number of Sales Last 12 Months

148



Days on Market

15



Vendor Discount

-3.3%

Dwelling Types



Houses

84.5%



Units

0.6%



Semi-Detached

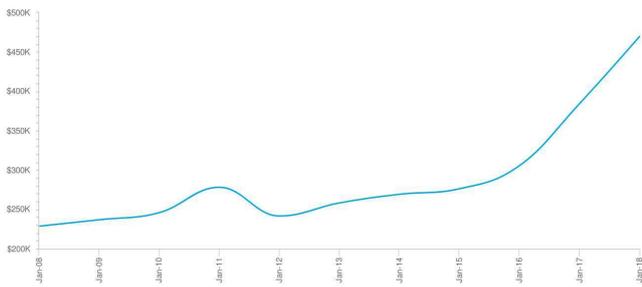
6.2%

Other

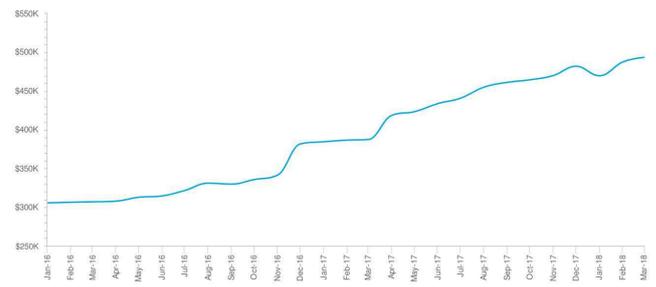
8.7%

Market Performance

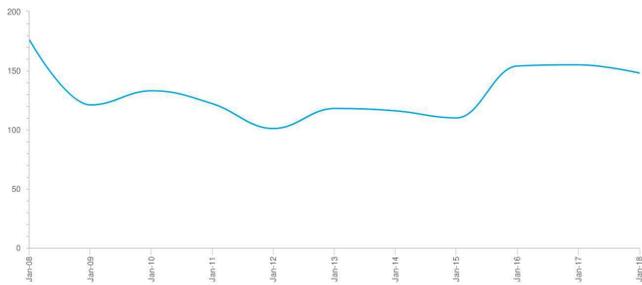
Annual Median Value Past 10 years



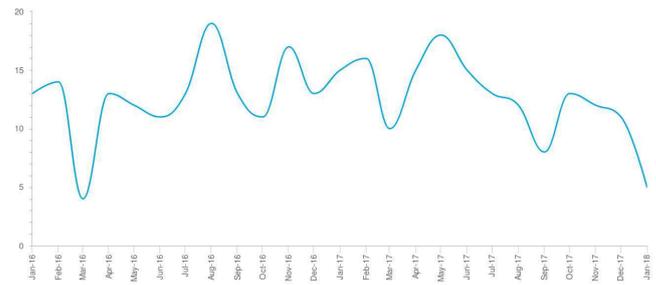
Monthly Median Value Past 2 years



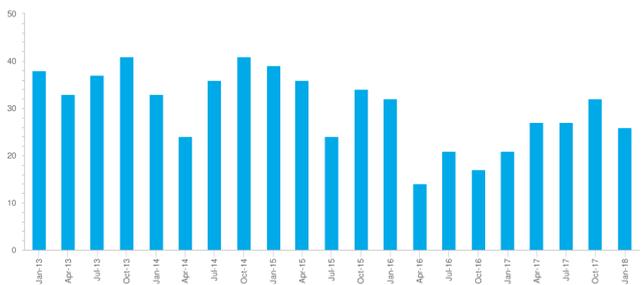
Annual Sales Volume Past 10 years



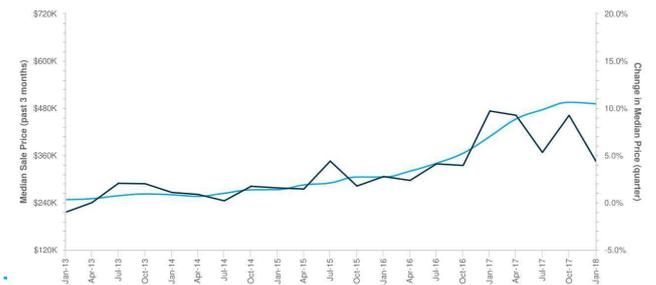
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
5779



Age Group

20-29	14.2%
0-9	13.5%
50-59	12.9%



Median Weekly Household Income
\$760 /wk



Education

Not Stated	41%
Primary School	24.6%
Secondary School	12.7%



Family Household Composition

Childless Couple	28.3%
Couple with Children	31.9%
Other	39.8%



Born in Australia/Overseas

Australia	67%
Overseas	33%



Occupation

Labourer	19.8%
Trades	18.3%
Community	13.1%



Tenure

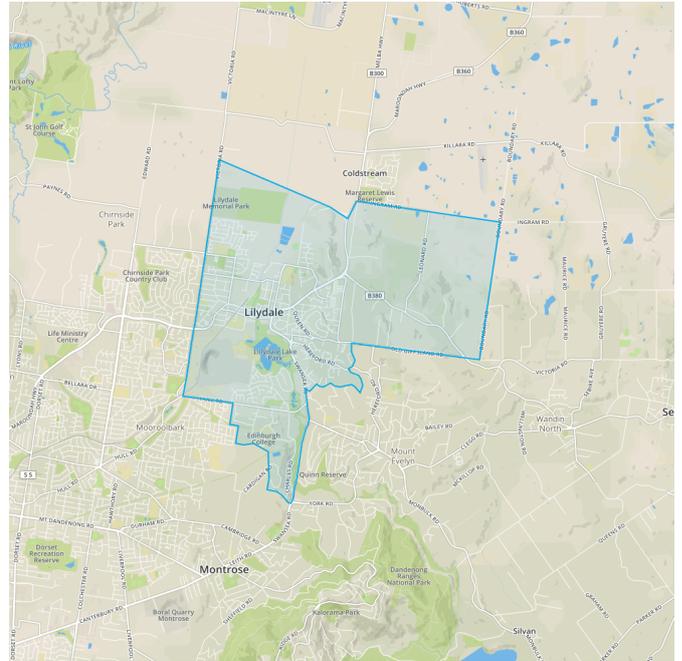
Renting	43.9%
Owns Outright	25.7%
Purchaser	25.4%



RANKING: #15

Units - Lilydale, VIC 3140

The size of Lilydale is approximately 29.2 square kilometres. It has 26 parks covering nearly 5.6% of total area. The population of Lilydale in 2011 was 15,649 people. By 2016 the population was 16,541 showing a population growth of 5.7% in the area during that time. The predominant age group in Lilydale is 40-49 years. Households in Lilydale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lilydale work in a trades occupation. In 2011, 77% of the homes in Lilydale were owner-occupied compared with 76.1% in 2016.



Property Value



BOTTOM 25%

\$440,958



MID 50%

\$503,958



TOP 25%

\$596,034

Current



12 month

Annual Change Median Value

27.4%



3 Year

3 Year Change Median Value

39.7%



5 Years

5 Year Change Median Value

60.0%



Number of Listings For Sale Last Month

16



Number of Sales Last 12 Months

90



Days on Market

14



Vendor Discount

-1.6%

Dwelling Types



Houses

73.7%



Units

0.9%



Semi-Detached

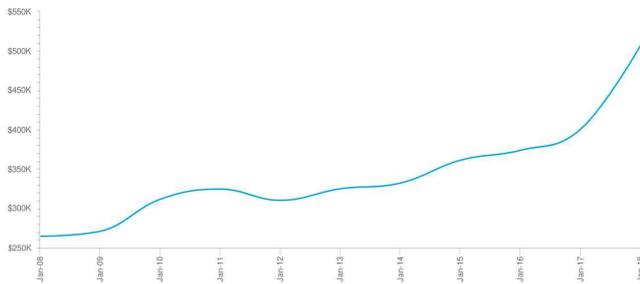
16.9%

Other

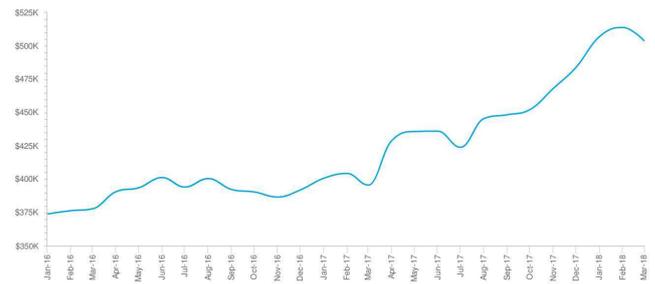
8.5%

Market Performance

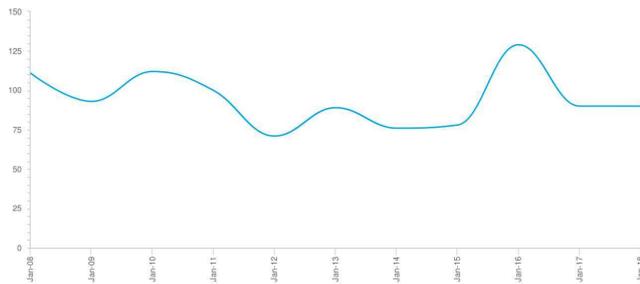
Annual Median Value Past 10 years



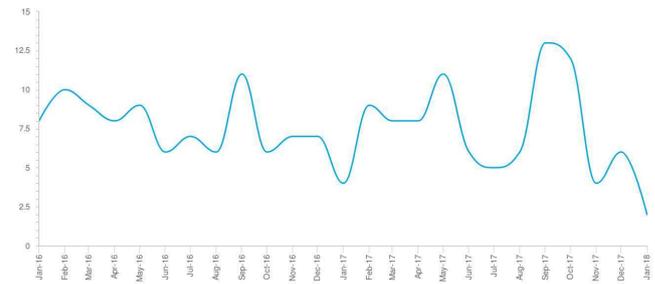
Monthly Median Value Past 2 years



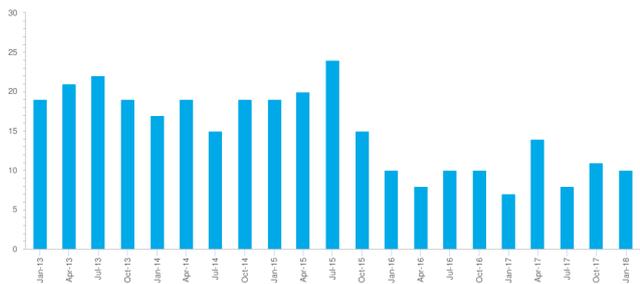
Annual Sales Volume Past 10 years



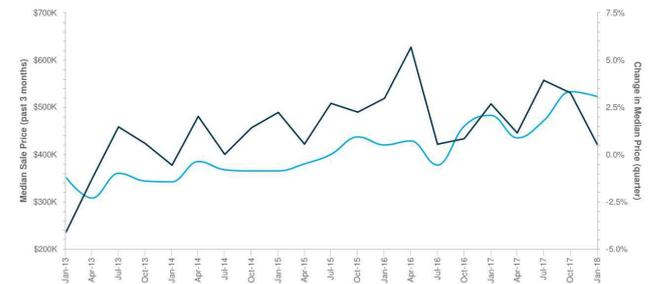
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
16541



Age Group

40-49	14.7%
50-59	13.8%
10-19	13.3%

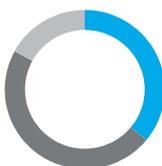


Median Weekly Household Income
\$1,284 /wk



Education

Primary School	29.9%
Secondary School	25.5%
Not Stated	16.9%



Family Household Composition

Childless Couple	35.7%
Couple with Children	46.6%
Other	17.7%



Born in Australia/Overseas

Australia	78.9%
Overseas	21.1%



Occupation

Trades	18.5%
Professional	15%
Clerical	15%



Tenure

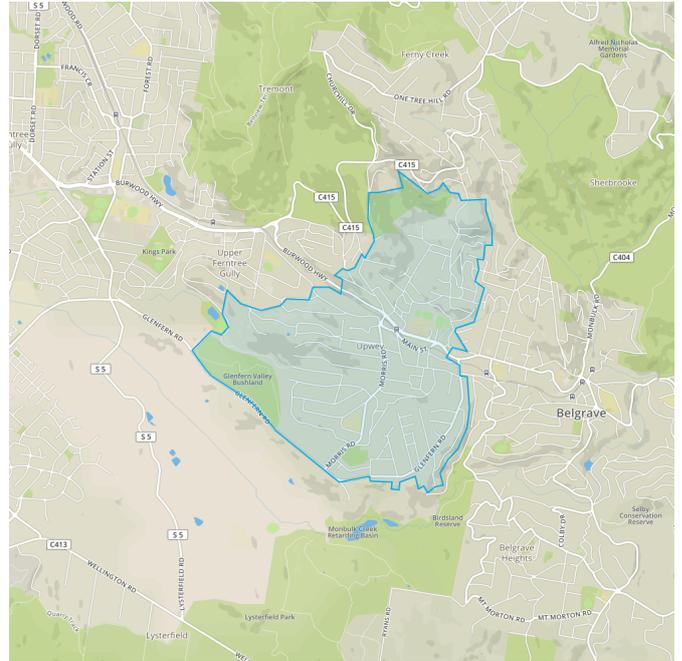
Purchaser	43.8%
Owns Outright	32.3%
Renting	19.7%

RANKING: #16



Houses - Upwey, VIC 3158

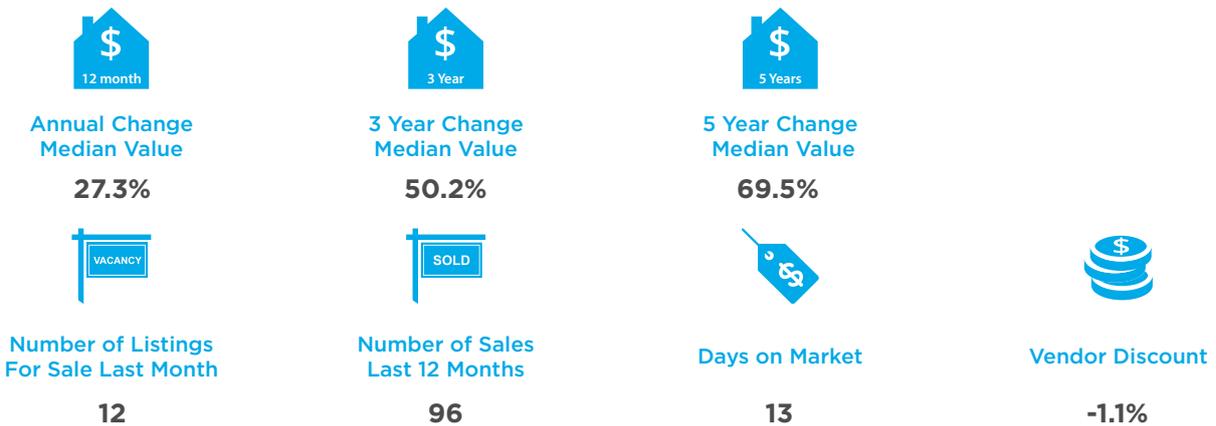
The size of Upwey is approximately 6.2 square kilometres. It has 10 parks covering nearly 7.1% of total area. The population of Upwey in 2011 was 6,963 people. By 2016 the population was 6,648 showing a population decline of 4.5% in the area during that time. The predominant age group in Upwey is 40-49 years. Households in Upwey are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Upwey work in a professional occupation. In 2011, 87.2% of the homes in Upwey were owner-occupied compared with 88.1% in 2016.



Property Value



Current

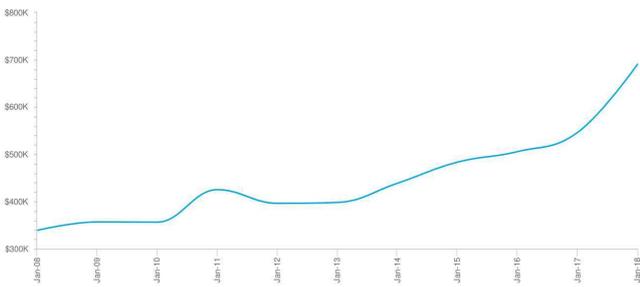


Dwelling Types

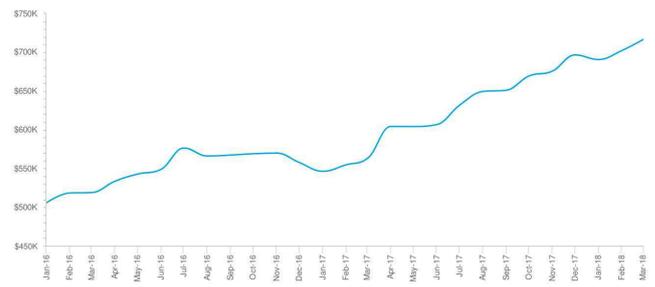


Market Performance

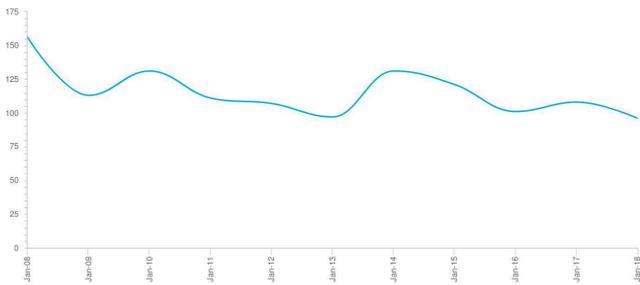
Annual Median Value Past 10 years



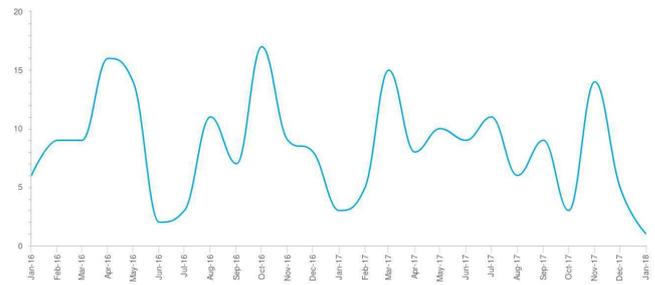
Monthly Median Value Past 2 years



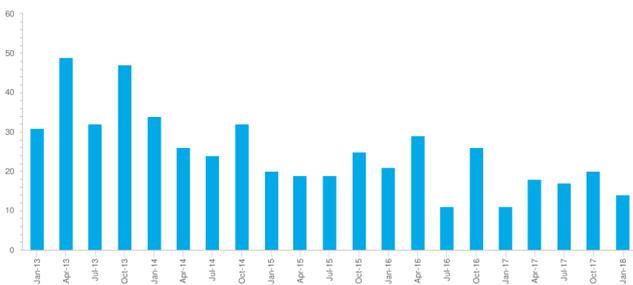
Annual Sales Volume Past 10 years



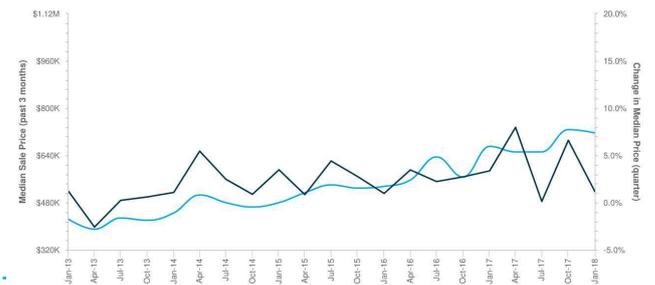
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
6648



Age Group

40-49	16.4%
50-59	16.1%
10-19	13.1%



Median Weekly Household Income
\$1,537 /wk



Education

Primary School	29.8%
Secondary School	24.8%
University	15.4%



Family Household Composition

Childless Couple	32.8%
Couple with Children	50.5%
Other	16.7%



Born in Australia/Overseas

Australia	79.2%
Overseas	20.8%



Occupation

Professional	25.6%
Trades	15.8%
Clerical	13.8%



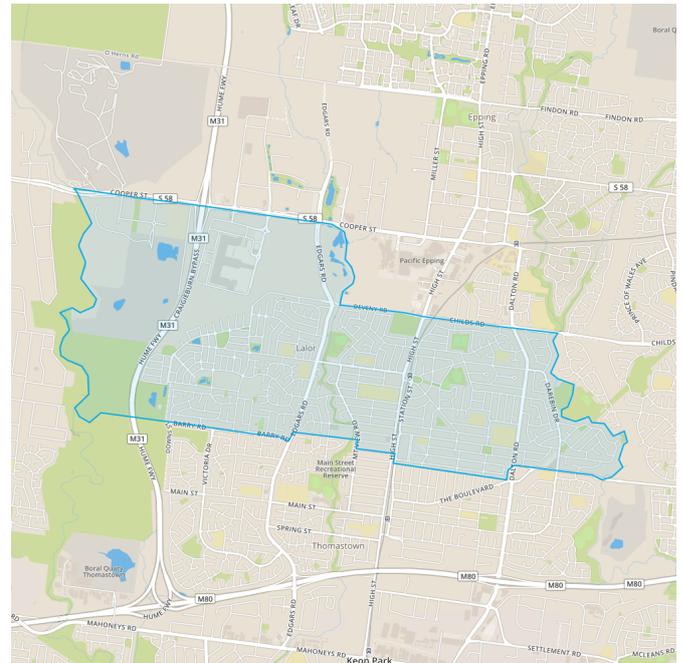
Tenure

Purchaser	55%
Owns Outright	33.1%
Renting	10.6%

RANKING: #17

Houses - Lalor, VIC 3075

The size of Lalor is approximately 9.3 square kilometres. It has 16 parks covering nearly 4.9% of total area. The population of Lalor in 2011 was 19,873 people. By 2016 the population was 22,612 showing a population growth of 13.8% in the area during that time. The predominant age group in Lalor is 30-39 years. Households in Lalor are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lalor work in a trades occupation. In 2011, 73.6% of the homes in Lalor were owner-occupied compared with 70.6% in 2016.



Property Value



BOTTOM 25%

\$590,938



MID 50%

\$631,108



TOP 25%

\$678,958

Current



**Annual Change
Median Value**

27.2%



**3 Year Change
Median Value**

62.3%



**5 Year Change
Median Value**

84.2%



**Number of Listings
For Sale Last Month**

38



**Number of Sales
Last 12 Months**

273



Days on Market

34



Vendor Discount

-4.2%

Dwelling Types



Houses

83.1%



Units

5.7%



Semi-Detached

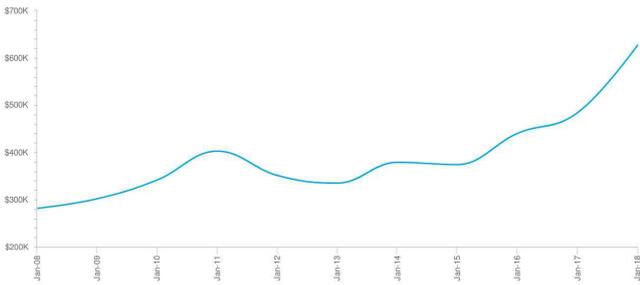
4.7%

Other

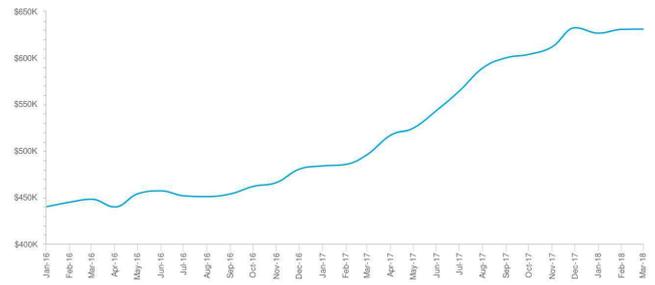
6.5%

Market Performance

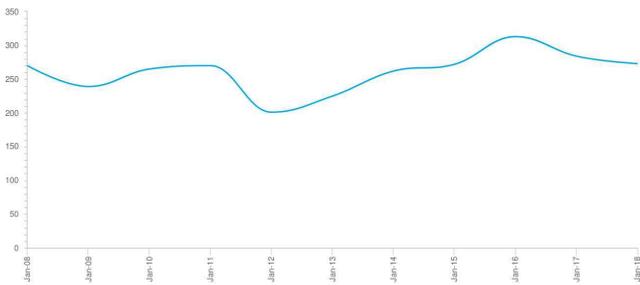
Annual Median Value Past 10 years



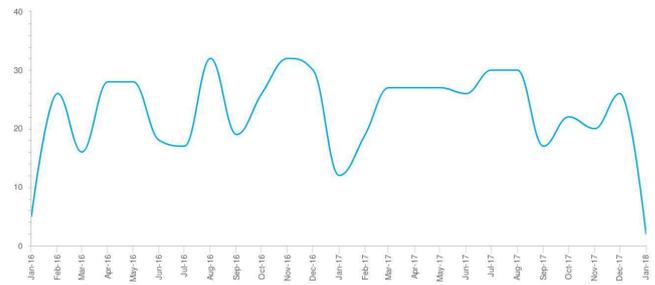
Monthly Median Value Past 2 years



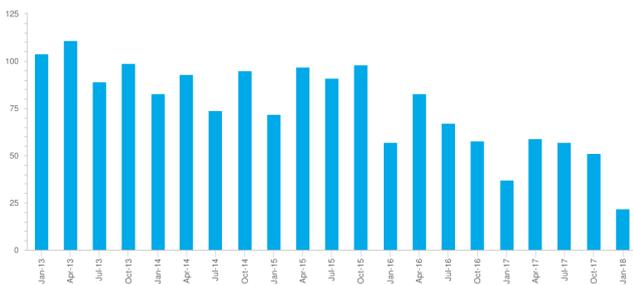
Annual Sales Volume Past 10 years



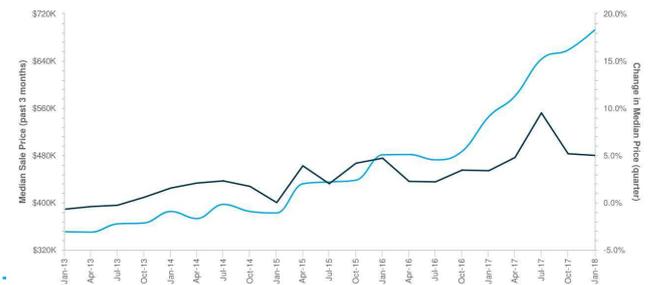
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
22612



Age Group

30-39	15.8%
20-29	14.1%
0-9	13.1%



Median Weekly Household Income
\$920 /wk



Education

Primary School	25.1%
Not Stated	24.4%
Secondary School	20.1%



Family Household Composition

Childless Couple	33%
Couple with Children	46%
Other	21%



Born in Australia/Overseas

Australia	44.7%
Overseas	55.3%



Occupation

Trades	16.6%
Labourer	15.7%
Clerical	12.7%



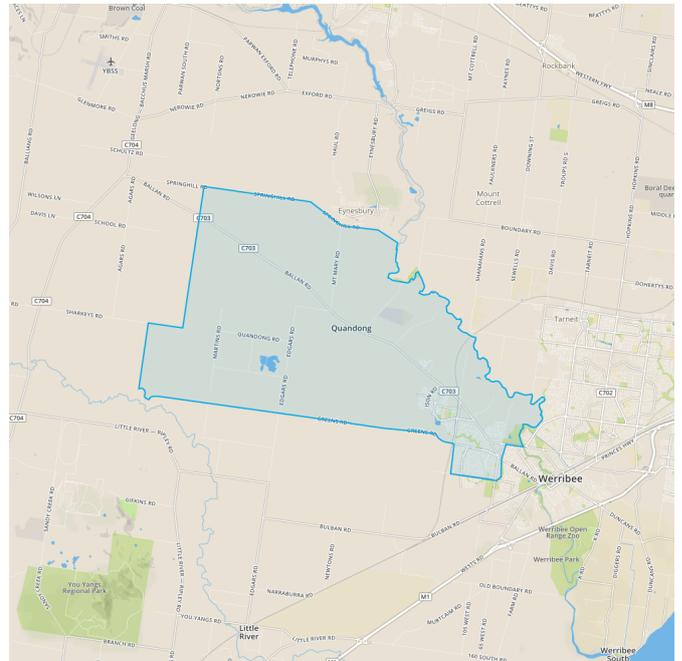
Tenure

Owns Outright	41.1%
Purchaser	29.5%
Renting	25.4%

RANKING: #18

Houses - Wyndham Vale, VIC 3024

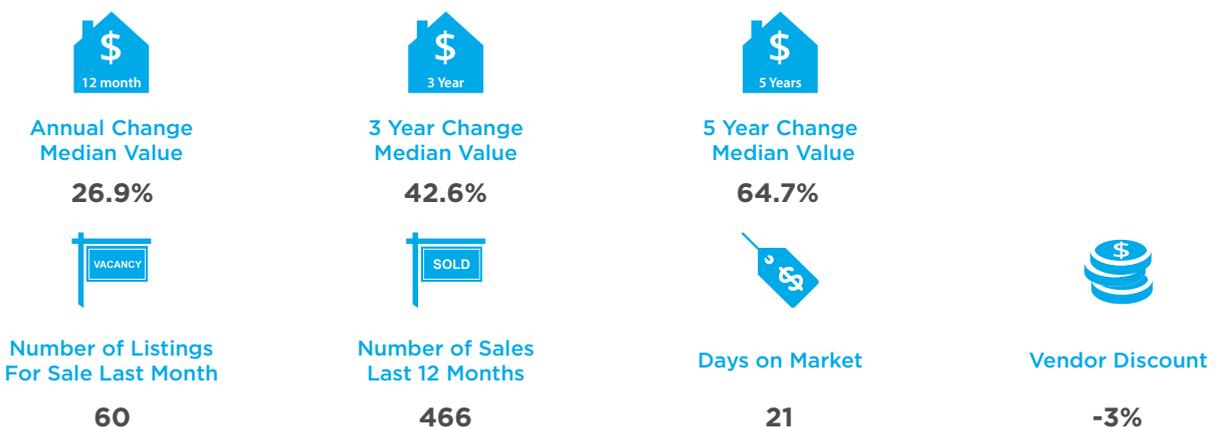
The size of Wyndham Vale is approximately 26.9 square kilometres.
 It has 19 parks covering nearly 4.7% of total area.
 The population of Wyndham Vale in 2011 was 17,304 people. By 2016 the population was 23,259 showing a population growth of 34.4% in the area during that time.
 The predominant age group in Wyndham Vale is 30-39 years. Households in Wyndham Vale are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Wyndham Vale work in a clerical occupation.
 In 2011, 73.4% of the homes in Wyndham Vale were owner-occupied compared with 70% in 2016.



Property Value



Current

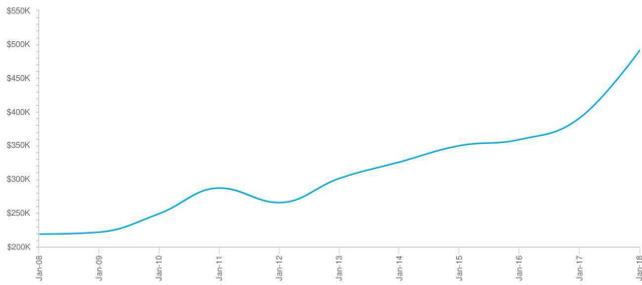


Dwelling Types

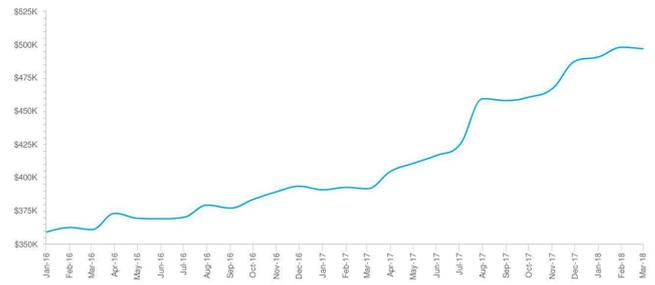


Market Performance

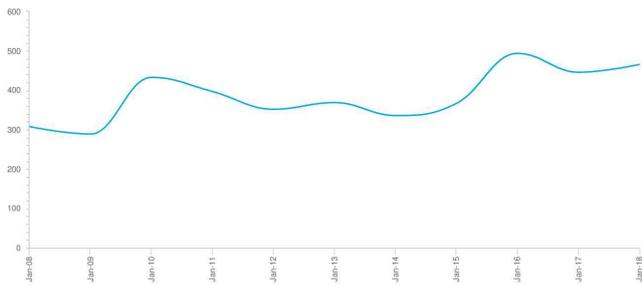
Annual Median Value Past 10 years



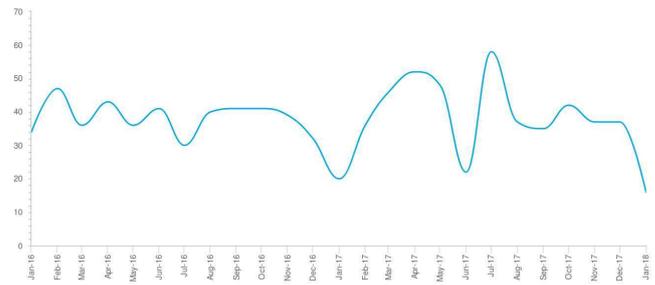
Monthly Median Value Past 2 years



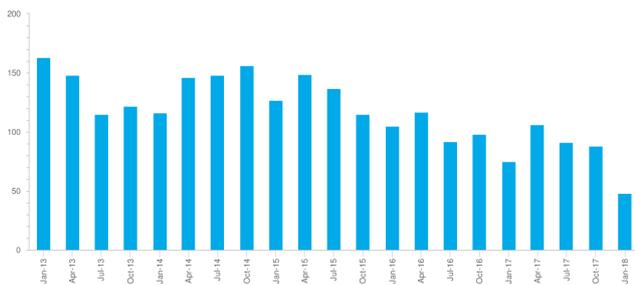
Annual Sales Volume Past 10 years



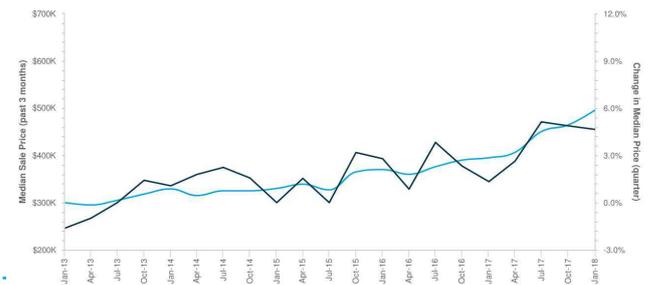
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
23259



Age Group

30-39	20.6%
0-9	20.2%
20-29	14.1%



Median Weekly Household Income
\$1,356 /wk



Education

Primary School	34.5%
Secondary School	19.9%
Not Stated	18.2%



Family Household Composition

Childless Couple	25.5%
Couple with Children	53.7%
Other	20.8%



Born in Australia/Overseas

Australia	61.7%
Overseas	38.3%



Occupation

Clerical	16.3%
Professional	15.2%
Trades	13.5%



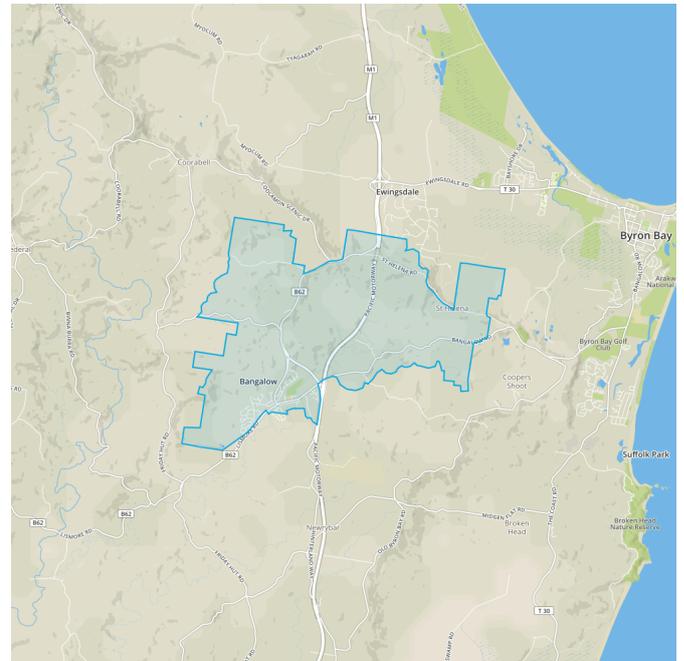
Tenure

Purchaser	55%
Renting	27.5%
Owns Outright	15%

RANKING: #19

Houses - Bangalow, NSW 2479

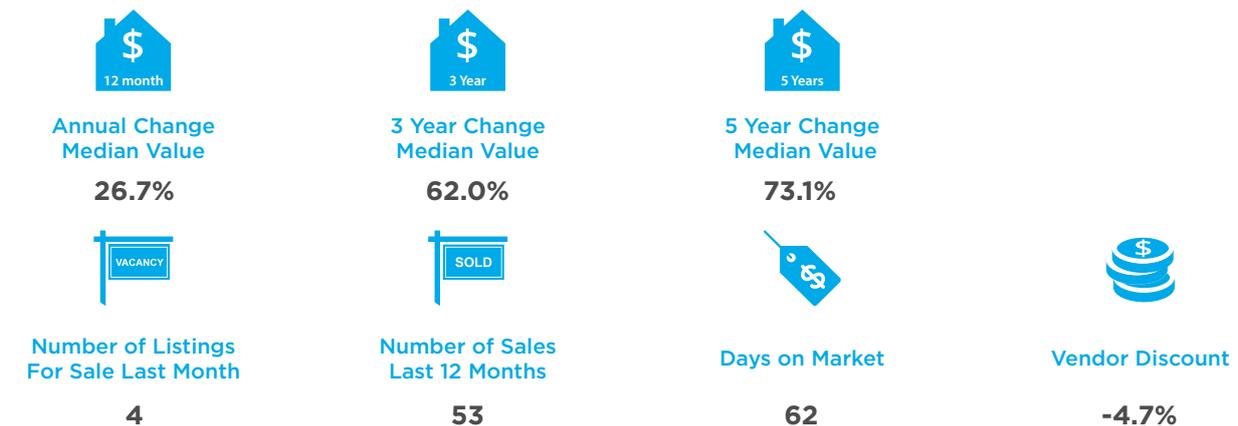
The size of Bangalow is approximately 24.1 square kilometres. The population of Bangalow in 2011 was 1,903 people. By 2016 the population was 2,022 showing a population growth of 6.3% in the area during that time. The predominant age group in Bangalow is 40-49 years. Households in Bangalow are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bangalow work in a professional occupation. In 2011, 65.2% of the homes in Bangalow were owner-occupied compared with 70.4% in 2016.



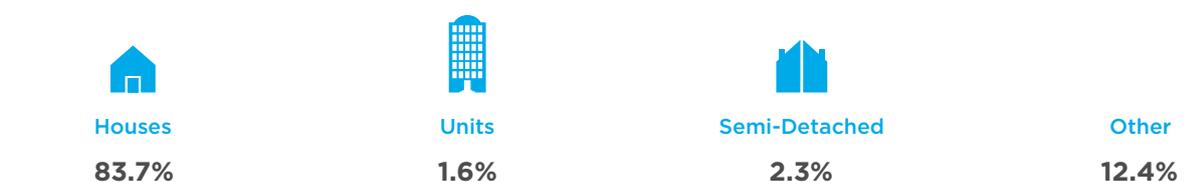
Property Value



Current

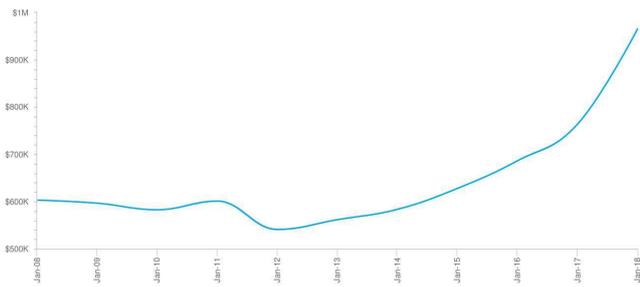


Dwelling Types

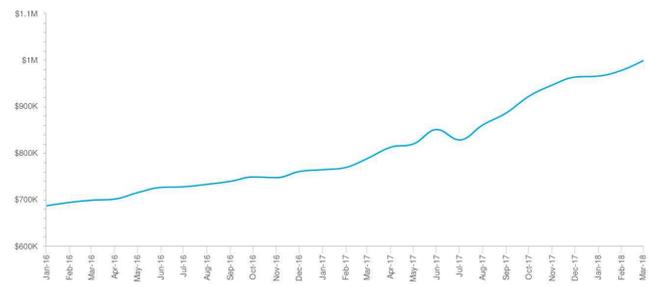


Market Performance

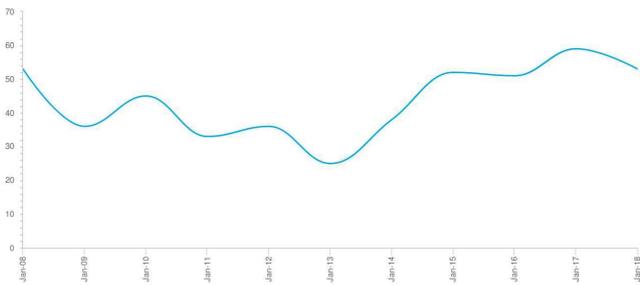
Annual Median Value Past 10 years



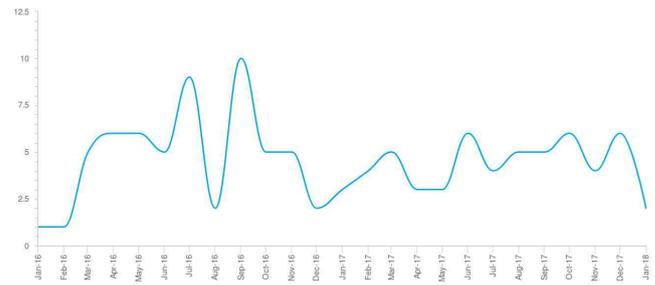
Monthly Median Value Past 2 years



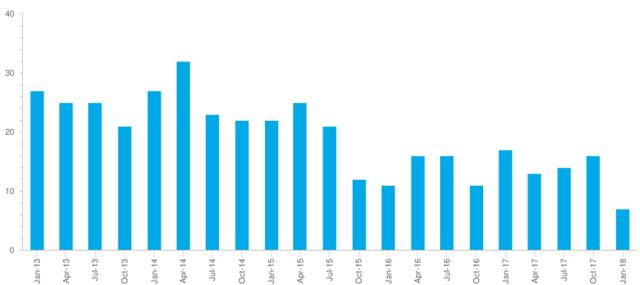
Annual Sales Volume Past 10 years



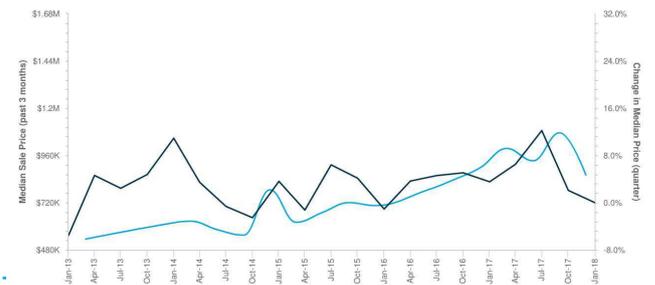
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



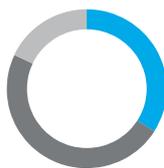
Median Sales Prices vs Change in Median Price



People



Population
2022



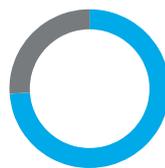
Family Household Composition

Childless Couple 34%
Couple with Children 47.7%
Other 18.3%



Age Group

40-49 18.7%
50-59 13.9%
0-9 13.8%



Born in Australia/Overseas

Australia 73.5%
Overseas 26.5%



Median Weekly Household Income

\$1,024 /wk



Occupation

Professional 28.3%
Managers 17.5%
Trades 11.7%



Education

Primary School 33.7%
Not Stated 25.3%
Secondary School 19.2%



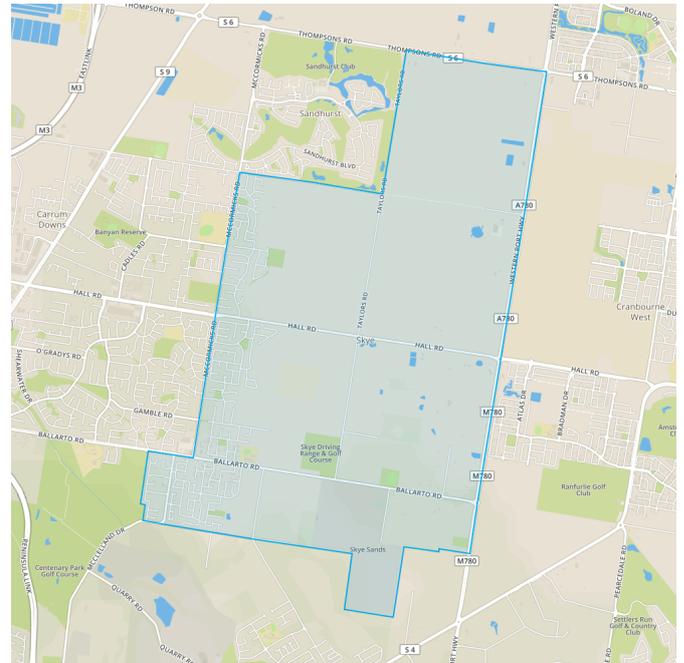
Tenure

Purchaser 38.2%
Owns Outright 32.2%
Renting 26.3%

RANKING: #20

Houses - Skye, VIC 3977

The size of Skye is approximately 16.6 square kilometres. It has 8 parks covering nearly 0.7% of total area. The population of Skye in 2011 was 7,484 people. By 2016 the population was 8,086 showing a population growth of 8.0% in the area during that time. The predominant age group in Skye is 40-49 years. Households in Skye are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Skye work in a trades occupation. In 2011, 80.5% of the homes in Skye were owner-occupied compared with 78.2% in 2016.



Property Value



Current

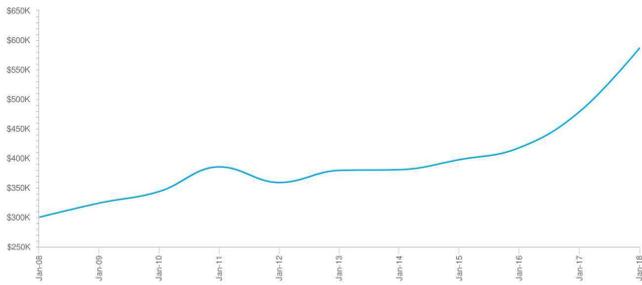


Dwelling Types

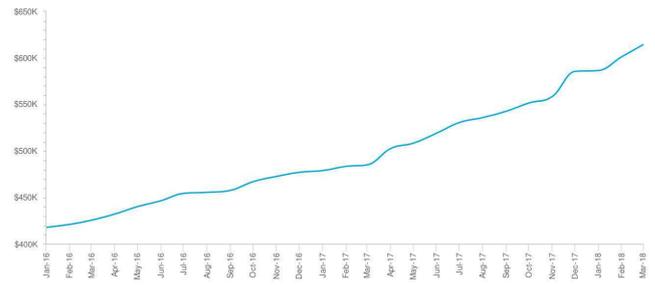


Market Performance

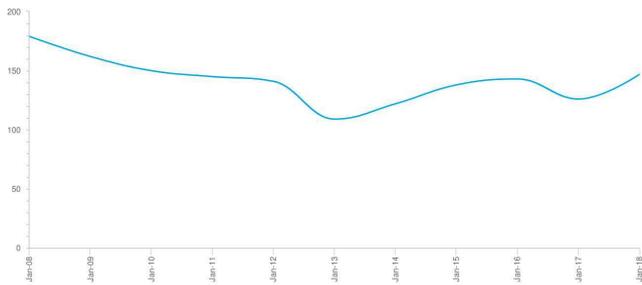
Annual Median Value Past 10 years



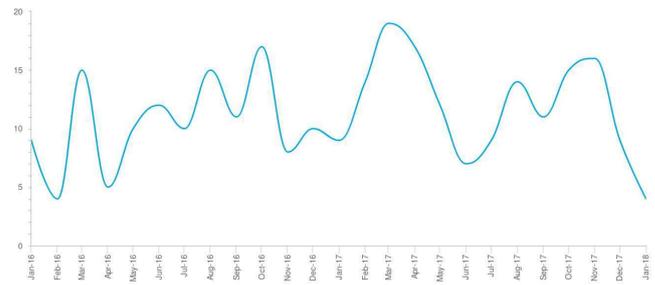
Monthly Median Value Past 2 years



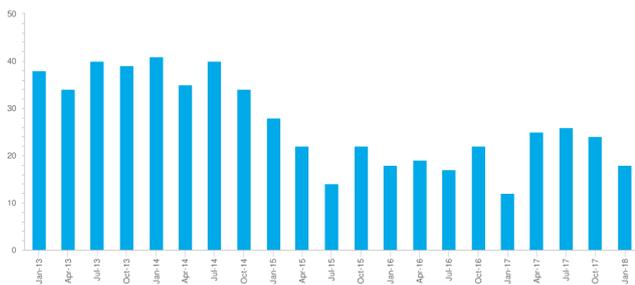
Annual Sales Volume Past 10 years



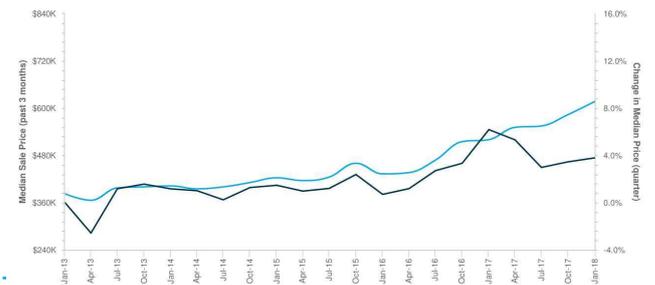
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
8086



Age Group

40-49	16.3%
0-9	16.2%
30-39	15.6%



Median Weekly Household Income
\$1,474 /wk



Education

Primary School	32.5%
Secondary School	25.7%
Not Stated	15.6%



Family Household Composition

Childless Couple	26.3%
Couple with Children	55.3%
Other	18.4%



Born in Australia/Overseas

Australia	73.4%
Overseas	26.6%



Occupation

Trades	17%
Clerical	15.2%
Professional	12.7%



Tenure

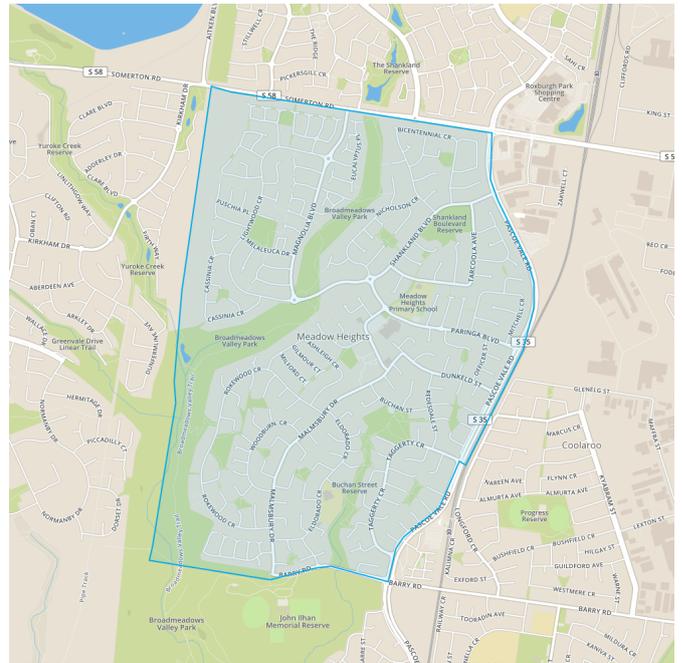
Purchaser	58.5%
Owns Outright	19.7%
Renting	18.7%

RANKING: #21



Houses - Meadow Heights, VIC 3048

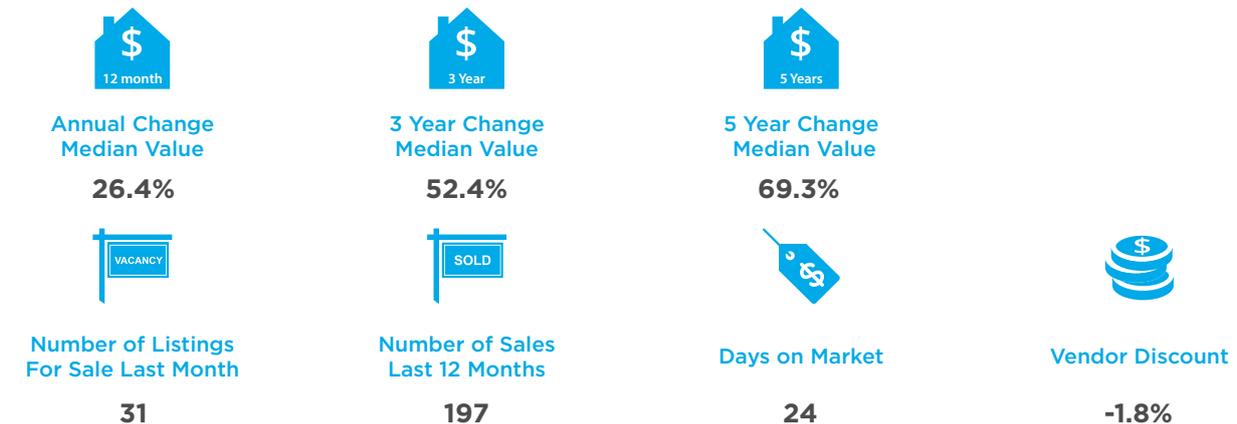
The size of Meadow Heights is approximately 4.7 square kilometres.
 It has 39 parks covering nearly 18.9% of total area.
 The population of Meadow Heights in 2011 was 14,842 people. By 2016 the population was 14,833 showing a population decline of 0.1% in the area during that time.
 The predominant age group in Meadow Heights is 20-29 years.
 Households in Meadow Heights are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Meadow Heights work in a trades occupation.
 In 2011, 67% of the homes in Meadow Heights were owner-occupied compared with 64.4% in 2016.



Property Value



Current

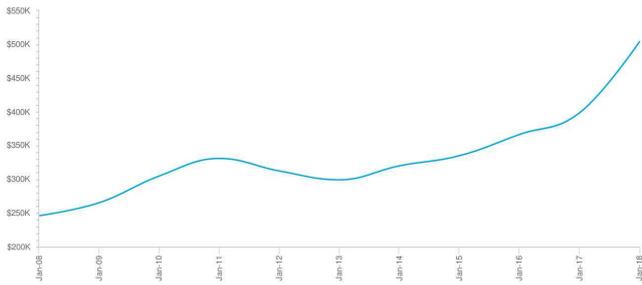


Dwelling Types

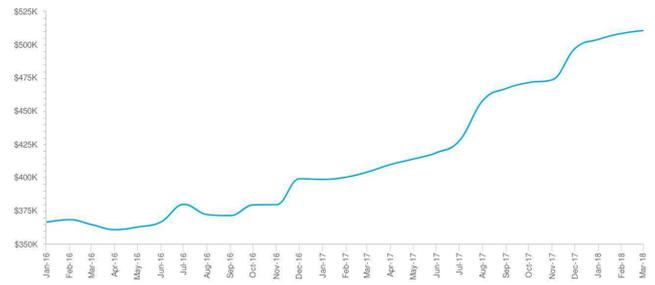


Market Performance

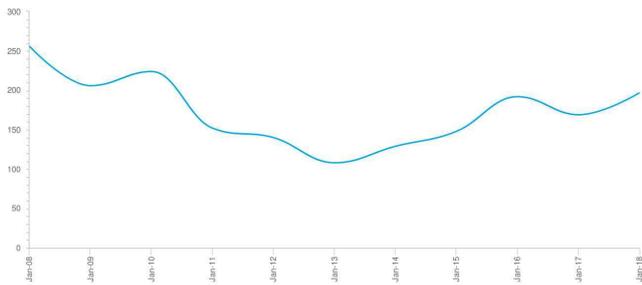
Annual Median Value Past 10 years



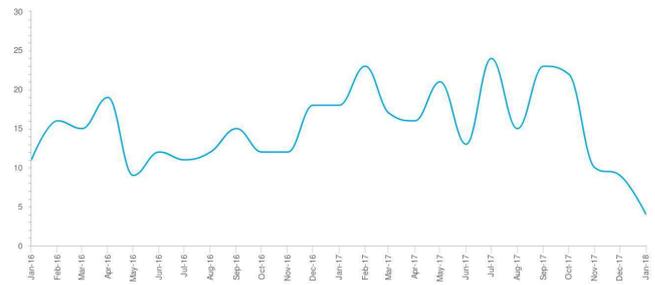
Monthly Median Value Past 2 years



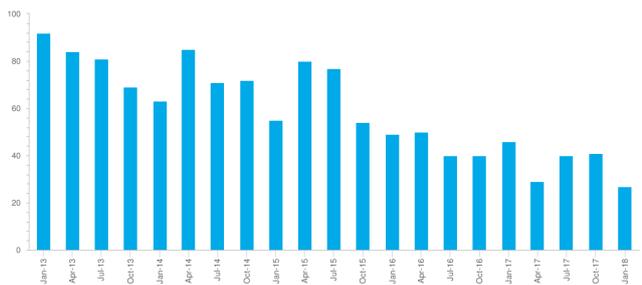
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
14833



Age Group

20-29	16.4%
10-19	16.2%
0-9	15.3%



Median Weekly Household Income
\$879 /wk



Education

Primary School	25.2%
Not Stated	23.2%
Secondary School	22.3%



Family Household Composition



Born in Australia/Overseas



Occupation

Trades	15%
Labourer	14.5%
Machinery	14.3%



Tenure

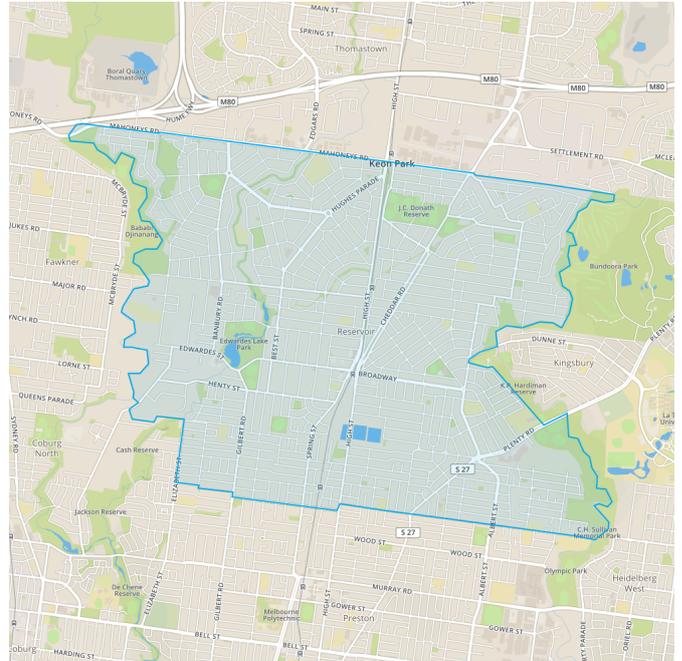
Purchaser	40.5%
Renting	31%
Owns Outright	23.9%



RANKING: #22

Units - Reservoir, VIC 3073

The size of Reservoir is approximately 18.9 square kilometres. It has 45 parks covering nearly 7.9% of total area. The population of Reservoir in 2011 was 47,636 people. By 2016 the population was 50,455 showing a population growth of 5.9% in the area during that time. The predominant age group in Reservoir is 30-39 years. Households in Reservoir are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Reservoir work in a professional occupation. In 2011, 62.5% of the homes in Reservoir were owner-occupied compared with 59.3% in 2016.



Property Value



BOTTOM 25%

\$464,993



MID 50%

\$525,676



TOP 25%

\$603,831

Current



12 month

**Annual Change
Median Value**

26.4%



3 Year

**3 Year Change
Median Value**

42.3%



5 Years

**5 Year Change
Median Value**

53.1%



**Number of Listings
For Sale Last Month**

49



**Number of Sales
Last 12 Months**

369



Days on Market

32



Vendor Discount

-3.1%

Dwelling Types



Houses

61.3%



Units

3.9%



Semi-Detached

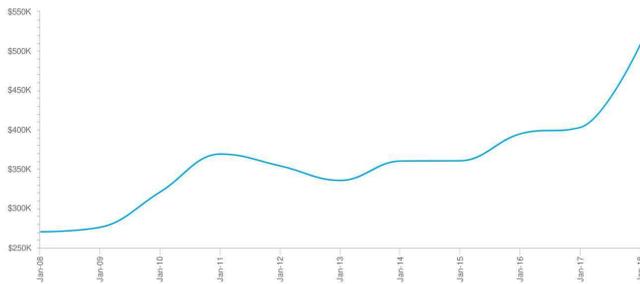
26%

Other

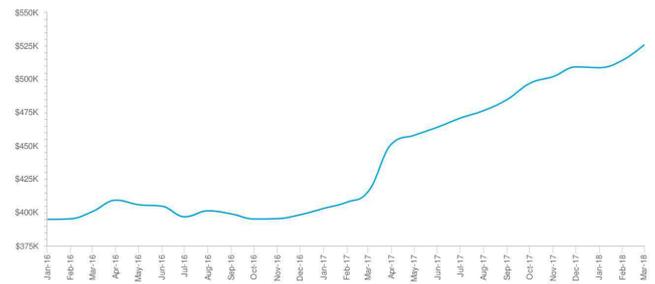
8.8%

Market Performance

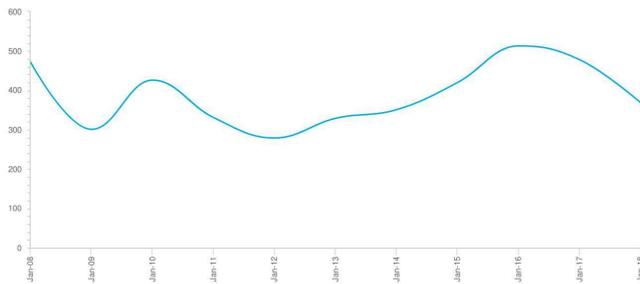
Annual Median Value Past 10 years



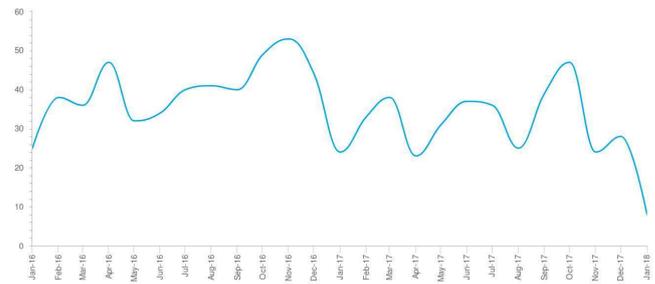
Monthly Median Value Past 2 years



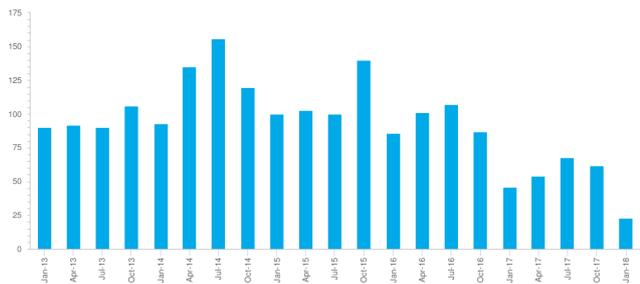
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
50455



Age Group

30-39	17.6%
20-29	15.8%
40-49	13.1%

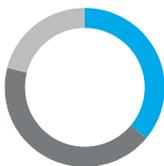


Median Weekly Household Income
\$972 /wk



Education

Not Stated	28%
Primary School	21.2%
University	20.6%



Family Household Composition



Born in Australia/Overseas



Occupation

Professional	21.4%
Trades	14.5%
Clerical	14.2%



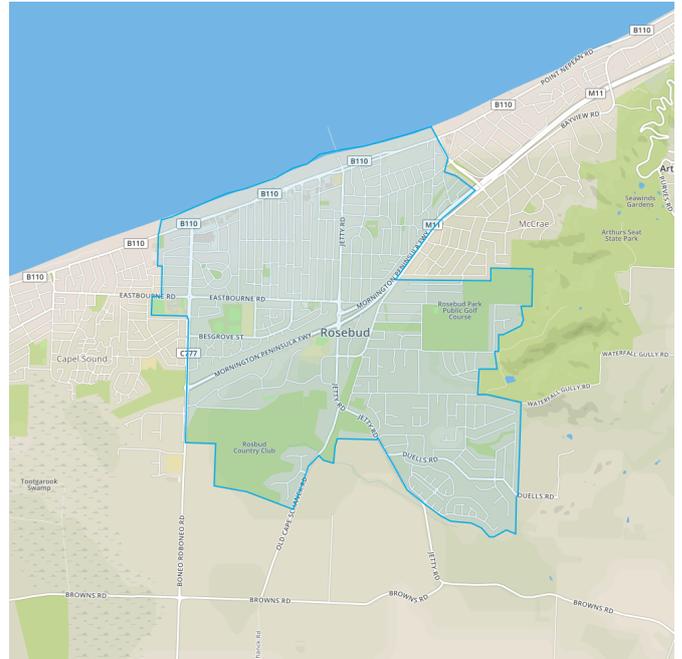
Tenure

Renting	36.2%
Owns Outright	33.4%
Purchaser	25.9%

RANKING: #23

Houses - Rosebud, VIC 3939

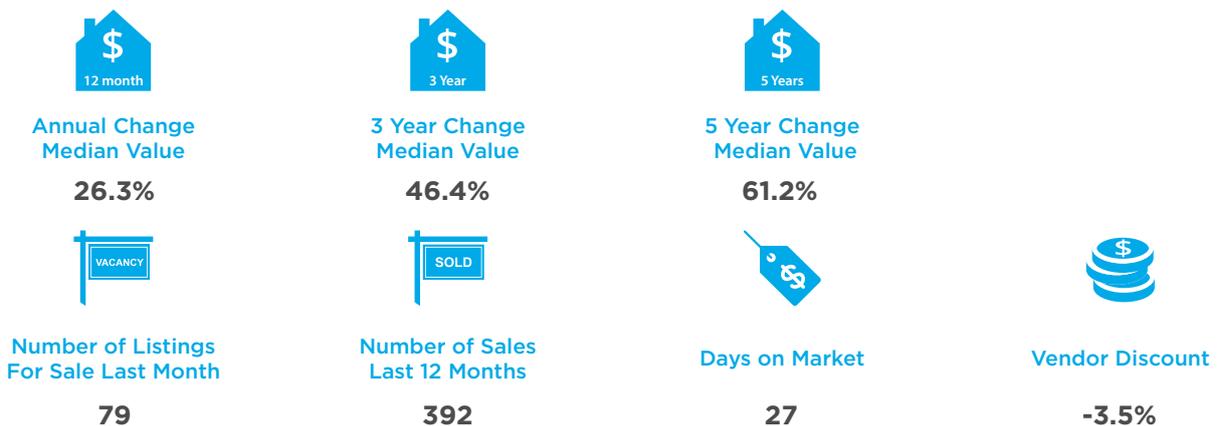
The size of Rosebud is approximately 16.4 square kilometres. It has 24 parks covering nearly 12.9% of total area. The population of Rosebud in 2011 was 12,501 people. By 2016 the population was 13,188 showing a population growth of 5.5% in the area during that time. The predominant age group in Rosebud is 60-69 years. Households in Rosebud are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Rosebud work in a trades occupation. In 2011, 68.9% of the homes in Rosebud were owner-occupied compared with 67.9% in 2016.



Property Value



Current

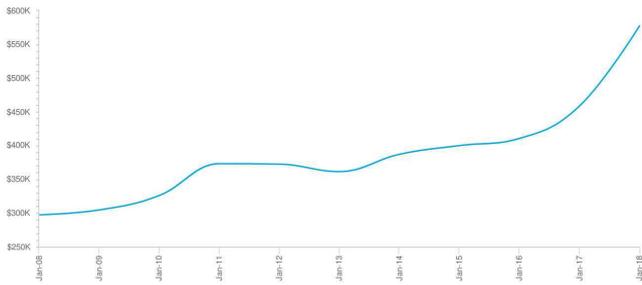


Dwelling Types

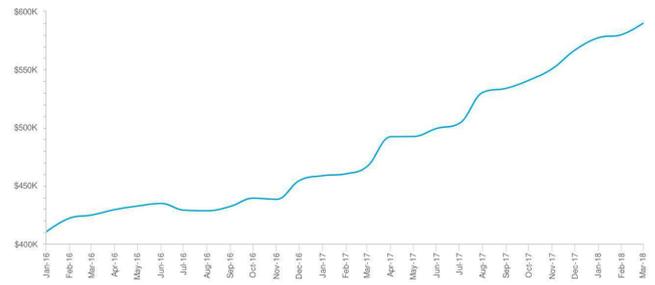


Market Performance

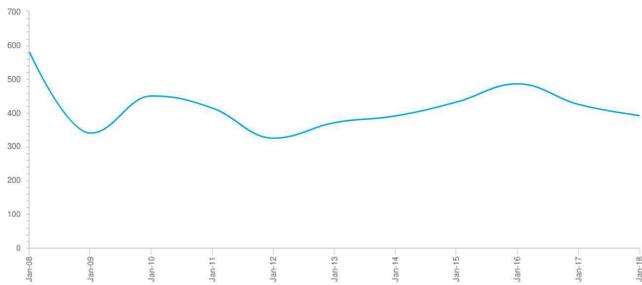
Annual Median Value Past 10 years



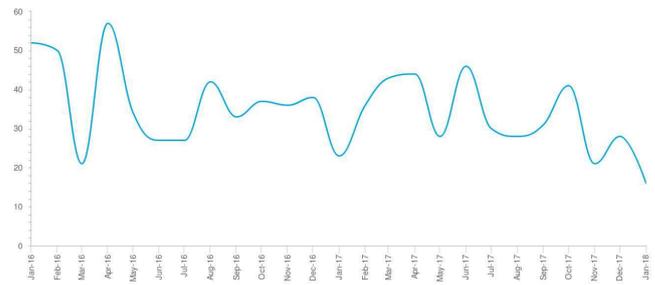
Monthly Median Value Past 2 years



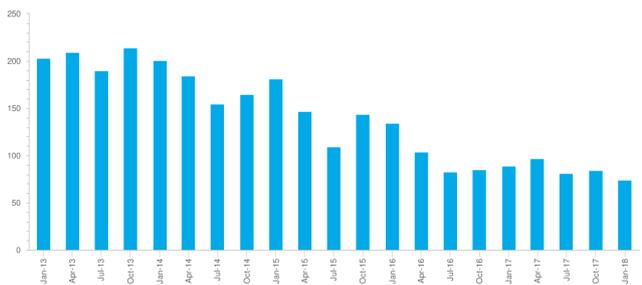
Annual Sales Volume Past 10 years



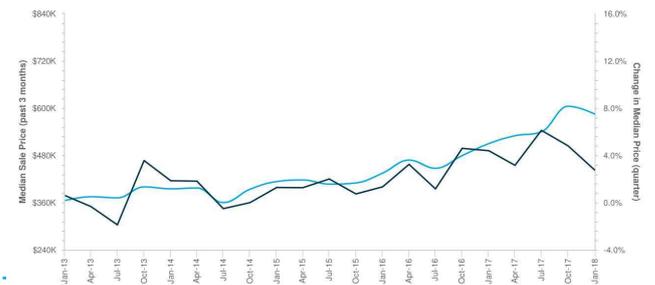
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
13188



Age Group

60-69	14.7%
70-79	13.3%
50-59	12.5%



Median Weekly Household Income
\$746 /wk



Education

Not Stated	31.6%
Primary School	26.4%
Secondary School	20.1%



Family Household Composition

Childless Couple	46.3%
Couple with Children	33.6%
Other	20.1%



Born in Australia/Overseas

Australia	76.1%
Overseas	23.9%



Occupation

Trades	20.4%
Community	13.8%
Professional	13.7%



Tenure

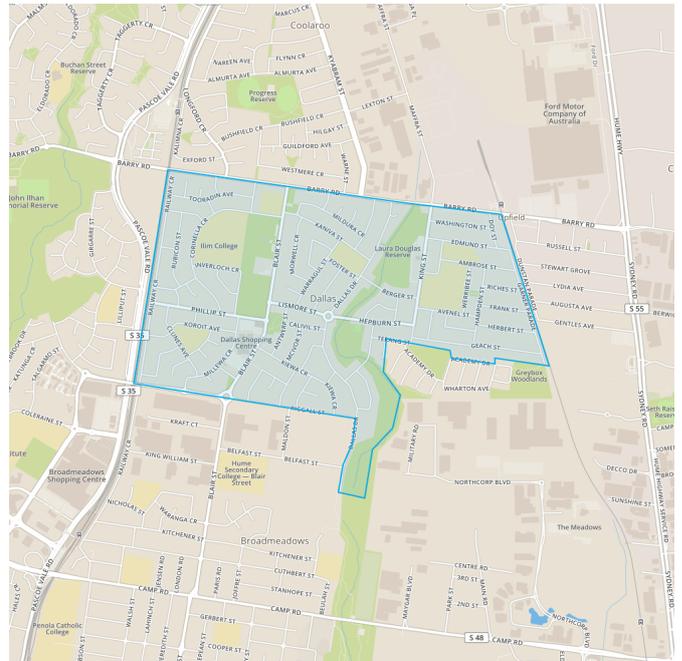
Owns Outright	40.1%
Purchaser	27.8%
Renting	26.7%

RANKING: #24



Houses - Dallas, VIC 3047

The size of Dallas is approximately 2.3 square kilometres. It has 7 parks covering nearly 9.6% of total area. The population of Dallas in 2011 was 6,479 people. By 2016 the population was 6,819 showing a population growth of 5.2% in the area during that time. The predominant age group in Dallas is 20-29 years. Households in Dallas are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Dallas work in a community and personal service occupation. In 2011, 66.7% of the homes in Dallas were owner-occupied compared with 60.4% in 2016.



Property Value



BOTTOM 25%

\$425,640



MID 50%

\$447,351



TOP 25%

\$475,111

Current



12 month

**Annual Change
Median Value**

26.2%



3 Year

**3 Year Change
Median Value**

45.6%



5 Years

**5 Year Change
Median Value**

61.0%



**Number of Listings
For Sale Last Month**

20



**Number of Sales
Last 12 Months**

90



Days on Market

24



Vendor Discount

-1.9%

Dwelling Types



Houses

77.1%



Units

12.9%



Semi-Detached

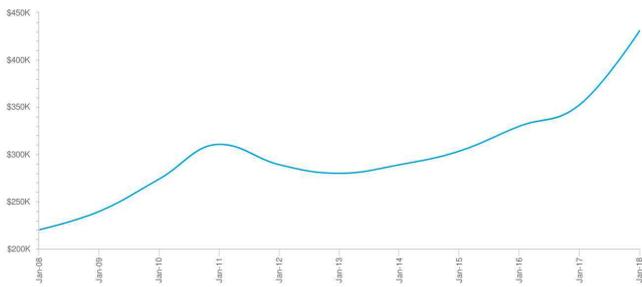
1.6%

Other

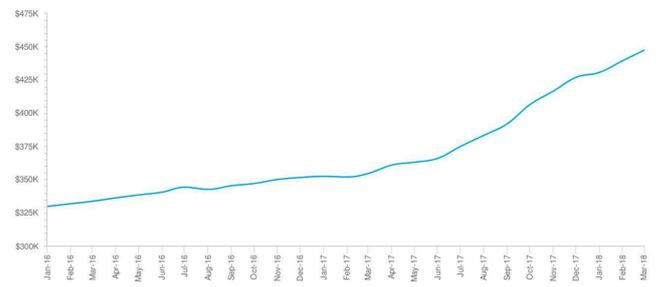
8.4%

Market Performance

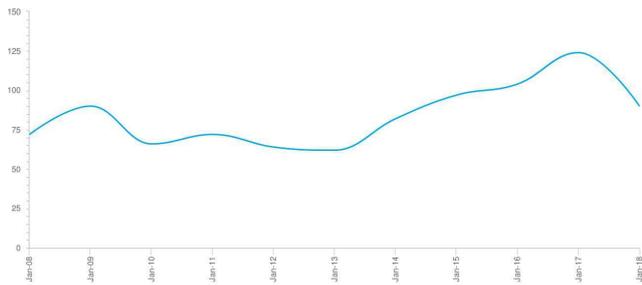
Annual Median Value Past 10 years



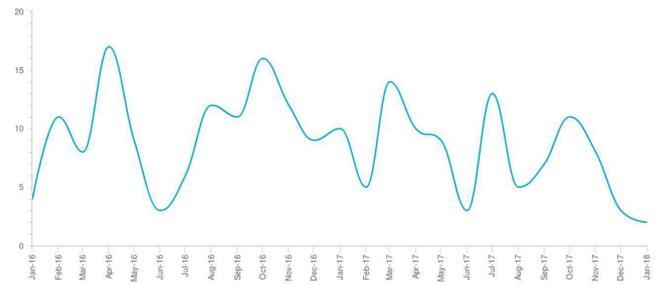
Monthly Median Value Past 2 years



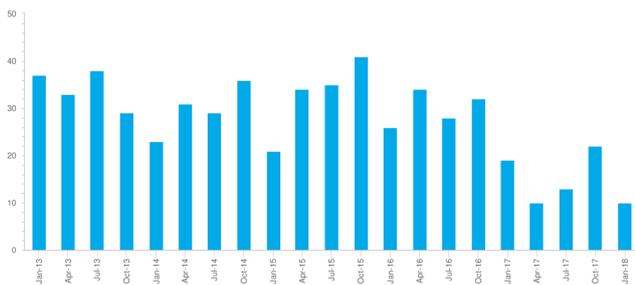
Annual Sales Volume Past 10 years



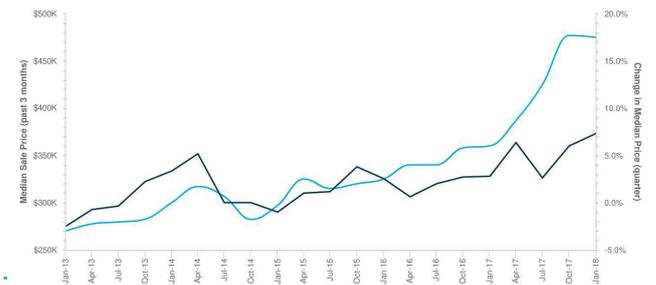
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
6819



Age Group

20-29	16.8%
0-9	16.5%
10-19	15.1%



Median Weekly Household Income
\$762 /wk



Education

Not Stated	29.6%
Primary School	23.5%
Secondary School	19.2%



Family Household Composition

Childless Couple	21.6%
Couple with Children	51.3%
Other	27.1%



Born in Australia/Overseas

Australia	43.2%
Overseas	56.8%



Occupation

Community	16.5%
Machinery	16%
Labourer	15.8%



Tenure

Renting	32.3%
Owns Outright	31.4%
Purchaser	29%

RANKING: #25



Houses - Thomastown, VIC 3074

The size of Thomastown is approximately 14.8 square kilometres.

It has 14 parks covering nearly 2.9% of total area.

The population of Thomastown in 2011 was 20,330 people.

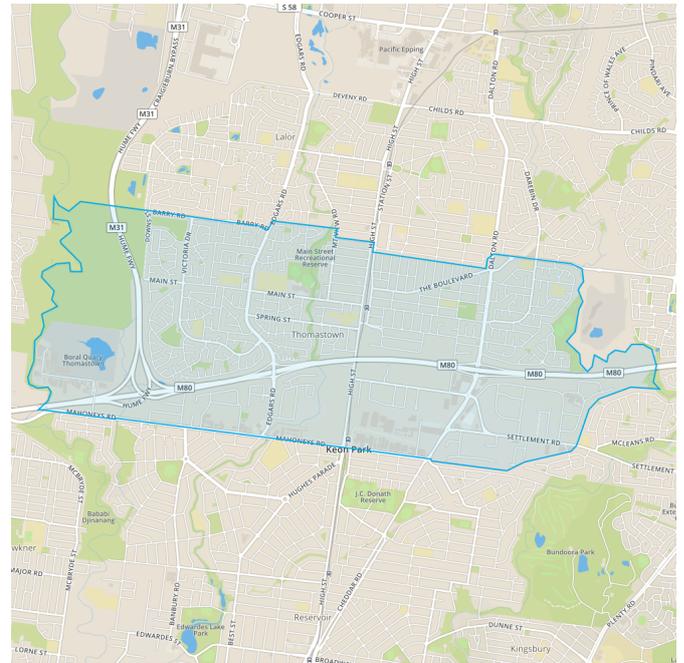
By 2016 the population was 20,482 showing a population growth of 0.7% in the area during that time.

The predominant age group in Thomastown is 20-29 years.

Households in Thomastown are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Thomastown work in a labourer occupation.

In 2011, 72.6% of the homes in Thomastown were owner-occupied compared with 68.5% in 2016.



Property Value



BOTTOM 25%

\$600,065



MID 50%

\$640,451



TOP 25%

\$692,728

Current



Annual Change Median Value

26.1%



3 Year Change Median Value

56.0%



5 Year Change Median Value

80.3%



Number of Listings For Sale Last Month

48



Number of Sales Last 12 Months

230



Days on Market

37



Vendor Discount

-5.6%

Dwelling Types



Houses

79.5%



Units

5.4%



Semi-Detached

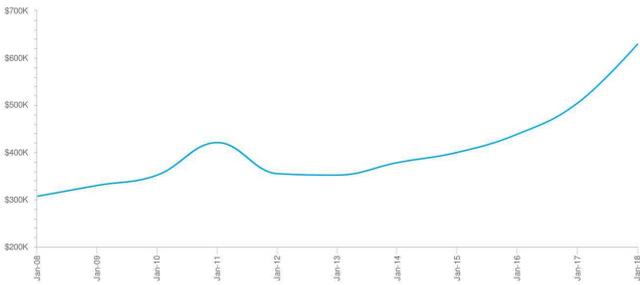
7.9%

Other

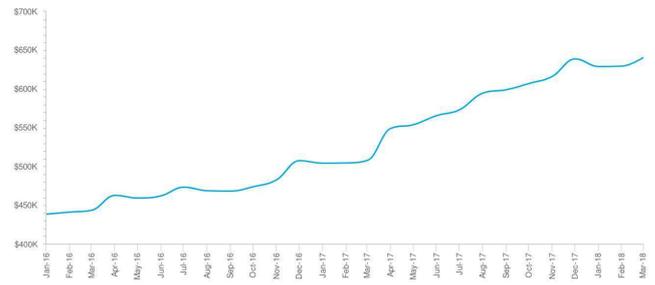
7.2%

Market Performance

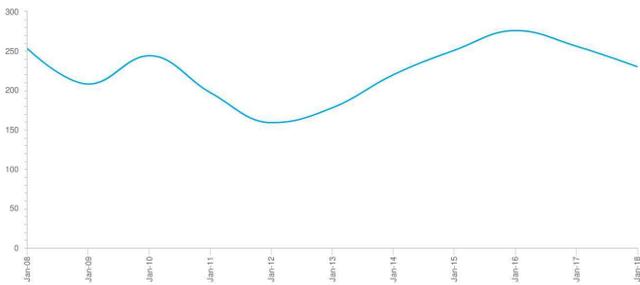
Annual Median Value Past 10 years



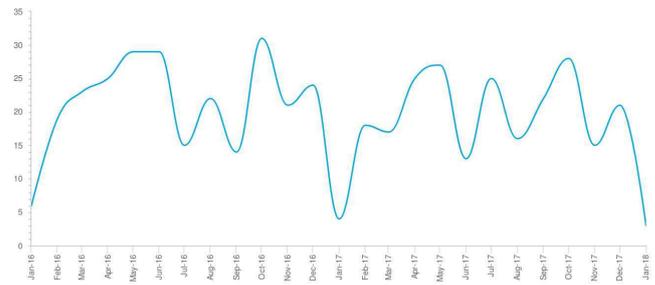
Monthly Median Value Past 2 years



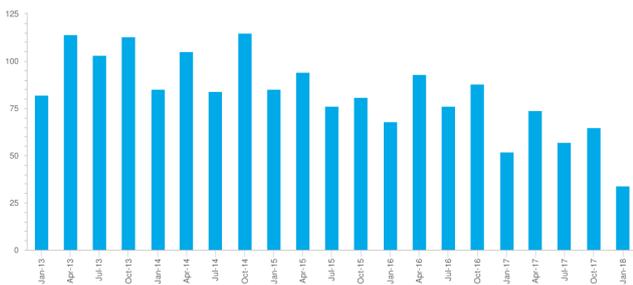
Annual Sales Volume Past 10 years



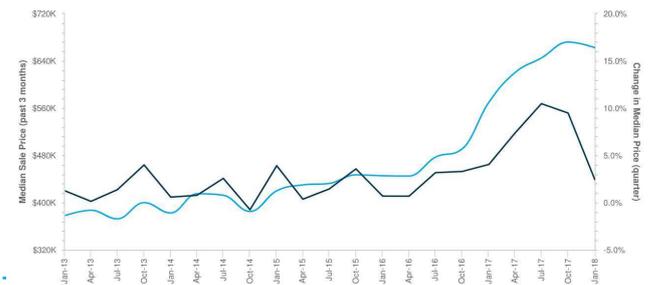
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
20482



Age Group

20-29	15%
30-39	14.7%
60-69	11.8%



Median Weekly Household Income
\$900 /wk



Education

Not Stated	25.3%
Primary School	23.3%
Secondary School	18.7%



Family Household Composition

Childless Couple	33.4%
Couple with Children	44.5%
Other	22.1%



Born in Australia/Overseas

Australia	40.9%
Overseas	59.1%



Occupation

Labourer	16.9%
Trades	15.3%
Machinery	13.2%



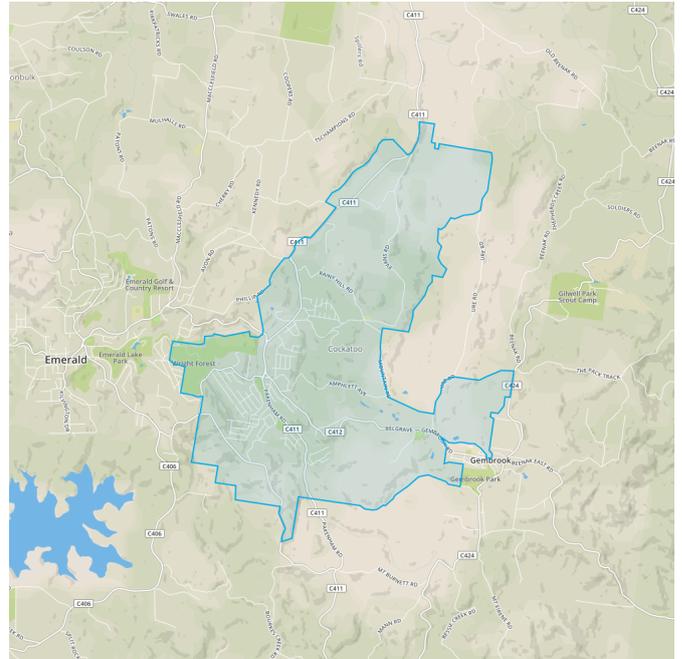
Tenure

Owns Outright	44.1%
Renting	26.7%
Purchaser	24.4%

RANKING: #26

Houses - Cockatoo, VIC 3781

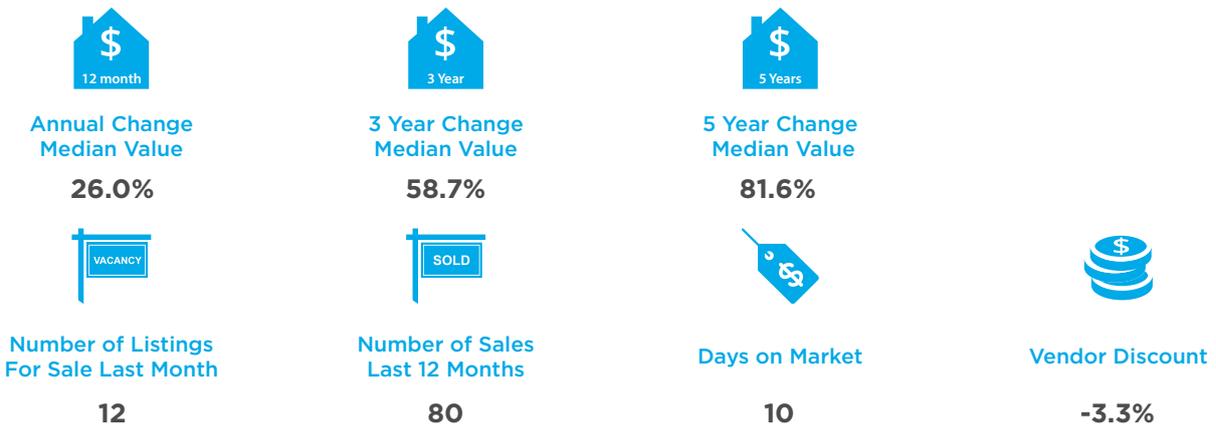
The size of Cockatoo is approximately 28.2 square kilometres. It has 1 park covering nearly 4.5% of total area. The population of Cockatoo in 2011 was 4,400 people. By 2016 the population was 4,248 showing a population decline of 3.5% in the area during that time. The predominant age group in Cockatoo is 40-49 years. Households in Cockatoo are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Cockatoo work in a trades occupation. In 2011, 86.5% of the homes in Cockatoo were owner-occupied compared with 85.5% in 2016.



Property Value



Current

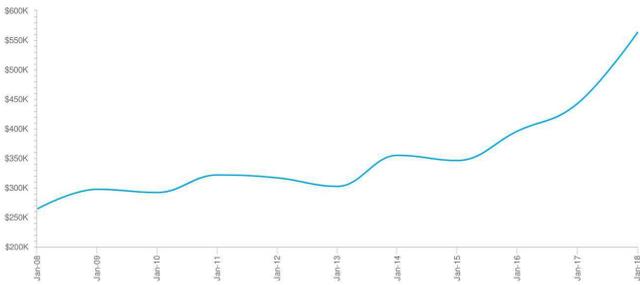


Dwelling Types

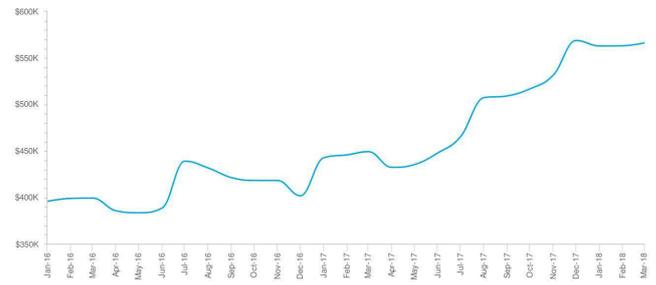


Market Performance

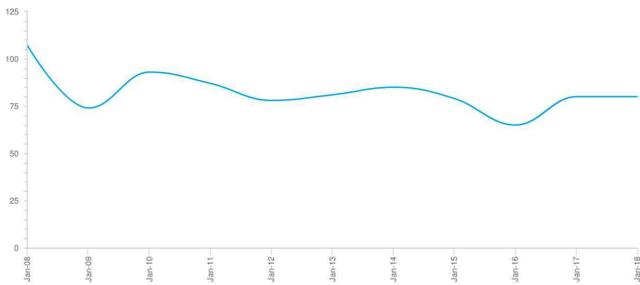
Annual Median Value Past 10 years



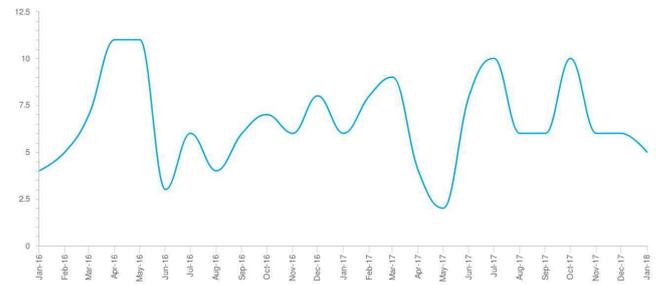
Monthly Median Value Past 2 years



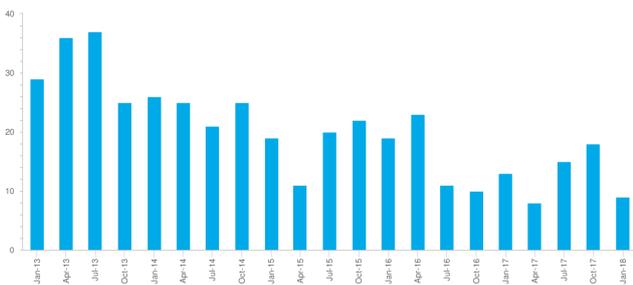
Annual Sales Volume Past 10 years



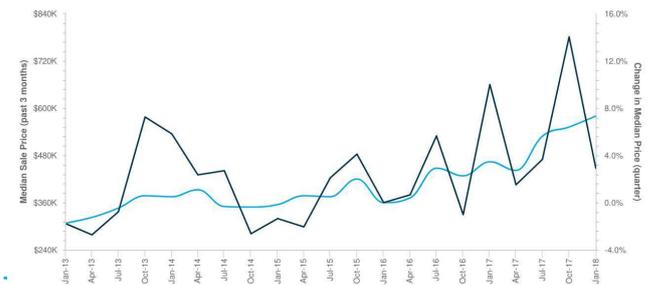
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
4248



Age Group

40-49	16.7%
0-9	15.3%
10-19	14.8%



Median Weekly Household Income
\$1,305 /wk



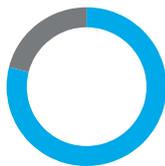
Education

Primary School	28.4%
Not Stated	25.5%
Secondary School	23.9%



Family Household Composition

Childless Couple	32.2%
Couple with Children	50%
Other	17.8%



Born in Australia/Overseas

Australia	78.6%
Overseas	21.4%



Occupation

Trades	22.8%
Professional	14.6%
Clerical	13.7%



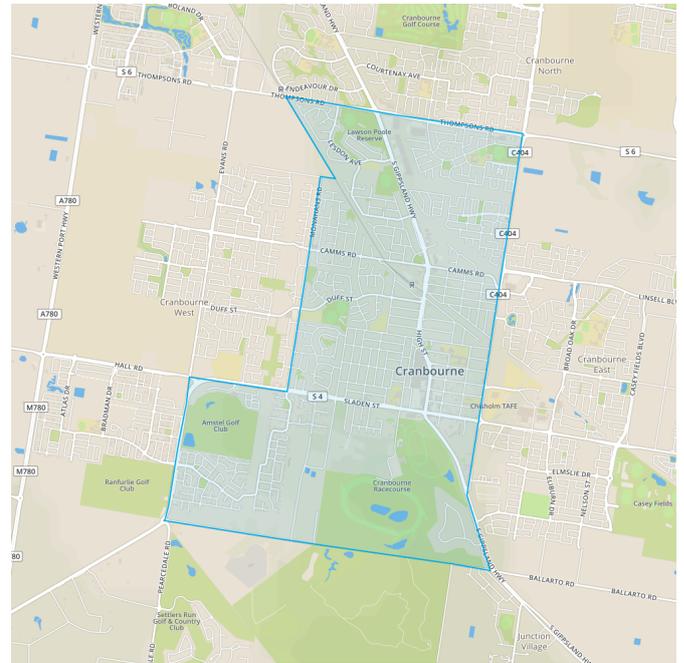
Tenure

Purchaser	62.1%
Owns Outright	23.4%
Renting	11.2%

RANKING: #27

Houses - Cranbourne, VIC 3977

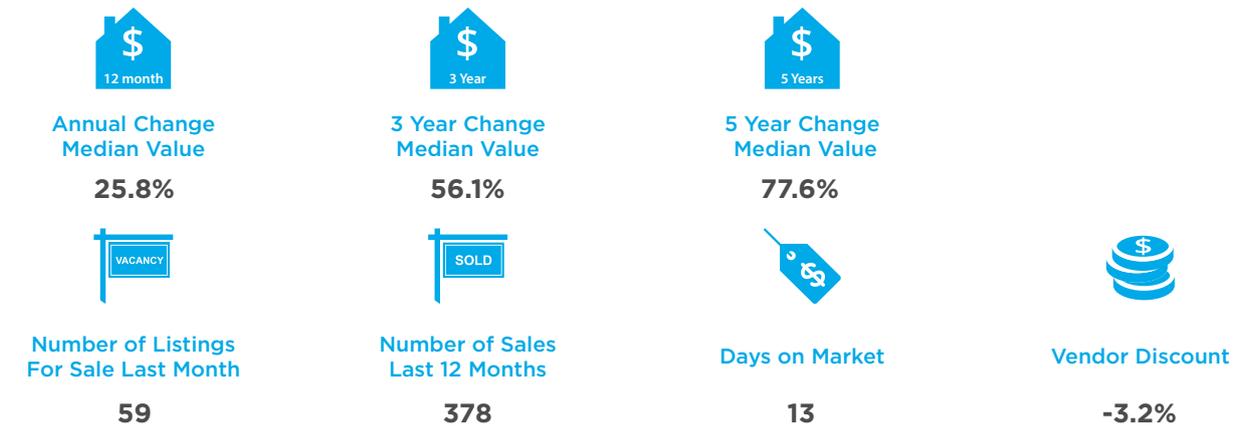
The size of Cranbourne is approximately 16.5 square kilometres.
 It has 34 parks covering nearly 25.6% of total area.
 The population of Cranbourne in 2011 was 18,621 people. By 2016 the population was 20,090 showing a population growth of 7.9% in the area during that time.
 The predominant age group in Cranbourne is 0-9 years.
 Households in Cranbourne are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Cranbourne work in a trades occupation. In 2011, 69.2% of the homes in Cranbourne were owner-occupied compared with 66.2% in 2016.



Property Value



Current

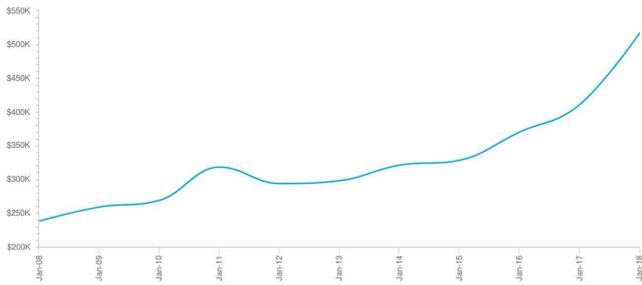


Dwelling Types

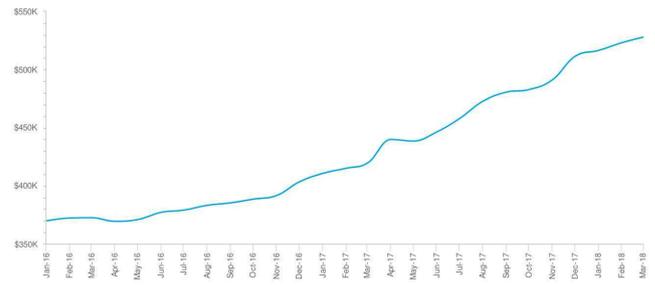


Market Performance

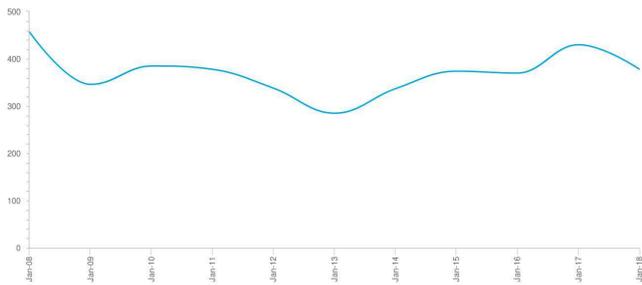
Annual Median Value Past 10 years



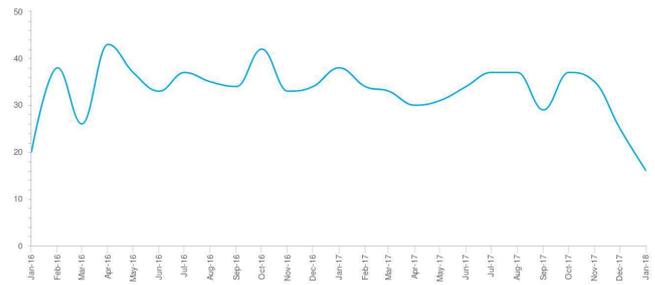
Monthly Median Value Past 2 years



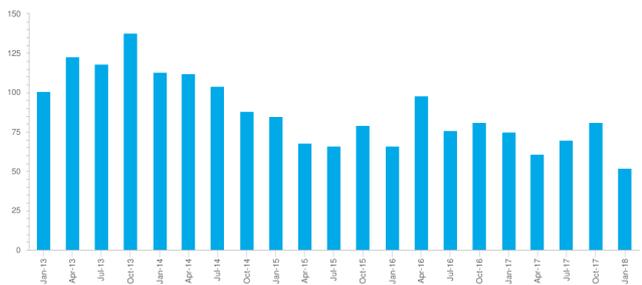
Annual Sales Volume Past 10 years



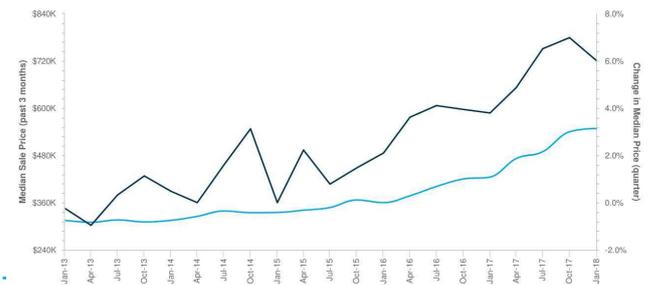
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
20090



Family Household
Composition

Childless Couple 29.4%
Couple with Children 46.6%
Other 24%



Age Group
0-9 15.1%
30-39 14.9%
20-29 14.6%



Born in Australia/Overseas

Australia 62.2%
Overseas 37.8%



Median Weekly Household Income
\$1,070 /wk



Occupation

Trades 18.3%
Labourer 14.2%
Clerical 13.4%



Education

Primary School 29.1%
Not Stated 25.7%
Secondary School 20.2%



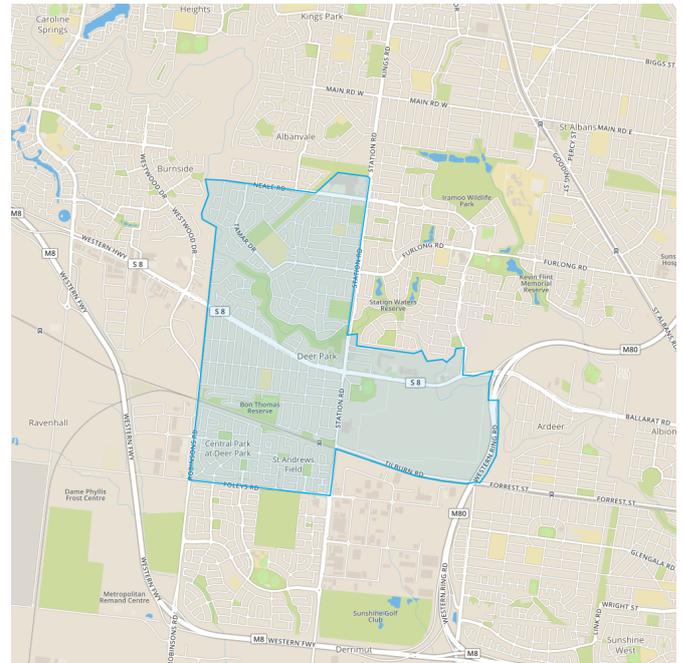
Tenure

Purchaser 42.8%
Renting 30.1%
Owns Outright 23.4%

RANKING: #28

Houses - Deer Park, VIC 3023

The size of Deer Park is approximately 8.6 square kilometres. It has 17 parks covering nearly 7.8% of total area. The population of Deer Park in 2011 was 16,204 people. By 2016 the population was 18,121 showing a population growth of 11.8% in the area during that time. The predominant age group in Deer Park is 30-39 years. Households in Deer Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Deer Park work in a labourer occupation. In 2011, 67.1% of the homes in Deer Park were owner-occupied compared with 66.3% in 2016.



Property Value

BOTTOM 25%
\$542,741

MID 50%
\$575,313

TOP 25%
\$617,403

Current



Annual Change Median Value
25.7%



3 Year Change Median Value
55.1%



5 Year Change Median Value
78.5%



Number of Listings For Sale Last Month
44



Number of Sales Last 12 Months
224



Days on Market
24



Vendor Discount
-2.2%

Dwelling Types



Houses
81.6%



Units
0.6%

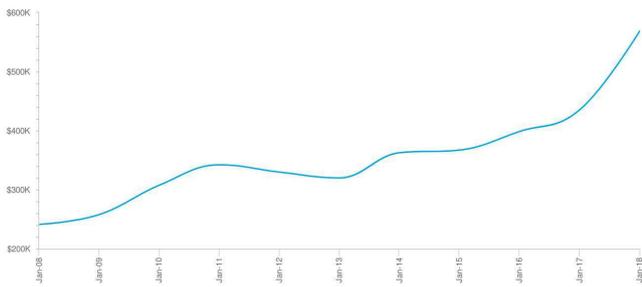


Semi-Detached
11.2%

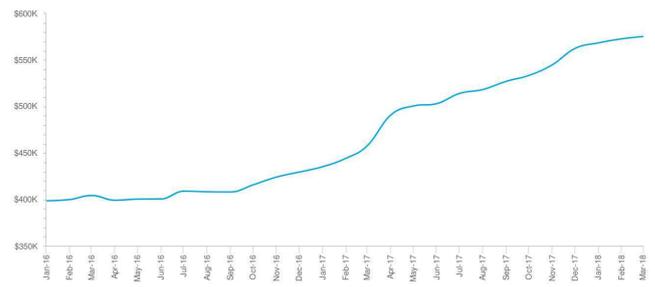
Other
6.6%

Market Performance

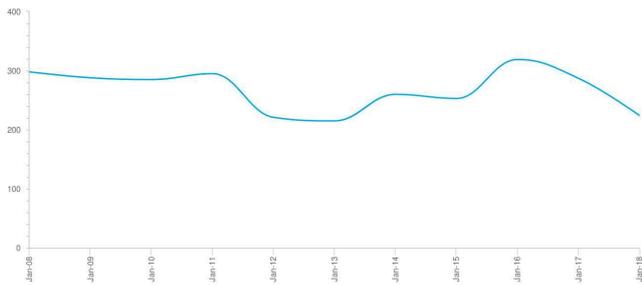
Annual Median Value Past 10 years



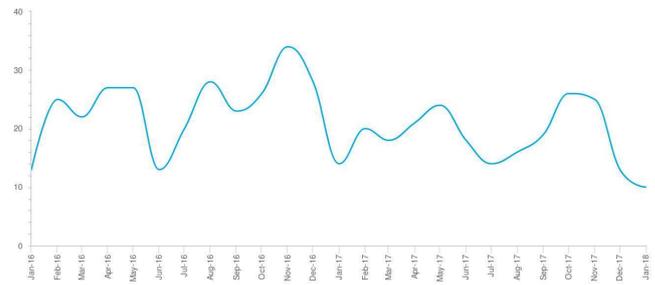
Monthly Median Value Past 2 years



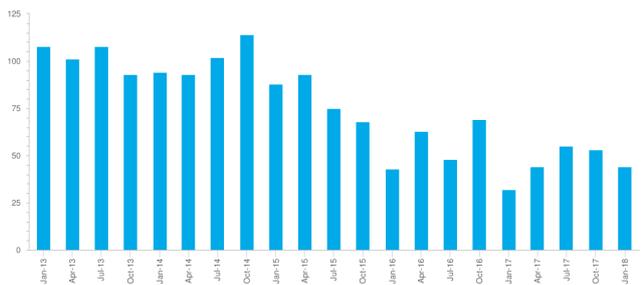
Annual Sales Volume Past 10 years



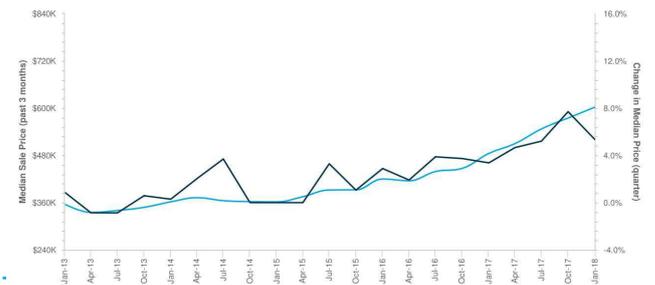
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
18121



Age Group

30-39	17.6%
20-29	15.5%
0-9	15.4%



Median Weekly Household Income
\$1,096 /wk

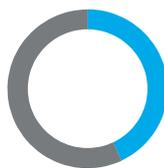


Education

Not Stated	26.6%
Primary School	24.9%
Secondary School	18.7%



Family Household Composition



Born in Australia/Overseas



Occupation

Labourer	15%
Machinery	14.8%
Clerical	13.5%



Tenure

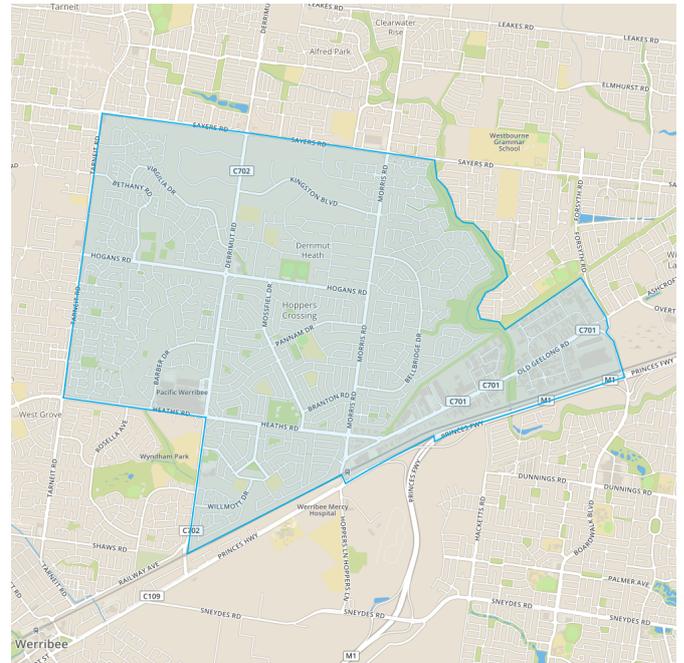
Purchaser	36.5%
Owns Outright	29.8%
Renting	29.6%

RANKING: #29



Houses - Hoppers Crossing, VIC 3029

The size of Hoppers Crossing is approximately 17.6 square kilometres.
 It has 56 parks covering nearly 6.3% of total area.
 The population of Hoppers Crossing in 2011 was 37,598 people. By 2016 the population was 38,698 showing a population growth of 2.9% in the area during that time.
 The predominant age group in Hoppers Crossing is 20-29 years.
 Households in Hoppers Crossing are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Hoppers Crossing work in a clerical occupation.
 In 2011, 77% of the homes in Hoppers Crossing were owner-occupied compared with 73.4% in 2016.



Property Value



BOTTOM 25%

\$506,088



MID 50%

\$541,638



TOP 25%

\$601,569

Current



Annual Change Median Value

25.7%



3 Year Change Median Value

51.7%



5 Year Change Median Value

75.6%



Number of Listings For Sale Last Month

119



Number of Sales Last 12 Months

673



Days on Market

26



Vendor Discount

-3.3%

Dwelling Types



Houses

79.7%



Units

6.7%



Semi-Detached

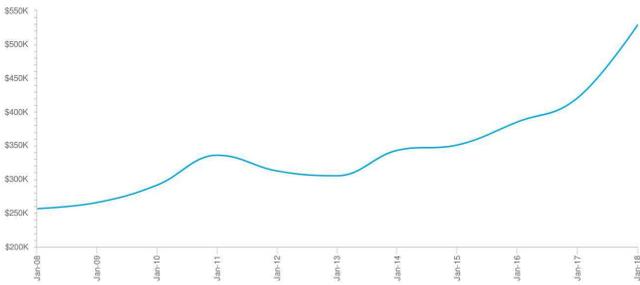
7.6%

Other

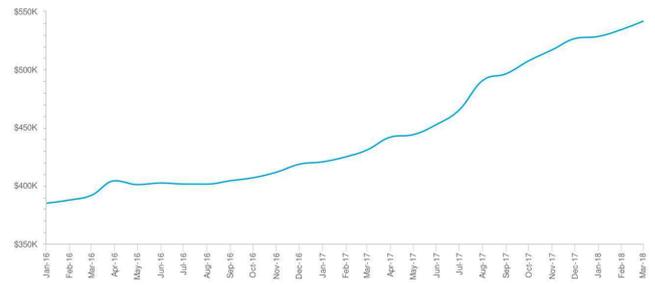
6%

Market Performance

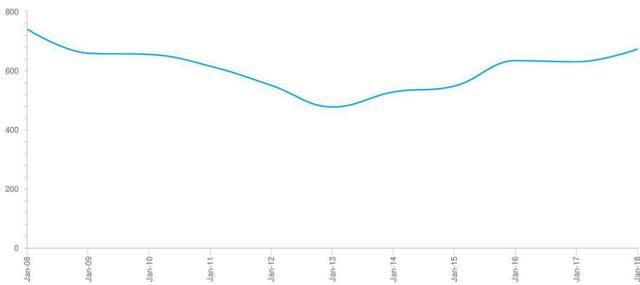
Annual Median Value Past 10 years



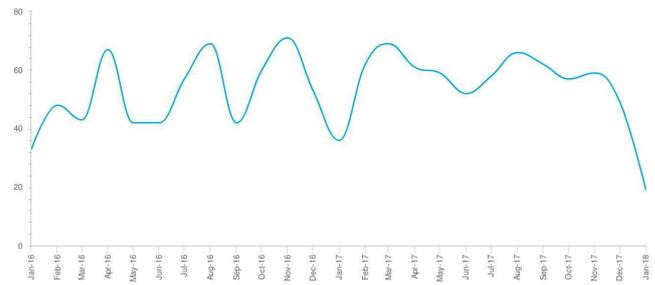
Monthly Median Value Past 2 years



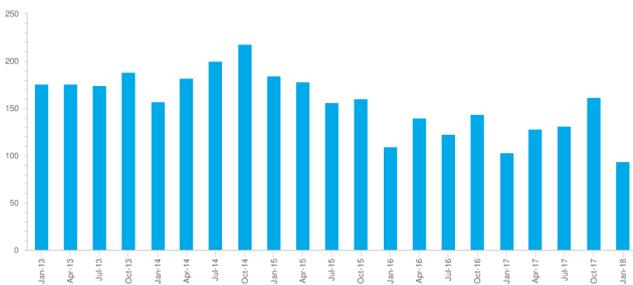
Annual Sales Volume Past 10 years



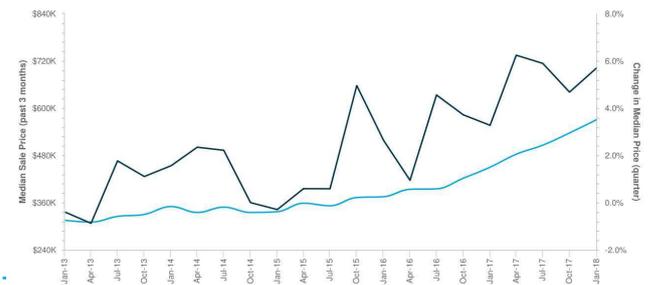
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
38698



Age Group

20-29	14.8%
50-59	14.2%
30-39	13.9%



Median Weekly Household Income
\$1,299 /wk



Education

Primary School	26.6%
Secondary School	23.1%
Not Stated	19.7%



Family Household Composition

Childless Couple	29.3%
Couple with Children	51.5%
Other	19.2%



Born in Australia/Overseas

Australia	58.9%
Overseas	41.1%



Occupation

Clerical	15.5%
Trades	14.6%
Professional	13.9%



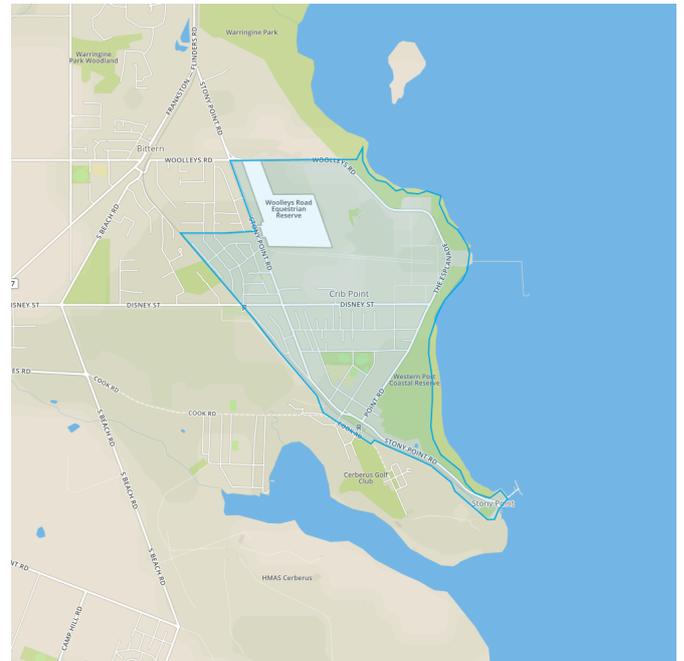
Tenure

Purchaser	41.1%
Owns Outright	32.3%
Renting	23.9%

RANKING: #30

Houses - Crib Point, VIC 3919

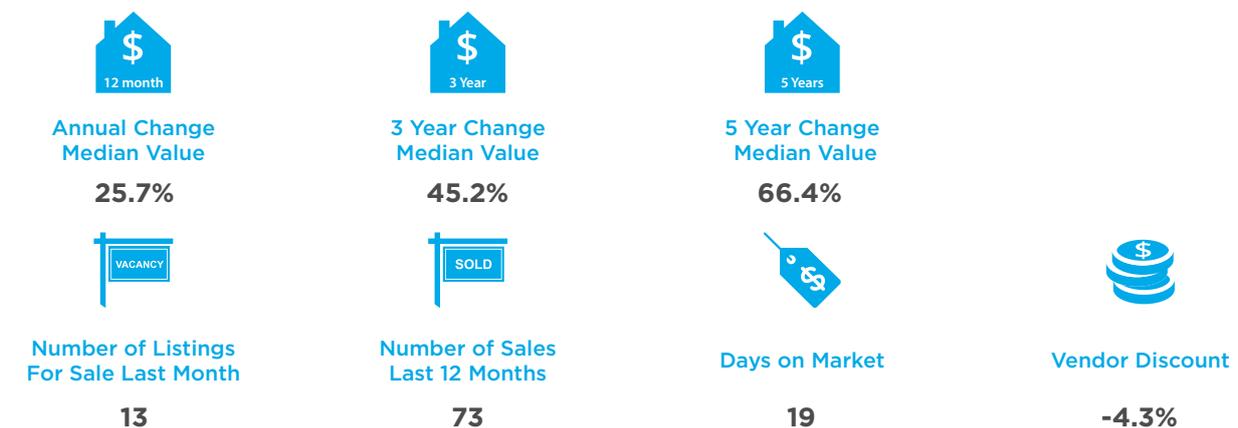
The size of Crib Point is approximately 6.5 square kilometres. It has 7 parks covering nearly 6.6% of total area. The population of Crib Point in 2011 was 2,839 people. By 2016 the population was 3,168 showing a population growth of 11.6% in the area during that time. The predominant age group in Crib Point is 50-59 years. Households in Crib Point are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Crib Point work in a trades occupation. In 2011, 75.5% of the homes in Crib Point were owner-occupied compared with 73.8% in 2016.



Property Value



Current

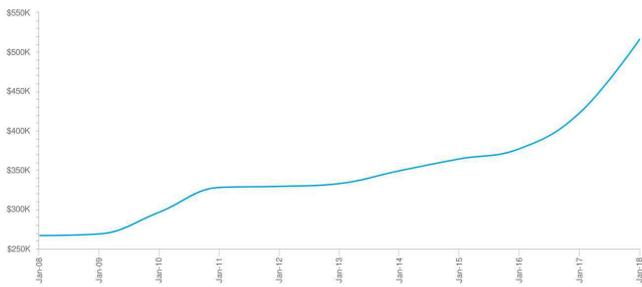


Dwelling Types

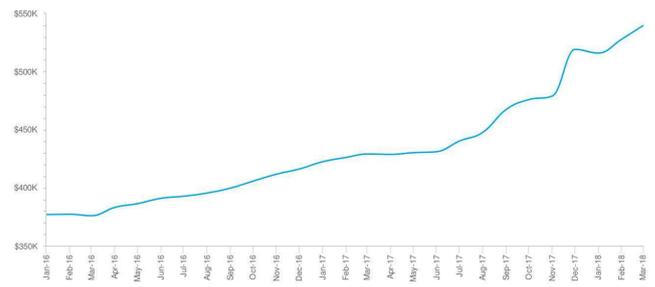


Market Performance

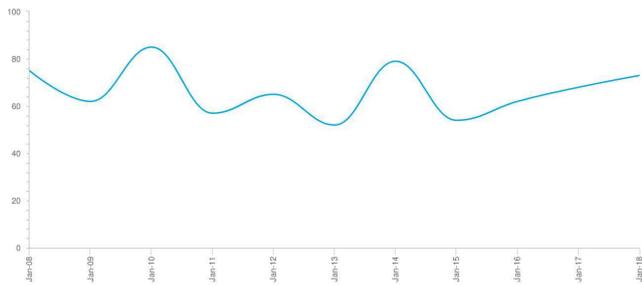
Annual Median Value Past 10 years



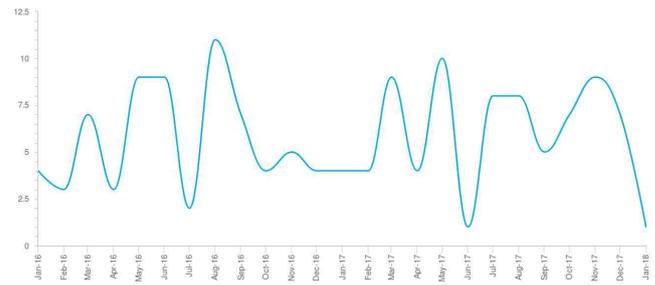
Monthly Median Value Past 2 years



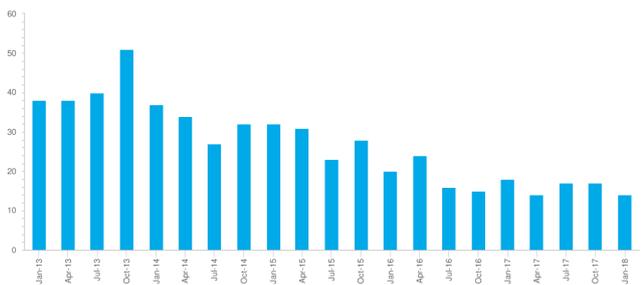
Annual Sales Volume Past 10 years



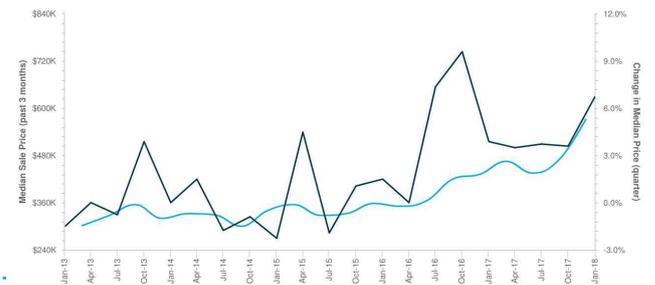
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
3168



Age Group

50-59	14.5%
40-49	13.9%
0-9	13.6%



Median Weekly Household Income
\$1,060 /wk



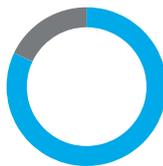
Education

Primary School	34.5%
Not Stated	22.4%
Secondary School	21.8%



Family Household Composition

Childless Couple	35.8%
Couple with Children	41.7%
Other	22.5%



Born in Australia/Overseas

Australia	81.7%
Overseas	18.3%



Occupation

Trades	21.9%
Labourer	14.6%
Community	13.7%



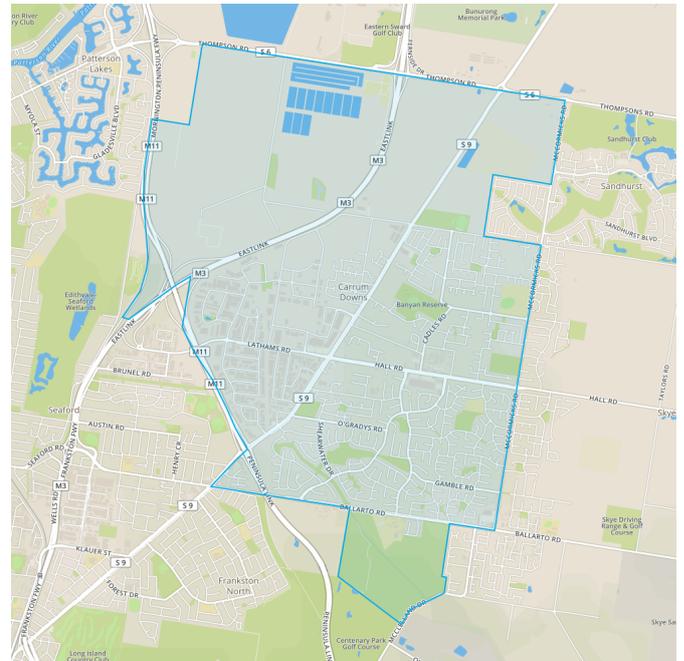
Tenure

Purchaser	45.6%
Owns Outright	28.2%
Renting	23.4%

RANKING: #31

Houses - Carrum Downs, VIC 3201

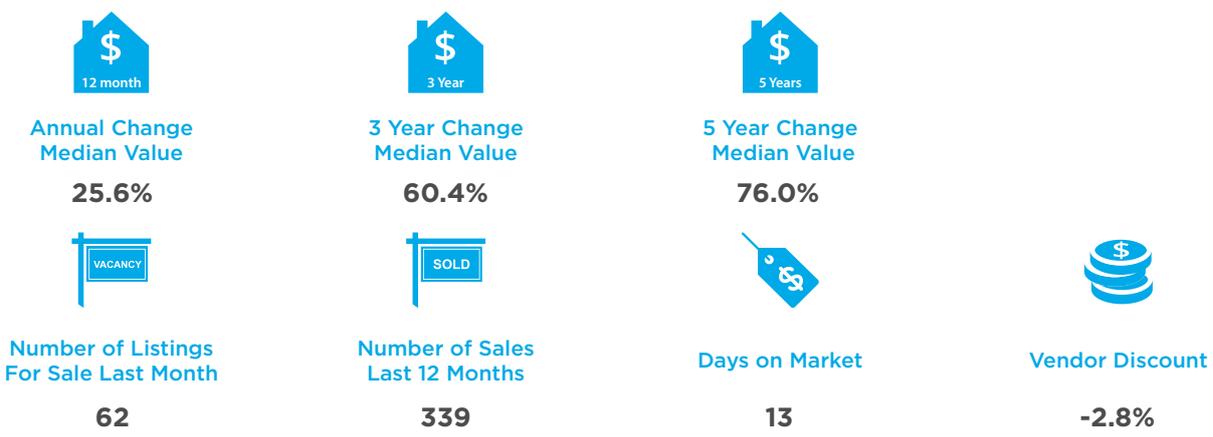
The size of Carrum Downs is approximately 20.2 square kilometres.
 It has 32 parks covering nearly 2% of total area.
 The population of Carrum Downs in 2011 was 19,122 people. By 2016 the population was 20,723 showing a population growth of 8.4% in the area during that time.
 The predominant age group in Carrum Downs is 30-39 years. Households in Carrum Downs are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Carrum Downs work in a trades occupation.
 In 2011, 70.5% of the homes in Carrum Downs were owner-occupied compared with 67.9% in 2016.



Property Value



Current

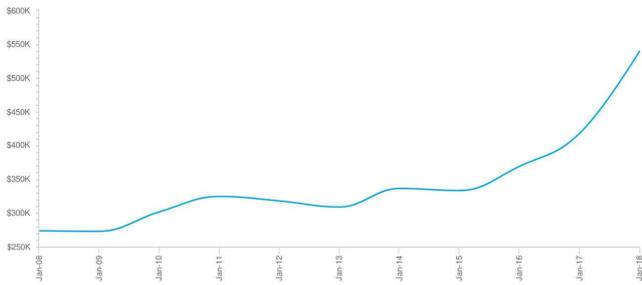


Dwelling Types

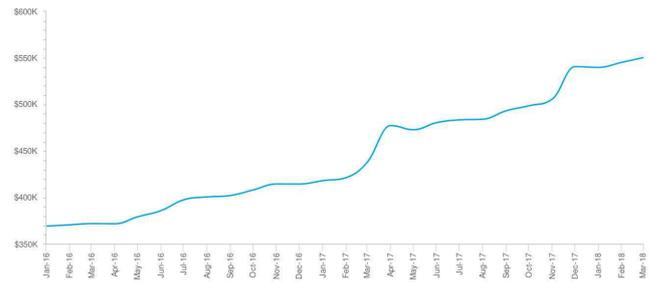


Market Performance

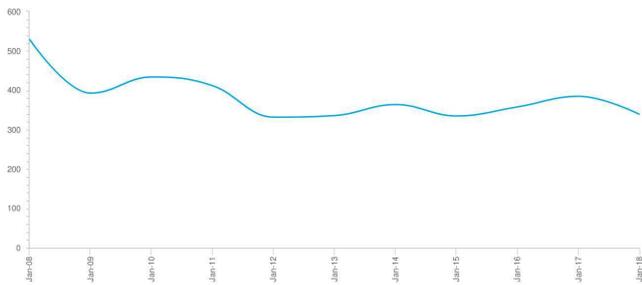
Annual Median Value Past 10 years



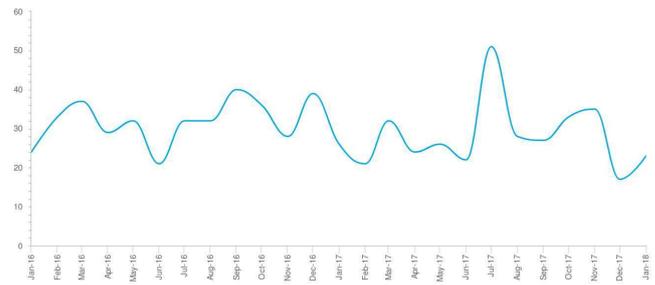
Monthly Median Value Past 2 years



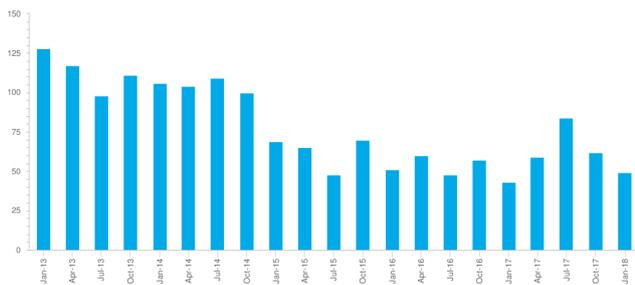
Annual Sales Volume Past 10 years



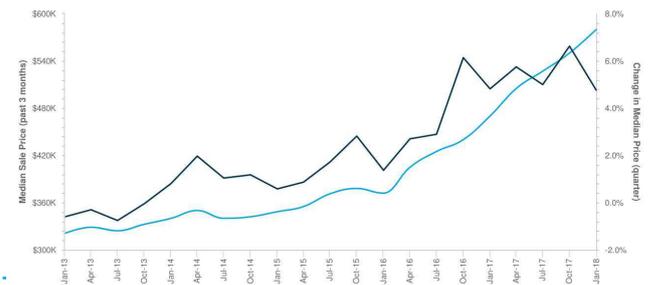
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
20723



Age Group

30-39	15.3%
40-49	14.4%
0-9	14.3%

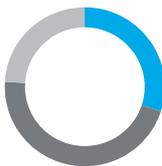


Median Weekly Household Income
\$1,183 /wk



Education

Primary School	29.4%
Not Stated	24.8%
Secondary School	20%



Family Household Composition

Childless Couple	30%
Couple with Children	45.9%
Other	24.1%



Born in Australia/Overseas

Australia	68.7%
Overseas	31.3%



Occupation

Trades	17.9%
Clerical	14.8%
Labourer	12.1%



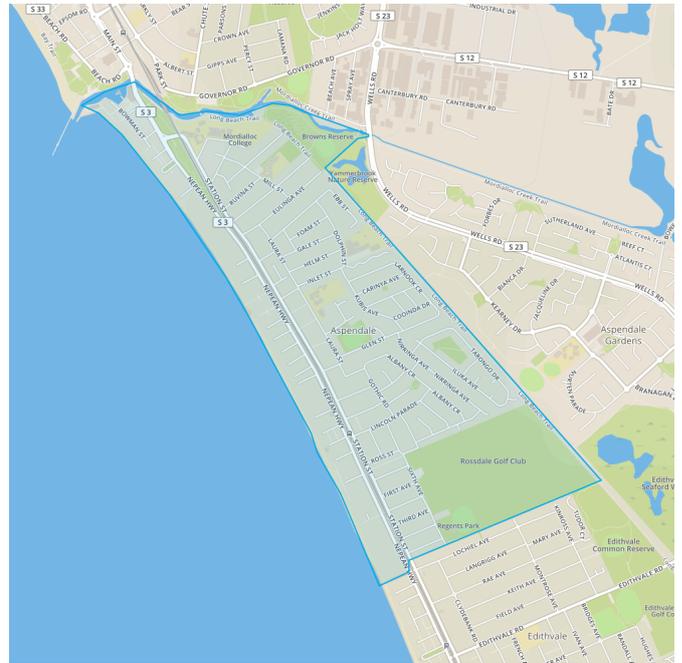
Tenure

Purchaser	47%
Renting	28.4%
Owns Outright	20.9%

RANKING: #32

Houses - Aspendale, VIC 3195

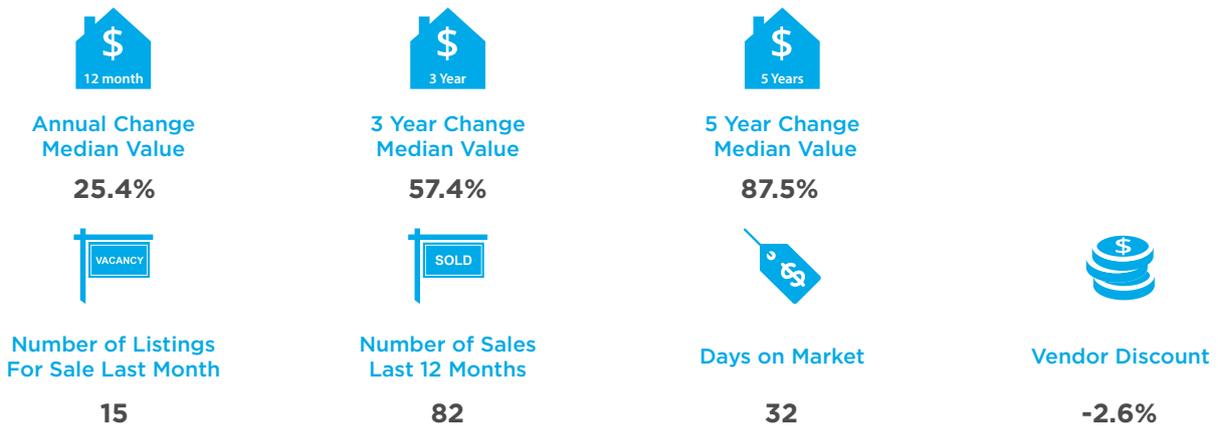
The size of Aspendale is approximately 3 square kilometres. It has 6 parks covering nearly 4.8% of total area. The population of Aspendale in 2011 was 6,621 people. By 2016 the population was 6,938 showing a population growth of 4.8% in the area during that time. The predominant age group in Aspendale is 40-49 years. Households in Aspendale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Aspendale work in a professional occupation. In 2011, 79.6% of the homes in Aspendale were owner-occupied compared with 79.8% in 2016.



Property Value



Current

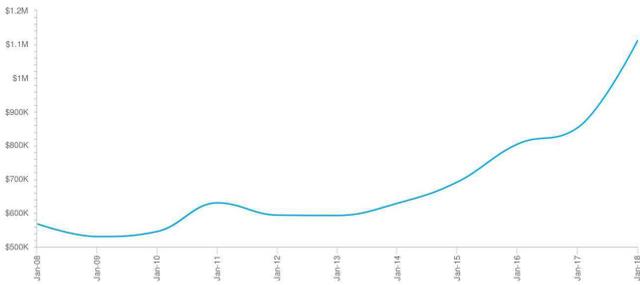


Dwelling Types

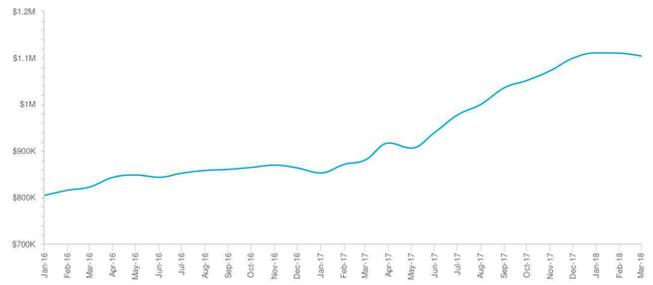


Market Performance

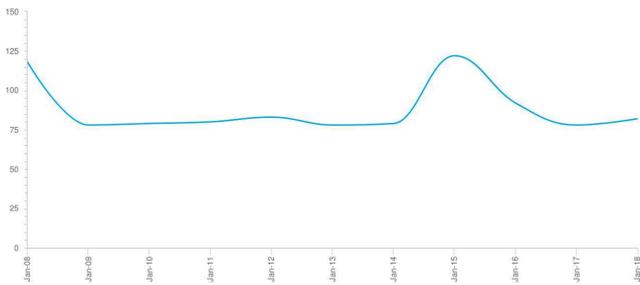
Annual Median Value Past 10 years



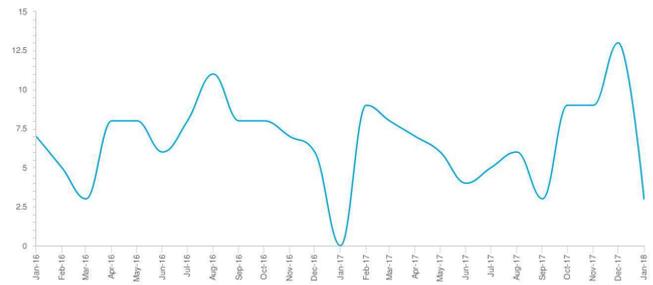
Monthly Median Value Past 2 years



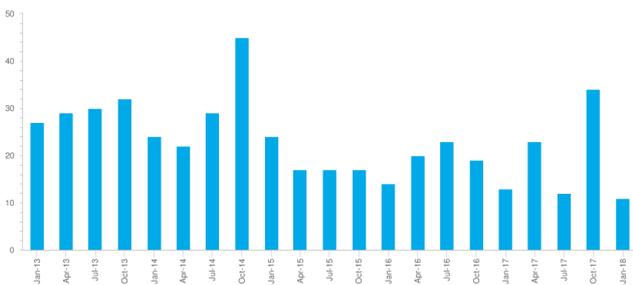
Annual Sales Volume Past 10 years



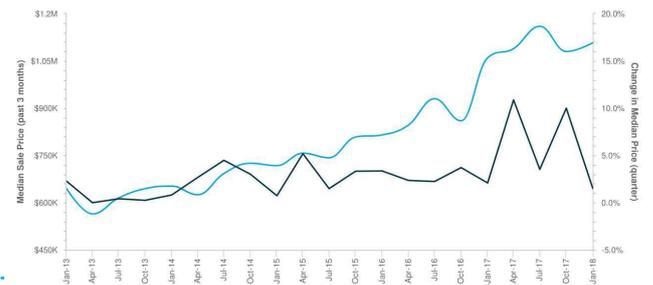
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
6938



Age Group

40-49	17.1%
0-9	14.7%
30-39	13.5%



Median Weekly Household Income
\$1,514 /wk



Education

Primary School	33.3%
Secondary School	20.8%
Not Stated	19.2%



Family Household Composition

Childless Couple	32.9%
Couple with Children	53.4%
Other	13.7%



Born in Australia/Overseas

Australia	75.4%
Overseas	24.6%



Occupation

Professional	27.8%
Clerical	15.8%
Managers	15.1%



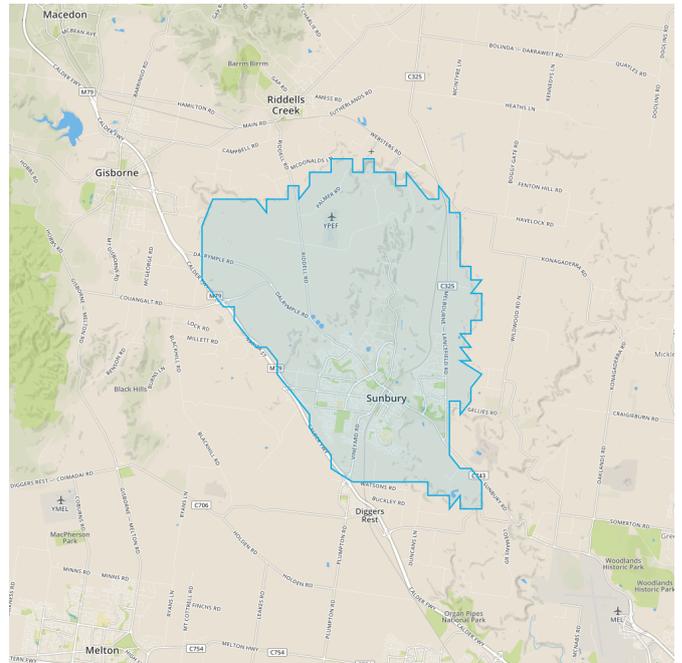
Tenure

Purchaser	42.9%
Owns Outright	36.9%
Renting	18.1%

RANKING: #33

Houses - Sunbury, VIC 3429

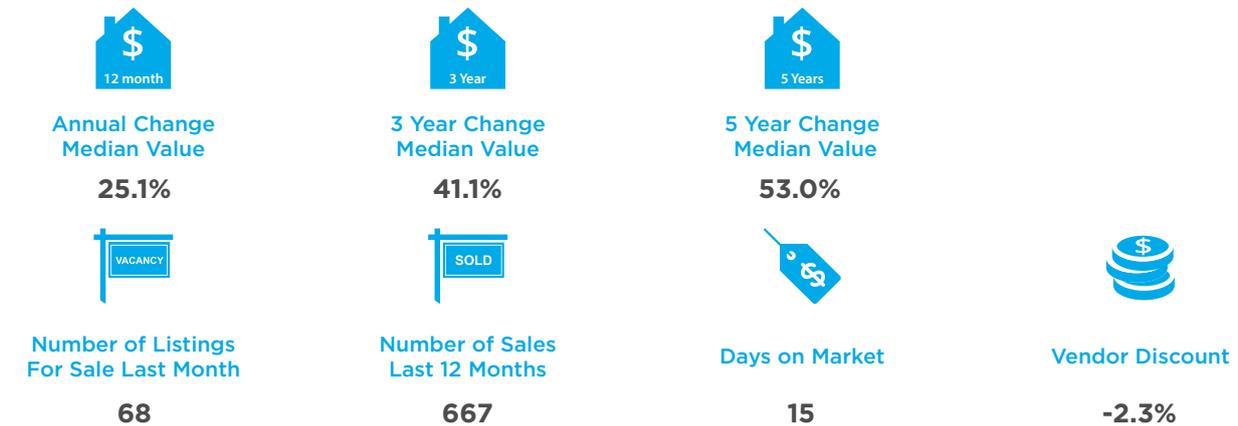
The size of Sunbury is approximately 132 square kilometres. It has 183 parks covering nearly 3.8% of total area. The population of Sunbury in 2011 was 34,030 people. By 2016 the population was 36,073 showing a population growth of 6.0% in the area during that time. The predominant age group in Sunbury is 40-49 years. Households in Sunbury are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Sunbury work in a trades occupation. In 2011, 79.2% of the homes in Sunbury were owner-occupied compared with 76.5% in 2016.



Property Value



Current

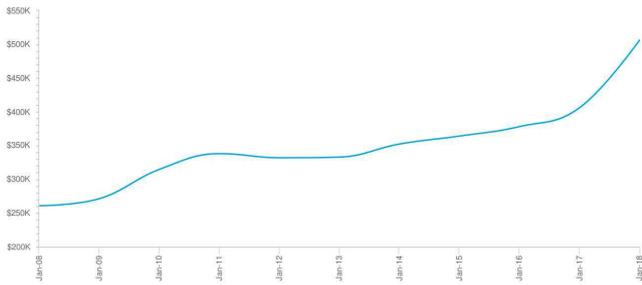


Dwelling Types

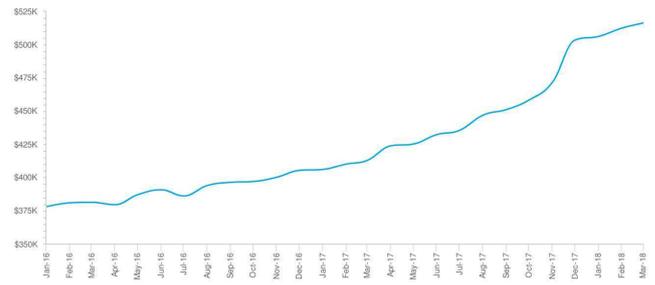


Market Performance

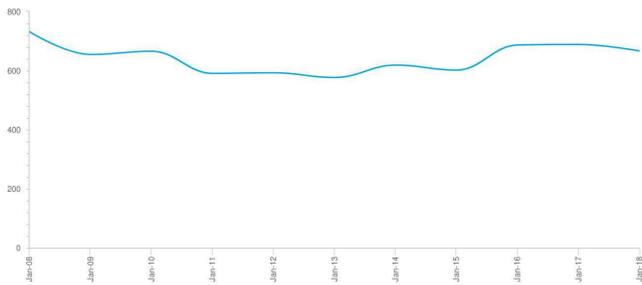
Annual Median Value Past 10 years



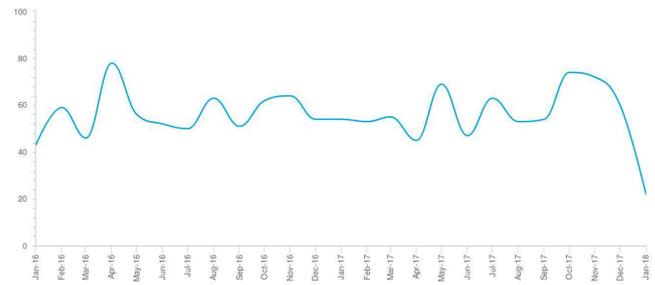
Monthly Median Value Past 2 years



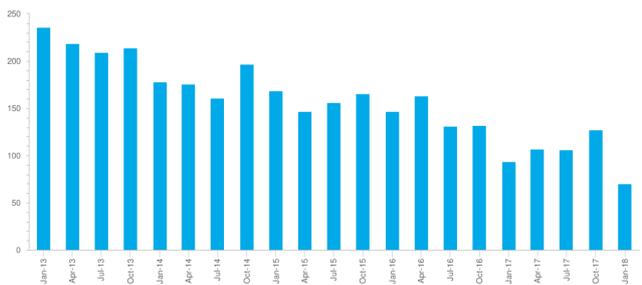
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
36073



Age Group

40-49	14.5%
50-59	13.8%
0-9	13.4%



Median Weekly Household Income
\$1,432 /wk



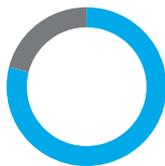
Education

Primary School	29.6%
Secondary School	24.1%
Not Stated	18.2%



Family Household Composition

Childless Couple	32.4%
Couple with Children	48.8%
Other	18.8%



Born in Australia/Overseas

Australia	79.1%
Overseas	20.9%



Occupation

Clerical	16.5%
Trades	16.5%
Professional	15.9%



Tenure

Purchaser	46.3%
Owns Outright	30.2%
Renting	21.2%



RANKING: #34

Units - Oak Park, VIC 3046

The size of Oak Park is approximately 2.1 square kilometres. It has 10 parks covering nearly 8.3% of total area. The population of Oak Park in 2011 was 5,772 people. By 2016 the population was 6,205 showing a population growth of 7.5% in the area during that time. The predominant age group in Oak Park is 30-39 years. Households in Oak Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Oak Park work in a professional occupation. In 2011, 74.2% of the homes in Oak Park were owner-occupied compared with 69.6% in 2016.



Property Value



BOTTOM 25%

\$527,402



MID 50%

\$641,368



TOP 25%

\$756,154

Current



12 month

Annual Change Median Value

25.1%



3 Year

3 Year Change Median Value

36.4%



5 Years

5 Year Change Median Value

56.8%



Number of Listings For Sale Last Month

5



Number of Sales Last 12 Months

75



Days on Market

37



Vendor Discount

-4.1%

Dwelling Types



Houses

55.8%



Units

5%



Semi-Detached

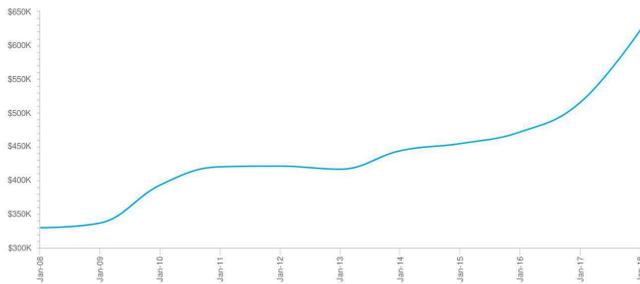
30.8%

Other

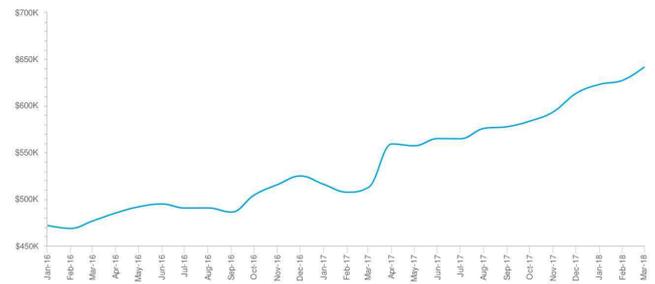
8.4%

Market Performance

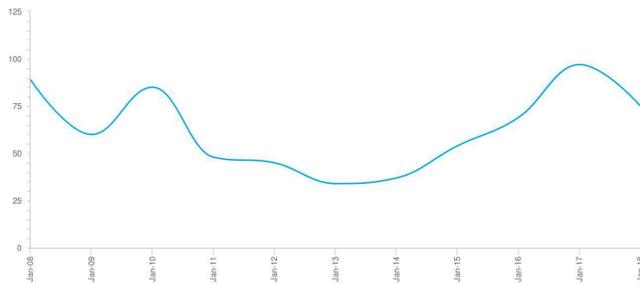
Annual Median Value Past 10 years



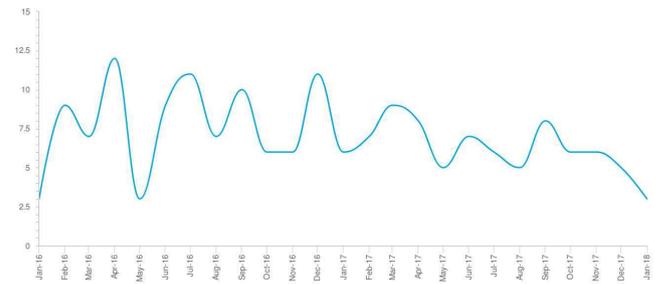
Monthly Median Value Past 2 years



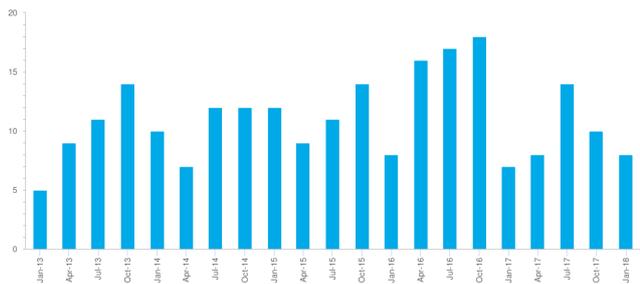
Annual Sales Volume Past 10 years



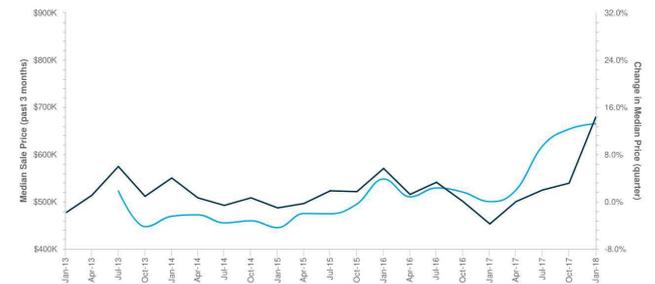
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
6205



Age Group

30-39	19.2%
20-29	14.9%
40-49	13.3%



Median Weekly Household Income
\$1,337 /wk



Education

Primary School	26.2%
Not Stated	21.9%
University	19%



Family Household Composition



Born in Australia/Overseas



Occupation

Professional	25.9%
Clerical	16.1%
Managers	12.9%



Tenure

Purchaser	35.5%
Owns Outright	34.1%
Renting	27.8%

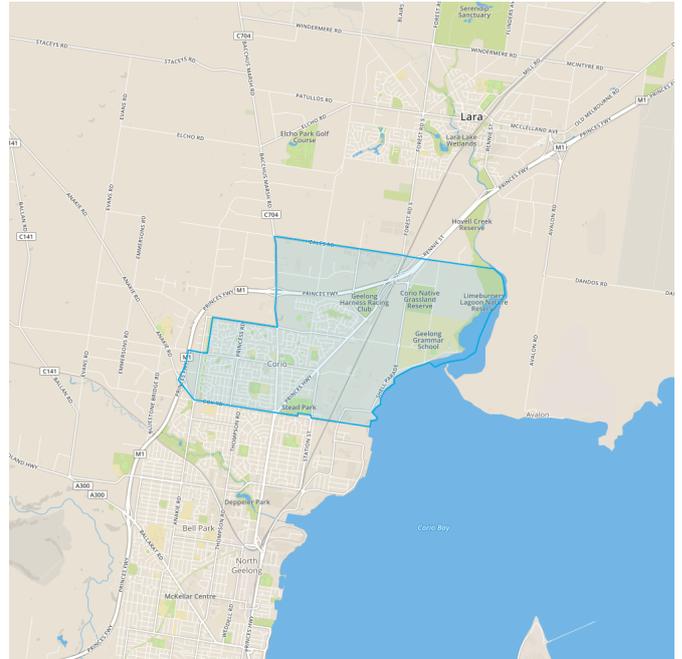
Childless Couple **36.6%**
Couple with Children **47.8%**
Other **15.6%**

Australia **62.8%**
Overseas **37.2%**

RANKING: #35

Houses - Corio, VIC 3214

The size of Corio is approximately 19.1 square kilometres. It has 31 parks covering nearly 5.2% of total area. The population of Corio in 2011 was 15,072 people. By 2016 the population was 15,298 showing a population growth of 1.5% in the area during that time. The predominant age group in Corio is 10-19 years. Households in Corio are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Corio work in a labourer occupation. In 2011, 61% of the homes in Corio were owner-occupied compared with 58% in 2016.



Property Value

BOTTOM 25%
\$306,478

MID 50%
\$328,265

TOP 25%
\$353,758

Current

12 month
Annual Change Median Value
25.0%

3 Year
3 Year Change Median Value
33.8%

5 Years
5 Year Change Median Value
50.5%

VACANCY
Number of Listings For Sale Last Month
33

SOLD
Number of Sales Last 12 Months
318

Days on Market
13

Vendor Discount
-2.7%

Dwelling Types

Houses
84.3%

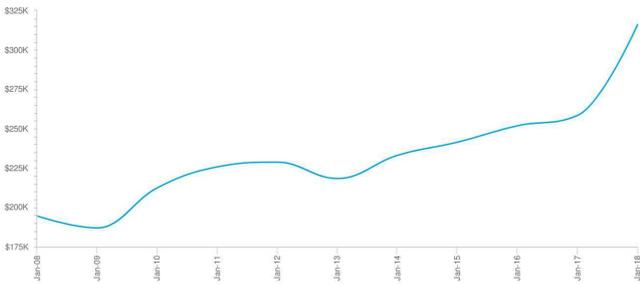
Units
1.3%

Semi-Detached
5.6%

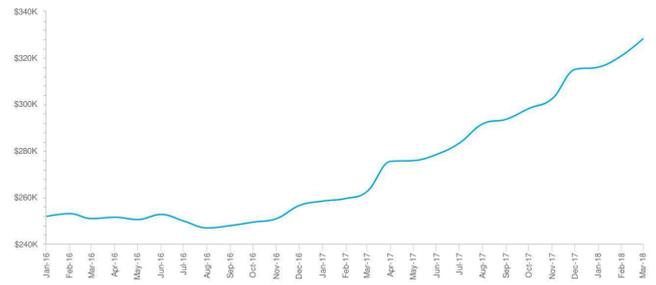
Other
8.8%

Market Performance

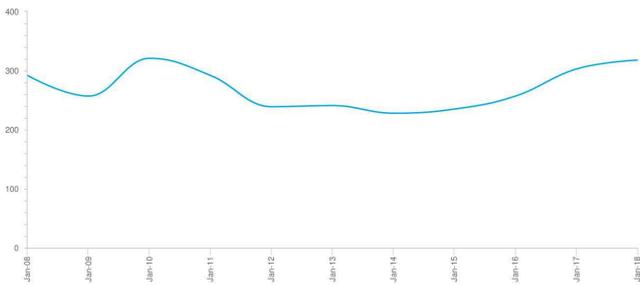
Annual Median Value Past 10 years



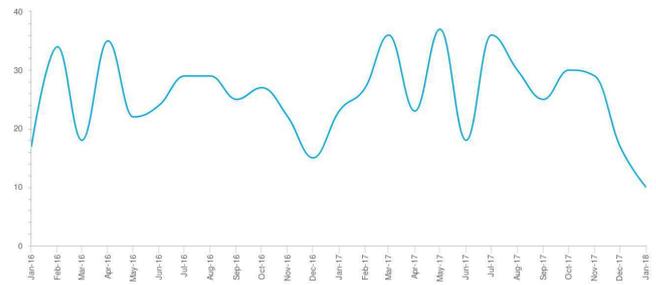
Monthly Median Value Past 2 years



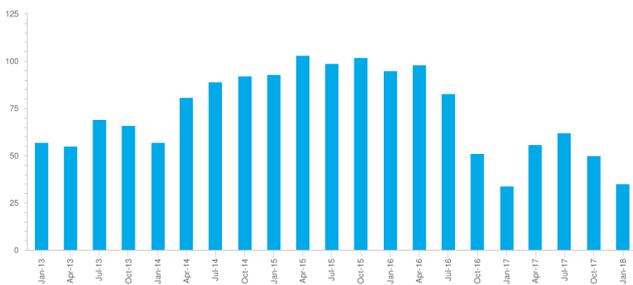
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
15298



Age Group

10-19	16.8%
20-29	14%
0-9	13%



Median Weekly Household Income
\$842 /wk



Education

Secondary School	27.7%
Not Stated	26.7%
Primary School	25.5%



Family Household Composition

Childless Couple	30.7%
Couple with Children	37.2%
Other	32.1%



Born in Australia/Overseas

Australia	68.2%
Overseas	31.8%



Occupation

Labourer	22.3%
Trades	14.6%
Community	14%



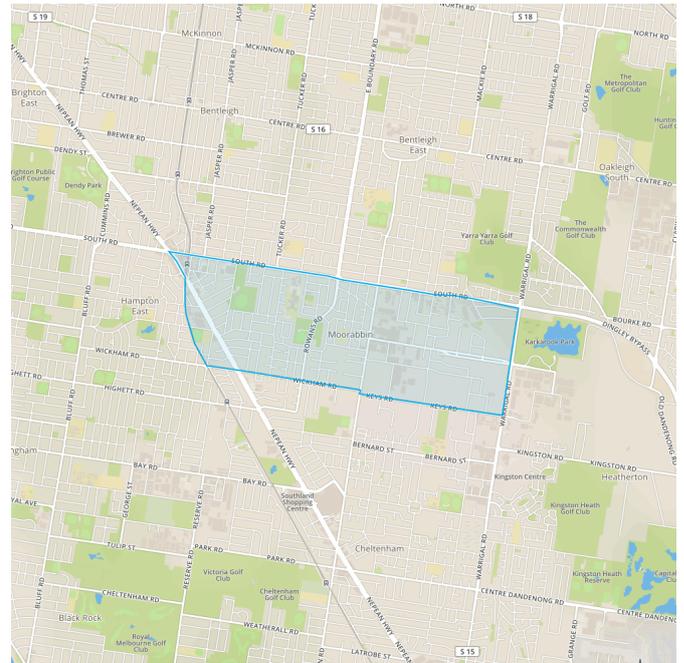
Tenure

Renting	37.6%
Purchaser	29.4%
Owns Outright	28.6%

RANKING: #36

Houses - Moorabbin, VIC 3189

The size of Moorabbin is approximately 4.6 square kilometres. It has 4 parks covering nearly 2.6% of total area. The population of Moorabbin in 2011 was 5,282 people. By 2016 the population was 5,897 showing a population growth of 11.6% in the area during that time. The predominant age group in Moorabbin is 30-39 years. Households in Moorabbin are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Moorabbin work in a professional occupation. In 2011, 74.3% of the homes in Moorabbin were owner-occupied compared with 68.8% in 2016.



Property Value

BOTTOM 25%
\$1,134,758

MID 50%
\$1,260,220

TOP 25%
\$1,412,423

Current



Annual Change Median Value
24.8%



3 Year Change Median Value
68.9%



5 Year Change Median Value
91.6%



Number of Listings For Sale Last Month
12



Number of Sales Last 12 Months
67



Days on Market
40



Vendor Discount
-4.9%

Dwelling Types

Houses
72.2%

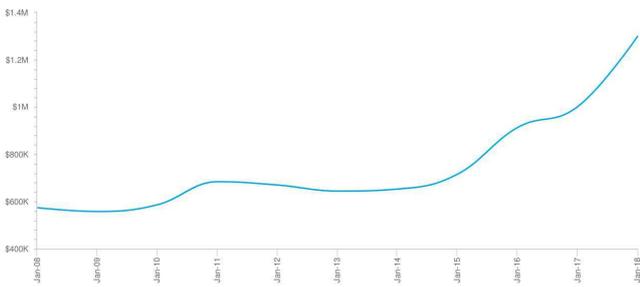
Units
10.2%

Semi-Detached
8.8%

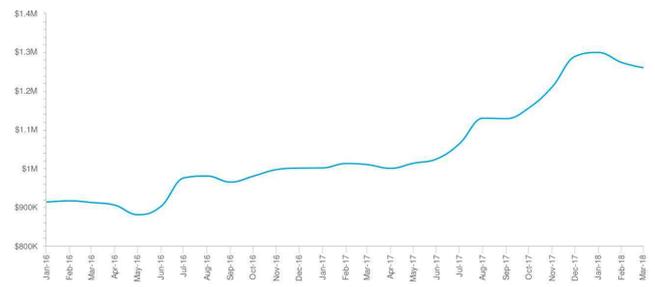
Other
8.8%

Market Performance

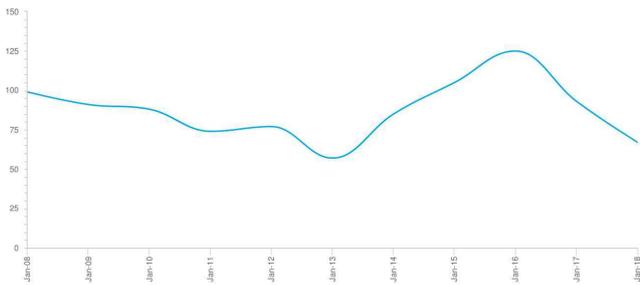
Annual Median Value Past 10 years



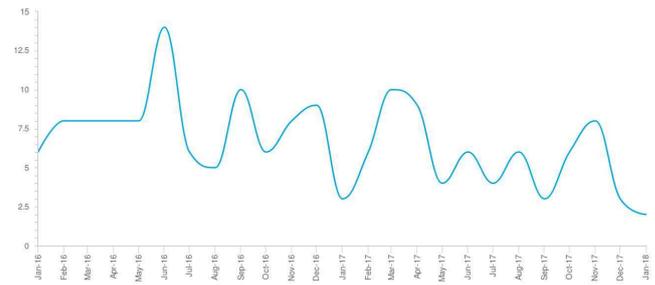
Monthly Median Value Past 2 years



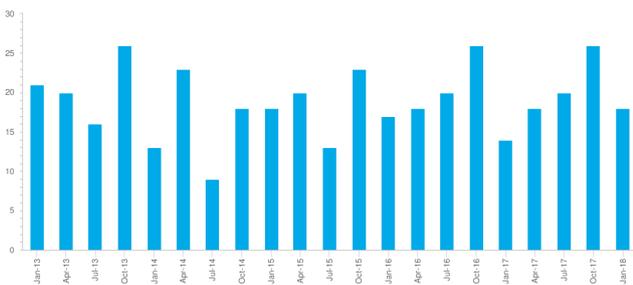
Annual Sales Volume Past 10 years



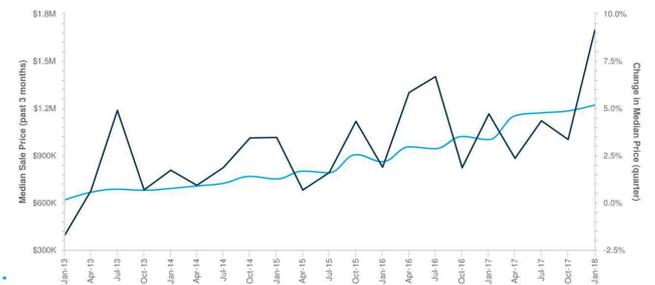
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

5897



Age Group

30-39 15.4%
40-49 14.6%
0-9 13.1%



Median Weekly Household Income

\$1,290 /wk



Education

Primary School 25.4%
Not Stated 23.4%
Secondary School 16.5%



Family Household Composition

Childless Couple 34.5%
Couple with Children 46.9%
Other 18.6%



Born in Australia/Overseas

Australia 59.8%
Overseas 40.2%



Occupation

Professional 26%
Clerical 15.8%
Managers 14.5%



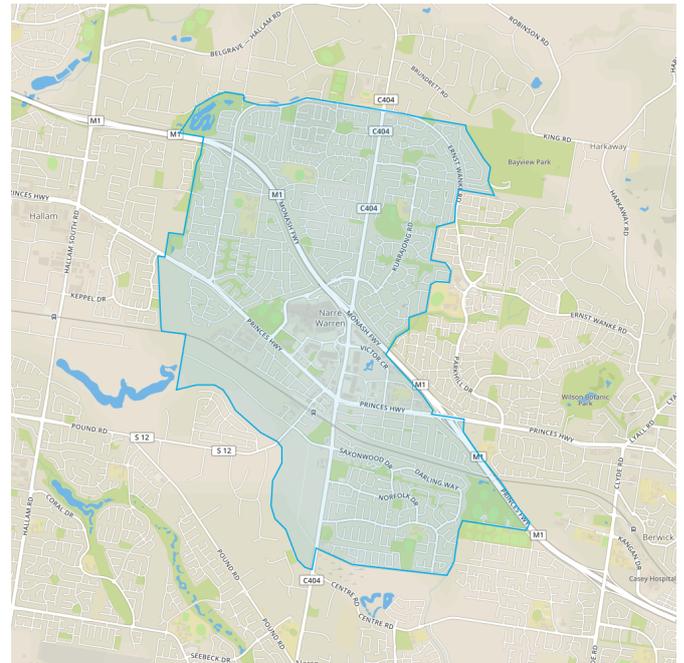
Tenure

Purchaser 36%
Owns Outright 32.8%
Renting 27.6%

RANKING: #37

Houses - Narre Warren, VIC 3805

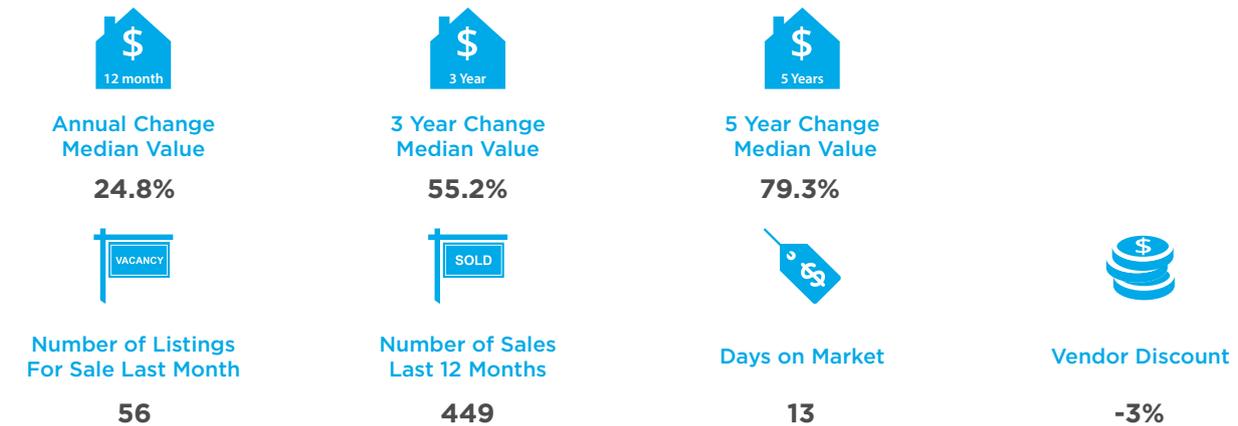
The size of Narre Warren is approximately 14 square kilometres.
 It has 142 parks covering nearly 9.7% of total area.
 The population of Narre Warren in 2011 was 25,882 people. By 2016 the population was 26,623 showing a population growth of 2.9% in the area during that time.
 The predominant age group in Narre Warren is 20-29 years. Households in Narre Warren are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Narre Warren work in a trades occupation.
 In 2011, 75.3% of the homes in Narre Warren were owner-occupied compared with 71.7% in 2016.



Property Value



Current

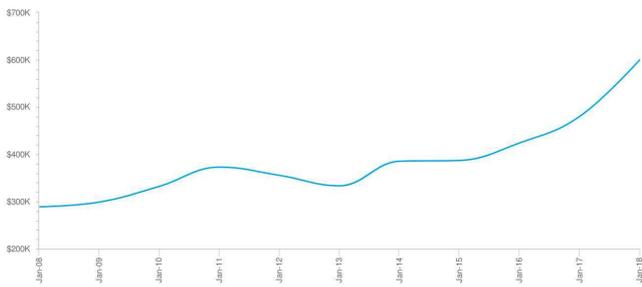


Dwelling Types

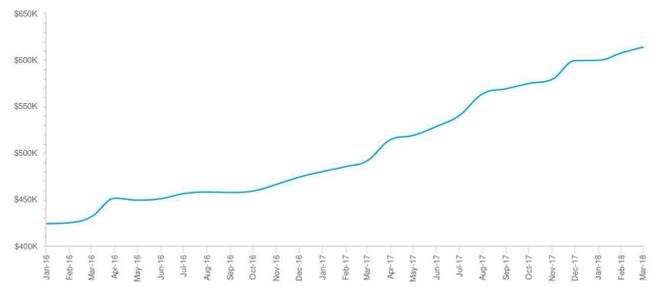


Market Performance

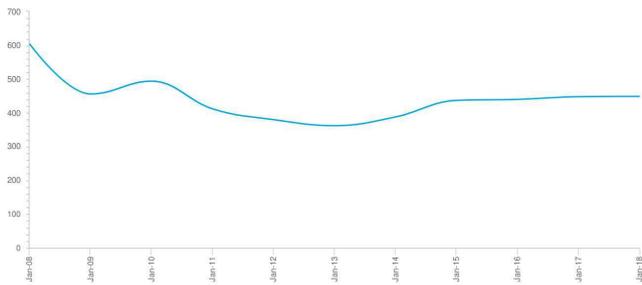
Annual Median Value Past 10 years



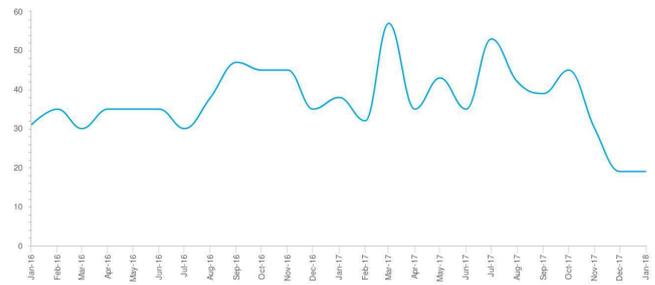
Monthly Median Value Past 2 years



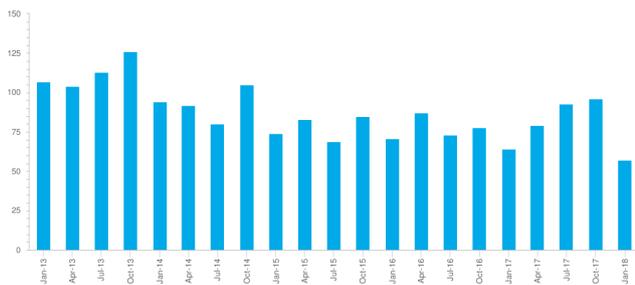
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
26623



Age Group

20-29	15.1%
30-39	14.2%
40-49	14.1%

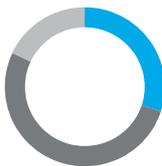


Median Weekly Household Income
\$1,271 /wk



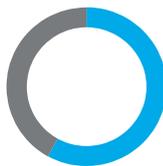
Education

Primary School	28.5%
Secondary School	24.7%
Not Stated	17%



Family Household Composition

Childless Couple	29.4%
Couple with Children	52.4%
Other	18.2%



Born in Australia/Overseas

Australia	58.3%
Overseas	41.7%



Occupation

Trades	17.2%
Clerical	14.9%
Professional	13.6%



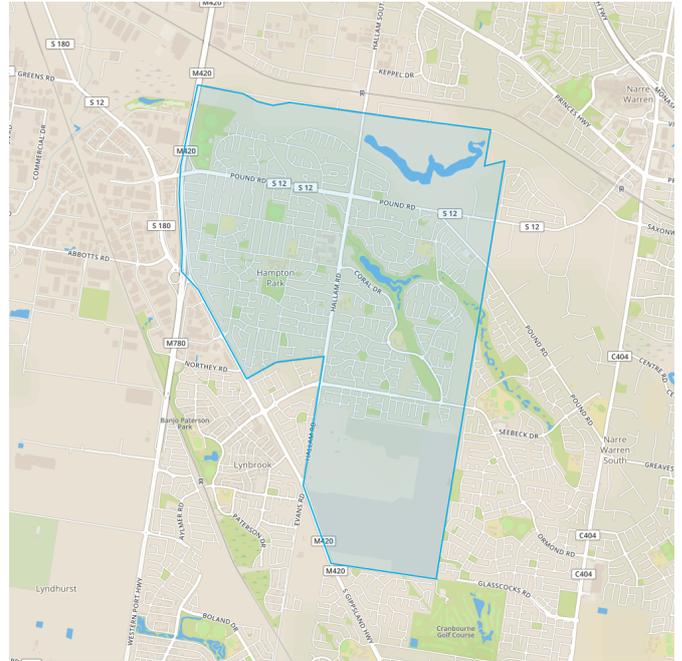
Tenure

Purchaser	46.9%
Renting	25.2%
Owns Outright	24.8%

RANKING: #38

Houses - Hampton Park, VIC 3976

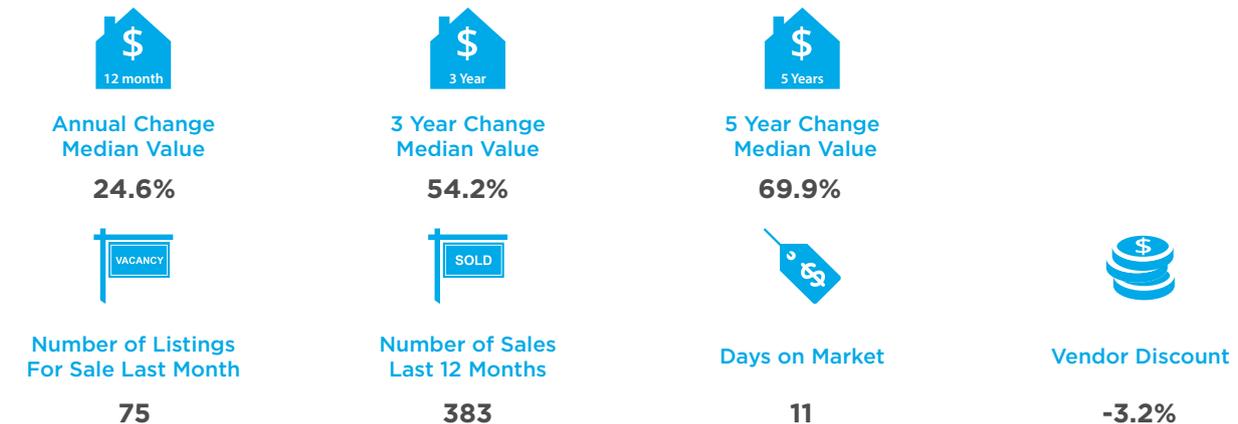
The size of Hampton Park is approximately 13.3 square kilometres.
 It has 36 parks covering nearly 6.9% of total area.
 The population of Hampton Park in 2011 was 23,767 people. By 2016 the population was 25,535 showing a population growth of 7.4% in the area during that time.
 The predominant age group in Hampton Park is 0-9 years. Households in Hampton Park are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
 In general, people in Hampton Park work in a trades occupation.
 In 2011, 72.4% of the homes in Hampton Park were owner-occupied compared with 69.9% in 2016.



Property Value



Current

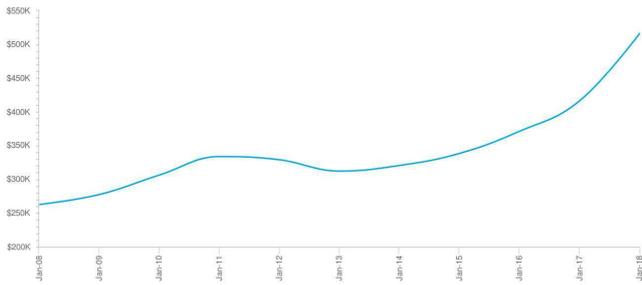


Dwelling Types

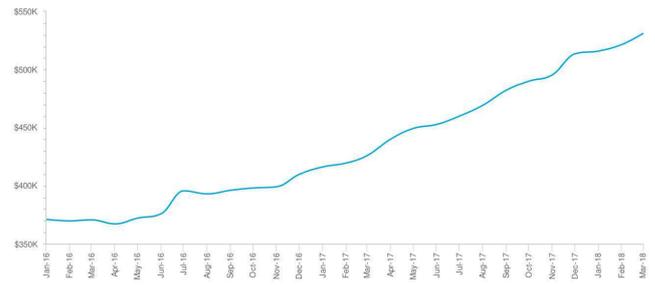


Market Performance

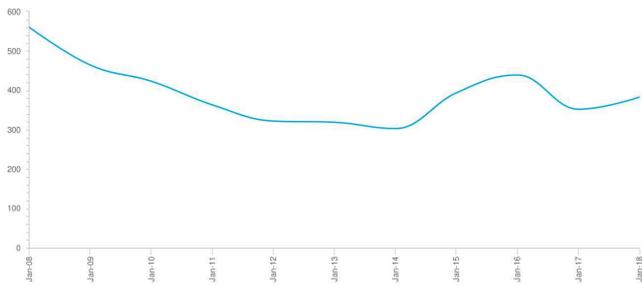
Annual Median Value Past 10 years



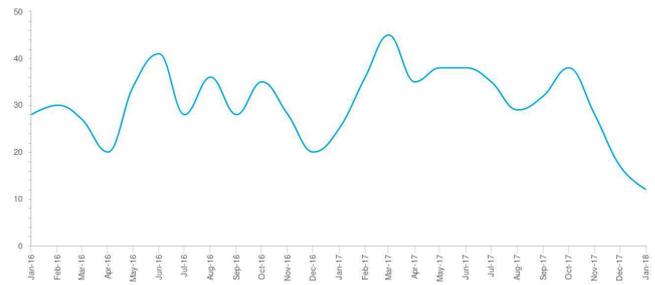
Monthly Median Value Past 2 years



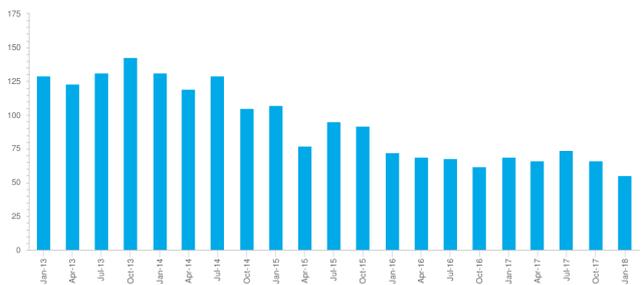
Annual Sales Volume Past 10 years



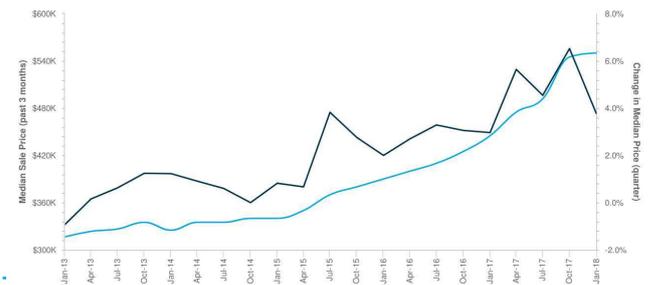
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
25535



Age Group

0-9	15.6%
30-39	15.5%
20-29	15.2%



Median Weekly Household Income
\$1,166 /wk



Education

Primary School	26.5%
Not Stated	23.8%
Secondary School	22.2%



Family Household Composition

Childless Couple	23.1%
Couple with Children	56.4%
Other	20.5%



Born in Australia/Overseas

Australia	41.7%
Overseas	58.3%



Occupation

Trades	17.3%
Labourer	17%
Machinery	14.8%



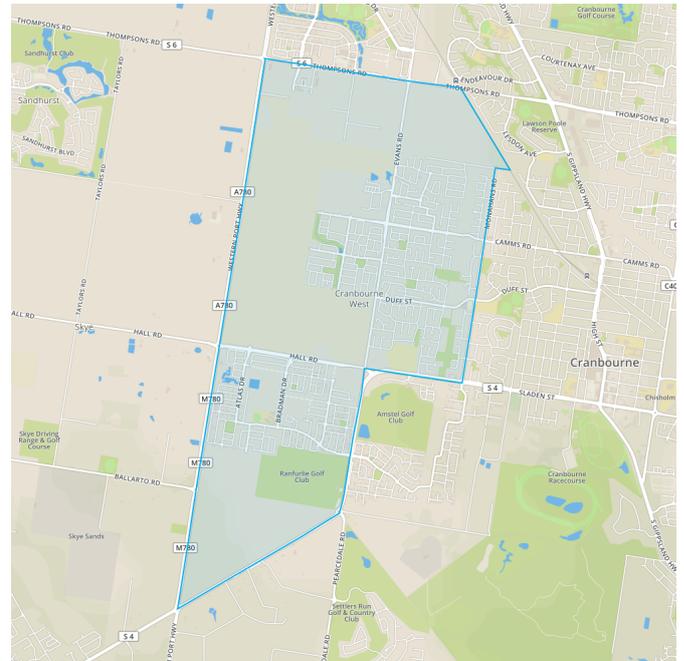
Tenure

Purchaser	48.9%
Renting	26.1%
Owns Outright	21%

RANKING: #39

Houses - Cranbourne West, VIC 3977

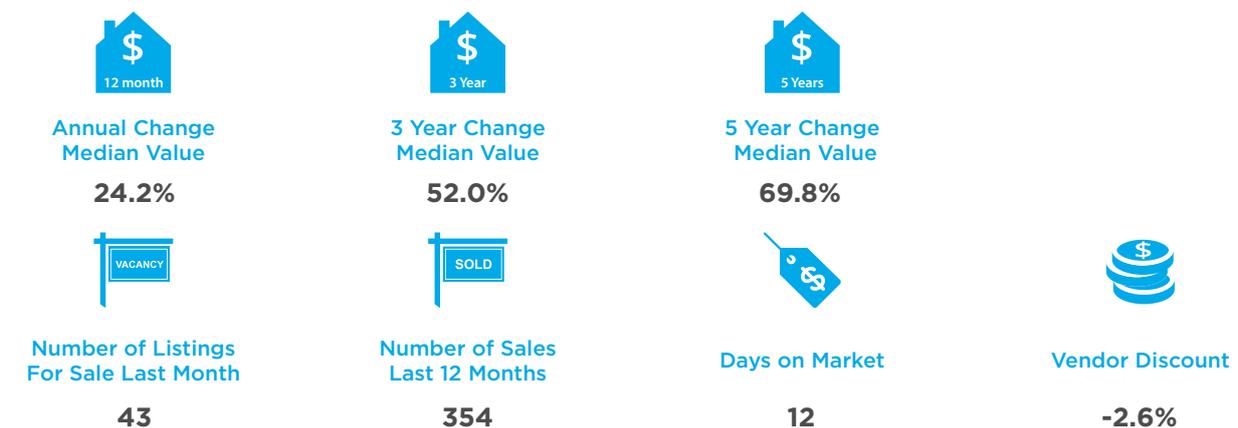
The size of Cranbourne West is approximately 11.8 square kilometres.
 It has 8 parks covering nearly 0.4% of total area.
 The population of Cranbourne West in 2011 was 8,743 people. By 2016 the population was 15,046 showing a population growth of 72.1% in the area during that time.
 The predominant age group in Cranbourne West is 30-39 years.
 Households in Cranbourne West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Cranbourne West work in a trades occupation.
 In 2011, 72.3% of the homes in Cranbourne West were owner-occupied compared with 76% in 2016.



Property Value



Current

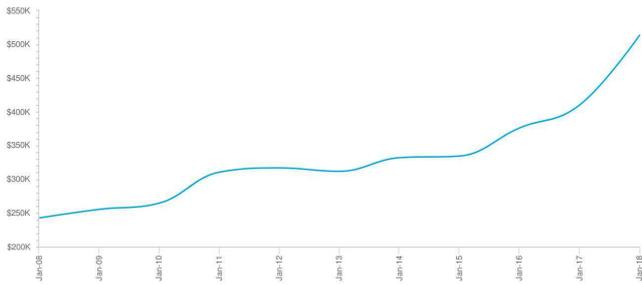


Dwelling Types

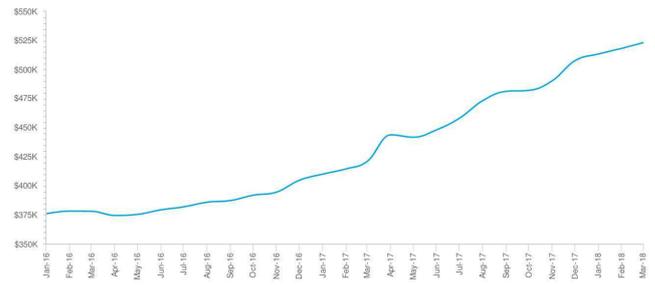


Market Performance

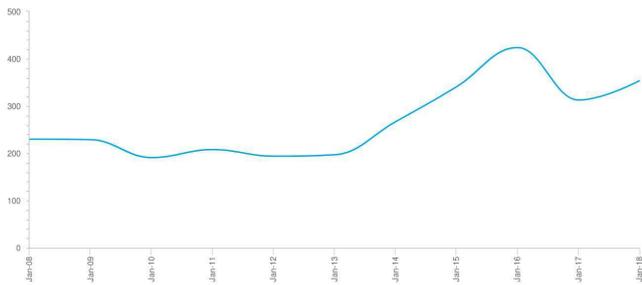
Annual Median Value Past 10 years



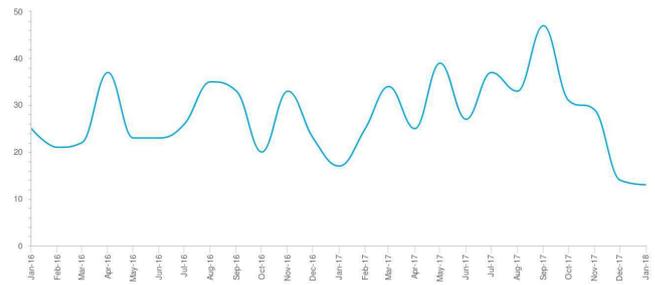
Monthly Median Value Past 2 years



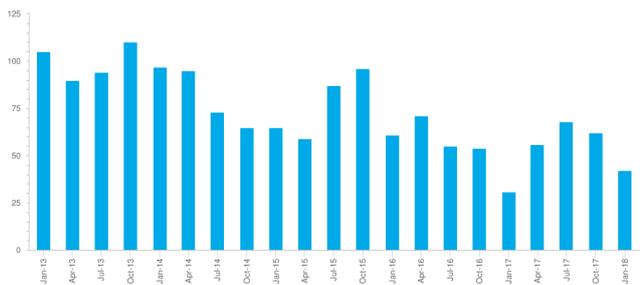
Annual Sales Volume Past 10 years



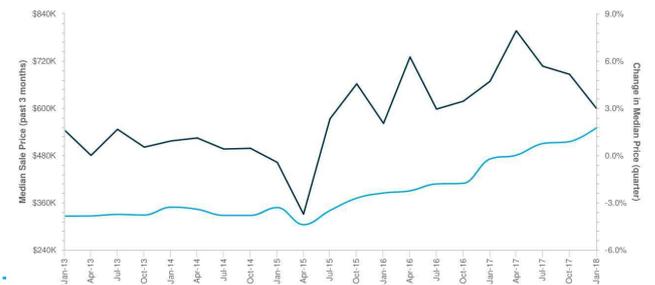
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
15046



Age Group

30-39	21.5%
0-9	19.8%
20-29	17.2%



Median Weekly Household Income
\$1,204 /wk



Education

Primary School	33.1%
Secondary School	19.7%
Not Stated	18.4%



Family Household Composition

Childless Couple	26.9%
Couple with Children	55%
Other	18.1%



Born in Australia/Overseas

Australia	56.1%
Overseas	43.9%



Occupation

Trades	16.9%
Machinery	13.2%
Labourer	13%



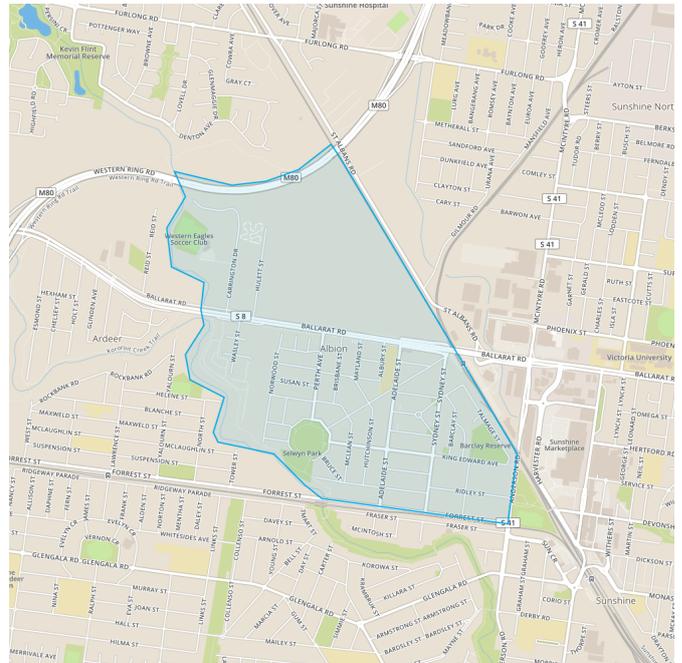
Tenure

Purchaser	65.7%
Renting	20.6%
Owns Outright	10.3%

RANKING: #40

Houses - Albion, VIC 3020

The size of Albion is approximately 2.5 square kilometres. It has 4 parks covering nearly 14.7% of total area. The population of Albion in 2011 was 4,336 people. By 2016 the population was 4,741 showing a population growth of 9.3% in the area during that time. The predominant age group in Albion is 30-39 years. Households in Albion are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Albion work in a labourer occupation. In 2011, 49.4% of the homes in Albion were owner-occupied compared with 48.5% in 2016.



Property Value

BOTTOM 25%
\$651,531

MID 50%
\$702,132

TOP 25%
\$740,404

Current



Annual Change Median Value
23.8%



3 Year Change Median Value
60.2%



5 Year Change Median Value
86.8%



Number of Listings For Sale Last Month
7



Number of Sales Last 12 Months
54



Days on Market
42



Vendor Discount
-5.2%

Dwelling Types

Houses
48.7%

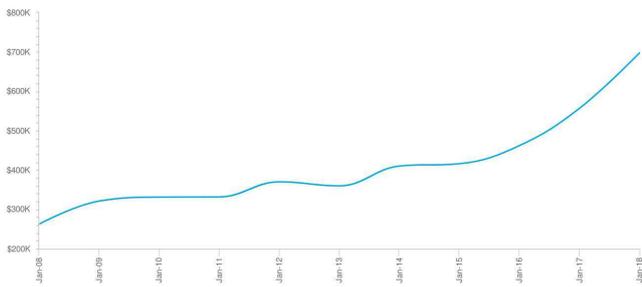
Units
26.4%

Semi-Detached
16.6%

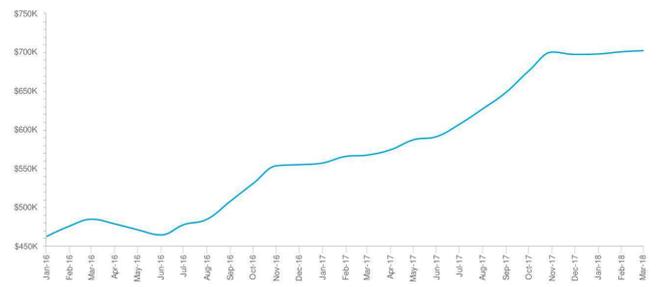
Other
8.3%

Market Performance

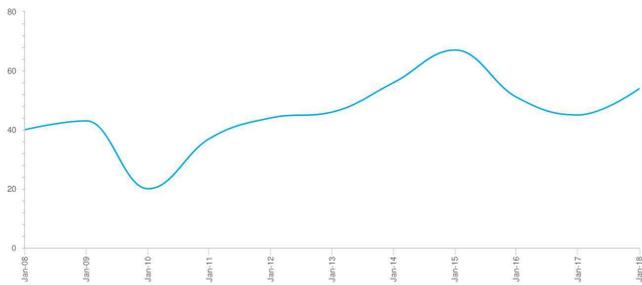
Annual Median Value Past 10 years



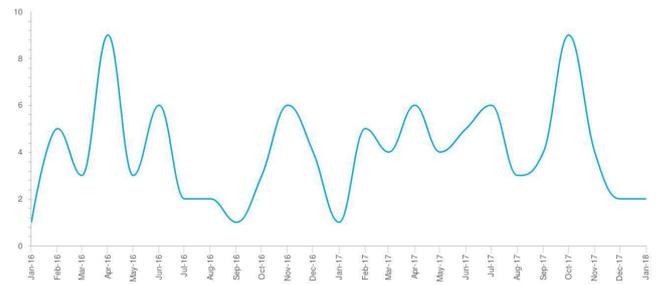
Monthly Median Value Past 2 years



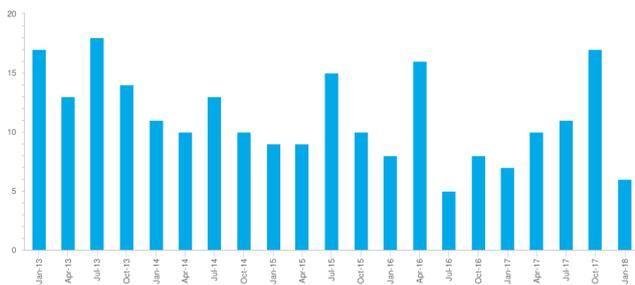
Annual Sales Volume Past 10 years



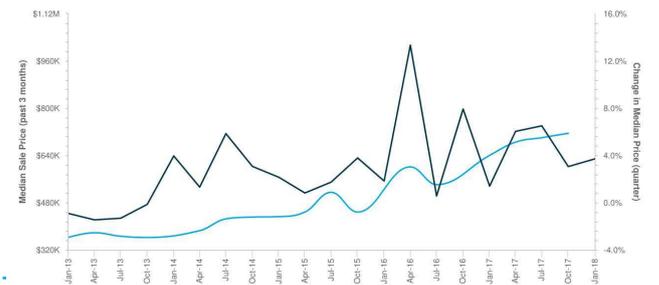
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
4741



Age Group

30-39	21.8%
20-29	20.9%
0-9	12.3%



Median Weekly Household Income
\$851 /wk



Education

Not Stated	32.4%
University	19.6%
Primary School	16.8%



Family Household Composition

Childless Couple	36.7%
Couple with Children	38.9%
Other	24.4%



Born in Australia/Overseas

Australia	39%
Overseas	61%



Occupation

Labourer	17.8%
Professional	15.6%
Trades	14.1%



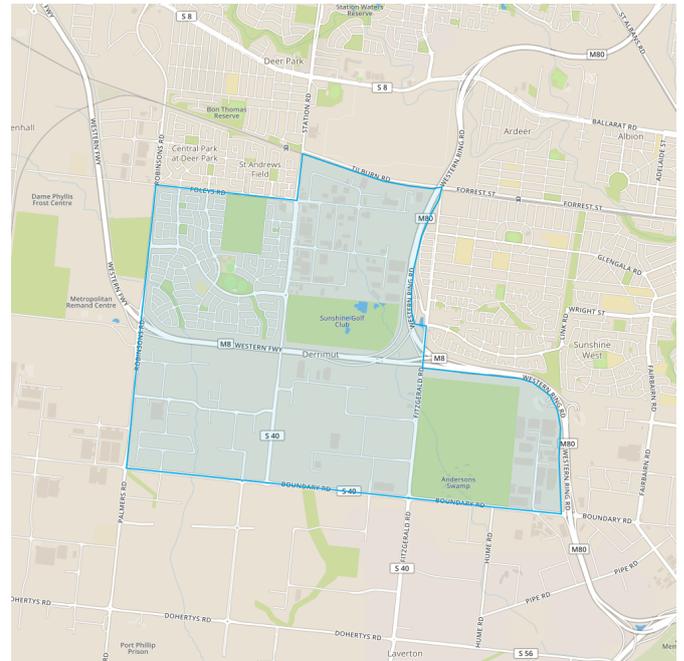
Tenure

Renting	44.9%
Owns Outright	24.7%
Purchaser	23.8%

RANKING: #41

Houses - Derrimut, VIC 3030

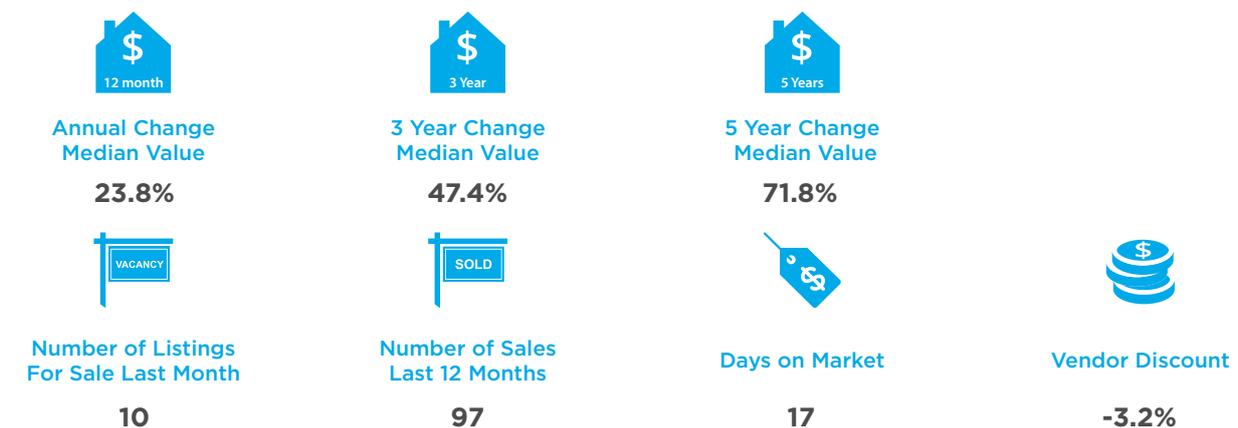
The size of Derrimut is approximately 12.8 square kilometres. It has 6 parks covering nearly 17.4% of total area. The population of Derrimut in 2011 was 5,991 people. By 2016 the population was 8,268 showing a population growth of 38.0% in the area during that time. The predominant age group in Derrimut is 30-39 years. Households in Derrimut are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Derrimut work in a professional occupation. In 2011, 77.3% of the homes in Derrimut were owner-occupied compared with 75.9% in 2016.



Property Value



Current

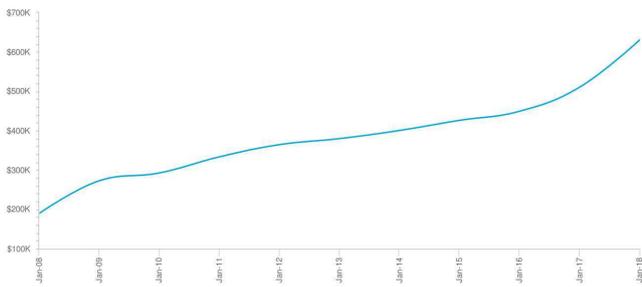


Dwelling Types

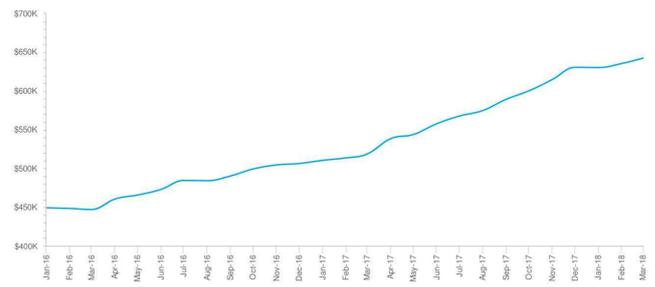


Market Performance

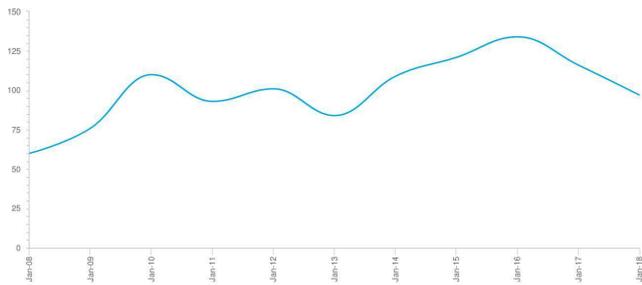
Annual Median Value Past 10 years



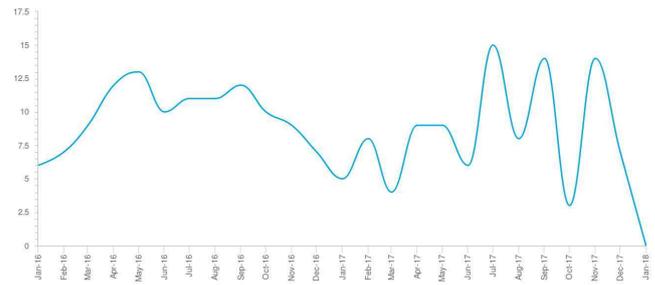
Monthly Median Value Past 2 years



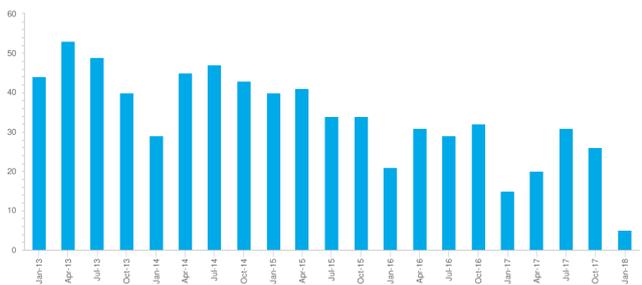
Annual Sales Volume Past 10 years



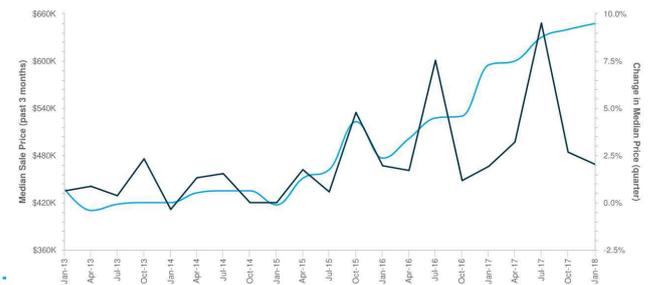
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
8268



Age Group

30-39	23.6%
0-9	23.2%
40-49	14.4%



Median Weekly Household Income
\$1,741 /wk



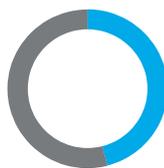
Education

Primary School	35.7%
Secondary School	18.1%
Not Stated	15.5%



Family Household Composition

Childless Couple	19.6%
Couple with Children	64.6%
Other	15.8%



Born in Australia/Overseas

Australia	46.3%
Overseas	53.7%



Occupation

Professional	18.8%
Clerical	16.6%
Trades	12.3%



Tenure

Purchaser	64.3%
Renting	21.1%
Owns Outright	11.6%

RANKING: #42

Houses - Brookfield, VIC 3338

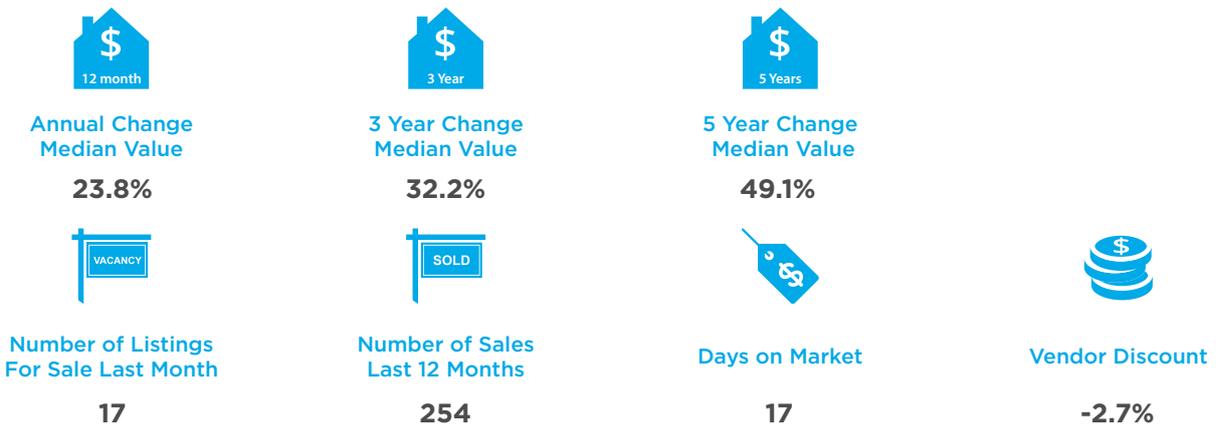
The size of Brookfield is approximately 10.7 square kilometres. It has 10 parks covering nearly 2.7% of total area. The population of Brookfield in 2011 was 6,104 people. By 2016 the population was 9,209 showing a population growth of 50.9% in the area during that time. The predominant age group in Brookfield is 0-9 years. Households in Brookfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Brookfield work in a clerical occupation. In 2011, 75.7% of the homes in Brookfield were owner-occupied compared with 68.1% in 2016.



Property Value



Current

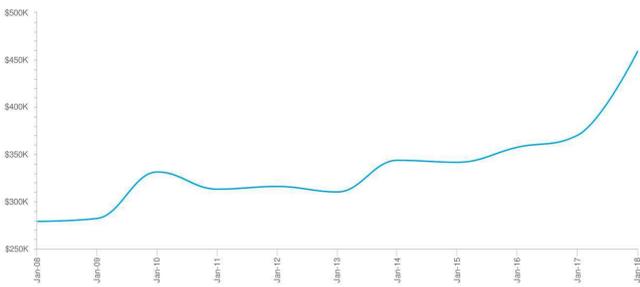


Dwelling Types

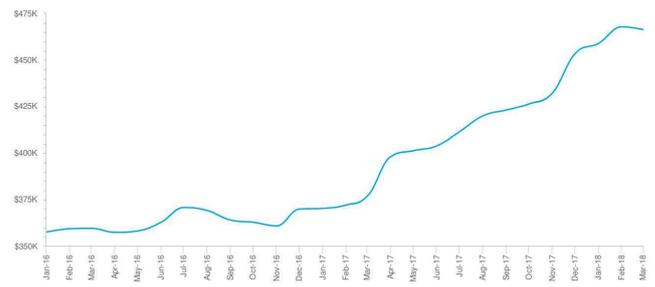


Market Performance

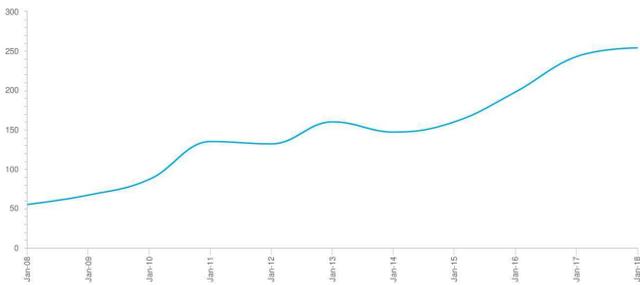
Annual Median Value Past 10 years



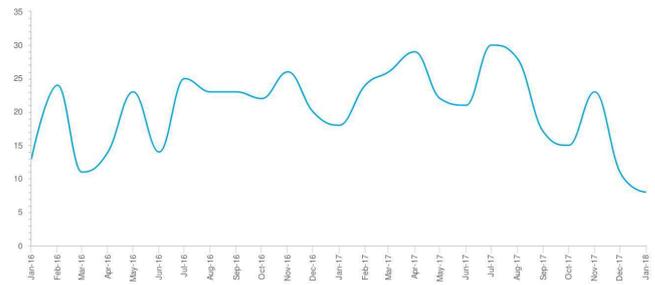
Monthly Median Value Past 2 years



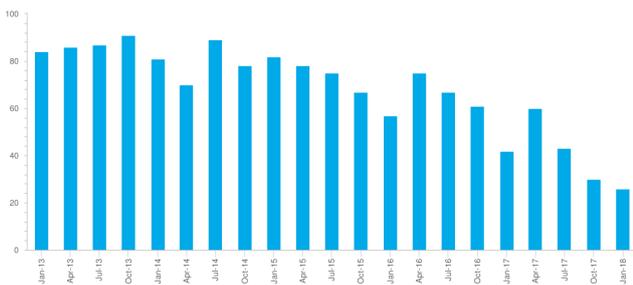
Annual Sales Volume Past 10 years



Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
9209



Age Group

0-9	19.3%
30-39	16.9%
20-29	14.6%



Median Weekly Household Income
\$1,377 /wk



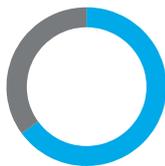
Education

Primary School	31.5%
Secondary School	21.7%
Not Stated	21.5%



Family Household Composition

Childless Couple	28.6%
Couple with Children	50.6%
Other	20.8%



Born in Australia/Overseas

Australia	65.3%
Overseas	34.7%



Occupation

Clerical	15.8%
Trades	15.5%
Professional	12.2%



Tenure

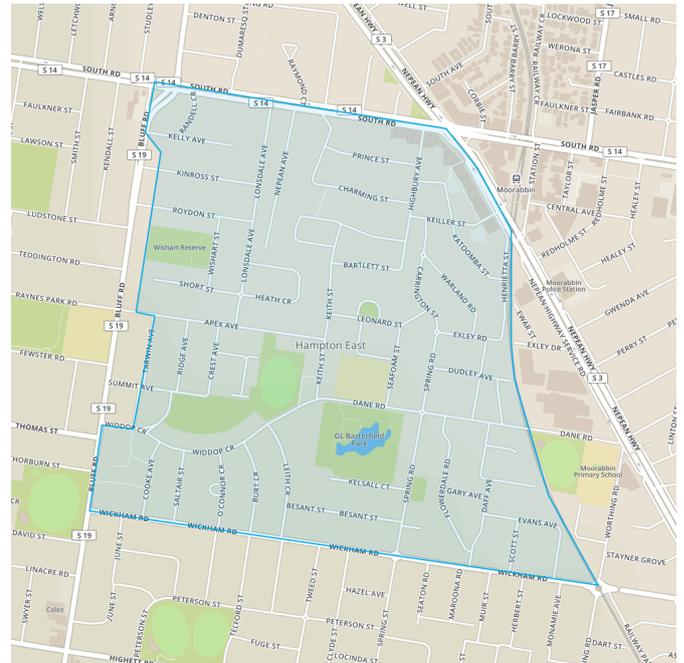
Purchaser	45.7%
Renting	28.4%
Owns Outright	22.4%



RANKING: #43

Units - Hampton East, VIC 3188

The size of Hampton East is approximately 1.4 square kilometres.
 It has 4 parks covering nearly 7.8% of total area.
 The population of Hampton East in 2011 was 4,395 people. By 2016 the population was 4,696 showing a population growth of 6.8% in the area during that time.
 The predominant age group in Hampton East is 40-49 years. Households in Hampton East are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Hampton East work in a professional occupation.
 In 2011, 59.6% of the homes in Hampton East were owner-occupied compared with 59.6% in 2016.



Property Value



BOTTOM 25%

\$609,746



MID 50%

\$864,110



TOP 25%

\$1,142,403

Current



12 month

**Annual Change
Median Value**

23.6%



3 Year

**3 Year Change
Median Value**

45.7%



5 Years

**5 Year Change
Median Value**

66.6%



**Number of Listings
For Sale Last Month**

5



**Number of Sales
Last 12 Months**

54



Days on Market

59



Vendor Discount

-4.2%

Dwelling Types



Houses

49.5%



Units

19.7%



Semi-Detached

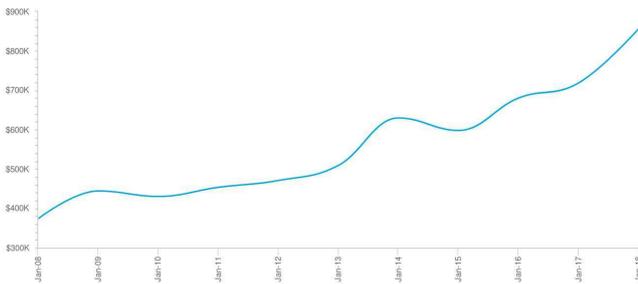
19%

Other

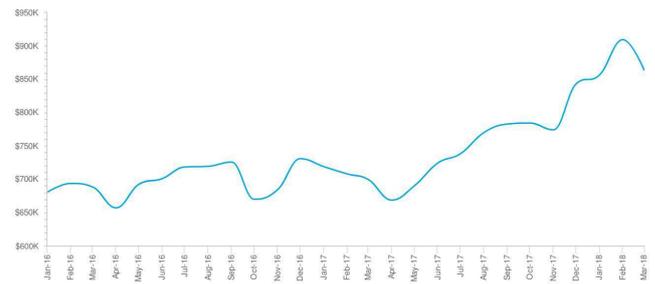
11.8%

Market Performance

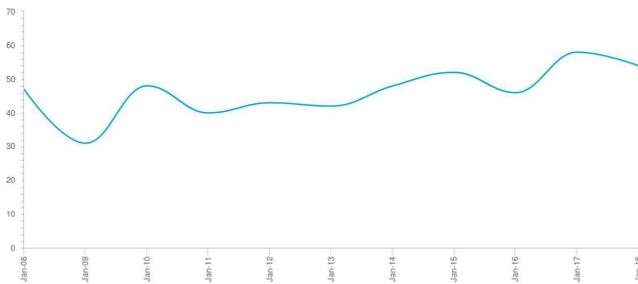
Annual Median Value Past 10 years



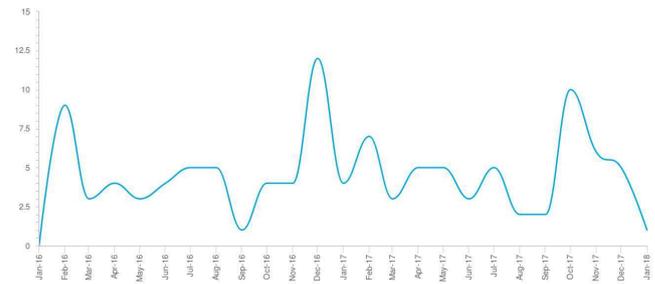
Monthly Median Value Past 2 years



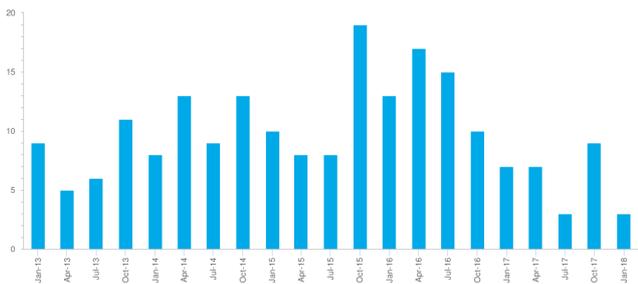
Annual Sales Volume Past 10 years



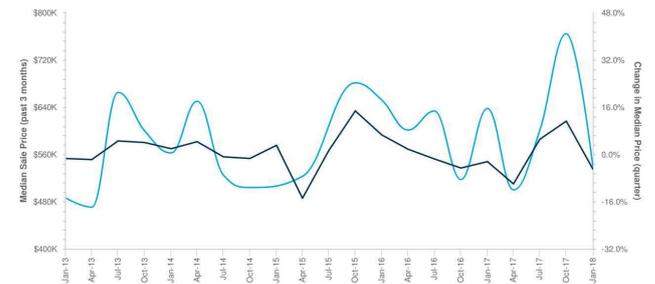
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
4696



Age Group

40-49	15.8%
30-39	14.5%
50-59	13.8%



Median Weekly Household Income
\$1,205 /wk



Education

Primary School	28%
Not Stated	22.7%
Secondary School	18.9%



Family Household Composition

Childless Couple	33.1%
Couple with Children	44.9%
Other	22%



Born in Australia/Overseas

Australia	64.4%
Overseas	35.6%



Occupation

Professional	30%
Managers	17.2%
Clerical	13.8%



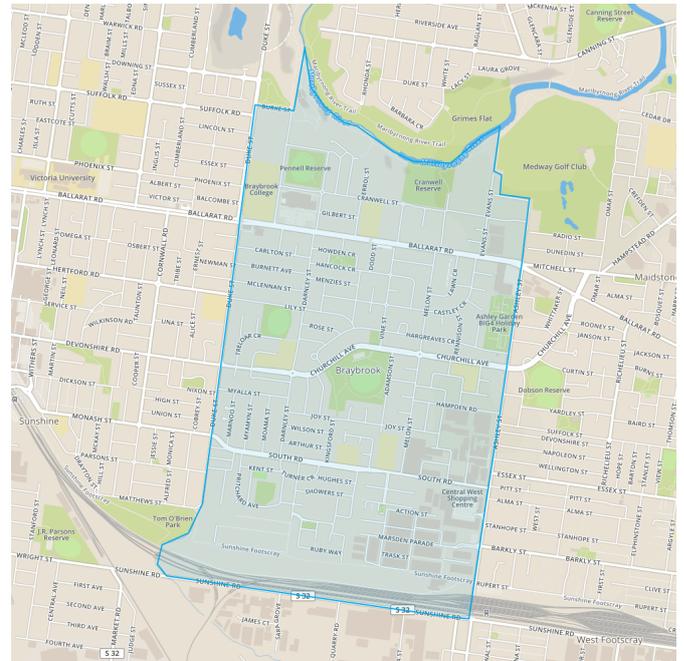
Tenure

Renting	36.5%
Purchaser	31.3%
Owns Outright	28.3%

RANKING: #44

Houses - Braybrook, VIC 3019

The size of Braybrook is approximately 4.3 square kilometres. It has 7 parks covering nearly 7.2% of total area. The population of Braybrook in 2011 was 8,180 people. By 2016 the population was 9,187 showing a population growth of 12.3% in the area during that time. The predominant age group in Braybrook is 20-29 years. Households in Braybrook are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Braybrook work in a labourer occupation. In 2011, 49.2% of the homes in Braybrook were owner-occupied compared with 46.2% in 2016.



Property Value


BOTTOM 25%
\$702,424


MID 50%
\$754,728


TOP 25%
\$810,001

Current



**Annual Change
Median Value**
23.5%



**3 Year Change
Median Value**
67.4%



**5 Year Change
Median Value**
97.3%



**Number of Listings
For Sale Last Month**
19



**Number of Sales
Last 12 Months**
79



Days on Market
36



Vendor Discount
-2%

Dwelling Types



Houses
47%



Units
3.1%

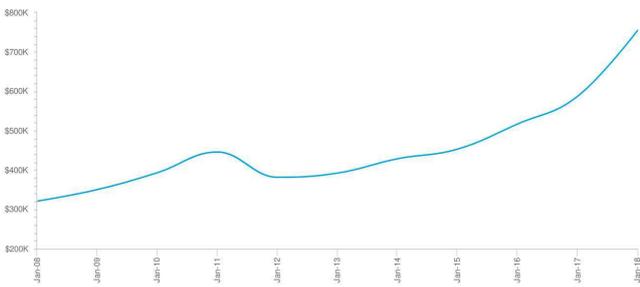


Semi-Detached
42%

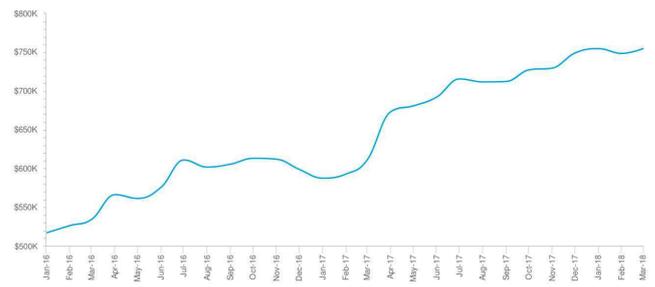
Other
7.9%

Market Performance

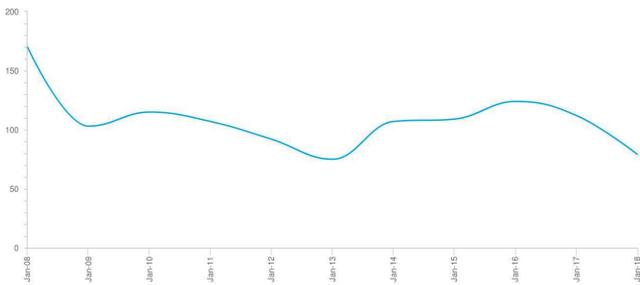
Annual Median Value Past 10 years



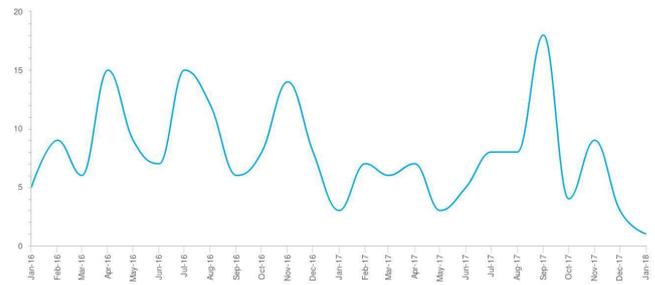
Monthly Median Value Past 2 years



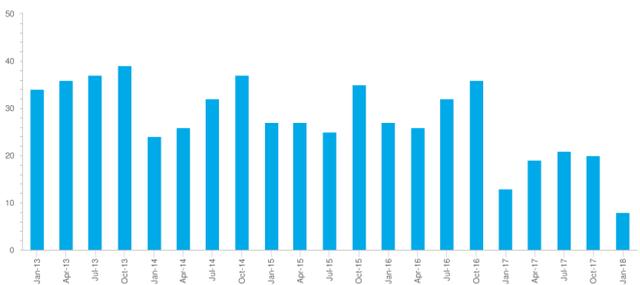
Annual Sales Volume Past 10 years



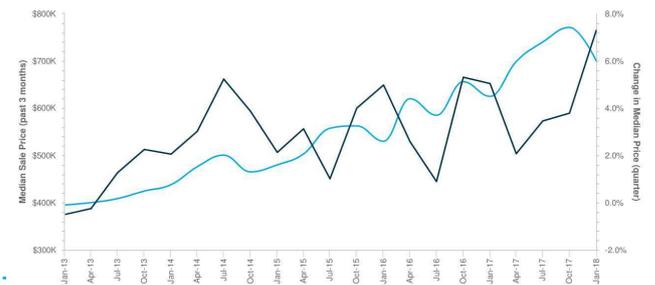
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
9187



Age Group

20-29	20.5%
30-39	16.7%
0-9	12.8%



Median Weekly Household Income
\$792 /wk



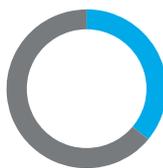
Education

Not Stated	23%
University	21.8%
Primary School	20.5%



Family Household Composition

Childless Couple	25.9%
Couple with Children	44.1%
Other	30%



Born in Australia/Overseas

Australia	36.1%
Overseas	63.9%



Occupation

Labourer	17.5%
Professional	16%
Trades	12.9%



Tenure

Renting	48.7%
Purchaser	26.4%
Owns Outright	19.8%



RANKING: #45

Units - Ocean Grove, VIC 3226

The size of Ocean Grove is approximately 18.5 square kilometres.

It has 13 parks covering nearly 6.2% of total area.

The population of Ocean Grove in 2011 was 12,555 people. By 2016 the population was 14,161 showing a population growth of 12.8% in the area during that time.

The predominant age group in Ocean Grove is 0-9 years. Households in Ocean Grove are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Ocean Grove work in a professional occupation.

In 2011, 75.8% of the homes in Ocean Grove were owner-occupied compared with 76.1% in 2016.



Property Value



BOTTOM 25%

\$494,576



MID 50%

\$595,422



TOP 25%

\$746,702

Current



**Annual Change
Median Value**

23.5%



**3 Year Change
Median Value**

40.7%



**5 Year Change
Median Value**

51.7%



**Number of Listings
For Sale Last Month**

11



**Number of Sales
Last 12 Months**

57



Days on Market

61



Vendor Discount

-2.7%

Dwelling Types



Houses

64.8%



Units

0.3%



Semi-Detached

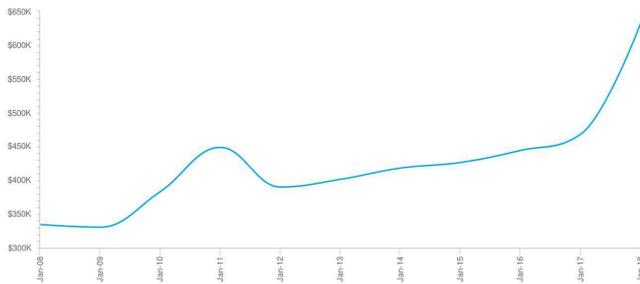
6.6%

Other

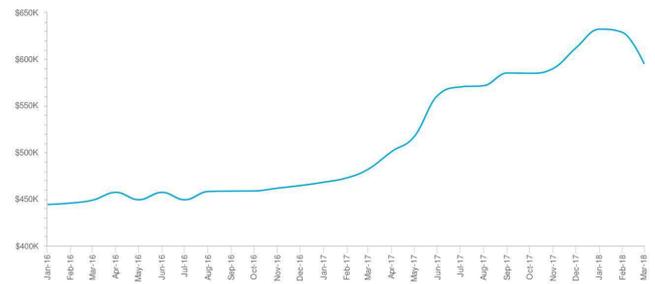
28.3%

Market Performance

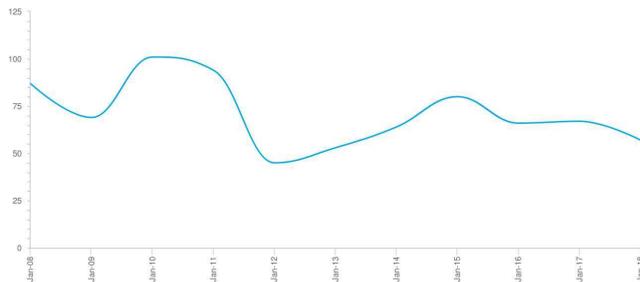
Annual Median Value Past 10 years



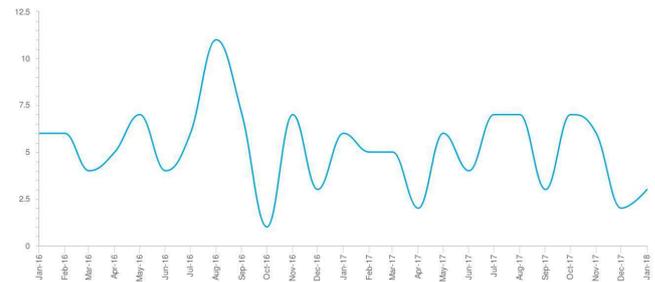
Monthly Median Value Past 2 years



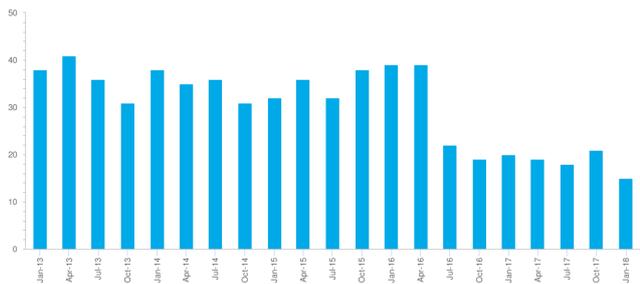
Annual Sales Volume Past 10 years



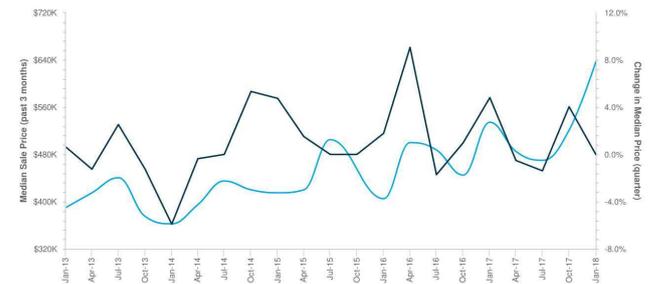
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
14161



Age Group

0-9	14.1%
40-49	14%
60-69	14%



Median Weekly Household Income
\$1,197 /wk



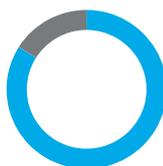
Education

Primary School	35.2%
Secondary School	22.7%
Not Stated	16.4%



Family Household Composition

Childless Couple	39.6%
Couple with Children	46.4%
Other	14%



Born in Australia/Overseas

Australia	83.7%
Overseas	16.3%



Occupation

Professional	25.8%
Trades	16%
Community	12.9%



Tenure

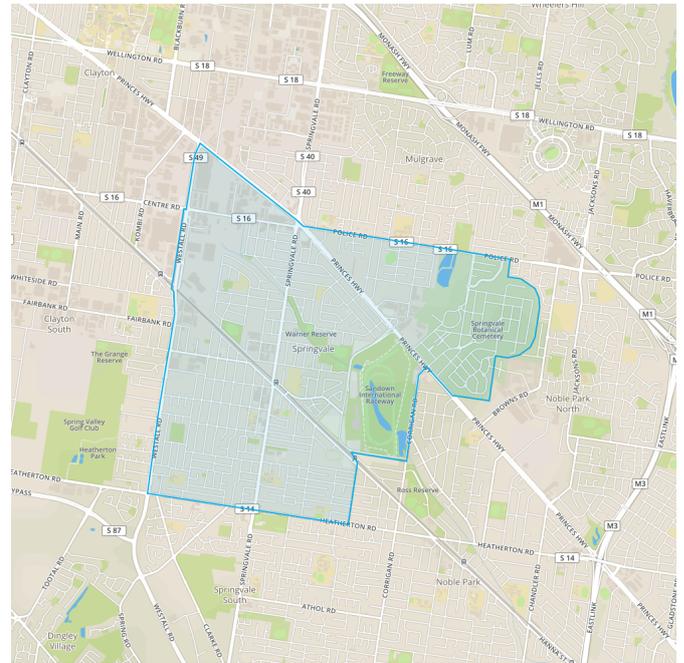
Owns Outright	38.5%
Purchaser	37.6%
Renting	21.5%



RANKING: #46

Units - Springvale, VIC 3171

The size of Springvale is approximately 11 square kilometres. It has 11 parks covering nearly 3.4% of total area. The population of Springvale in 2011 was 19,770 people. By 2016 the population was 21,697 showing a population growth of 9.7% in the area during that time. The predominant age group in Springvale is 20-29 years. Households in Springvale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springvale work in a labourer occupation. In 2011, 57.4% of the homes in Springvale were owner-occupied compared with 56.2% in 2016.



Property Value



BOTTOM 25%

\$404,472



MID 50%

\$493,411



TOP 25%

\$608,794

Current



12 month

Annual Change Median Value

23.5%



3 Year

3 Year Change Median Value

31.8%



5 Years

5 Year Change Median Value

57.6%



Number of Listings For Sale Last Month

28



Number of Sales Last 12 Months

122



Days on Market

36



Vendor Discount

-1.9%

Dwelling Types



Houses

65.9%



Units

8.5%



Semi-Detached

17.8%

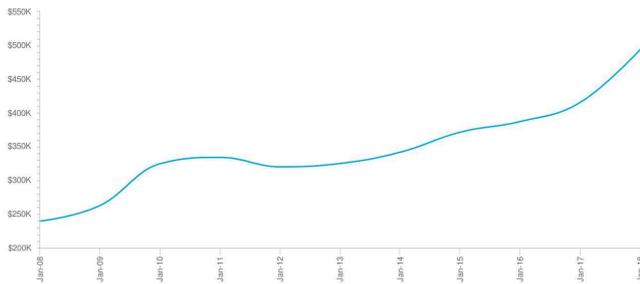


Other

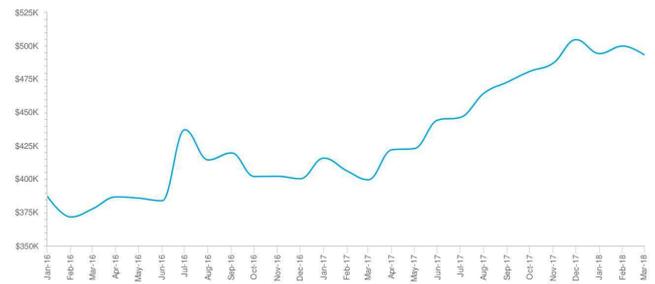
7.8%

Market Performance

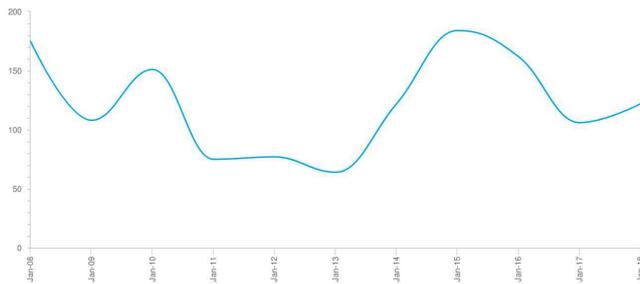
Annual Median Value Past 10 years



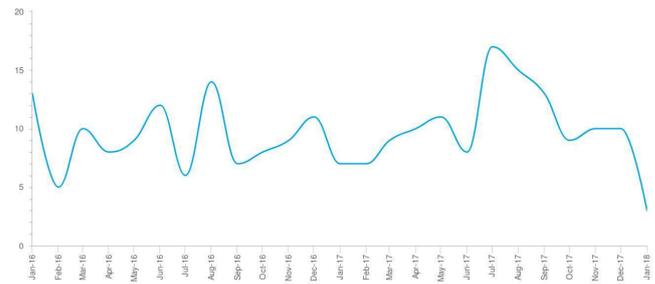
Monthly Median Value Past 2 years



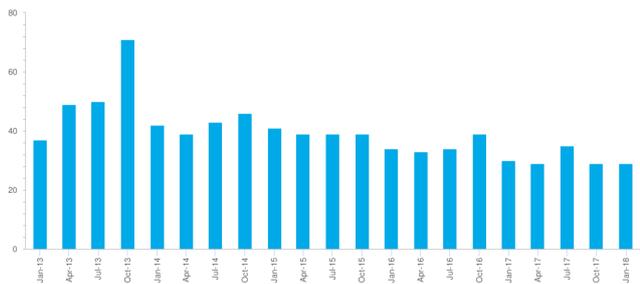
Annual Sales Volume Past 10 years



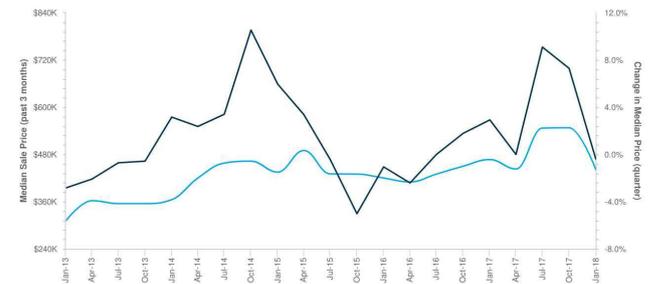
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
21697



Age Group

20-29	19.5%
30-39	15.5%
40-49	11.7%



Median Weekly Household Income
\$884 /wk

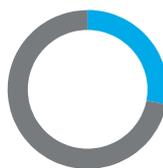


Education

Not Stated	22%
University	21.5%
Primary School	18.1%



Family Household Composition



Born in Australia/Overseas



Occupation

Labourer	20.4%
Trades	14.7%
Professional	13.4%



Tenure

Renting	37.1%
Owns Outright	33.6%
Purchaser	22.6%

Childless Couple **29.2%**
Couple with Children **48.1%**
Other **22.7%**

Australia **28.2%**
Overseas **71.8%**



RANKING: #47

Units - Rose Bay, NSW 2029

The size of Rose Bay is approximately 2.5 square kilometres. It has 8 parks covering nearly 5.4% of total area. The population of Rose Bay in 2011 was 9,401 people. By 2016 the population was 10,027 showing a population growth of 6.7% in the area during that time. The predominant age group in Rose Bay is 30-39 years. Households in Rose Bay are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Rose Bay work in a professional occupation. In 2011, 54.9% of the homes in Rose Bay were owner-occupied compared with 52.8% in 2016.



Property Value



BOTTOM 25%

\$1,094,806



MID 50%

\$1,311,550



TOP 25%

\$1,917,976

Current



12 month

**Annual Change
Median Value**

23.3%



3 Year

**3 Year Change
Median Value**

56.5%



5 Years

**5 Year Change
Median Value**

110.5%



**Number of Listings
For Sale Last Month**

14



**Number of Sales
Last 12 Months**

126



Days on Market

33



Vendor Discount

-4.7%

Dwelling Types



Houses

19.8%



Units

61.6%



Semi-Detached

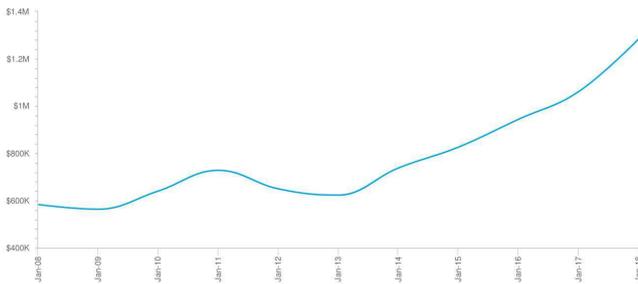
7.5%

Other

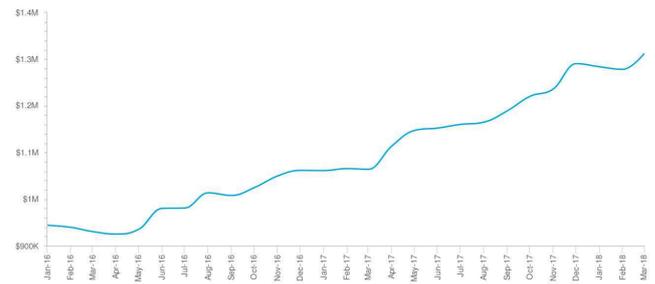
11.1%

Market Performance

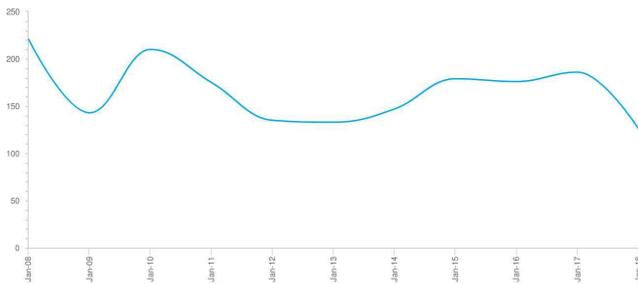
Annual Median Value Past 10 years



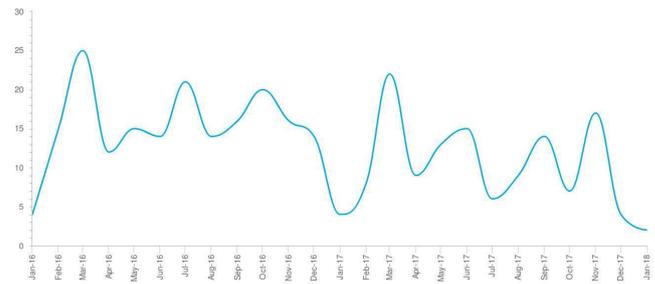
Monthly Median Value Past 2 years



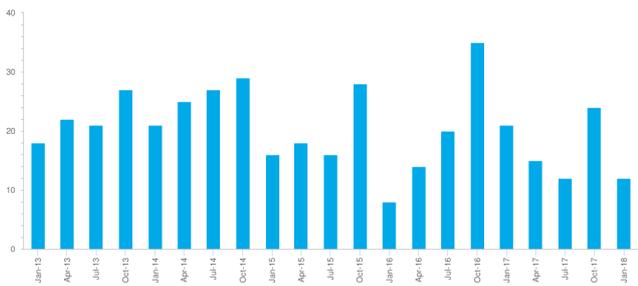
Annual Sales Volume Past 10 years



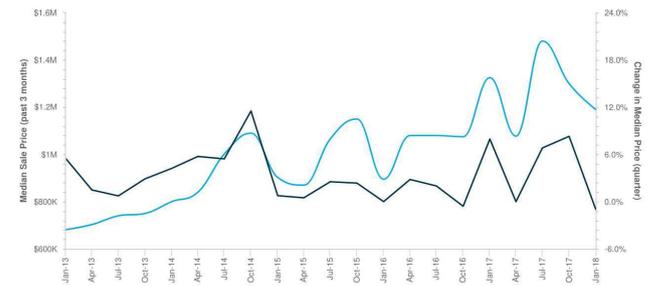
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
10027



Age Group

30-39	17.5%
40-49	14.7%
0-9	12.4%



Median Weekly Household Income
\$1,908 /wk



Education

Not Stated	25.9%
Primary School	25.2%
Secondary School	19.9%



Family Household Composition

Childless Couple	39.3%
Couple with Children	45.5%
Other	15.2%



Born in Australia/Overseas

Australia	53.8%
Overseas	46.2%



Occupation

Professional	36.7%
Managers	21.8%
Clerical	12.4%



Tenure

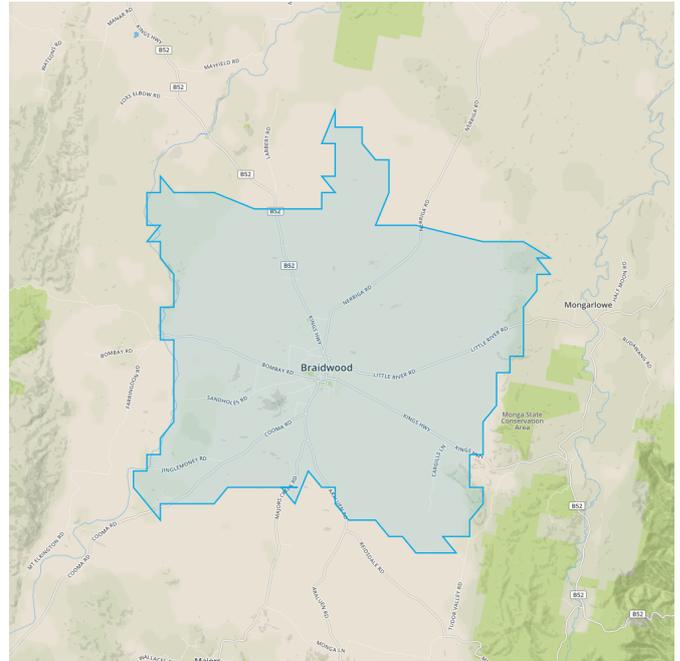
Renting	43.2%
Owns Outright	30.1%
Purchaser	22.7%

RANKING: #48



Houses - Braidwood, NSW 2622

The size of Braidwood is approximately 234.6 square kilometres.
 The population of Braidwood in 2011 was 1,498 people. By 2016 the population was 1,641 showing a population growth of 9.5% in the area during that time.
 The predominant age group in Braidwood is 50-59 years. Households in Braidwood are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Braidwood work in a professional occupation.
 In 2011, 70.3% of the homes in Braidwood were owner-occupied compared with 65.7% in 2016.



Property Value



BOTTOM 25%

\$424,763



MID 50%

\$484,630



TOP 25%

\$558,100

Current



Annual Change Median Value

23.3%



3 Year Change Median Value

29.4%



5 Year Change Median Value

47.6%



Number of Listings For Sale Last Month

13



Number of Sales Last 12 Months

58



Days on Market

104



Vendor Discount

-2.1%

Dwelling Types



Houses

78.9%



Units

0.6%



Semi-Detached

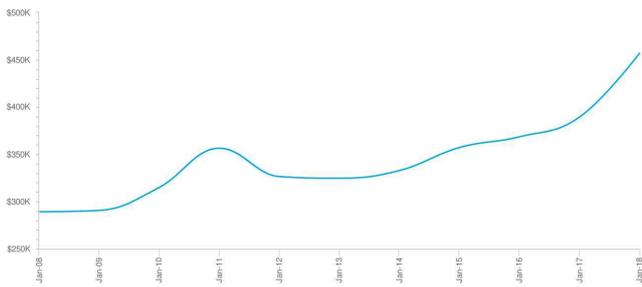
3.6%

Other

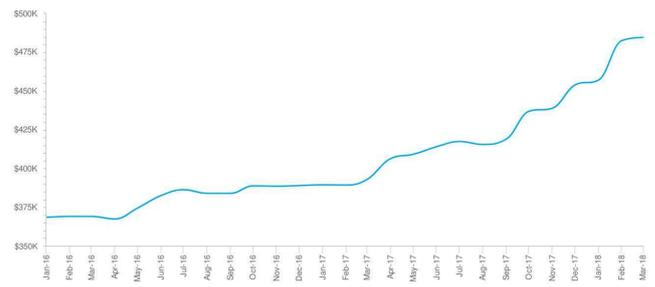
16.9%

Market Performance

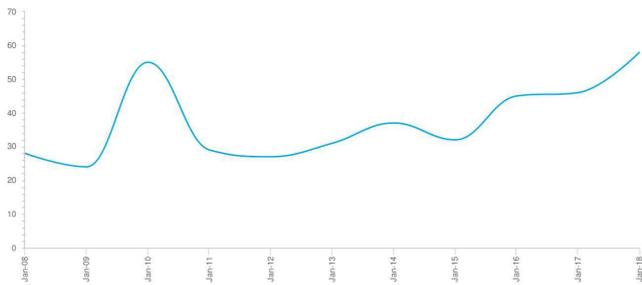
Annual Median Value Past 10 years



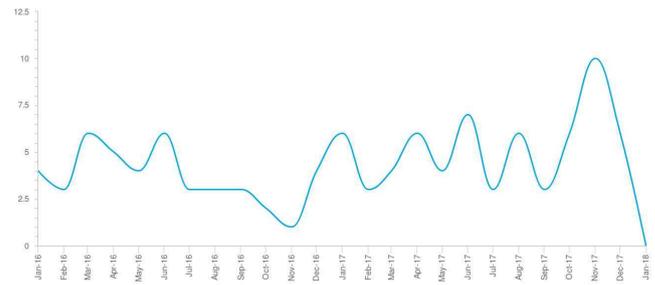
Monthly Median Value Past 2 years



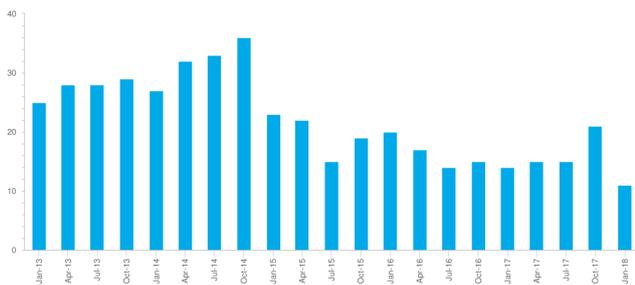
Annual Sales Volume Past 10 years



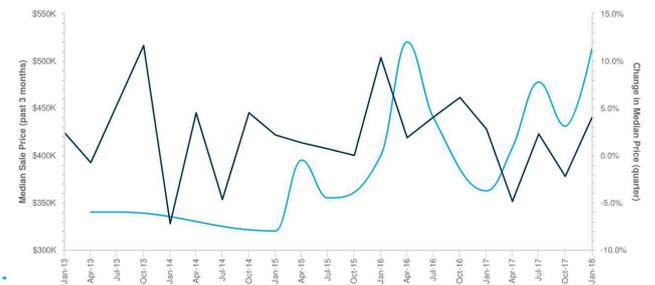
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
1641



Age Group

50-59	13.8%
0-9	13.7%
60-69	13.6%



Median Weekly Household Income
\$877 /wk



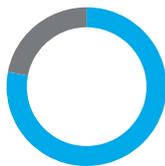
Education

Not Stated	35.4%
Primary School	29.3%
Secondary School	14.4%



Family Household Composition

Childless Couple	44.3%
Couple with Children	38.9%
Other	16.8%



Born in Australia/Overseas

Australia	77.8%
Overseas	22.2%



Occupation

Professional	19.6%
Managers	18.4%
Trades	13.1%



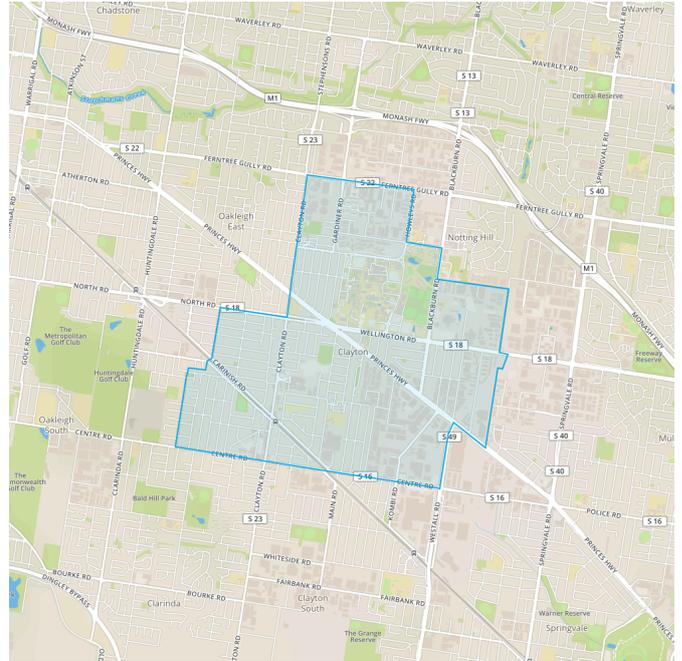
Tenure

Owns Outright	38.1%
Purchaser	27.6%
Renting	27.4%

RANKING: #49

Houses - Clayton, VIC 3168

The size of Clayton is approximately 7.9 square kilometres. It has 5 parks covering nearly 1.6% of total area. The population of Clayton in 2011 was 15,543 people. By 2016 the population was 19,348 showing a population growth of 24.5% in the area during that time. The predominant age group in Clayton is 20-29 years. Households in Clayton are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clayton work in a professional occupation. In 2011, 40.2% of the homes in Clayton were owner-occupied compared with 35.2% in 2016.



Property Value



BOTTOM 25%

\$1,065,440



MID 50%

\$1,197,173



TOP 25%

\$1,341,424

Current



12 month

**Annual Change
Median Value**

23.2%



3 Year

**3 Year Change
Median Value**

71.7%



5 Years

**5 Year Change
Median Value**

102.7%



**Number of Listings
For Sale Last Month**

28



**Number of Sales
Last 12 Months**

110



Days on Market

49



Vendor Discount

-5.9%

Dwelling Types



Houses

35.4%



Units

15.3%



Semi-Detached

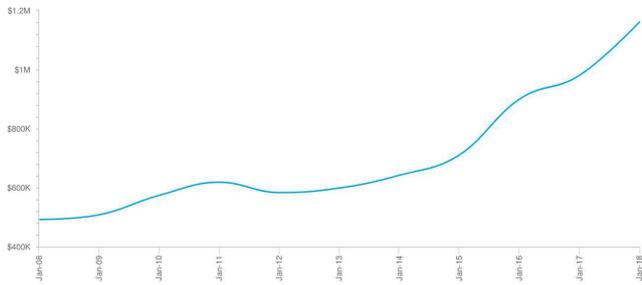
40.2%

Other

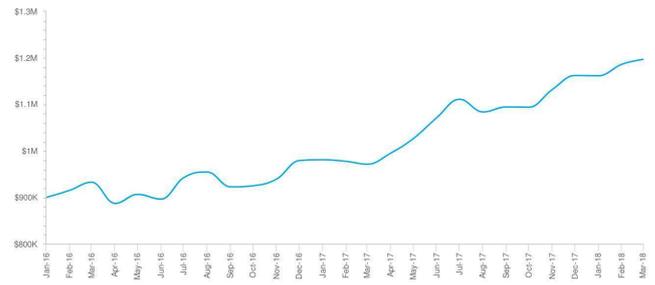
9.1%

Market Performance

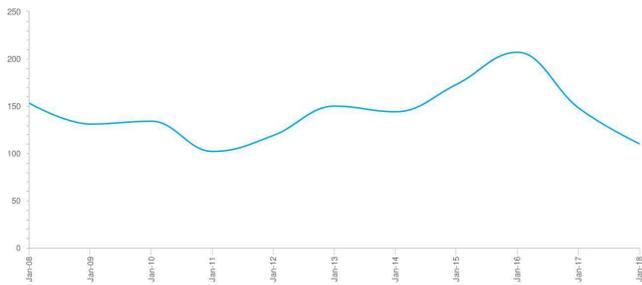
Annual Median Value Past 10 years



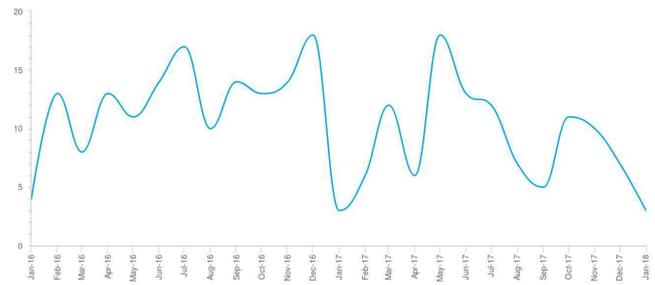
Monthly Median Value Past 2 years



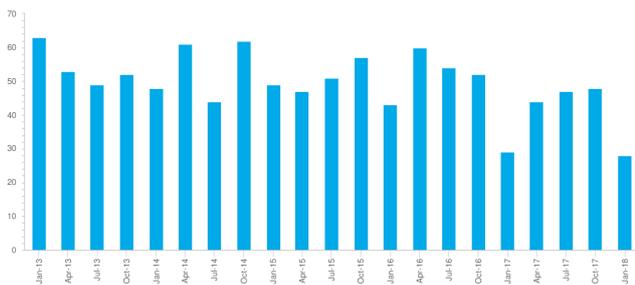
Annual Sales Volume Past 10 years



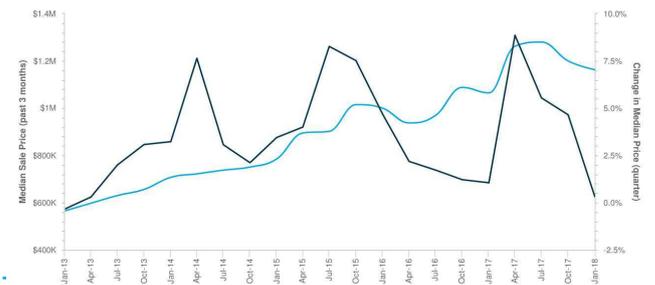
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
19348



Age Group

20-29	41.1%
30-39	15.3%
10-19	13.1%



Median Weekly Household Income
\$953 /wk



Education

University	71.7%
Not Stated	10.7%
Primary School	5.8%



Family Household Composition

Childless Couple	39.2%
Couple with Children	43.1%
Other	17.7%



Born in Australia/Overseas

Australia	24.7%
Overseas	75.3%



Occupation

Professional	29.1%
Clerical	12.4%
Community	11.9%



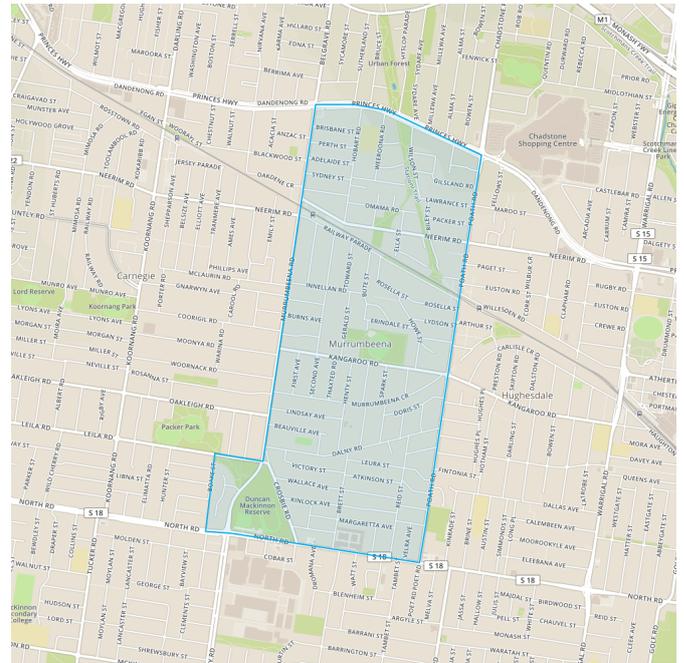
Tenure

Renting	60.7%
Owns Outright	19.2%
Purchaser	16%

RANKING: #50

Houses - Murrumbeena, VIC 3163

The size of Murrumbeena is approximately 2.6 square kilometres.
 It has 7 parks covering nearly 8.1% of total area.
 The population of Murrumbeena in 2011 was 8,592 people. By 2016 the population was 9,928 showing a population growth of 15.5% in the area during that time.
 The predominant age group in Murrumbeena is 20-29 years. Households in Murrumbeena are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
 In general, people in Murrumbeena work in a professional occupation.
 In 2011, 61.7% of the homes in Murrumbeena were owner-occupied compared with 59.5% in 2016.



Property Value


BOTTOM 25%
\$1,333,174


MID 50%
\$1,489,046


TOP 25%
\$1,650,836

Current


12 month
Annual Change Median Value
23.2%


3 Year
3 Year Change Median Value
51.8%


5 Years
5 Year Change Median Value
122.7%


Number of Listings For Sale Last Month
17


Number of Sales Last 12 Months
88


Days on Market
36


Vendor Discount
-0.7%

Dwelling Types


Houses
43.1%

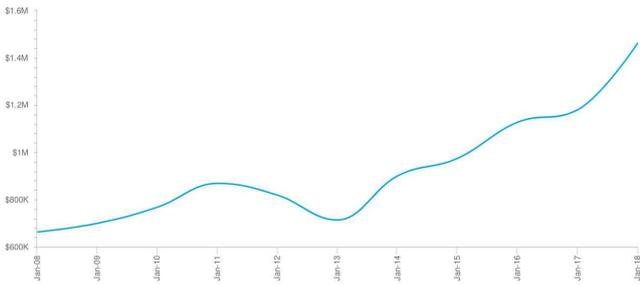

Units
25.4%


Semi-Detached
21.9%

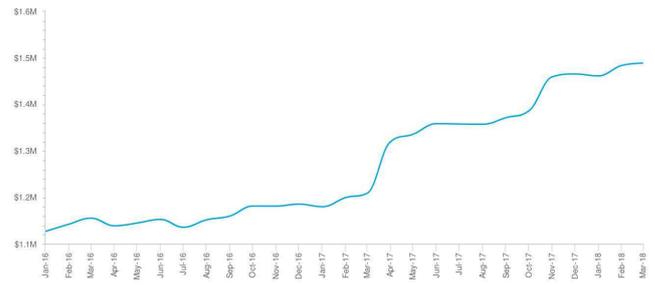
Other
9.6%

Market Performance

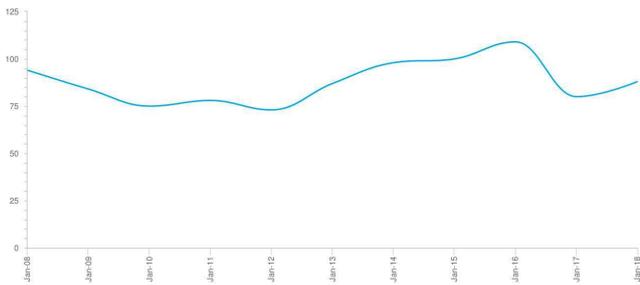
Annual Median Value Past 10 years



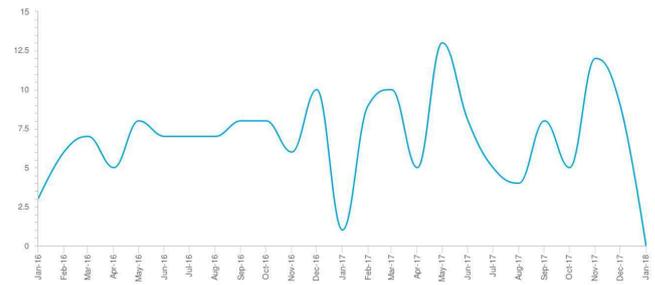
Monthly Median Value Past 2 years



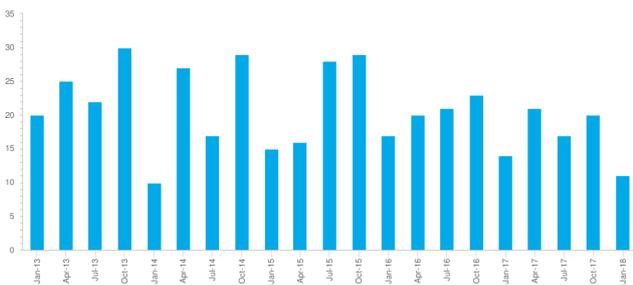
Annual Sales Volume Past 10 years



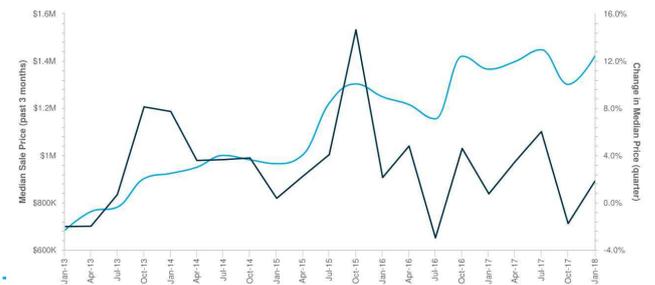
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
9928



Age Group

20-29	17.4%
30-39	17.2%
40-49	14.6%



Median Weekly Household Income
\$1,354 /wk



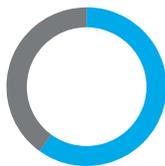
Education

University	30.9%
Primary School	25.1%
Secondary School	16.6%



Family Household Composition

Childless Couple	38.7%
Couple with Children	48.9%
Other	12.4%



Born in Australia/Overseas

Australia	60.1%
Overseas	39.9%



Occupation

Professional	33.5%
Managers	15.5%
Clerical	13.4%



Tenure

Renting	38.1%
Purchaser	31%
Owns Outright	28.5%

Understanding the Top Performing Suburbs Report

How are the suburbs selected for this report?

There are around 8500 suburbs and towns with houses in Australia and another 4000 containing units, making well over 12,000 suburbs in total. The initial task was to reduce these to a list of areas that have a reasonable volume of sales to ensure the suburbs put forward are not volatile markets. As such, suburbs with fewer than 50 house or unit sales over the last 12 months were removed.

We then removed any suburbs that did not have a recorded median value, followed by suburbs that did not record median value growth across 12 months, 3 years, 5 years or 10 years (due to a low number of observations over any of these periods). As a final step, our research team conducted a 'sanity check' to ensure the final list did not include any obvious poor choices such as an over-dependency single industries or places with higher risk ratings.

Suburbs were then ranked from highest to lowest by their median value performance over the past 12 months.

Note: this is the first Top Performing Suburbs Report that has been created from predominantly CoreLogic data sets. If you are a regular subscriber, please note that some data elements may be different to past reports.

Important things to know

It is important to remember that units and houses do not perform equally. If a suburb is recommended for houses, then don't assume an investment in units in that suburb will be an equally good bet. Historically, there have been very few suburbs where both houses and units meet the selection criteria for this report.

Caution should be used if you intend to purchase a new unit in a large block, or as an off-the-plan and should not be undertaken unless you have high confidence that the price you are being asked to pay is in line with other properties in the area. It is extremely difficult to correctly price new and off-the-plan such properties due to the lack of data around "like comparisons" (because essentially, neither the property in question nor its comparisons have been built yet!). If capital growth and a consistent rent stream are your prime objectives, an established property is a lower risk option.

How do I use this data?

We strongly recommend that in whatever area you decide to consider when purchasing – and particularly if you are considering a regional area - you should consider such things as:

Financial Trends: are interest rates likely to rise or fall, and if they rise, will this slow the growth rate of your selected area and will your level of proposed debt be serviceable into the future?

The Economy: what is driving the local economy? Are there new primary (eg mining, agriculture), secondary (eg industrial, construction) or tertiary (eg education, tourism) projects underway or in the pipeline? Areas without a diverse mix of economic drivers can have a higher risk profile.

The Housing Market: Establish for yourself the current number of listings and sales in your chosen suburb or town. Is it a buyers or a sellers market? This information is readily available from www.onthefhouse.com.au. You can also obtain independent price estimates for every listed property.

Your Own Personal Circumstances: including your ability to service the mortgage (even if the interest rate rises or the property is vacant).

For many places, you will need to wait and be vigilant for a purchase opportunity as there is a scarcity of well-located quality yielding properties.

Finally, don't forget to check out the areas surrounding your selected suburbs.

Data Definitions

Data Label	Definition
Suburb	Suburb is the smallest geography region in the ASGC geography hierarchy.
Postcode	Australia Post Geography Postcode, 4 digit number divided by State: 2000 = NSW and 2600 to 2618 = ACT 3000 = VIC 4000 = QLD 5000 = SA 6000 = WA 7000 = TAS 0800 and 0900 = NT
Dwelling Types	CoreLogic statistics are calculated across houses, units and houses and units combined. This report uses 2016 Census Data to determine the share of houses, units or other dwelling types in a suburb.
Number Sold	A count of all transactions captured by CoreLogic over the last 12 months.
Median Sales Price	The median sale price of all transactions recorded during the last 12 month period.
Median Value	The median value of all properties across the geography based on the CoreLogic Automated Valuation Model.
Number of Listings	The total unique number of properties that have been advertised for sale and captured by CoreLogic over the past month. To be included in the count, the listings have to be matched to an actual address.
Days On Market	The median number of days it has taken to sell those properties sold by private treaty sale during the last 12 months. The calculation excludes auction listings and listings where an asking price is not advertised. The days on market calculation uses the contract date on the property compared with the first advertised date.
Vendor Discount	The median difference between the contract price on a property and the first advertised price. The figure is expressed as a percentage and is an average of all private treaty sales which sold for less than their initial asking price during the last 12 months. Auction listings and listings without an advertised asking price are excluded from the calculation.
Annual Change in Median Value	The difference between the current median value and the median value one year prior.
3 Year Change in Median Value	The difference between the median value in the current period compared to the same period three years ago. The result is expressed as a percentage.
5 Year Change in Median value	The percentage difference between the median AVM value in the same period compared 5 years ago.
Age	The most common age group in the suburb as at the 2016 census.
Household Income	The most common range of weekly household income in the suburb as at the 2016 census.
Education	The most common level of education in the suburb as at the 2016 census.
Occupation	The most common type of occupation in the suburb at the time of the 2016 census.
Tenure	The percentage of households where the occupant is either renting, owns the property outright, is paying off the property or other as at the 2016 census.

A few reasons to choose CoreLogic:

Accurate and timely data with unbeatable breadth and depth of data.

CoreLogic is the data provider most able to turn mountains of data into valuable insights. We collect and maintain the most comprehensive and current property and mortgage database. We apply an exacting set of processes to ensure the highest standards of data quality, deployed on platforms that enable us to store, sort and analyse data quickly and deliver it to our clients in simple and easy to use formats.

We are independent.

Our collection, analysis and research methods are audited regularly, and we are independent of any real estate, media or banking interests.

You can rely on our data and analytics.

We electronically value every property in Australia, every week used by lenders and consumers, and manage about 90% of Australian valuation instructions every month. We help professionals prepare properties for market and finance daily. Lenders rely on our insights to have strong responsible lending programs and consumers who ultimately are the center of the ecosystem need the confidence that they are making the best decisions around their most valuable asset.

We have the scale and experience that matters.

CoreLogic continues to grow with over 650 people employed in ten locations in Australia and New Zealand. Over 20,000 customers and 150,000 end users in property, finance and government use CoreLogic services and platform more than 30,000 times a day.

Who is CoreLogic?

CoreLogic Australia is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic provides property information, analytics and services across Australia, New Zealand and Asia.

For more information call **1300 734 318** or visit www.corelogic.com.au.



Why you can trust CoreLogic data

At CoreLogic, we are passionate about property data. We're passionate about how we collect it from more than 660+ industry, public and government sources - more than any other provider. We're passionate about how we cleanse the data and ensure quality with a double-entry keying and stringent de-duplication processes including manual reviews of non-matched records. And we protect privacy with our strict Trust Through Transparency policy.

But most importantly, with coverage of 98% of the Australian property market and more than 4.4 billion decision points in our database, we're absolutely passionate about data accuracy which allows us to deliver on our promise of the most reliable and powerful property insights and analytics.

Here are some of the ways CoreLogic's data is different



1. Correct addresses - we triangulate every address against title records, lot numbers and even longitude and latitude coordinates, which significantly improves accuracy.



5. Independently owned - CoreLogic is the only independent property data company in Australia not owned by any real estate, media or banking interests.



2. Newspaper advertisements - we are the only property data company in Australia to manually key in property advertisements from more than 370 newspapers and real estate publications. We do this every week.



6. Regular data audits - we have a 95% accuracy rate on recent sales and regularly capture an average of 10% more auction results every week over our competitors.



3. Our own research team - we have our own researchers who physically visit commercial properties, and manually collect construction data.



7. Entire property lifecycle coverage - we are the only data company who can provide insights into the full lifecycle from zoning, to construction, sale, lease, extension, resale, demolition and the valuations that are affected by these actions.



4. Constant valuation updates - with our systems powering the valuation industry, we update our estimates of the sale and rental value of every residential property in the country every week. The accuracy of these key analytics is then benchmarked against valid sources to confirm accuracy.



8. Trusted by experts - our data is trusted by The Australian Bureau of Statistics and Reserve Bank who have chosen to partner with us because of the quality and reliability of our data.

Disclaimers

The supply of any product data, including product data contained within or used for the generation of reports, is made subject to the following disclaimer:

The data and information (including commentary) provided in this publication (together, Information) is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the Information is current, CoreLogic does not warrant the accuracy, currency or completeness of the Information and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Information.

AVM Estimates

The supply of any AVM Estimate is made subject to the following disclaimer:

An automated valuation model estimate is a statistically derived estimate of the value of the subject property generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the market value (AVM Estimate).

An AVM Estimate is current only at the date of publication or supply. An AVM Estimate must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. CoreLogic expressly excludes any warranties and representations that an AVM Estimate is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an AVM Estimate or otherwise arising in connection with an AVM Estimate.

External Data Sources

In compiling this publication, CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

ACT Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2018. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws

South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania <http://www.thelist.tas.gov.au>

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2018) trading as Landgate.

ABS Data

Where Product Data (or any reports supplied by CoreLogic) have been compiled with data and statistics supplied under licence from the Australian Bureau of Statistics (ABS Data), the following notice applies in conjunction with CoreLogic Disclaimers:

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

© Copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication.

All rights reserved.

Published by CoreLogic, Level 21, 2 Market St, Sydney NSW 2000
ABN 67 087 759 171.

Phone: **1300 734 318** Email: marketing@corelogic.com.au
No part of this report may be reproduced without written permission.
Copyright 2018

www.corelogic.com.au



CoreLogic[®]

corelogic.com.au

For more information contact us 1300 734 318
or email ask@corelogic.com.au

© 2018 CoreLogic, Inc. No unauthorised use or disclosure. All rights reserved.

CORELOGIC and the CoreLogic logo are New Zealand and Australian trademarks of CoreLogic, Inc. and/or its subsidiaries.