



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.



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TOP PERFORMERS A-Z

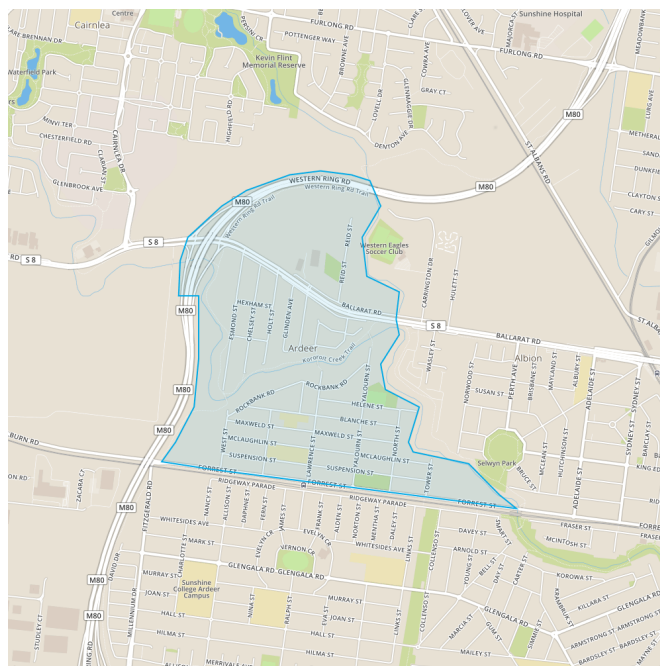
HO ALBION, VIC	79
HO ARDEER, VIC	1
HO ASPENDALE, VIC	63
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HO BRAIDWOOD, NSW	95
HO BRAYBROOK, VIC	87
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UN LILYDALE, VIC	29
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UN PATTERSON LAKES, VIC	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



BOTTOM 25%

\$600,066



MID 50%

\$632,685



TOP 25%

\$666,486

Current



12 month

**Annual Change
Median Value**

35.5%



3 Year

**3 Year Change
Median Value**

73.2%



5 Years

**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%

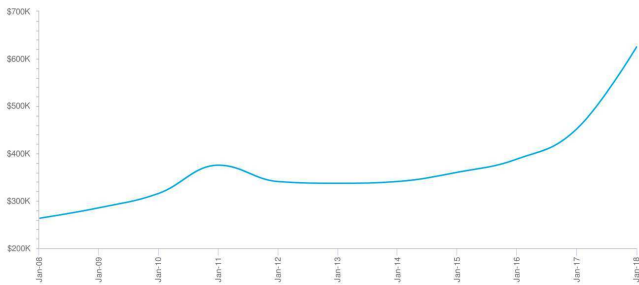


Other

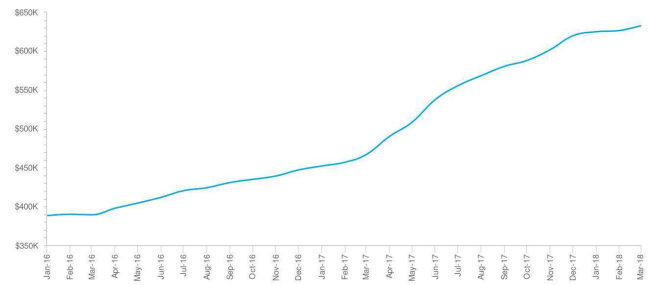
11.8%

Market Performance

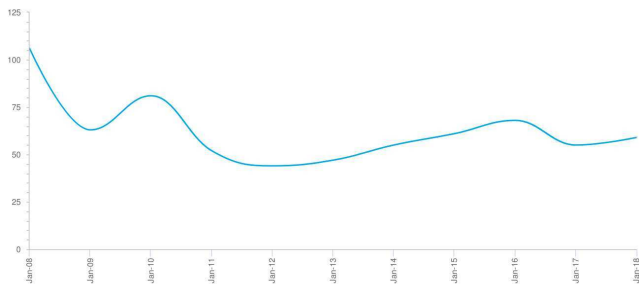
Annual Median Value Past 10 years



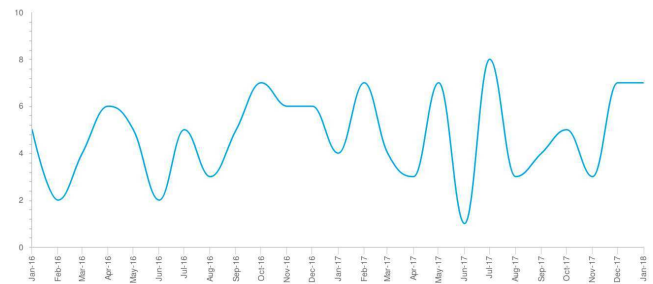
Monthly Median Value Past 2 years



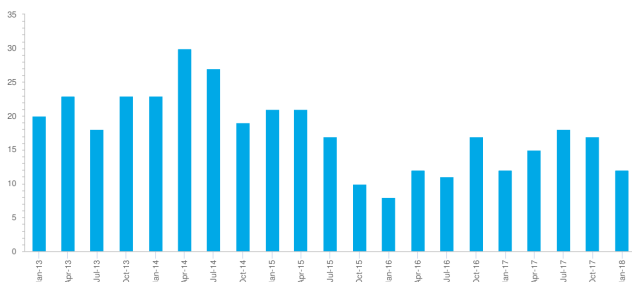
Annual Sales Volume Past 10 years



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

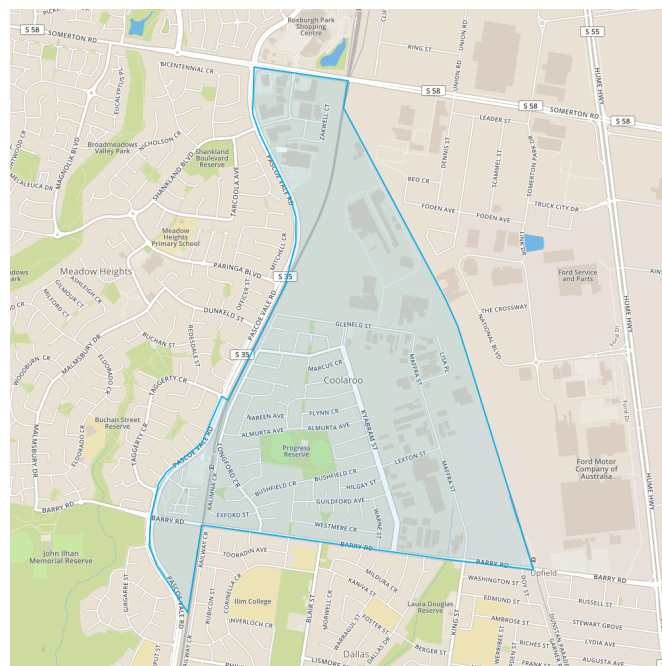
Owns Outright 33.3%
Renting 31.1%
Purchaser 30.1%

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%



**3 Year Change
Median Value**

60.4%



**5 Year Change
Median Value**

66.9%



**Number of Listings
For Sale Last Month**

14



**Number of Sales
Last 12 Months**

57



Days on Market

14



Vendor Discount

-3.1%

Dwelling Types



Houses

91.4%



Units

NA



Semi-Detached

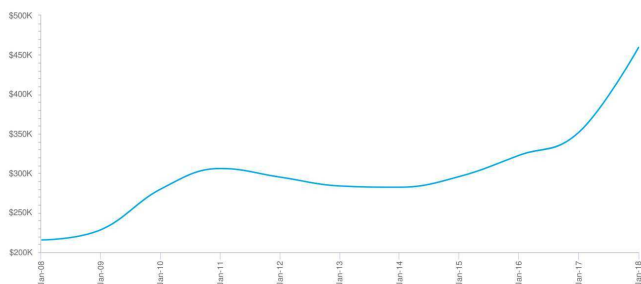
2.2%

Other

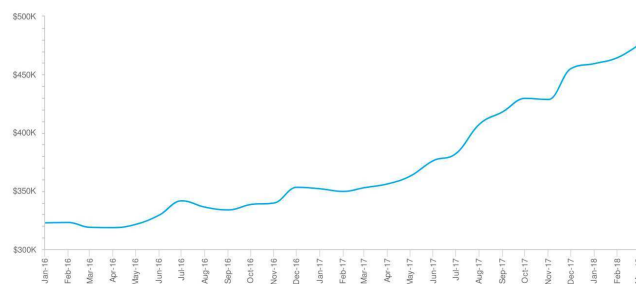
NA

Market Performance

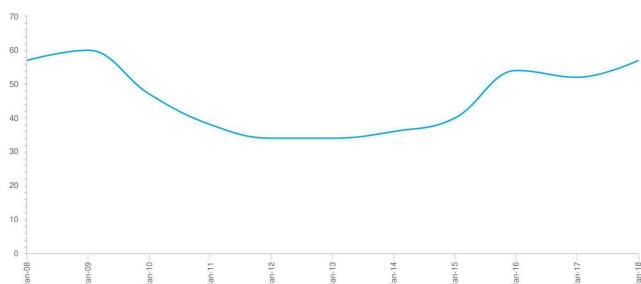
Annual Median Value Past 10 years



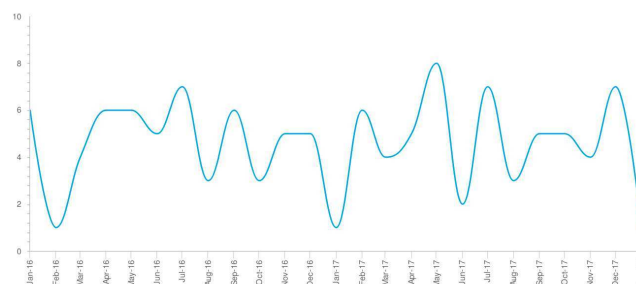
Monthly Median Value Past 2 years



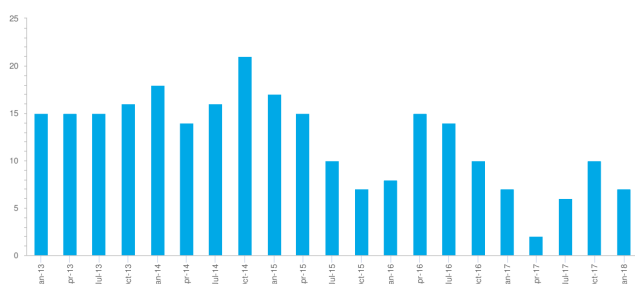
Annual Sales Volume Past 10 years



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



BOTTOM 25%

\$374,007



MID 50%

\$400,257



TOP 25%

\$432,943

Current



12 month

**Annual Change
Median Value**

34.1%



3 Year

**3 Year Change
Median Value**

49.1%



5 Years

**5 Year Change
Median Value**

72.5%



**Number of Listings
For Sale Last Month**

54



**Number of Sales
Last 12 Months**

261



Days on Market

18



Vendor Discount

-2.5%

Dwelling Types



Houses

79%



Units

1%



Semi-Detached

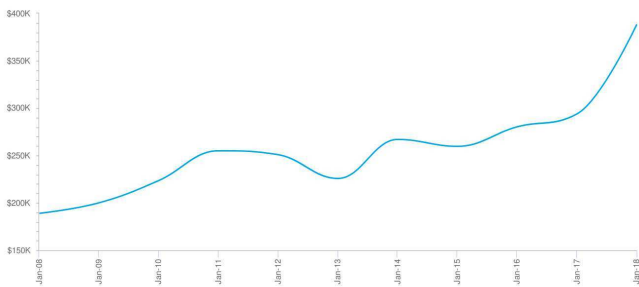
11.2%

Other

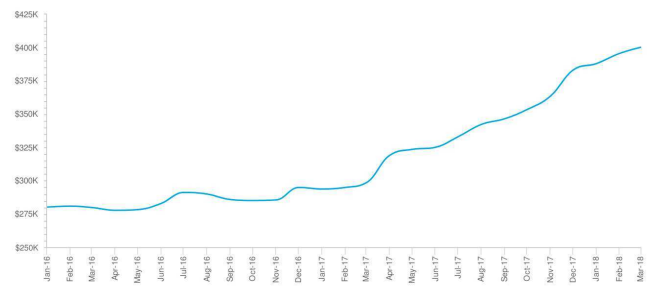
8.8%

Market Performance

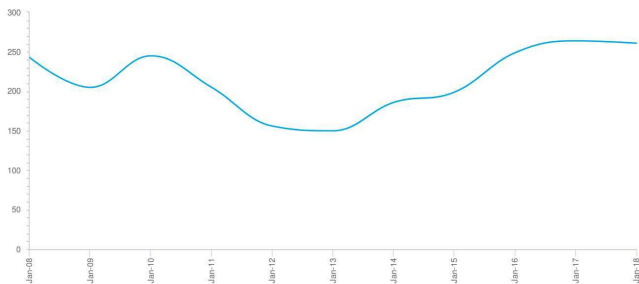
Annual Median Value Past 10 years



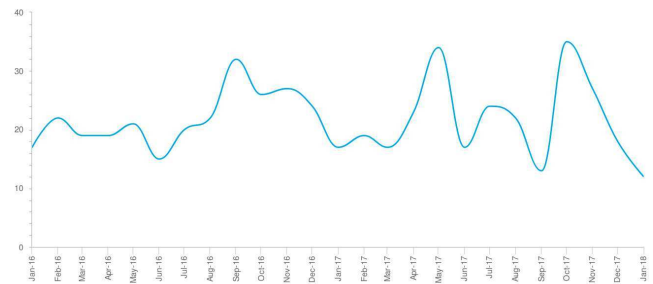
Monthly Median Value Past 2 years



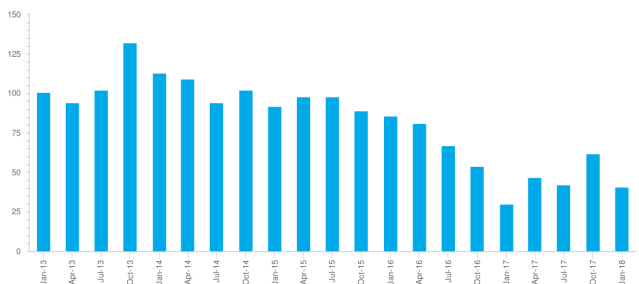
Annual Sales Volume Past 10 years



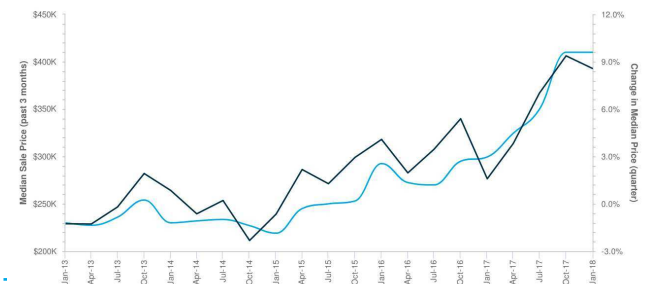
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%

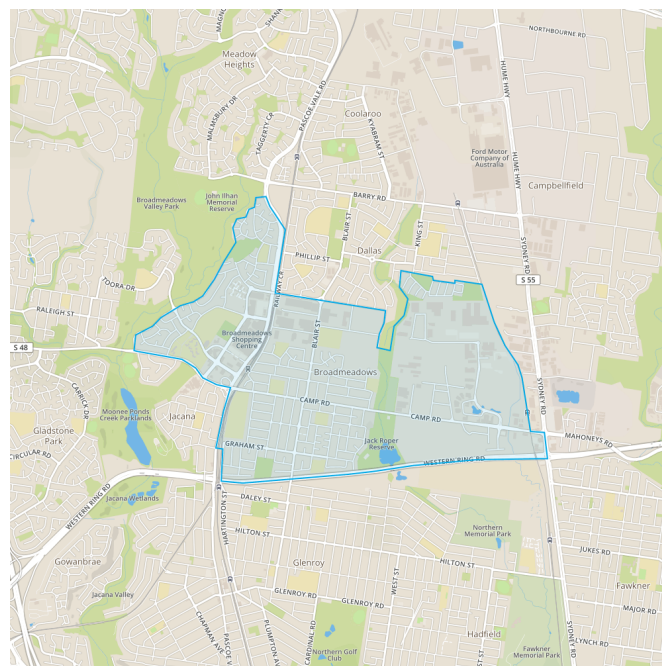
Owns Outright 24.4%

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



BOTTOM 25%

\$536,534



MID 50%

\$571,824



TOP 25%

\$614,293

Current



12 month

**Annual Change
Median Value**

32.7%



3 Year

**3 Year Change
Median Value**

63.3%



5 Years

**5 Year Change
Median Value**

78.2%



**Number of Listings
For Sale Last Month**

46



**Number of Sales
Last 12 Months**

180



Days on Market

30



Vendor Discount

-4.5%

Dwelling Types



Houses

61.5%



Units

12.7%



Semi-Detached

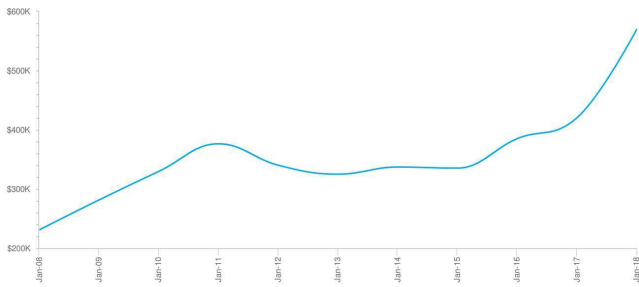
13.7%

Other

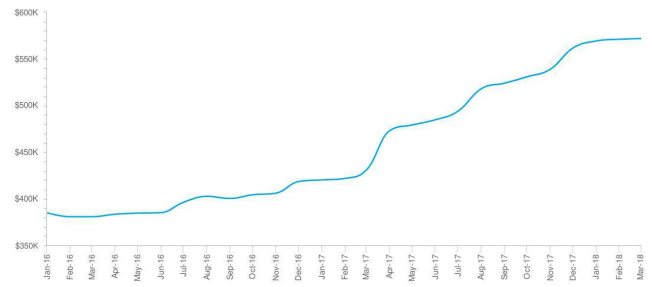
12.1%

Market Performance

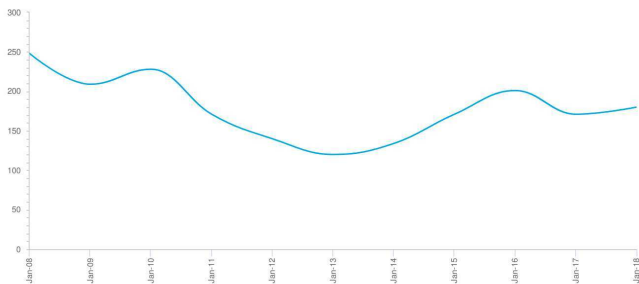
Annual Median Value Past 10 years



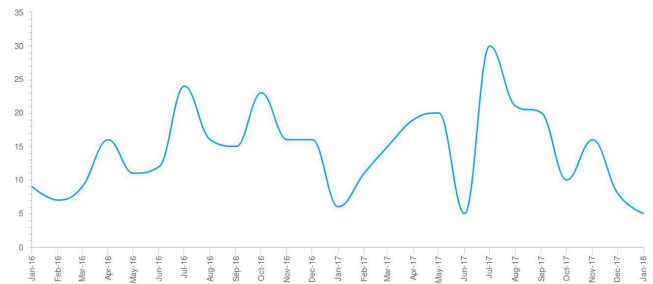
Monthly Median Value Past 2 years



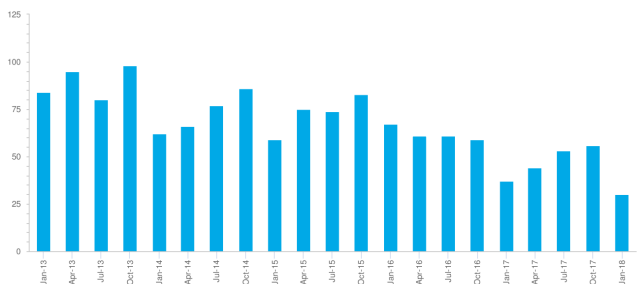
Annual Sales Volume Past 10 years



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

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.

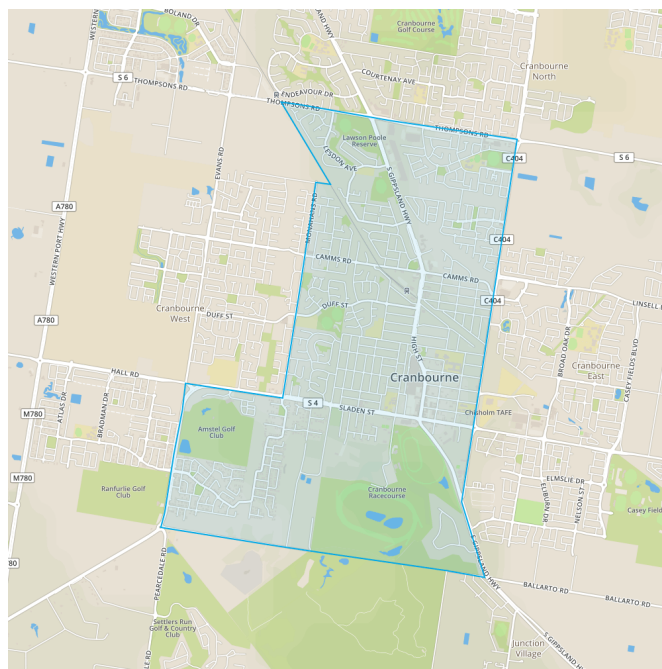
By 2016 the population was 20,090 showing a population growth of 7.9% in the area during that time.

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


**Annual Change
Median Value**
32.1%

**3 Year Change
Median Value**
47.7%

**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

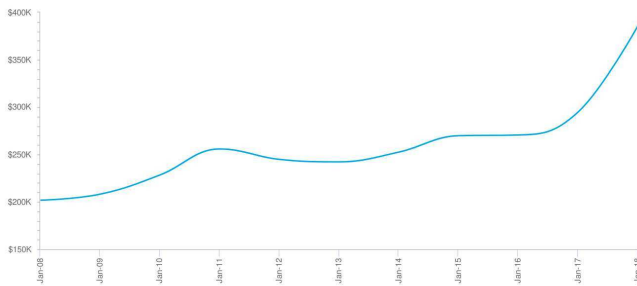

Houses
73.5%

Units
4.3%

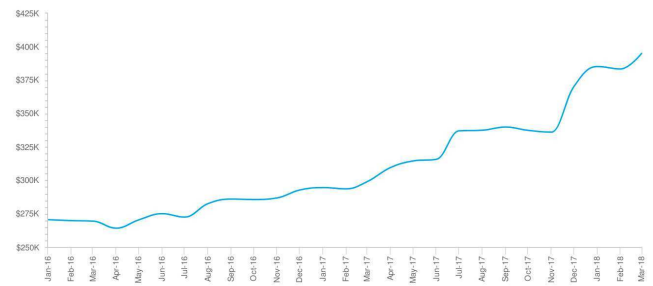
Semi-Detached
15.5%
Other
6.7%

Market Performance

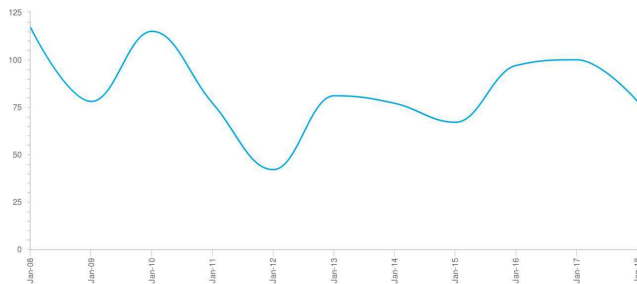
Annual Median Value Past 10 years



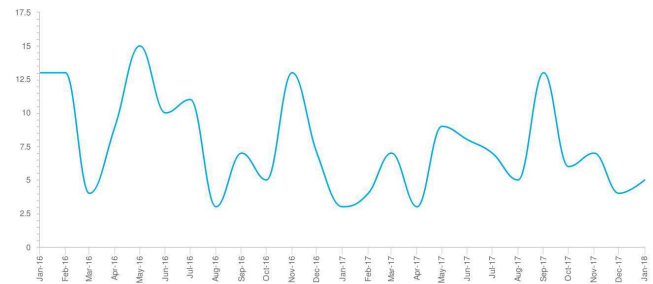
Monthly Median Value Past 2 years



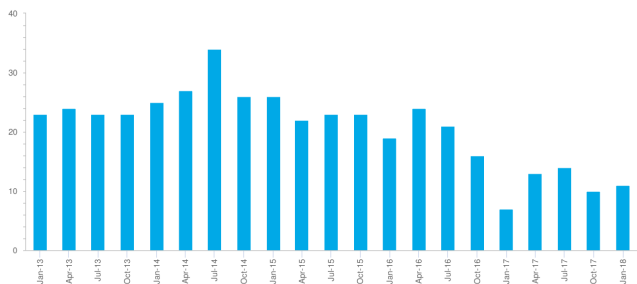
Annual Sales Volume Past 10 years



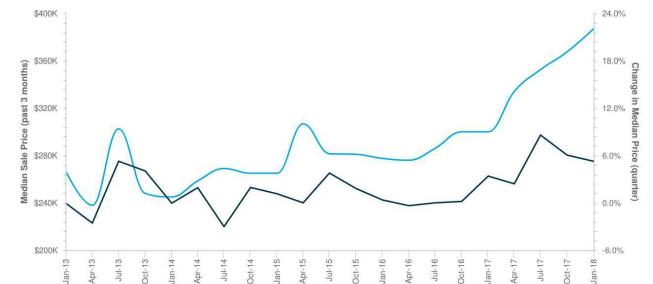
Monthly Sales Volume Over 2 years



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%



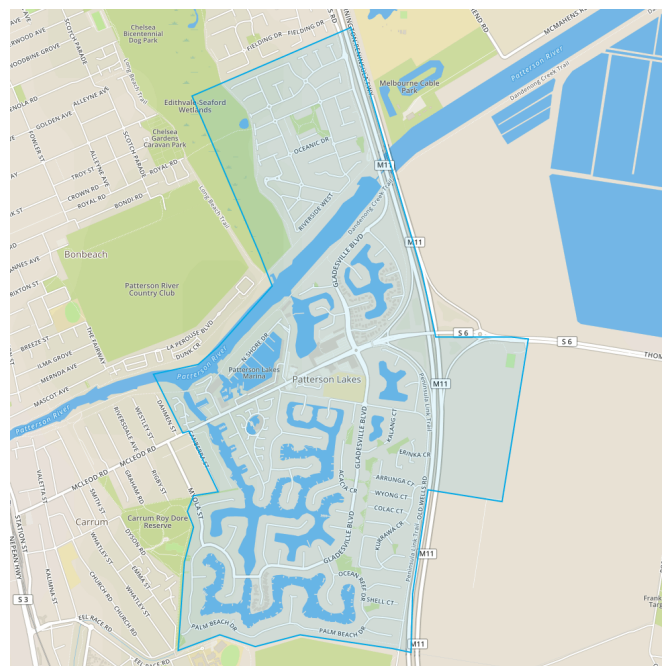
Tenure

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


BOTTOM 25%
\$521,277

MID 50%
\$612,856

TOP 25%
\$681,784

Current


**Annual Change
Median Value**
30.0%

**3 Year Change
Median Value**
48.1%

**5 Year Change
Median Value**
57.5%

**Number of Listings
For Sale Last Month**
22

**Number of Sales
Last 12 Months**
69

Days on Market
23

Vendor Discount
-4.6%

Dwelling Types

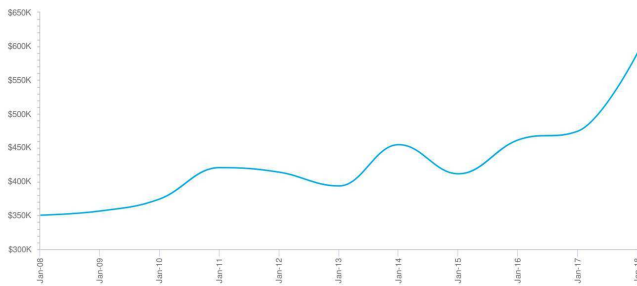

Houses
52.5%

Units
6.2%

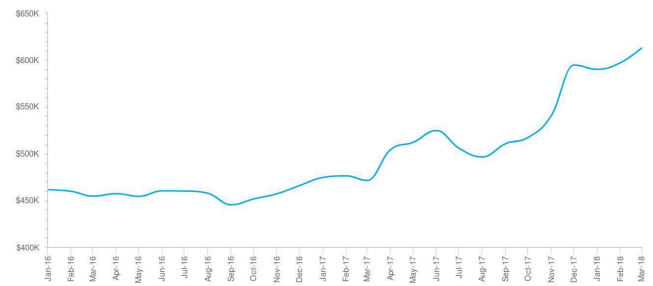
Semi-Detached
29.8%
Other
11.5%

Market Performance

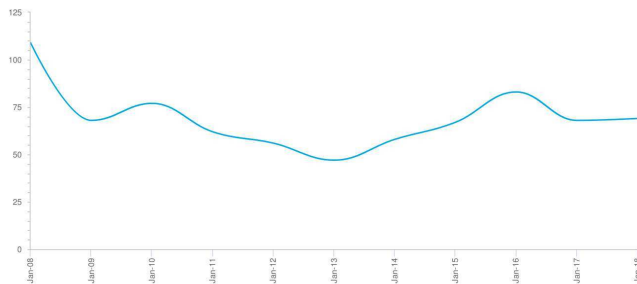
Annual Median Value Past 10 years



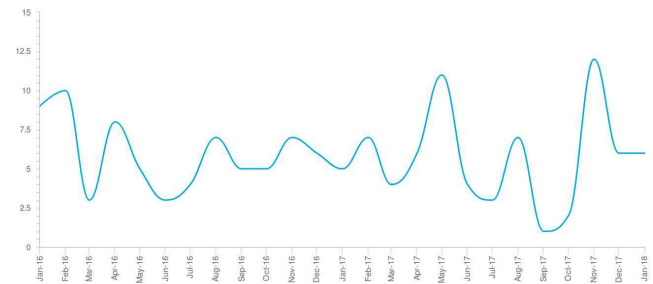
Monthly Median Value Past 2 years



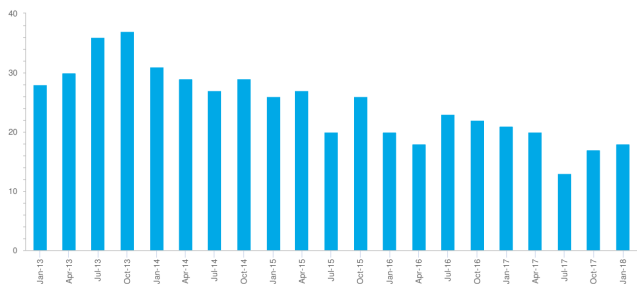
Annual Sales Volume Past 10 years



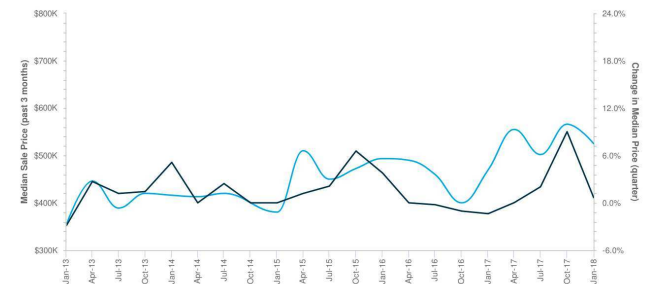
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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

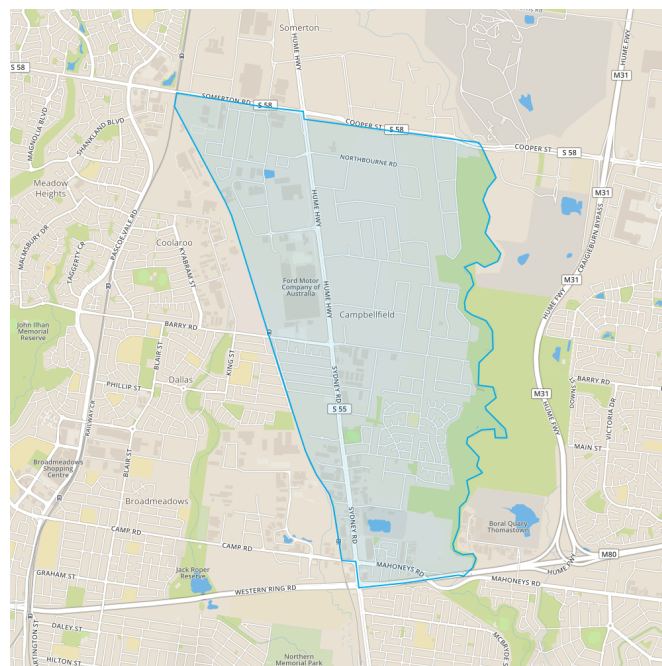
Purchaser 42.1%
Owns Outright 37.3%
Renting 15.7%

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



BOTTOM 25%

\$499,446



MID 50%

\$533,929



TOP 25%

\$589,702

Current



**Annual Change
Median Value**

29.8%



**3 Year Change
Median Value**

45.5%



**5 Year Change
Median Value**

61.8%



**Number of Listings
For Sale Last Month**

19



**Number of Sales
Last 12 Months**

59



Days on Market

32



Vendor Discount

-0.4%

Dwelling Types



Houses

77.5%



Units

2.6%



Semi-Detached

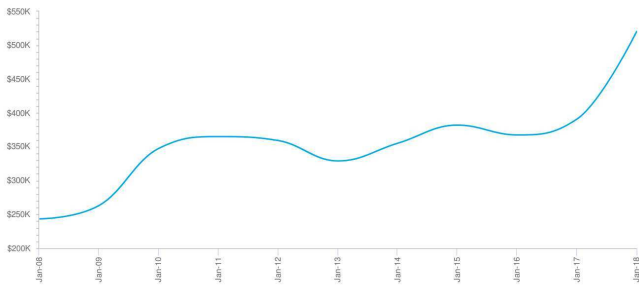
4.9%

Other

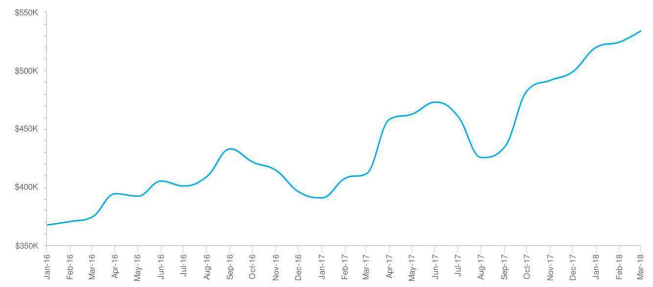
15%

Market Performance

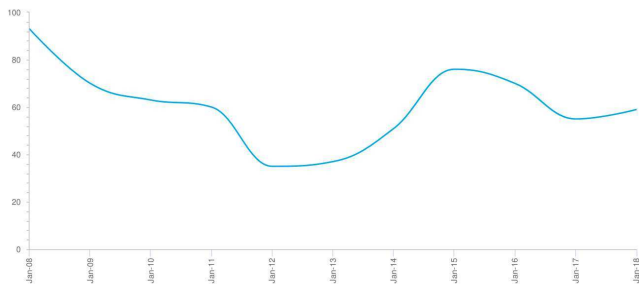
Annual Median Value Past 10 years



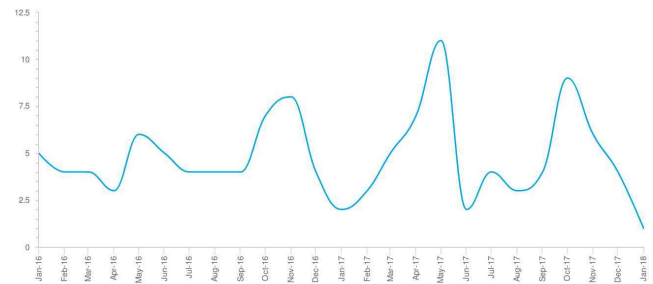
Monthly Median Value Past 2 years



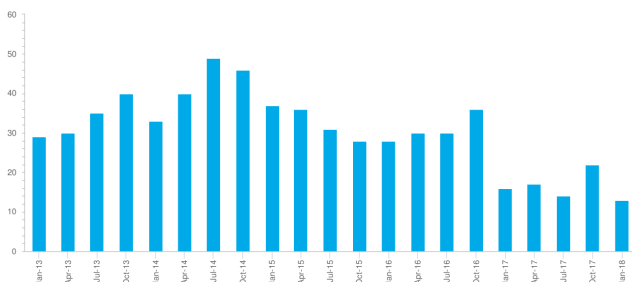
Annual Sales Volume Past 10 years



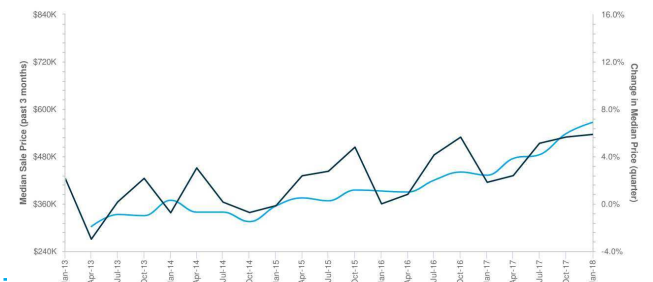
Monthly Sales Volume Over 2 years



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%

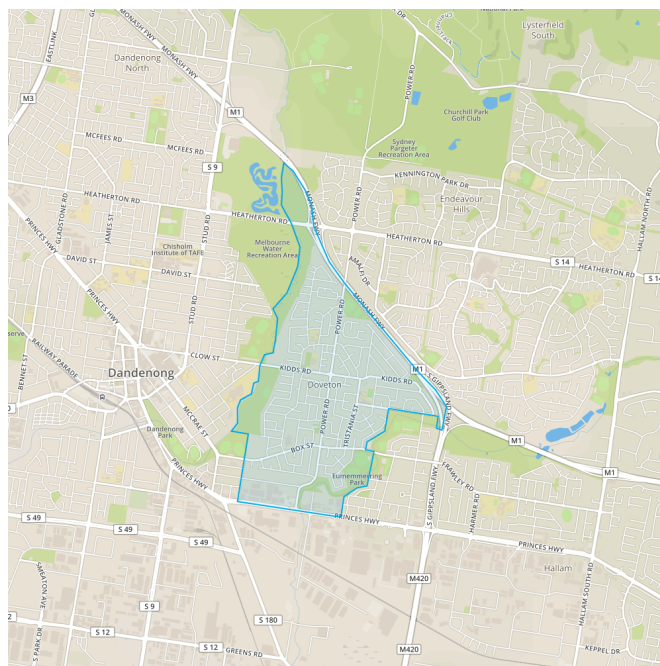
Renting 24.9%

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



BOTTOM 25%

\$494,884



MID 50%

\$527,527



TOP 25%

\$559,240

Current



12 month

**Annual Change
Median Value**

28.9%



3 Year

**3 Year Change
Median Value**

65.1%



5 Years

**5 Year Change
Median Value**

78.1%



**Number of Listings
For Sale Last Month**

37



**Number of Sales
Last 12 Months**

196



Days on Market

22



Vendor Discount

-4.2%

Dwelling Types



Houses

76.2%



Units

0.1%



Semi-Detached

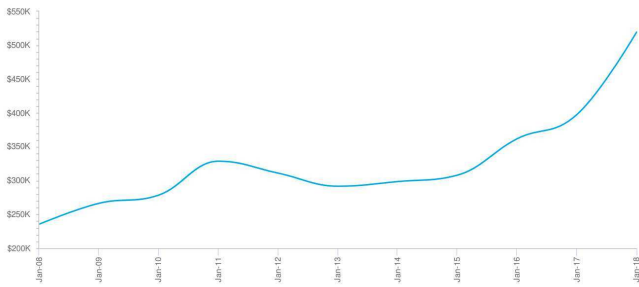
12.4%

Other

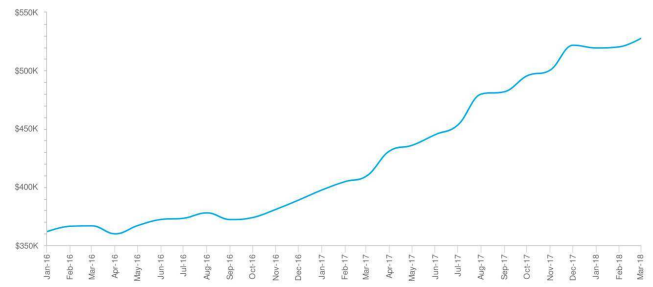
11.3%

Market Performance

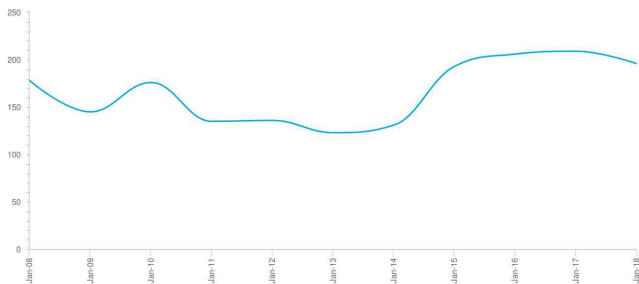
Annual Median Value Past 10 years



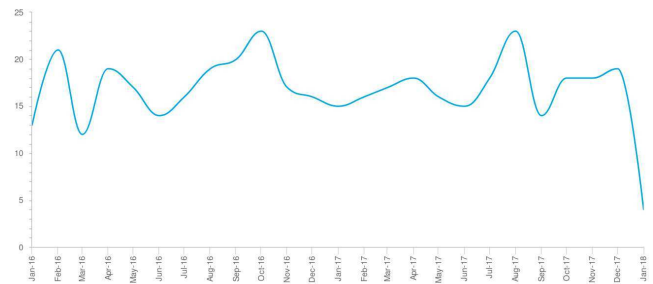
Monthly Median Value Past 2 years



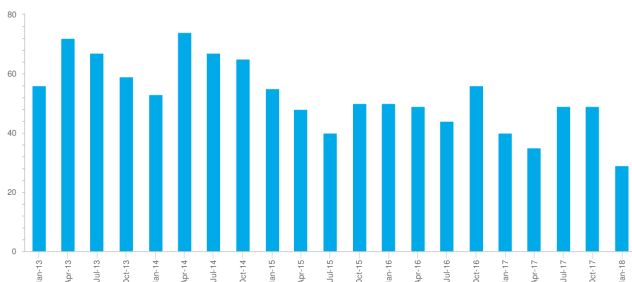
Annual Sales Volume Past 10 years



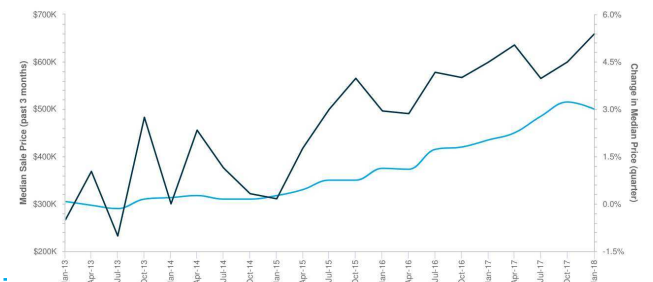
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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

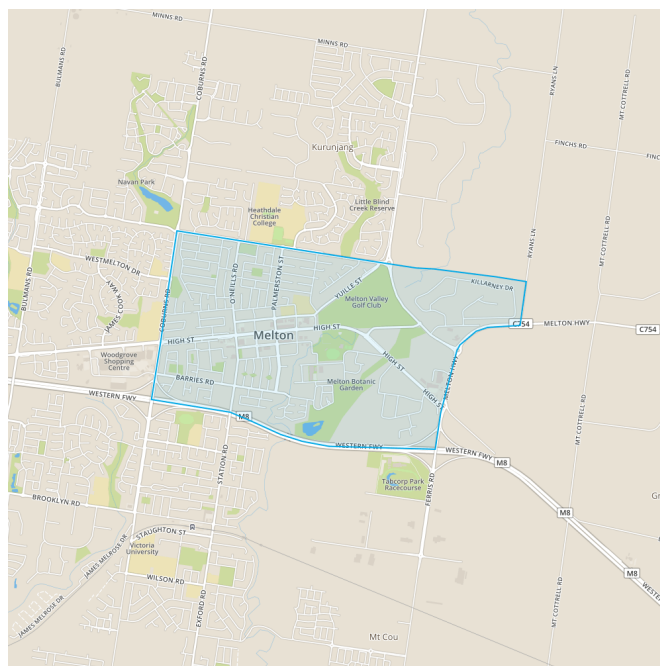
Renting 40.5%
Purchaser 29.4%
Owns Outright 24.7%

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



BOTTOM 25%

\$368,403



MID 50%

\$390,327



TOP 25%

\$424,521

Current



12 month

**Annual Change
Median Value**

28.6%



3 Year

**3 Year Change
Median Value**

52.3%



5 Years

**5 Year Change
Median Value**

58.3%



**Number of Listings
For Sale Last Month**

30



**Number of Sales
Last 12 Months**

237



Days on Market

17



Vendor Discount

-2.9%

Dwelling Types



Houses

76.6%



Units

NA



Semi-Detached

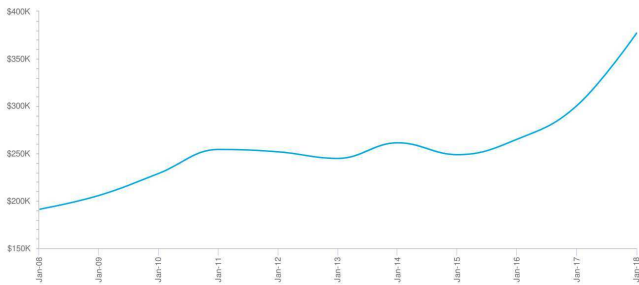
14.8%

Other

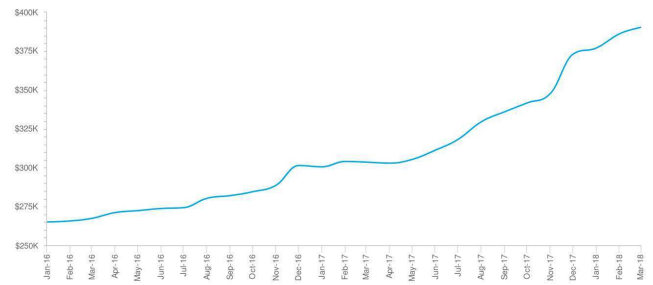
0.1%

Market Performance

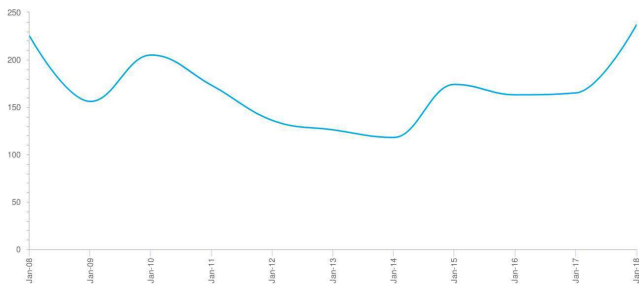
Annual Median Value Past 10 years



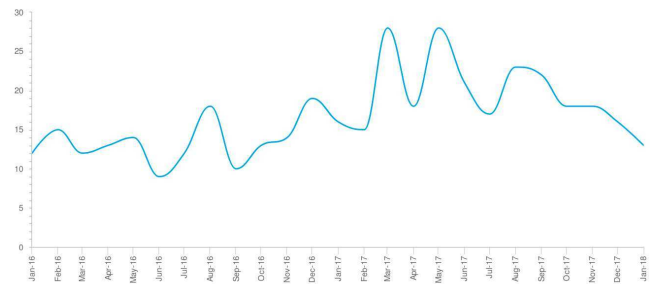
Monthly Median Value Past 2 years



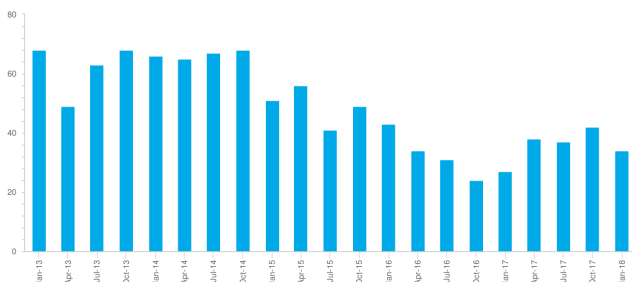
Annual Sales Volume Past 10 years



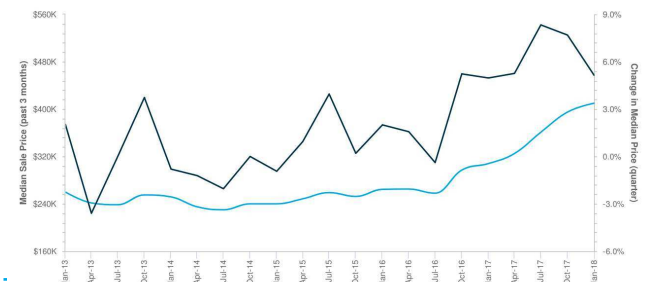
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%

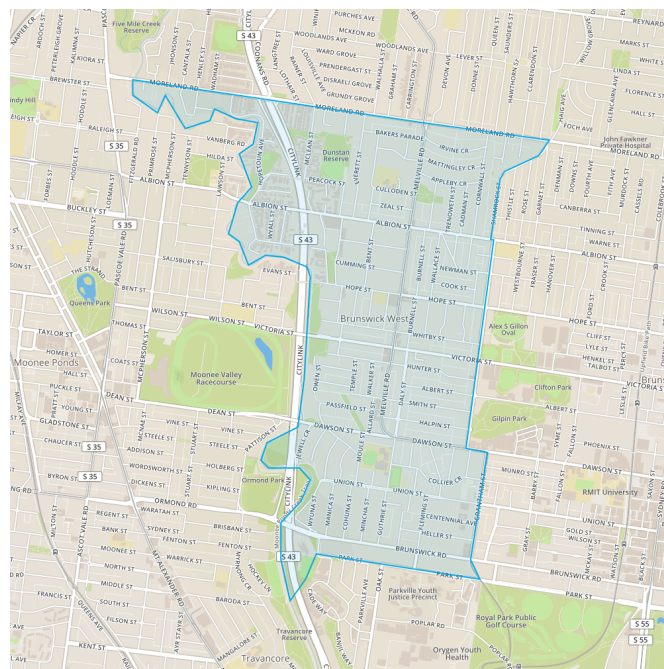
Purchaser 31.6%

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



**Annual Change
Median Value**

27.8%



**3 Year Change
Median Value**

50.9%



**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

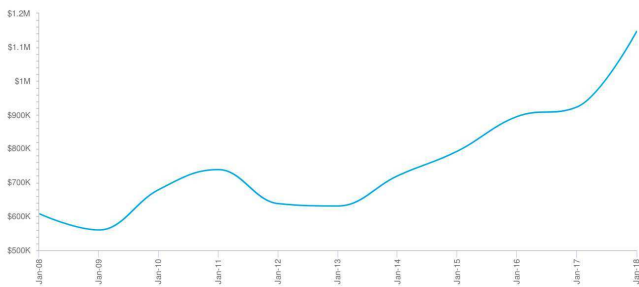
18.5%

Other

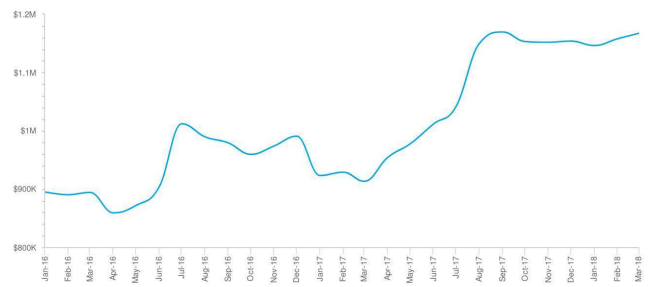
10.9%

Market Performance

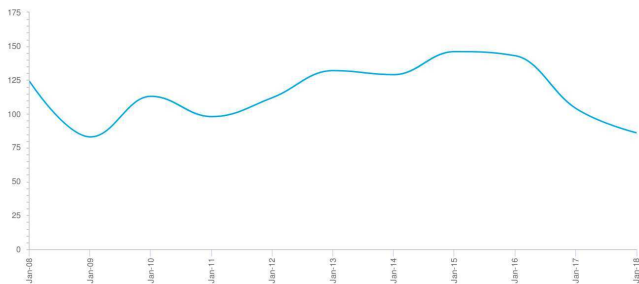
Annual Median Value Past 10 years



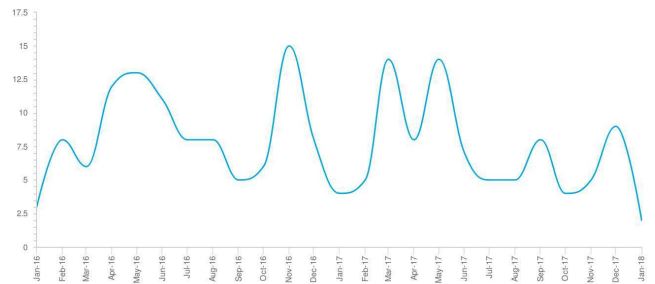
Monthly Median Value Past 2 years



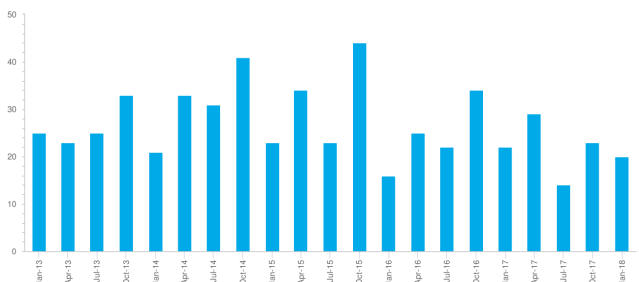
Annual Sales Volume Past 10 years



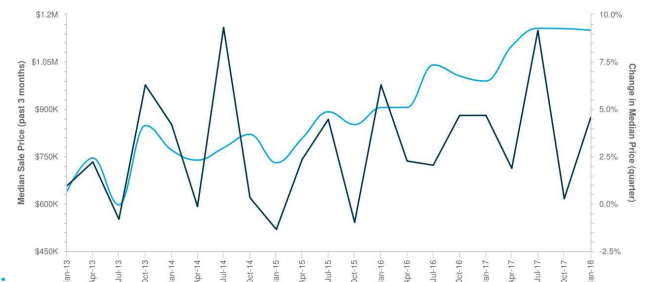
Monthly Sales Volume Over 2 years



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

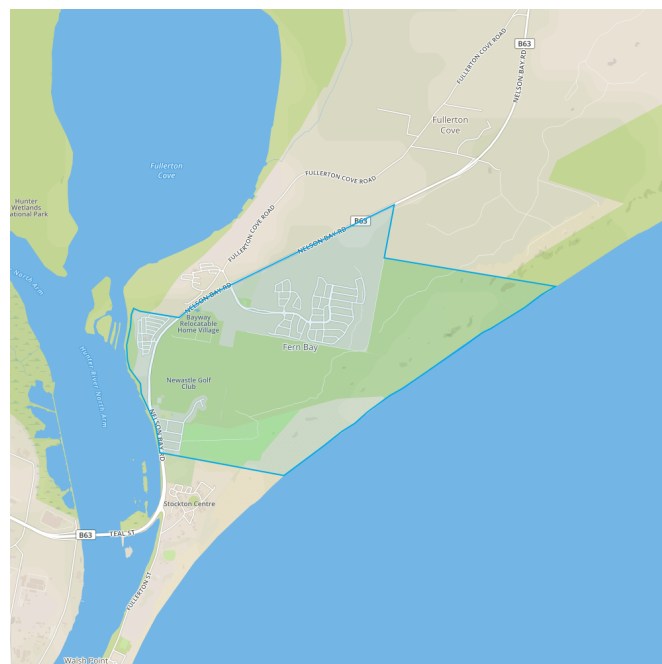
Renting 47.9%
Purchaser 24.6%
Owns Outright 24.4%

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



BOTTOM 25%

\$520,508



MID 50%

\$602,545



TOP 25%

\$693,241

Current



**Annual Change
Median Value**

27.7%



**3 Year Change
Median Value**

50.2%



**5 Year Change
Median Value**

61.0%



**Number of Listings
For Sale Last Month**

4



**Number of Sales
Last 12 Months**

51



Days on Market

43



Vendor Discount

-4.3%

Dwelling Types



Houses

89.9%



Units

0.4%



Semi-Detached

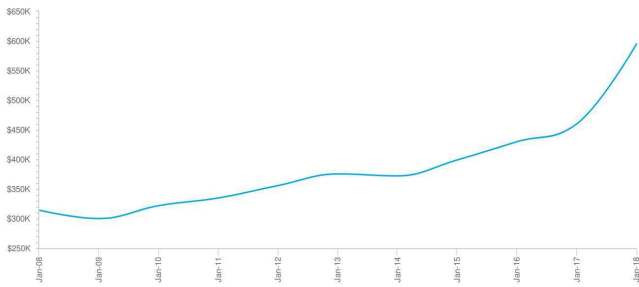
0.6%

Other

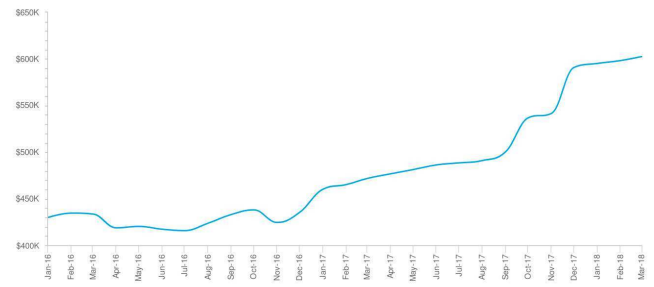
9.1%

Market Performance

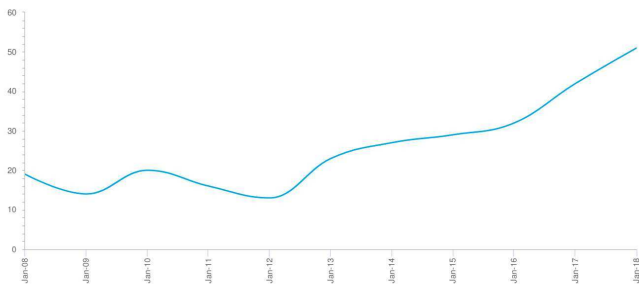
Annual Median Value Past 10 years



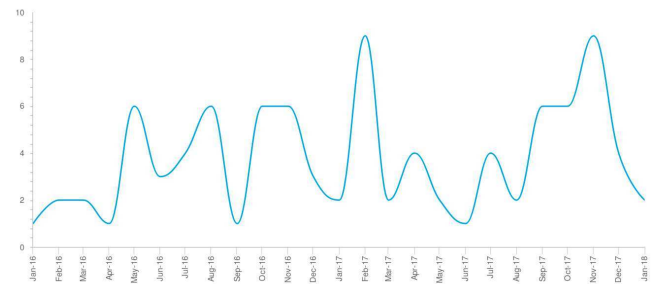
Monthly Median Value Past 2 years



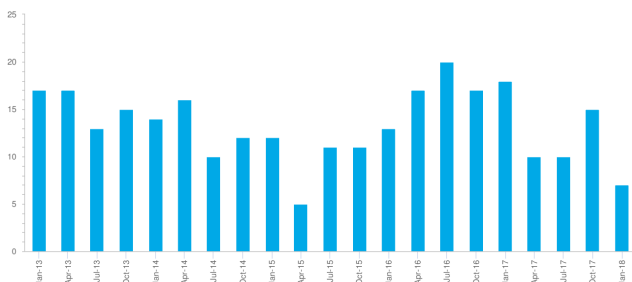
Annual Sales Volume Past 10 years



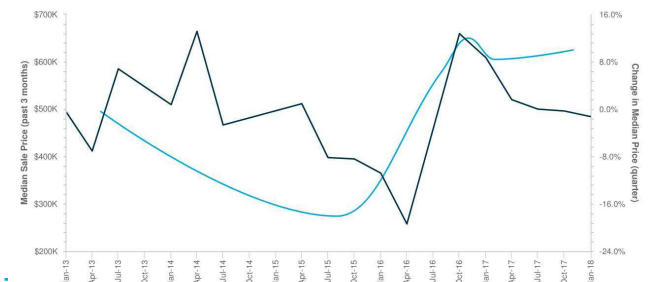
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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

Childless Couple 57.9%
Couple with Children 32%
Other 10.1%



Born in Australia/Overseas

Australia 82.2%
Overseas 17.8%



Occupation

Professional 24%
Trades 15.4%
Community 12.4%



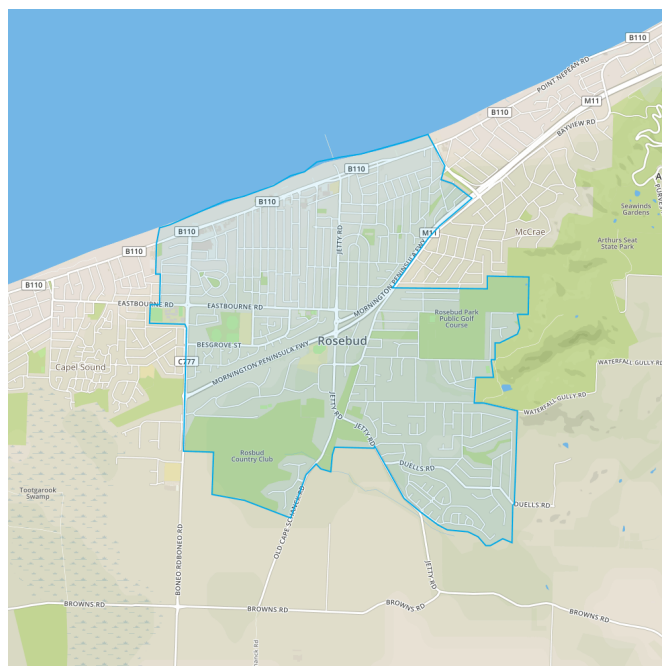
Tenure

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


**Annual Change
Median Value**
27.7%

**3 Year Change
Median Value**
44.6%

**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

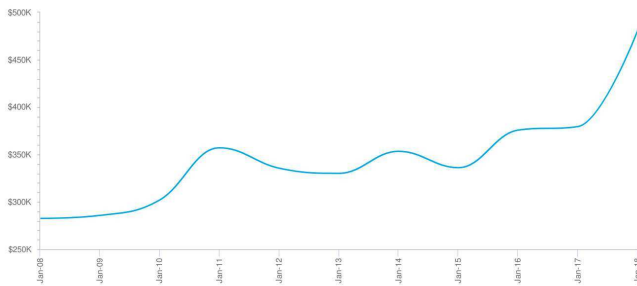

Houses
61.8%

Units
2.7%

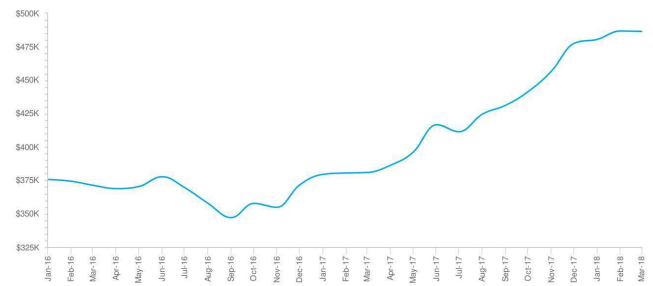
Semi-Detached
5.1%
Other
30.4%

Market Performance

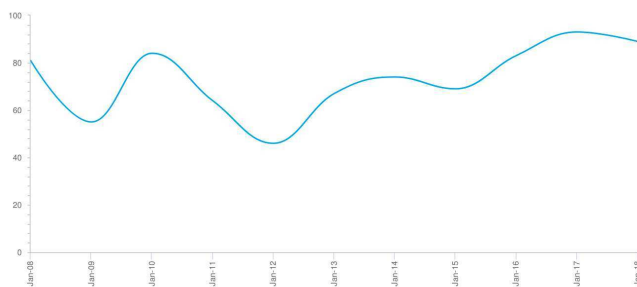
Annual Median Value Past 10 years



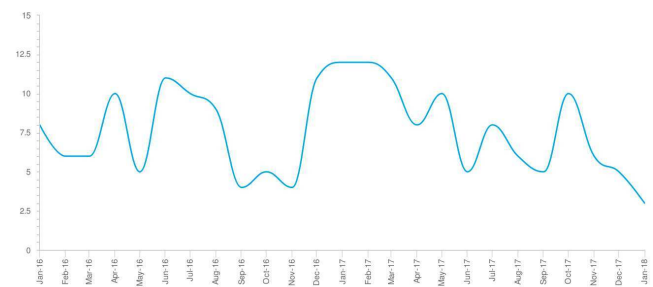
Monthly Median Value Past 2 years



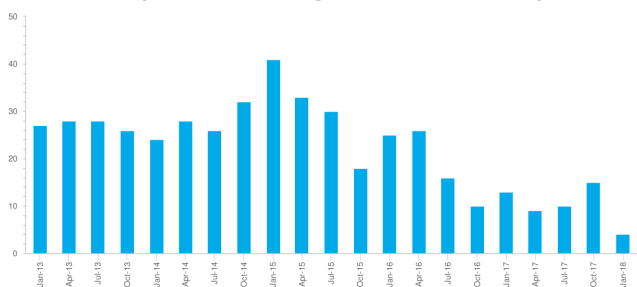
Annual Sales Volume Past 10 years



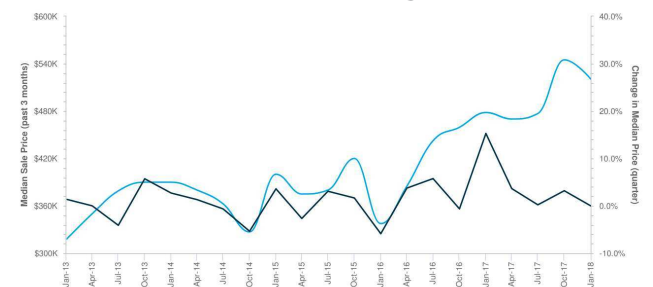
Monthly Sales Volume Over 2 years



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%



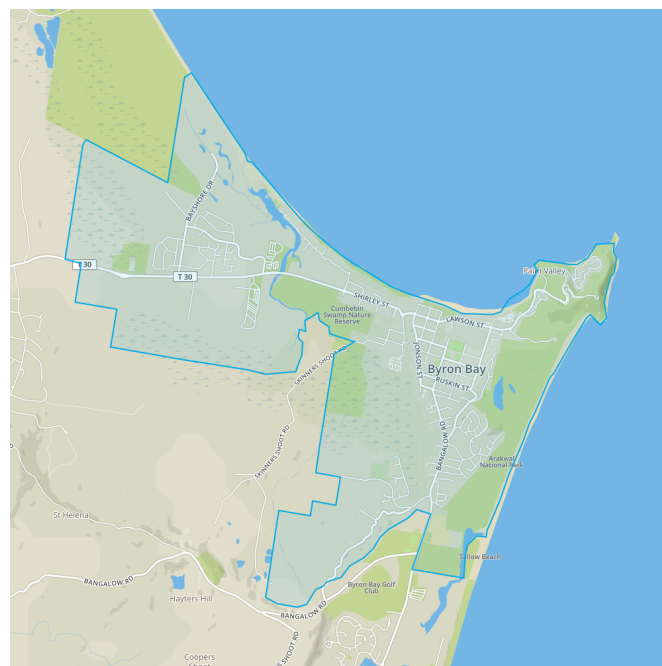
Tenure

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


12 month
**Annual Change
Median Value**
27.7%

3 Year
**3 Year Change
Median Value**
43.1%

5 Years
**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

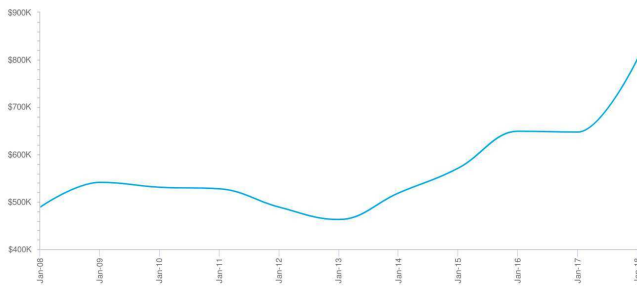

Houses
46.3%

Units
12.9%

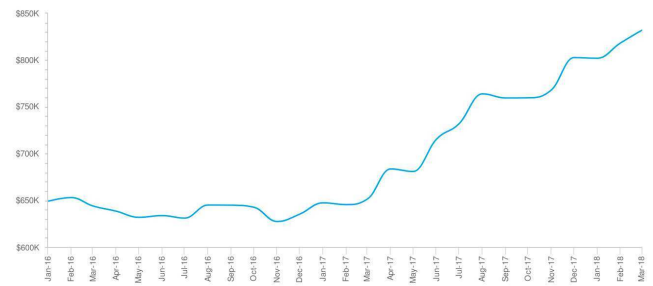
Semi-Detached
9.5%
Other
31.3%

Market Performance

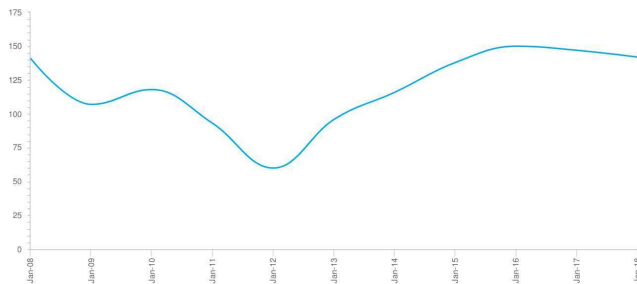
Annual Median Value Past 10 years



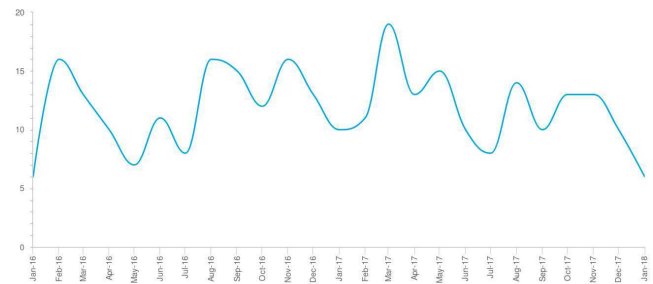
Monthly Median Value Past 2 years



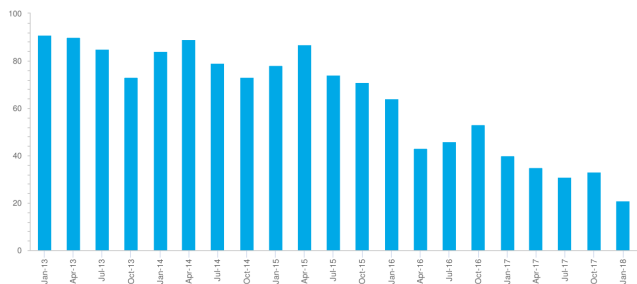
Annual Sales Volume Past 10 years



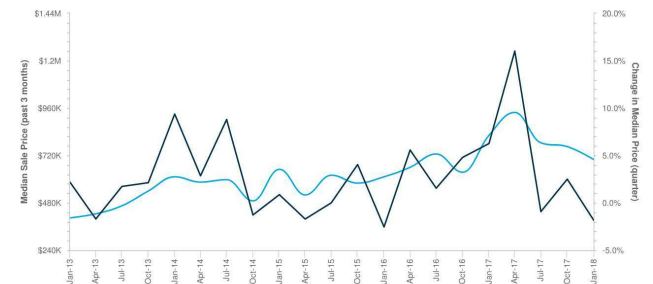
Monthly Sales Volume Over 2 years



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

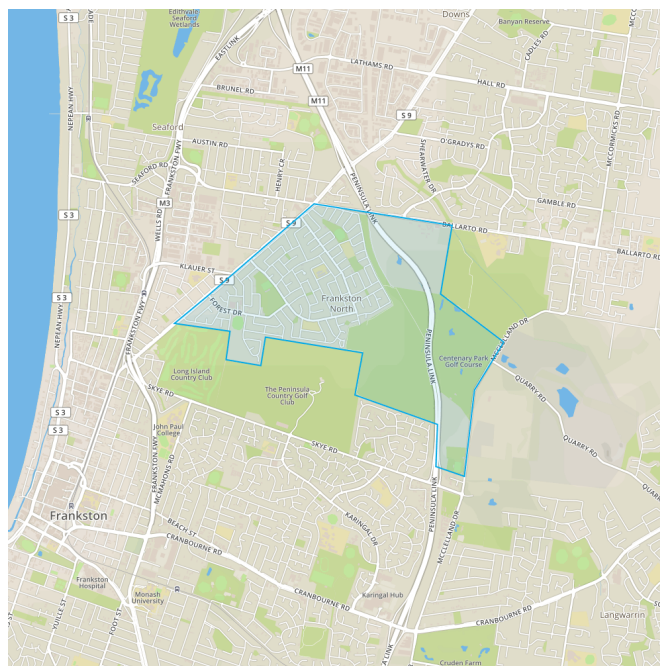
Renting 36.3%
Owns Outright 35.2%
Purchaser 22.1%

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

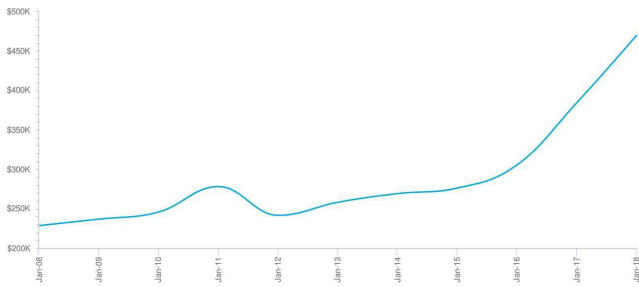
6.2%

Other

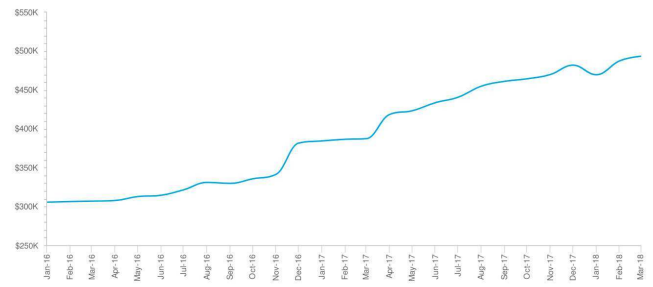
8.7%

Market Performance

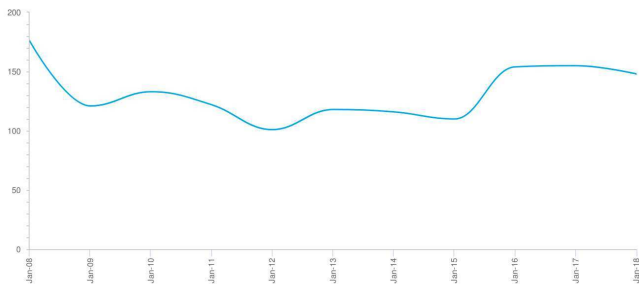
Annual Median Value Past 10 years



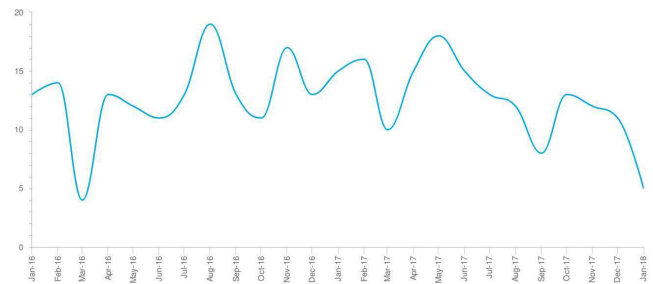
Monthly Median Value Past 2 years



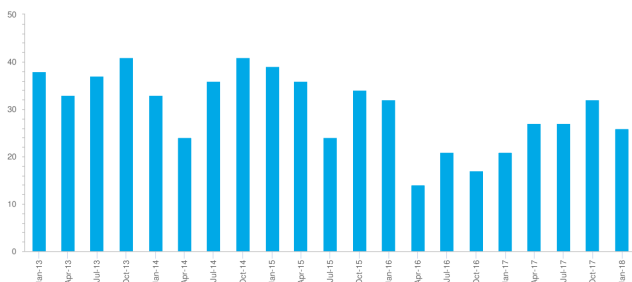
Annual Sales Volume Past 10 years



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%

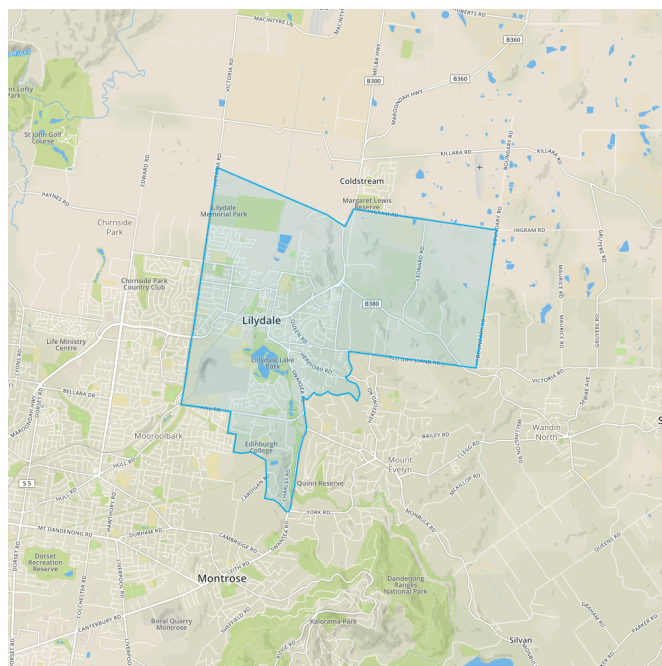
Owns Outright 25.7%

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


**Annual Change
Median Value**
27.4%

**3 Year Change
Median Value**
39.7%

**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

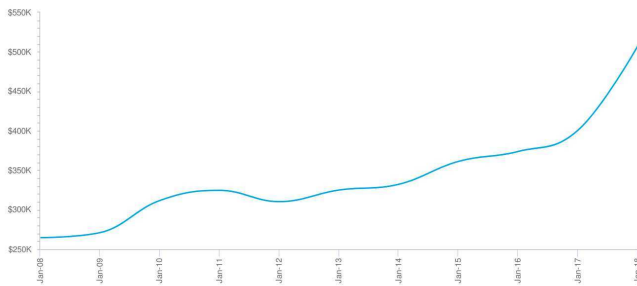

Houses
73.7%

Units
0.9%

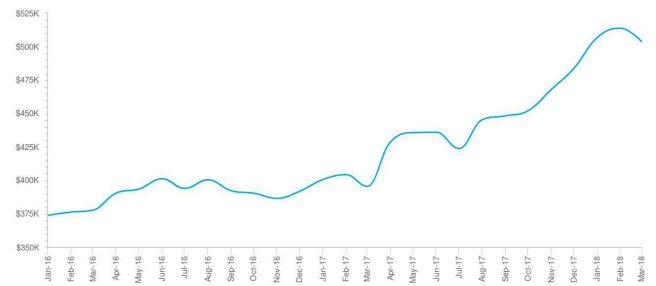
Semi-Detached
16.9%
Other
8.5%

Market Performance

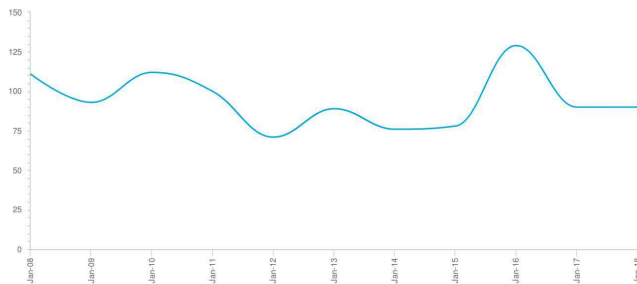
Annual Median Value Past 10 years



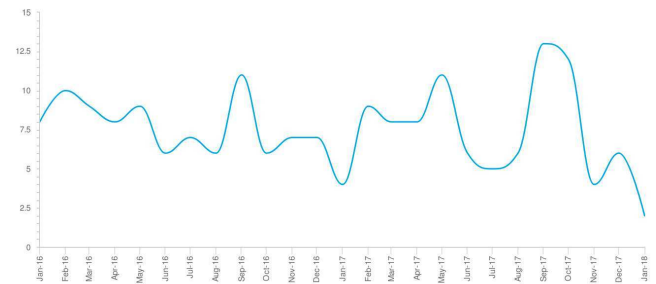
Monthly Median Value Past 2 years



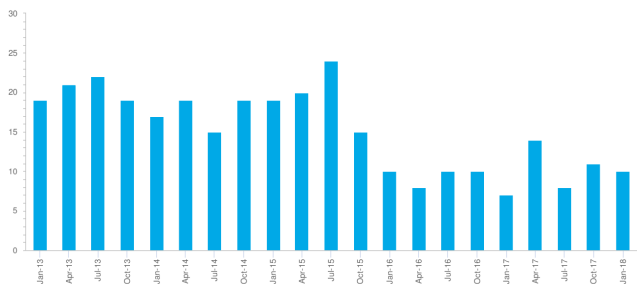
Annual Sales Volume Past 10 years



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%



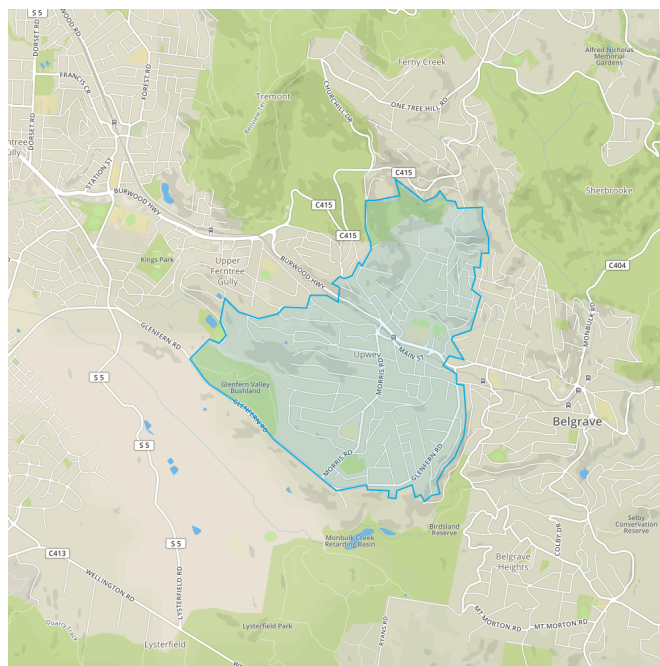
Tenure

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


BOTTOM 25%
\$658,120

MID 50%
\$716,377

TOP 25%
\$793,481

Current


12 month
**Annual Change
Median Value**
27.3%

3 Year
**3 Year Change
Median Value**
50.2%

5 Years
**5 Year Change
Median Value**
69.5%

**Number of Listings
For Sale Last Month**
12

**Number of Sales
Last 12 Months**
96

Days on Market
13

Vendor Discount
-1.1%

Dwelling Types

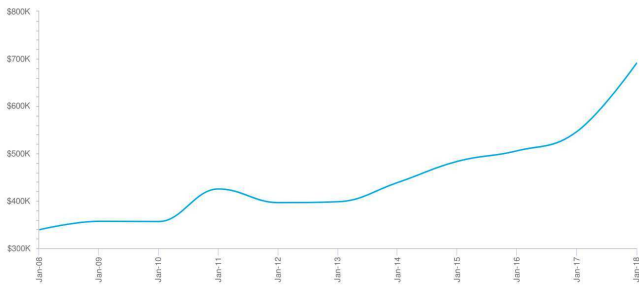

Houses
91.8%

Units
0.7%

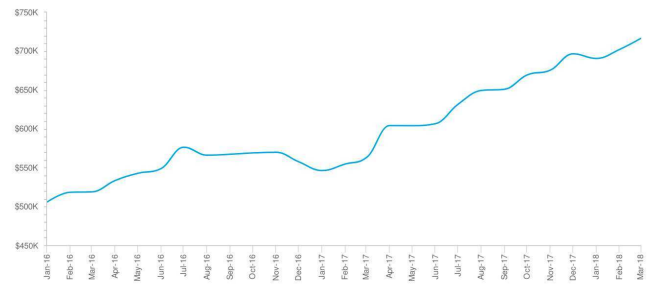
Semi-Detached
0.8%
Other
6.7%

Market Performance

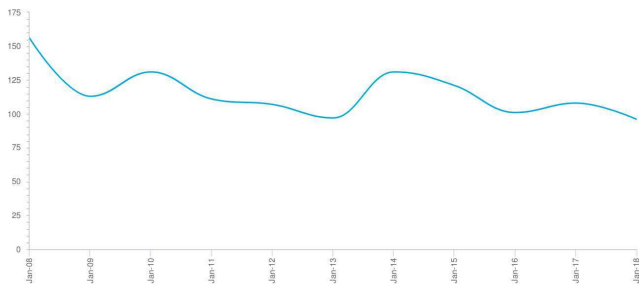
Annual Median Value Past 10 years



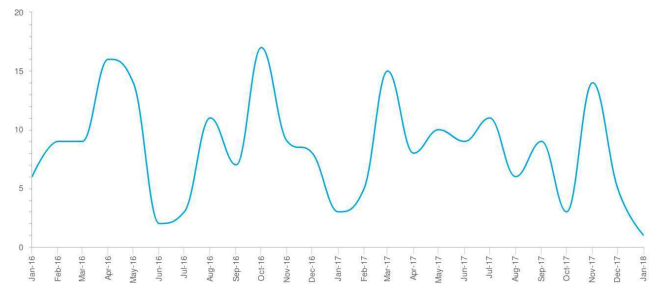
Monthly Median Value Past 2 years



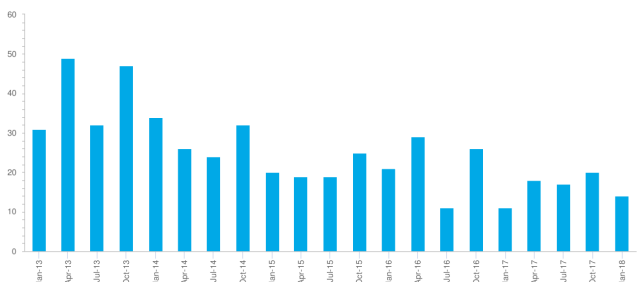
Annual Sales Volume Past 10 years



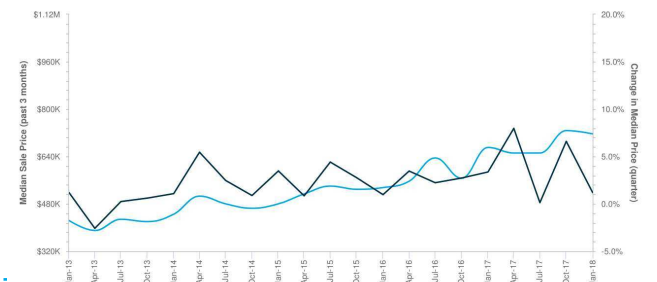
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%



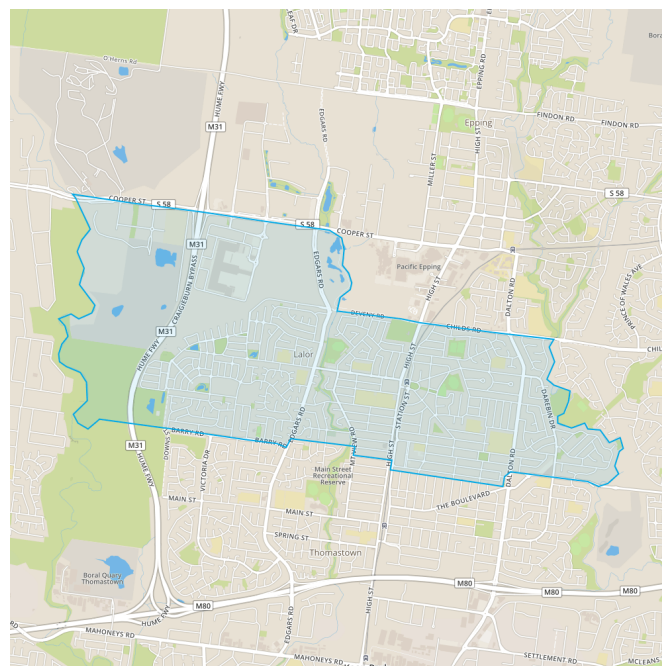
Tenure

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


12 month
**Annual Change
Median Value**
27.2%

3 Year
**3 Year Change
Median Value**
62.3%

5 Years
**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

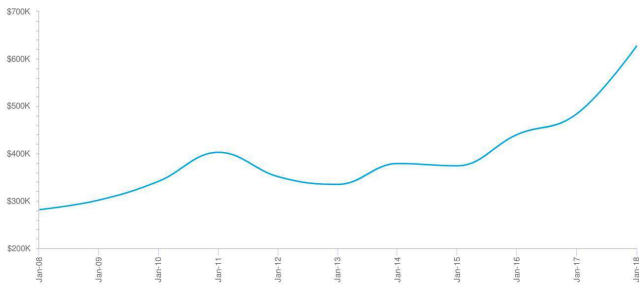

Houses
83.1%

Units
5.7%

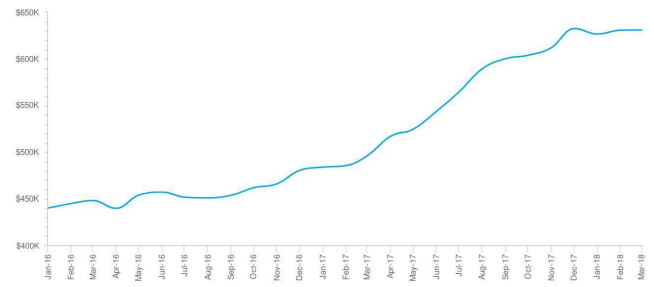
Semi-Detached
4.7%
Other
6.5%

Market Performance

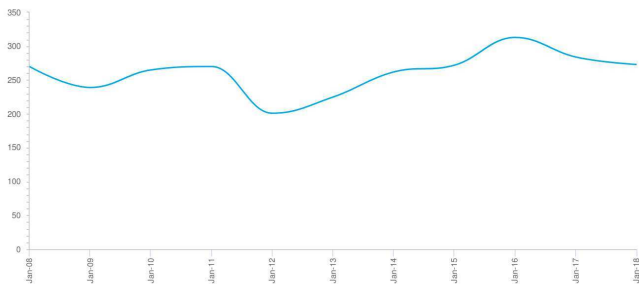
Annual Median Value Past 10 years



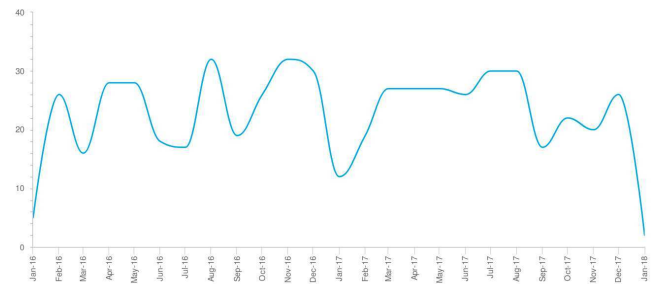
Monthly Median Value Past 2 years



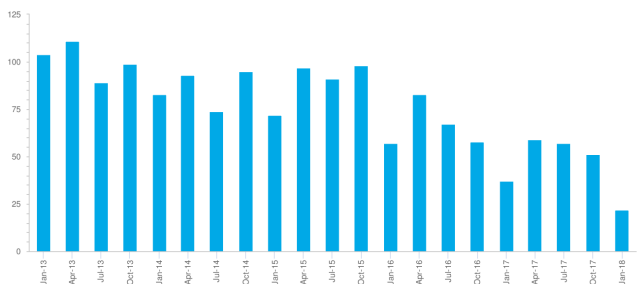
Annual Sales Volume Past 10 years



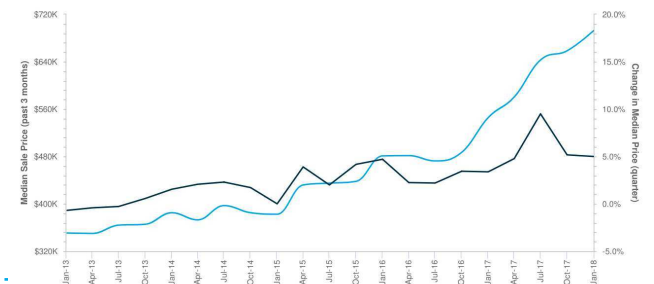
Monthly Sales Volume Over 2 years



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.

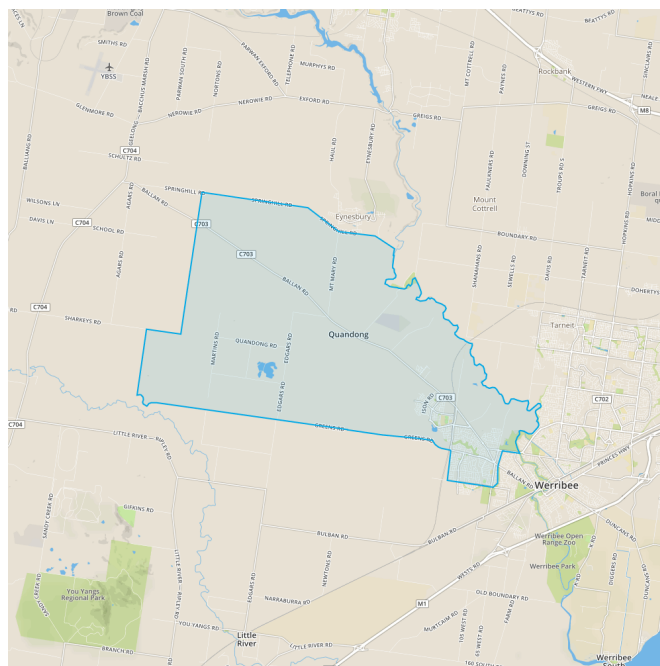
By 2016 the population was 23,259 showing a population growth of 34.4% in the area during that time.

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


BOTTOM 25%
\$451,464

MID 50%
\$496,936

TOP 25%
\$555,275

Current


12 month
**Annual Change
Median Value**
26.9%

3 Year
**3 Year Change
Median Value**
42.6%

5 Years
**5 Year Change
Median Value**
64.7%

**Number of Listings
For Sale Last Month**
60

**Number of Sales
Last 12 Months**
466

Days on Market
21

Vendor Discount
-3%

Dwelling Types

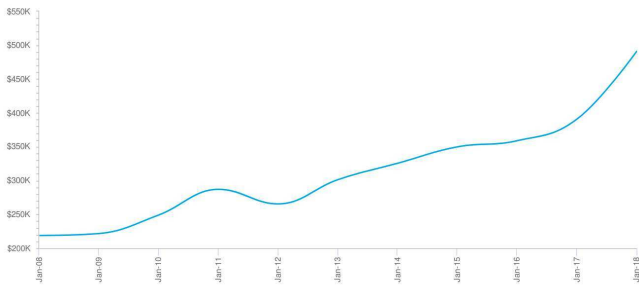

Houses
90.6%

Units
0.1%

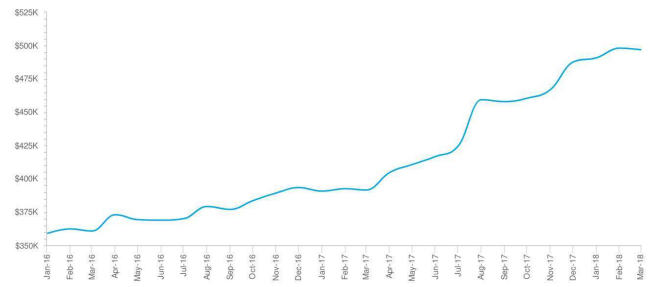
Semi-Detached
3%
Other
6.3%

Market Performance

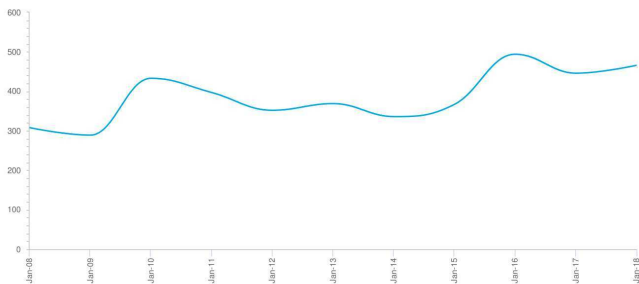
Annual Median Value Past 10 years



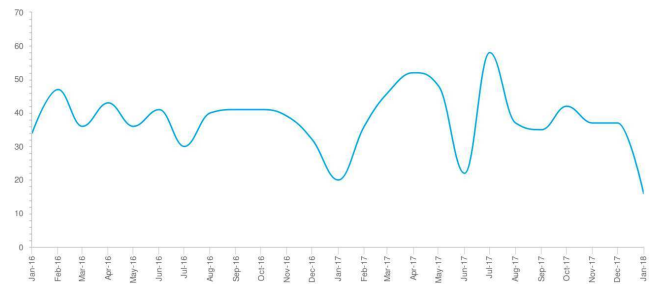
Monthly Median Value Past 2 years



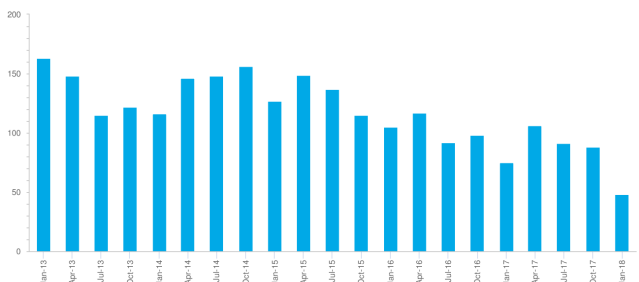
Annual Sales Volume Past 10 years



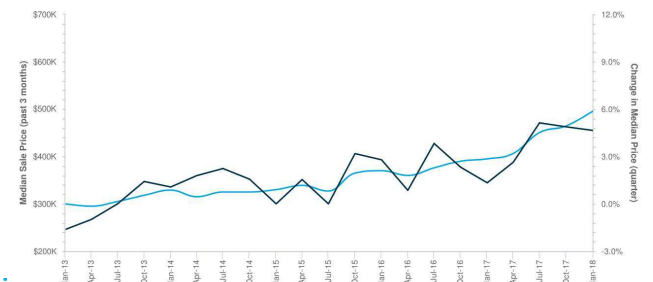
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%



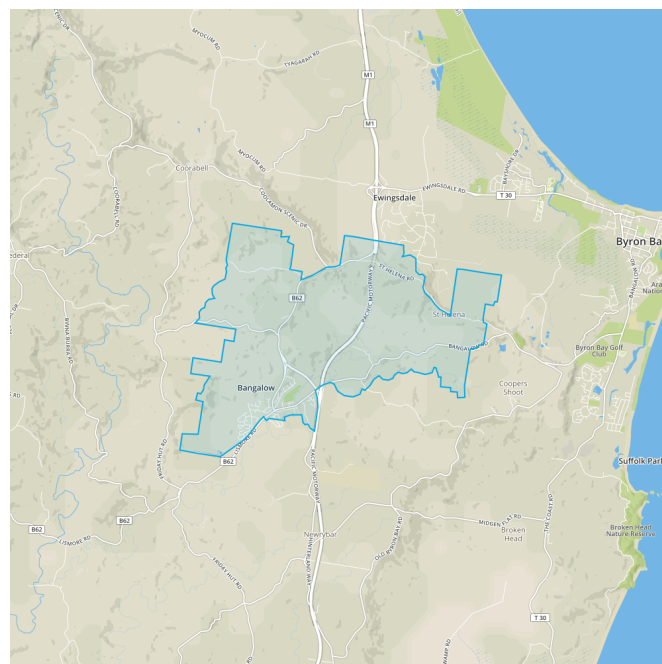
Tenure

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


BOTTOM 25%
\$886,590

MID 50%
\$998,479

TOP 25%
\$1,114,358

Current


**Annual Change
Median Value**
26.7%

**3 Year Change
Median Value**
62.0%

**5 Year Change
Median Value**
73.1%

**Number of Listings
For Sale Last Month**
4

**Number of Sales
Last 12 Months**
53

Days on Market
62

Vendor Discount
-4.7%

Dwelling Types

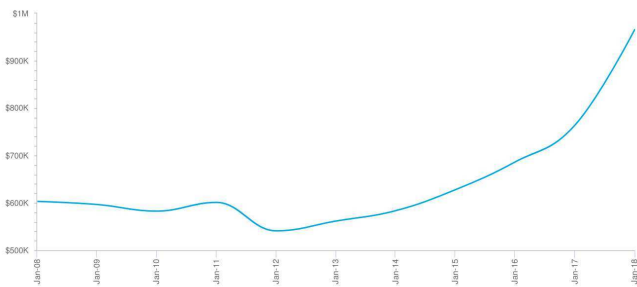

Houses
83.7%

Units
1.6%

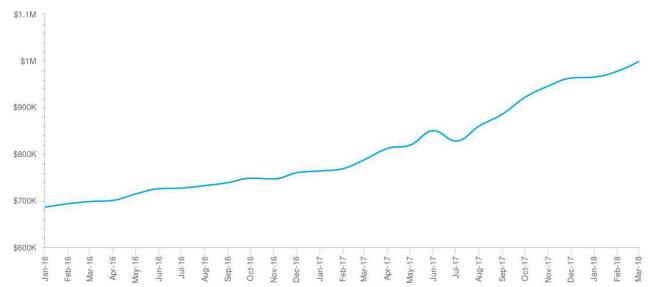
Semi-Detached
2.3%
Other
12.4%

Market Performance

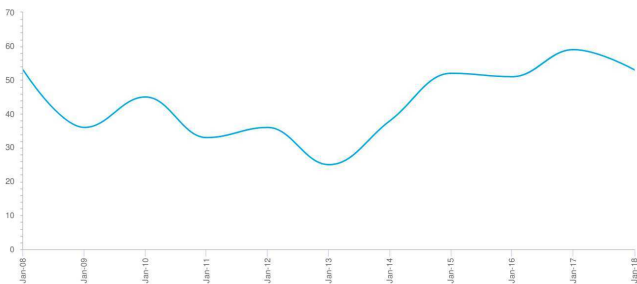
Annual Median Value Past 10 years



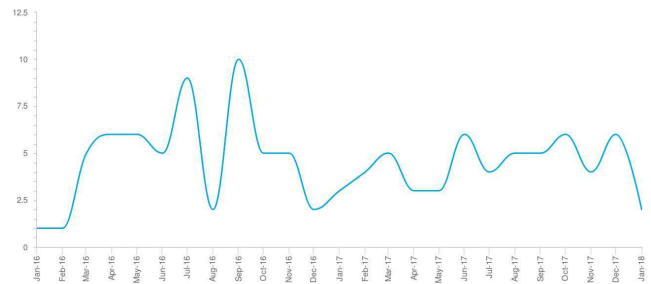
Monthly Median Value Past 2 years



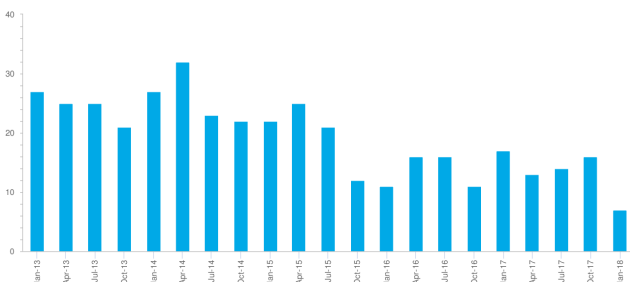
Annual Sales Volume Past 10 years



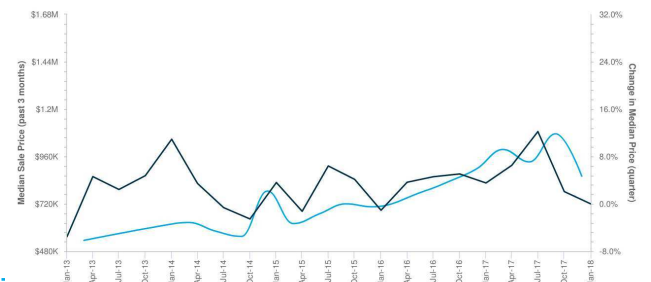
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
2022



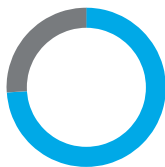
Family Household
Composition

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

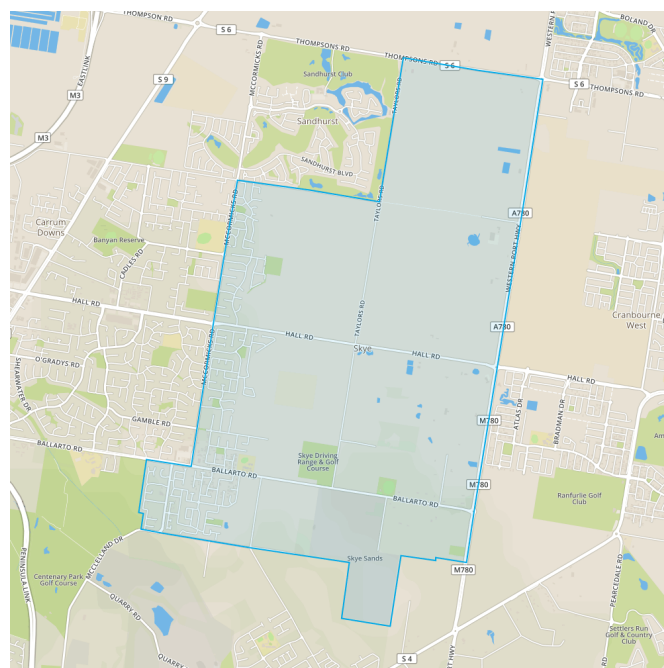
Purchaser 38.2%
Owns Outright 32.2%
Renting 26.3%

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



BOTTOM 25%

\$562,257



MID 50%

\$614,329



TOP 25%

\$664,654

Current



12 month

**Annual Change
Median Value**

26.6%



3 Year

**3 Year Change
Median Value**

52.7%



5 Years

**5 Year Change
Median Value**

61.0%



**Number of Listings
For Sale Last Month**

10



**Number of Sales
Last 12 Months**

147



Days on Market

14



Vendor Discount

-2.2%

Dwelling Types



Houses

83.2%



Units

0.1%



Semi-Detached

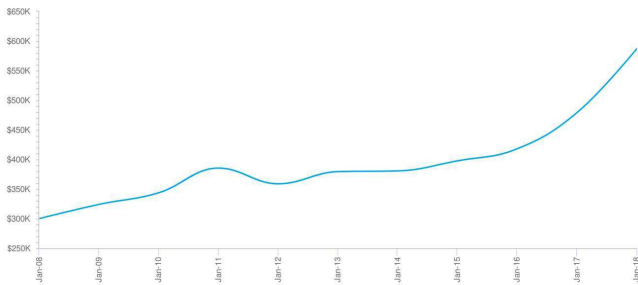
11.2%

Other

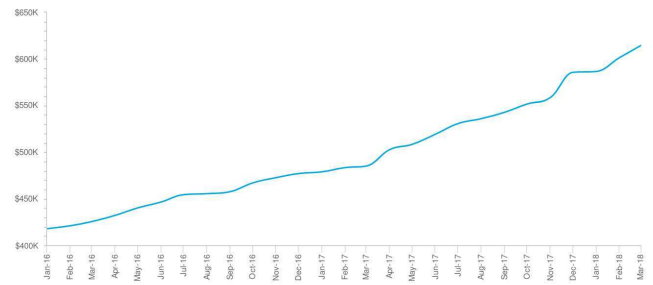
5.5%

Market Performance

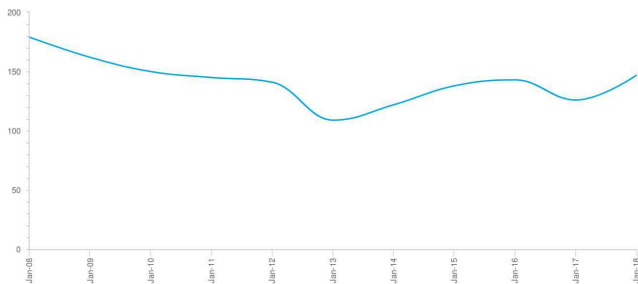
Annual Median Value Past 10 years



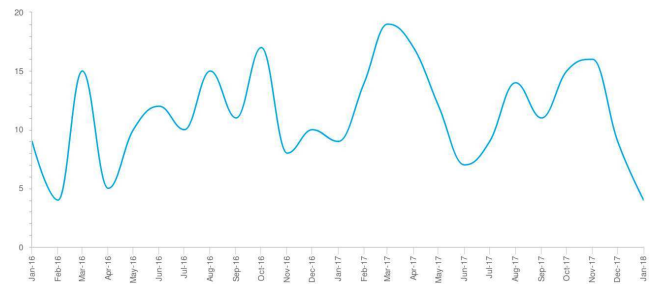
Monthly Median Value Past 2 years



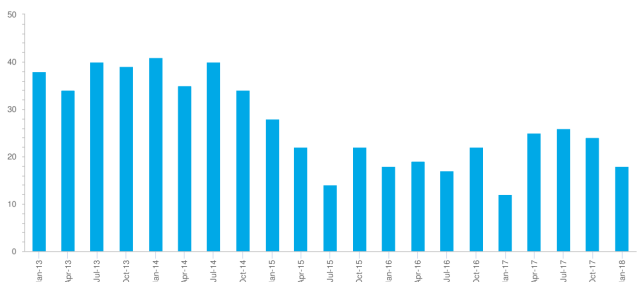
Annual Sales Volume Past 10 years



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

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.

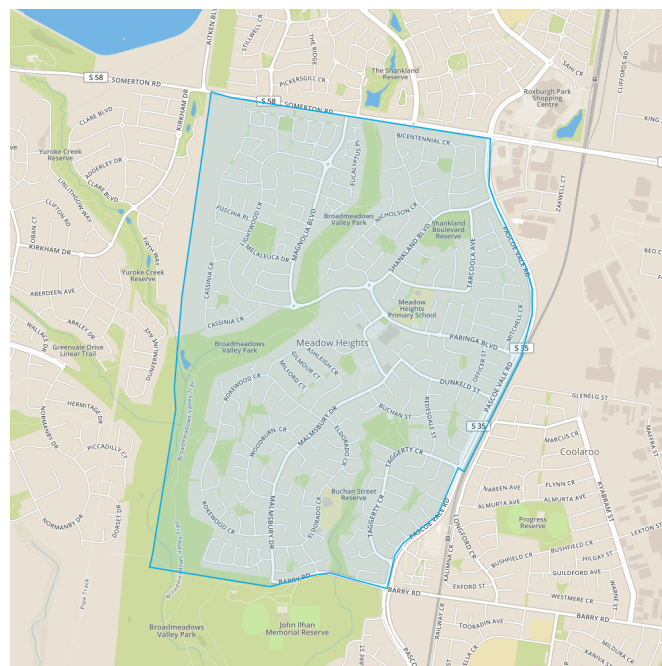
By 2016 the population was 14,833 showing a population decline of 0.1% in the area during that time.

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


BOTTOM 25%
\$479,304

MID 50%
\$510,676

TOP 25%
\$549,170

Current


12 month
**Annual Change
Median Value**
26.4%

3 Year
**3 Year Change
Median Value**
52.4%

5 Years
**5 Year Change
Median Value**
69.3%

**Number of Listings
For Sale Last Month**
31

**Number of Sales
Last 12 Months**
197

Days on Market
24

Vendor Discount
-1.8%

Dwelling Types

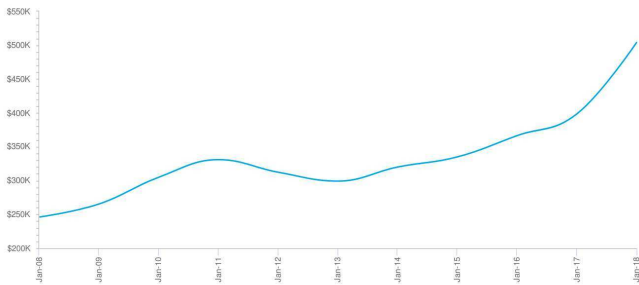

Houses
77.2%

Units
1%

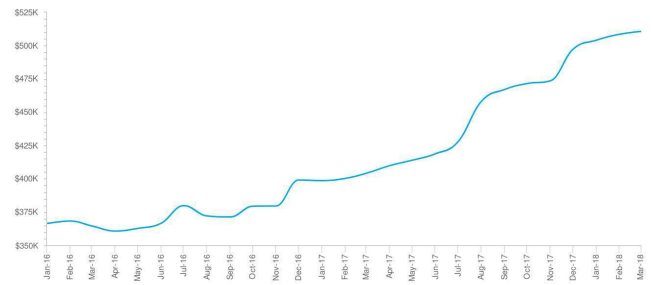
Semi-Detached
14.7%
Other
7.1%

Market Performance

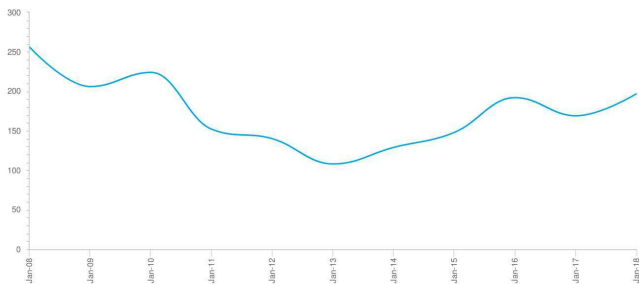
Annual Median Value Past 10 years



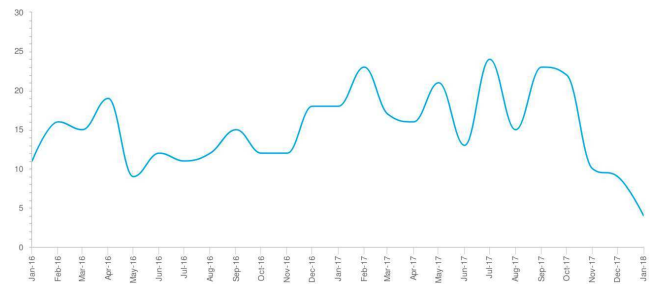
Monthly Median Value Past 2 years



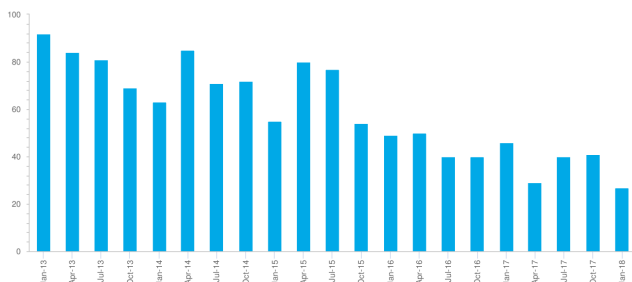
Annual Sales Volume Past 10 years



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

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

Childless Couple 19.4%

Couple with Children 55.6%

Other 25%



Born in Australia/Overseas

Australia 47.1%

Overseas 52.9%



Occupation

Trades 15%

Labourer 14.5%

Machinery 14.3%



Tenure

Purchaser 40.5%

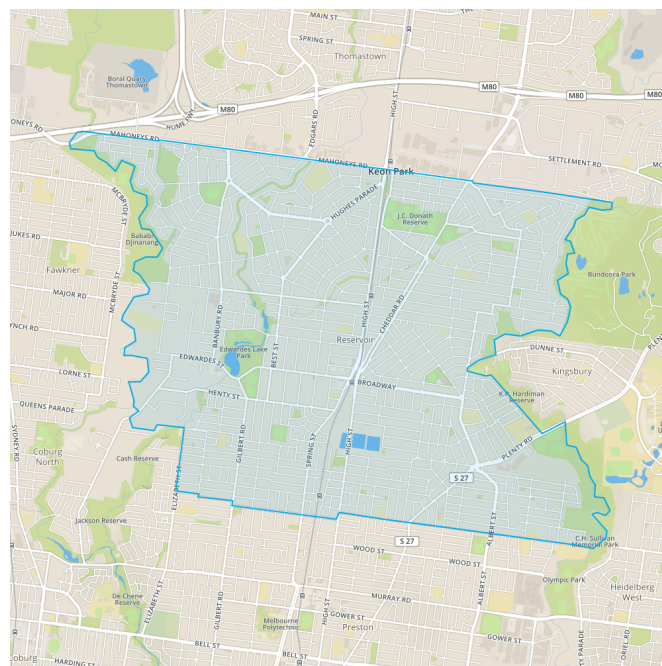
Renting 31%

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


**Annual Change
Median Value**
26.4%

**3 Year Change
Median Value**
42.3%

**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

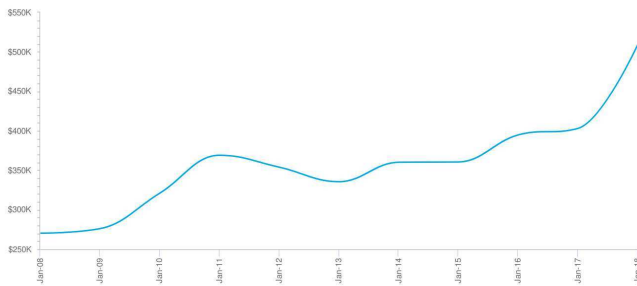

Houses
61.3%

Units
3.9%

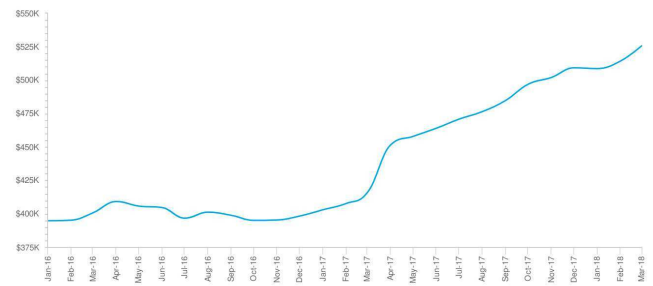
Semi-Detached
26%
Other
8.8%

Market Performance

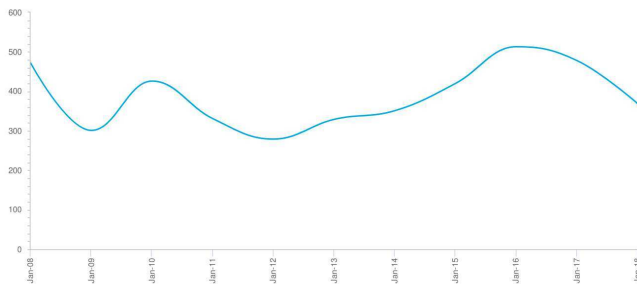
Annual Median Value Past 10 years



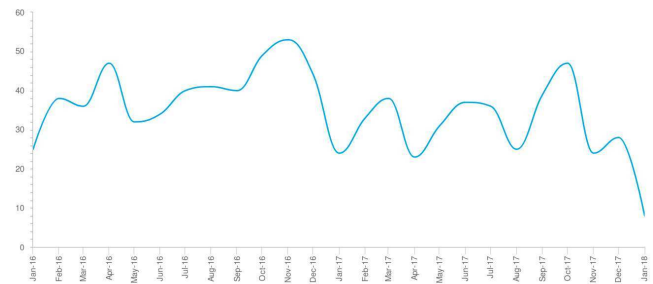
Monthly Median Value Past 2 years



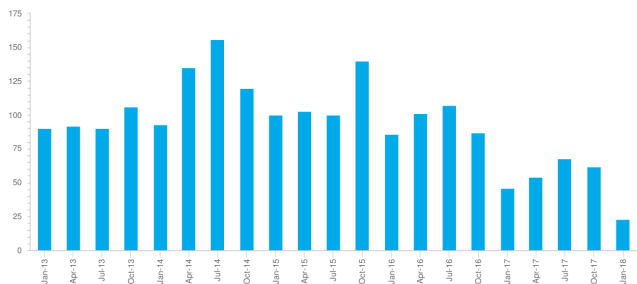
Annual Sales Volume Past 10 years



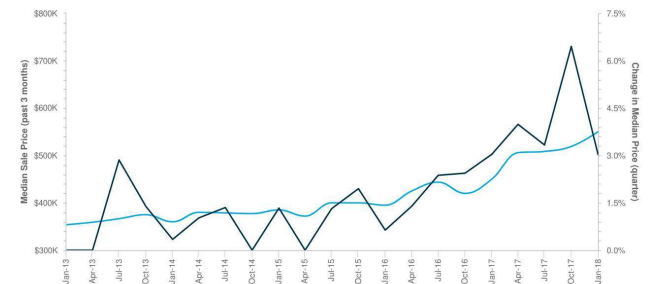
Monthly Sales Volume Over 2 years



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

Childless Couple 35.9%
Couple with Children 43%
Other 21.1%



Born in Australia/Overseas

Australia 53.8%
Overseas 46.2%



Occupation

Professional 21.4%
Trades 14.5%
Clerical 14.2%



Tenure

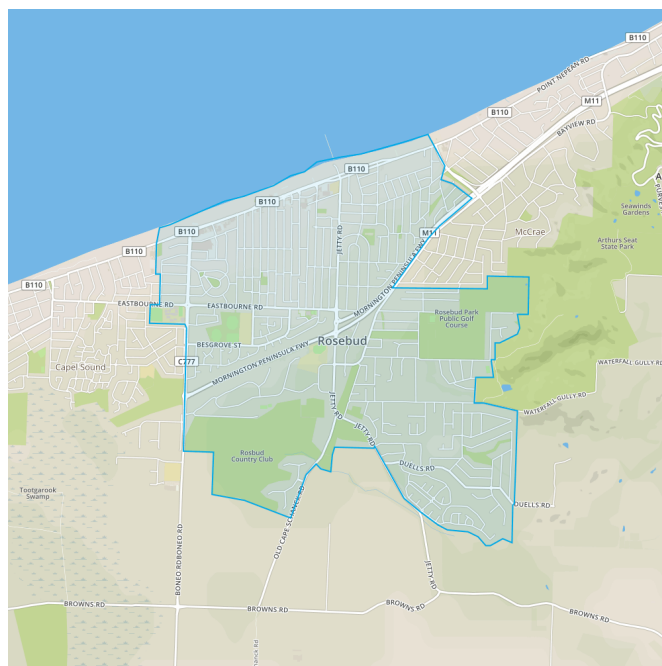
Renting 36.2%
Owns Outright 33.4%
Purchaser 25.9%

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



BOTTOM 25%

\$532,467



MID 50%

\$589,860



TOP 25%

\$673,308

Current



12 month

**Annual Change
Median Value**

26.3%



3 Year

**3 Year Change
Median Value**

46.4%



5 Years

**5 Year Change
Median Value**

61.2%



**Number of Listings
For Sale Last Month**

79



**Number of Sales
Last 12 Months**

392



Days on Market

27



Vendor Discount

-3.5%

Dwelling Types



Houses

61.8%



Units

2.7%



Semi-Detached

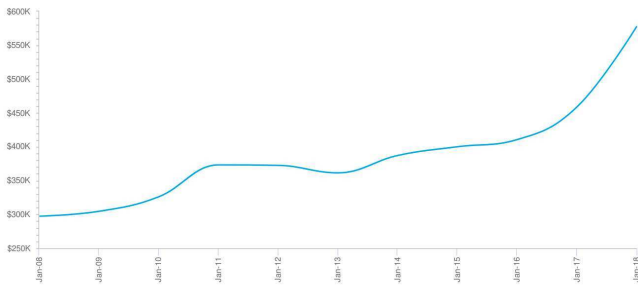
5.1%

Other

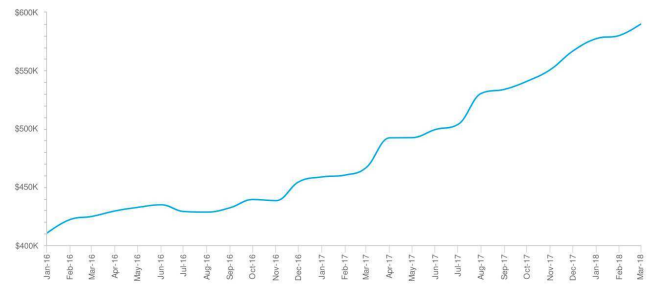
30.4%

Market Performance

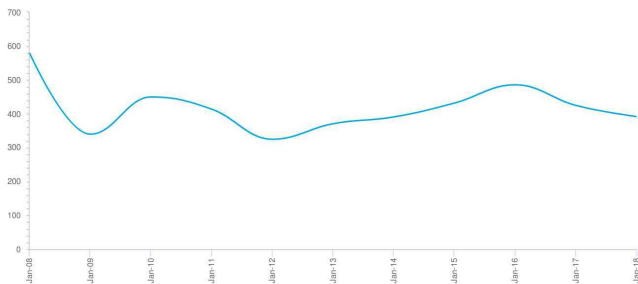
Annual Median Value Past 10 years



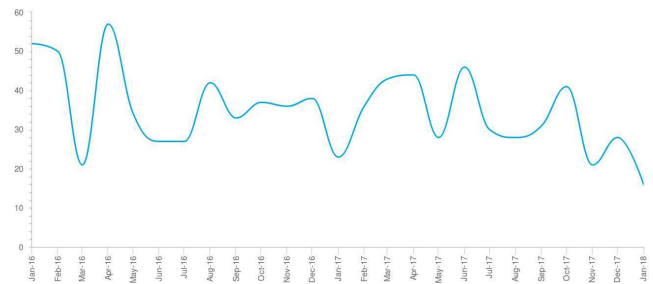
Monthly Median Value Past 2 years



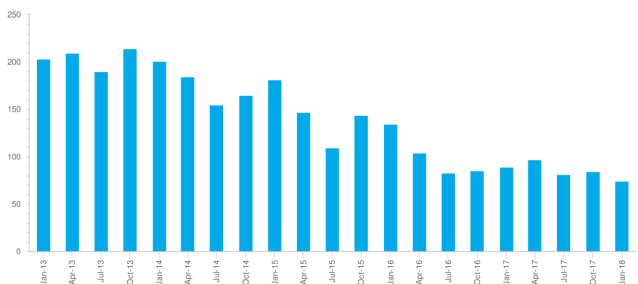
Annual Sales Volume Past 10 years



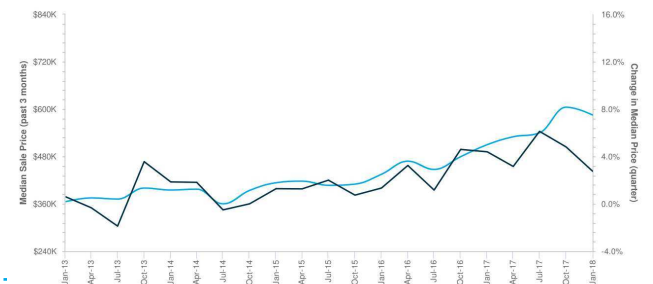
Monthly Sales Volume Over 2 years



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



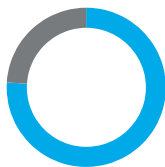
Education

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%



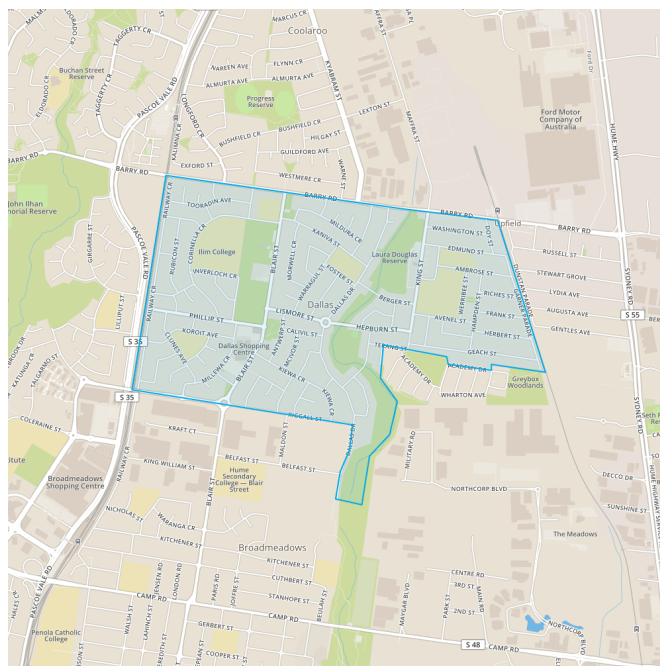
Tenure

Owns Outright 40.1%
Purchaser 27.8%
Renting 26.7%

RANKING: #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

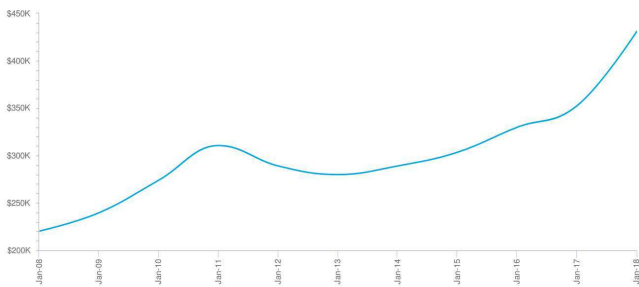

Houses
77.1%

Units
12.9%

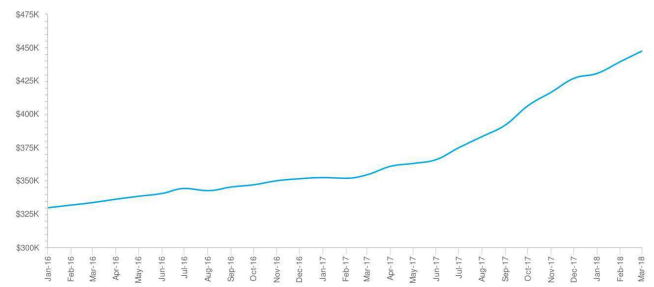
Semi-Detached
1.6%
Other
8.4%

Market Performance

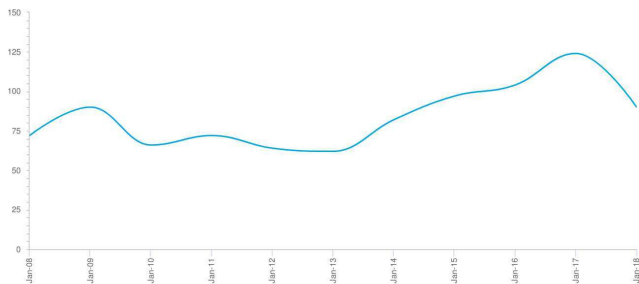
Annual Median Value Past 10 years



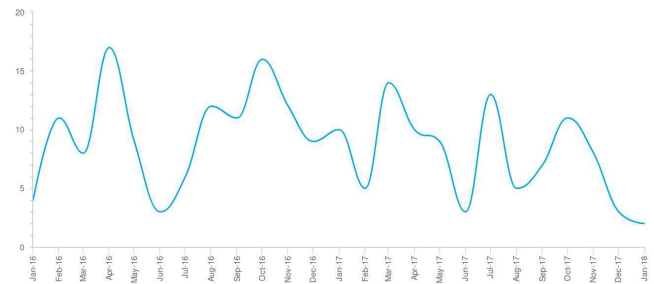
Monthly Median Value Past 2 years



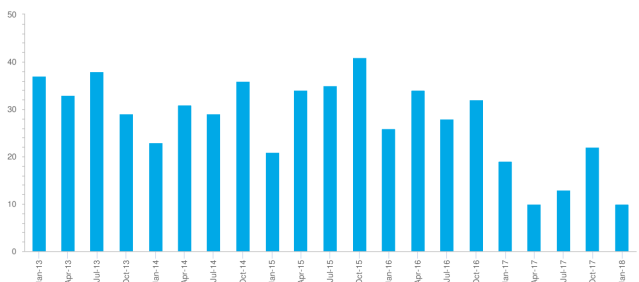
Annual Sales Volume Past 10 years



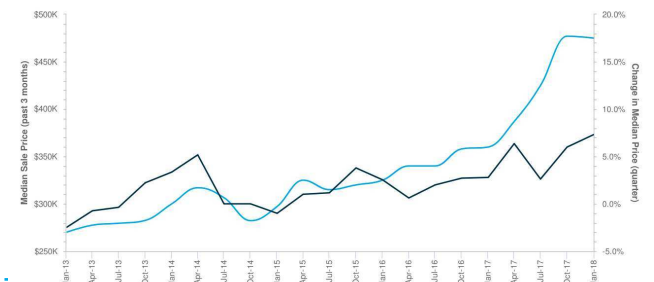
Monthly Sales Volume Over 2 years



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.

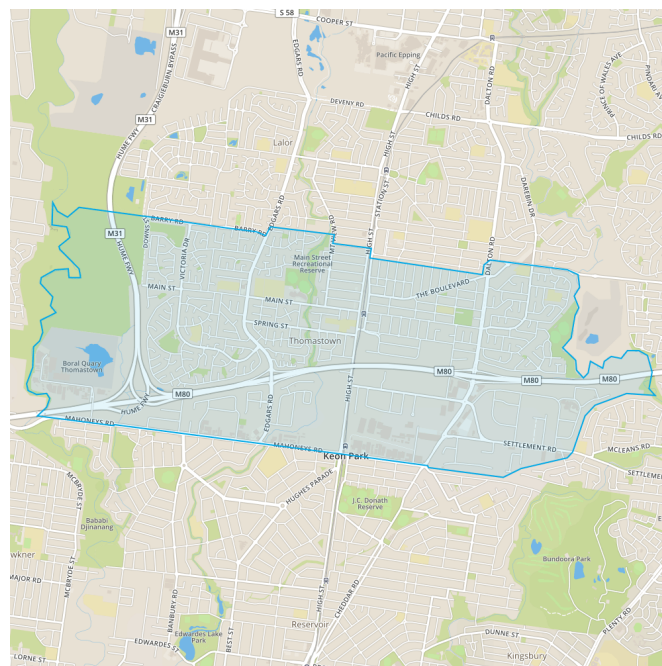
By 2016 the population was 20,482 showing a population growth of 0.7% in the area during that time.

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



12 month

**Annual Change
Median Value**

26.1%



3 Year

**3 Year Change
Median Value**

56.0%



5 Years

**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

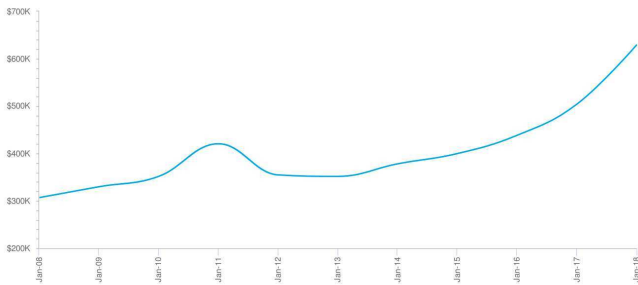
7.9%

Other

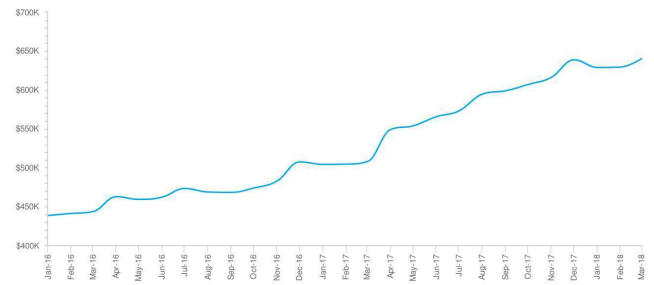
7.2%

Market Performance

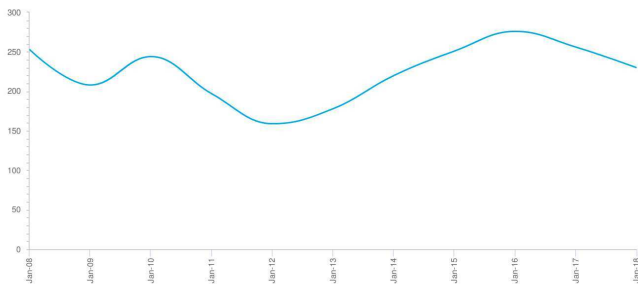
Annual Median Value Past 10 years



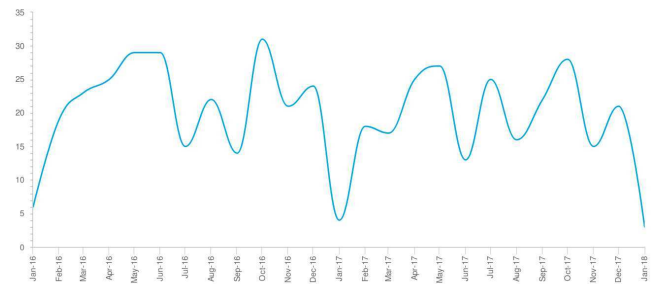
Monthly Median Value Past 2 years



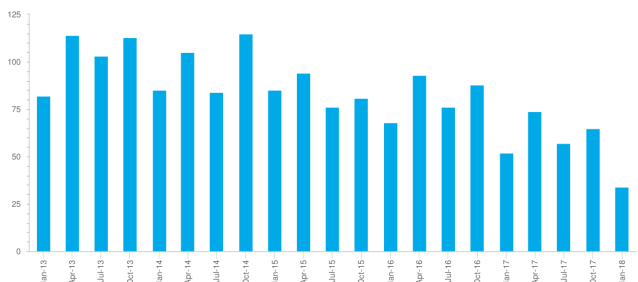
Annual Sales Volume Past 10 years



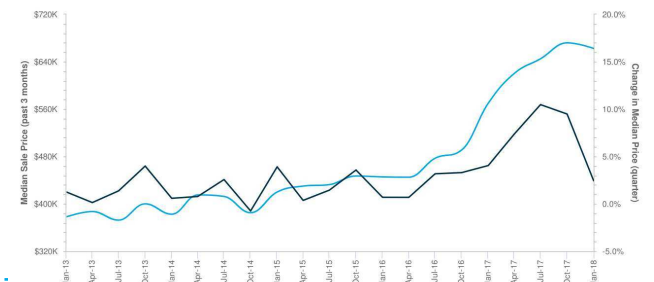
Monthly Sales Volume Over 2 years



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%



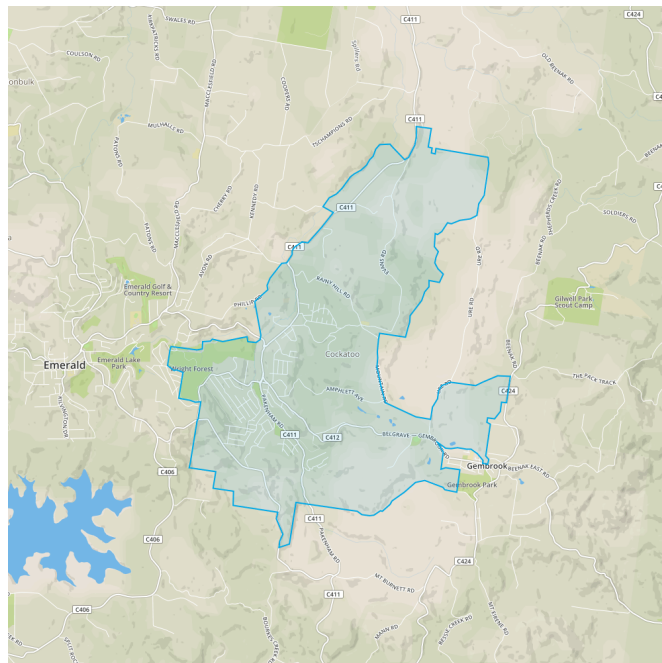
Tenure

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


BOTTOM 25%
\$516,394

MID 50%
\$566,190

TOP 25%
\$639,033

Current


12 month
**Annual Change
Median Value**
26.0%

3 Year
**3 Year Change
Median Value**
58.7%

5 Years
**5 Year Change
Median Value**
81.6%

**Number of Listings
For Sale Last Month**
12

**Number of Sales
Last 12 Months**
80

Days on Market
10

Vendor Discount
-3.3%

Dwelling Types

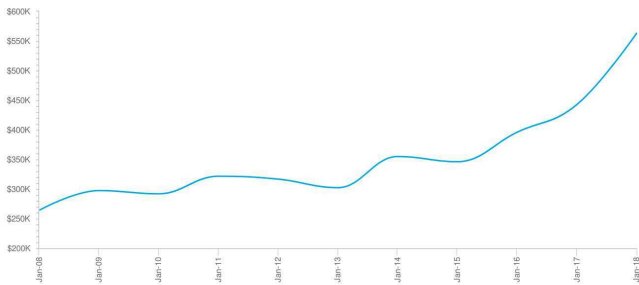

Houses
93.8%

Units
NA

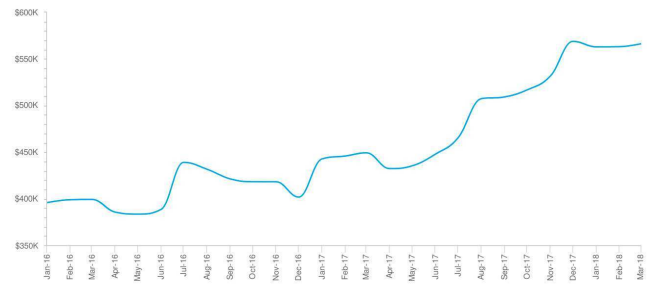
Semi-Detached
NA
Other
0.2%

Market Performance

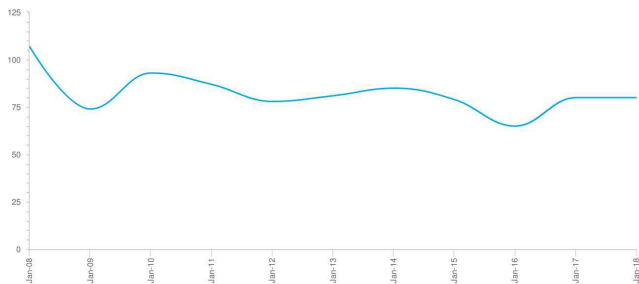
Annual Median Value Past 10 years



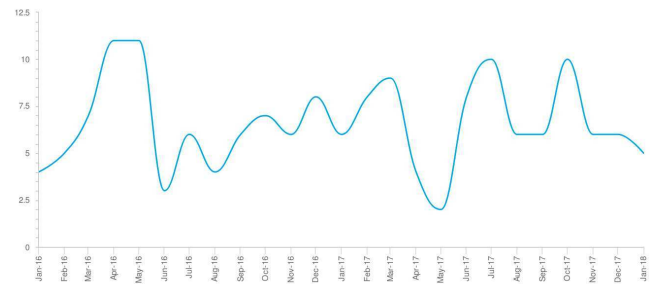
Monthly Median Value Past 2 years



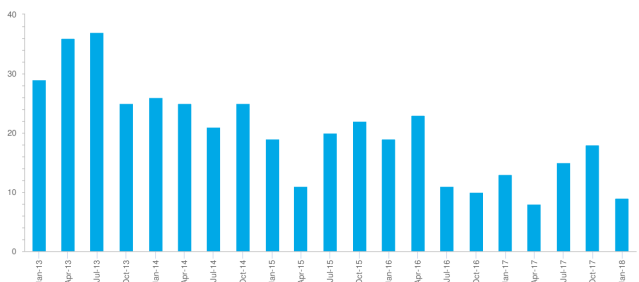
Annual Sales Volume Past 10 years



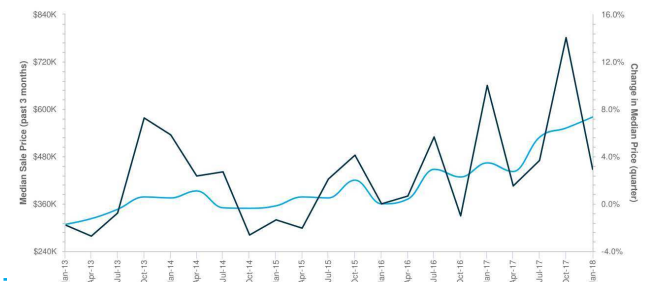
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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.

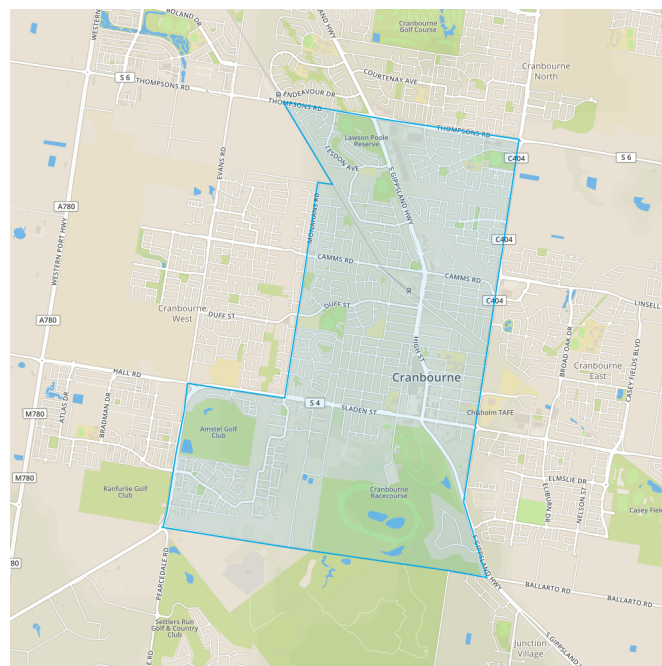
By 2016 the population was 20,090 showing a population growth of 7.9% in the area during that time.

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



BOTTOM 25%

\$495,322



MID 50%

\$527,935



TOP 25%

\$593,595

Current



12 month

**Annual Change
Median Value**

25.8%



3 Year

**3 Year Change
Median Value**

56.1%



5 Years

**5 Year Change
Median Value**

77.6%



**Number of Listings
For Sale Last Month**

59



**Number of Sales
Last 12 Months**

378



Days on Market

13



Vendor Discount

-3.2%

Dwelling Types



Houses

73.5%



Units

4.3%



Semi-Detached

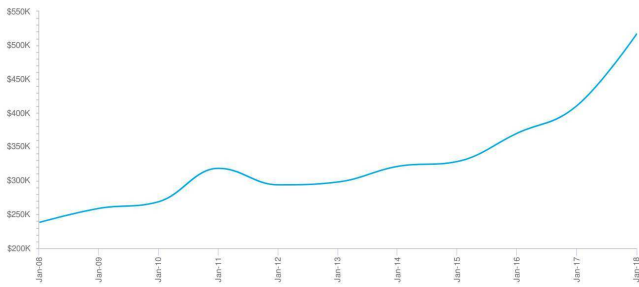
15.5%

Other

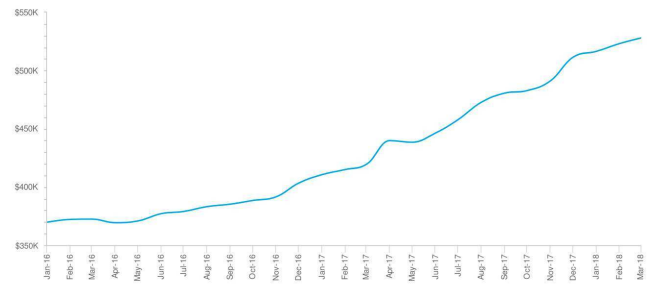
6.7%

Market Performance

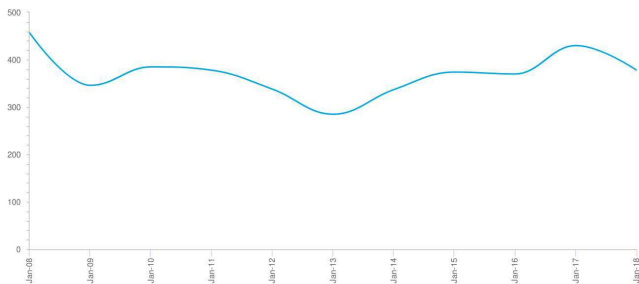
Annual Median Value Past 10 years



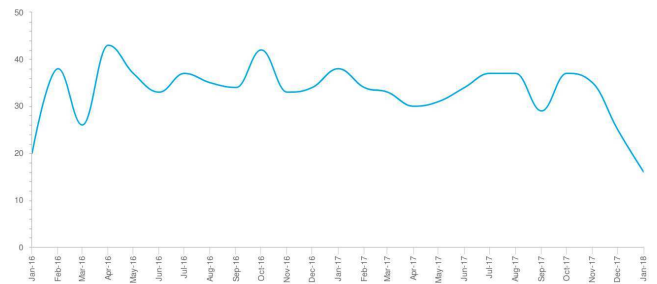
Monthly Median Value Past 2 years



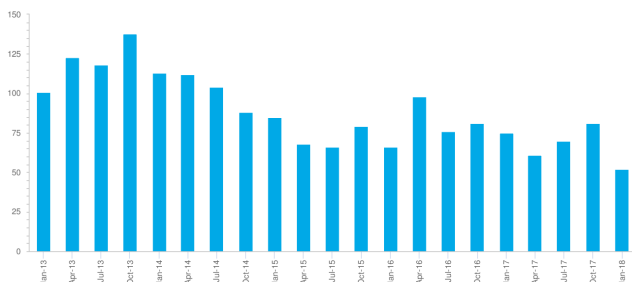
Annual Sales Volume Past 10 years



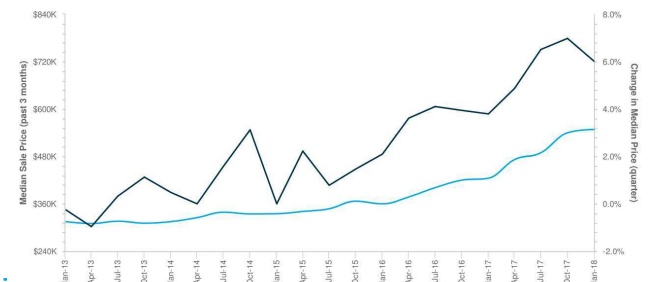
Monthly Sales Volume Over 2 years



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%



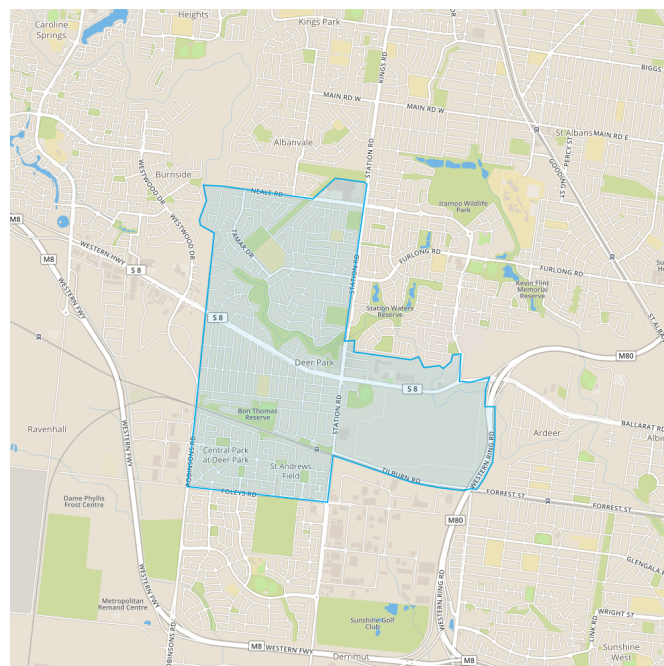
Tenure

Purchaser 42.8%
Renting 30.1%
Owns Outright 23.4%

RANKING: #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


12 month
**Annual Change
Median Value**
25.7%

3 Year
**3 Year Change
Median Value**
55.1%

5 Years
**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

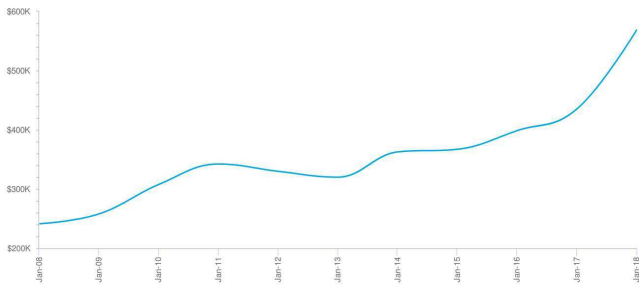

Houses
81.6%

Units
0.6%

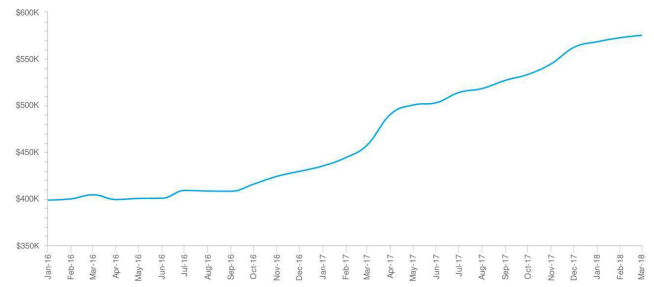
Semi-Detached
11.2%
Other
6.6%

Market Performance

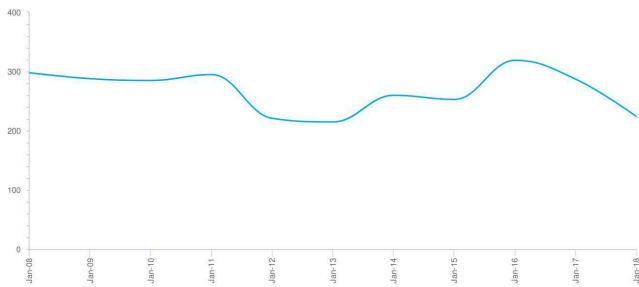
Annual Median Value Past 10 years



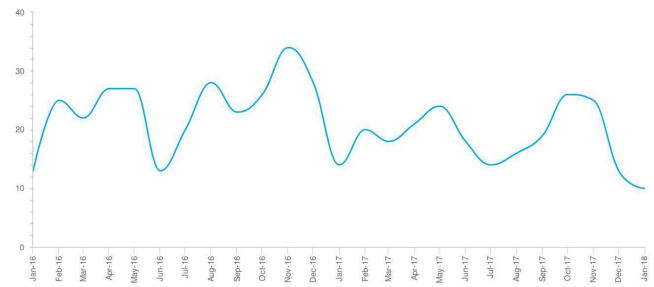
Monthly Median Value Past 2 years



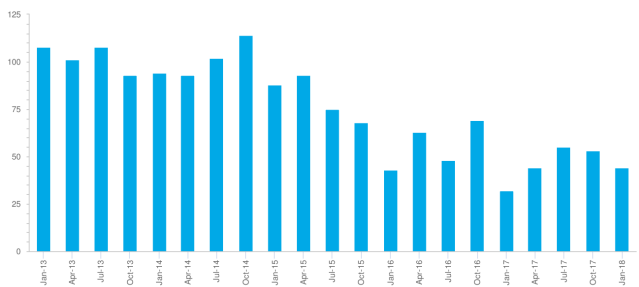
Annual Sales Volume Past 10 years



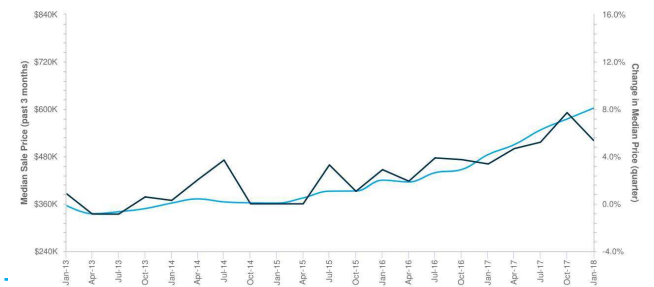
Monthly Sales Volume Over 2 years



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

Childless Couple 28%

Couple with Children 48.6%

Other 23.4%



Born in Australia/Overseas

Australia 42.7%

Overseas 57.3%



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.

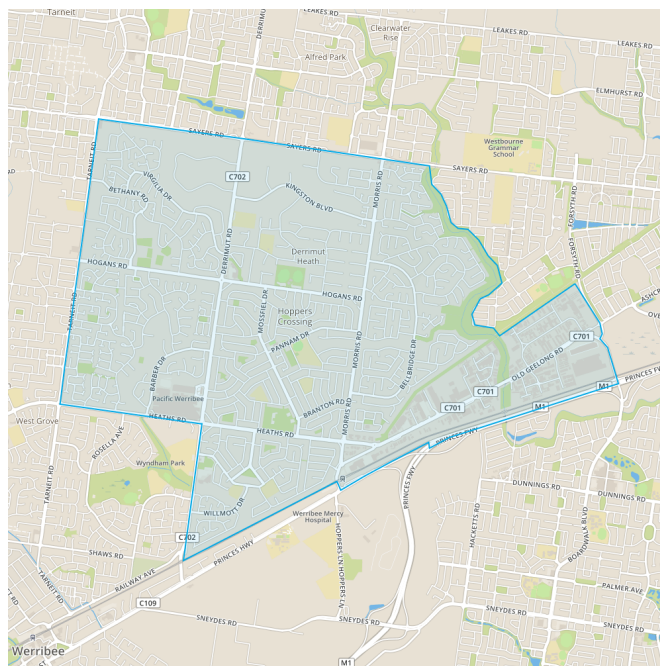
By 2016 the population was 38,698 showing a population growth of 2.9% in the area during that time.

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


12 month
**Annual Change
Median Value**
25.7%

3 Year
**3 Year Change
Median Value**
51.7%

5 Years
**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

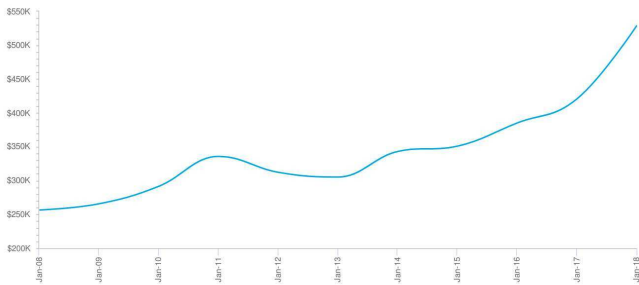

Houses
79.7%

Units
6.7%

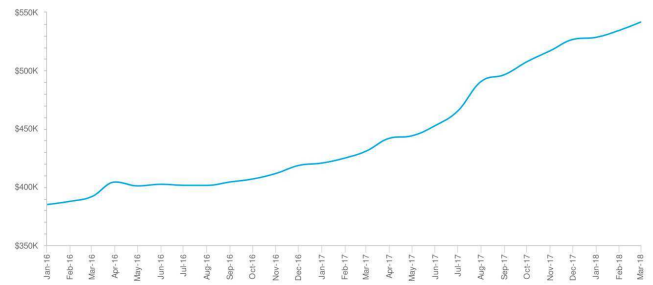
Semi-Detached
7.6%
Other
6%

Market Performance

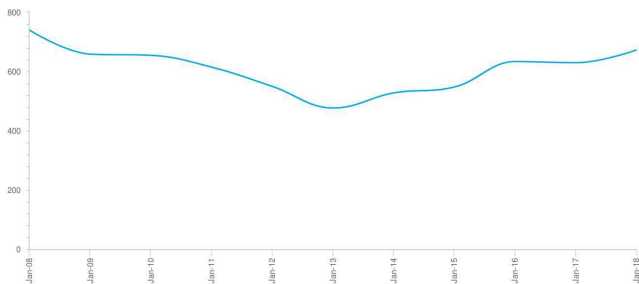
Annual Median Value Past 10 years



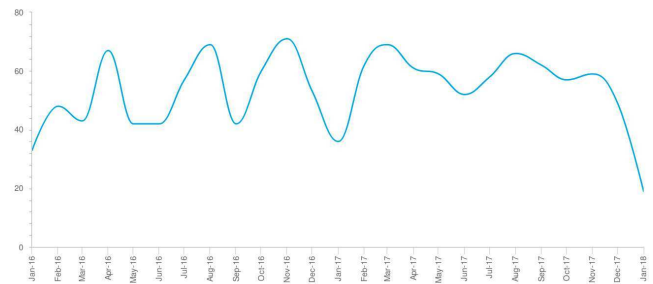
Monthly Median Value Past 2 years



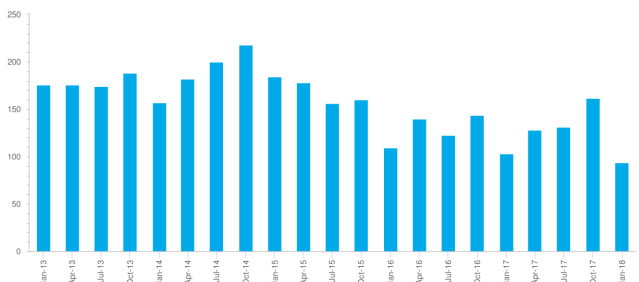
Annual Sales Volume Past 10 years



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



BOTTOM 25%

\$488,665



MID 50%

\$539,626



TOP 25%

\$615,493

Current



12 month

**Annual Change
Median Value**

25.7%



3 Year

**3 Year Change
Median Value**

45.2%



5 Years

**5 Year Change
Median Value**

66.4%



**Number of Listings
For Sale Last Month**

13



**Number of Sales
Last 12 Months**

73



Days on Market

19



Vendor Discount

-4.3%

Dwelling Types



Houses

74.9%



Units

1%



Semi-Detached

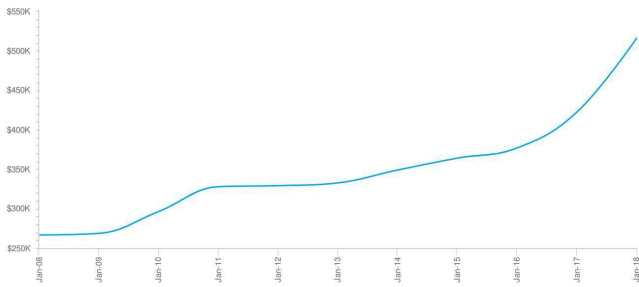
15.4%

Other

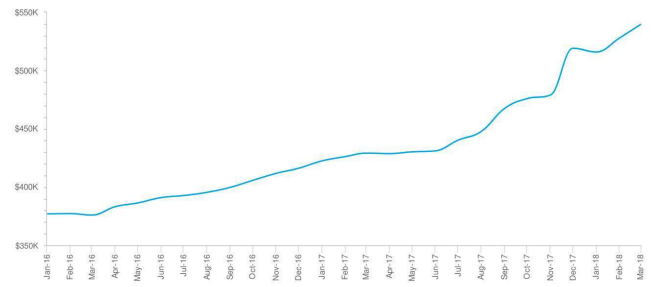
8.7%

Market Performance

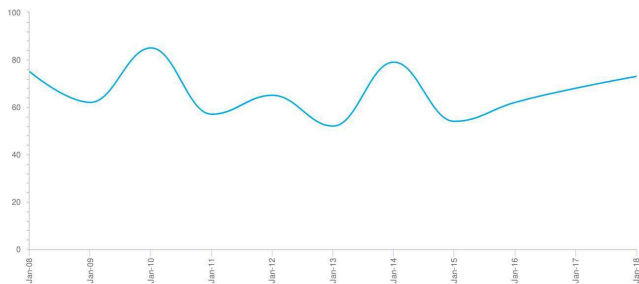
Annual Median Value Past 10 years



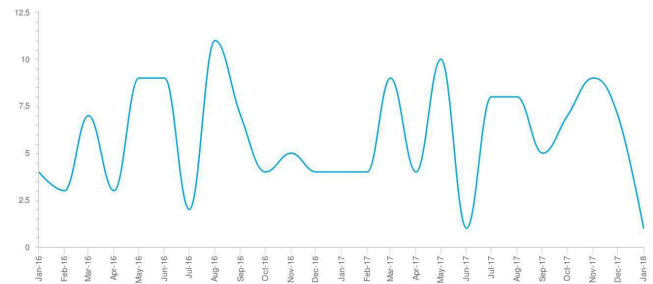
Monthly Median Value Past 2 years



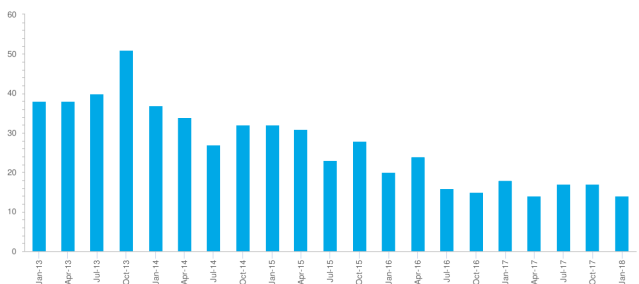
Annual Sales Volume Past 10 years



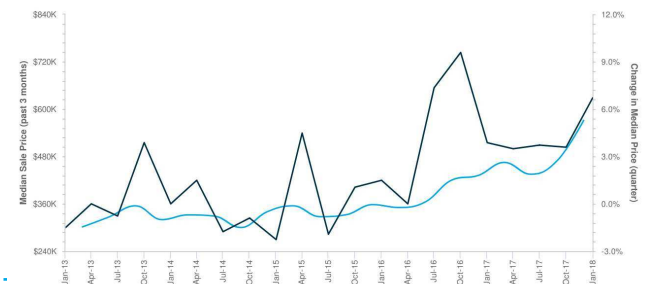
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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.

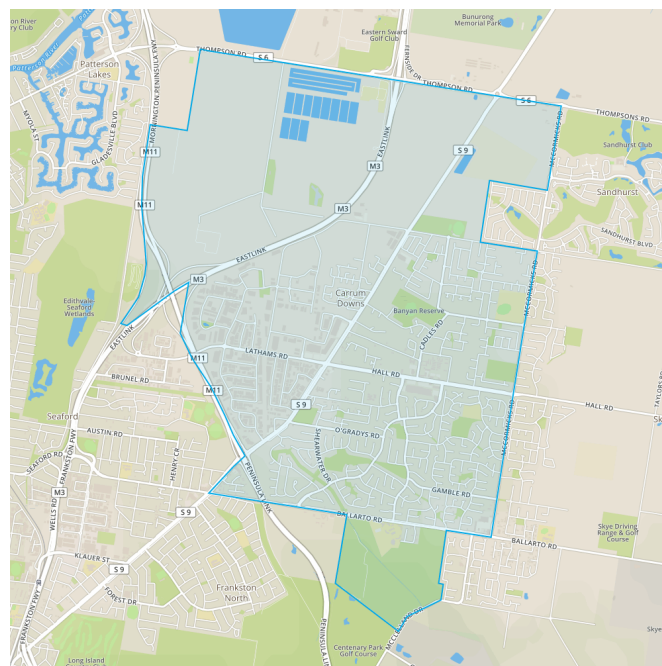
By 2016 the population was 20,723 showing a population growth of 8.4% in the area during that time.

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



BOTTOM 25%

\$521,738



MID 50%

\$550,372



TOP 25%

\$581,378

Current



12 month

**Annual Change
Median Value**

25.6%



3 Year

**3 Year Change
Median Value**

60.4%



5 Years

**5 Year Change
Median Value**

76.0%



**Number of Listings
For Sale Last Month**

62



**Number of Sales
Last 12 Months**

339



Days on Market

13



Vendor Discount

-2.8%

Dwelling Types



Houses

71.7%



Units

0.6%



Semi-Detached

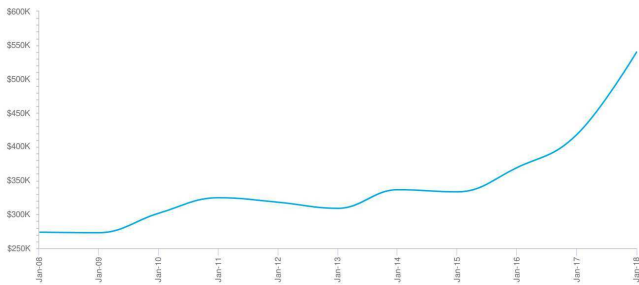
19.4%

Other

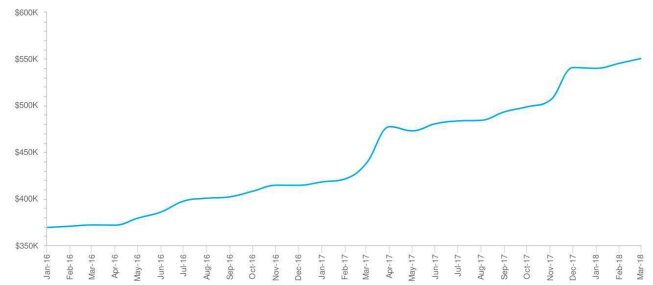
8.3%

Market Performance

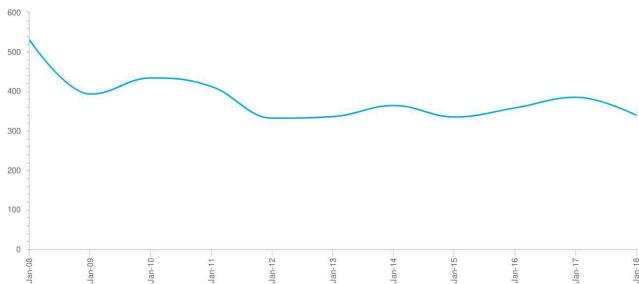
Annual Median Value Past 10 years



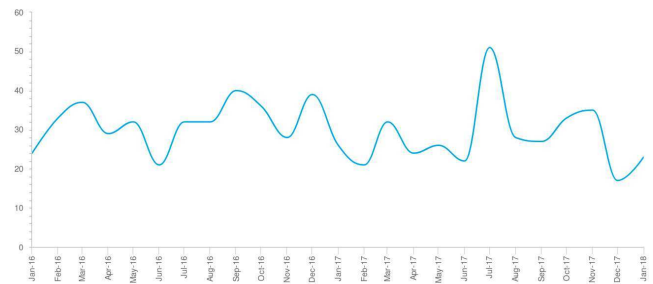
Monthly Median Value Past 2 years



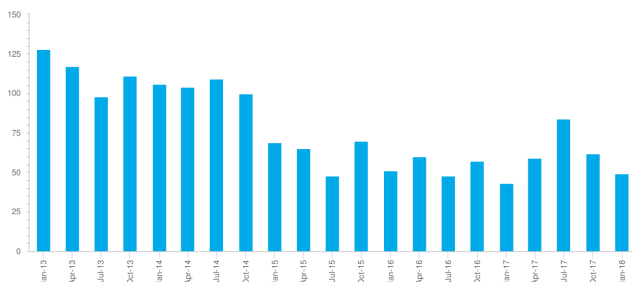
Annual Sales Volume Past 10 years



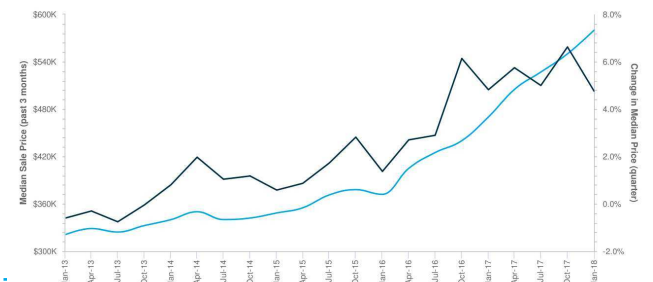
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population
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%



Occupation

Trades	17.9%
Clerical	14.8%
Labourer	12.1%



Tenure

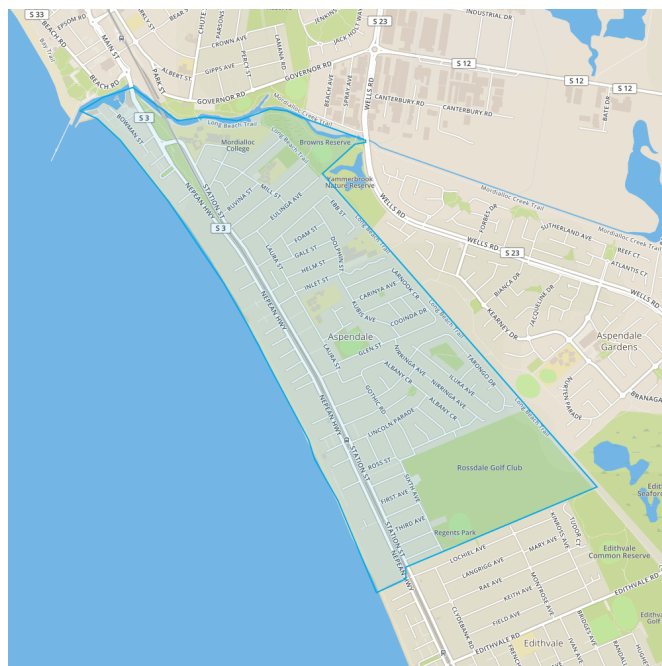
Purchaser	47%
Renting	28.4%
Owns Outright	20.9%

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



BOTTOM 25%

\$1,007,252



MID 50%

\$1,104,418



TOP 25%

\$1,248,106

Current



**Annual Change
Median Value**

25.4%



**3 Year Change
Median Value**

57.4%



**5 Year Change
Median Value**

87.5%



**Number of Listings
For Sale Last Month**

15



**Number of Sales
Last 12 Months**

82



Days on Market

32



Vendor Discount

-2.6%

Dwelling Types



Houses

62%



Units

19%



Semi-Detached

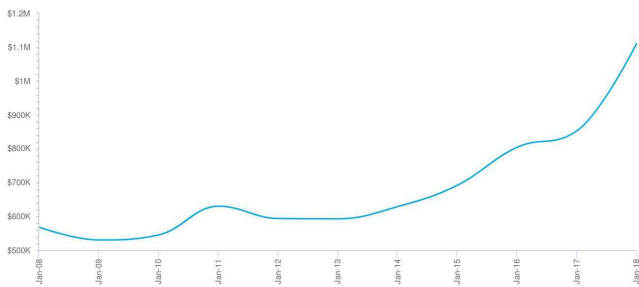
8.6%

Other

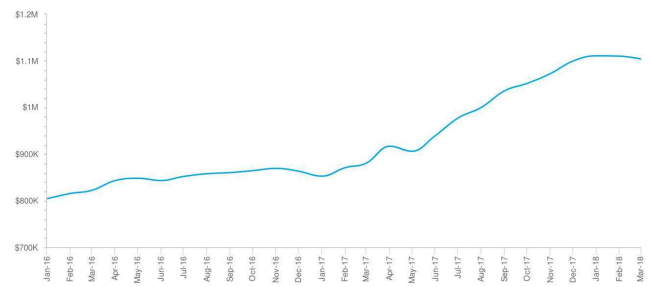
10.4%

Market Performance

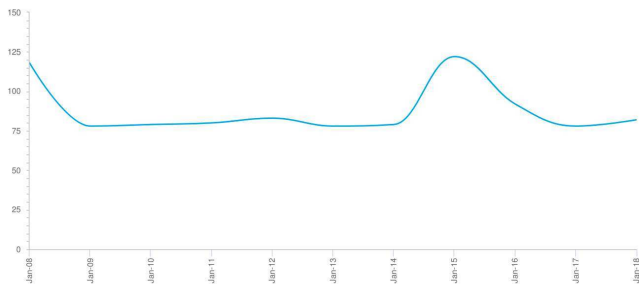
Annual Median Value Past 10 years



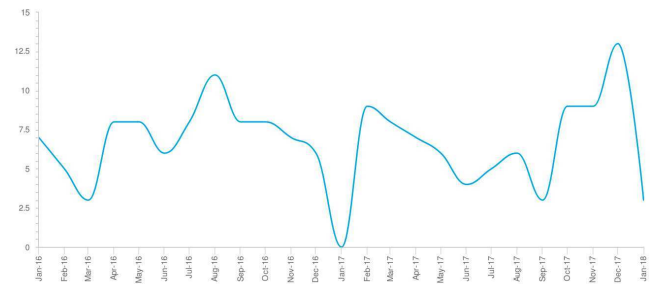
Monthly Median Value Past 2 years



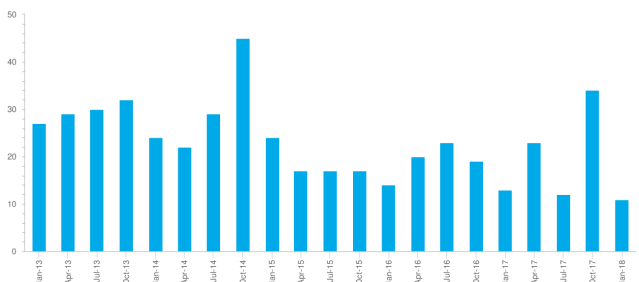
Annual Sales Volume Past 10 years



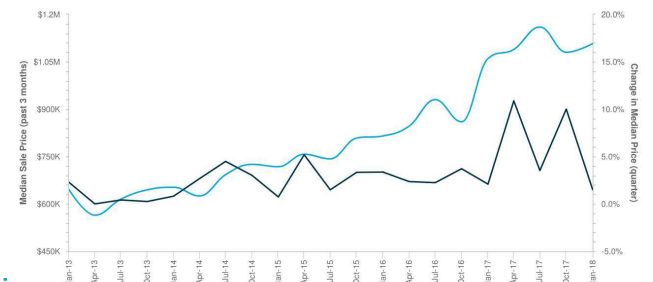
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

6938



Age Group

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



Median Weekly Household Income

\$1,514 /wk



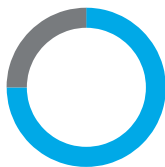
Education

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%



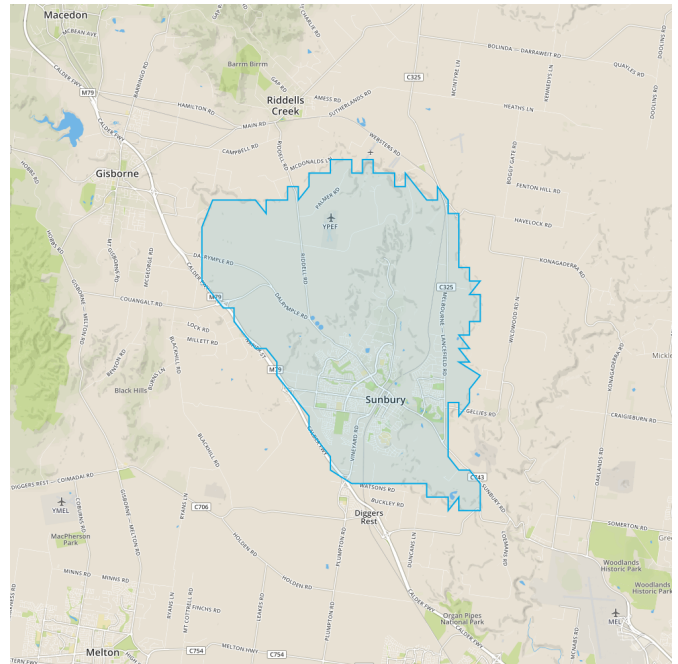
Tenure

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


BOTTOM 25%
\$459,579

MID 50%
\$516,375

TOP 25%
\$610,817

Current


12 month
**Annual Change
Median Value**
25.1%

3 Year
**3 Year Change
Median Value**
41.1%

5 Years
**5 Year Change
Median Value**
53.0%

**Number of Listings
For Sale Last Month**
68

**Number of Sales
Last 12 Months**
667

Days on Market
15

Vendor Discount
-2.3%

Dwelling Types

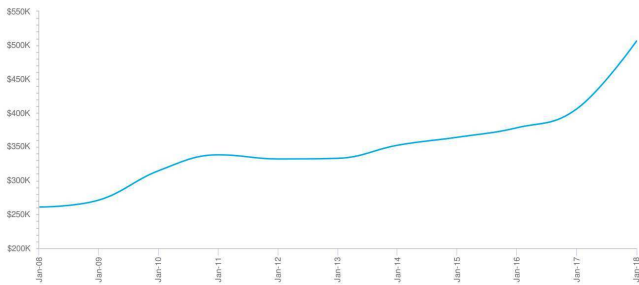

Houses
82.7%

Units
6.7%

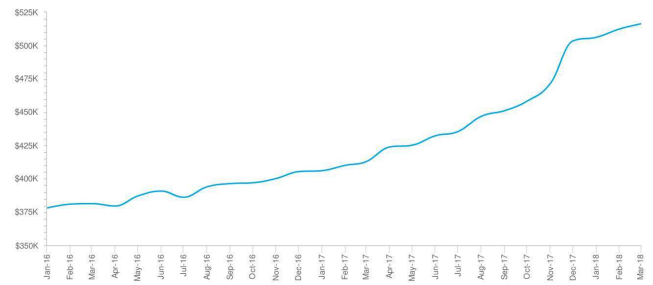
Semi-Detached
3.8%
Other
6.8%

Market Performance

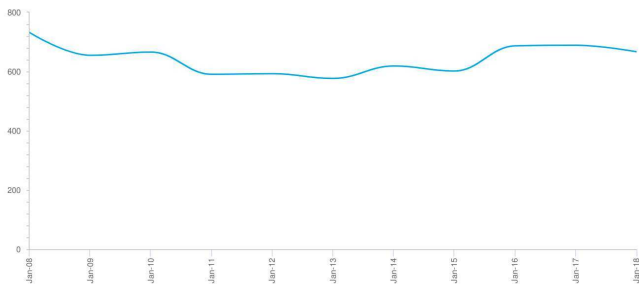
Annual Median Value Past 10 years



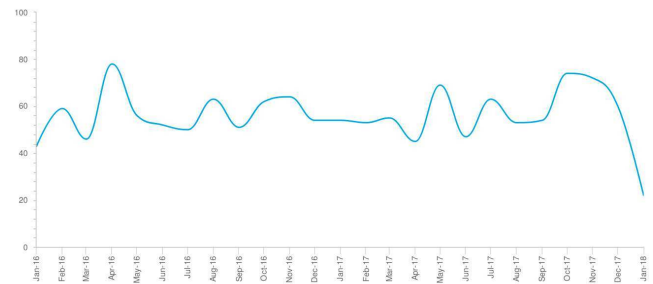
Monthly Median Value Past 2 years



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

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.

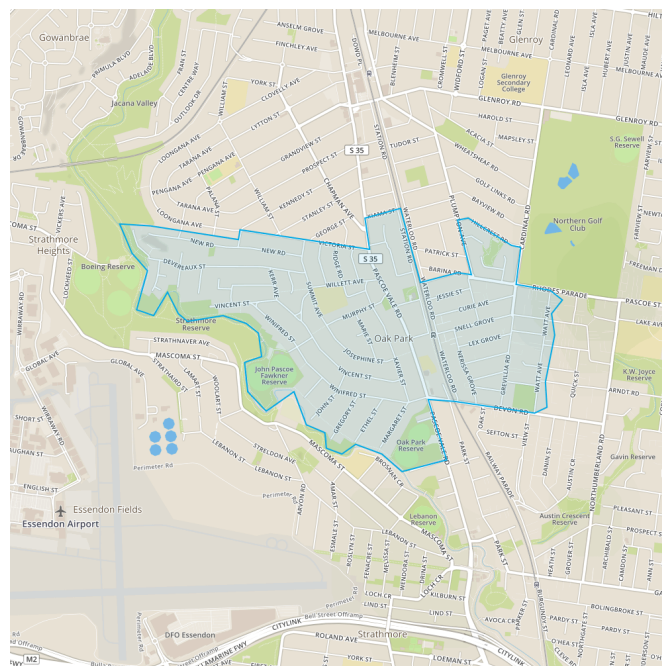
By 2016 the population was 6,205 showing a population growth of 7.5% in the area during that time.

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


**Annual Change
Median Value**
25.1%

**3 Year Change
Median Value**
36.4%

**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

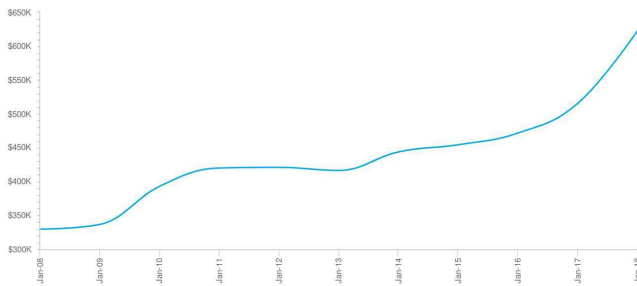

Houses
55.8%

Units
5%

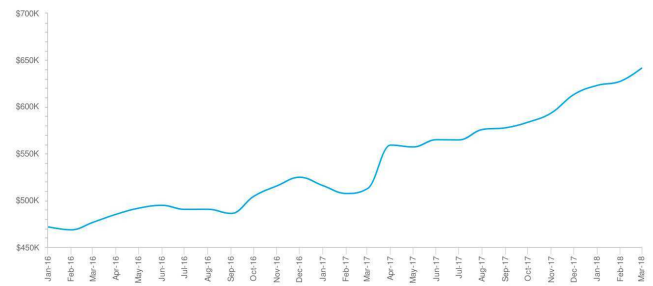
Semi-Detached
30.8%
Other
8.4%

Market Performance

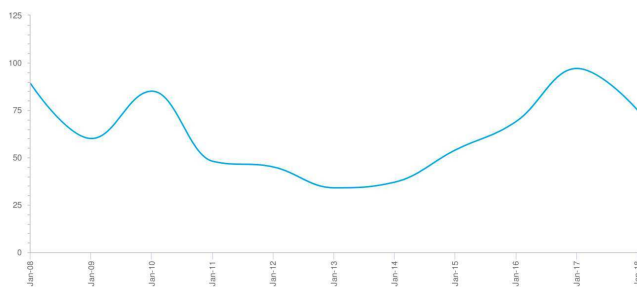
Annual Median Value Past 10 years



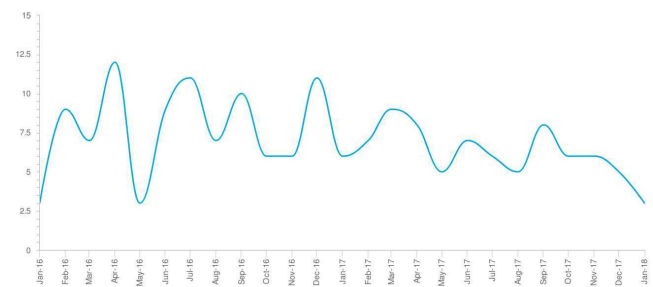
Monthly Median Value Past 2 years



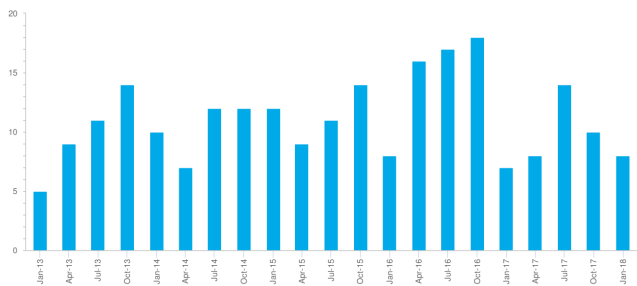
Annual Sales Volume Past 10 years



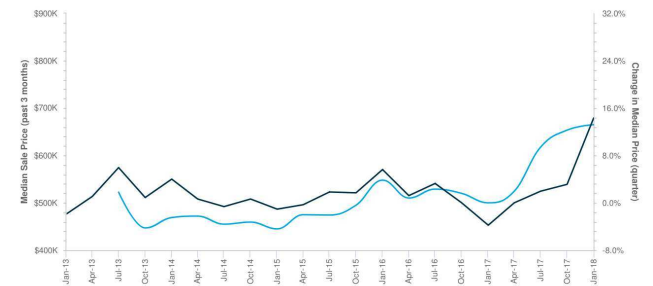
Monthly Sales Volume Over 2 years



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

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



Born in Australia/Overseas

Australia 62.8%
Overseas 37.2%



Occupation

Professional 25.9%
Clerical 16.1%
Managers 12.9%



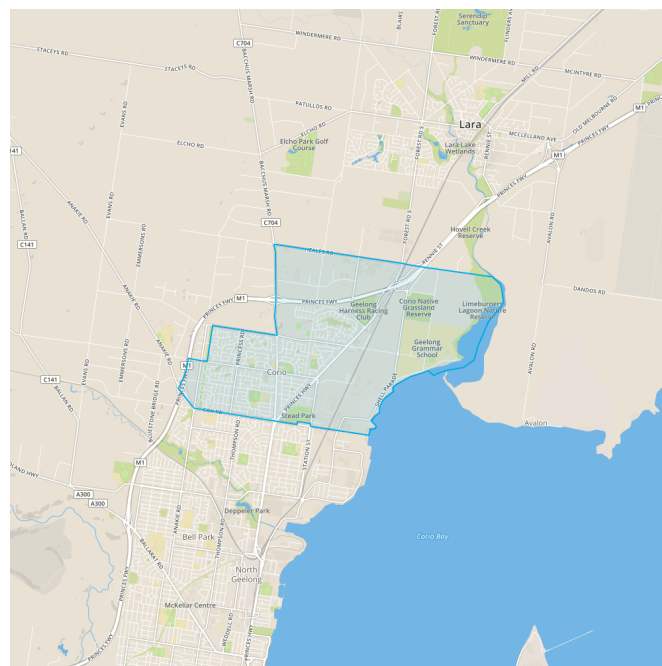
Tenure

Purchaser 35.5%
Owns Outright 34.1%
Renting 27.8%

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%

**Number of Listings
For Sale Last Month**
33

**Number of Sales
Last 12 Months**
318

Days on Market
13

Vendor Discount
-2.7%

Dwelling Types

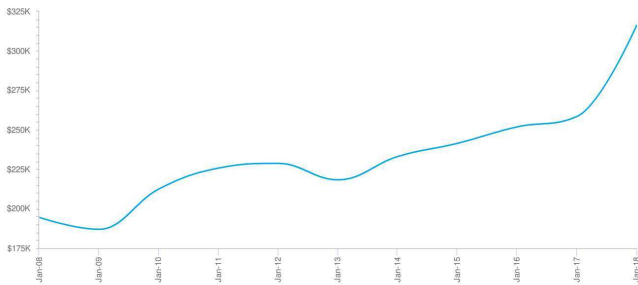

Houses
84.3%

Units
1.3%

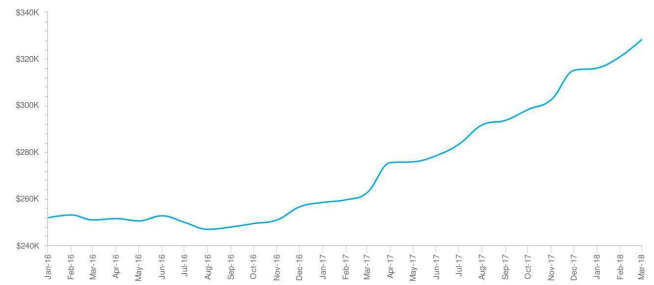
Semi-Detached
5.6%
Other
8.8%

Market Performance

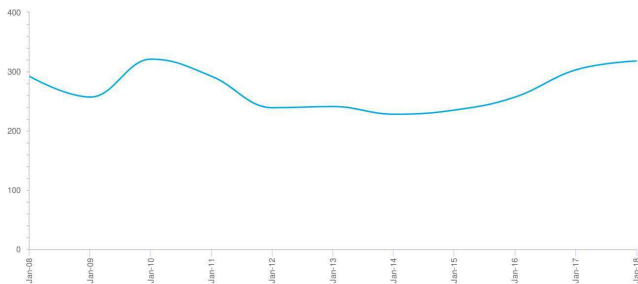
Annual Median Value Past 10 years



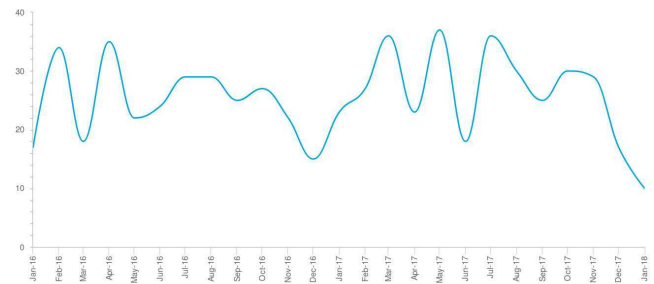
Monthly Median Value Past 2 years



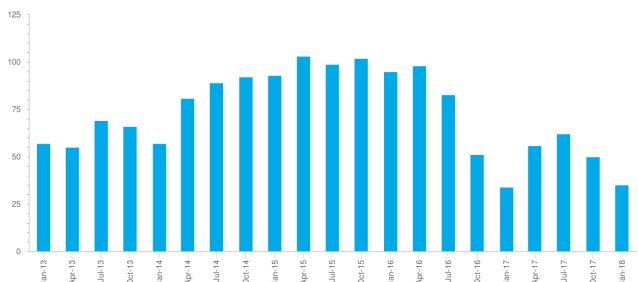
Annual Sales Volume Past 10 years



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%



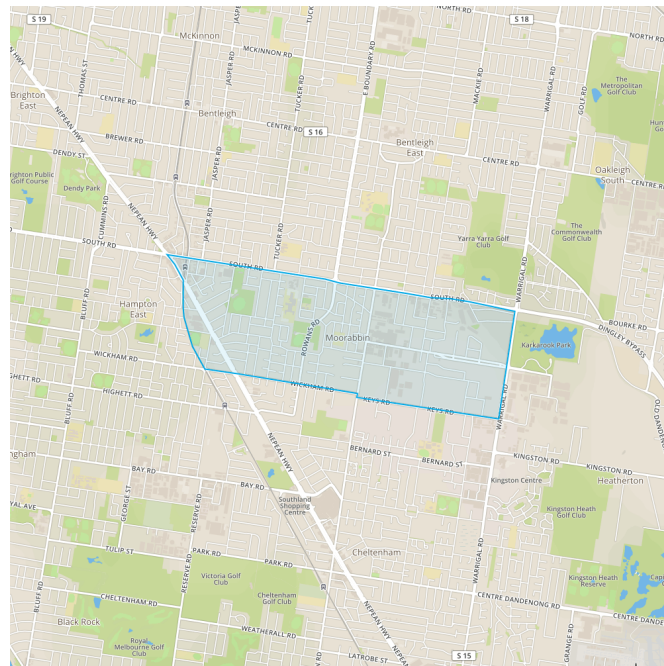
Tenure

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


12 month
**Annual Change
Median Value**
24.8%

3 Year
**3 Year Change
Median Value**
68.9%

5 Years
**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

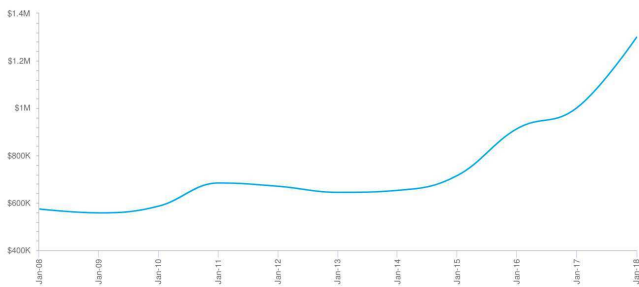

Houses
72.2%

Units
10.2%

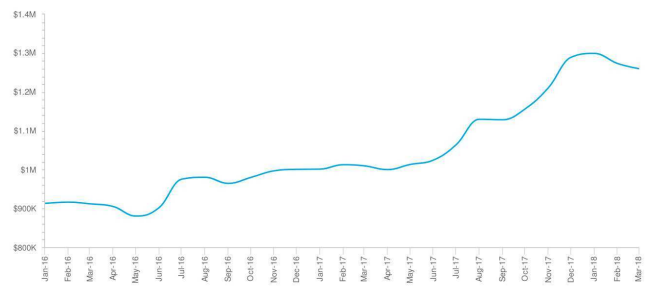
Semi-Detached
8.8%
Other
8.8%

Market Performance

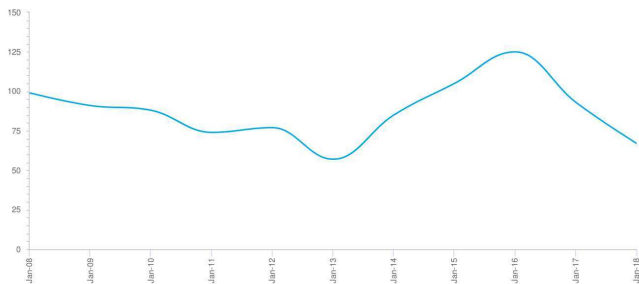
Annual Median Value Past 10 years



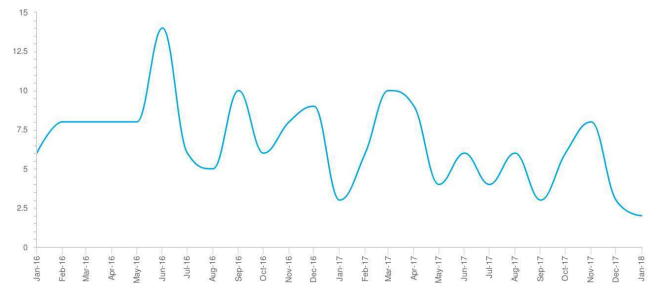
Monthly Median Value Past 2 years



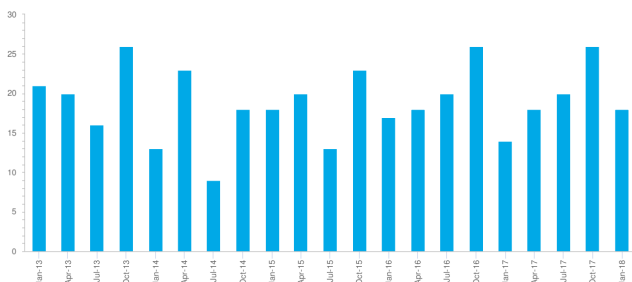
Annual Sales Volume Past 10 years



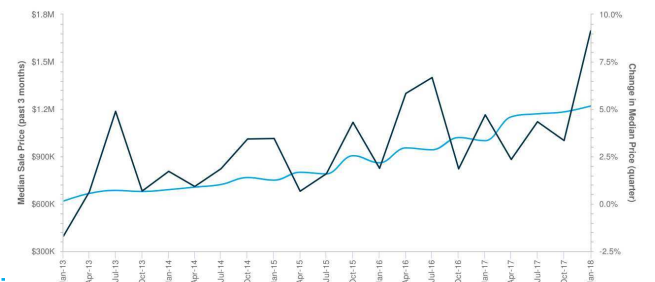
Monthly Sales Volume Over 2 years



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

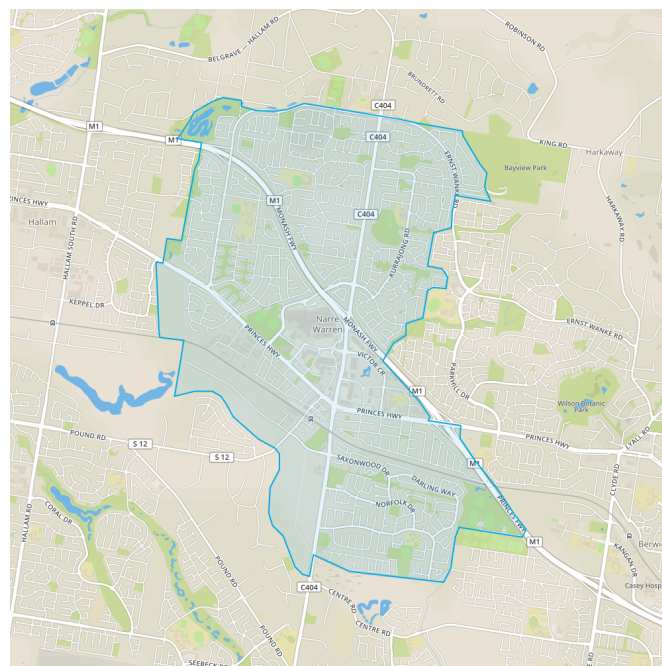
Purchaser 36%
Owns Outright 32.8%
Renting 27.6%

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



BOTTOM 25%

\$577,966



MID 50%

\$613,865



TOP 25%

\$656,172

Current



12 month

**Annual Change
Median Value**

24.8%



3 Year

**3 Year Change
Median Value**

55.2%



5 Years

**5 Year Change
Median Value**

79.3%



**Number of Listings
For Sale Last Month**

56



**Number of Sales
Last 12 Months**

449



Days on Market

13



Vendor Discount

-3%

Dwelling Types



Houses

87.5%



Units

2.2%



Semi-Detached

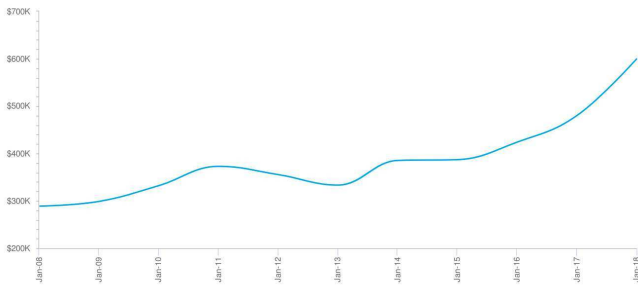
3.1%

Other

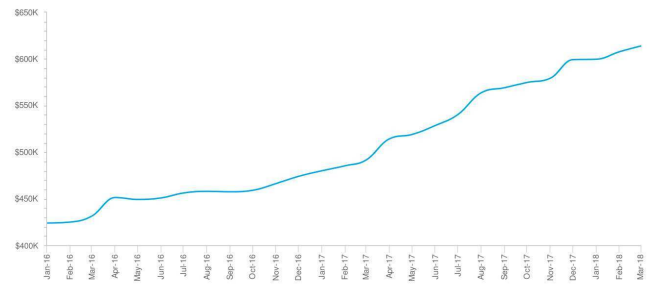
7.2%

Market Performance

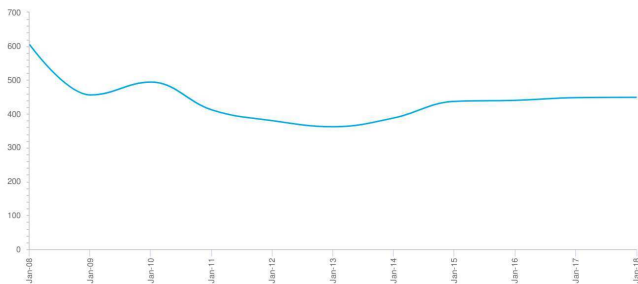
Annual Median Value Past 10 years



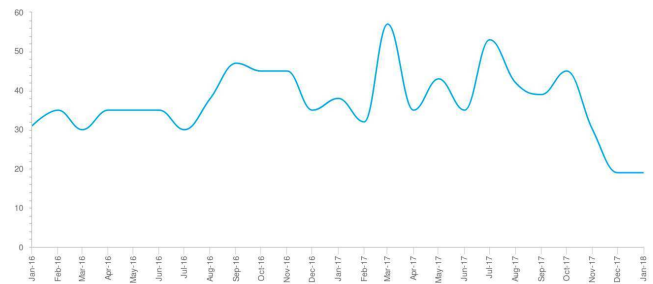
Monthly Median Value Past 2 years



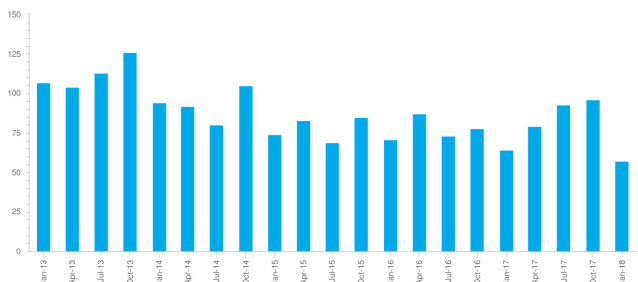
Annual Sales Volume Past 10 years



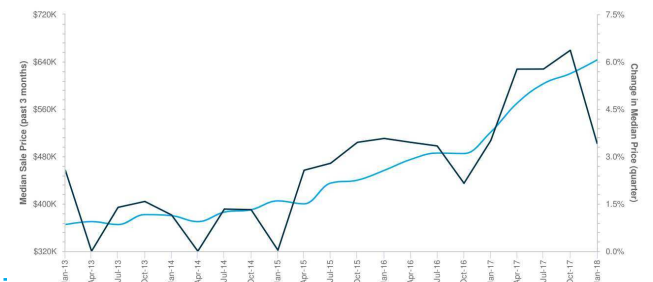
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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.

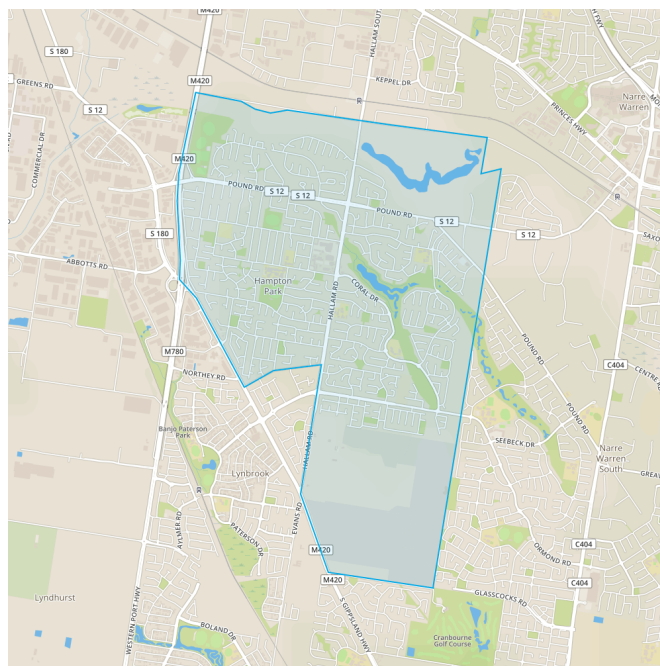
By 2016 the population was 25,535 showing a population growth of 7.4% in the area during that time.

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



BOTTOM 25%

\$503,130



MID 50%

\$531,114



TOP 25%

\$562,515

Current



12 month

**Annual Change
Median Value**

24.6%



3 Year

**3 Year Change
Median Value**

54.2%



5 Years

**5 Year Change
Median Value**

69.9%



**Number of Listings
For Sale Last Month**

75



**Number of Sales
Last 12 Months**

383



Days on Market

11



Vendor Discount

-3.2%

Dwelling Types



Houses

88.6%



Units

0.6%



Semi-Detached

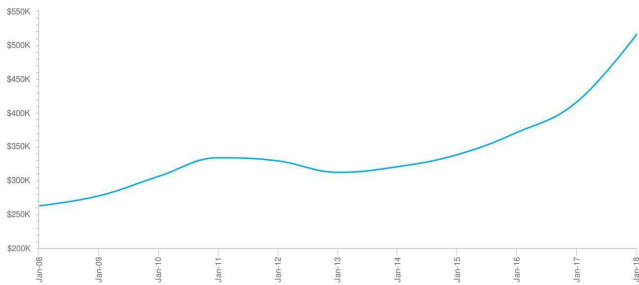
5.6%

Other

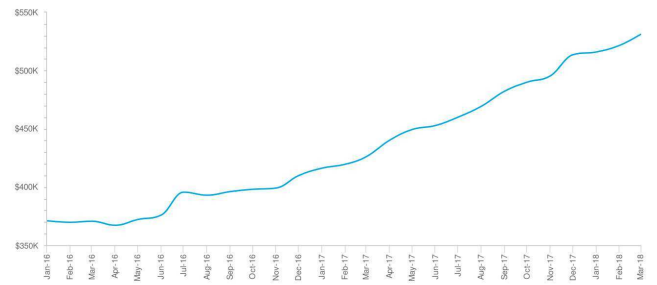
5.2%

Market Performance

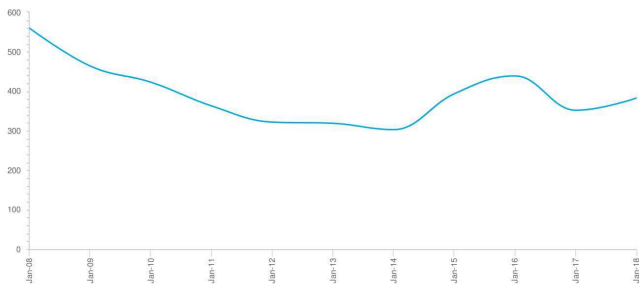
Annual Median Value Past 10 years



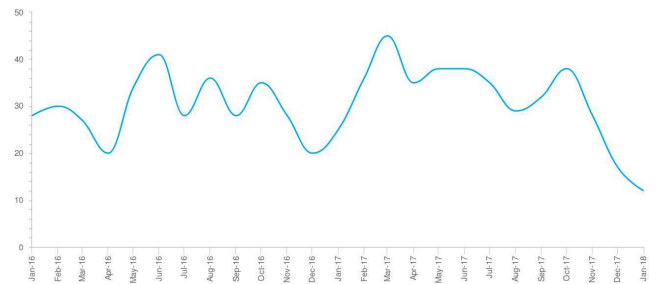
Monthly Median Value Past 2 years



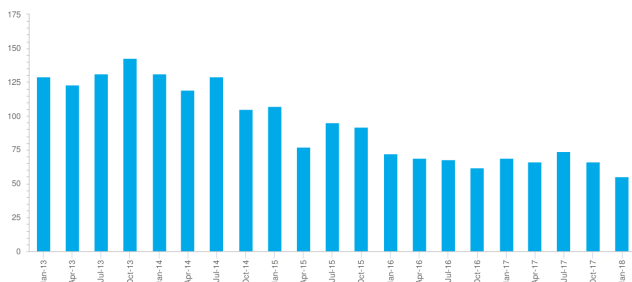
Annual Sales Volume Past 10 years



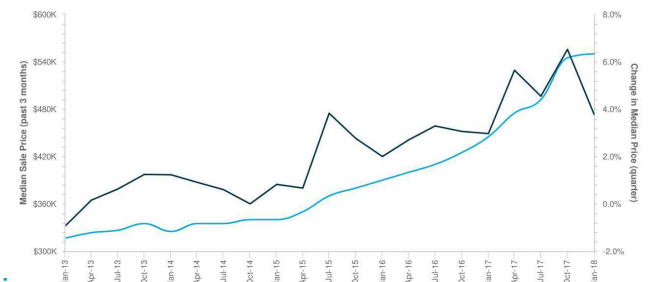
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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

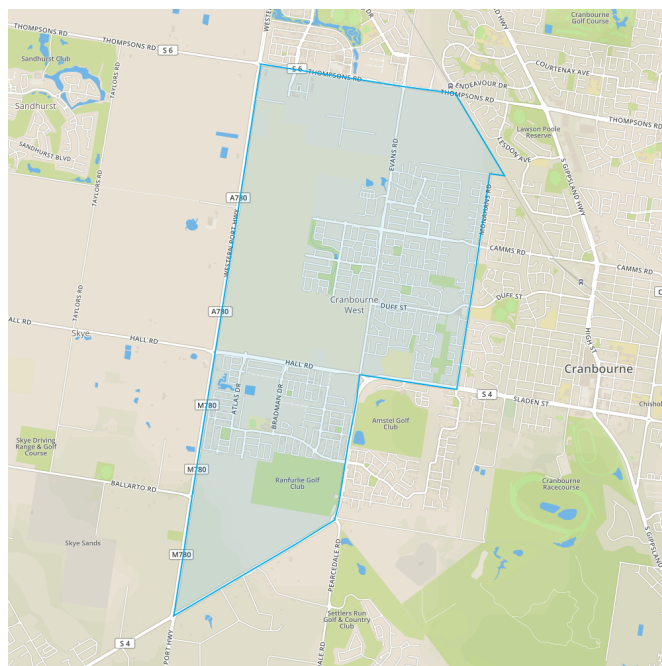
Purchaser 48.9%
Renting 26.1%
Owns Outright 21%

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



BOTTOM 25%

\$486,858



MID 50%

\$523,188



TOP 25%

\$573,717

Current



12 month

**Annual Change
Median Value**

24.2%



3 Year

**3 Year Change
Median Value**

52.0%



5 Years

**5 Year Change
Median Value**

69.8%



**Number of Listings
For Sale Last Month**

43



**Number of Sales
Last 12 Months**

354



Days on Market

12



Vendor Discount

-2.6%

Dwelling Types



Houses

82.7%



Units

0.1%



Semi-Detached

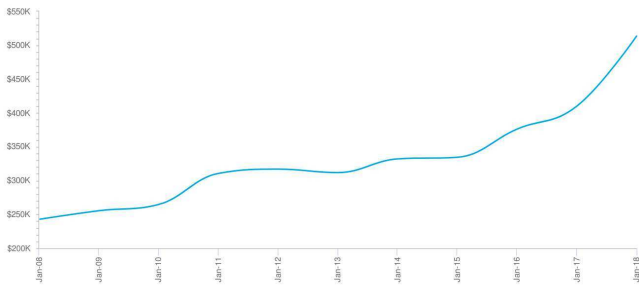
11.8%

Other

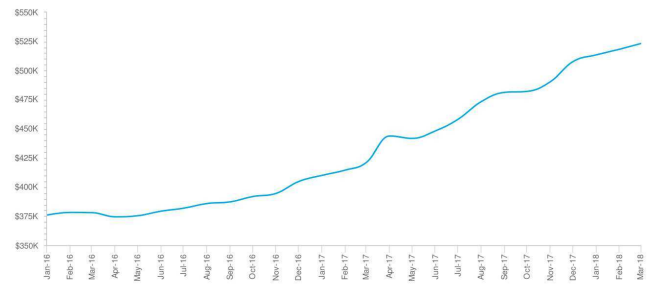
5.4%

Market Performance

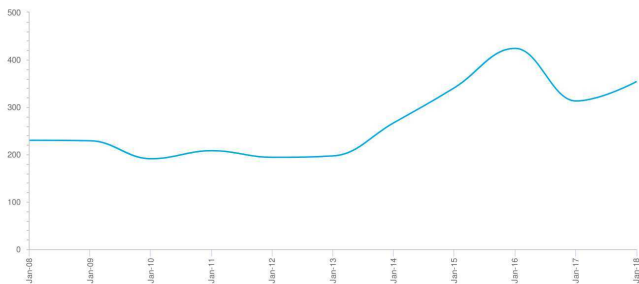
Annual Median Value Past 10 years



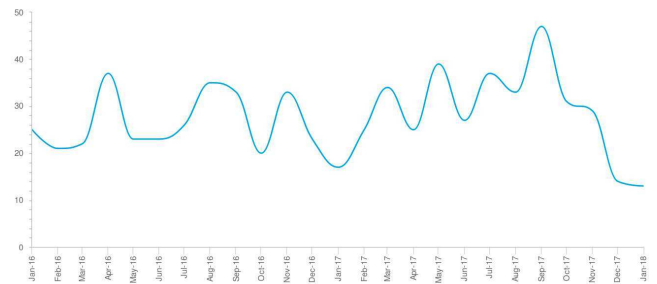
Monthly Median Value Past 2 years



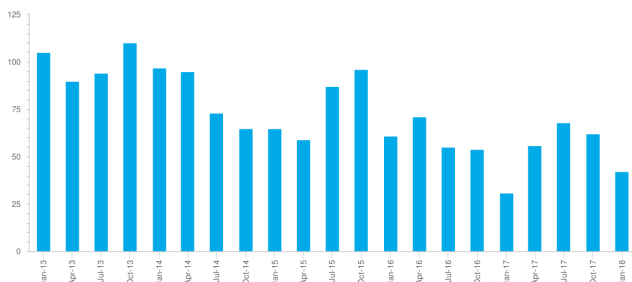
Annual Sales Volume Past 10 years



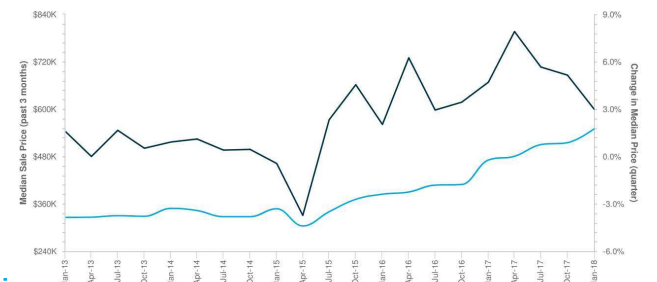
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%



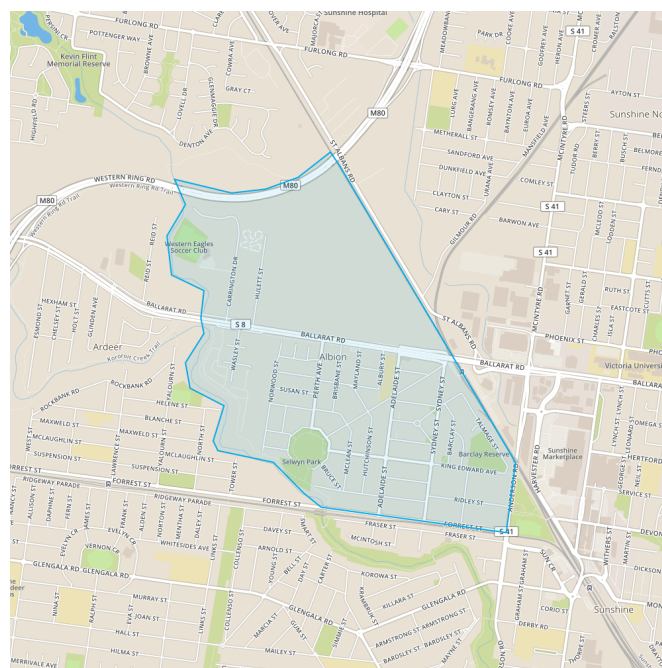
Tenure

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

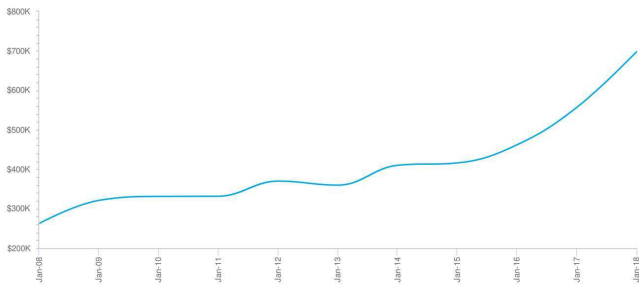

Houses
48.7%

Units
26.4%

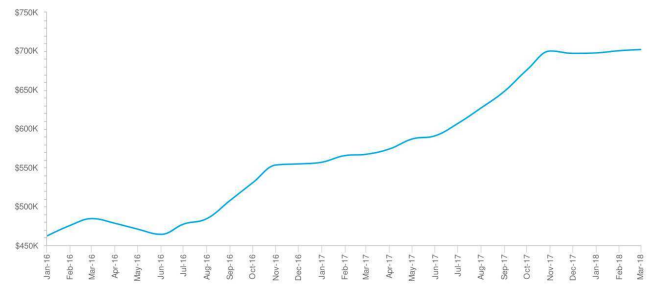
Semi-Detached
16.6%
Other
8.3%

Market Performance

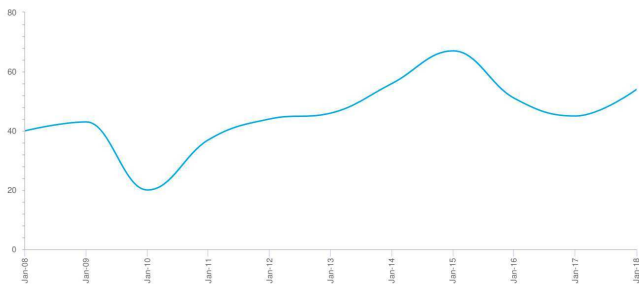
Annual Median Value Past 10 years



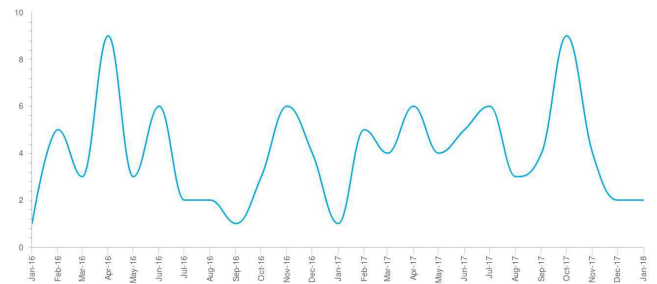
Monthly Median Value Past 2 years



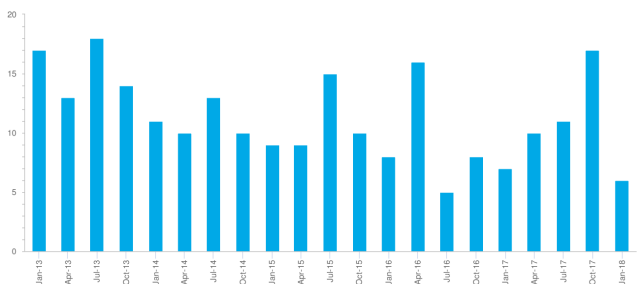
Annual Sales Volume Past 10 years



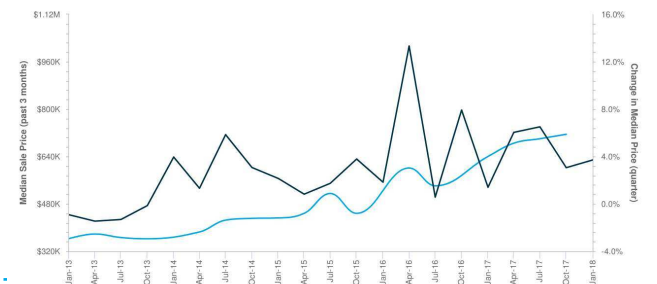
Monthly Sales Volume Over 2 years



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%



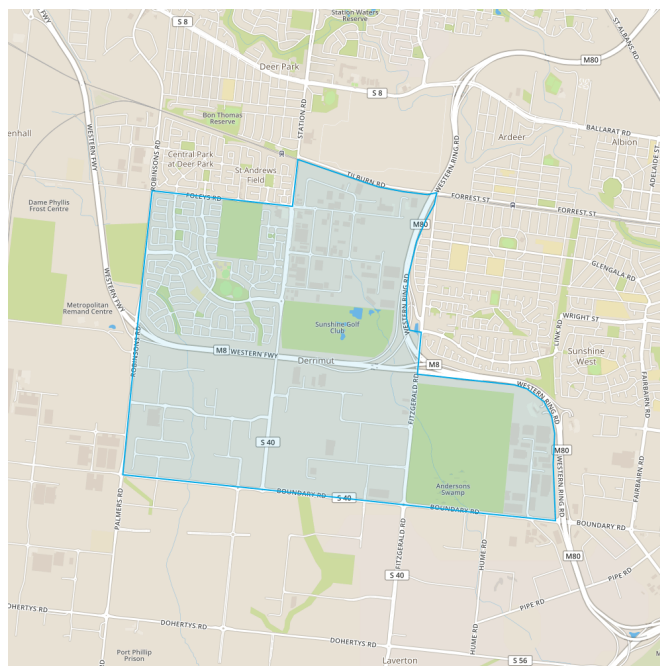
Tenure

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


BOTTOM 25%
\$589,491

MID 50%
\$642,451

TOP 25%
\$711,435

Current


12 month
**Annual Change
Median Value**
23.8%

3 Year
**3 Year Change
Median Value**
47.4%

5 Years
**5 Year Change
Median Value**
71.8%

**Number of Listings
For Sale Last Month**
10

**Number of Sales
Last 12 Months**
97

Days on Market
17

Vendor Discount
-3.2%

Dwelling Types

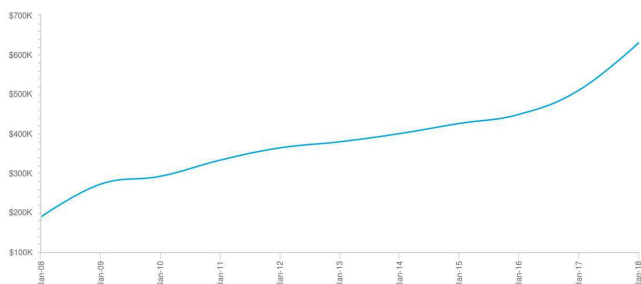

Houses
92.5%

Units
1%

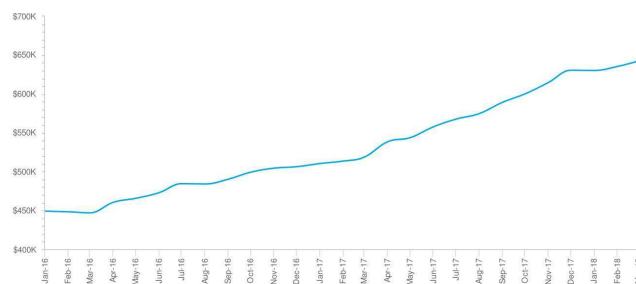
Semi-Detached
2.4%
Other
4.1%

Market Performance

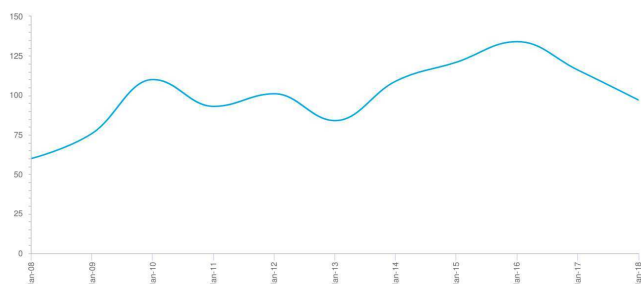
Annual Median Value Past 10 years



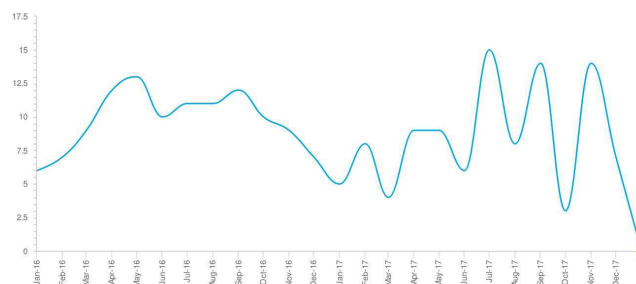
Monthly Median Value Past 2 years



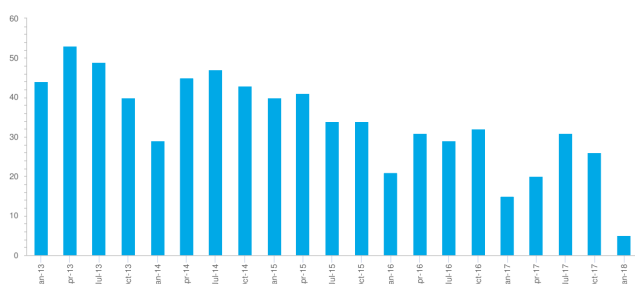
Annual Sales Volume Past 10 years



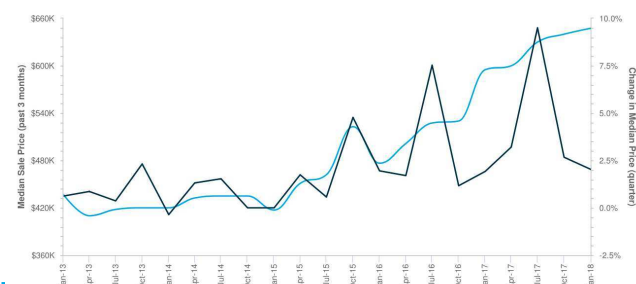
Monthly Sales Volume Over 2 years



Quarterly For Sale Listings Level Over Past 5 years



Median Sales Prices vs Change in Median Price



People



Population

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%



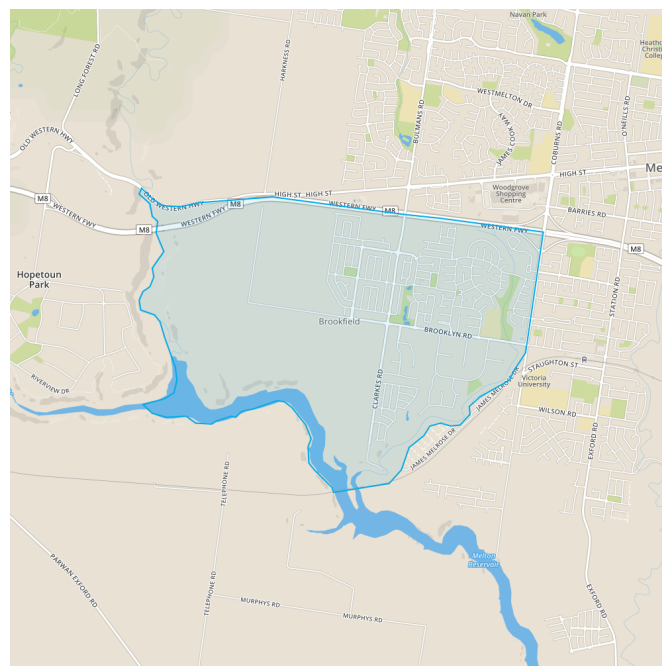
Tenure

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


BOTTOM 25%
\$422,971

MID 50%
\$466,388

TOP 25%
\$531,590

Current


**Annual Change
Median Value**
23.8%

**3 Year Change
Median Value**
32.2%

**5 Year Change
Median Value**
49.1%

**Number of Listings
For Sale Last Month**
17

**Number of Sales
Last 12 Months**
254

Days on Market
17

Vendor Discount
-2.7%

Dwelling Types

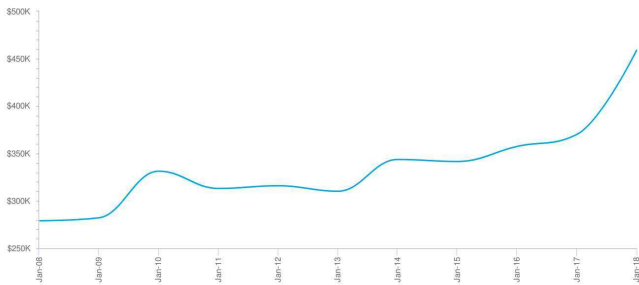

Houses
88.3%

Units
0.1%

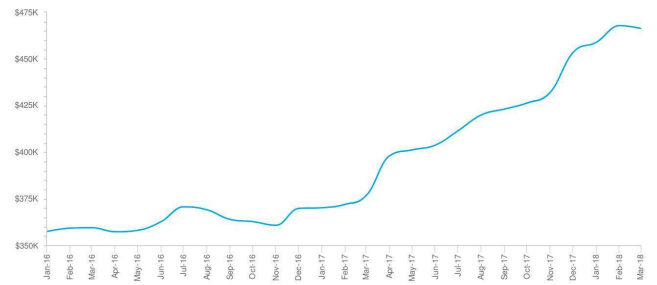
Semi-Detached
3.9%
Other
7.7%

Market Performance

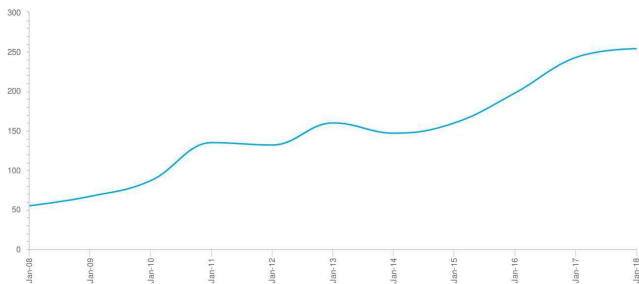
Annual Median Value Past 10 years



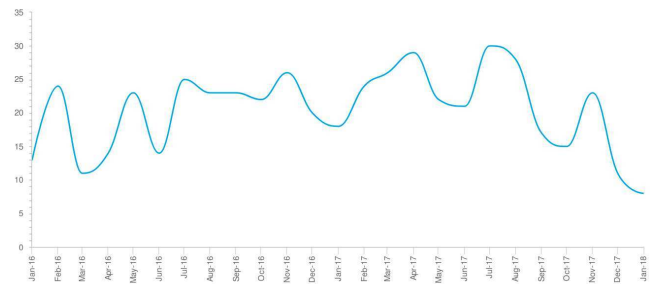
Monthly Median Value Past 2 years



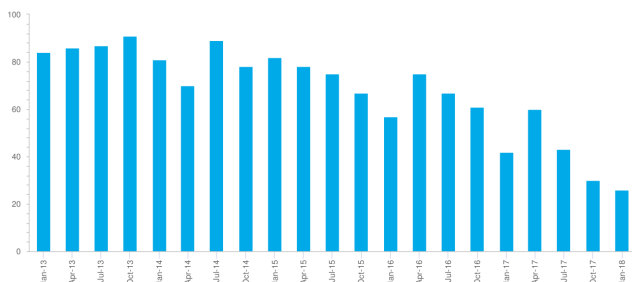
Annual Sales Volume Past 10 years



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

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%



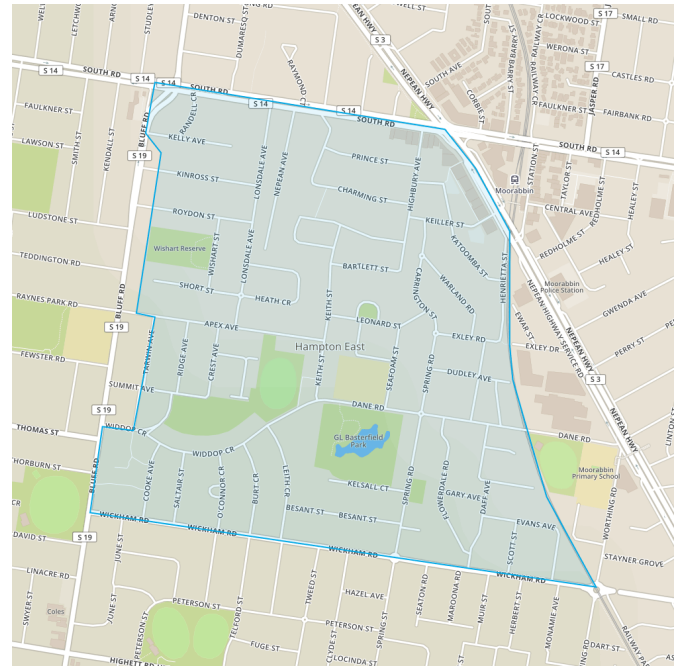
Tenure

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

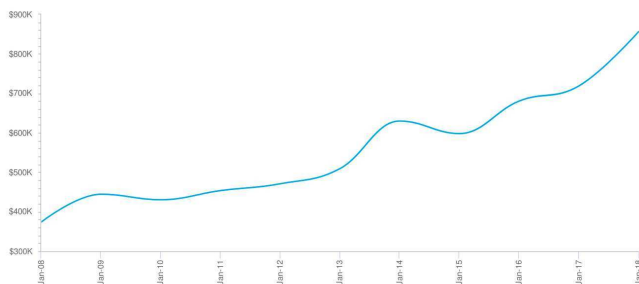

Houses
49.5%

Units
19.7%

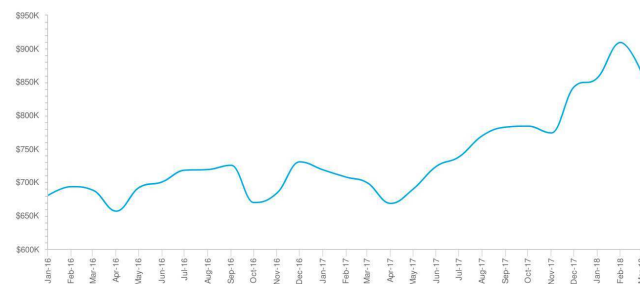
Semi-Detached
19%
Other
11.8%

Market Performance

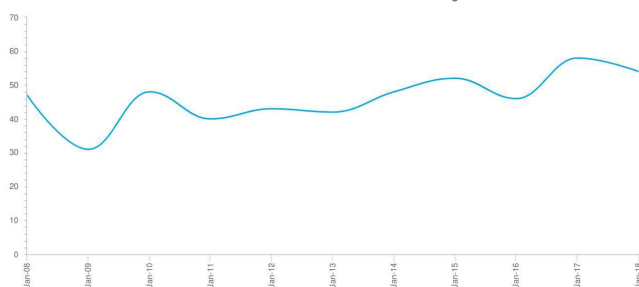
Annual Median Value Past 10 years



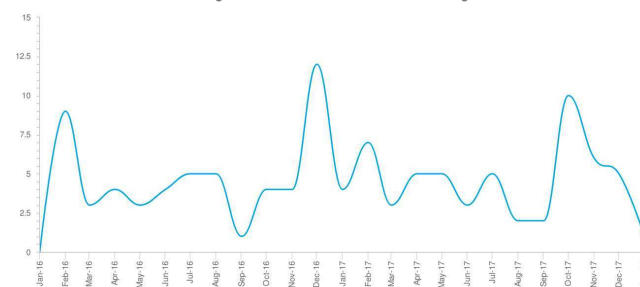
Monthly Median Value Past 2 years



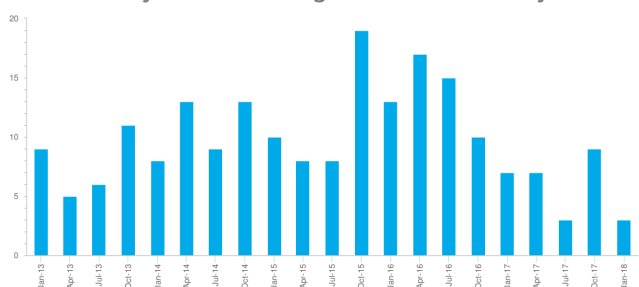
Annual Sales Volume Past 10 years



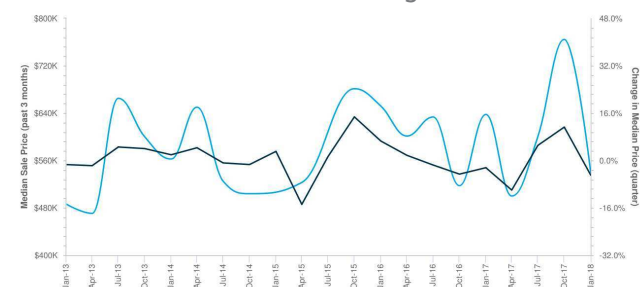
Monthly Sales Volume Over 2 years



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%



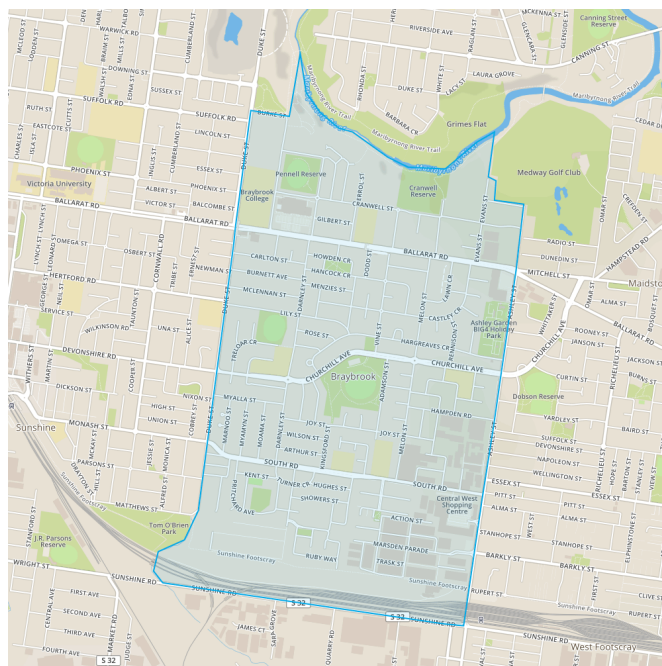
Tenure

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


12 month
**Annual Change
Median Value**
23.5%

3 Year
**3 Year Change
Median Value**
67.4%

5 Years
**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

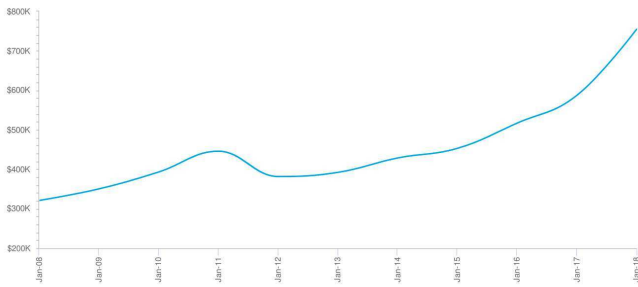

Houses
47%

Units
3.1%

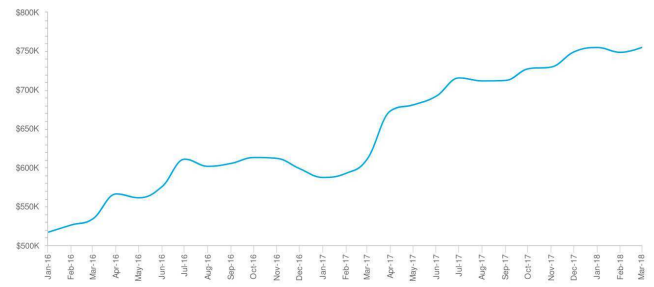
Semi-Detached
42%
Other
7.9%

Market Performance

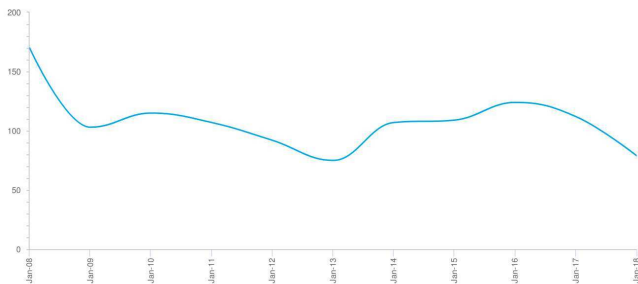
Annual Median Value Past 10 years



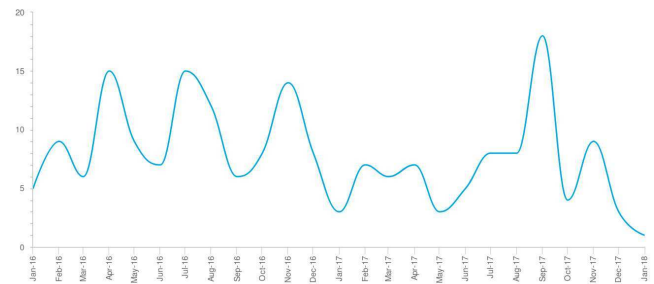
Monthly Median Value Past 2 years



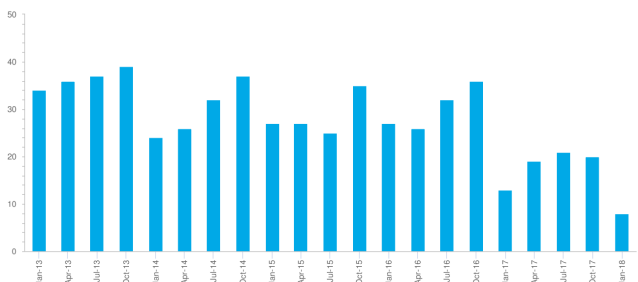
Annual Sales Volume Past 10 years



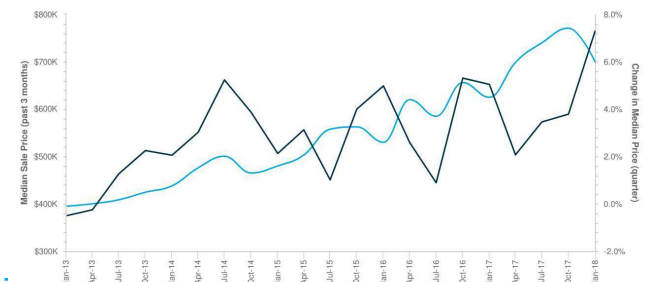
Monthly Sales Volume Over 2 years



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

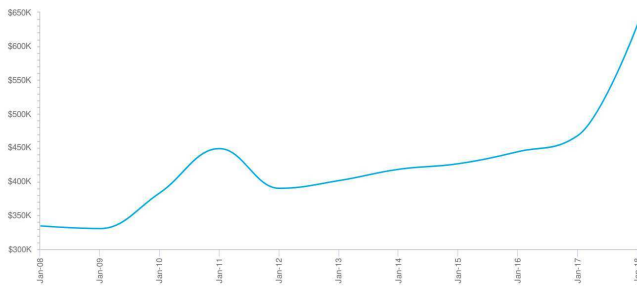

Houses
64.8%

Units
0.3%

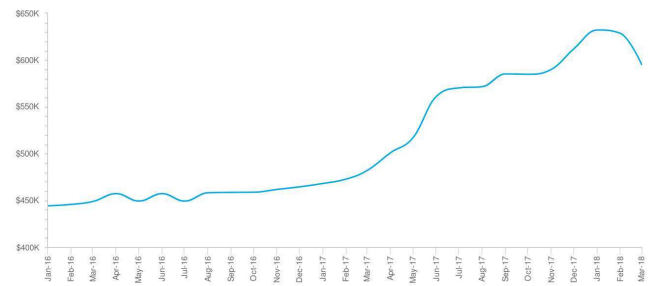
Semi-Detached
6.6%
Other
28.3%

Market Performance

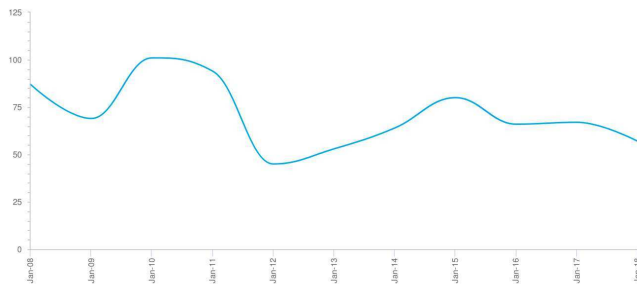
Annual Median Value Past 10 years



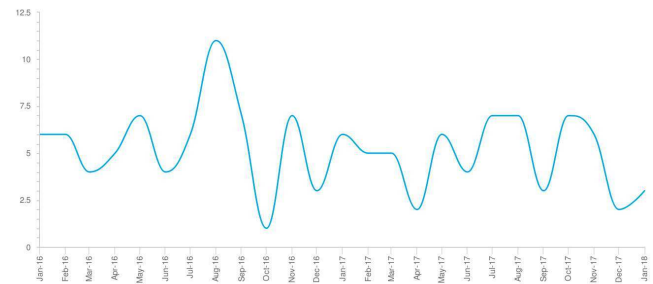
Monthly Median Value Past 2 years



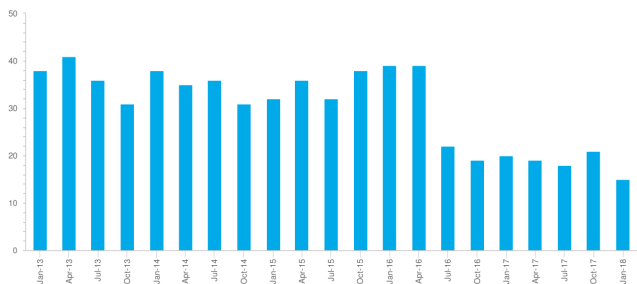
Annual Sales Volume Past 10 years



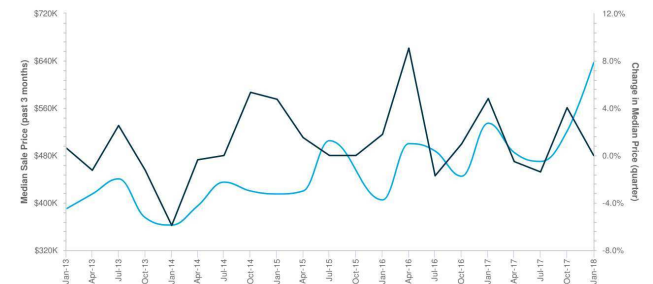
Monthly Sales Volume Over 2 years



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%



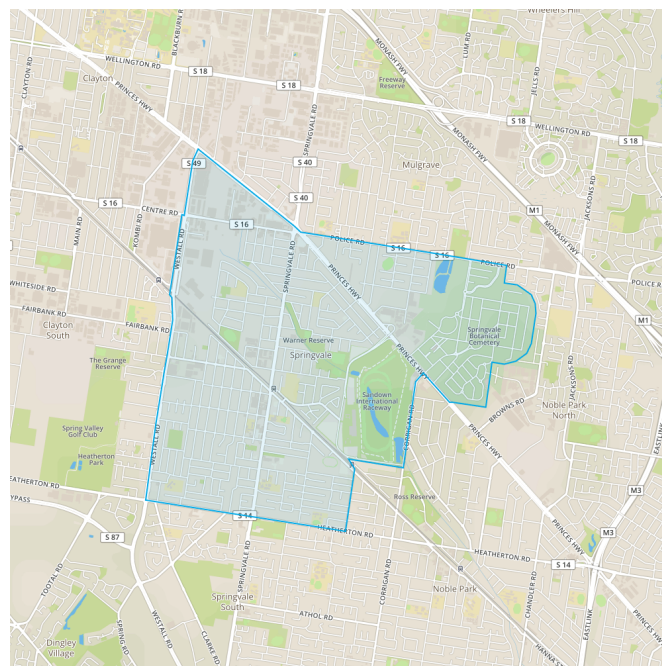
Tenure

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


**Annual Change
Median Value**
23.5%

**3 Year Change
Median Value**
31.8%

**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

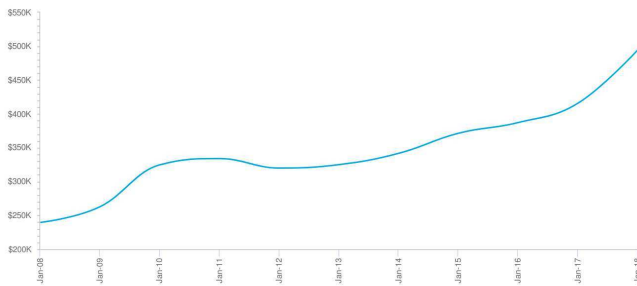

Houses
65.9%

Units
8.5%

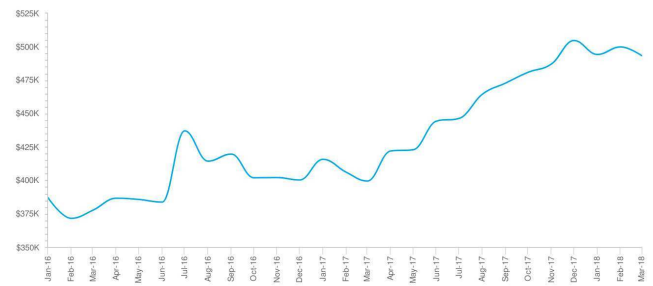
Semi-Detached
17.8%
Other
7.8%

Market Performance

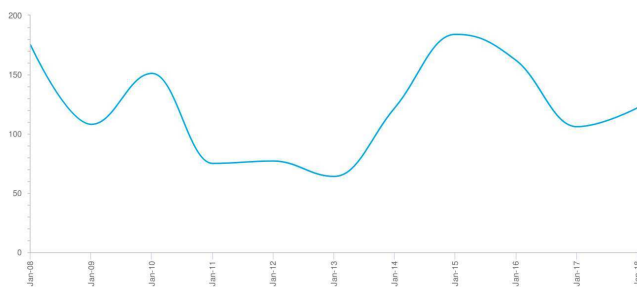
Annual Median Value Past 10 years



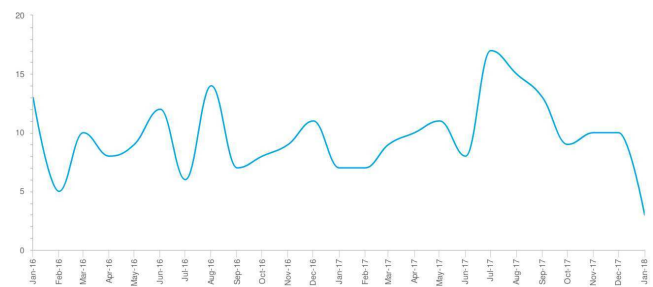
Monthly Median Value Past 2 years



Annual Sales Volume Past 10 years



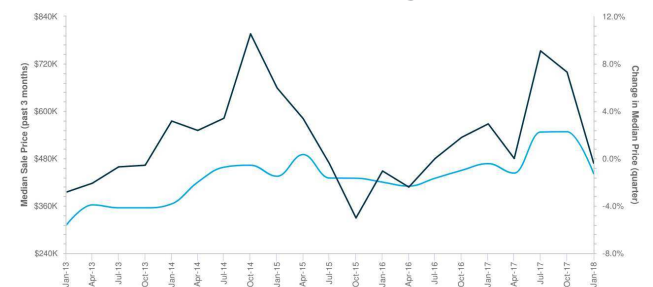
Monthly Sales Volume Over 2 years



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

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



Born in Australia/Overseas

Australia 28.2%
Overseas 71.8%



Occupation

Labourer 20.4%
Trades 14.7%
Professional 13.4%



Tenure

Renting 37.1%
Owns Outright 33.6%
Purchaser 22.6%


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


**Annual Change
Median Value**
23.3%

**3 Year Change
Median Value**
56.5%

**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

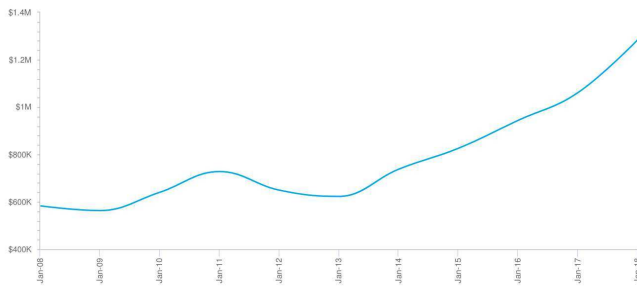

Houses
19.8%

Units
61.6%

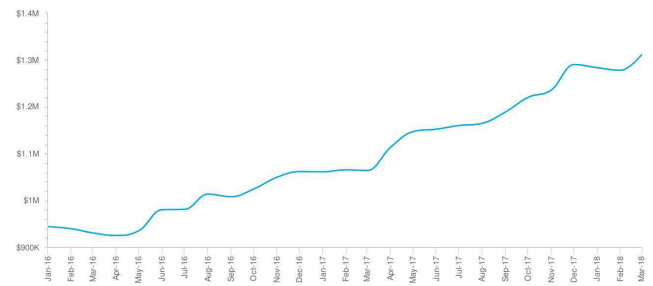
Semi-Detached
7.5%
Other
11.1%

Market Performance

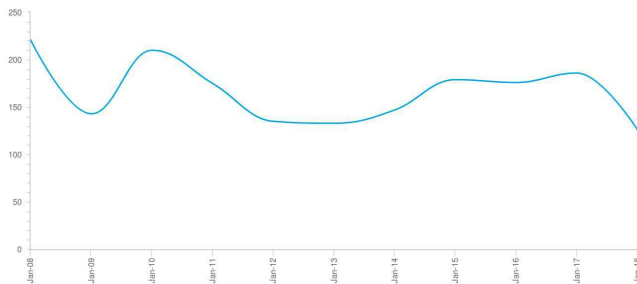
Annual Median Value Past 10 years



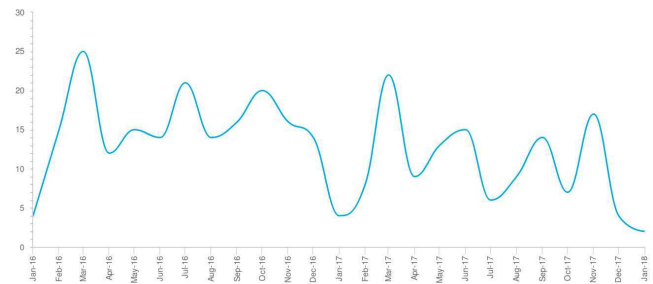
Monthly Median Value Past 2 years



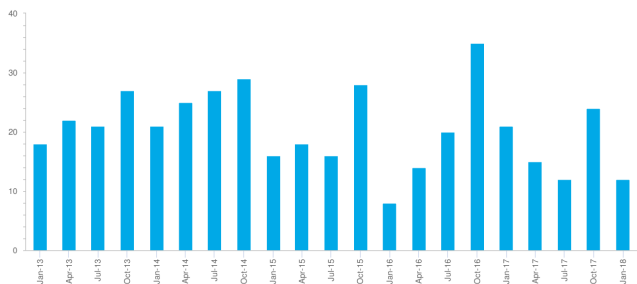
Annual Sales Volume Past 10 years



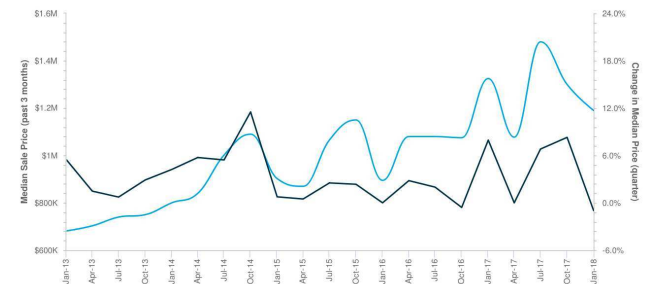
Monthly Sales Volume Over 2 years



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

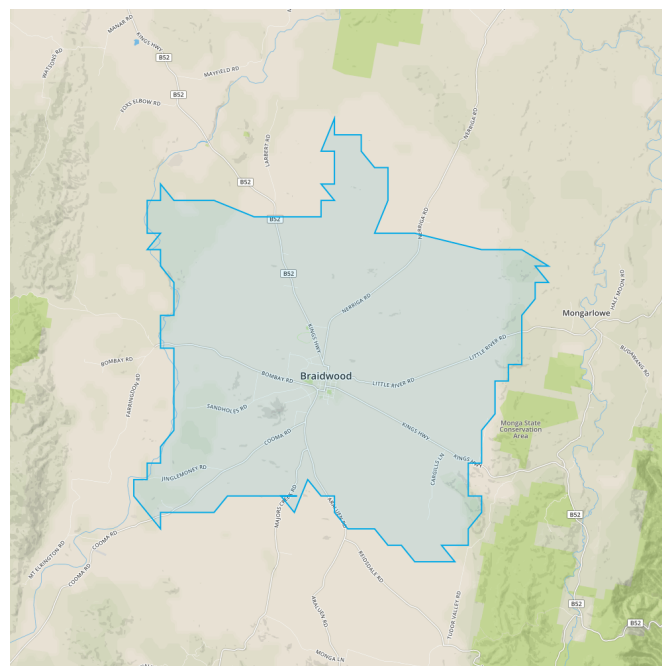
The size of Braidwood is approximately 234.6 square kilometres.

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



12 month

**Annual Change
Median Value**

23.3%



3 Year

**3 Year Change
Median Value**

29.4%



5 Years

**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

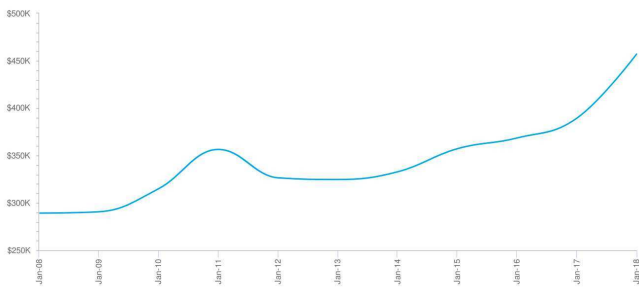
3.6%

Other

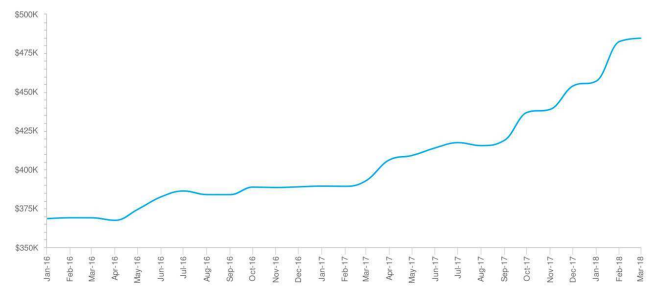
16.9%

Market Performance

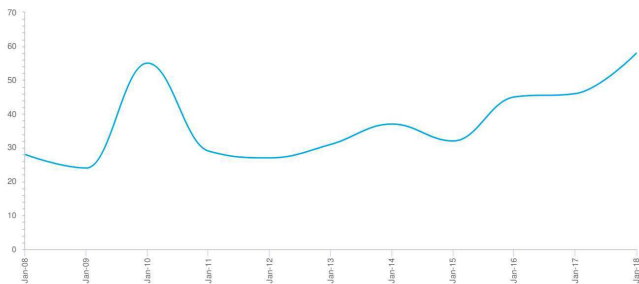
Annual Median Value Past 10 years



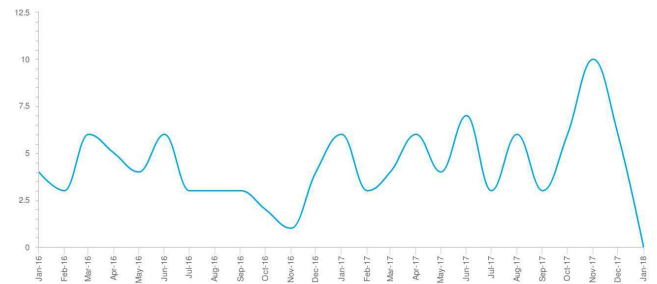
Monthly Median Value Past 2 years



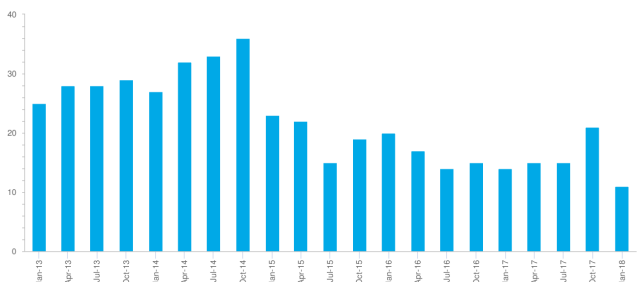
Annual Sales Volume Past 10 years



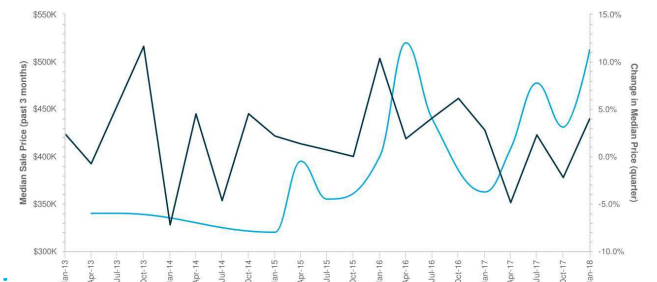
Monthly Sales Volume Over 2 years



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%

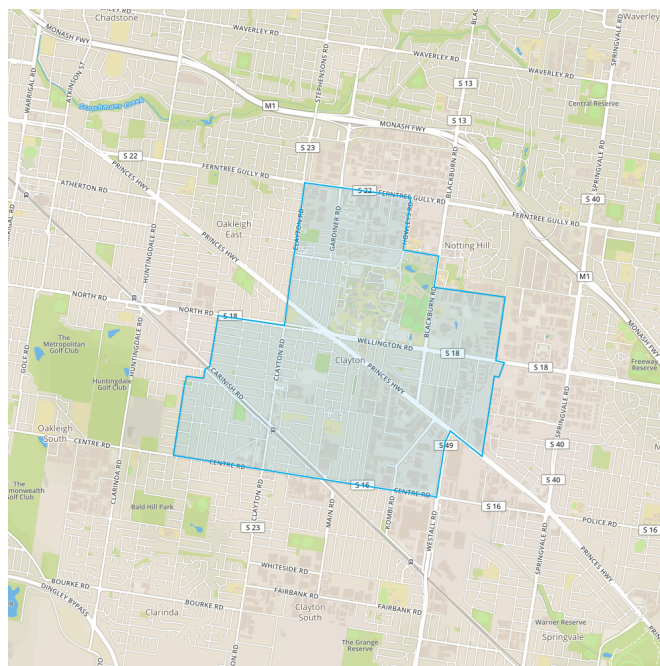
Purchaser 27.6%

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

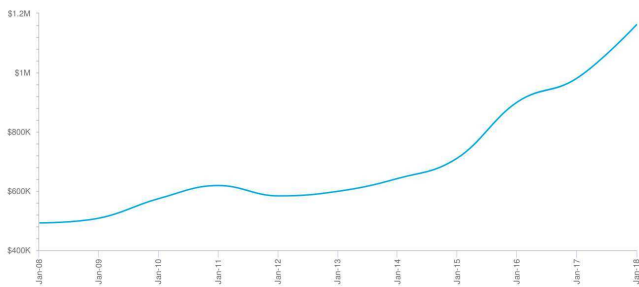

Houses
35.4%

Units
15.3%

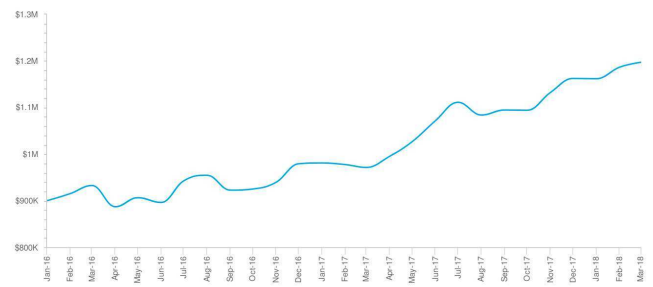
Semi-Detached
40.2%
Other
9.1%

Market Performance

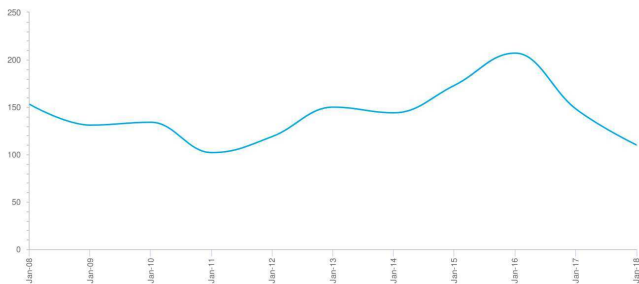
Annual Median Value Past 10 years



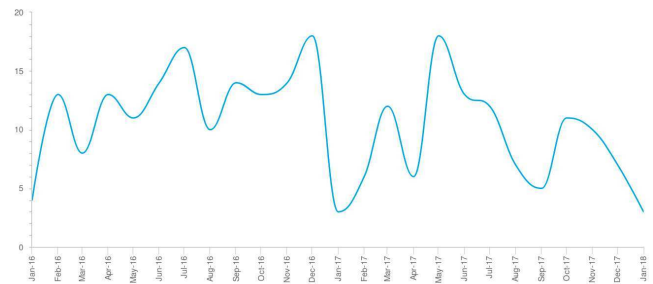
Monthly Median Value Past 2 years



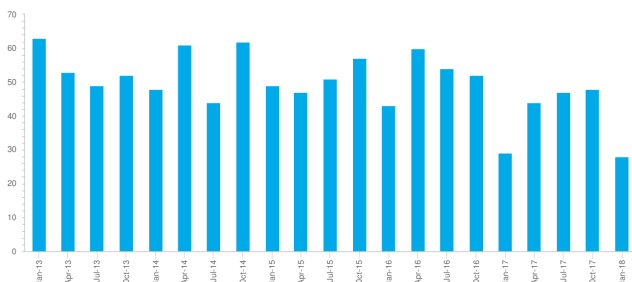
Annual Sales Volume Past 10 years



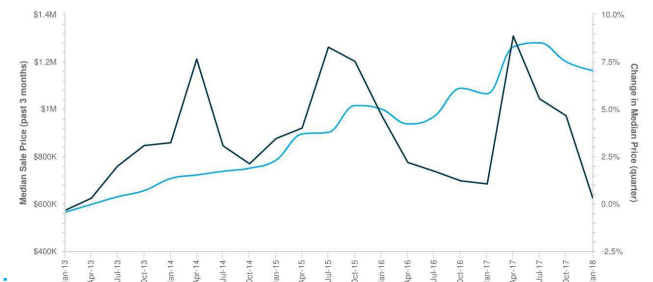
Monthly Sales Volume Over 2 years



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

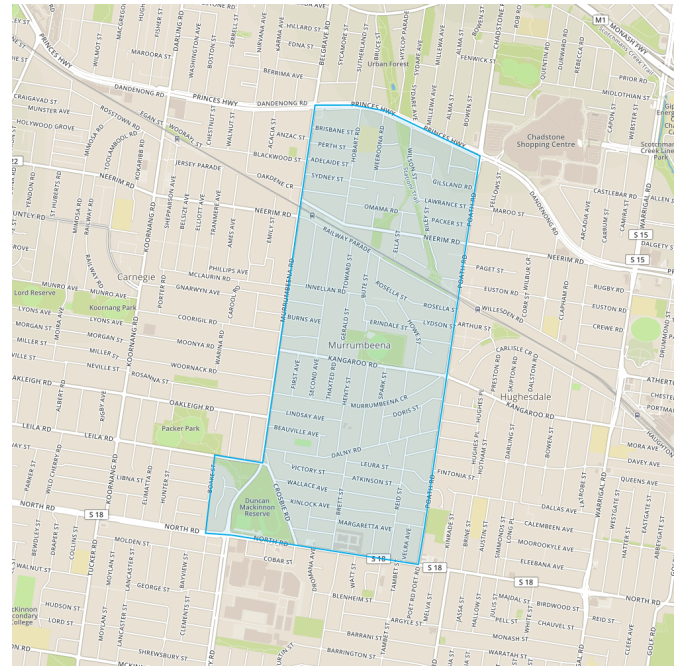
Renting	60.7%
Owns Outright	19.2%
Purchaser	16%

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



**Annual Change
Median Value**

23.2%



**3 Year Change
Median Value**

51.8%



**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

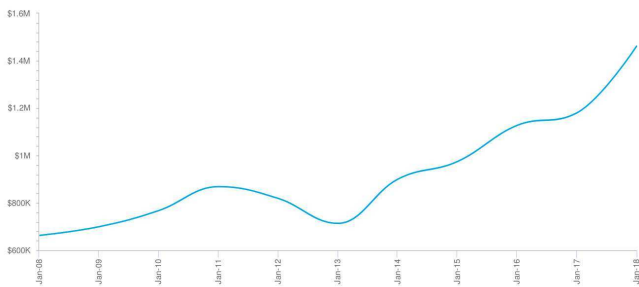
21.9%

Other

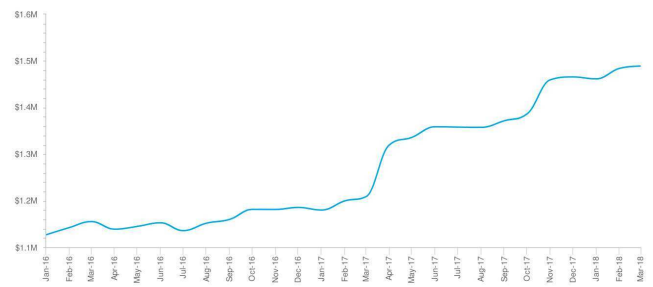
9.6%

Market Performance

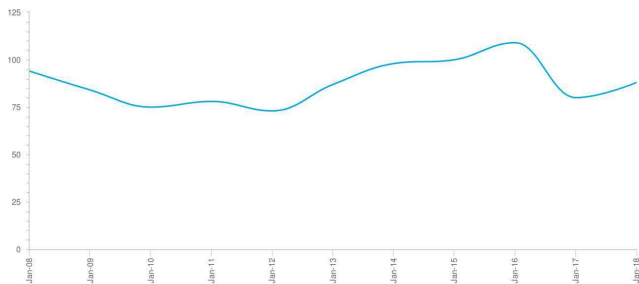
Annual Median Value Past 10 years



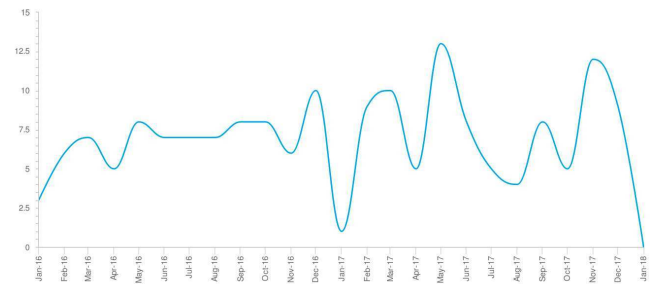
Monthly Median Value Past 2 years



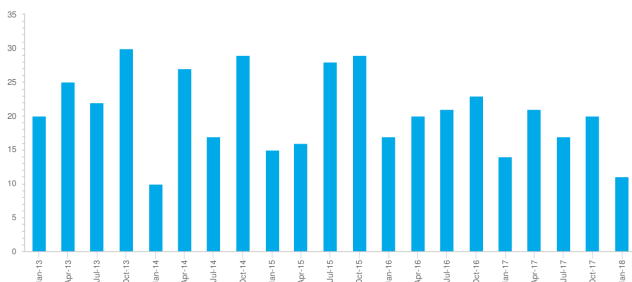
Annual Sales Volume Past 10 years



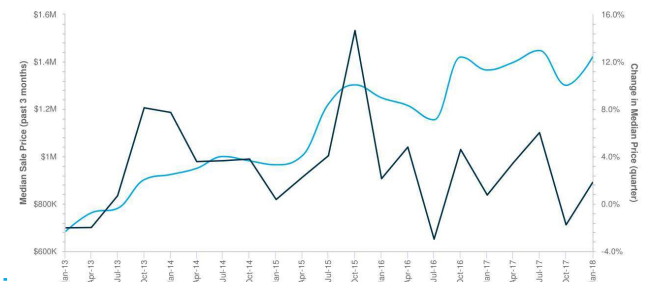
Monthly Sales Volume Over 2 years



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.onthehouse.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: <div> <div>2000 = NSW and</div> <div>5000 = SA</div> <div>2600 to 2618 = ACT</div> <div>6000 = WA</div> <div>3000 = VIC</div> <div>7000 = TAS</div> <div>4000 = QLD</div> <div>0800 and 0900 = NT</div> </div>
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.

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