

Melbourne tables

TOP 10: 12 month change in median values

		House		
				12 mth
Suburb	Council Area	No sold	Median value	change
Windsor	Stonnington	66	\$1,284,008	47.0%
Malvern	Stonnington	124	\$2,933,484	40.2%
Wonga Park	Manningham	32	\$1,060,284	34.2%
Abbotsford	Yarra	63	\$1,044,208	32.5%
Mont Albert North	Whitehorse	55	\$1,512,848	32.3%
Prahran	Stonnington	132	\$1,398,710	31.2%
Middle Park	Port Phillip	52	\$2,367,919	29.7%
Fairfield	Yarra	68	\$1,352,990	29.4%
Carlton North	Melbourne	67	\$1,376,516	29.4%
Albert Park	Port Phillip	99	\$1,955,487	28.9%

		Unit		
				12 mth
Suburb	Council Area	No sold	Median value	change
Keysborough	Greater Dandenong	55	\$495,569	27.7%
Carrum	Kingston	80	\$552,017	26.3%
St Kilda West	Port Phillip	62	\$570,516	21.1%
Brighton East	Bayside	82	\$955,367	20.7%
East Melbourne	Melbourne	75	\$725,713	20.3%
Bonbeach	Kingston	78	\$484,247	19.9%
Mount Waverley	Monash	183	\$849,178	19.7%
Beaumaris	Bayside	62	\$923,234	19.5%
Wantirna	Knox	32	\$552,644	18.9%
Chelsea	Kingston	131	\$472,277	18.7%

TOP 10: 5 year change in median values

		House		
				5 yr
Suburb	Council Area	No of sales	Median value	change
Malvern	Stonnington	124	\$2,933,484	102.8%
Mont Albert North	Whitehorse	55	\$1,512,848	90.4%
Mckinnon	Glen Eira	55	\$1,602,187	81.9%
South Yarra	Stonnington	184	\$1,760,157	80.0%
Clyde North	Casey	345	\$435,993	77.8%
Box Hill	Whitehorse	80	\$1,330,048	76.7%
Burwood	Whitehorse	163	\$1,194,777	75.5%
Glen Iris	Boroondara	283	\$1,929,265	74.5%
Ashburton	Boroondara	104	\$1,637,376	73.1%
Wollert	Whittlesea	207	\$430,996	72.2%

		Unit		
				5 yr
Suburb	Council Area	No of sales	Median value	change
East Melbourne	Melbourne	75	\$725,713	64.5%
Hampton East	Bayside	57	\$723,448	61.5%
Mount Waverley	Monash	183	\$849,178	49.8%
Vermont	Whitehorse	37	\$673,470	48.6%
Blackburn South	Whitehorse	38	\$759,943	45.7%
Keysborough	Greater Dandenong	55	\$495,569	43.0%
Burwood	Whitehorse	113	\$732,545	41.5%
Forest Hill	Whitehorse	51	\$626,070	39.3%
Safety Beach	Mornington Peninsula	50	\$580,629	39.0%
Carlton	Melbourne	307	\$379,752	38.6%

TOP 10: Lowest median value

		House		
Suburb	Council Area	No sold	Median value	
Melton	Melton	151	\$282,230	
Melton South	Melton	216	\$286,351	
Millgrove	Yarra Ranges	54	\$302,308	
Kurunjang	Melton	183	\$319,800	
Lang Lang	Cardinia	38	\$319,953	
Rockbank	Melton	61	\$320,416	
Diggers Rest	Melton	39	\$325,552	
Frankston North	Frankston	147	\$329,879	
Coolaroo	Hume	55	\$333,999	
Dallas	Hume	110	\$345,051	

		Unit		
Suburb	Council Area	No sold	Median value	
Albion	Brimbank	45	\$226,719	
Melton South	Melton	51	\$232,780	
Melton	Melton	39	\$245,638	
Dallas	Hume	17	\$270,536	
Melton West	Melton	34	\$276,466	
Kurunjang	Melton	11	\$282,326	
Pakenham	Cardinia	115	\$285,226	
Frankston North	Frankston	11	\$285,706	
Cranbourne	Casey	99	\$286,002	
Whittlesea	Whittlesea	24	\$290,392	

TOP 10: Highest median value

		House		
Suburb	Council Area	No sold	Median value	
Toorak	Stonnington	165	\$4,205,626	
Malvern	Stonnington	124	\$2,933,484	
Deepdene	Boroondara	23	\$2,458,918	
Middle Park	Port Phillip	52	\$2,367,919	
Brighton	Bayside	324	\$2,284,154	
East Melbourne	Melbourne	21	\$2,244,974	
Canterbury	Boroondara	96	\$2,230,218	
Kew	Boroondara	271	\$2,160,870	
Balwyn	Boroondara	207	\$2,140,206	
Camberwell	Boroondara	232	\$2,098,309	

		Unit		
Suburb	Council Area	No sold	Median value	
Brighton	Bayside	263	\$1,003,814	
Brighton East	Bayside	82	\$955,367	
Balwyn North	Boroondara	62	\$924,205	
Beaumaris	Bayside	62	\$923,334	
Black Rock	Bayside	50	\$886,618	
Mount Waverley	Monash	183	\$849,178	
Canterbury	Boroondara	52	\$836,315	
Mckinnon	Glen Eira	55	\$801,528	
Middle Park	Port Phillip	29	\$790,019	
Mont Albert North	Whitehorse	33	\$781,742	

TOP 10: Lowest median rents

		House		
Suburb	Council Area	Median value	Median rent	
Melton South	Melton	\$286,351	\$278	
Melton	Melton	\$282,230	\$280	
Kurunjang	Melton	\$319,800	\$285	
Millgrove	Yarra Ranges	\$302,308	\$288	
Frankston North	Frankston	\$329,879	\$290	
Melton West	Melton	\$346,552	\$300	
Werribee	Wyndham	\$384,568	\$300	
Doveton	Casey	\$372,012	\$300	
Garfield	Cardinia	\$414,413	\$300	
Broadmeadows	Hume	\$400,400	\$310	

		Unit		
Suburb	Council Area	Median value	Median rent	
Albion	Brimbank	\$226,719	\$235	
Kurunjang	Melton	\$282,326	\$260	
Melton South	Melton	\$232,780	\$260	
Sunshine	Brimbank	\$304,454	\$273	
Tyabb	Mornington Peninsula	\$334,173	\$273	
Melton	Melton	\$245,638	\$275	
Whittlesea	Whittlesea	\$290,392	\$275	
Eumemmerring	Casey	\$316,938	\$280	
Werribee	Wyndham	\$294,574	\$280	
Melton West	Melton	\$276,466	\$280	

Melbourne tables

TOP 10: Highest median rents

	House			
	Suburb	Council Area	Median value	Median rent
Melbourne	Toorak	Stonnington	\$4,205,626	\$1,100
	Kooyong	Stonnington	\$2,746,350	\$1,100
	Brighton	Bayside	\$2,284,154	\$1,050
	East Melbourne	Melbourne	\$2,244,974	\$950
	Canterbury	Boroondara	\$2,230,218	\$938
	Portsea	Mornington Penin	\$1,559,934	\$875
	St Kilda West	Port Phillip	\$1,775,416	\$870
	Hampton	Bayside	\$1,717,107	\$850
	Deepdene	Boroondara	\$2,458,918	\$820
	Beaumaris	Bayside	\$1,441,804	\$800

	Unit			
	Suburb	Council Area	Median value	Median rent
Melbourne	Kooyong	Stonnington	\$807,211	\$650
	Docklands	Melbourne	\$561,509	\$550
	Port Melbourne	Port Phillip	\$696,905	\$540
	Southbank	Melbourne	\$558,082	\$540
	Brighton	Bayside	\$1,003,814	\$538
	Cremorne	Yarra	\$600,709	\$500
	South Melbourne	Port Phillip	\$582,284	\$495
	Fitzroy	Yarra	\$651,948	\$488
	Melbourne	Melbourne	\$470,055	\$475
	Brighton East	Bayside	\$955,367	\$475

TOP 10: Highest gross value of sales over past 12 months

	House			
	Suburb	Council Area	Median value	Total value of sales
Melbourne	Brighton	Bayside	\$2,284,154	\$856,984,434
	Glen Waverley	Monash	\$1,178,480	\$688,015,286
	Toorak	Stonnington	\$4,205,626	\$685,450,424
	Kew	Boroondara	\$2,160,870	\$600,441,610
	Mount Waverley	Monash	\$1,245,218	\$566,046,975
	Balwyn North	Boroondara	\$1,749,929	\$554,844,472
	Glen Iris	Boroondara	\$1,929,265	\$534,101,133
	Point Cook	Wyndham	\$553,244	\$520,876,285
	Berwick	Casey	\$574,618	\$471,828,493
	Camberwell	Boroondara	\$2,098,309	\$460,760,638

	Unit			
	Suburb	Council Area	Median value	Total value of sales
Melbourne	Melbourne	Melbourne	\$470,055	\$739,769,597
	Southbank	Melbourne	\$558,082	\$470,392,872
	South Yarra	Stonnington	\$552,400	\$342,571,710
	Brighton	Bayside	\$1,003,814	\$282,706,688
	Port Melbourne	Port Phillip	\$696,905	\$281,201,002
	St Kilda	Port Phillip	\$501,585	\$262,283,332
	Toorak	Stonnington	\$761,865	\$236,607,002
	Docklands	Melbourne	\$561,509	\$224,039,388
	St Kilda East	Glen Eira	\$534,255	\$205,769,317
	Elwood	Port Phillip	\$610,419	\$193,995,608

TOP 10: Highest gross rental yields

	House			
	Suburb	Council Area	Median value	Gross rental yield
Melbourne	Melton	Melton	\$282,230	5.4%
	Kurunjang	Melton	\$319,800	5.2%
	Melton South	Melton	\$286,351	5.1%
	Melton West	Melton	\$346,552	5.1%
	Hastings	Mornington Penin	\$393,991	5.0%
	Dallas	Hume	\$345,051	4.9%
	Brookfield	Melton	\$365,430	4.9%
	Meadow Heights	Hume	\$371,274	4.9%
	Carrum Downs	Frankston	\$402,223	4.9%
	Frankston North	Frankston	\$329,879	4.9%

	Unit			
	Suburb	Council Area	Median value	Gross rental yield
Melbourne	Carlton	Melbourne	\$379,752	6.3%
	Albion	Brimbank	\$226,719	5.9%
	Meadow Heights	Hume	\$293,970	5.8%
	Melbourne	Melbourne	\$470,055	5.7%
	Melton South	Melton	\$232,780	5.5%
	Cranbourne	Casey	\$286,002	5.5%
	Broadmeadows	Hume	\$308,585	5.5%
	Melton	Melton	\$245,638	5.5%
	Sydenham	Brimbank	\$337,638	5.5%
	Carrum Downs	Frankston	\$333,989	5.4%

TOP 10: Highest gross rental yield within 10km of the CBD

	House			
	Suburb	Council Area	Median value	Gross rental yield
Melbourne	St Kilda	Port Phillip	\$1,058,567	4.0%
	Parkville	Melbourne	\$1,742,601	3.8%
	Collingwood	Yarra	\$959,903	3.8%
	North Melbourne	Melbourne	\$870,411	3.6%
	West Melbourne	Melbourne	\$1,000,943	3.6%
	Maribyrnong	Maribyrnong	\$880,232	3.5%
	Brunswick East	Moreland	\$949,710	3.5%
	South Melbourne	Port Phillip	\$1,387,680	3.4%
	South Yarra	Stonnington	\$1,760,157	3.4%
	Brunswick	Moreland	\$923,912	3.4%

	Unit			
	Suburb	Council Area	Median value	Gross rental yield
Melbourne	Carlton	Melbourne	\$379,752	6.3%
	Melbourne	Melbourne	\$470,055	5.7%
	Southbank	Melbourne	\$558,082	5.2%
	Docklands	Melbourne	\$561,509	5.1%
	Travancore	Moonee Valley	\$397,537	4.9%
	North Melbourne	Melbourne	\$485,247	4.8%
	South Melbourne	Port Phillip	\$582,284	4.8%
	West Melbourne	Melbourne	\$526,580	4.7%
	Kensington	Melbourne	\$470,267	4.7%
	Braybrook	Maribyrnong	\$412,824	4.7%

TOP 10: Lowest median value within 10km of CBD

	House			
	Suburb	Council Area	No sold	Median value
Melbourne	Maidstone	Maribyrnong	108	\$692,131
	Melbourne	Melbourne	36	\$704,962
	Bellfield	Banyule	29	\$706,398
	Coburg North	Moreland	85	\$740,195
	West Footscray	Maribyrnong	112	\$755,147
	Footscray	Maribyrnong	147	\$760,058
	Pascoe Vale	Moreland	159	\$764,581
	Pascoe Vale South	Moreland	107	\$829,280
	Preston	Darebin	306	\$832,583
	South Kingsville	Hobsons Bay	35	\$840,161

	Unit			
	Suburb	Council Area	No sold	Median value
Melbourne	Gardenvale	Glen Eira	13	\$354,163
	Kingsville	Maribyrnong	37	\$361,968
	West Footscray	Maribyrnong	102	\$370,376
	Carlton	Melbourne	307	\$379,752
	Travancore	Moonee Valley	46	\$397,537
	Footscray	Maribyrnong	198	\$399,200
	Flemington	Moonee Valley	46	\$406,324
	Braybrook	Maribyrnong	54	\$412,824
	Brunswick West	Moreland	186	\$414,180
	Ripponlea	Port Phillip	25	\$421,915