

Million Dollar Markets

Australia | Released June 2021

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Introduction

The current upswing in the Australian housing market has produced some extraordinary results. In the 12 months to May 2021, national dwelling market values increased 10.6%, marking the highest growth rate since July 2010. The value of the national dwelling market hit a record high in January 2021, and has continued to hit a fresh record high each month since.

The wealth effect of house value increases has likely been a key component of elevated consumer confidence, and Australia's economic recovery from strict social distancing restrictions through 2020. The increased value of housing also cements the asset as a pillar of household wealth and security, making up 53.0% of household wealth through the fourth quarter of 2020.

New data from CoreLogic shows the upswing has also carried more Australian households into the 'millionaires' club. This report showcases the prominence of sales and values that are at or above \$1 million.

For select capital city and rest of state regions, this report highlights the following metrics;

- ▶ Annual sales counts, and the portion of these that were \geq \$1 million;
- ▶ The number of suburbs where houses or units have a median value of \geq \$1 million;
- ▶ The highest sold price over the calendar year to date;
- ▶ Select top sales across high value suburbs;
- ▶ The highest value suburb medians in the region; and,
- ▶ The suburbs where either house or unit medians reached the million-dollar-mark in May 2021 compared to May 2020.

While dwelling value growth has been strong over the year to 2021, there were some regions not included in the report due to a lack of sales and medians with a value \geq \$1 million.

National Overview

In the year to March, CoreLogic collected 486,233 sales nationally, 16.6% of which were valued over \$1 million. This marks a record high in the portion of sales over the \$1 million mark.

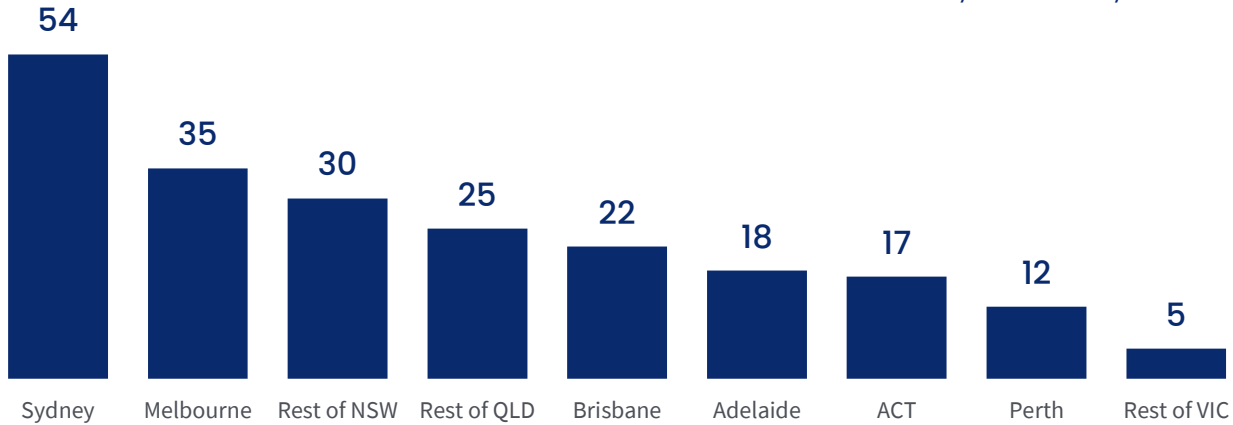
In the year to May, CoreLogic estimates there were 218 markets across Australia where either the house or unit median ticked over the \$1 million. This includes 198 house markets, and 20 unit markets.

The highest frequency of suburbs ticking over the million-dollar-median was in Sydney, with 54 markets seeing either houses or units reach a median of \$1 million or more. This accounts for 24.8% of markets featured in this analysis. Over the year to March, Sydney also saw around 40% of sales transact for at least \$1 million. This is unsurprising, given the median house value across the city has been above this price point since November 2020.

However, the current housing market upswing across Australia is also very broad-based. Each capital city market and 'rest of state' region has seen an increase in value over the 12 months to May, ranging from 5.0% across greater Melbourne dwellings to a 20.3% rise in values across Darwin. This has led to a more vast range of markets reaching the million dollar club across Australia.

Introduction

Volume of markets where house or unit median rose to ≥\$1 million, year to May, 2021



Source: CoreLogic

In the year to October 2017, which marked the previous peak in Australian dwelling values, there were just 98 house or unit markets that breached this price point, 40.8% of which were concentrated in Sydney, and a further 38.8% were across Melbourne.

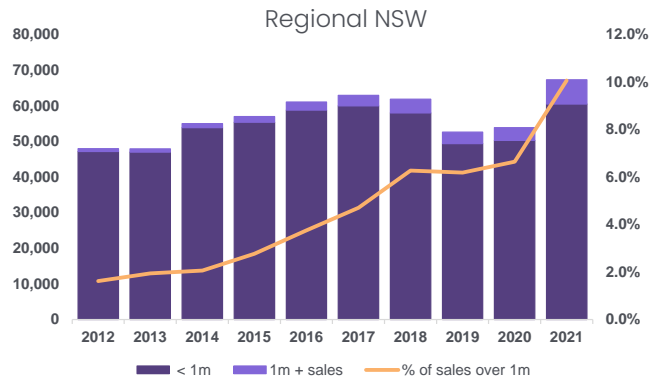
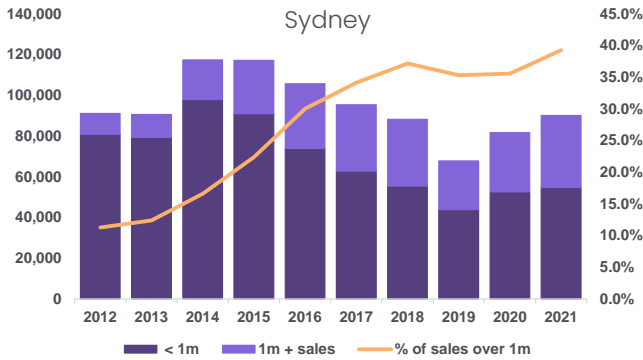
While there have been several upsides to the current market upswing in terms of wealth accumulation for home owners, there are downsides to consider. For first home buyers, who tend to be more price sensitive, higher house prices have likely prevented home ownership. This is evidenced by the latest ABS finance data, which showed April marking the third consecutive month of decline in finance secured for the purchase of property by this segment. Furthermore, current dwelling value rises have been enabled by record low housing lending rates, which has increased borrowing capacity, and household debt. The Council of Financial Regulators in Australia have noted the associated risk with high household debt levels, and will likely be monitoring this closely through the rest of the current upswing.

¹Source: RBA – Table E1, Household and Business Balance Sheets. Accessed here: <https://www.rba.gov.au/statistics/tables/>

Million Dollar Markets

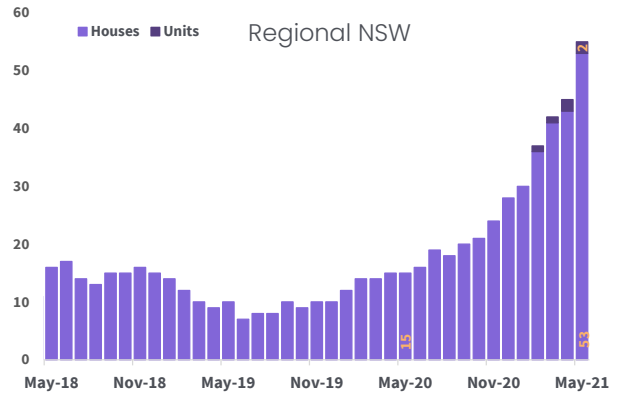
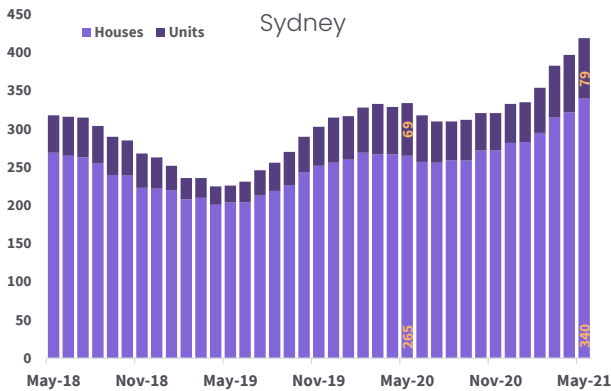
New South Wales

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly



There are 340 houses and 79 unit markets of Sydney with a current median value of \$1 million dollars or higher, this is a total of 25.4% more than one year earlier. Over the year to March 2021, around 40% of sales across the Sydney region sold for at least \$1 million dollars. Across regional NSW, 55 markets (53 houses and 2 units) came in with a median value at or higher than \$1 million in May 2021, this was a total of 267% higher than one year earlier.

Bellevue Hill in Sydney's eastern suburbs currently holds the number one position as the most expensive house market with a current median house value of \$7,616,288. Across regional NSW, Byron Bay has the highest median house value of \$2,343,546.

Million dollar sales

Highest sale price – 1 January 2021 to current

Sydney

L43/163 Castlereagh Street,
Sydney, 2000

Sale date: 29/05/2021
Sale price: \$60,000,000



Regional NSW

895 Coolamon Scenic Drive,
Coorabell, 2479

Sale date: 18/03/2021
Sale price: \$14,100,000



Example of a top sale in the highest median value suburb

Sydney

144 Victoria Road,
Bellevue Hill, 2023

Sale date: 16/02/2021
Sale price: \$19,750,000



Regional NSW

49 Brownell Drive,
Byron Bay, 2481

Sale date: 12/02/2021
Sale price: \$7,410,000



Million Dollar Markets

Sydney

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$7,616,288	\$5,545,413
Vaucluse	Sydney - Eastern Suburbs	Houses	\$6,542,958	\$5,252,675
Double Bay	Sydney - Eastern Suburbs	Houses	\$5,713,953	\$4,431,732
Rose Bay	Sydney - Eastern Suburbs	Houses	\$5,426,388	\$3,652,579
Tamarama	Sydney - Eastern Suburbs	Houses	\$5,152,227	\$4,036,230

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
North Avoca	Central Coast	Houses	\$1,466,568	\$991,507
Copacabana	Central Coast	Houses	\$1,437,549	\$938,695
Bensville	Central Coast	Houses	\$1,374,493	\$953,765
Wamberal	Central Coast	Houses	\$1,343,872	\$978,414
St Huberts Island	Central Coast	Houses	\$1,300,437	\$977,741
Forresters Beach	Central Coast	Houses	\$1,287,821	\$973,841
Terrigal	Central Coast	Houses	\$1,281,552	\$939,870
Avalon Beach	Sydney - Northern Beaches	Units	\$1,198,022	\$979,690
Roselands	Sydney - Inner South West	Houses	\$1,190,495	\$985,695
Heathcote	Sydney - Sutherland	Houses	\$1,138,977	\$973,882
Erina	Central Coast	Houses	\$1,133,379	\$815,208
East Hills	Sydney - Inner South West	Houses	\$1,132,728	\$974,836
Panania	Sydney - Inner South West	Houses	\$1,130,932	\$984,852
Engadine	Sydney - Sutherland	Houses	\$1,128,273	\$987,903
Empire Bay	Central Coast	Houses	\$1,124,865	\$853,084
Narrabeen	Sydney - Northern Beaches	Units	\$1,121,833	\$989,466
Camden Park	Sydney - Outer South West	Houses	\$1,117,884	\$937,732
Beecroft	Sydney - Ryde	Units	\$1,116,817	\$912,838
Riverwood	Sydney - Inner South West	Houses	\$1,114,190	\$939,611
Revesby	Sydney - Inner South West	Houses	\$1,112,641	\$997,705
Cecil Hills	Sydney - South West	Houses	\$1,100,530	\$874,099
Greenacre	Sydney - Inner South West	Houses	\$1,094,795	\$924,376
Freshwater	Sydney - Northern Beaches	Units	\$1,090,770	\$947,357
Bankstown	Sydney - Inner South West	Houses	\$1,088,256	\$976,302
Kurrajong	Baulkham Hills and Hawkesbury	Houses	\$1,082,383	\$931,197
Saratoga	Central Coast	Houses	\$1,082,090	\$773,002
Constitution Hill	Sydney - Parramatta	Houses	\$1,067,685	\$935,797
Condell Park	Sydney - Inner South West	Houses	\$1,065,781	\$901,332
Collaroy	Sydney - Northern Beaches	Units	\$1,063,408	\$952,641
Chipping Norton	Sydney - South West	Houses	\$1,062,322	\$883,052
Elizabeth Bay	Sydney - City and Inner South	Units	\$1,061,804	\$927,636
Green Point	Central Coast	Houses	\$1,059,843	\$794,316
Chiswick	Sydney - Inner West	Units	\$1,059,635	\$992,408
Milperra	Sydney - Inner South West	Houses	\$1,051,592	\$897,986
Pendle Hill	Sydney - Parramatta	Houses	\$1,049,023	\$932,130
Colebee	Sydney - Blacktown	Houses	\$1,044,600	\$941,929
Shelly Beach	Central Coast	Houses	\$1,043,038	\$797,774
Old Toongabbie	Sydney - Parramatta	Houses	\$1,042,090	\$891,738
Avoca Beach	Central Coast	Units	\$1,041,278	\$890,107
Abbotsbury	Sydney - South West	Houses	\$1,039,363	\$860,116
Davistown	Central Coast	Houses	\$1,037,559	\$696,770
Harrington Park	Sydney - Outer South West	Houses	\$1,032,648	\$869,227
Acacia Gardens	Sydney - Blacktown	Houses	\$1,030,265	\$870,712
Cromer	Sydney - Northern Beaches	Units	\$1,028,017	\$881,316
Berala	Sydney - Parramatta	Houses	\$1,026,085	\$974,518
Schofields	Sydney - Blacktown	Houses	\$1,025,274	\$857,888
Girraween	Sydney - Parramatta	Houses	\$1,022,853	\$925,858
Sylvania	Sydney - Sutherland	Units	\$1,020,653	\$961,002
Cronulla	Sydney - Sutherland	Units	\$1,019,329	\$919,743
Potts Point	Sydney - City and Inner South	Units	\$1,015,533	\$916,461
Kings Langley	Sydney - Blacktown	Houses	\$1,012,089	\$876,131
South Wentworthville	Sydney - Parramatta	Houses	\$1,011,620	\$911,678
Moorebank	Sydney - South West	Houses	\$1,006,210	\$872,544
Rushcutters Bay	Sydney - City and Inner South	Units	\$1,005,322	\$909,231

Regional NSW

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Byron Bay	Richmond - Tweed	Houses	\$2,343,546	\$1,326,378
Myocum	Richmond - Tweed	Houses	\$2,150,045	\$1,336,770
Federal	Richmond - Tweed	Houses	\$1,999,737	\$1,220,833
Suffolk Park	Richmond - Tweed	Houses	\$1,951,204	\$1,196,574
Burradoo	Southern Highlands and Shoalhaven	Houses	\$1,920,730	\$1,423,296

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Lennox Head	Richmond - Tweed	Houses	\$1,402,024	\$990,798
Skennars Head	Richmond - Tweed	Houses	\$1,380,988	\$920,552
Kiama Heights	Illawarra	Houses	\$1,379,010	\$870,558
Gerringong	Illawarra	Houses	\$1,310,731	\$946,156
Kiama	Illawarra	Houses	\$1,295,950	\$913,814
Bulli	Illawarra	Houses	\$1,294,240	\$946,140
Brunswick Heads	Richmond - Tweed	Houses	\$1,210,418	\$883,694
Ocean Shores	Richmond - Tweed	Houses	\$1,194,945	\$822,370
Woonona	Illawarra	Houses	\$1,174,791	\$885,447
Mount Pleasant	Illawarra	Houses	\$1,163,339	\$904,582
Byron Bay	Richmond - Tweed	Units	\$1,163,325	\$881,409
Redhead	Newcastle and Lake Macquarie	Houses	\$1,151,249	\$923,915
Shell Cove	Illawarra	Houses	\$1,143,758	\$880,363
Jamberoo	Illawarra	Houses	\$1,136,910	\$973,024
Mullumbimby	Richmond - Tweed	Houses	\$1,122,870	\$726,392
Cumbalum	Richmond - Tweed	Houses	\$1,113,881	\$757,324
Kiama Downs	Illawarra	Houses	\$1,106,800	\$858,562
Suffolk Park	Richmond - Tweed	Units	\$1,089,044	\$818,210
Pottsville	Richmond - Tweed	Houses	\$1,074,978	\$819,880
East Corrimal	Illawarra	Houses	\$1,052,891	\$843,104
Bogangar	Richmond - Tweed	Houses	\$1,047,300	\$753,817
Wollongong	Illawarra	Houses	\$1,033,303	\$838,256
Helensburgh	Illawarra	Houses	\$1,026,848	\$853,363
Robertson	Southern Highlands and Shoalhaven	Houses	\$1,026,444	\$749,079
Towradgi	Illawarra	Houses	\$1,021,770	\$751,603
Renwick	Southern Highlands and Shoalhaven	Houses	\$1,018,924	\$789,124
East Ballina	Richmond - Tweed	Houses	\$1,012,304	\$692,908
Flinders	Illawarra	Houses	\$1,005,433	\$770,850
Vincenia	Southern Highlands and Shoalhaven	Houses	\$1,001,876	\$773,136
Keiraville	Illawarra	Houses	\$1,001,200	\$834,117

Disclaimer

Suburbs with less than 20 sales observations, and low confidence in the median valuation have been excluded.

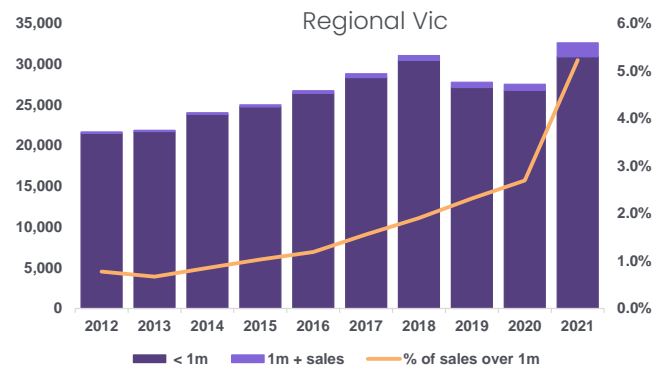
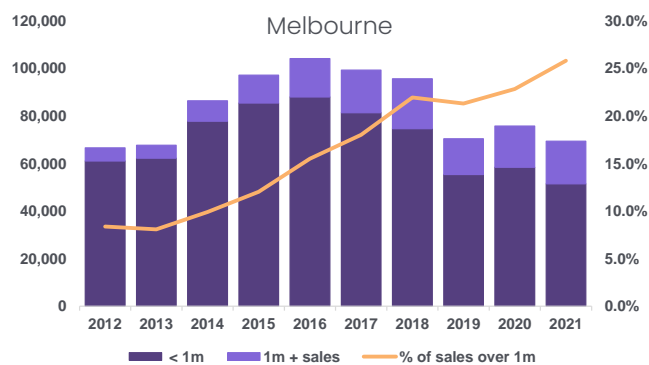
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Million Dollar Markets

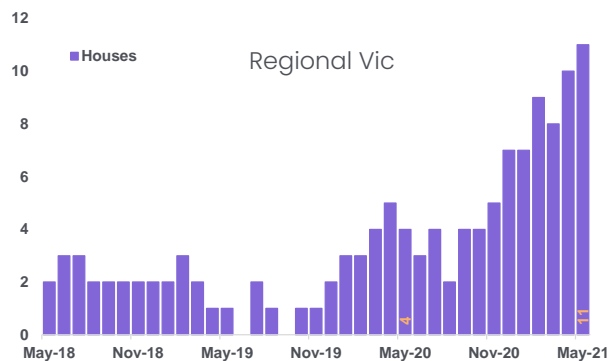
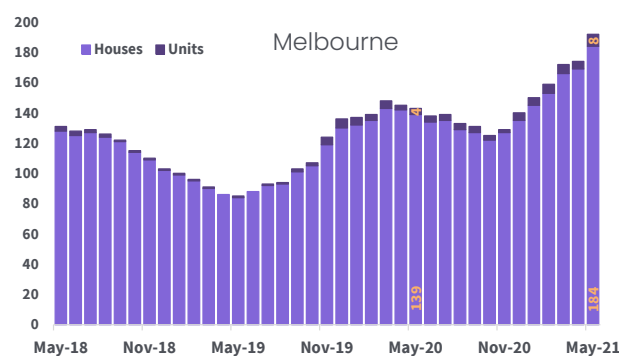
Victoria

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly



There are 184 house and 8 unit markets across Melbourne with a current median value of \$1m and above; one year earlier there were 139 house and four unit markets in this price band. Regional Victoria now has 11 markets reaching the million dollar median house value list, compared to only four a year earlier. Only houses made the regional list. Over 25% of sales across Melbourne were a million dollars or more in the year ending March 2021. The suburb of Brighton in Melbourne's Inner South region currently holds number one position as the most expensive house market with a median value of \$3,316,986. Connearre came in with the highest median house value across Regional Victoria, with a median house value in May 2021 of \$1,671,374.

Million dollar sales

Highest sale price – 1 January 2021 to current

Melbourne

16 Balwyn Road,
Canterbury, 3126

Sale date: 22/02/2021
Sale price: \$29,000,000



Regional Vic

58-60 Hodgson Street,
Ocean Grove, 3226

Sale date: 5/01/2021
Sale price: \$6,650,000



Example of a top sale in the highest median value suburb

Melbourne

62 Well Street,
Brighton, 3186

Sale date: 8/03/2021
Sale price: \$6,700,000



Regional Vic

43 Fourth Loop,
Connearre, 3227

Sale date: 6/05/2021
Sale price: \$1,700,000



Million Dollar Markets

Melbourne

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Brighton	Melbourne - Inner South	Houses	\$3,316,986	\$2,785,108
Deepdene	Melbourne - Inner East	Houses	\$3,168,364	\$3,084,921
Canterbury	Melbourne - Inner East	Houses	\$2,877,330	\$2,914,204
Malvern	Melbourne - Inner South	Houses	\$2,834,558	\$2,577,509
Portsea	Mornington Peninsula	Houses	\$2,766,753	\$1,981,556

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Mount Macedon	Melbourne - North West	Houses	\$1,319,881	\$961,495
Blairgowrie	Mornington Peninsula	Houses	\$1,318,730	\$915,370
Somers	Mornington Peninsula	Houses	\$1,270,800	\$872,743
St Andrews Beach	Mornington Peninsula	Houses	\$1,185,135	\$867,952
Balnarring	Mornington Peninsula	Houses	\$1,172,911	\$880,200
Ringwood North	Melbourne - Outer East	Houses	\$1,162,777	\$984,475
Eltham	Melbourne - North East	Houses	\$1,142,877	\$997,299
Oakleigh South	Melbourne - South East	Houses	\$1,136,303	\$993,877
Macedon	Melbourne - North West	Houses	\$1,134,177	\$843,237
Carrum	Melbourne - Inner South	Houses	\$1,133,232	\$978,649
Safety Beach	Mornington Peninsula	Houses	\$1,113,473	\$862,139
Mornington	Mornington Peninsula	Houses	\$1,111,429	\$865,724
Chelsea	Melbourne - Inner South	Houses	\$1,104,711	\$947,272
Montmorency	Melbourne - North East	Houses	\$1,085,948	\$945,678
Heatherton	Melbourne - Inner South	Houses	\$1,074,338	\$986,127
Pascoe Vale	Melbourne - North West	Houses	\$1,053,452	\$965,467
Heathmont	Melbourne - Outer East	Houses	\$1,052,267	\$926,449
Wantirna	Melbourne - Outer East	Houses	\$1,049,940	\$947,115
Oak Park	Melbourne - North West	Houses	\$1,045,821	\$967,695
Toorak	Melbourne - Inner	Units	\$1,041,717	\$951,809
Croydon North	Melbourne - Outer East	Houses	\$1,037,971	\$925,762
Croydon Hills	Melbourne - Outer East	Houses	\$1,037,506	\$932,112
St Helena	Melbourne - North East	Houses	\$1,033,560	\$990,405
Frankston South	Mornington Peninsula	Houses	\$1,029,766	\$898,824
Wattle Glen	Melbourne - North East	Houses	\$1,026,824	\$858,638
Rye	Mornington Peninsula	Houses	\$1,023,095	\$728,723
Altona	Melbourne - West	Houses	\$1,022,585	\$983,599
Briar Hill	Melbourne - North East	Houses	\$1,020,440	\$942,228
West Footscray	Melbourne - West	Houses	\$1,018,794	\$919,227
Dingley Village	Melbourne - South East	Houses	\$1,018,271	\$905,437
Olinda	Melbourne - Outer East	Houses	\$1,015,103	\$929,929
Ringwood East	Melbourne - Outer East	Houses	\$1,012,172	\$892,401
Macleod	Melbourne - North East	Houses	\$1,004,085	\$908,135
Black Rock	Melbourne - Inner South	Units	\$1,002,285	\$918,101
Mount Waverley	Melbourne - South East	Units	\$1,001,568	\$969,282

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Suburbs only included where minimum observations met for both May 2021 and 2020. There may be cases where the million dollar suburb only makes one list or the other, these were included in overall count of million dollar suburbs graph but not reflected in the suburb breakdown list.

Regional Vic

Highest Median Value

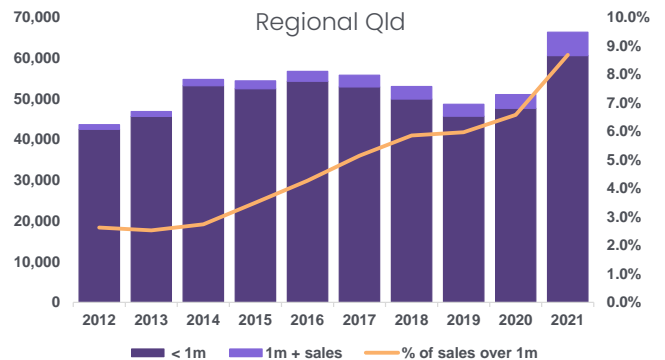
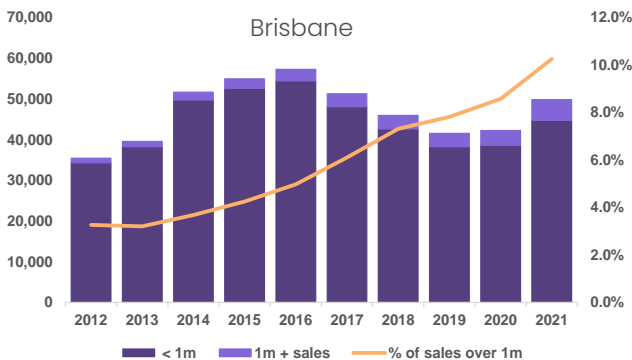
Suburb	Region	Property type	Median value May 2021	Median value May 2020
Connewarre	Geelong	Houses	\$1,671,374	\$1,143,923
Lorne	Geelong	Houses	\$1,565,612	\$1,266,082
Aireys Inlet	Geelong	Houses	\$1,509,047	\$1,207,509
Barwon Heads	Geelong	Houses	\$1,330,162	\$1,071,614
Jan Juc	Geelong	Houses	\$1,321,185	\$954,495

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Jan Juc	Geelong	Houses	\$1,321,185	\$954,495
Queenscliff	Geelong	Houses	\$1,156,923	\$935,846
Torquay	Geelong	Houses	\$1,156,011	\$904,615
Newtown	Geelong	Houses	\$1,110,083	\$965,861
Ocean Grove	Geelong	Houses	\$1,004,470	\$794,535

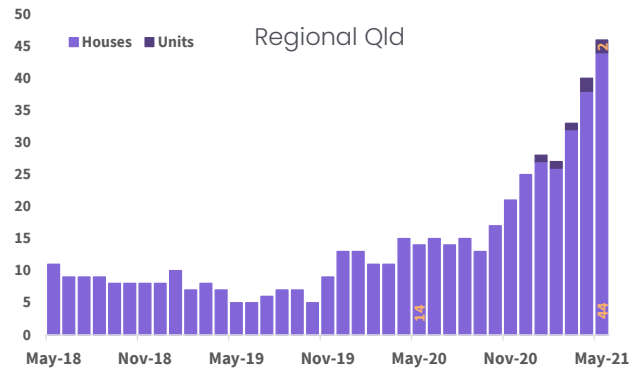
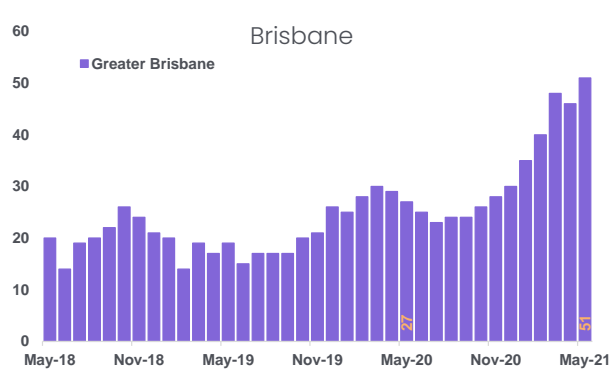
Million Dollar Markets Queensland

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly



Queensland is the only state where regional parts of the state have a similar number of million dollar suburbs to its capital city. There are 51 suburbs across Brisbane with a median house value of at least one million dollars, compared to 46 house and unit markets across regional parts of Queensland. This is due to the popularity of the two coastal lifestyle hubs of the Sunshine Coast and Gold Coast.

The most expensive house market across Brisbane is Teneriffe with a current median value \$2,063,937. This is only slightly higher than the highest median house value market across regional Queensland where Sunshine Beach on the Sunshine Coast topped the list at \$1,924,577.

Million dollar sales

Highest sale price – 1 January 2021 to current

Brisbane

22 Reading Street,
Paddington, 4064

Sale date: 25/02/2021
Sale price: \$8,000,000



Regional Qld

2 Heron Avenue,
Mermaid Beach, 4218

Sale date: 17/02/2021
Sale price: \$25,000,000

Example of a top sale in the highest median value suburb

Brisbane

37 Macquarie Street,
Teneriffe, 4005

Sale date: 8/01/2021
Sale price: \$5,700,000



Regional Qld

2/38 Park Crescent,
Sunshine Beach, 4567

Sale date: 20/05/2021
Sale price: \$5,100,000



Million Dollar Markets

Brisbane

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Teneriffe	Brisbane Inner City	Houses	\$2,063,937	\$1,870,884
Hamilton	Brisbane Inner City	Houses	\$1,896,956	\$1,558,508
Ascot	Brisbane Inner City	Houses	\$1,788,154	\$1,617,823
Chandler	Brisbane - East	Houses	\$1,735,559	\$1,411,345
St Lucia	Brisbane - West	Houses	\$1,593,991	\$1,389,610

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Ashgrove	Brisbane Inner City	Houses	\$1,207,524	\$969,877
Norman Park	Brisbane Inner City	Houses	\$1,170,326	\$966,453
Seven Hills	Brisbane Inner City	Houses	\$1,163,451	\$982,083
Toowong	Brisbane Inner City	Houses	\$1,151,231	\$933,015
Red Hill	Brisbane Inner City	Houses	\$1,141,008	\$952,239
Kenmore Hills	Brisbane - West	Houses	\$1,136,557	\$988,287
Coorparoo	Brisbane - South	Houses	\$1,128,895	\$979,729
Yeronga	Brisbane - South	Houses	\$1,125,455	\$990,804
Camp Hill	Brisbane - South	Houses	\$1,097,385	\$891,663
East Brisbane	Brisbane Inner City	Houses	\$1,092,076	\$920,487
Windsor	Brisbane Inner City	Houses	\$1,075,978	\$930,319
Herston	Brisbane Inner City	Houses	\$1,073,956	\$897,771
Newmarket	Brisbane Inner City	Houses	\$1,072,918	\$975,304
Robertson	Brisbane - South	Houses	\$1,069,765	\$996,915
Lutwyche	Brisbane Inner City	Houses	\$1,064,286	\$924,270
Wooloowin	Brisbane Inner City	Houses	\$1,055,702	\$890,711
Carindale	Brisbane - South	Houses	\$1,054,481	\$881,297
Sheldon	Brisbane - East	Houses	\$1,053,431	\$897,792
Kelvin Grove	Brisbane Inner City	Houses	\$1,028,395	\$889,775
Alderley	Brisbane Inner City	Houses	\$1,018,144	\$888,791
Morningside	Brisbane Inner City	Houses	\$1,008,282	\$862,300
Gordon Park	Brisbane - North	Houses	\$1,000,918	\$910,126

Regional Qld

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Sunshine Beach	Sunshine Coast	Houses	\$1,924,577	\$1,453,522
Castaways Beach	Sunshine Coast	Houses	\$1,851,322	\$1,164,578
Mermaid Beach	Gold Coast	Houses	\$1,660,207	\$1,468,355
Noosa Heads	Sunshine Coast	Houses	\$1,625,155	\$1,332,125
Noosaville	Sunshine Coast	Houses	\$1,539,779	\$1,131,878

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Buddina	Sunshine Coast	Houses	\$1,283,111	\$978,041
Palm Beach	Gold Coast	Houses	\$1,269,413	\$933,979
Alexandra Headland	Sunshine Coast	Houses	\$1,255,263	\$984,257
Burleigh Heads	Gold Coast	Houses	\$1,246,953	\$895,519
Tallebudgera	Gold Coast	Houses	\$1,239,581	\$989,282
Doonan	Sunshine Coast	Houses	\$1,208,151	\$909,182
Noosa Heads	Sunshine Coast	Units	\$1,199,164	\$910,143
Burleigh Waters	Gold Coast	Houses	\$1,176,607	\$900,441
Mooloolaba	Sunshine Coast	Houses	\$1,141,590	\$987,827
Miami	Gold Coast	Houses	\$1,140,520	\$835,691
Mons	Sunshine Coast	Houses	\$1,139,163	\$934,002
Bokarina	Sunshine Coast	Houses	\$1,134,890	\$882,190
Tallai	Gold Coast	Houses	\$1,130,863	\$905,918
Coolangatta	Gold Coast	Houses	\$1,126,088	\$841,316
Benowa	Gold Coast	Houses	\$1,078,248	\$892,731
Bonogin	Gold Coast	Houses	\$1,064,603	\$878,660
Twin Waters	Sunshine Coast	Houses	\$1,055,464	\$873,018
Moffat Beach	Sunshine Coast	Houses	\$1,038,086	\$796,279
Yaroomba	Sunshine Coast	Houses	\$1,031,080	\$841,959
Currumbin Waters	Gold Coast	Houses	\$1,019,576	\$744,210
Sunshine Beach	Sunshine Coast	Units	\$1,018,605	\$781,636
Mount Nathan	Gold Coast	Houses	\$1,007,851	\$804,956
Mudjimba	Sunshine Coast	Houses	\$1,006,143	\$775,691
Diddillibah	Sunshine Coast	Houses	\$1,004,662	\$800,499
Pelican Waters	Sunshine Coast	Houses	\$1,004,445	\$793,295

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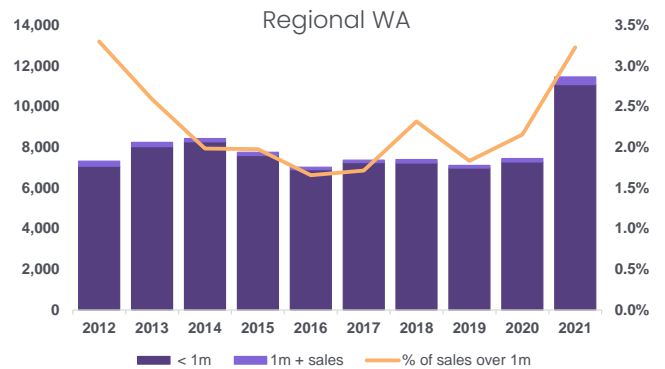
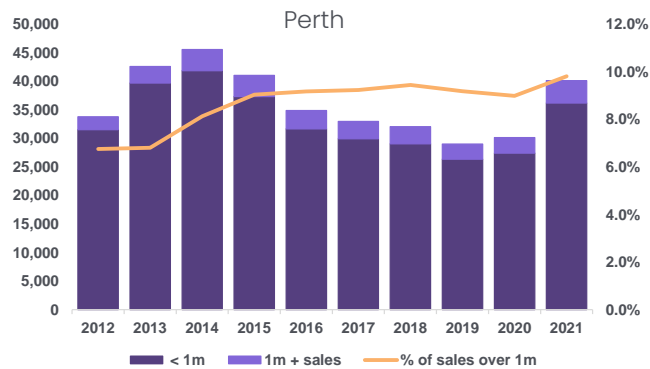
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Million Dollar Markets

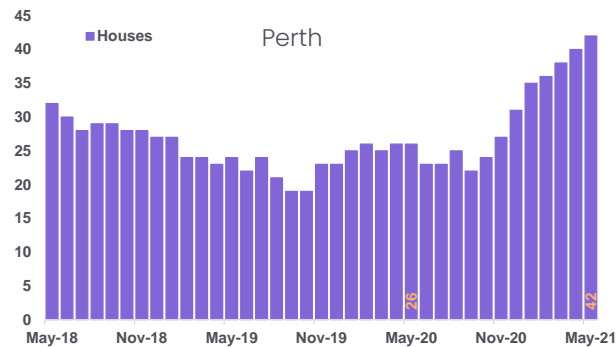
Western Australia

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly



There are 42 suburbs across Perth's house markets to make the million dollar median value list; this was higher than the 26 suburbs one year earlier. The market of Dalkeith in Perth's Inner region tops the list with the highest median house value in May 2021 at \$2,832,349. There was only one house market across regional WA to make the million dollar market list, this was Yallingup in the Bunbury region with a current median value of \$1,258,355. There was an invalid number of sales for the same period last year to return a reliable median.

Million dollar sales

Highest sale price – 1 January 2021 to current

Perth

35 The Esplanade,
Mount Pleasant, 6153

Sale date: 16/01/2021
Sale price: \$11,300,000



Regional WA

16 Gypsy Street,
Eagle Bay, 6281

Sale date: 18/03/2021
Sale price: \$6,500,000



Example of a top sale in the highest median value suburb

Perth

159 Victoria Avenue,
Dalkeith, 6009

Sale date: 14/02/2021
Sale price: \$5,200,000



Regional WA

62 Wardanup Crescent,
Yallingup, 6282

Sale date: 30/03/2021
Sale price: \$4,500,000



Million Dollar Markets

Perth

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Dalkeith	Perth - Inner	Houses	\$2,832,349	\$2,377,822
Cottesloe	Perth - Inner	Houses	\$2,434,244	\$1,973,174
City Beach	Perth - Inner	Houses	\$2,280,966	\$1,762,925
Swanbourne	Perth - Inner	Houses	\$1,918,924	\$1,547,705
Nedlands	Perth - Inner	Houses	\$1,849,310	\$1,560,829

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Marmion	Perth - North West	Houses	\$1,186,078	\$939,620
Salter Point	Perth - South East	Houses	\$1,181,773	\$954,479
North Beach	Perth - North West	Houses	\$1,170,483	\$972,091
Bicton	Perth - South West	Houses	\$1,136,364	\$894,894
Sorrento	Perth - North West	Houses	\$1,133,237	\$909,907
Woodlands	Perth - North West	Houses	\$1,114,962	\$926,327
Rossmoyne	Perth - South East	Houses	\$1,077,855	\$976,126
Leederville	Perth - Inner	Houses	\$1,061,024	\$920,624
North Perth	Perth - Inner	Houses	\$1,041,611	\$867,135
Kensington	Perth - South East	Houses	\$1,029,643	\$886,937
Mount Hawthorn	Perth - Inner	Houses	\$1,024,336	\$878,923
Booragoon	Perth - South West	Houses	\$1,005,234	\$886,023

Regional WA

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Yallingup	Bunbury	Houses	\$1,258,355	

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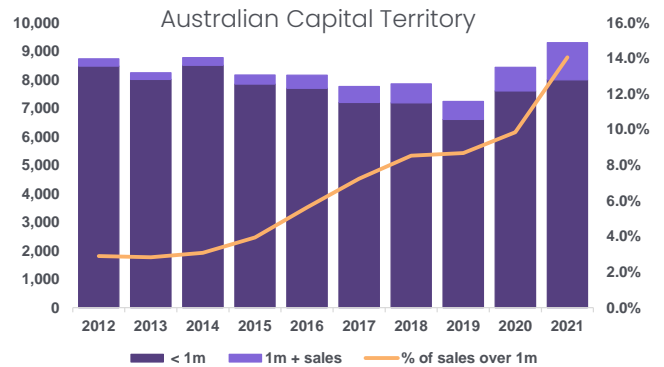
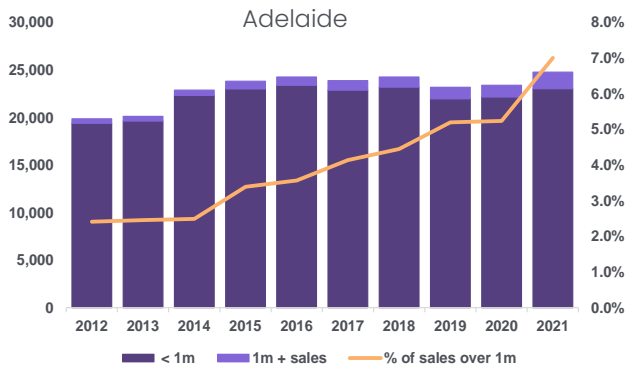
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Million Dollar Markets

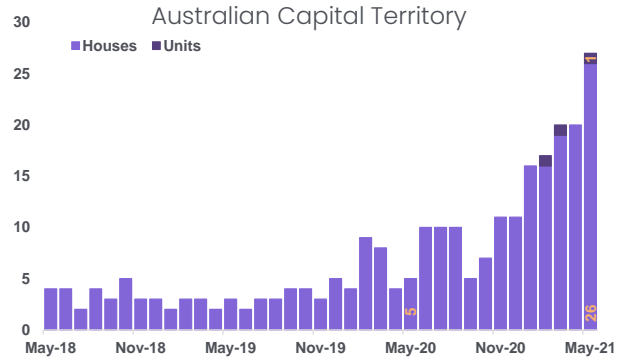
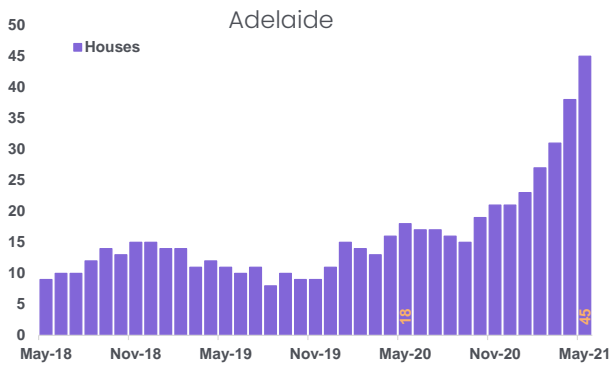
Adelaide & Australian Capital Territory

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly



Adelaide currently has 45 markets with a median house value over \$1 million; this is more than double the number of markets from a year earlier. Unley Park in the Central and Hills region came in as the most expensive market for houses with a median value in May 2021 of \$1,710,279.

The ACT saw 27 markets make the million dollar median house and unit list, 18 more than a year ago. The highest median value were houses in Griffith with a median value of \$2,198,510 in May 2021.

Million dollar sales

Highest sale price – 1 January 2021 to current

Adelaide

34 South Esplanade,
Glenelg South, 5045

Sale date: 9/04/2021
Sale price: \$5,100,000



Australian Capital Territory

14 Musgrave Street,
Yarralumla, 2600

Sale date: 12/04/2021
Sale price: \$5,000,000



Example of a top sale in the highest median value suburb

Adelaide

11 Victoria Avenue,
Unley Park, 5061

Sale date: 24/02/2021
Sale price: \$4,000,000



Australian Capital Territory

52 Jansz Crescent,
Griffith, 2603

Sale date: 13/02/2021
Sale price: \$2,370,000



Million Dollar Markets

Adelaide

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Unley Park	Adelaide - Central and Hills	Houses	\$1,710,279	\$1,311,500
Toorak Gardens	Adelaide - Central and Hills	Houses	\$1,699,742	\$1,336,110
St Peters	Adelaide - Central and Hills	Houses	\$1,473,292	\$1,340,343
Malvern	Adelaide - Central and Hills	Houses	\$1,457,245	\$1,235,795
Hyde Park	Adelaide - Central and Hills	Houses	\$1,453,530	\$1,231,305

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Glen Osmond	Adelaide - Central and Hills	Houses	\$1,226,501	\$985,185
Kensington Park	Adelaide - Central and Hills	Houses	\$1,206,953	\$975,566
Linden Park	Adelaide - Central and Hills	Houses	\$1,195,411	\$938,293
Hawthorn	Adelaide - South	Houses	\$1,157,945	\$965,412
Burnside	Adelaide - Central and Hills	Houses	\$1,145,823	\$903,090
Glenside	Adelaide - Central and Hills	Houses	\$1,144,940	\$911,107
Kingswood	Adelaide - South	Houses	\$1,142,986	\$951,410
Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,128,701	\$923,993
Mitcham	Adelaide - South	Houses	\$1,093,615	\$906,195
Henley Beach South	Adelaide - West	Houses	\$1,080,506	\$923,884
Goodwood	Adelaide - Central and Hills	Houses	\$1,076,838	\$903,820
Westbourne Park	Adelaide - South	Houses	\$1,072,133	\$856,126
Wattle Park	Adelaide - Central and Hills	Houses	\$1,070,082	\$888,164
North Adelaide	Adelaide - Central and Hills	Houses	\$1,057,027	\$991,148
Beulah Park	Adelaide - Central and Hills	Houses	\$1,050,472	\$864,639
Parkside	Adelaide - Central and Hills	Houses	\$1,026,213	\$931,895
Torrens Park	Adelaide - South	Houses	\$1,002,455	\$846,606
Somerton Park	Adelaide - South	Houses	\$1,001,954	\$893,924

Australian Capital Territory

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Griffith	Australian Capital Territory	Houses	\$2,198,510	\$1,440,270
Red Hill	Australian Capital Territory	Houses	\$1,946,818	\$1,424,773
Deakin	Australian Capital Territory	Houses	\$1,838,161	\$1,430,092
Yarralumla	Australian Capital Territory	Houses	\$1,803,816	\$1,215,524
Campbell	Australian Capital Territory	Houses	\$1,605,216	\$1,252,789

Newcomers

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Hughes	Australian Capital Territory	Houses	\$1,363,733	\$965,290
Farrer	Australian Capital Territory	Houses	\$1,243,263	\$900,093
Curtin	Australian Capital Territory	Houses	\$1,224,598	\$914,524
Isaacs	Australian Capital Territory	Houses	\$1,217,081	\$949,290
Weetangera	Australian Capital Territory	Houses	\$1,177,947	\$976,115
Chapman	Australian Capital Territory	Houses	\$1,163,829	\$910,259
Hackett	Australian Capital Territory	Houses	\$1,163,197	\$865,427
Pearce	Australian Capital Territory	Houses	\$1,149,491	\$872,651
Hawker	Australian Capital Territory	Houses	\$1,097,832	\$933,553
Nicholls	Australian Capital Territory	Houses	\$1,097,452	\$869,869
Lyneham	Australian Capital Territory	Houses	\$1,084,933	\$753,820
Mawson	Australian Capital Territory	Houses	\$1,069,081	\$743,343
Dickson	Australian Capital Territory	Houses	\$1,054,119	\$859,479
Lyons	Australian Capital Territory	Houses	\$1,035,045	\$764,242
Forde	Australian Capital Territory	Houses	\$1,017,044	\$819,710
Torrens	Australian Capital Territory	Houses	\$1,010,945	\$774,340
Downer	Australian Capital Territory	Houses	\$1,007,285	\$817,715

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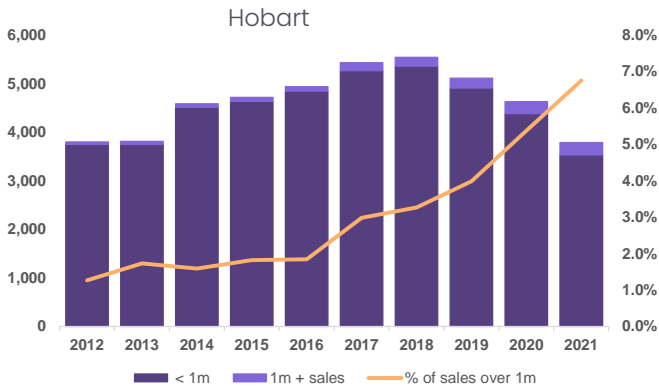
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Million Dollar Markets

Hobart

Number of sales, annual



Annual count of sales March 2012 to March 2021

Number of suburbs with a median value ≥\$1 million, monthly

There are two suburb across Hobart with a median value of at least \$1 million.

Highest Median Value

Suburb	Region	Property type	Median value May 2021	Median value May 2020
Battery Point	Hobart	Houses	\$1,336,528	\$1,007,644
Sandy Bay	Hobart	Houses	\$1,182,709	\$1,007,809

Million dollar sales

Highest sale price – 1 January 2021 to current

Hobart

14 Clarke Avenue,
Battery Point, 7004

Sale date: 14/01/2021
Sale price: \$5,100,000



Example of a top sale in the highest median value suburb

Hobart

58A Napoleon Street,
Battery Point

Sale date: 18/02/2021
Sale price: \$5,000,000



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