

a guide to

PROPERTY VALUES



*Data and analysis from the Valuer-General Victoria
using 2008 property sales information for residential,
commercial, industrial and rural property.*

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MARKET OVERVIEW

By Robert Marsh, Victorian Valuer-General

Introduction

All sectors of the property market in Victoria showed a significant decline in the total value and number of sales during 2008.

The total value of sales of all property in Victoria decreased 24.5 per cent from \$80 billion in 2007 to an estimated¹ \$60.4 billion in 2008. The total number of sales also decreased by 23.4 per cent from 187,263 to an estimated 143,436, reflecting a decrease in residential sales of 24 per cent, decrease in commercial sales of 36 per cent and decrease in industrial sales of 29 per cent. This was in contrast to 2007 where the total value of all sales had increased by 27 per cent and the number of sales had increased by 19.2 per cent.

Median house prices in Victoria's residential property market rose 3.1 per cent to \$335,000 in 2008. An increase of 8.3 per cent was recorded in 2007 (\$325,000) and 7 per cent was recorded in 2006 (\$300,000).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 148 per cent – from \$135,000 to \$335,000 – between 1998 and 2008.

Growth in house prices in metropolitan Melbourne outperformed country Victoria (regional cities and towns), continuing the result for last year with metropolitan median house sale prices rising 3.5 per cent compared to the 1.7 per cent rise in the country.

However, vacant residential land in metropolitan Melbourne recorded the highest increase of all property types, rising 4.3 per cent compared with 1 per cent for vacant residential land in country Victoria.

Overall, recorded commercial and industrial property prices saw a 40.5 per cent decrease in the total value of sales, down from \$11.5 billion in 2007 to an estimated \$6.8 billion in 2008 – a turnaround from the previous year, which had seen a 1.3 per cent rise in the total value of sales. Similarly, the total number of recorded sales decreased by 33.5 per cent.

The total value of recorded rural property sales declined by 18.7 per cent with the total number of recorded sales also falling by 11.4 per cent.

Analysis of 2008 sales data reveals many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

A sub-market group is a set of properties, grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

Changes in the sub-market groups may have occurred due to:

- a new supply entering the market, which influenced median prices
- new developments of lower or higher quality than is normal for a sub-market group
- a large new development in an area being completed during the year
- a particular sub-market being at full value following several years of substantial growth
- a sub-market being in the catch-up phase.

¹ 2008 figures have been increased by 5 per cent to allow for final settlements. This does not apply, however, to median or average prices because they are not expected to alter significantly.

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2007 and 2008 figures be read in conjunction with the 1998 to 2008 figures.

There are many variations and exceptions to the overall trends. We encourage readers to compile their own lists and tables from the data provided in the guide, investigate local sub-market groups thoroughly and then draw their own conclusions on the movements of sales and numbers.

Market summary

The table below summarises the percentage change in median and average sale prices between 2007 and 2008 in various classes.

Change in median and average sale price from 2007 to 2008

<i>Property type</i>	<i>Victoria</i>	<i>Metropolitan Melbourne</i>	<i>Country Victoria</i>
Houses	3.1% median	3.5% median	1.7% median
Residential units	2.8% median	4.2% median	1.0% median
House lots - vacant land	3.0% median	4.3% median	1.0% median
Rural	-2.4% average	7.7% average	-2.2% average
Commercial/Industrial	-10.6% average	-14.6% average	21.4% average

As in previous years, there are wide variations within these property groupings. For example, while the overall increase for metropolitan housing was a modest 3.5 per cent, there were 117 suburbs that recorded median sale price increases of more than 10 per cent and only three with decreases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2008 (as of 12 May 2009) was 136,606, with a further 5 per cent expected as the remaining 2008 notifications are received. Therefore, consistent with previous years, it is estimated that total sales numbers for 2008 will be about 143,436.

In 2007 there were 187,263 sales recorded, indicating a 23.4 per cent decrease in sales volume in 2008 compared to an increase of 19.2 per cent the previous year. Sales turnover also decreased by 24.5 per cent from \$80 billion to an estimated \$60.4 billion.

It should be noted that the estimated 5 per cent additional sales yet to be recorded are not expected to significantly alter the median or average prices listed in this guide.

In metropolitan Melbourne 100,000 sales totalling approximately \$50 billion are expected to be notified. This compares to 134,156 sales totalling \$65.4 billion in 2007. This represents a 25.5 per cent decrease in sales numbers and 23.5 per cent decrease in the value traded between the two years.

In country Victoria the sales number is expected to reach 44,100 in 2008, a 17 per cent decrease from 53,107 in 2007. The total value is expected to decrease by 16.4 per cent, from \$14.6 billion in 2007 to \$12.2 billion in 2008.

Commercial and industrial property

The figures in the tables below have been adjusted for an estimated 5 per cent further sales still to be notified for 2008.

The tables indicate that the total volume of sales in metropolitan Melbourne for 2008 decreased by 33.9 per cent, while country Victoria decreased by 32.4 per cent.

The total value of sales in metropolitan Melbourne decreased by 43.5 per cent, while country Victoria fell 18.0 per cent.

Average sales prices decreased by 14.6 per cent in metropolitan Melbourne and increased by 21.4 per cent in country Victoria.

Commercial and industrial sales — metropolitan Melbourne

<i>Year</i>	<i>Total no. of sales</i>	<i>Total value of sales</i>	<i>Average sale price</i>
2007	5461	\$10,131,918,478	\$1,855,323
2008	3612	\$5,723,505,057	\$1,584,581
% change 2007-2008	-33.9%	-43.5%	-14.6%

Commercial and industrial sales — country Victoria

<i>Year</i>	<i>Total no. of sales</i>	<i>Total value of sales</i>	<i>Average sale price</i>
2007	1896	\$1,338,362,281	\$705,887
2008	1281	\$1,097,959,032	\$857,111
% change 2007-2008	-32.4%	-18.0%	21.4%

Rural property

The tables below take into account the estimated 5 per cent additional sales still to be notified for 2008.

Metropolitan Melbourne and country Victoria experienced a decrease in sales numbers of 30.2 per cent and 14.7 per cent respectively, and decrease in value of 24.9 per cent and 16.6 per cent respectively in 2008. However, the average price increased by 7.7 per cent for metropolitan Melbourne and decreased by 2.2 per cent for country Victoria.

Due to the difficulty in defining 'farms' and 'rural' property, the reported data may not truly reflect the changes in value for broad-hectare farms. The sales data for 'rural' is basically for properties of more than one or two hectares, depending on their specific type (refer to explanatory notes). Near metropolitan Melbourne and regional centres, smaller 'hobby' type farms and lifestyle properties may influence the numbers sold and the values achieved.

The tables below summarise the sales data changes in rural property sales from 2007 to 2008.

Rural sales — metropolitan Melbourne

<i>Year</i>	<i>Total no. of sales</i>	<i>Total value of sales</i>	<i>Average sale price</i>
2007	1150	\$1,128,392,267	\$981,211
2008	764	\$847,367,882	\$1,056,305
% change 2007-2008	-30.2%	-24.9%	7.7%

Rural sales — country Victoria

Year	Total no. of sales	Total value of sales	Average sale price
2007	7722	\$3,277,037,193	\$424,377
2008	6585	\$2,732,519,234	\$414,990
% change 2007-2008	-14.7%	-16.6%	-2.2%

Housing market in metropolitan Melbourne, country and regional Victoria

For the third year in a row the housing market in Melbourne has outperformed country Victoria, growing 3.5 and 1.7 per cent respectively.

Median house sale prices for suburbs in the major regional cities of Geelong, Ballarat, Bendigo, Shepparton and Wodonga all increased modestly by between 0.8 and 3.6 per cent.

Regional cities — median price movement 2007 to 2008

Regional cities	No. suburbs included in the regional cities	Quartile	2007 to 2008 median % price movement	Examples of price movement in each category (%)
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	92	Upper	16.1	Manifold Heights 32, Mount Pleasant 26, Californian Gully 12, Kyabram 8
		Median	2.3	Barwon Heads 6, Waurin Ponds 1, Lake Wendouree 6, Mount Helen 5, Strathdale 3, Eaglehawk 4
		Lower	-6.3	St Albans Park -2, North Bendigo -5, Kialla -6, Elmore -16, Kennington -6, Heathcote -3

The country residential market can also be gauged by looking at large, medium, small and seaside towns across Victoria (see table on next page).

For this purpose, large towns have been identified as having more than 150 sales, medium towns 50–150 sales and small towns less than 50 sales. Seaside towns are defined as fronting Bass Strait but excluding Port Phillip Bay.

In large, medium and small towns the median price increased by 4, 4 and 10 per cent respectively, compared with 3.7 per cent for metropolitan Melbourne. The statistics on the next page for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns were fairly stable at 5 per cent, consistent with 5 per cent in 2007.

Country towns — median price movement 2007 to 2008

Category	No. of towns	Quartile	2007 to 2008 median % price movement	Examples of price movement in each category (%)
Large towns (more than 150 house sales)	42	Upper	9	Inverloch 7, Cowes 10, Torquay 13
		Median	3.1	Warragul 0, Swan Hill 2, Maryborough 4, Morwell 6
		Lower	-2	Mildura -7, Wangaratta -2, Wodonga -0.5
Medium towns (50-150 house sales)	45	Upper	12	Kyabram 8, Romsey 11, Warracknabeal 21
		Median	3	Maffra 6, Tatura 4, Broadford 4, Creswick 3
		Lower	-5	Irymple -12, Heathcote -3, Mansfield -2, Seymour -2
Small towns (less than 50 house sales)	214	Upper	21	Malmsbury 15, Blackwood 21, Minyip 23, Corinella 36
		Median	5	Terang 9, Maldon 0, Kerang 4, Koroit -2, Trentham 5
		Lower	-14	Lancefield -8, Coleraine -11, Elmore -14, Myrtleford -24
Seaside towns	36	Upper	11	Aireys Inlet 21, Jan Juc 13, Torquay 13, Cape Paterson 12
		Median	5	Cowes 10, Inverloch 7, Lorne 4, Anglesea 2
		Lower	-9	Queenscliff -15, Port Fairy -13, Fairhaven -5

Residential — metropolitan Melbourne

For the thirteenth consecutive year, an increase in residential median sale prices was recorded across Melbourne. The median sale price for Melbourne houses increased from \$375,000 in 2007 to \$388,000 in 2008, a rise of 3.5 per cent. Unit values increased from \$332,000 in 2007 to \$346,000 in 2008, a 4.2 per cent increase.

Houses

The median sale price recorded for Melbourne houses in 2008 was \$388,000. However, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2007 and 2008.

The highest median price increases recorded were 55 per cent in St Andrews Beach, which increased from \$399,500 to \$620,000; 47 per cent in Portsea, which increased from \$950,000 to \$1,400,000; 30 per cent in Eaglemont, which increased from \$925,000 to \$1,198,000; and 25 per cent in Parkville, which increased from \$845,000 to \$1,055,100.

Many suburbs recorded increases in the 15–25 per cent range. These included Plenty, up 21 per cent from \$595,000 to \$720,000; Springvale, up 20 per cent from \$305,000 to \$365,000; and Altona, up 16 per cent from \$420,000 to \$487,000.

The biggest reductions in median prices were recorded in Cranbourne South, down 35 per cent from \$467,500 to \$305,000; East Melbourne, down 10 per cent from \$1,525,000 to \$1,380,000; and Hawthorn East, down 7 per cent from \$1,105,000 to \$1,030,000.

Median house prices had little or no change (-1% to 1%) in 32 suburbs, including Carlton North at \$750,000, Toorak at \$2,600,000, Abbotsford at \$600,000 and Vermont at \$454,500.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2008 were Toorak at \$2,600,000, Canterbury at \$1,605,000, Brighton at \$1,550,000, Middle Park at \$1,436,600, Portsea at \$1,400,000, East Melbourne at \$1,380,000, Armadale at \$1,342,000, Malvern at \$1,330,000, Hawthorn at \$1,292,500 and Kew at \$1,225,000.

The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2008 were Melton South at \$200,500, Millgrove at \$210,000, Melton at \$219,500, Coolaroo at \$225,000, Diggers Rest at \$225,000, Frankston North at \$228,000, Cannons Creek at \$230,000, Dallas at \$230,000, Kurunjang at \$235,000 and Werribee at \$240,000.

Units

The median sale price recorded for Melbourne's units in 2008 was \$346,000, an increase of 4.2 per cent on the 2007 figure of \$332,000.

The highest median price increases recorded in 2008 included Caulfield East, up 37 per cent from \$244,050 to \$335,000; Mount Evelyn, up 35 per cent from \$237,500 to \$320,000; and Cranbourne East, up 34 per cent from \$205,000 to \$274,000.

Suburbs that recorded a fall in median unit sale prices from 2007 to 2008 included Canterbury, down 35 per cent from \$775,000 to \$500,950; Whittlesea, down 22 per cent from \$261,500 to \$203,000; and Kew East, down 18 per cent from \$571,000 to \$470,000.

Vacant residential land

Melbourne's median sale price for vacant residential land rose 4.3 per cent from \$143,800 in 2007 to \$150,000 in 2008.

Large increases were recorded in Maribyrnong, up 65 per cent from \$245,000 to \$405,000; followed by Bonbeach, up 32 per cent from \$171,000 to \$225,000; St Albans, up 32 per cent from \$127,450 to \$168,000; and Braybrook, up 30 per cent from \$182,000 to \$237,000.

Thirty-five outer suburbs recorded increases between 0 and 10 per cent. For example, Sunbury remained at \$140,000; South Morang rose 4 per cent, from \$149,950 to \$156,000; Caroline Springs rose by 6 per cent, from \$136,000 to \$143,790; and Tarneit rose 10 per cent, from \$126,000 to \$138,000.

Reductions in median price were recorded for seven suburbs, down from 31 last year. They include Beaconsfield with a decrease of 16 per cent, from \$225,000 to \$190,000; Werribee, down 11 per cent from \$171,000 to \$151,500; and Whittlesea with a decrease of 3 per cent, from \$128,000 to \$124,000.

Residential — country Victoria

Country Victoria had shown strong growth in the residential housing sector for the 10 years to 2007. Median house, unit and land prices continued to increase in 2008, albeit at a more modest rate.

The median sale price of housing across country Victoria has increased 158 per cent from \$91,000 in 1998 to \$235,000 in 2008. Units have jumped 149 per cent from \$83,000 in 1998 to \$207,000 in 2008.

From 2007 to 2008 the median sale price of houses in country Victoria increased by 1.7 per cent, from \$231,150 to \$235,000. This is 1.8 per cent less than in metropolitan Melbourne for the same period.

Houses

Corinella recorded the largest increase, up 36 per cent from \$185,000 to \$252,500. Strong increases also occurred in Longwarry, up 33 per cent from \$200,000 to \$267,000; Manifold Heights, up 32 per cent from \$291,250 to \$384,000; and Violet Town, up 30 per cent from \$135,000 to \$176,000.

The biggest falls were recorded in Strathmerton, down 38 per cent from \$208,500 to \$130,000; Kilcunda, down 32 per cent from \$385,000 to \$260,000; Wedderburn, down 29 per cent from \$133,000 to \$95,000; and Lake Boga, down 25 per cent from \$179,775 to \$135,000.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2008 were Red Hill at \$540,000, Wandana Heights at \$470,375, Mount Macedon at \$438,000, Moolap at \$422,500 and Lake Wendouree at \$422,500.

Towns in country Victoria with the lowest median house sale prices in 2008 were Rainbow at \$61,750, Sea Lake at \$77,000, Murtoa at \$80,000, Minyip at \$80,000, Dimboola at \$85,000, Wedderburn at \$95,000, Boort at \$100,000 and Ouyen at \$100,000.

Units

The median sale price of units in country Victoria increased from \$205,000 in 2007 to \$207,000 in 2008, a rise of 1 per cent.

Excluding seaside towns, the highest increases occurred in Newborough, up 52 per cent from \$135,000 to \$205,000; Geelong West, up 24 per cent from \$188,750 to \$233,500; Manifold Heights, up 23 per cent from \$175,000 to \$214,500; and Kyabram, up 22 per cent from \$156,000 to \$190,000.

Towns with the biggest decreases in median prices included Yarram, down 33 per cent from \$165,000 to \$110,500; St Albans Park, down 21 per cent from \$234,750 to \$185,000; Geelong, down 16 per cent from \$383,500 to \$322,500; and Colac, down 15 per cent from \$218,750 to \$185,000.

Vacant residential land

The median sale price for vacant residential land in country Victoria also rose 1 per cent from \$99,000 to \$100,000 between 2007 and 2008. However, there were wide variations in movements across Victoria.

THE AIM

The aim of this guide is to present factual data relating to property sales occurring throughout Victoria during the calendar year 2008. It also provides time series data for residential property and summary statistics for each of the 79 local government areas and yearly medians by suburb from 1998–2008. This guide also provides some preliminary statistics for 2009 based on sales evidence available at the time of publication.

The information contained in this guide has been obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of the acquisition of any real estate in Victoria.

The State Revenue Office supplies the Valuer-General with a copy of the completed NOA for each transaction under the provisions of the *Land Tax Act 1958*. The information is collated and loaded to a master property file. The table and charts presented here are derived from analysis of sales data.

Considerable care has been taken to ensure the accuracy and quality of information and the computer programs used to derive these tables and charts. However, the Department of Sustainability and Environment accepts no responsibility for the accuracy of the results obtained and persons using this information are strongly advised to seek confirmation of any statistical information.

The information contained herein is for the use of the purchaser: it is not to be published or reproduced without the consent of the Department of Sustainability and Environment.

EXPLANATORY NOTES

Statistical accuracy

Only statistics for suburbs with more than 10 sales in one of the past four years have been included in the analysis.

Symbols

^ Less than 10 sales in that year.

* Value was carried forward from previous year, due to zero sales in the represented year.

Limited sales recorded for 2009 may cause statistics for that year to be skewed. Similarly small numbers of sales in rural areas, in previous years can distort sales trends.

Block size

Some of the transaction data provided on the Notices of Acquisition is either incomplete or of insufficient detail for the calculation of the block size. This affects the calculation of both median block size and median price per unit area.

The median block size is calculated to be the area of the middle item when all the areas, which can be calculated, are arranged in ascending order of magnitude.

The value of price per unit area is determined by dividing each calculable area into its corresponding sale price. The median price per unit area will be the value of the middle item when all such calculations are arranged in ascending order of magnitude.

The value of the median price per unit area is given in dollars per hectare for all rural, industrial and commercial categories; residential categories are calculated in dollars per square metre.

To convert the median block size in hectares to square metres, move the decimal point four places to the right.

For example: 0.0711 hectares is equivalent to 711 square metres.

Compound growth per annum

This figure shows the nominal annual compound growth that has occurred over the period, expressed as a percentage. Actual increases may vary from year to year but the annual compound growth smooths out these increases (or decreases) and indicates by how much a starting value would need to change each year to arrive at the end value.

Movements in the Consumer Price Index over the period have not been considered in these calculations.

Conversion factors

1 hectare =	10,000 square metres
1 hectare =	2.4798 acres
1 acre =	4,046.86 square metres
1 square metre =	10.7639 square feet.

Land use classification

The specific descriptions and abbreviations used are shown on page 14.

Those classifications marked (#) have been further defined and comprise:

Vacant Residential Site A – less than 2000 sq. metres;

Vacant Residential Site B – 2000-3999 sq. metres;

Vacant Residential Site C – 4000 sq. metres to 1 hectare;

HA is an abbreviation for hectare;

SM is an abbreviation for square metre.

Median sale price

The median sale price is the value of the middle item when all sale prices are arranged in ascending order of magnitude.

In some earlier editions of this publication the mean sale price was used to indicate the general level of sale prices. The median sale price was adopted in 1977 and recast

back to 1974 to provide a more accurate indication.

It has been observed that the use of mean values has often led to disparities due to the wide divergence of prices within a municipality, particularly the influence of sales at a price much higher than the general level.

Mean sale price

The mean sale price represents the total of sale prices of all sales for the classification divided by the total number of sales for the classification.

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2008 calendar year. In some cases preliminary 2009 statistics are shown and are those sales recorded at the time of publication.

These sale statistics do not include transfers of title, which relate to legacies and gifts.

Municipality and suburb township data

Categories:

Houses based on a combination of house, new house and terrace

Units based on a combination of flats/units, townhouse and retirement

Vacant Land based on Vac Res A.

Price index (base 2007 and 1998)

The price indices shown in the municipality tables relate the median price for 2008 to those of 2007 and 1998 respectively. For example an index of 104.5 for 2007 indicates that the median price has increased by 4.5 per cent between 2007 and 2008.

The calculation of the index is based on median sale price for residential, commercial and industrial categories, and median price per unit area for rural categories.

The calculation of an index when median sale price is used, is contingent on there being sufficient sales of the same land use classification, in the same local government area, for both the current and base years.

When indices are calculated on the median price per unit area basis the same limit relates to the number of sales with calculable areas. Should these conditions not be met, the letters 'ND' indicating insufficient data are printed in the appropriate index column.

Suburb / township classification of sales

Victoria's municipal boundaries were restructured into a small number of large municipalities between 1993 and 1995. The effect of this restructure on the statistical data presented in this publication is that for certain applications the data may be too general and therefore difficult to analyse. Many of the new municipalities are large in area and cover locations that may vary in their socio-economic and cultural character. A median price for the entire municipality will, therefore, be of limited or no value if more detailed analysis is required.

Suburb / township statistics are more relevant when a particular socio-economic or cultural grouping is required. Data provided on this basis will provide a more reliable statistical guide for comparing specific areas, than statistics based on a whole municipality.

Total of sale prices

This municipal total comprises the total selling price of all the sales recorded under 'Number of sales' as defined above.

The individual sale price for each property consists of the value of the real estate component and also includes any amount notified as being the value of chattels.

LAND USE CLASSIFICATIONS

Property description Abbreviation

Residential

# Vac Res A < 2000sm	VAC RES A
# Vac Res B < 4000sm	VAC RES B
# Vac Res C < 1 ha	VAC RES C
Dpt House Transfer	DPT HOUSE TRANSFER
Dual Occupancy House	DUAL OCC
Flat/Unit/Apartment	FLAT/UNIT
Former Road/Laneway	ROAD/LANEWAY
Flats (Block of)	BLOCK FLAT
House (New-Detached)	HOUSE NEW
House (Previously Occupied)	HOUSE
Other Res Improved Property	UNSPECFD RES
Other Vacant Land	VAC OTHER
Retirement Unit	RETIREMENT
Subdivisional Land	SUBDIVISN
Terrace - Attached House	TERRACE
Time Share	TIME SHARE
Townhouse (unit)	TOWNHOUSE

Rural

Beef	BEEF
Cereal	CEREAL
Dairy	DAIRY
Farm Land (without Buildings)	FARM LAND
Hobby Farm (Vacant)	HOBBY FM LAND
Hobby Farm (with Dwelling)	HOBBY FARM
Market Garden/Horticulture	MARKET GDN
Orchard	ORCHARD
Other Rural Property	UNSPECFD RUR
Piggery	PIGGERY
Poultry	POULTRY
Sheep	SHEEP
Vineyard	VINEYARD

Industrial

Abattoir	ABATTOIR
Cool Store	COOL STORE
Factory	FACTORY

Property description Abbreviation

Industrial (continued)

Industrial Land	VAC IND
Oil Depot	OIL DEPOT
Other Industrial Property	UNSPECFD IND
Quarry/Extraction	QUARRY
Warehouse	WAREHOUSE
Warehouse/Showroom	WARE/SHOW

Commercial

Bank	BANK
Car Park	CAR PARK
Car/Boat/Truck Yard	CAR/BT/TK
Caravan Park	CARAVAN PARK
Childcare Centre/Kindergarten	CHILDCARE
Church Hall	CHURCH
Commercial Land	VAC COMM
Fast Food Site	FOOD SITE
Hospital	HOSPITAL
Hotel	HOTEL
Licensed Grocer	LIC GROCER
Motel	MOTEL
Office (Strata)	OFFICE
Office (Whole Building)	OFFICE BLD
Other Commercial Property	UNSPECFD COMM
Petrol Service Station	PETROL STN
Reception/Function Room	FUNC ROOM
Restaurant/Café	RESTAURANT
Retail Store/Showroom	STORE/SHOW
School	SCHOOL
Shop	SHOP
Shop and Dwelling	SHOP/DWELL
Shopping Centre	SHOP
Single Car Park	SINGLE CAR PARK
Sport and Recreation Facility	SPORT FAC
Surgery Clinic	SURGERY
Theatre/Cinema	THEATRE

PROPERTY SALES INFORMATION

The following pages contain aggregate sales information for the Melbourne metropolitan area and rural Victoria. The 79 local government areas together with residential time series data for many of the suburbs and towns of Victoria are also included.

LEGEND

- < Insufficient sales in analysis year.
The calculated median figure may be unreliable.
- * Indicates the median price has been brought forward from the previous year due to lack of sales in that year.
- NA 'Not applicable' indicates that there are no sales present with an area.
- ND Insufficient sales in either base and / or current year to permit the calculation of a reliable index
- ^ Less than 10 sales in this year

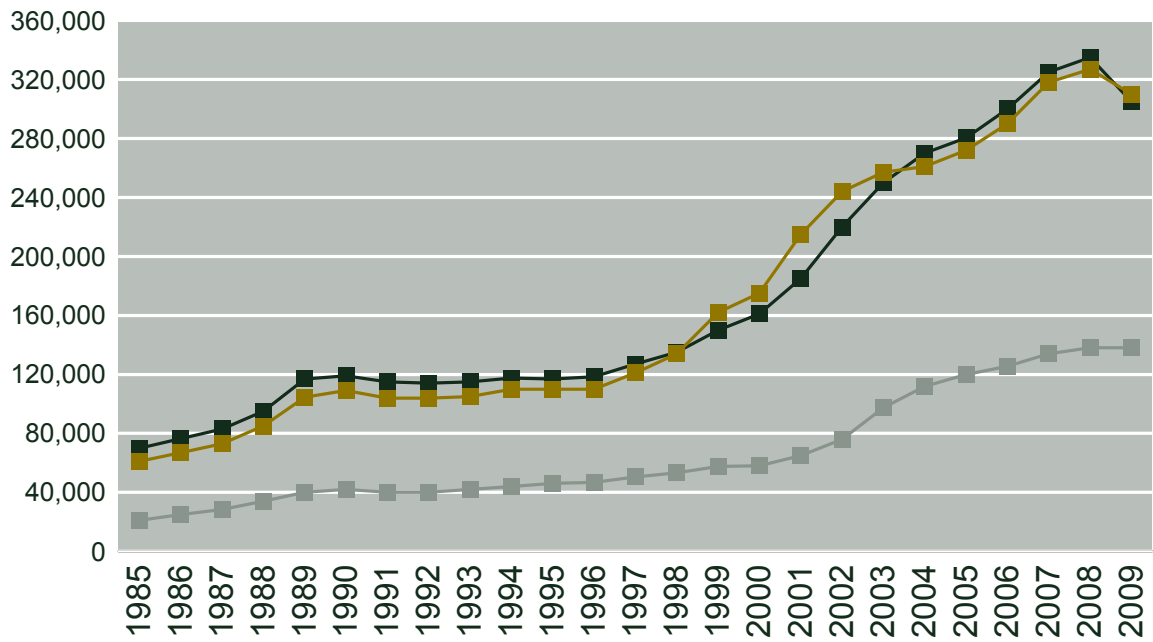


MUNICIPAL VICTORIA LOCAL GOVERNMENT BOUNDARIES APRIL 2003



VICTORIA

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	75,710	70,000	80,444	17,945	61,000	73,528	34,173	21,000	25,709
1986	66,846	76,400	90,300	15,428	67,000	87,911	29,179	25,000	31,675
1987	73,354	83,000	102,100	18,499	73,000	99,216	27,978	28,500	37,720
1988	89,161	95,000	121,669	23,543	85,000	120,534	36,502	34,000	44,122
1989	65,745	117,000	142,323	18,172	104,500	137,563	28,839	40,000	50,468
1990	55,497	119,000	141,569	17,151	109,000	131,442	20,467	42,000	48,905
1991	56,105	115,000	136,490	15,695	104,000	122,878	18,800	40,000	46,396
1992	59,939	114,000	134,214	16,990	104,000	125,219	21,230	40,000	47,237
1993	64,545	115,000	135,721	19,791	105,000	128,652	22,606	42,000	49,788
1994	68,435	117,500	142,502	22,543	110,000	134,845	23,212	44,000	53,080
1995	64,556	117,000	143,033	18,563	110,000	134,632	19,320	46,222	58,226
1996	67,683	118,500	145,095	21,309	110,000	137,109	18,223	46,800	57,839
1997	81,726	127,000	160,385	28,462	121,000	151,406	24,628	50,500	63,494
1998	78,159	135,000	170,966	26,784	134,000	164,218	24,655	53,200	65,686
1999	83,047	150,000	192,569	30,820	162,000	199,238	30,043	57,500	67,132
2000	87,628	161,000	204,795	32,063	175,000	216,119	23,657	57,950	62,097
2001	102,158	185,000	235,949	39,733	215,000	252,613	38,035	65,000	72,453
2002	98,772	220,000	271,379	35,111	244,000	284,107	37,322	76,000	82,093
2003	96,062	250,000	308,220	32,605	257,000	302,260	36,698	97,500	106,293
2004	83,224	270,000	329,537	28,846	261,000	306,229	23,751	112,000	118,181
2005	86,291	280,500	349,825	31,781	272,000	317,816	22,463	120,000	125,676
2006	83,370	300,000	383,472	32,890	290,000	343,024	23,666	125,500	135,483
2007	98,016	325,000	434,679	42,580	318,000	377,993	29,220	134,000	142,164
2008	75,518	335,000	434,289	29,727	327,000	378,135	18,797	138,000	145,105
2009	8,779	305,000	356,461	3,632	310,000	356,405	2,148	138,000	145,089

Statistics for 2009 are based on a small number of sales and are preliminary only.

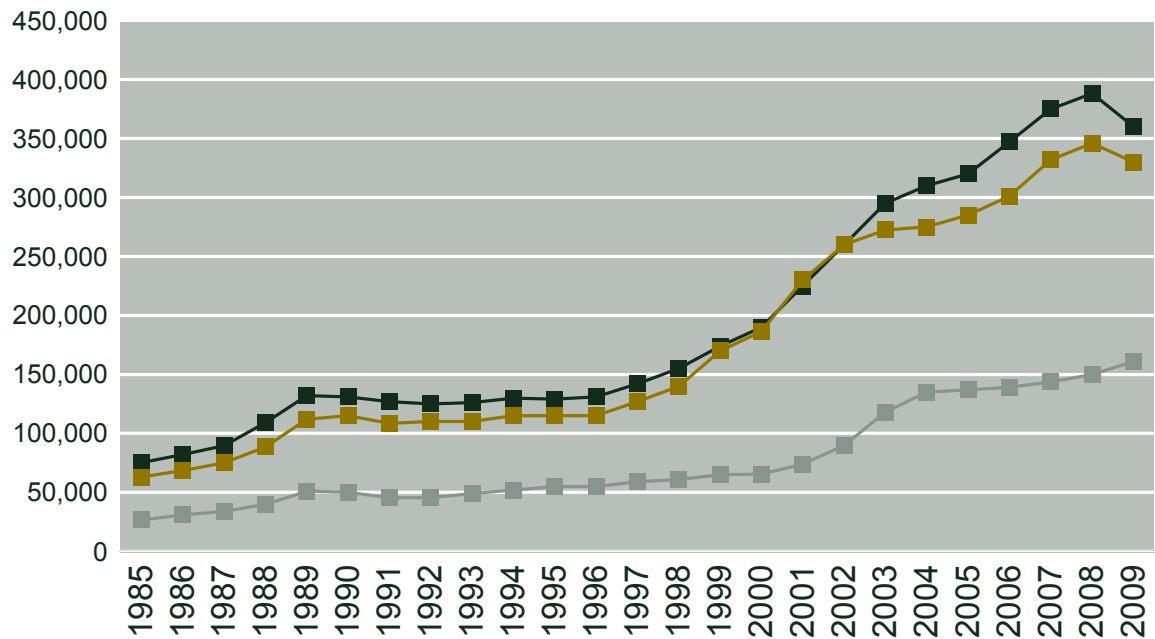
VICTORIA

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	13	1218846	1250000	5035.76	413.00	500.00<	122.00	465.50	2953.81
Car park	40	1166493	317750	513.70	73.00	1105.10<	141.10	1097.57	652.09
Car/bt/tk yd	18	1346736	755130	551.99	1558.00	246.40<	161.60	1846.44	695.23
Caravan park	9	718411	318500	11.23	20365.00	80.60<	60.70	118832.00	5.70
Childcare	18	676481	386583	682.57	1509.00	ND	45.50	1554.40	380.08
Church	30	560975	310000	38.80	2023.00	155.00<	58.50	2378.60	171.61
Food site	14	391571	310000	60.94	3200.00	114.40<	125.30	19400.20	17.94
Func room	7	1772285	1600000	269.18	4458.00	904.00<	111.50<	8471.33	224.29
Hospital	8	40236352	19100000	7185.43	12980.00	3655.60	3083.70	15103.60	3749.05
Hotel	75	1302830	480000	586.55	1934.00	164.60	70.40	2824.38	536.07
Lic grocer	9	2605566	1200000	NA	NA	712.10<	186.10<	NA	NA
Motel	28	1097607	950000	338.98	2950.00	302.20	87.40	3327.00	301.24
Office	466	604112	349999	1369.41	488.50	373.60	79.80	436.50	1350.80
Office bld	154	7493603	2750278	4053.03	726.00	662.80	231.60	1566.72	5871.62
Petrol stn	29	2174894	1150000	480.09	2135.00	353.80	149.70	4705.91	473.90
Restaurant	74	1048381	775000	1699.50	221.00	242.10	103.30	807.15	1554.08
School	4	3156250	940000	100.56	98358.50	17.20<	78.30	98358.50	55.31
Shop	685	718482	400000	4014.87	269.00	258.00	92.00	632.92	962.47
Shop centr	5	13040000	8750000	9376.93	3019.00	ND	106.70	3019.00	4372.31
Shop/dwell	110	700064	497750	897.58	417.00	327.20	117.10	1447.53	404.34
Sport fac	7	1951428	1900000	952.86	1994.00	376.00<	283.30	1994.00	952.86
Store/show	120	1089820	657500	301.39	647.00	265.50	102.10	2078.63	721.45
Surgery	50	568172	446600	235.91	763.00	297.70<	103.20	676.20	517.07
Theatre	6	886400	934000	NA	NA	287.40<	169.80	NA	NA
Unspecfd comm	714	1906315	843000	450.96	1516.00	281.00	90.10	5343.88	413.59
Vac comm	238	918538	330000	1047.67	1909.00	227.60	90.40	7111.38	167.14
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	7	17488193	9150000	114.28	36968.50	ND	1196.10<	280523.00	72.47
Cool store	5	2040886	301000	120.06	73000.00	105.20<	60.80<	73000.00	120.06
Factory	915	852317	429000	2812.24	1209.00	178.80	102.60	9301.98	149.76
Oil depot	3	6452500	450000	5346.61	1354.00	167.90<	220.80<	1354.00	6982.09
Quarry	4	3258500	2416000	12.57	351700.00	1228.20	809.50	351700.00	12.20
Unspecfd ind	194	1421997	355670	107.38	3177.50	206.10	73.50	45617.30	47.18
Vac ind	295	863963	315447	589.62	2001.00	371.10	95.80	13712.00	100.92
Ware/show	74	1352323	717500	388.19	2260.00	618.50<	71.90	6591.38	210.44
Warehouse	232	1405109	602500	429.93	1573.00	204.10	109.50	9477.67	271.03
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	62	1781599	1148500	2690.17	678.00	855.40	75.60	762.67	1868.44
Dual occ	249	480993	342895	1123.49	342.50	635.00<	102.20	469.98	682.34
Flat/unit	22379	386083	333000	737.70	305.00	275.10	103.30	2945.96	102.14
House	72310	434556	335000	833.95	673.00	263.80	104.20	1188.16	359.46
House new	2569	393302	335000	761.33	596.00	592.90	95.70	796.97	485.59
Retirement	690	320030	287500	537.65	454.00	284.60	105.80	454.00	517.62
Road/laneway	212	11144	555	13.50	507.00	66.80	143.20	15413.90	0.64
Subdivisn	136	4670904	2347868	127.29	35000.00	1091.60	129.70	127349.00	37.01
Terrace	390	624890	532600	728.26	230.00	253.60	100.70	367.13	1727.22
Townhouse	6658	357442	315000	966.67	300.00	128.80	103.20	632.62	544.11
Unspecfd res	285	315851	146000	641.16	1051.00	106.20	89.60	3007.02	211.68
Vac other	174	66486	25425	62.19	804.00	56.50	21.50	4995.54	9.73
Vac Res A	18345	145661	139000	274.73	637.00	275.20	103.00	707.37	201.47
Vac Res B	176	111640	96000	63.93	2325.50	181.00	93.60	2537.29	44.00
Vac Res C	276	129516	115000	14.80	4831.00	219.00	100.00	5549.09	23.34
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	276	576620	390000	8478.22	43.41	290.60	1365.20<	69.07	8347.88
Cereal	188	373088	256217	1638.40	122.07	163.60	4095.00<	140.16	2661.97
Dairy	213	867950	607596	8154.46	55.34	137.60	1140.40<	67.66	12828.30
Farm land	731	417849	225000	17298.19	42.49	1886.40	24711.40<	71.84	5816.69
Hobby farm	2297	506497	390000	72750.00	3.00	126.90	3917.60<	4.99	101409.00
Hobby fm land	922	216089	130000	30254.65	4.08	97.70	23822.80<	6.36	33986.90
Market gdn	19	2342716	586250	980454.94	16.20	6971.70	39662.40<	53.09	44125.60
Orchard	14	868291	645250	30558.50	24.38	389.70	1526.40<	153.65	5651.29
Piggery	3	391666	460000	19433.88	23.67	ND	325.70<	27.20	14401.30
Poultry	5	1808600	1750000	84581.92	20.69	122.60	1242.20<	23.08	78348.60
Sheep	108	806876	362234	16039.39	78.49	1440.90	6314.60<	118.71	6797.30
Unspecfd rur	2217	519114	310000	25726.78	38.87	326.80	32565.80<	70.20	7391.69
Vineyard	42	529564	322500	68050.33	9.43	375.90	11773.40<	12.93	40963.70
MUNICIPALITY TOTALS									
Commercial Total			2,931			Commercial Total Prices			\$4,594,954,472
Rural Total			7,035			Rural Total Prices			\$3,409,416,300
Industrial Total			1,729			Industrial Total Prices			\$1,901,677,994
Residential Total			124,911			Residential Total Prices			\$47,614,699,054
All Sales Total			136,606			All Sales Total			\$57,520,747,820

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	56,451	75,200	89,121	16,148	63,000	75,629	20,305	26,700	32,617
1986	49,465	82,000	100,565	13,635	68,500	91,409	17,508	31,000	39,959
1987	54,190	89,500	114,647	16,508	75,000	102,772	17,550	34,000	46,361
1988	65,559	109,000	138,344	20,675	88,500	126,316	23,616	39,900	53,585
1989	45,308	132,000	167,488	15,402	112,000	146,977	15,868	51,000	66,024
1990	38,927	131,000	163,773	14,651	115,000	138,780	11,111	50,000	62,044
1991	40,452	127,000	155,049	13,504	108,500	128,471	11,754	45,500	54,599
1992	42,519	125,000	152,421	14,693	110,000	131,073	13,440	45,500	54,961
1993	45,665	126,000	153,364	17,328	110,000	134,530	14,103	49,000	58,079
1994	48,708	130,000	161,495	19,964	115,000	140,653	14,263	52,000	63,405
1995	45,947	129,000	161,150	16,481	115,000	140,427	11,896	55,000	67,371
1996	48,512	131,000	163,466	19,177	115,000	142,470	11,391	55,000	65,911
1997	59,842	142,000	181,611	25,871	127,000	157,764	16,516	59,000	72,337
1998	56,039	155,000	196,635	24,215	140,000	171,809	16,246	61,000	76,270
1999	59,303	174,000	223,614	28,145	170,000	208,073	21,145	65,000	77,344
2000	60,194	190,000	243,476	28,673	186,500	228,078	15,398	65,500	72,198
2001	70,243	225,000	281,294	35,304	230,000	268,905	24,311	74,000	85,283
2002	66,507	260,000	323,268	30,814	260,000	303,656	22,014	89,950	99,563
2003	64,948	295,000	363,566	28,486	272,500	320,200	22,515	118,000	126,964
2004	56,108	310,000	385,050	24,897	275,000	322,537	13,349	135,000	145,854
2005	59,285	320,000	403,520	27,875	285,000	331,925	13,489	137,000	147,092
2006	57,608	347,000	444,639	28,968	301,000	358,923	14,978	139,000	153,394
2007	68,787	375,000	507,957	37,974	332,000	395,532	20,073	143,800	155,866
2008	51,941	388,088	512,065	26,046	346,000	398,517	11,924	150,000	164,619
2009	5,139	360,000	431,238	2,978	330,000	383,465	1,137	160,900	175,713

Statistics for 2009 are based on a small number of sales and are preliminary only.

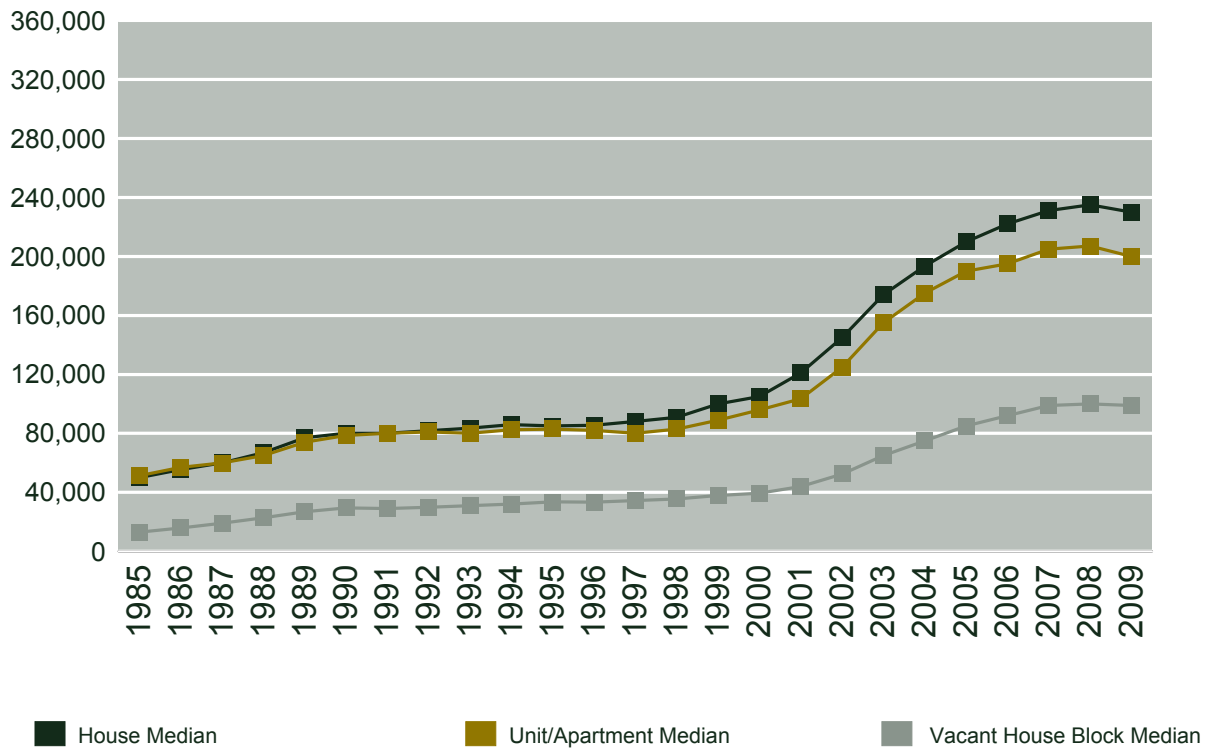
MELBOURNE METROPOLITAN AREA

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	6	1230833	1275000	6437.44	252.00	ND	85.40<	252.00	6507.94
Car park	32	1361434	358500	513.70	73.00	1246.90<	159.30	107.60	8675.65
Car/bt/tk yd	8	1365250	855000	551.99	1558.00	278.60<	78.40	1615.60	1164.89
Caravan park	3	1273333	1050000	103.95	17250.00	201.90<	232.40<	17250.00	80.29
Childcare	15	741111	456500	390.13	1727.00	ND	53.70	1685.50	322.31
Church	15	885646	525000	206.25	4000.00	250.30<	46.90	4000.00	206.25
Food site	8	515250	491000	466.67	600.00	181.20<	206.20	30133.70	15.71
Func room	3	1922833	1668500	211.72	11629.00	1042.80<	83.40<	11629.00	176.28
Hospital	4	9722500	1660000	1384.27	1194.00	367.10<	163.50	1194.00	1390.28
Hotel	15	3904607	2060000	8717.96	936.50	483.40	84.90	3007.17	1705.92
Lic grocer	4	1062500	1050000	NA	NA	236.00<	504.40<	NA	NA
Motel	7	1832000	1250000	4451.04	1011.00	113.60<	25.50<	1011.00	4451.04
Office	437	609296	349999	928.29	502.00	387.40	79.80	423.67	1178.99
Office bld	137	8343784	3210000	14825.95	1051.00	579.70	229.30	1683.43	6515.93
Petrol stn	23	2567774	1550000	480.09	2135.00	425.00	157.70	5287.67	499.72
Restaurant	52	1278778	1048750	2371.13	194.00	235.00	99.80	693.41	2325.16
School	1	1000000	1000000	NA	NA	18.30<	31.90	NA	NA
Shop	474	862774	456250	1657.95	229.00	260.70	83.70	538.81	1407.68
Shop centr	2	23825000	23825000	17003.85	1038.00	ND	194.20	1038.00	17003.90
Shop/dwell	79	832113	645000	1012.32	284.00	368.60	116.60	1698.07	388.04
Sport fac	4	2250000	1900000	952.86	1994.00	801.00<	122.90	1994.00	952.86
Store/show	78	1355078	865000	865.18	681.00	269.60	98.70	2133.50	956.96
Surgery	33	577842	511880	289.26	678.50	341.30<	93.00	645.25	501.86
Theatre	3	773466	323400	NA	NA	21.60<	47.20<	NA	NA
Unspecfd comm	492	2370777	1124750	1466.67	1500.00	269.70	91.20	5282.73	627.09
Vac comm	151	1197790	445500	211.17	2060.00	247.50	96.40	8211.52	185.19
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	3	32645950	11916245	170.50	69890.00	ND	146.40<	67225.70	485.62
Cool store	4	360000	296500	NA	NA	ND	56.40<	NA	NA
Factory	807	873808	440000	4287.22	1071.00	167.50	102.20	3231.06	466.10
Oil depot	1	18885502	18885502	10669.78	1770.00	ND	ND	1770.00	10669.80
Quarry	1	8000000	8000000	23.53	340000.00	3809.50	2397.40<	340000.00	23.53
Unspecfd ind	103	2423199	676500	609.22	4035.00	180.70	77.80	74149.60	63.59
Vac ind	190	1177871	440000	345.79	2195.00	419.00	102.80	20115.10	100.91
Ware/show	61	1502589	726000	591.22	1184.00	625.90<	66.70	9712.62	224.97
Warehouse	184	1621396	700000	420.93	1777.00	200.00	107.80	11629.60	292.75
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	35	2886034	2160000	5016.48	596.50	1576.60	114.20	596.50	4861.69
Dual occ	212	522339	374625	748.50	334.00	693.80<	96.60	425.35	865.64
Flat/unit	20084	402828	350000	1079.88	283.50	275.80	104.50	307.19	1116.80
House	49277	514945	390000	472.44	635.00	274.80	104.00	841.63	612.95
House new	2101	419085	348400	469.86	564.00	609.80	94.20	700.86	588.15
Retirement	595	340223	305000	537.65	454.00	302.00	105.10	454.00	517.62
Road/laneway	128	12381	6843	15.52	441.00	75.60<	103.70	1169.49	8.16
Subdivisn	92	6008337	3104500	102.27	30920.00	1011.80	132.10	89300.70	68.30
Terrace	351	658157	581000	1289.37	221.00	276.70<	102.00	324.35	2113.78
Townhouse	5367	388846	342500	1814.13	281.50	139.80	103.90	787.00	519.96
Unspecfd res	161	433046	241000	744.50	551.00	153.80	149.80	2073.22	743.41
Vac other	73	24965	6843	15.27	448.00	8.00	4.90	5371.68	2.13
Vac Res A	11864	164162	150000	227.81	577.00	258.80	104.80	607.59	285.32
Vac Res B	31	214345	165000	232.35	2238.00	189.70	82.50	2379.45	90.08
Vac Res C	29	298655	205000	210.17	4425.00	205.00	87.00	5510.55	54.20
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	9	932333	875000	24857.95	42.24	120.60<	98.80<	55.18	16895.90
Dairy	1	1475000	1475000	77672.46	18.99	1062.80<	1289.20<	18.99	77672.50
Farm land	32	1795448	1077500	28688.84	36.40	722.30	833.00<	36.56	49113.70
Hobby farm	513	888987	677000	277927.18	2.59	510.90	5365.40<	4.27	207647.00
Hobby fm land	69	814743	557000	26898.73	6.32	26.30	12511.20<	7.03	115918.00
Market gdn	9	1242027	586250	449257.43	4.04	2149.40<	2472.70<	5.39	230380.00
Orchard	1	1100000	1100000	44000.00	25.00	880.00<	123.40<	25.00	44000.00
Poultry	4	2242500	1885000	129585.69	16.13	172.80<	181.40<	21.07	106456.00
Unspecfd rur	120	1638669	922768	53733.46	23.43	163.90	9716.60<	29.85	54903.20
Vineyard	6	1590000	1145000	127042.65	8.69	306.20<	284.80<	10.76	147751.00
MUNICIPALITY TOTALS									
Industrial Total			1,354			Industrial Total Prices			\$1,694,806,468
Residential Total			90,400			Residential Total Prices			\$39,659,820,482
Rural Total			764			Rural Total Prices			\$807,017,030
Commercial Total			2,086			Commercial Total Prices			\$3,756,150,729
All Sales Total			94,604			All Sales Total			\$45,917,794,709

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	19,259	50,000	55,010	1,797	51,400	54,646	13,868	13,000	15,594
1986	17,381	55,500	61,088	1,793	57,000	61,308	11,671	15,900	19,249
1987	19,164	60,000	66,618	1,991	59,900	69,727	10,428	19,000	23,179
1988	23,602	67,000	75,353	2,868	65,000	78,853	12,886	22,700	26,780
1989	20,437	77,000	86,534	2,770	74,000	85,216	12,971	26,900	31,438
1990	16,570	80,000	89,406	2,500	78,500	88,437	9,356	29,475	33,302
1991	15,653	80,000	88,528	2,191	80,000	88,409	7,046	29,000	32,711
1992	17,420	81,875	89,775	2,297	81,000	87,770	7,790	30,000	33,909
1993	18,880	83,500	93,047	2,463	80,000	87,296	8,503	31,000	36,037
1994	19,727	86,000	95,607	2,579	82,500	89,883	8,949	32,000	36,625
1995	18,609	85,000	98,300	2,082	83,000	88,758	7,424	33,500	43,572
1996	19,171	85,500	98,608	2,132	82,000	88,895	6,832	33,394	44,381
1997	21,884	88,000	102,344	2,591	80,000	87,925	8,112	34,500	45,490
1998	22,120	91,000	105,937	2,569	83,000	92,669	8,409	35,500	45,239
1999	23,744	100,000	115,031	2,675	89,000	106,288	8,898	38,000	42,863
2000	27,434	105,000	119,924	3,390	96,000	114,967	8,259	39,500	43,267
2001	31,915	121,000	136,148	4,429	103,500	122,753	13,724	44,000	49,726
2002	32,265	145,000	164,422	4,297	125,000	143,915	15,308	52,500	56,970
2003	31,114	174,000	192,691	4,119	155,000	178,187	14,183	65,000	73,480
2004	27,116	193,500	214,669	3,949	175,000	203,412	10,402	75,000	82,667
2005	27,006	210,000	231,951	3,906	190,000	217,134	8,974	85,000	93,484
2006	25,762	222,000	246,692	3,922	195,000	225,595	8,688	92,000	104,606
2007	29,229	231,150	262,229	4,606	205,000	233,390	9,147	99,000	112,094
2008	23,577	235,000	262,944	3,681	207,000	233,920	6,873	100,000	111,250
2009	3,640	230,000	250,890	654	200,001	233,184	1,011	99,000	110,648

Statistics for 2009 are based on a small number of sales and are preliminary only.

COUNTRY VICTORIA

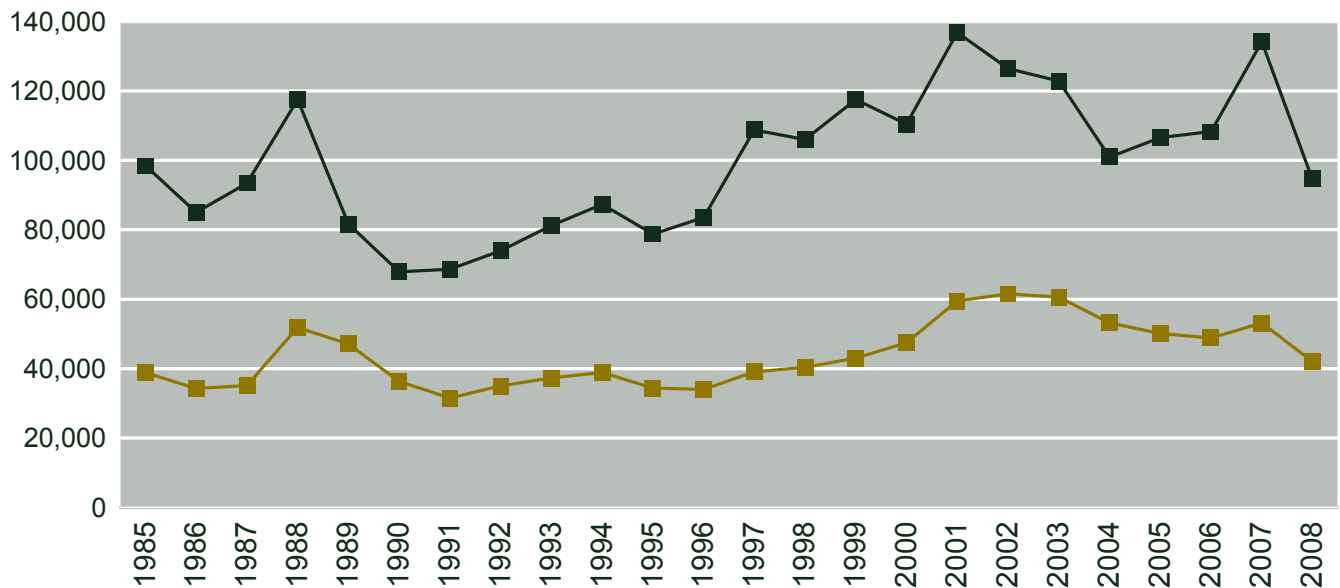
ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	7	1208571	840000	1841.85	679.00	336.00<	103.60<	679.00	1634.76
Car park	8	386727	246368	86.54	3572.50	ND	9.00<	3572.50	47.94
Car/bt/tk yd	10	1331926	605130	337.81	1679.50	ND	183.40<	2135.00	250.97
Caravan park	6	440950	299250	14.12	21250.00	544.10<	57.00	152693.00	2.89
Childcare	3	353333	140000	758.25	1030.00	ND	26.00<	1030.00	758.25
Church	15	236304	230000	84.28	2023.00	5750.00<	92.00	1973.25	154.06
Food site	6	226666	190000	48.85	3300.00	ND	76.00<	3300.00	48.48
Func room	4	1659375	1118750	742.12	2156.00	294.40<	101.70<	2156.00	742.12
Hospital	4	70750205	93266940	3289.84	28350.00	11002.20<	18287.60<	24376.70	3826.07
Hotel	60	652385	386250	698.19	2042.50	175.80	91.40	2782.19	244.27
Lic grocer	5	3840020	1600000	NA	NA	1000.00<	248.10<	NA	NA
Motel	21	852809	825000	254.48	2960.50	289.50	88.10	3520.00	201.92
Office	29	525995	320000	1810.53	475.00	156.10<	70.20	475.00	1810.53
Office bld	17	642147	400000	890.41	365.00	259.30	90.90	996.11	548.13
Petrol stn	6	668854	365000	180.56	2088.00	221.20	73.00	2088.00	179.60
Restaurant	22	503804	387500	780.14	282.00	238.40	104.70	1022.00	565.88
School	3	3875000	880000	100.56	98358.50	ND	385.50<	98358.50	55.31
Shop	211	394336	248000	22.60	354.00	227.50	101.10	786.05	465.91
Shop centr	3	5850000	4600000	1750.00	5000.00	ND	115.00<	5000.00	1750.00
Shop/dwell	31	363553	236000	675.54	1011.50	262.20	103.30	862.92	479.20
Sport fac	3	1553333	450000	NA	NA	62.00<	169.00<	NA	NA
Store/show	42	597197	363000	301.39	647.00	250.20	103.70	1994.71	336.21
Surgery	17	549400	370000	235.91	763.00	ND	96.60	711.57	532.83
Theatre	3	999333	968000	NA	NA	451.40<	237.50<	NA	NA
Unspecfd comm	222	876966	455750	316.74	1547.00	253.60	97.80	5419.89	154.92
Vac comm	87	433859	235454	227.67	1318.00	411.20	97.40	5016.88	110.90
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	4	6119875	4792500	58.07	4047.00	ND	904.80<	493819.00	16.23
Cool store	1	8764431	8764431	120.06	73000.00	3064.50<	29214.80<	73000.00	120.06
Factory	108	691735	323000	201.77	2685.00	293.80	103.00	31095.00	31.77
Oil depot	2	236000	236000	23.45	938.00	88.10<	116.20<	938.00	23.45
Quarry	3	1678000	582000	1.60	363400.00	776.00<	250.60<	363400.00	1.60
Unspecfd ind	91	288769	193253	52.93	3036.50	303.20	76.70	25476.80	13.45
Vac ind	105	295939	175000	108.76	1609.00	437.50	100.00	4172.65	101.00
Ware/show	13	647230	350000	616.91	2472.00	ND	70.00	2902.64	152.96
Warehouse	48	576009	296500	122.35	1226.00	243.00	94.70	4287.82	128.93
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	27	609185	515000	1116.85	809.00	468.20	86.20	845.75	812.89
Dual occ	37	244094	217500	483.49	424.00	ND	100.40	587.64	332.53
Flat/unit	2295	239547	208000	744.68	329.00	260.00	101.80	7041.96	33.43
House	23033	262572	235000	334.39	785.00	267.00	102.20	1797.89	150.68
House new	468	277556	252250	331.45	709.00	684.50	88.20	1094.08	282.49
Retirement	95	193559	190000	NA	NA	ND	100.00	NA	NA
Road/laneway	84	9258	3855	12.50	2000.00	46.20<	192.80	33827.50	0.30
Subdivisn	44	1874454	1080130	50.98	47470.00	1785.40	99.20	206986.00	8.76
Terrace	39	325481	277500	619.38	363.00	168.80<	112.00	685.38	366.65
Townhouse	1291	226889	205500	728.48	302.00	252.40<	100.10	426.78	603.49
Unspecfd res	124	163688	109000	47.05	1636.50	242.20	66.10	3449.34	60.29
Vac other	101	96495	70000	6.51	1661.50	193.10	83.70	4755.59	15.21
Vac Res A	6481	111793	100000	116.51	751.00	289.90	101.00	820.55	131.04
Vac Res B	145	89682	82500	33.43	2393.00	275.00	91.70	2571.03	34.88
Vac Res C	247	109657	109000	21.61	4858.00	283.00	99.10	5553.62	19.75
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	267	564629	375000	9043.41	43.54	318.30	1456.20<	69.54	8119.25
Cereal	188	373088	256217	1638.40	122.07	163.60	4095.00<	140.16	2661.97
Dairy	212	865086	603798	10851.81	55.35	183.00	1517.80<	67.89	12742.70
Farm land	699	354783	215000	5412.78	43.97	692.30	7732.90<	73.45	4830.18
Hobby farm	1784	396510	342500	110438.75	3.19	189.20	5947.20<	5.19	76333.30
Hobby fm land	853	167664	121000	18024.69	4.05	82.00	14192.90<	6.30	26597.30
Market gdn	10	3333337	900000	6262.48	49.19	49.20	253.30<	96.02	34714.10
Orchard	13	850468	640500	17117.00	23.76	176.00<	855.00<	163.54	5200.34
Piggery	3	391666	460000	19433.88	23.67	ND	325.70<	27.20	14401.30
Poultry	1	73000	73000	2342.75	31.16	38.00<	34.40<	31.16	2342.75
Sheep	108	806876	362234	16039.39	78.49	1440.90	6314.60<	118.71	6797.30
Unspecfd rur	2097	455048	295000	3625.00	40.00	56.00	4588.60<	72.51	6273.04
Vineyard	36	352824	300000	20620.79	9.52	122.00	3567.60<	13.29	26550.80

MUNICIPALITY TOTALS

Industrial Total	375					Industrial Total Prices			\$206,871,526
Residential Total	34,511					Residential Total Prices			\$7,954,878,572
Rural Total	6,271					Rural Total Prices			\$2,602,399,270
Commercial Total	845					Commercial Total Prices			\$838,803,743
All Sales Total	42,002					All Sales Total			\$11,602,953,111

Number of Sales



■ Metropolitan sales

■ Country sales

Number of Sales

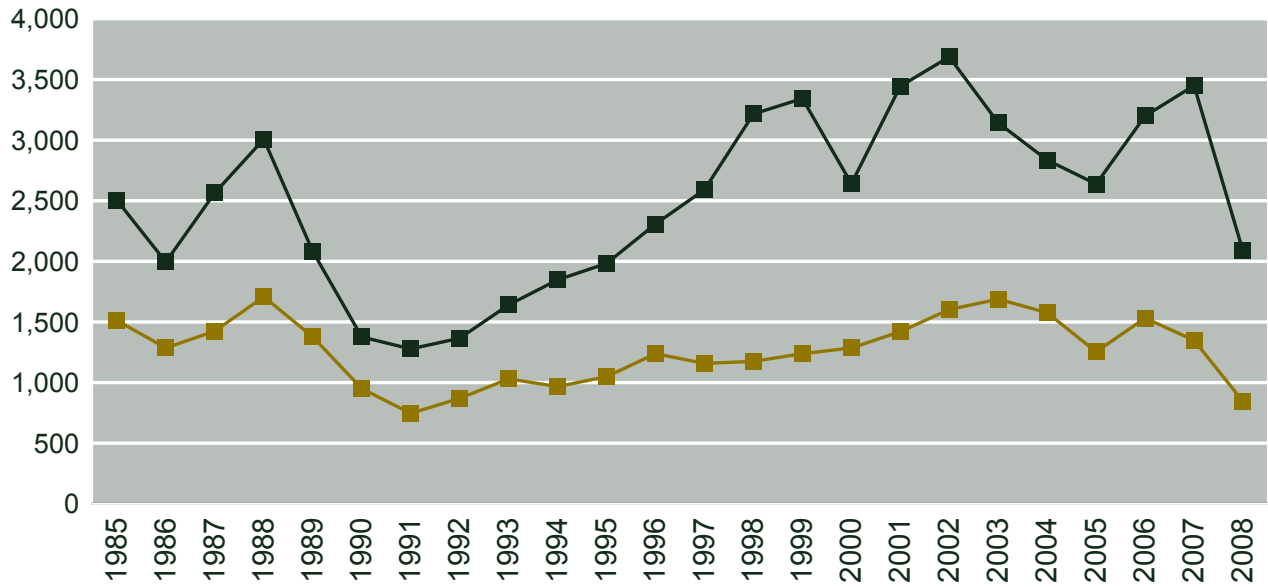
Year	Metropolitan	Country
1985	98,448	38,822
1986	84,964	34,315
1987	93,385	35,069
1988	117,462	51,875
1989	81,653	47,085
1990	67,885	36,316
1991	68,594	31,492
1992	73,909	34,998
1993	81,210	37,272
1994	87,327	38,835
1995	78,746	34,336
1996	83,549	34,025
1997	108,775	39,054
1998	105,977	40,362
1999	117,539	42,978
2000	110,378	47,470
2001	136,845	59,479
2002	126,461	61,523
2003	122,815	60,577
2004	100,957	53,174
2005	106,519	50,080
2006	108,294	48,843
2007	134,156	53,107
2008	94,604	42,002

Total Value of Sales



Year	Total Price	
	Metropolitan	Country
1985	\$8,801,162,054	\$1,743,449,482
1986	\$9,160,215,162	\$1,766,686,755
1987	\$12,330,440,530	\$2,098,411,616
1988	\$18,674,832,955	\$4,046,973,717
1989	\$14,841,965,574	\$4,050,526,985
1990	\$11,246,712,065	\$3,079,117,509
1991	\$10,320,314,276	\$2,692,044,270
1992	\$11,187,130,336	\$3,160,655,882
1993	\$12,345,073,401	\$3,342,270,082
1994	\$14,217,384,695	\$3,553,493,436
1995	\$13,095,230,726	\$3,276,752,754
1996	\$14,338,437,941	\$3,423,900,310
1997	\$20,287,759,760	\$3,895,081,811
1998	\$21,086,404,128	\$4,139,389,889
1999	\$26,300,164,202	\$4,856,182,612
2000	\$26,621,709,180	\$5,619,500,847
2001	\$37,746,676,268	\$7,543,004,237
2002	\$40,317,309,593	\$9,278,419,190
2003	\$43,437,612,797	\$11,029,112,536
2004	\$39,531,972,210	\$11,385,545,711
2005	\$43,704,397,431	\$12,091,210,016
2006	\$50,240,169,864	\$12,804,767,599
2007	\$65,437,586,957	\$14,603,365,600
2008	\$45,917,794,709	\$11,602,953,111

Number of Sales

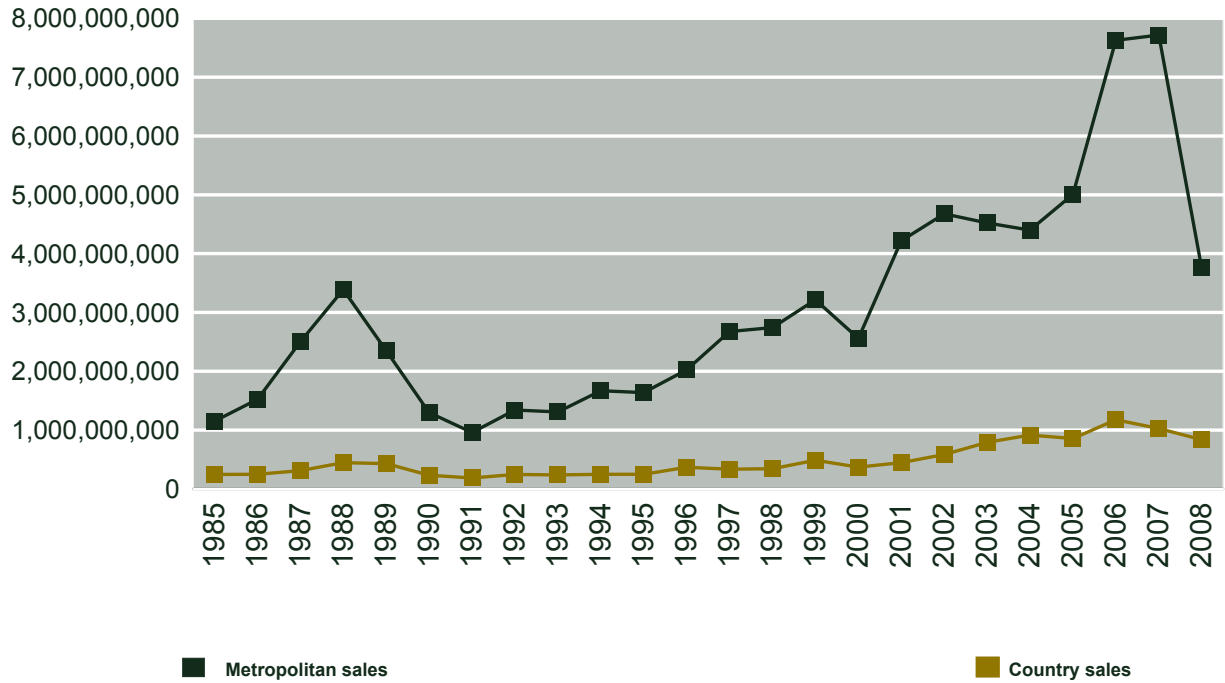


■ Metropolitan sales

■ Country sales

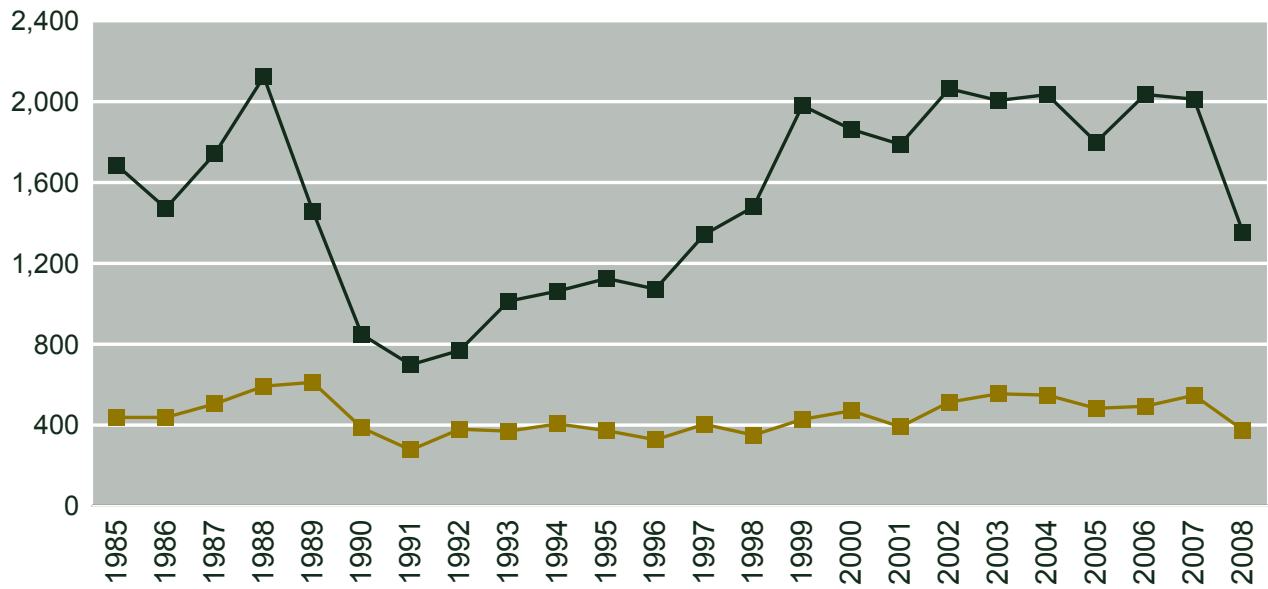
Year	Number of Sales	
	Metropolitan	Country
1985	2,504	1,512
1986	1,995	1,286
1987	2,566	1,425
1988	3,008	1,708
1989	2,080	1,377
1990	1,376	950
1991	1,278	746
1992	1,366	870
1993	1,641	1,031
1994	1,847	967
1995	1,983	1,049
1996	2,308	1,239
1997	2,590	1,158
1998	3,215	1,175
1999	3,343	1,238
2000	2,641	1,286
2001	3,444	1,420
2002	3,686	1,603
2003	3,141	1,688
2004	2,835	1,577
2005	2,638	1,254
2006	3,200	1,531
2007	3,449	1,349
2008	2,086	845

Total Value of Sales



Year	Total Price	
	Metropolitan	Country
1985	\$1,151,305,700	\$247,991,200
1986	\$1,523,308,200	\$249,243,000
1987	\$2,503,695,631	\$311,716,757
1988	\$3,389,083,169	\$448,096,273
1989	\$2,350,925,354	\$430,374,315
1990	\$1,298,081,264	\$234,859,473
1991	\$960,217,967	\$186,418,796
1992	\$1,342,379,742	\$247,797,011
1993	\$1,310,602,397	\$239,487,563
1994	\$1,671,456,795	\$249,971,801
1995	\$1,637,711,440	\$251,307,926
1996	\$2,026,353,509	\$369,374,479
1997	\$2,676,256,260	\$336,375,723
1998	\$2,744,098,999	\$344,420,439
1999	\$3,214,658,550	\$487,957,374
2000	\$2,560,537,675	\$372,631,948
2001	\$4,219,657,464	\$447,079,054
2002	\$4,675,857,109	\$585,151,295
2003	\$4,523,234,549	\$792,319,697
2004	\$4,398,854,379	\$916,897,953
2005	\$5,007,373,467	\$857,820,459
2006	\$7,625,701,411	\$1,176,782,229
2007	\$7,716,024,450	\$1,027,213,563
2008	\$3,756,150,729	\$838,803,743

Number of Sales

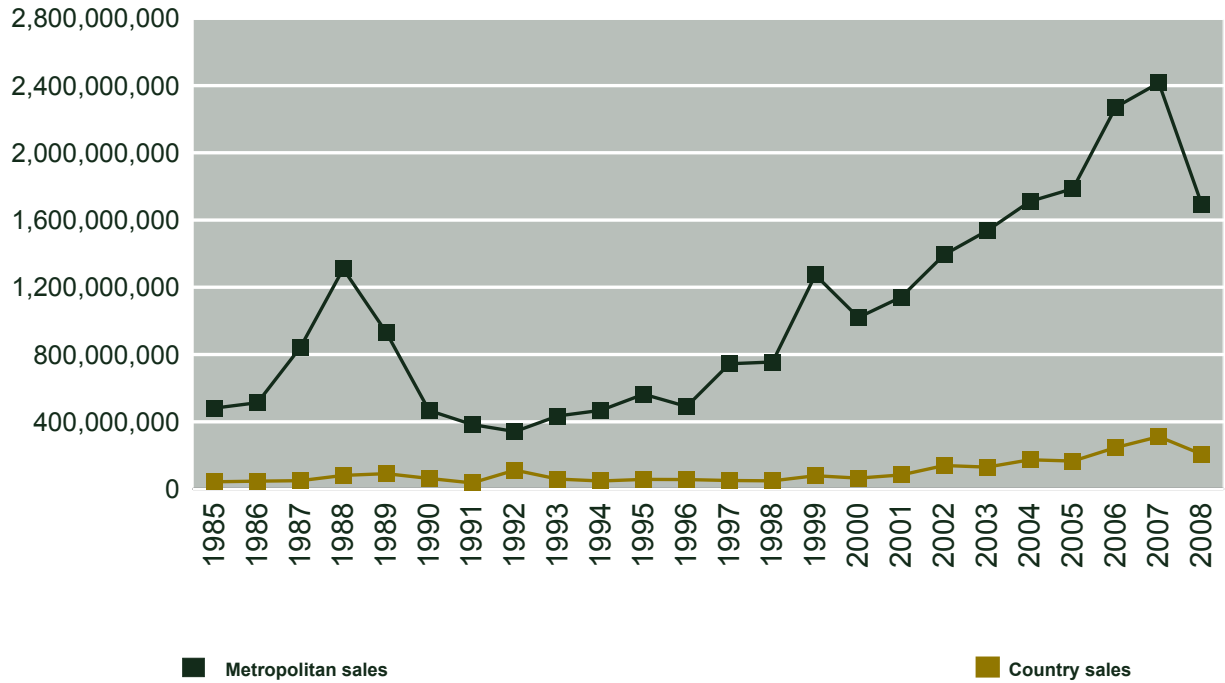


■ Metropolitan sales

■ Country sales

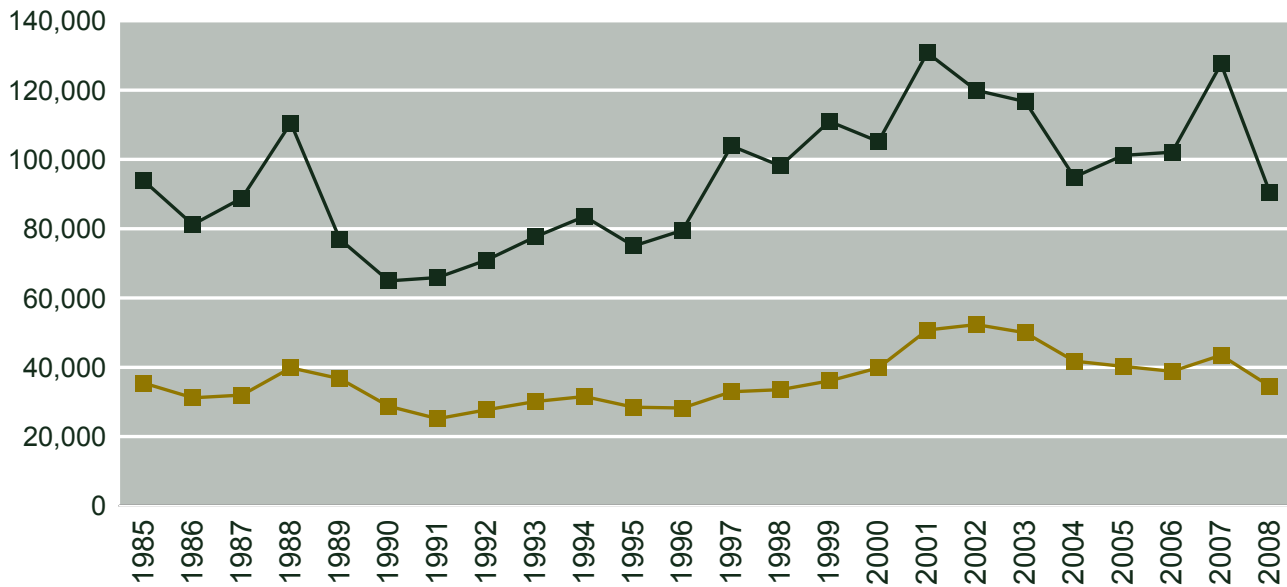
Year	Number of Sales	
	Metropolitan	Country
1985	1,685	438
1986	1,472	438
1987	1,743	505
1988	2,123	592
1989	1,459	611
1990	848	386
1991	698	277
1992	769	379
1993	1,013	370
1994	1,063	405
1995	1,125	372
1996	1,073	327
1997	1,343	404
1998	1,479	350
1999	1,980	428
2000	1,863	471
2001	1,789	391
2002	2,064	513
2003	2,006	554
2004	2,035	548
2005	1,800	483
2006	2,036	493
2007	2,012	547
2008	1,354	375

Total Value of Sales



Year	Total Price	
	Metropolitan	Country
1985	\$481,340,800	\$42,808,600
1986	\$513,059,800	\$46,775,400
1987	\$842,311,700	\$49,557,686
1988	\$1,309,230,362	\$81,215,845
1989	\$931,673,089	\$91,220,883
1990	\$467,326,605	\$62,835,730
1991	\$383,485,592	\$36,394,535
1992	\$341,565,018	\$112,294,851
1993	\$434,283,001	\$59,352,678
1994	\$467,457,138	\$47,740,951
1995	\$563,489,705	\$57,071,973
1996	\$490,733,981	\$55,792,827
1997	\$744,527,864	\$50,738,174
1998	\$755,780,662	\$48,543,525
1999	\$1,272,986,731	\$78,939,282
2000	\$1,019,832,240	\$64,868,814
2001	\$1,141,626,215	\$83,712,629
2002	\$1,394,064,005	\$139,839,361
2003	\$1,535,676,288	\$129,998,722
2004	\$1,710,866,173	\$173,549,443
2005	\$1,787,130,079	\$166,128,374
2006	\$2,271,240,067	\$246,509,324
2007	\$2,415,894,028	\$311,148,718
2008	\$1,694,806,468	\$206,871,526

Number of Sales

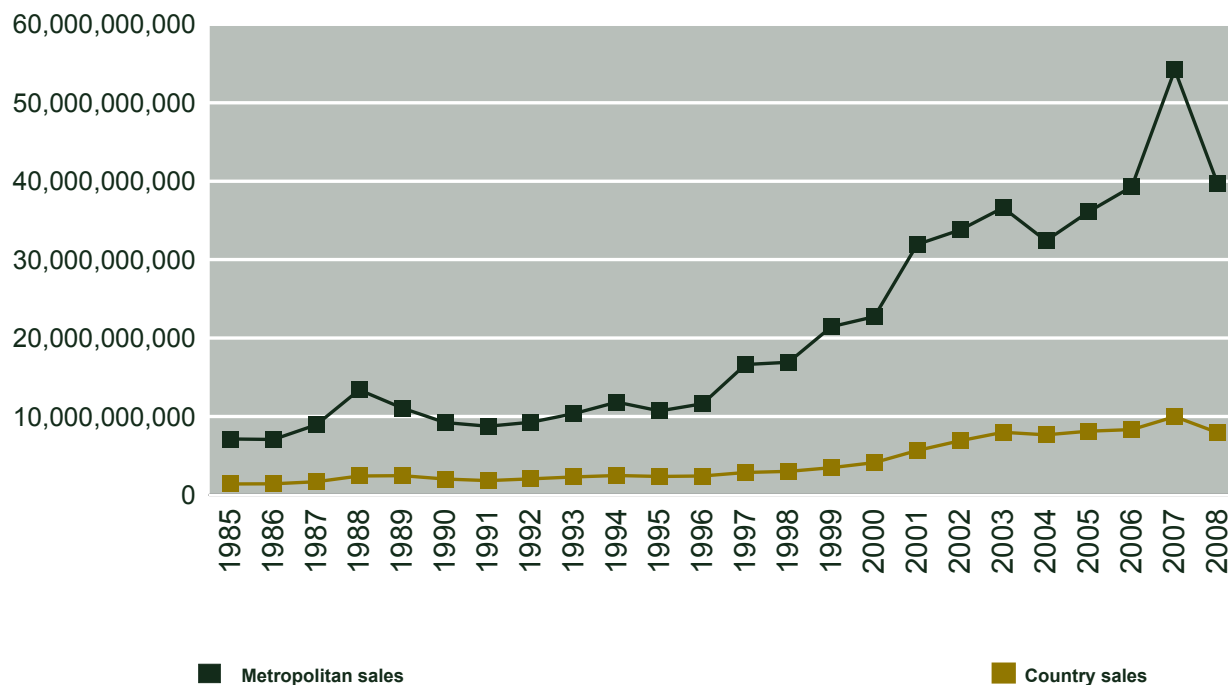


■ Metropolitan sales

■ Country sales

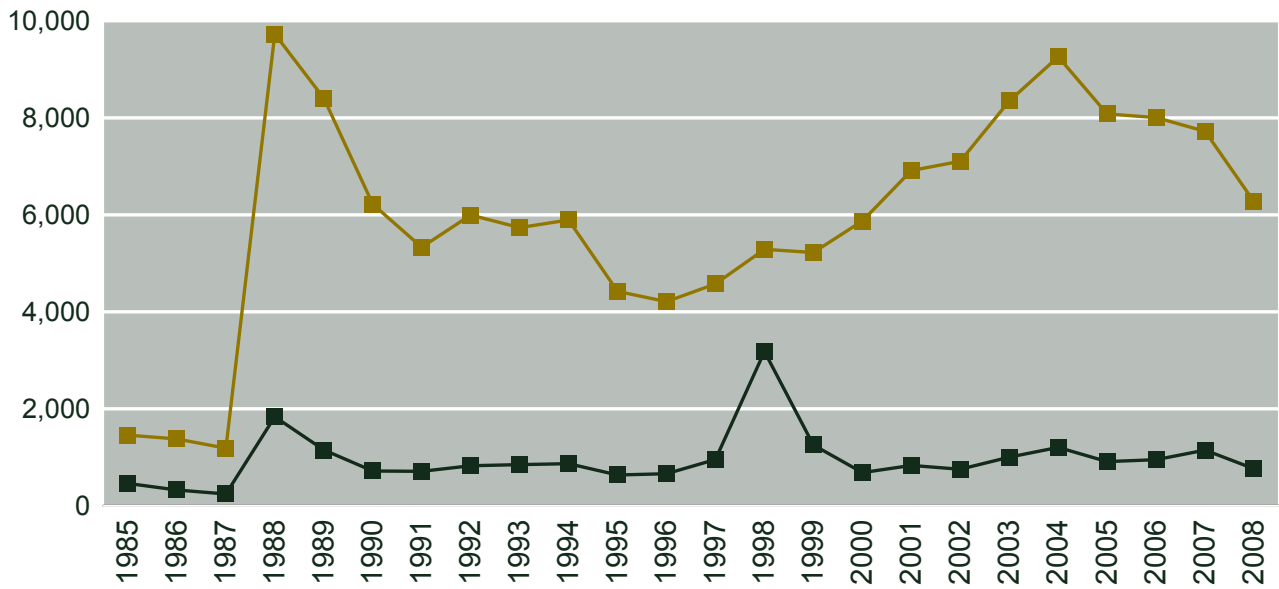
Year	Number of Sales	
	Metropolitan	Country
1985	93,798	35,414
1986	81,169	31,212
1987	88,832	31,951
1988	110,495	39,847
1989	76,963	36,693
1990	64,941	28,761
1991	65,906	25,139
1992	70,946	27,753
1993	77,705	30,135
1994	83,548	31,569
1995	75,002	28,494
1996	79,506	28,248
1997	103,887	32,917
1998	98,103	33,548
1999	110,960	36,088
2000	105,187	39,840
2001	130,777	50,753
2002	119,957	52,303
2003	116,662	49,989
2004	94,883	41,790
2005	101,168	40,264
2006	102,106	38,814
2007	127,545	43,489
2008	90,400	34,511

Total Value of Sales



Year	Total Price	
	Metropolitan	Country
1985	\$7,130,800,054	\$1,412,869,044
1986	\$7,084,765,562	\$1,429,001,494
1987	\$8,949,309,199	\$1,689,683,408
1988	\$13,409,900,252	\$2,424,828,080
1989	\$11,088,345,194	\$2,457,593,083
1990	\$9,232,073,419	\$2,043,643,412
1991	\$8,760,806,248	\$1,828,482,301
1992	\$9,274,067,786	\$2,057,420,927
1993	\$10,369,971,547	\$2,308,296,960
1994	\$11,843,732,401	\$2,478,430,361
1995	\$10,712,558,000	\$2,362,050,819
1996	\$11,629,725,723	\$2,413,447,739
1997	\$16,628,282,913	\$2,868,173,135
1998	\$16,918,001,992	\$3,012,766,573
1999	\$21,447,623,028	\$3,474,997,745
2000	\$22,723,541,608	\$4,122,313,290
2001	\$31,947,580,286	\$5,674,653,083
2002	\$33,789,546,895	\$6,908,702,203
2003	\$36,615,835,627	\$7,988,258,016
2004	\$32,421,266,216	\$7,671,430,854
2005	\$36,125,219,843	\$8,145,492,546
2006	\$39,306,463,541	\$8,342,063,891
2007	\$54,177,276,212	\$9,987,966,126
2008	\$39,659,820,482	\$7,954,878,572

Number of Sales

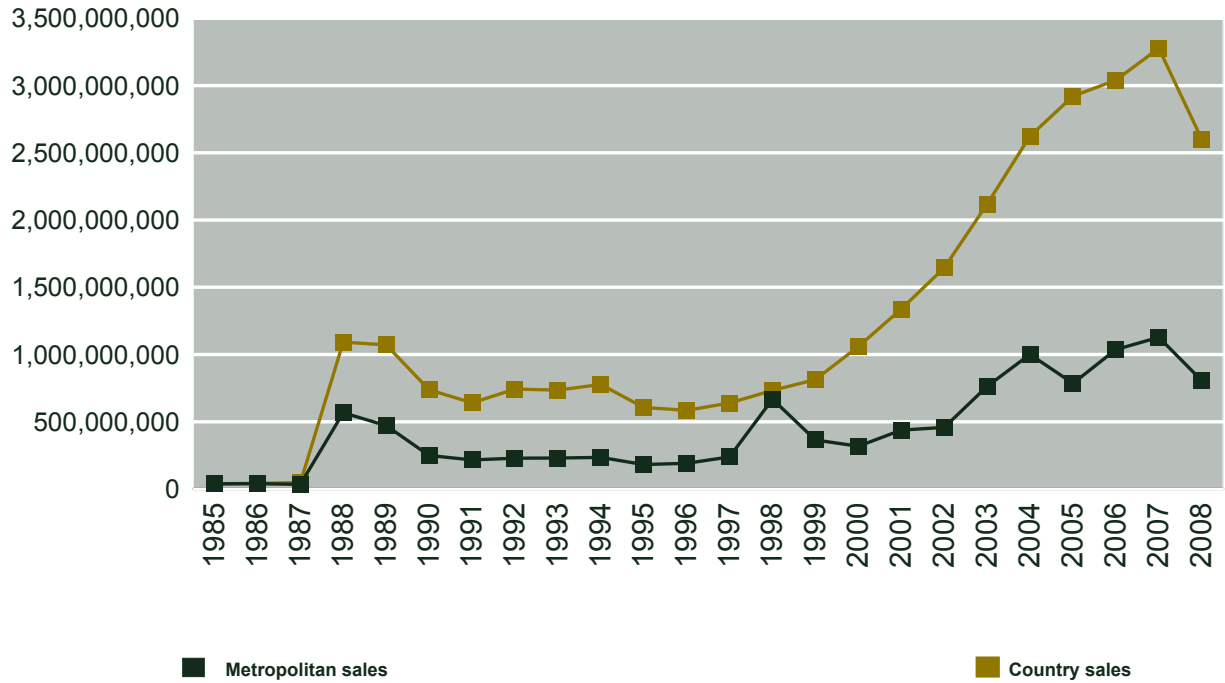


■ Metropolitan sales

■ Country sales

Year	Number of Sales	
	Metropolitan	Country
1985	461	1,458
1986	328	1,379
1987	244	1,188
1988	1,836	9,728
1989	1,151	8,404
1990	720	6,219
1991	712	5,330
1992	828	5,996
1993	851	5,736
1994	869	5,894
1995	636	4,421
1996	662	4,211
1997	955	4,575
1998	3,180	5,289
1999	1,256	5,224
2000	687	5,873
2001	835	6,915
2002	754	7,104
2003	1,006	8,346
2004	1,204	9,259
2005	913	8,079
2006	952	8,005
2007	1,150	7,722
2008	764	6,271

Total Value of Sales



Year	Total Price	
	Metropolitan	Country
1985	\$37,715,500	\$39,780,638
1986	\$39,081,600	\$41,666,861
1987	\$35,124,000	\$47,453,765
1988	\$566,619,172	\$1,092,833,519
1989	\$471,021,937	\$1,071,338,704
1990	\$249,230,777	\$737,778,894
1991	\$215,804,469	\$640,748,638
1992	\$229,117,790	\$743,143,093
1993	\$230,216,456	\$735,132,881
1994	\$234,738,361	\$777,350,323
1995	\$181,471,581	\$606,322,036
1996	\$191,624,728	\$585,285,265
1997	\$238,692,723	\$639,794,779
1998	\$668,522,475	\$733,659,352
1999	\$364,895,893	\$814,288,211
2000	\$317,797,657	\$1,059,686,795
2001	\$437,812,303	\$1,337,559,471
2002	\$457,841,584	\$1,644,726,331
2003	\$762,866,333	\$2,118,536,101
2004	\$1,000,985,442	\$2,623,667,461
2005	\$784,674,042	\$2,921,768,637
2006	\$1,036,764,845	\$3,039,412,155
2007	\$1,128,392,267	\$3,277,037,193
2008	\$807,017,030	\$2,602,399,270

MEDIAN HOUSE PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
ABBOTSFORD	220000	260000	290000	333000	367500	410500	420000	427750	445250	604000	600000	386250 ^A	-1	173	10.6
ABERFELDIE	-	-	-	430000 ^A	405000 ^A	520000	421230 ^A	572500	620100	720000	730000	NA	1	NA	NA
AIREYS INLET	130000	162000	203950	265500	360000	440000	410000	462500	440000	445000	537000	450000 ^A	21	313	15.2
AIRPORT WEST	140000	158500	177000	225000	265000	300000	315000	311000	320050	380000	419750	407000 ^A	10	200	11.6
ALBANVALE	-	-	-	150000 ^A	177000	200000	193500 ^A	210000	222500	218500	261000	242000 ^A	19	NA	NA
ALBERT PARK	375500	412250	439500	572500	632500	656750	684000	680500	788000	990000	1137500	771750 ^A	15	203	11.7
ALBION	-	-	104000 ^A	167000	188000	220000	237750	211000	235000	256000	303000	282500 ^A	18	NA	NA
ALEXANDRA	85000	83500	90000	115000	115000	162500	170000	205000	194500	210000	210000	213750 ^A	0	147	9.5
ALFREDTON	146500	136500	140000	173000	215000	245000	278000	283000	306000	303000	300000	295000	-1	105	7.4
ALLANSFORD	93000	103000	125000 ^A	102000	161950	175000	174200 ^A	210000	240000	230000	250000	NA	9	169	10.4
ALPHINGTON	268000	320000	350000	407300	462000	518000	537626	546250	696500	753000	770000	937250 ^A	2	187	11.1
ALTONA	156250	175000	192500	242500	287750	335000	330000	330000	375000	420000	487000	462000	16	212	12.0
ALTONA MEADOWS	125000	154000	158000	177000	210000	240000	255000	245000	260000	285000	321250	315001	13	157	9.9
ALTONA NORTH	133000	150000	165000	203000	250000	282000	280000	280000	298001	364500	401500	385000	10	202	11.7
ANGLESEA	129500	145000	180000	260000	332000	345000	382500	390750	415000	446500	455000	430000	2	251	13.4
APOLLO BAY	115000	145000	162500	208750	253000	277500	320000	350000	360000	417500	360000	280000 ^A	-14	213	12.1
ARARAT	70000	62500	64000	67000	82000	100000	129500	150000	145000	154000	145000	177000	-6	107	7.6
ARDEER	108000	129500	137500	160000	177500	220000	217500	226000	238000	252000	300000	280000	19	178	10.8
ARMADALE	383750	475000	535000	590000	745000	725000	820500	785000	878000	1272250	1342000	1033500 ^A	5	250	13.3
ASCOT VALE	220000	260000	295000	348500	385000	400000	425000	427250	480000	600000	657500	540000 ^A	10	199	11.6
ASHBURTON	232500	289500	338500	374000	443000	529000	523500	515000	600000	812000	794000	680000	-2	242	13.1
ASHWOOD	177000	208750	240000	278250	325000	375000	400000	380750	434500	572000	603000	561000 ^A	5	241	13.0
ASPENDALE	158250	187750	215000	251000	292500	345000	340000	363500	400000	500000	505000	435232 ^A	1	219	12.3
ASPENDALE GARDENS	163500	188000	223250	260000	319975	370000	360000	377050	385000	435000	475000	460000	9	191	11.3
ATTWOOD	135750	148000	221000	232000	310000	260000	282500	291000	373000	365000	440000	416000 ^A	21	224	12.5
AVENEL	76000	77000	106750	98000	100000	140000	180000	191000	190000	207000	185000	NA	-11	143	9.3
AVOCA	42000	53000	56500	70000	73500	94500	113000	135000	135000	135000	156000	125000 ^A	16	271	14.0
AVONDALE HEIGHTS	164000	195625	190000	240000	278000	312000	317375	315000	328750	366000	440000	396500 ^A	20	168	10.4
AVONSLIGH	135000	139125	162000	175000	215000	210000	260000	285000	280000	313500	308500	307500 ^A	-2	129	8.6
BACCHUS MARSH	111000	114000	134000	152500	180000	215000	228000	231500	238500	247250	247000	264500	0	123	8.3
BAIRNSDALE	85500	88000	90000	95000	109000	159999	185000	197500	207750	210000	212700	205000	1	149	9.5
BALACLAVA	240500	269000	320125	374000	452500	462500	495000	478000	537500	680000	790000	586000 ^A	16	228	12.6
BALLAN	92500	90000	107000	122000	138500	160710	192000	203500	205000	210000	220000	255000 ^A	5	138	9.1
BALLARAT	82950	90000	97250	120000	145223	180000	190000	207000	205000	215000	217750	230000	1	163	10.1
BALLARAT CENTRAL	-	-	-	-	-	-	-	-	72750 ^A	227006 ^A	252000	411500 ^A	11	NA	NA
BALLARAT EAST	80500	69750	93000	96000	135000	145000	185000	215000	216500	212000	214300	217500	1	166	10.3
BALLARAT NORTH	107500	117000	132500	140000	156000	210000	228750	210000	238750	230000	249000	298500 ^A	8	132	8.8
BALNARRING	131000	130000	148000	182500	205500	276500	310000	309500	282500	375000	393000	370000 ^A	5	200	11.6
BALNARRING BEACH	135000	147000	169000	234000	275000	423000 ^A	400000	470000	460000	597500	667500 ^A	735000 ^A	12	394	17.3
BALWYN	385500	421000	460000	519000	598000	710000	667500	790000	855000	1179000	1208000	1160000	2	213	12.1
BALWYN NORTH	313750	349500	370000	442000	512000	566325	579500	606500	690000	900000	900000	816000	0	187	11.1
BANNOCKBURN	125000	136000	131000	150500	177500	220000	279000	321000	295750	272000	291750	280000 ^A	7	133	8.8
BARANDUDA	149250	129000	123000	136750	176000	225500	281000	280000	288725	307500	331250	286000 ^A	8	122	8.3
BARNAWARTHA	87500	88500	82500 ^A	104000	121250	155000	175250 ^A	217500	185000 ^A	203250	224500 ^A	209500 ^A	10	157	9.9
BARWON HEADS	116776	125000	159000	205000	259500	306250	340000	371250	420000	447000	475000	550000	6	307	15.1
BAXTER	87500	104000	115500	126000	150000	189000	209000	218000	228000	244475	257000	290000 ^A	5	194	11.4
BAYSWATER	121250	132000	145000	170500	205500	240000	257200	270000	285100	331000	348500	312250	5	187	11.1
BAYSWATER NORTH	126000	145000	156500	182250	213750	247250	265000	281000	285000	335000	351000	367750 ^A	5	179	10.8
BEACONSFIELD	140000	147000	185900	210000	242500	295000	315500	312760	370000	375000	380000	400000	1	171	10.5
BEACONSFIELD UPPER	196500	209000	230000	270000	323750	370000	367500	401000	430000	493000	460000	410000 ^A	-7	134	8.9
BEAUFORT	58000	49500	53000	73000	89000	100000	136500	115000	126000	151250	155000	133000 ^A	2	167	10.3
BEAUMARIS	333250	379000	422500	493500	580000	620000	632500	671250	750000	900000	935000	812500	4	181	10.9
BEECHWORTH	103000	97250	102000	130000	142000	178000	205000	231700	260000	315000	270000	230000 ^A	-14	162	10.1
BELGRAVE	106500	125000	136000	166500	195000	230000	250000	274100	282500	311000	335000	292500	8	215	12.1
BELGRAVE HEIGHTS	115500	131250	154500	176250	217500	256000	265000	288800	327000	347500	412000	351288 ^A	19	257	13.6
BELGRAVE SOUTH	145000	147000	202000	240000	301750	330000	350500	279000	363500	375000	373000	395000 ^A	-1	157	9.9
BELL PARK	86000	90000	97000	117250	127250	185500	206000	226500	232000	225000	237500	255000	6	176	10.7
BELL POST HILL	102000	105000	107500	135000	164000	190000	230000	228000	230000	254000	247000	255000	-3	142	9.2
BELLFIELD	-	-	-	250000 ^A	250000 ^A	282750	276000	302500	297350	378500	410000	NA	8	NA	NA
BELMONT	98000	108250	120000	140000	180000	215000	232250	241000	245000	261500	265000	259000	1	170	10.5
BENALLA	88000	90000	88750	105000	128000	155000	177000	187500	212000	205000	214000	192000	4	143	9.3
BENDIGO	88000	95500	97750	123000	150000	183000	200000	205000	216500	235000	227500	227750	-3	159	10.0
BENTLEIGH	245000	292500	307625	353625	418750	445010	460000	501000	539250	720000	713750	621000	-1	191	11.3
BENTLEIGH EAST	195000	235000	255250	301800	355000	385275	389375	401275	450000	570000	602000	536000	6	209	11.9
BERWICK	133000	150000	175000	194250	232000	265000	280675	293000	312500	335000	351000	350500	5	164	10.2

MEDIAN HOUSE PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth	
													07-08 (%)	98-08 (%)	PA 98-08 (%)	
BIRCHIP	48000 ^A	44000 ^A	47500 ^A	41000 ^A	38000 ^A	42500	45000	65000	75000 ^A	50000	80000 ^A	52500 ^A	60	67	5.2	
BIRREGURRA	70000	85000	77250	85000	110000	150000	160000 ^A	172000	181000	209000	246500	NA	18	252	13.4	
BITTERN	103000	110000	137000	145000	190000	237500	250250	247100	277000	325000	320000	450000 ^A	-2	211	12.0	
BLACK HILL	150000 ^A	120000	158000 ^A	144000 ^A	166000 ^A	224000	266000 ^A	210000 ^A	240000 ^A	197500	175000 ^A	245000 ^A	-11	17	1.6	
BLACK ROCK	377500	525000	488750	576500	655000	703750	750000	790000	900000	1040000	1067500	1630000 ^A	3	183	11.0	
BLACKBURN	195500	236000	258500	303000	350000	413500	417750	420000	455250	620000	601250	602500 ^A	-3	208	11.9	
BLACKBURN NORTH	156000	189000	210000	258500	300252	330000	350000	364000	385000	497000	499000	466500	0	220	12.3	
BLACKBURN SOUTH	165000	206500	216125	260500	295000	340000	361000	380000	400029	495000	510000	502500	3	209	11.9	
BLACKWOOD	65000	73000	75000	82500	129000	184000 ^A	178000	219000	189500	195000	235000	280000 ^A	21	262	13.7	
BLAIRGOWRIE	112750	145000	175000	230000	290000	330000	346500	350000	395000	440000	461375	460000	5	309	15.1	
BLIND BIGHT	97500	119000	117500	139000	175000	215000	237000	242000	242000	274250	270000	308750 ^A	-2	177	10.7	
BONBEACH	129000	167500	175400	215000	278000	290000	432500	395000	439000	448000	490800	319000	10	280	14.3	
BOOLARRA	81000	89000	65000	70000	91500	113000	128000	150000	149500	165000	150000	135000 ^A	-9	85	6.4	
BOORT	34000	74075	60000	83500	65500	70500	94000	110000	126000	122600	100000	69000 ^A	-18	194	11.4	
BORONIA	121300	135000	147000	175000	207000	240050	260000	270000	285000	322000	341250	361000	6	181	10.9	
BOX HILL	207500	240500	290000	311000	411000	442750	455000	480000	551000	623000	678000	780000 ^A	9	227	12.6	
BOX HILL NORTH	190000	220000	240000	281000	321018	383900	399000	411000	435000	575000	589500	600000	3	210	12.0	
BOX HILL SOUTH	182000	215750	239000	300000	350500	390000	390000	405000	450000	577000	587250	495000 ^A	2	223	12.4	
BRAYBROOK	87750	113500	120000	155000	193000	215000	231500	220000	226000	282750	350000	317750	24	299	14.8	
BREAKWATER	75750	88500	90000	103753	130000	157250	177750	195000	178500	198750	210000	225000 ^A	6	177	10.7	
BRIAGOLONG	68000	76000 ^A	76000	62700	91750	102750	120000	155000	152000	160000	180000	207000 ^A	12	165	10.2	
BRIAR HILL	167500	186750	191075	240000	291000	320000	337500	335975	379500	386000	415475	380000 ^A	8	148	9.5	
BRIGHT	121000	120000	125000	140000	165000	214000	249000	265476	250000	277000	240000	265000 ^A	-13	98	7.1	
BRIGHTON	560000	587500	650000	745050	832000	886000	1090000	1100000	1240000	1650000	1550000	1025000	-6	177	10.7	
BRIGHTON EAST	335000	390000	420000	512250	585000	645000	665000	710000	768751	960000	990100	1125000	3	196	11.4	
BROADFORD	85500	93000	95000	115000	155000	165000	175000	193400	200000	217000	225500	211500	4	164	10.2	
BROADMEADOWS	85000	98000	112000	125500	157500	190000	200000	201000	202500	220250	260000	274000	18	206	11.8	
BROOKFIELD	-	91000 ^A	183500 ^A	173500 ^A	192500	204000	240000	284500	280000	265900	276543	307776 ^A	4	0	NA	
BROOKLYN	101000	148500	143000	173500	220000	262000	280000	255000	267500	317000	400000	375000 ^A	26	296	14.8	
BROWN HILL	95000	115000	98500	118500	130500	197500	195000	191000	240000	200500	218750	115000 ^A	9	130	8.7	
BRUNSWICK	183500	225000	248000	290000	348250	374000	388750	395000	425000	530000	547000	550000	3	198	11.5	
BRUNSWICK EAST	219500	225500	255750	305000	355000	377500	400000	374000	420000	510000	565750	532500	11	158	9.9	
BRUNSWICK WEST	196500	236000	253225	300000	373500	389000	386000	395000	416000	550000	545000	645000 ^A	-1	177	10.7	
BRUTHEN	56000 ^A	81400 ^A	65563	89500	78800	97000	120000	162500	158500	180000	155000	189000 ^A	-14	177	10.7	
BULLEEN	205000	237500	252000	308750	346000	409275	405000	410000	475500	595000	640000	579000	8	212	12.1	
BUNDALONG	110000 ^A	147500	110000	145000 ^A	165000	225000	230000	253750	257000	320000	384000	362500 ^A	20	249	13.3	
BUNDOORA	135000	154000	175000	206000	241750	271000	285000	295500	320000	360000	380000	342500	6	181	10.9	
BUNINYONG	107500	117000	130000	145750	176500	210750	225000	249000	253750	237000	260000	275000 ^A	10	142	9.2	
BUNYIP	117000	139750	137500	153500	215000	262000	267500	235000	265000	290000	302000	276000 ^A	4	158	9.9	
BURNLEY	225000	270000	292750	366750	418000	447500	421500	420250	480000	571250	646250	655000 ^A	13	187	11.1	
BURNSIDE	131980	146000	168250	180000	218500	247750	270000	275500	281000	292500	310000	327500	6	135	8.9	
BURNSIDE HEIGHTS	-	-	-	-	-	350000 ^A	300500	300000	283000	308168	315000	332500	2	NA	NA	
BURWOOD	215750	260000	270000	300000	346555	440000	445000	475000	490000	627000	685000	572000	9	217	12.2	
BURWOOD EAST	173750	192750	214000	270500	295000	360000	360000	370000	390500	500000	513948	516000	3	196	11.5	
BUXTON	140000 ^A	121000	115000	128000	160000	152500	155000 ^A	220000 ^A	248000 ^A	297000	382500 ^A	NA	29	173	10.6	
CAIRNLEA	-	-	-	205000 ^A	248000	274500	315000	324500	333750	325000	359500	329000 ^A	11	NA	NA	
CALIFORNIA GULLY	83000	75500	80000	95000	117000	150000	168125	175000	184000	170000	191500	180000	13	131	8.7	
CAMBERWELL	383500	428000	482500	545000	610000	685500	705000	767750	850000	1057500	1021000	876000	-3	166	10.3	
CAMPBELLFIELD	110250	130000	146562	165000	190000	225000	235000	248500	246000	265000	286000	300000 ^A	8	159	10.0	
CAMPBELLS CREEK	112500	98000	110000	116500	167500	164500	190000	210000	236250	230000	265000	270000 ^A	15	136	8.9	
CAMPERDOWN	63000	62500	65500	69250	89000	115000	138250	165000	165000	190000	188000	187500	-1	198	11.6	
CANADIAN	-	-	25500 ^A	187500 ^A	126000 ^A	168000 ^A	230000 ^A	258000	271000	265000	273000	278500 ^A	3	NA	NA	
CANNONS CREEK	86975	95000	125000	123500	197500	244500	218000 ^A	245000	264000	228250	230000	260000 ^A	1	164	10.2	
CANTERBURY	452750	571750	585000	750000	877500	927250	900000	1006000	1200000	1547000	1605000	953000 ^A	4	255	13.5	
CAPE PATERSON	75500	80500	97000	136000	186250	237750	240000	266500	277000	270000	302500	285000 ^A	12	301	14.9	
CAPE SCHANCK	206500	254500	250000	272500	300000	290000	320000	320000	362500	595000	401000	362500	360000 ^A	-10	76	5.8
CAPE WOOLAMAI	60000	75000	87500	114000	160000	194000	210000	228000	245000	251500	270000	283000 ^A	7	350	16.2	
CARDROSS	83750	110000	115000	121500	122500 ^A	155000 ^A	174000	203500	212500 ^A	173500 ^A	210000	NA	21	151	9.6	
CARISBROOK	92000	64500	83000	92500	91000	123500	140000	158500	155000	137500	165000	120000 ^A	20	79	6.0	
CARLTON	298000	287000	319750	406225	416000	520000	460000	480000	507500	750000	697500	745000 ^A	-7	134	8.9	
CARLTON NORTH	296500	331250	370000	420000	489750	543000	560000	541500	623500	742000	750000	787000 ^A	1	153	9.7	
CARNEGIE	238000	252750	305750	367000	431000	450000	487500	497794	561250	727500	710750	720000 ^A	-2	199	11.6	
CAROLINE SPRINGS	54000	149500	183500	208000	249000	267000	285000	285000	295000	310000	321500	336500	4	495	19.5	
CARRUM	120000	145000	175000	205000	240000	287000	290000	315000	320000	380000	445000	360000 ^A	17	271	14.0	
CARRUM DOWNS	112000	120000	131750	148750	179000	210000	225000	230000	241000	257000	275000	268000	7	146	9.4	

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)	
													07-08 (%)	98-08 (%)		
CASTERTON	38000	49000	44500	55000	65000	80000	91250	90000	125500	95000	116250	93000 ^A	22	206	11.8	
CASTLEMAINE	80000	90000	92000	122000	159500	185500	210000	225000	230000	224000	250000	240000	12	212	12.1	
CAULFIELD	375500 ^A	410000	450250	560000	590282	627500	645000	625500	735000	915000	900000	670000 ^A	-2	140	9.1	
CAULFIELD NORTH	340000	431500	450000	585000	635000	674500	690500	775000	905000	1115000	1190000	800250 ^A	7	250	13.3	
CAULFIELD SOUTH	293000	347500	380000	415500	515500	550000	549000	585000	650000	850000	823500	487500 ^A	-3	181	10.9	
CHADSTONE	163500	192000	208000	258500	305500	336500	336000	357000	399750	500000	549000	560000 ^A	10	236	12.9	
CHARLTON	51500	42000	61500	51750	58375	73000	85000	113918	91500	112000	129000	82000 ^A	15	150	9.6	
CHELSEA	125500	161000	170500	215000	258000	310000	316250	332000	353500	415000	448500	402500	8	257	13.6	
CHELSEA HEIGHTS	134750	165000	175500	187250	239000	279000	299000	308000	302000	355500	385000	370000 ^A	8	186	11.1	
CHELTENHAM	181428	223250	238000	280000	320000	372750	368844	370000	410250	500500	549000	475000	10	203	11.7	
CHEWTON	85000	96000	90750	114250 ^A	129000	175000	192500	198500	176000	222500	175000	NA	-21	106	7.5	
CHILTERN	76000	73000	85500	87500	119500	127500	149500	180000	195000	178000	179000	265000 ^A	1	136	8.9	
CHIRNSIDE PARK	135000	155000	185000	220000	260000	280000	317600	315000	334500	370000	432000	515000	453960	7	181	10.9
CHURCHILL	51000	46000	50000	51000	70000	90000	117000	115000	125000	129750	135000	128500	4	165	10.2	
CLARINDA	130500 ^A	135500 ^A	195500 ^A	228500	268500	290000	295000	319000	331000	390000	450000	170000 ^A	15	245	13.2	
CLAYTON	140000	168500	185000	220000	280000	317600	315000	334500	370000	432000	515000	453960	19	268	13.9	
CLAYTON SOUTH	135500	155000	170000	200000	238500	272500	297250	307500	321000	410000	445000	437000	9	228	12.6	
CLEMATIS	134000	117750	169500	179250	230000 ^A	283500	315000	377500	270800 ^A	320000	387500 ^A	265000 ^A	21	189	11.2	
CLIFTON HILL	255000	274250	315000	378000	435875	480000	480000	492500	532250	697500	660500	557500 ^A	-5	159	10.0	
CLIFTON SPRINGS	95000	102000	119500	142500	180000	220000	237250	247250	250000	255000	264500	260500	4	178	10.8	
CLUNES	56500	65000	64995	87000	84000	115022	135000	154000	132750	165000	172500	200000 ^A	5	205	11.8	
COBDEN	64250	77500	80000	78000	86000	120000	124388	152000	183000	172495	180000	200000 ^A	4	180	10.9	
COBRAM	102000	105000	119000	103400	132750	152000	174000	189000	210000	221000	225000	237500	2	121	8.2	
COBURG	165000	201000	223250	275000	305311	350000	360000	360000	370000	460500	501000	470000	9	204	11.7	
COBURG NORTH	135000	157500	177900	217500	245000	292250	290000	281000	305000	365000	416000	420000 ^A	14	208	11.9	
COCKATOO	98000	116000	122500	140000	170000	190000	215000	230000	251000	265000	287750	293750 ^A	9	194	11.4	
COHUNA	85000	75000	75150	87000	81400	90000	125000	132500	145000	143500	144500	170625 ^A	1	70	5.4	
COLAC	78000	78500	84000	110000	125000	151200	179000	183000	190000	202000	196000	188750	-3	151	9.7	
COLDSTREAM	115000	129950	143500	170000	187500	221250	242500	250050	265000	289750	312000	319000 ^A	8	171	10.5	
COLERAINE	25400	20250	34500	47500	45000	60000	70000	107500	93500	126000	112500	127500 ^A	-11	343	16.0	
COLLINGWOOD	192500	215000	249950	295000	360000	351500	407500	416500	435000	566250	540000	501750 ^A	-5	181	10.9	
COOLAROO	89500	110000	115000	125000	155000	175000	200000	200000	206500	210000	225000	280000 ^A	7	151	9.7	
CORINELLA	60000	75000	74000	106500	132000	177150	184500	226000	206600	185000	252500	270000 ^A	36	321	15.5	
CORIO	69000	75250	78000	88000	120000	140000	157000	165000	170000	175000	177500	194750	1	157	9.9	
CORONET BAY	50500	58500	66500	84000	130000	169000	160000	171333	175000	177500	217500	170000 ^A	23	331	15.7	
CORRYONG	48000	50000	60000	61000	72750	83750	108000	110000	148000	133500	155000 ^A	100500 ^A	16	223	12.4	
COWES	87750	102000	120000	145000	191500	228000	245000	257500	282500	286000	314000	290000	10	258	13.6	
CRAIGIEBURN	112000	130000	136000	163000	187500	220000	238000	240000	249000	265000	280000	320000	6	150	9.6	
CRANBOURNE	-	92000 ^A	94000 ^A	112500 ^A	147500 ^A	227475 ^A	235125 ^A	295000	235800	243000	265000	249500	9	0	NA	
CRANBOURNE EAST	94500	104000	117000	130500	155000	191000	212250	220000	235000	256000	290000	287000	13	207	11.9	
CRANBOURNE NORTH	105000	115000	126250	140000	165000	192000	211500	225000	223000	244000	265000	275000	9	152	9.9	
CRANBOURNE SOUTH	213250	250000	276500	295000	392500	393750 ^A	380000 ^A	469250	500000	467500	305000	235000 ^A	-35	43	3.6	
CRANBOURNE WEST	90000 ^A	135950 ^A	155950	163700	166350	192000	210000	215088	225000	238750	256125	260000	7	185	11.0	
CREMORNE	-	-	-	-	692114 ^A	662500 ^A	352500	460000	405000 ^A	490000 ^A	650000	890000 ^A	33	NA	NA	
CRESWICK	78250	82000	75000	90000	125000	150000	171000	185000	186000	196250	202500	215000	3	159	10.0	
CRIB POINT	81250	84000	106000	128000	158750	190000	205000	215000	225000	240000	259000	235500	8	219	12.3	
CROYDON	126108	144000	161000	185000	232000	260000	270000	285000	295000	352530	371500	366000	5	195	11.4	
CROYDON HILLS	168000	187000	211750	252000	295500	315000	339950	348750	366250	420000	440000	395000 ^A	5	162	10.1	
CROYDON NORTH	195000	221150	242000	280000	257250	290750	346500	340500	349875	395000	423250	457500 ^A	7	117	8.1	
CROYDON SOUTH	128000	145000	172000	186500	218500	257500	270000	285000	281050	317000	359500	370000 ^A	13	181	10.9	
DALLAS	-	-	125750 ^A	125000	162500	170000	193750	192000	187500	210000	230000	265000 ^A	10	NA	NA	
DALYSTON	48000 ^A	56000 ^A	73500 ^A	81500	90500	138000	141500	165000	172500 ^A	200000	230000	NA	15	379	17.0	
DANDENONG	100000	110000	120000	143000	175000	214000	225000	238100	255000	295000	336000	330500	14	236	12.9	
DANDENONG NORTH	112000	125000	132500	155000	180000	220000	235000	239000	251000	275750	310000	312000	12	177	10.7	
DANDENONG SOUTH	290000	250000	135000	145000	180000	210000	250000	234000	266000	280000	332000	307500 ^A	19	14	1.4	
DARLEY	-	-	-	195000 ^A	200000 ^A	210000	265000 ^A	217000	205000	247000	334000	220000 ^A	-5	NA	NA	
DAYLESFORD	105000	110000	134000	150000	195000	230000	250000	253000	278000	267500	275000	290000 ^A	3	162	10.1	
DEER PARK	103500	120000	130000	145000	178500	205000	218000	225000	220000	240000	268000	260000	12	159	10.0	
DELACOMBE	115000	143500	128725	166500	183000	220000	220000	218000	227000	248130	244000	279000	-2	112	7.8	
DELAHEY	130000	140000	158000	175000	215000	230000	241000	245000	240000	265000	280000	290000	6	115	8.0	
DENNINGTON	85000	86550 ^A	75000 ^A	103000	150000 ^A	193000	235000 ^A	219500	216000	290000	265000	202500 ^A	-9	212	12.0	
DERRIMUT	-	-	-	415000 ^A	143000 ^A	238500 ^A	282000	302500	365000	335000	330000	360000	-1	NA	NA	
DIAMOND CREEK	163200	198000	216000	241938	287500	322000	331250	340000	345000	402000	435000	390000	8	167	10.3	
DIGGERS REST	96000	105000	110000	129500	168000	193000	189500	202500	210000	200000	225000	250000 ^A	12	134	8.9	
DIMBOOLA	39000	37000	42500	47500	68500	65000	72500	96000	87000	86000	85000	95000 ^A	-1	118	8.1	

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
DINGLEY VILLAGE	166000	185000	216500	255000	286000	329500	336251	345000	366000	415000	435000	400577	5	162	10.1
DINNER PLAIN	135000	245000	220000	215000	301000	320500	375000	307500	290000	313750	437501	455000^	39	224	12.5
DONALD	45000	53500	46000	55000	60000	71500	72500	96500	120000	89000	102750	95000^	15	128	8.6
DONCASTER	204000	255000	265000	320000	357500	407750	426000	425000	475000	588500	606000	573800	3	197	11.5
DONCASTER EAST	200000	242000	256450	313775	358500	405000	410000	417000	455000	549000	570000	568500	4	185	11.0
DONVALE	220500	290000	290500	322500	385000	443000	495000	465000	500000	633000	661750	518000	5	200	11.6
DOREEN	225000^	110000	187000^	135000	145000	170000	236000	293500	357500	375000	375000	343750	0	67	5.2
DOVETON	72000	82500	85250	105000	130000	163000	175000	180000	175500	210500	240000	240000	14	233	12.8
DROMANA	96000	115000	147975	165000	239000	265000	290000	285000	310000	345000	377000	280000^	9	293	14.7
DROUIN	85000	96750	110000	125000	145000	180000	205000	205000	215000	219000	231000	216000	5	172	10.5
DRYSDALE	153250	120000	129000	180000	169500	220000	249750	262500	278000	290500	285950	277000^	-2	87	6.4
DUNKELD	66500^	59500	58000	80000	78000	117500	113750	150000	200000	167500	142000	315000^	-15	114	7.9
DUNOLLY	52000^	70000	52000	56000	70000	76000	100000	115000	120000	136000	142000	145002^	5	174	10.6
EAGLE POINT	80000	101000	98500	102500	140000	178000	190000	217500	235000	262000	247500	230500^	-6	209	12.0
EAGLEHAWK	86000	85000	84750	100000	120000	160000	170000	187750	190000	190000	197250	199000	4	129	8.7
EAGLEMONT	411000	470000	437775	474500	720000	725000	675000	753000	855000	925000	1198000	NA	30	191	11.3
EAST BENDIGO	85000^	109975^	89000^	111000^	171000^	171000^	271750^	271750^	155500^	240000	218500	105000^	-9	157	9.9
EAST MELBOURNE	421000	531000	625000	780000	651000	875000	900000	1292500	1177500	1525000	1380000	1300000^	-10	228	12.6
EAST WARBURTON	84000	91500	85500	125000	137750	180000	196000	181000	201250	260000	250000	260000^	-4	198	11.5
ECHUCA	125000	123000	135000	150000	175000	205000	225000	240000	250000	260000	255000	262500	-2	104	7.4
EDEN PARK	216000	221500	251500	306000	316100	375000	395001	380500	480000	485000	461000	265000^	-5	113	7.9
EDENHOPE	65000	64000	70000	74000	77000	62000	87500	126500	120000	137750	160000^	158750^	16	146	9.4
EDITHVALE	140000	174000	199975	235500	282000	345000	335000	349975	390000	465000	485000	450250^	4	246	13.2
EILDON	51000	67000	62000	76500	85000	125000	152750	145000	151000	148000	155000	176750^	5	204	11.8
ELLMINNYT	85000	116250	129000	127500	155000	181000	203500	180000	218000	232000	286200	398000^	23	237	12.9
ELMORE	56000	49000	61000	77500	85000	76500	90000	142500	112500	142500	122500	158000^	-14	119	8.1
ELSTERNWICK	327750	369500	390000	515000	562000	635000	607000	665500	744250	910000	877500	912500^	-4	168	10.3
ELTHAM	210050	236000	255000	296000	345000	381000	380000	396500	428750	476250	516000	489000	8	146	9.4
ELTHAM NORTH	218500	240000	260000	299500	350000	380000	401755	410000	403500	480000	510100	490000^	6	133	8.8
ELWOOD	374000	420000	465000	582000	659000	635000	725000	755000	790000	1030000	1065000	848000^	3	185	11.0
EMERALD	138000	164000	181500	194000	243000	262000	287000	318750	310000	338250	351250	374000	4	155	9.8
ENDEAVOUR HILLS	125000	138000	153000	170000	200000	230000	250000	260000	268000	295000	325000	335000	10	160	10.0
ENFIELD	45000^	85250^	86750	107500^	102000	147508^	225000^	191500^	183250	210000	195000^	222750^	-7	333	15.8
EPPING	125000	144150	157000	180000	215000	240000	251250	260000	260000	285000	301500	335000	6	141	9.2
EPSOM	117000	118750	112500	140000	170000	219000	216500	246500	260500	260000	251000	251000	-3	115	7.9
ESSENDON	255000	310000	335000	374000	460300	525000	521000	507000	545000	711000	715000	780000^	1	180	10.9
ESSENDON NORTH	198500	231000	260000	313000	355000	365000	420000	420000	502500	615000	615000	225000^	22	210	12.0
ESSENDON WEST	203000	247500	229000^	319250	353000	389000	387750	434500	409000	530500	625000	601250^	18	208	11.9
EUMEMMERRING	91000	110000	115000	128500	161000	185000	208000^	209000	240000	240000	290000	207000^	21	219	12.3
EUROA	63500	81375	75000	90000	99000	135000	145000	165000	161000	172000	185000	255000	8	191	11.3
FAIRFIELD	215000	260750	279500	345000	377500	429600	494000	502250	532000	682500	680000	610000^	0	216	12.2
FAIRHAVEN	205000	141500	220000	300000	413000	460060	492500	480500	635000	635000	605000	508000^	-5	195	11.4
FAWKNER	119000	147000	156950	189500	223750	250700	262407	262000	257000	300500	341500	321000	14	187	11.1
FERNTREE GULLY	125000	141420	155050	175250	210000	252750	265000	275500	292000	321000	351500	352500	10	181	10.9
FERNTREE GULLY UPPER	125000	145750	150000	173500	201000	257000	259000	275000	285000	337000	365000	335050	8	192	11.3
FERNY CREEK	172500	165000	215125	285050	275000	321450	360000	385000	350000	407500	431500	419500^	6	150	9.6
FINGAL	-	-	-	245000	275000	375000	345500	485000	465000^	628500	475000	210000^	-24	NA	NA
FISH CREEK	85000^	80500^	73000^	79750	115000	136500	166000^	167500^	222000^	235000^	180000	35000^	-23	112	7.8
FITZROY	250000	299000	317500	410000	465000	468000	503500	506000	600000	694750	767500	661000^	10	207	11.9
FITZROY NORTH	253250	291000	315750	370000	430000	462750	484500	492550	555500	686000	720000	732000	5	184	11.0
FLEMINGTON	190000	240000	252250	322000	350350	370000	365500	386000	405000	510000	555000	542500^	9	192	11.3
FLINDERS	147500	238500	345000	333500	467085	460000	525000	589750	714000	660000	701000	545250^	6	375	16.9
FLORA HILL	95000	92000	105000	139500	165000	203300	194000	227000	242000	232500	229300	215000^	-1	141	9.2
FLOWERDALE	70200	74000	87750	99995	93000	144000	145000	138000	193000	205000	166500	240000^	-19	137	9.0
FOOTSCRAY	149000	180000	185000	225000	271750	305000	315000	320000	340000	418500	450000	455500	8	202	11.7
FOREST HILL	155000	176500	200175	237500	278000	321000	320000	347000	360000	470500	460000	426000	-2	197	11.5
FOSTER	78000	90500	86000	80000	110250	150000	184000	200000	238000	217500	245000	222000^	13	214	12.1
FRANKSTON	110000	125375	135000	146000	175000	216500	232250	242000	249500	281250	306000	294750	9	178	10.8
FRANKSTON NORTH	73000	79500	84000	94500	124500	155000	170000	171000	177000	215000	228000	230050	6	212	12.1
FRANKSTON SOUTH	48000^	149000	178000	240000	268250	320000	323500	337000	365000	400000	420000	385000	5	775	24.2
GARDENVALE	320000	342500	400000	466000^	435000	605000^	520000^	718000	619000	875000	855000	NA	-2	167	10.3
GARFIELD	98000	128000	131500	151500	180500	210000	222500	241250	238000	241250	295000	240000^	22	201	11.7
GEELONG	140750	160000	175750	215000	260000	288000	302750	339000	320000	353500	369950	302000	5	163	10.1
GEELONG EAST	89975	110000	117125	155000	198750	228000	235000	230000	248000	283000	280000	300000	-1	211	12.0
GEELONG NORTH	82334	95000	111000	132500	155000	203500	215000	223000	225500	242500	247250	267250^	2	200	11.6

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth	
													07-08 (%)	98-08 (%)	PA 98-08 (%)	
GEELONG SOUTH	98000	125000	130000	160000	220000	227500	258000	268000	300000	282500	304500	313500 ^A	8	211	12.0	
GEELONG WEST	89085	97000	129000	153750	203500	250000	248500	265000	265000	297000	320000	321000	8	259	13.6	
GEMBROOK	140000	134000	148500	195000	227500	240000	210000	250000	255000	287000	285000	237500 ^A	-1	104	7.4	
GISBORNE	143000	139500	179250	205000	238000	255000	286500	272000	290000	322500	357000	330000	11	150	9.6	
GLADSTONE PARK	127000	150000	160000	190000	223500	250000	263500	265000	270000	284000	322000	335750 ^A	13	154	9.8	
GLEN HUNTLY	266250	326500	312500	400000	425000	479000	500000	495000	502500	797250	760000	632500 ^A	-5	185	11.1	
GLEN IRIS	362500	412000	420000	500000	595000	655000	652500	710000	790000	976250	1000000	927500	2	176	10.7	
GLEN WAWERLEY	185000	225000	240000	285000	350000	393750	407000	425000	451100	585000	611000	636000	4	230	12.7	
GLENGARRY	97000 ^A	80250	101000	111250	130000	167500	180000	207500	223750	216500	231500	210000 ^A	7	139	9.1	
GLENROWAN	116000	112000 ^A	99750	95000 ^A	150250	119250 ^A	151000	239500	229500	222500 ^A	231140	230000 ^A	4	99	7.1	
GLENROY	123425	145000	160500	192000	235000	270000	280000	275000	280000	318000	370556	349000	17	200	11.6	
GOLDEN BEACH	38000 ^A	46800	49000	54000	61500	108000	125000	125000	159000	150000	172000	140000 ^A	15	353	16.3	
GOLDEN SQUARE	85000	99000	100000	116000	139250	167000	191000	200000	205500	211250	210000	220000	-1	147	9.5	
GORDON	90000	87250	80000	121000	130500	180000	185000	198000	200000 ^A	239000	273000	228000 ^A	14	203	11.7	
GOUGHS BAY	75000	89250 ^A	90000 ^A	75500	96500	150000	160000	170000	189500	176000	178500	165500 ^A	1	138	9.1	
GOWANBRAE	74000 ^A	72500 ^A	131000	207250	265000	285000	340000	301500	360000	358000	379000	196500 ^A	6	412	17.7	
GRANTVILLE	58500	67000	68500	98000	142250	170000	190000	212000 ^A	180000	179000	195000	145000 ^A	9	233	12.8	
GREENDALE	129750	134000	132500	167000	196000	228000	254000	260000 ^A	269000	295000	322500 ^A	NA	9	149	9.5	
GREENSBOROUGH	165000	185000	205550	244250	278125	310000	318250	335000	360000	393000	411000	420000	5	149	9.6	
GREENVALE	220000	240000	268000	292500	346500	391000	390000	420000	409500	413500	434000	350000	5	97	7.0	
GROVEDALE	112000	119950	135000	150000	182500	215000	240000	252500	253000	267250	287000	269000	7	156	9.9	
HADFIELD	-	-	-	209164 ^A	243000	261000	260500	285000	290000	332500	380000	365000 ^A	14	NA	NA	
HALLAM	118000	122000	140000	157500	190000	215000	232250	238000	244000	265000	303250	290000	14	157	9.9	
HALLS GAP	109500	110000	132000	130000	155500	244000	260000	240000	260000 ^A	236500	302500 ^A	221000 ^A	28	176	10.7	
HAMILTON	7000	7200	67250	7800	96750	15000	174500	192500	195000	200000	215000	222000	8	207	11.9	
HAMLIN HEIGHTS	94500	111000	114000	130000	172500	220235	238000	235000	229500	240000	272000	277000	13	188	11.2	
HAMPTON	333500	360000	411250	499000	573000	660000	714000	676488	847500	1090000	1067000	900000	-2	220	12.3	
HAMPTON EAST	-	-	250500 ^A	321000	370000	402500	400000	440000	481750	635500	612500	492500 ^A	-4	NA	NA	
HAMPTON PARK	104500	116915	130000	145600	165000	200000	207000	220000	222000	250000	270000	275000	8	158	10.0	
HARKAWAY	140000 ^A	164500 ^A	240000 ^A	176000 ^A	335000 ^A	291000 ^A	372500 ^A	306500 ^A	311500 ^A	355000 ^A	365000	NA	3	161	10.1	
HASTINGS	76500	84250	103500	124000	153000	185000	212500	215000	210000	255000	275000	294000	8	259	13.6	
HAVEN	156800 ^A	168500 ^A	181000 ^A	78000 ^A	182000 ^A	206250 ^A	270000 ^A	285000 ^A	310251 ^A	299500	325000 ^A	107000 ^A	9	107	7.6	
HAWTHORN	362500	422500	496500	550000	610000	662250	695000	725000	840000	1127500	1292500	760000 ^A	15	257	13.6	
HAWTHORN EAST	310000	386250	420000	515000	630750	627500	730000	670000	841500	1105000	1030000	870000 ^A	-7	232	12.8	
HEALESVILLE	95000	103000	115000	138000	179000	210000	220000	244000	251000	299000	306000	280000	6	222	12.4	
HEATHCOTE	74000	75000	90000	103000	116250	133500	158500	169000	180000	155000	150000	150000 ^A	-3	103	7.3	
HEATHCOTE JUNCTION	129000 ^A	140750 ^A	195000	177500	227000	230000	256000	270000	311250 ^A	315000	300000 ^A	270000 ^A	-5	133	8.8	
HEATHERTON	200000	145000	320000	387400	452675	448850	450000	478600	456500	496000	575000	515206 ^A	16	188	11.1	
HEATHMONT	137000	152000	178000	208000	260000	284210	290000	315000	330000	365500	410000	410000	12	199	11.6	
HEIDELBERG	205000	220000	273500	325000	345000	418750	416500	477000	493000	602500	655000	597500 ^A	9	220	12.3	
HEIDELBERG HEIGHTS	147500	160000	176000	230000	251000	318500	315000	320250	335000	386000	400000	380000 ^A	4	171	10.5	
HEIDELBERG WEST	95000	125000	140000	176500	219500	250000	249725	270000	270000	335500	340000	319000 ^A	1	258	13.6	
HEPBURN SPRINGS	95000	95000	120000	148000	185000	228500	225000	260000	240000	253750	280000	285000 ^A	10	195	11.4	
HERNE HILL	92000	90000	103000	130000	167000	188500	223500	225000	223250	245000	250000	246000 ^A	2	172	10.5	
HEYFIELD	42500	39000	52000	65000	65000	68250	95000	100500	136000	141500	140000	126250 ^A	-1	229	12.7	
HEYWOOD	50500	66500	65000	71000	70000	88750	110000	130000	168000	160000	138000	140000 ^A	-14	173	10.6	
HIGHETT	187750	225000	255000	306000	352500	402750	400000	415500	456250	579250	605000	516500	4	222	12.4	
HIGHTON	135000	161000	158000	188500	240000	283000	307500	320000	340000	342000	350000	335500	2	159	10.0	
HOPETOUN	23500	55930	46500 ^A	56500	44000	48900 ^A	45000	58501	76500	85000	74500	130000 ^A	-12	217	12.2	
HOPPERS CROSSING	120900	130000	143000	156500	183000	212000	225000	228000	225000	235000	260000	260000	11	115	8.0	
HORSHAM	85000	100000	91000	109000	125750	140000	158000	171500	170000	175000	186750	185500	7	120	8.2	
HUGHESDALE	183750	251000 ^A	250000 ^A	315000 ^A	321940	422500	425000	420000	520000	654000	620000	576000 ^A	-5	237	12.9	
HUNTINGDALE	141000	152594	20000	246000	280605	320000	327500	334000	373000	560000	503000	592500 ^A	-10	257	13.6	
HUNTLY	96000	113000	117500	125000	165000	226000	220000	228500	240000	245000	241000	188000 ^A	-2	151	9.6	
HURSTBRIDGE	148500	189500	185250	238500	256250	306250	300000	327000	340000	377500	384500	400000 ^A	2	159	10.0	
INDENTED HEAD	80000	90500	90000	142000	185000	228750	295000	255000	300000	298000	300000	300000 ^A	1	275	14.1	
INGLEWOOD	51750	47500	53000	55000	52500	77250	90000	100000	95000	116500	120000	86000 ^A	3	132	8.8	
INVERLEIGH	115000	84750	113000	127500	163500	176000	182000	239501	200000	247500	230000	340000 ^A	-7	100	7.2	
INVERLOCH	94000	110000	138000	172250	230000	271000	300000	287250	291750	320000	342000	332001	7	264	13.8	
INVERMAY	131250	175000	185000	203750	226000	256000	285000	305000	297500	322500	314000	521000 ^A	-3	139	9.1	
IRYMPLE	124500	134000	127500	141000	155000	179000	210000	235000	215000	238000	210000	235000	-12	69	5.4	
IVANHOE	307500	373000	357000	450000	478750	540000	530000	592500	608000	755750	810000	645000 ^A	7	163	10.2	
IVANHOE EAST	516250 ^A	410000 ^A	431000	545000	600000	655000	745000	717500	780000	962500	1177500	778000 ^A	22	128	8.6	
JACANA	-	-	110000 ^A	130100	163750	178000	205000	208750	224500	218400	279000	230000 ^A	28	NA	NA	
JAMIESON	125000 ^A	106750 ^A	77500 ^A	94600	110000	125000	132500	168000	196000	165000	193000 ^A	119500 ^A	17	54	4.4	

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
JAN JUC	128000	129150	170000	219750	285000	330000	320000	371000	356500	430000	486500	490000 ^A	13	280	14.3
JUNCTION VILLAGE	85000 ^A	152500 ^A	97000 ^A	127000	157000	185100 ^A	196400	205500	195000 ^A	247500 ^A	256500	225250 ^A	4	202	11.7
JUNORTOUN	120500	153500	124750	162500	160000	230000	236250	170000	292500	355000	312500	330000 ^A	-12	159	10.0
KALIMNA	-	102500 ^A	122500 ^A	84000 ^A	180000 ^A	195000	190000 ^A	180000 ^A	293500 ^A	249000	243750 ^A	300000 ^A	-2	0	NA
KALLISTA	129750	163000	186250	202500	268500	285000	330000	312500	334375	355000	414000	377500 ^A	17	219	12.3
KALORAMA	132500	160000	157000	201000	217000	247500	295000	310000	290000	348750	403000	356000 ^A	16	204	11.8
KANGAROO FLAT	95250	97750	113000	122000	142250	183500	205000	207250	220001	219000	220000	212500	0	131	8.7
KANIVA	55000	40000	36000	37000	36000	40000	64750	68000	90000	88500	89000 ^A	95000 ^A	1	62	4.9
KATANDRA WEST	96669 ^A	65250 ^A	91500 ^A	84500 ^A	110000	109000 ^A	95750 ^A	195000 ^A	160000	166750	165000 ^A	NA	-1	71	5.5
KATUNGA	120899 ^A	96500	106500	98000	102500	150000 ^A	163250	181242 ^A	177500	162500	202000	142500 ^A	24	67	5.3
KEALBA	120000	137000	145000	163500	189000	224000	227500	239000	238000	270000	292500	270000 ^A	8	144	9.3
KEILOR	200000	220000	245000	257500	320000	359000	350000	400000	390000	450000	498000	441500 ^A	11	149	9.6
KEILOR DOWNS	157000	171000	180000	195000	230000	262500	265000	266500	275000	295000	322552	340000	9	105	7.5
KEILOR EAST	165000	172500	200000	235000	278500	310000	320000	330500	330000	375000	415000	475000	11	152	9.7
KEILOR LODGE	-	-	-	345000 ^A	297500 ^A	320000 ^A	341000 ^A	352000 ^A	277500 ^A	336250 ^A	388000	403000 ^A	15	NA	NA
KEILOR PARK	147000	158000	168000	220750	253750	280000	307150	318000	308000	326000	360000	380000 ^A	10	145	9.4
KENNINGTON	78500	87000	110000	123000	143800	198000	205000	215000	226500	240000	226575	270000 ^A	-6	189	11.2
KENSINGTON	190000	227500	250000	301000	348500	372500	385100	400000	435000	521000	529000	530000	2	178	10.8
KERANG	68750	80750	75000	75000	74500	113000	110000	117250	158000	140000	145000	135000 ^A	4	111	7.7
KEW	395000	445000	462500	562000	650000	787500	780000	763000	863750	1300000	1225000	840000	-6	210	12.0
KEW EAST	312250	365500	392000	460000	534750	595000	610000	630000	714625	930500	872500	1101000 ^A	-6	179	10.8
KEYSBOROUGH	120000	130500	142250	165000	191500	229000	249000	263000	277000	300850	326000	377500	20	200	11.6
KIALLA	136750	151500	188450	195000	228000	263500	290000	286000	326000	340401	319500	318500	-6	134	8.9
KIALLA WEST	117500 ^A	174500 ^A	150000 ^A	179500	252000	288600	374875	329000	315000	410000	328000	365000 ^A	-20	179	10.8
KILCUNDA	83000	123000 ^A	143750	173000	235000	230000 ^A	263000	197500 ^A	300002 ^A	385000	260000	410000 ^A	-32	213	12.1
KILMORE	120000	129250	140000	148000	169000	208000	230000	245000	260000	256000	260000	329000 ^A	2	117	8.0
KILSYTH	115700	129000	149000	185000	210000	242000	254000	270000	279000	315500	350000	325500 ^A	11	203	11.7
KILSYTH SOUTH	155750	177500	210000	258500	299000	315000	330000	347500	385500	399000	475000	395000 ^A	19	205	11.8
KINGLAKE	98000	100000	123500	143000	150000	192000	194500	213325	226000	251000	257500	240000 ^A	3	163	10.1
KINGLAKE WEST	147250	120250	175000	172500	165000	203000 ^A	266000	271500	341500	317500	340000	382750 ^A	7	131	8.7
KINGS PARK	-	120000 ^A	156500 ^A	150000	175000	195000	215000	220000	219500	223000	250000	248500 ^A	12	0	NA
KINGSBURY	126875	130000	172500	194000	242500	288000	277000	280000	292500	338500	387710	400000 ^A	15	206	11.8
KINGSVILLE	-	-	251000 ^A	269500	313500	340000	340000	350000	390750	477500	438000	453000 ^A	-8	NA	NA
KNOXFIELD	135000	144975	160000	187500	245500	251075	270000	285000	300000	355000	369125	355000	4	173	10.6
KOO WEE RUP	95790	109625	101000	126000	166000	185000	197500	219000	237000	225750	251500	281000 ^A	11	163	10.1
KOONDROOK	73000	73500	77500	89000	86500	107500	115000	125000	175500	140000	160000	185000 ^A	14	119	8.2
KOONYONG	605500	746000	641750	767000	1055000	1165000	1125000	1148500	1150000	1275000	1155000	1572500 ^A	-9	91	6.7
KOROIT	71500	85500	93000	113250	146500	192750	225000	210775	200000	255000	250000	195000 ^A	-2	250	13.3
KORUMBURRA	68000	70000	79000	80000	112500	148750	160000	175000	190000	187000	200000	220000	7	194	11.4
KURUNJANG	106000 ^A	103000 ^A	137500 ^A	129000 ^A	147278	181000	206250	197500	208000	212000	235000	241000 ^A	11	122	8.3
KYABRAM	96500	109500	105000	113000	128000	144000	156500	176500	193250	195000	210000	191000	8	118	8.1
KYNETON	92250	95500	98500	128000	155000	187000	200000	220000	217500	243500	256000	332500	5	178	10.7
LAKE BOGA	73000	65000	100000	82500	110000	108500	135000	150000	151500	179775	135000	360000 ^A	-25	85	6.3
LAKE GARDENS	-	-	-	257000 ^A	270000	244000	269500	294500	320000	280500	356000	295000 ^A	27	NA	NA
LAKE TYERS BEACH	71750	97000	109250	135000	115000	149550	220000	200000	182000	262500	255000	200000 ^A	-3	255	13.5
LAKE WENDOUREE	-	-	-	-	-	-	-	-	381000 ^A	430000	422500	372500 ^A	-2	NA	NA
LAKES ENTRANCE	95500	95000	99500	111500	135000	177000	226000	242500	240500	259500	237750	245000	-8	149	9.5
LALOR	115000	133000	148000	171000	192000	230000	240025	240000	250000	267000	300000	315000	12	161	10.1
LANCEFIELD	96000	97250	114500	131000	157500	178000	177000	225000	246250	271000	250000	248500 ^A	-8	160	10.0
LANG LANG	78250	92500	96500	107500	147500	185000	233000	215000	210000	222500	255000	285000 ^A	15	226	12.5
LANGWARRIN	125000	130000	150000	172500	192500	238000	255000	255000	275000	293000	320000	337500	9	156	9.9
LARA	118000	127000	140000	150000	192000	226500	250000	260000	270000	275000	283000	290000	3	140	9.1
LAUNCHING PLACE	105000	120000	125000	136000	169950	215000	230000	230000	240000	284250	280000	367000 ^A	-1	167	10.3
LAVERTON	103500	118500	136750	130000	152000	187375	215000	200000	225000	240000	265000	265000 ^A	10	156	9.9
LEONGATHA	89000	100000	110000	116000	149000	180000	200000	225000	236000	220000	242500	253000	10	172	10.5
LEOPOLD	115500	130000	133000	155000	180000	222500	265000	250750	267000	280000	289700	279000	3	151	9.6
LETHBRIDGE	119750 ^A	111750	114000	147000	112500	230500	248000	285000 ^A	225000 ^A	238000	289000	209500 ^A	21	141	9.2
LILYDALE	130500	149000	165000	194250	250000	270000	291250	295000	330000	340000	365000	361000	7	180	10.8
LINDENOW	230000 ^A	87500 ^A	66500 ^A	80000 ^A	90000	110000 ^A	132000 ^A	210000 ^A	215000	167500 ^A	186000	270000 ^A	11	-19	-2.1
LINTON	68500	67500 ^A	68750	86500	72000	110000	126500	127375 ^A	175000	136500	188000 ^A	179750 ^A	38	174	10.6
LISMORE	41750	33500 ^A	50000 ^A	63000	60000	85000 ^A	79000 ^A	108000	118000 ^A	120000 ^A	100000	77500 ^A	-17	140	9.1
LOCH	90000 ^A	75000 ^A	100000 ^A	90000	107050	165000 ^A	190000 ^A	143625 ^A	185000 ^A	217000	275000	NA	27	206	11.8
LOCH SPORT	45000	50000	51250	62500	71000	123250	159250	145000	161500	142000	149250	140500	5	232	12.7
LOCKINGTON	82000	90000 ^A	55000	81000	80000	107500	105500	153000	141500 ^A	165000	158500 ^A	120000 ^A	-4	93	6.8
LOCKWOOD SOUTH	105500 ^A	70000 ^A	95000	104750	95000 ^A	155000	152500	137500 ^A	172500 ^A	177250 ^A	277500	225000 ^A	57	163	10.2

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
LONG GULLY	62250	72750	71000	86000	98000	144000	155000	160000	165000	170000	171500	179950 ^A	1	176	10.7
LONGFORD	83750 ^A	150000	119250 ^A	150000	174500	267500	255750	245000	236500	264500	292500	340000 ^A	11	249	13.3
LONGWARRY	86000	128000	86250	118000	120000	160000	183750	210000	191000	200000	267000	NA	34	210	12.0
LORNE	253000	292500	376500	410000	540000	662500	678000	656500	695000	750000	780000	960000 ^A	4	208	11.9
LOVELY BANKS	128000	160000	145000	185250	231250	266250	294000	322500	299250	327500	355000	418500 ^A	8	177	10.7
LOWER PLENTY	205000	247500	315525	296000	380000	400000	405000	432000	450000	515000	514000	1451375 ^A	0	151	9.6
LUCKNOW	70000	109250 ^A	84950	80000	112500	172000	174000 ^A	227500	253000	284000	294500	335000 ^A	4	321	15.5
LYNBROOK	83500 ^A	79000 ^A	168500 ^A	189800	208500	258000	280000	290000	304250	329800	339000	365500	3	306	15.0
LYNDHURST	72400	152550	160000	125000 ^A	250000 ^A	269900	287500	343725	315000	311000	344000	318000	11	375	16.9
LYSTERFIELD	130000	149950	237500	280000	330000	448500	427750	407000	440000	500000	575000	621000 ^A	15	342	16.0
LYSTERFIELD SOUTH	280000 ^A	174000 ^A	182000 ^A	208000 ^A	250000	653000	747500 ^A	690000	562500	737500	675000 ^A	NA	-8	141	9.2
MACEDON	168500	200000	190000	193500	270500	270000	290000	305000	292500	347500	357500	NA	3	112	7.8
MACLEOD	142500	185000	180125	230000	265000	290000	315000	335000	339000	390000	435000	386650	12	205	11.8
MADDINGLEY	-	-	-	-	-	196050	380000 ^A	227500 ^A	213500 ^A	291600	282000	290000 ^A	-3	NA	NA
MAFFRA	75000	70000	77500	80000	94500	112500	146000	173000	164000	180000	190000	209000	6	153	9.7
MAIDEN GULLY	136000	132000	145000	173500	205000	240000	269950	271000	289000	314000	325000	314500 ^A	4	139	9.1
MAIDSTONE	130000	151250	168500	206500	250000	285000	290000	295000	310000	400500	435000	380000 ^A	9	235	12.8
MALDON	95000	90000	102500	122500	142500	173000	193250	215000	240000	217500	218002	223500 ^A	0	129	8.7
MALLACOOTA	83000	115000	107500	120000	149000	150000	197500	262000	245000	250000	275000	NA	-1	198	11.5
MALMSBURY	63000	79750	100000	113125	135000	176000	178750	200000	203750	227500	282000	251000 ^A	15	316	15.3
MALVERN	411000	465500	490000	620000	683000	780000	901750	930500	1000000	1410000	1330000	1670000 ^A	-6	224	12.5
MALVERN EAST	320000	360000	410500	474750	510000	625000	603776	671000	720500	896000	955250	681000 ^A	7	199	11.6
MANIFOLD HEIGHTS	122975	152000	138000	167500	238500	259950	290000	287500	316000	291250	384000	450000 ^A	32	212	12.1
MANSFIELD	91500	102500	115000	135000	147250	185000	215000	265000	240000	245000	241250	242500 ^A	-2	164	10.2
MARENGO	160000	141500 ^A	175000	242500	308000	412000 ^A	361000 ^A	525000 ^A	525000 ^A	459000	442500 ^A	NA	-4	177	10.7
MARIBYRNONG	156500	160000	250250	294000	334590	352250	380000	375250	475000	542500	550000	450000	1	251	13.4
MARLO	85000	83000	70500	80000	122500	169000	184000	256000	220000	280000	272000 ^A	246000 ^A	-3	220	12.3
MARSHALL	112500 ^A	155500 ^A	126000 ^A	135000 ^A	187000 ^A	205500	215250	240000	255000	270500	286000	305000 ^A	6	154	9.8
MARYBOROUGH	56000	69000	66500	76500	84250	110000	137000	135000	140000	135000	140000	134250	4	150	9.6
MARYSVILLE	95000	88500	139000	128500	163750	220000	233750	228750	265000	271500	266000	NA	-2	180	10.8
MCCRAE	121000	138250	172500	211000	253750	325000	320000	300000	360000	371000	415500	350000 ^A	12	243	13.1
MCKINNON	256000	287000	325250	364000	432250	487500	531400	530000	636000	800000	791750	863000 ^A	-1	209	12.0
MEADOW HEIGHTS	115000	130000	145000	160000	185250	210000	230000	233500	230000	240000	254000	292750	6	121	8.2
MEENIYAN	70000	78000 ^A	81250 ^A	83500	115250	122500	138000 ^A	138500	146500	185000 ^A	172500	177000 ^A	-7	146	9.4
MELTON	85250 ^A	180000 ^A	123000	119750	139875	167000	180000	180000	185000	195000	219500	221000	13	157	9.9
MELTON SOUTH	85000	94000	98000	110000	133000	156600	177000	173000	179000	180500	200500	207000	11	136	9.0
MELTON WEST	93500	108000	113000	124500	174000	196000	210000	207750	219950	218000	240000	235000	10	157	9.9
MENTONE	222500	260000	276000	320000	380500	428000	463500	465000	505000	610000	655000	544750	7	194	11.4
MENZIES CREEK	147250	182500	220000	240000	272500	278000	282500	332500	337250	397500	369750 ^A	310000 ^A	-7	151	9.6
MERBEIN	75000	81750	84500	101000	121250	128000	141500	150000	150000	160500	170000	152750	6	127	8.5
MEREDITH	62250 ^A	105000	74500	90000	147000	135000	165000	152000	174000	180000	217555 ^A	142000 ^A	21	249	13.3
MERRNDA	122000	132000	165000	183500	248000	265000 ^A	259500	258000	303000	335000	325000	297000	-3	166	10.3
MERRIGUM	65500	65000	70000	115000	95000	104000	105000 ^A	135000	167000 ^A	142000 ^A	149000	NA	5	127	8.6
MERRIJIIG	165000 ^A	82500 ^A	128000 ^A	100000	170000	147000	142500	176483	222500 ^A	225500	295000 ^A	NA	31	79	6.0
METUNG	125000	130000	156500	147500	197000	198500	248000	289750	245000	242500	235000	310000 ^A	-3	88	6.5
MIDDLE PARK	463000	550500	586250	692000	700000	810000	795000	915000	900000	1342500	1436600	1100000 ^A	7	210	12.0
MILDURA	100000	111000	120000	135000	155750	170000	185000	190000	200000	215000	200000	209000	-7	100	7.2
MILL PARK	138000	160000	172000	197500	235000	265000	275000	283000	282000	309000	327500	316500	6	137	9.0
MILLGROVE	65000	68500	82000	93500	118000	148000	165000	166000	178000	189000	210000	210000 ^A	11	223	12.4
MINERS REST	90250	124000	120000	129000	176000	176500	225000	225000	251000	265000	269000	191500 ^A	2	198	11.5
MINYIP	22500 ^A	27000	25000	33500 ^A	40000	45500	55500	42125	66000	65000	80000	76500 ^A	23	256	13.5
MIRBOO NORTH	90750	70500	84500	82000	92000	136000	169500	180000	190000	235000	210000	225000 ^A	-11	131	8.8
MITCHAM	151000	174000	196500	252000	285750	331000	333000	355750	365000	460000	482000	490500	5	219	12.3
MITCHELL PARK	-	-	-	255000 ^A	255000	255000	255000	255000	290000 ^A	230000 ^A	248750	238500 ^A	8	NA	NA
MOE	56500	53500	50000	56750	66500	85500	110000	124000	125000	132500	127000	123500	-4	125	8.4
MONBULK	123000	130000	141000	170000	195000	238000	245000	253750	272500	306500	320000	330000 ^A	4	160	10.0
MONT ALBERT	351500	368200	346000	490000	490000	622000	555005	675000	705000	958000	1100000	NA	15	213	12.1
MONT ALBERT NORTH	311000 ^A	290750	362000	360000	382500	435250	405000	488500	530000	720000	681501	902500 ^A	-5	119	8.2
MONTMORENCY	156000	175000	206000	245000	285350	320000	330000	333000	355000	415000	430688	380000 ^A	4	176	10.7
MONTROSE	127750	135500	156500	186000	230000	255500	282000	280000	298000	337500	360000	340000	7	182	10.9
MOOLAP	151850	118000	130000	177250	235000	229500	294720	281936	205000 ^A	377500	422500	357000 ^A	12	178	10.8
MOONEE PONDS	230000	280000	287000	337000	385586	450000	447500	455000	521500	621000	643750	608750 ^A	4	180	10.8
MOORABBIN	188000	225000	254750	275200	343000	375250	380000	395000	455000	565000	553750	481250 ^A	-2	195	11.4
MOOROOLBARK	125000	140000	155000	180000	220000	240000	260000	277000	285000	325000	348000	358250	7	178	10.8
MOOROOPNA	96500	106000	114500	123500	138095	160000	181000	187000	211000	202500	201500	198750	0	109	7.6

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
MORDIALLOC	164000	185000	227000	218000	300000	363000	358000	380000	420000	500000	533000	685000 ^A	7	225	12.5
MORIAIC	120000	169050	185000	181750	232500	282000	321000	260000	285000	356500	380000	NA	7	217	12.2
MORNINGTON	140000	150000	182750	203000	250000	293875	310000	315000	350000	367250	408500	360000	11	192	11.3
MORTLAKE	50000	44550	38880	57445	71250	86500	112870	135000	150000	138750	162500	125000 ^A	17	225	12.5
MORWELL	49000	53000	50000	59500	69000	94500	110000	120000	123000	127750	135000	129500	6	176	10.7
MOUNT BEAUTY	55500	57500	58000	70000	66250	85500	127000	158500	177500	178500	190500	205000 ^A	7	243	13.1
MOUNT CLEAR	105000	118500	126750	145000	166000	203750	212000	213750	230000	242000	236000	250000 ^A	-2	125	8.4
MOUNT DANDENONG	120000	197000	182000	224500	277000	298500	325500	332500	380000	393500	442500	361000 ^A	12	269	13.9
MOUNT EGERTON	89000 ^A	113000 ^A	98000 ^A	127000	150000	127500	144500 ^A	150750	256250 ^A	177500 ^A	220000	102000 ^A	24	147	9.5
MOUNT ELIZA	220000	248000	276250	319250	370000	445000	490000	490000	500000	560000	590000	520000	5	168	10.4
MOUNT EVELYN	115000	129500	145000	171000	197000	240000	248000	270000	275000	310000	338900	345250	9	195	11.4
MOUNT HELEN	133000	145000	137000	160000	186750	214250	247500	252000	256000	266000	281000	265000 ^A	6	111	7.8
MOUNT MACEDON	166000	310000	225000	305000	387500	357750	388750	520000	512500	482500	438000	520000 ^A	-9	164	10.2
MOUNT MARTHA	160000	182500	222000	249500	305000	352500	390000	385000	403750	440000	480000	480000	9	200	11.6
MOUNT PLEASANT	90000	87000	105000	100000	110000	164500	190000	191000	166250	189950	242000	217500 ^A	27	169	10.4
MOUNT WAYERLEY	185500	240000	253100	302250	335500	400000	407850	425000	461250	605000	650000	625000	7	250	13.4
MULGRAVE	145000	170000	180000	218000	248000	322500	325000	335000	360000	424000	448000	420000	6	209	11.9
MURCHISON	92000	76500	70000	96000	121500	115000	129000	149000	185000	168500	200000	NA	19	117	8.1
MURRUMBEEENA	230000	260000	278000	345000	391000	450000	443328	506500	543500	640000	713000	572500 ^A	11	210	12.0
MURTOA	37625	44000	42500 ^A	43750	50000	51500	82000	80000	84000	76500	80000	70625 ^A	5	113	7.8
MYRTLEFORD	82500	85000	95000	100000	125000	130000	157000	192000	230000	231500	176000	198000 ^A	-24	113	7.9
NAGAMBIE	72500	111000	87500	132250	132500	140000	173500	187500	220000	245000	220000	226000 ^A	-10	203	11.7
NAR NAR GOON	176250	155000	160000	196000	240000	302500	327000	289500	276250	415000	415000	NA	0	135	8.9
NARRE WARREN	121500	139000	145000	165000	184750	218000	235500	242500	260000	272000	300000	298000	10	147	9.5
NARRE WARREN NORTH	149475	153000	180000	281000	270000	439000	432000	432000	442500	562500	516000	635000 ^A	-8	245	13.2
NARRE WARREN SOUTH	130500	160000	180000	199500	226000	253250	275000	285000	300000	312250	336000	342750	8	157	9.9
NATHALIA	80000	65000	78000	85000	93500	95000	136000	130000	149000	160000	148000	176000 ^A	-8	85	6.3
NEERIM SOUTH	91875	95000	90000	90000	121000	146250	165000	205000	181750	203750	257500	170000 ^A	26	180	10.9
NELSON	64500	81750	100000 ^A	120000	100000 ^A	165500	221000 ^A	240000 ^A	360000 ^A	246038	236250	186000 ^A	-4	266	13.9
NEW GISBORNE	96500	132500	216250	269000	241000	235000	265250	320000	350000	333500	337000	276000 ^A	1	249	13.3
NEWBOROUGH	50000	58000	57250	65000	82500	112000	130000	143000	155000	159000	168750	162000	6	238	12.9
NEWCOMB	77000	86750	90000	110000	140000	179000	184500	190000	191500	215000	212000	210000	-1	175	10.7
NEWHAVEN	114250	126250	132000	161250	220000	275000	276550 ^A	280000	330000	450000	392500	NA	-13	244	13.1
NEWINGTON	-	-	-	166000 ^A	157500 ^A	157500	157500	252500	252000	270500	248750	480000 ^A	-8	NA	NA
NEWPORT	170500	200000	235750	285000	333000	361500	370000	384500	422500	505000	521000	490000	3	206	11.8
NEWSTEAD	62000	77500	90000	89250	118500	141750	165750 ^A	134000 ^A	197500	192500	197500	NA	3	219	12.3
NEWTOWN	137500	161375	179000	229500	267500	329000	335000	360500	357000	405000	400000	380000	-1	191	11.3
NHILL	62000	43000	53000	69750	65000	78000	77500	95000	94500	86000	109000	144000	27	76	5.8
NICHOLS POINT	132450 ^A	162500	143000	222500 ^A	247750	212500	250000	253500	193500	257500	290000	232500 ^A	13	119	8.2
NICHOLSON	155000	105000 ^A	117500	102500	152000	207500	265000 ^A	305000 ^A	262500 ^A	335000 ^A	287500	320000 ^A	-14	85	6.4
NIDDRIE	171750	200000	227500	271000	331000	370000	381043	392750	420000	470000	531750	561000 ^A	13	210	12.0
NOBLE PARK	102250	114000	130000	145000	176000	221500	236600	240625	252000	280000	316500	325375	13	210	12.0
NOBLE PARK NORTH	115000	134500	141250	155000	185000	221500	230000	240000	260000	280000	314500	301000 ^A	12	173	10.6
NOOJEE	60000 ^A	77000 ^A	66000 ^A	55000 ^A	91000 ^A	100000	142500 ^A	212750 ^A	158000 ^A	165000	145000 ^A	NA	-12	142	9.2
NORLANE	60000	58250	64000	71750	96000	120000	135000	136000	140000	148000	153000	158000	3	155	9.8
NORTH BENDIGO	73500	69750	84500	85000	122000 ^A	122000 ^A	170000 ^A	170000 ^A	180000 ^A	190000	180000	212000 ^A	-5	145	9.4
NORTH MELBOURNE	233500	260000	311250	337500	375250	410000	441500	450000	510000	575000	612750	428375 ^A	7	162	10.1
NORTH SHORE	70000 ^A	77000 ^A	87500	146900	155000 ^A	195500	234000 ^A	201000 ^A	243300	215000	250000	277000 ^A	16	257	13.6
NORTHCOTE	217000	246000	270217	320500	363625	410401	420000	431500	470000	598000	615000	582000	3	183	11.0
NOTTING HILL	155000 ^A	162000 ^A	186000	219000	259500	308000	333250	314250	322500	456111	457500	439000 ^A	0	195	11.4
NUMURKAH	80000	90000	85500	88000	102500	140000	158000	164250	185000	195000	185000	159000	-5	131	8.7
NUMAWADING	153000	175000	190000	240000	277500	316000	330000	348000	365000	460000	465000	419000	1	204	11.8
NYORA	110000	106000	89500	135000	157000	166750	190000	237000	273500	278500	315000	281000 ^A	13	186	11.1
OAK PARK	153500	180200	198000	250000	305000	332000	340000	340000	355000	427500	460501	431500 ^A	8	200	11.6
OAKLEIGH	191475	220125	240000	287000	342056	379000	384000	415000	455000	559000	583014	610000 ^A	4	204	11.8
OAKLEIGH EAST	166500	186750	195000	257500	303300	325000	335750	355000	401100	500000	519250	353500 ^A	4	212	12.0
OAKLEIGH SOUTH	170000	198750	220000	247000	286500	343750	350300	345305	389500	491500	485000	453376 ^A	-1	185	11.1
OCEAN GROVE	118500	123000	140000	183500	240000	282000	320500	320000	325000	356300	395000	358750	11	233	12.8
OFFICER	196750	133750 ^A	151000	237925	275000	279500	290000	350000	365000	340000	336000	460000 ^A	-1	71	5.5
OLINDA	155000	186500	191500	240000	295000	305000	320262	313000	367500	350000	402500	344000 ^A	15	160	10.0
ORBOST	52000	51000	60500	69000	68000	94500	123250	135000	138000	149000	170000	209750 ^A	14	227	12.6
ORMOND	261250	294000	330750	400000	444875	499000	530000	533500	645000	830000	791000	225000 ^A	-5	203	11.7
OUYEN	43000	41750	45000	52500	65000	65000	75000	75000	65002	86000	100000	82500 ^A	16	133	8.8
PAKENHAM	100000	114000	125000	146950	166000	197450	225000	232750	245500	260000	276000	290000	6	176	10.7
PARADISE BEACH	44000 ^A	39750 ^A	32000	52500	66000	103000	115000	145000 ^A	145000	128550	142000	155000 ^A	10	223	12.4

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
PARK ORCHARDS	327250	370000	381250	428000	525000	515800	592500	618500	645000	685500	783500	642500 ^A	14	139	9.1
PARKDALE	200000	236850	260000	310000	393000	426000	425000	430000	511350	641750	617500	570000	-4	209	11.9
PARKVILLE	440000	495125	520000	620000	771000	827500	850000	850000	842500	845002	1055100	NA	25	140	9.1
PASCOE VALE	160000	189750	211000	255000	292500	335000	337500	345000	352000	427500	450050	387500	5	181	10.9
PASCOE VALE SOUTH	174500	217000	241000	286750	320000	364000	370000	365750	382000	460500	510000	496000 ^A	11	192	11.3
PATTERSON LAKES	229500	245000	291500	291250	352500	395000	405000	410000	461000	490000	500000	513000	2	118	8.1
PAYNESVILLE	95000	103000	110000	125000	150000	210000	256500	250000	250000	265000	316500	273400	19	233	12.8
PEARCEDALE	144500	160000	170250	191500	232500	255000	311500	277950	269000	325000	330000	350000 ^A	2	128	8.6
PENSHURST	20000 ^A	37250	35500	55000	40500	71500	75000	130000 ^A	99900	110000	129450	NA	18	547	20.5
PETERBOROUGH	87250	79000 ^A	110000 ^A	144525	168580 ^A	228000 ^A	230000	313750 ^A	407500 ^A	379995	350002 ^A	361500 ^A	-8	301	14.9
PIONEER BAY	52771 ^A	72000 ^A	68000 ^A	91000	105000 ^A	149250	162500	145750 ^A	157000 ^A	152000	187500 ^A	189250 ^A	23	255	13.5
PLENTY	142500	145000	170000	277000	295000	502500	515000	431000	500000	595000	720000	700000 ^A	21	405	17.6
POINT COOK	165000	177500	206000	220000	285000	315000	324000	325000	335000	350000	379711	384000	8	130	8.7
POINT LONSDALE	151000	165000	175000	245000	330000	445000	462500	500000	462000	480000	495500	514500	3	228	12.6
POREPUNKAH	75000	101500	118000	130000	147500	158500	209000	256500	261750	302500	262500	265000 ^A	-13	250	13.3
PORT ALBERT	55750 ^A	37500 ^A	50000	72000	84000	160000	157000	250000 ^A	200000 ^A	225000 ^A	195000	NA	-13	250	13.3
PORT FAIRY	136250	129000	153500	186000	227500	262500	315000	300000	300000	340000	294000	377500	-14	116	8.0
PORT MELBOURNE	331000	420000	395000	460500	515250	560000	542500	580000	630000	789000	775000	712500 ^A	-2	134	8.9
PORTARLINGTON	98000	106000	117250	154000	220000	249665	284000	282000	289000	292000	295000	334500	1	201	11.7
PORTLAND	75000	80000	85000	92000	112000	152750	165000	178000	195000	216500	213000	225000	-2	184	11.0
PORTSEA	291000	370000	490000	412500	695000	834000	925000	906750	1065000	950000	1400000	1350000 ^A	47	381	17.0
PRAHRAN	287500	330000	360000	425000	491000	510000	552500	570000	637500	775000	797500	756250 ^A	3	177	10.7
PRESTON	154000	180000	192500	250000	292000	320000	325000	341000	370000	446750	465000	485000	4	202	11.7
QUARRY HILL	89000	105000	104000	133000	148000	200000	251250	190750	235000	238000	250000	249000 ^A	5	181	10.9
QUEENSLIFF	183000	229500	270000	289000	412500	425000	441000	437500	530000	615500	525000	665000 ^A	-15	187	11.1
RAINBOW	29500	33500 ^A	20000	40000	41000 ^A	42500 ^A	62500	57500	57500	59000	61750	80000 ^A	5	109	7.7
RAYMOND ISLAND	85000	88000	115000	114000	154250	169750	205000	210000	290000	251000	274500	232500 ^A	9	223	12.4
RED CLIFFS	75000	89000	84500	97750	117200	135500	142750	145500	165000	152000	162250	190000	7	116	8.0
RED HILL	282500	136000	236250	310000	307250	334000	372000	525000	450000	451000	540000	560750 ^A	20	91	6.7
REDAN	74000 ^A	72500 ^A	94500 ^A	103000	126500 ^A	145750 ^A	134900 ^A	177000 ^A	185000	176000	197500	190000 ^A	12	167	10.3
RESEARCH	197500	295500	314000	295000	430128	412000	418250	415000	487500	567500	593000	920000 ^A	4	200	11.6
RESERVOIR	133000	155000	168750	202500	238500	280000	279000	291000	301500	360000	386500	397500	7	191	11.3
RHYLL	127000	122500	141250	182500	260000	255000	305000	287500	301500	345000	307500	355000 ^A	-11	142	9.2
RICHMOND	243000	285000	300000	370000	401000	450000	463750	505000	540000	675000	670000	593000	-1	176	10.7
RIDDILLS CREEK	165000	161500	161000	239000	211250	260000	240000	280000	293250	285000	355000	280000 ^A	25	115	8.0
RINGWOOD	138000	152500	171000	195500	246900	285000	296500	310000	334500	382600	415000	380000	8	201	11.6
RINGWOOD EAST	130000	153000	170000	196000	248000	277000	291650	315000	320000	381500	420000	415000	10	223	12.4
RINGWOOD NORTH	180000	221000	230000	261500	300000	345000	366000	371000	415000	465000	450000	461000	-3	150	9.6
ROBINVALE	84000	90000	76750	98000	115000	135000	130000	148000	140000	181000	185000	211250 ^A	2	120	8.2
ROCHESTER	85000	82000	92000	88500	110000	142000	148000	165000	181000	182500	187500	195000 ^A	3	121	8.2
ROCKBANK	83250	117500	118500	167750	183000	186000	210000	180000	198000 ^A	245000	214000 ^A	24	194	11.4	
ROMSEY	126250	130000	131000	152500	177000	215000	225000	242000	275000	255000	282250	285000 ^A	11	124	8.4
ROSANNA	183500	210000	235250	280000	321000	389950	370500	387000	428500	523250	600000	425000 ^A	15	227	12.6
ROSEBUD	86500	105000	127000	150000	194000	228000	235000	247500	248000	268000	302700	292500	13	250	13.3
ROSEBUD WEST	84350	97000	119815	146500	190000	214000	249500	240000	233500	275000	291500	318750	6	246	13.2
ROSEDALE	73000	57500	71000	62500	80000	112000	143000	173000	140000	161251	180000	197500 ^A	12	147	9.4
ROWVILLE	155326	179000	190000	229500	265000	310250	325000	340000	355000	400000	430000	434500	8	177	10.7
ROXBURGH PARK	115000	155000	170000	191000	225000	252000	265000	275000	277000	281000	295000	310001	5	157	9.9
RUSHWORTH	75500	78000	73500	77500	88000	95000	133000	131667	141500	152000	151500	143500 ^A	0	101	7.2
RUTHERGLEN	83350	83000	103000	97500	117500	156500	177500	182500	205000	198000	201500	210000 ^A	2	142	9.2
RYE	88000	107750	130000	170000	225000	250000	270500	275000	286000	330350	357500	345000	8	306	15.0
SAFETY BEACH	120000	130500	167000	220000	240000	326000	350000	400000	387500	420000	455000	417750	8	279	14.3
SAINT HELENA	-	-	305000 ^A	288250	351000	373000	430000	430000	447950 ^A	440000	544000	500000 ^A	24	NA	NA
SALE	88250	94000	95625	98000	125000	160000	182000	197000	210000	229500	254000	225000	11	188	11.2
SAN REMO	84000	98500	132500	167250	265000	288750	293000	330000	297500	385000	330000	258500 ^A	-14	293	14.7
SANCTUARY LAKES	-	278750	324125	320000	355000	395000	399000	420000	400000	465500	427500 ^A	16	0	NA	
SANDHURST	-	-	255000 ^A	125000 ^A	273250	270000	287500	295000	300000	458000	529000	522500 ^A	16	NA	NA
SANDRINGHAM	350000	410000	495000	503750	666500	665000	707500	722500	810500	926000	1040000	820000	12	197	11.5
SANDY POINT	78250	83000	85000	110000	175000	226250	267500	250000	320000	275000	285000	225000 ^A	4	264	13.8
SASSAFRAS	192000	170000	164000	240500	251076	310000	340000	405000	345000	386000	450000	375500 ^A	17	134	8.9
SCORESBY	132125	149250	165000	196000	230000	260000	255550	280000	296000	344250	370000	378000 ^A	7	180	10.8
SEA LAKE	39500 ^A	27500 ^A	52500 ^A	42500	40000	47000	45000	65000	89000	73500	77000	50000 ^A	5	95	6.9
SEABROOK	171000 ^A	150000 ^A	167500	205000	232500	264250	252000	260000	255000	299000	321500	320000	8	88	6.5
SEAFORD	100000	117000	135000	163000	200000	235000	250000	252000	275000	320000	335000	344000	5	235	12.9
SEAHOLME	-	-	-	300300	325000	325000	355000 ^A	452500	382000	419250	499500	NA	19	NA	NA

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
SEASPRAY	44000	39000	46500	47500	75000	91000	152500	145000	146500	153000	180000	NA	18	309	15.1
SEBASTOPOL	79000	85000	87250	105000	128000	157500	173500	184000	182000	186625	200000	205000	7	153	9.7
SEDDON	158000	190000	220000	260000	315000	325000	320000	379500	373000	490000	510000	422250^A	4	223	12.4
SELBY	120000	140000	165000	170000	214000	240000	260000	277000	343500	302500	345000	510000^A	14	188	11.1
SEVILLE	117000	128500	161000	163000	210000	232500	229075	253000	255000	280250	315000	280000^A	12	169	10.4
SEVILLE EAST	89000^A	113975	129250	135475	175500^A	192500	218500	246500	247000	237500	255000^A	266000^A	7	187	11.1
SEYMOUR	73750	76000	85500	92000	114000	135000	157750	168000	199000	189250	186000	213500	-2	152	9.7
SHEPPARTON	106000	116000	125000	138000	157500	177500	199900	210000	238000	233000	232250	220000	0	119	8.2
SHOREHAM	143000	215000	292500	385000	420000	385500	485000	550000	570000	760000	642500	429000^A	-15	349	16.2
SILVAN	136500	174750	170000	275000	271000	276000	257500	244000^A	339000^A	394000	515000^A	290000^A	31	277	14.2
SKENES CREEK NORTH	92000	85000	137500	217000	343750	355000	340000	345000^A	426666	325000	360000^A	NA	11	291	14.6
SKIPTON	41000	38501	47500	44500	66000	88500	117000	107000	135500^A	125000^A	130000	NA	4	217	12.2
SKYE	109500	118000	144150	170000	202550	270500	264450	289500	293750	320000	320000	320000	9	192	11.3
SMITHS BEACH	65000	92500	124000	154000	217500	274500	267000	324000	280000	360000	350000	280000^A	-3	438	18.3
SMYTHES CREEK	135500^A	171000^A	136500	161000	187500	227500^A	266500^A	286000^A	326000^A	334250	271000^A	260000^A	-19	100	7.2
SMYTHESDALE	94500	89000	84000	90000	120000	165000	177000^A	157000	185000	210000	187000	228500^A	-11	98	7.1
SNAKE VALLEY	70500	70000^A	93000	71000	97000	115000	110000	170000	132500	155000	159000	195000^A	3	126	8.5
SOLDIERS HILL	-	-	-	-	-	-	-	-	216000^A	246750	216500	188000^A	-12	NA	NA
SOMERS	121750	141750	148000	200000	298375	298000	342500	392000	382550	435000	442500	405000^A	2	263	13.8
SOMERVILLE	115000	134000	137500	160000	192250	229000	256000	245000	280000	275000	309500	325000	13	169	10.4
SORRENTO	174250	251250	302500	335000	422500	485000	525000	593778	580000	660000	739500	657000	12	324	15.6
SOUTH KINGSVILLE	145000^A	197500^A	203000^A	233000	307000^A	302000	340000	340000	424750	440000	500000	440000^A	14	245	13.2
SOUTH MELBOURNE	317500	319500	375000	443000	485000	530000	590000	625000	620000	751500	822500	730000^A	9	159	10.0
SOUTH MORANG	133500	142000	200000	216750	255000	290000	300000	318000	327000	325000	340000	339500	5	155	9.8
SOUTH YARRA	356000	430000	490000	527000	625750	661000	678000	764000	835000	965000	1050000	705000^A	9	195	11.4
SPOTSWOOD	158000	180500	219375	262250	310750	329000	355500	342000	388000	503500	489250	515000^A	-3	210	12.0
SPRING GULLY	110000	117000	145000	160000	168000	230000	250000	248000	243750	235000	250000	218750^A	6	127	8.6
SPRINGVALE	108000	116000	128000	150000	184950	222000	241750	250000	272000	305000	365000	371000	20	238	13.0
SPRINGVALE SOUTH	118750	129000	138000	160000	190000	235000	248000	270000	273000	299975	345000	305000	15	191	11.3
ST ALBANS	107000	120000	130000	150000	180500	215000	218000	218000	213500	235000	270000	275000	15	152	9.7
ST ALBANS EAST	107000	123000	130000	140750	183000^A	205000	216000	225500	220000	257000	267500	378500^A	4	150	9.6
ST ALBANS PARK	-	138000^A	117000	129500	166000	206000	227000	238000	237000	256500	249000	245000	-3	0	NA
ST ANDREWS	187000	260000	213750	250000	347550	373500^A	317500^A	435000^A	405000	380000	485000^A	513500^A	28	159	10.0
ST ANDREWS BEACH	-	-	312500^A	190000	240000	296250	395000	293500	360000	399500	620000	NA	55	NA	NA
ST ARNAUD	65500	50000	58300	60000	69000	72750	85000	103000	108000	105000	120000	105000^A	14	83	6.2
ST KILDA	328000	371000	400000	475000	478000	492500	535000	552500	620000	757500	830000	600000^A	10	153	9.7
ST KILDA EAST	260000	320000	379000	425000	465000	525000	557500	535750	623000	810250	825000	1615000^A	2	217	12.2
ST KILDA WEST	-	445000^A	485000	810000	735000	965000	870000	795000	1100000	1331000	1350000^A	667500^A	1	0	NA
ST LEONARDS	77000	83500	104000	137000	162500	210000	235000	249000	270000	257000	290000	281500	13	277	14.2
STANHOPE	87500	84826	92500^A	84000	92500	95750	110000	116000	130500	175000	137500^A	NA	-21	57	4.6
STAWELL	73125	80000	77000	80500	84000	95000	125000	142250	145000	145000	145000	136000	2	102	7.3
STRATFORD	70000	76250	73000	87500	96000	129000	165000	175000	174250	212000	185000	214000^A	-13	164	10.2
STRATHDALE	119846	140000	152250	167000	240000	253950	279000	255000	255500	263750	270000	270250	2	125	8.5
STRATHFIELDSAYE	137250	133500	157000	161000	196000	245000	245000	275000	286250	285000	273000	312000	-4	99	7.1
STRATHMERTON	86750	75000	77500	95000^A	112000	110000	139500^A	90000^A	152000	208500	130000	210000^A	-38	50	4.1
STRATHMORE	235000	277000	265250	360375	405000	465000	461500	522500	517500	588500	700000	561002^A	19	198	11.5
SUNBURY	115000	129850	140000	164000	188000	220000	240000	245000	245000	256000	267750	275000	5	133	8.8
SUNDERLAND BAY	70000^A	64250	70000	120000	127500	185000	197000	220000	255000	245000	267500^A	219500^A	9	282	14.3
SUNSET STRIP	51750^A	73000^A	69500	107000	150000	169000	175000	218000	228000	209500	235000	240000^A	12	354	16.3
SUNSHINE	106000	125000	139000	170000	210000	242625	240000	235000	245000	285800	340000	325000	19	221	12.4
SUNSHINE NORTH	120000	117375	140000	160000	207500	235000	234000	230000	230000	255000	316000	312500	24	163	10.2
SUNSHINE WEST	90000	107000	125000	144000	190000	220000	229500	230000	235001	253000	290000	318500	15	222	12.4
SURF BEACH	67500	79000	95000	111000	150000	179950	232000	225000	250000	263000	268000	245000^A	2	297	14.8
SURREY HILLS	316750	355000	385000	472000	538000	595000	603000	650000	722500	1000000	930000	917500^A	-7	194	11.4
SWAN HILL	88250	98000	109000	108662	135000	155500	171500	201500	210000	215000	225000	225000	2	144	9.3
SYDENHAM	130000	167000	178000	205000	235750	245000	265000	265000	275000	298000	315000	345000^A	6	142	9.3
TALLANGATTA	67000	88000	75000	82000	89750	120000	160000	160000	164500	194000	165000	188000^A	-15	146	9.4
TARNEIT	74000^A	202748	220000	181875	219000	232245	259475	273700	279000	292500	297250	315000	2	302	14.9
TATURA	106850	96250	110000	125000	145000	150000	182000	200000	203556	208000	210000	184000^A	4	103	7.3
TAWONGA	120000^A	122500^A	103750	77000	182000^A	125000^A	170000^A	128500^A	146500	178000	300000^A	NA	69	150	9.6
TAWONGA SOUTH	115000	80000	82700	88250	101000	140000	173750	169000	213000	242000	267500	317500^A	11	133	8.8
TAYLORS HILL	-	-	185000^A	240600	223500	234000	295150	291000	304000	317000	350000	426000	10	NA	NA
TAYLORS LAKES	176500	200000	227500	250000	290000	315000	320000	323000	337000	350000	391500	372501	12	122	8.3
TECOMA	135000	125000	149000	176100	233000	256000	285000	277500	280000	330000	360000	320000^A	9	167	10.3
TEESDALE	125000	110750	141500	148975	167000	210000	223000^A	281500	270000	267500	263000	210000^A	-2	110	7.7

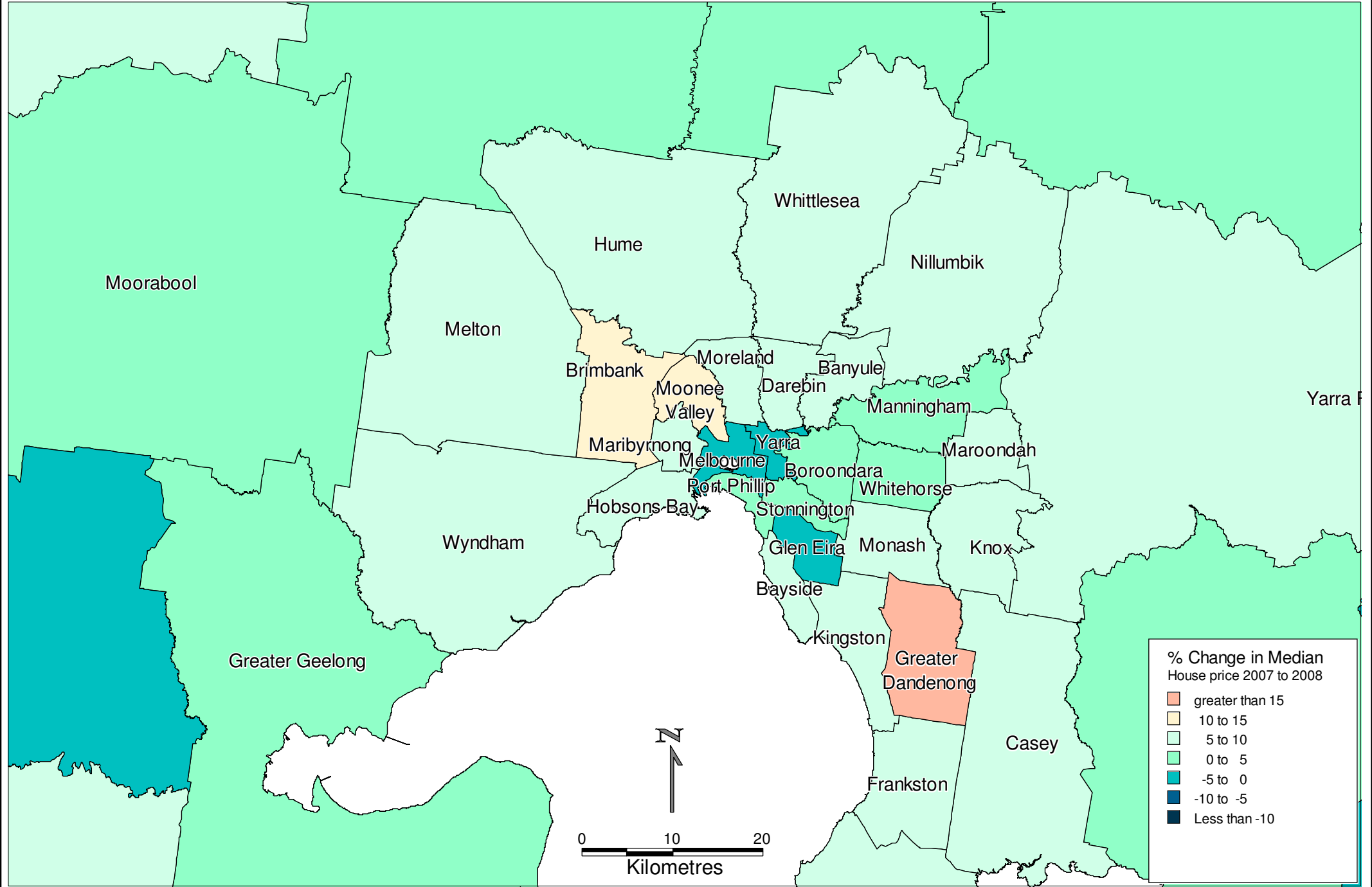
MEDIAN HOUSE PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
TEMPLESTOWE	279000	325000	345000	405050	435000	540000	550000	550000	615000	660100	750000	615000	14	169	10.4
TEMPLESTOWE LOWER	205000	240500	256000	320000	356500	395000	400000	423750	439825	553444	585000	535000	6	185	11.1
TERANG	52000	43000	55000	59000	65000	104000	120000	154000	172500	155250	169000	NA	9	225	12.5
THE BASIN	118000	132078	149250	175000	208000	245850	255000	265500	280500	328000	340000	335000^	4	188	11.2
THE PATCH	157250	170000	169500	191500	280000	320000	335000	325000	346500	365000	415000	NA	14	164	10.2
THOMASTOWN	119100	141500	152500	180000	209000	241500	258500	256000	261000	280000	322250	317500	15	171	10.5
THOMSON	-	-	-	78000^	148000	175000	178000	190000	175000	187000	192000	212250^	3	NA	NA
THORNBURY	180000	228250	238750	290000	335100	370500	370125	395250	438002	545500	565000	460000^	4	214	12.1
TIMBOON	82000	86500	80000	77500	118000	112500	165000	157500	247000	226500	183500	136250^	-19	124	8.4
TONGALA	80000	66000	86750	102000	94000	97000	115000	141000	154000	173750	182250	165000^	5	128	8.6
TOONGABBIE	91000	66500	72000^	99500	114500	120000	131000	173000^	165000	185000	196000	203500^	6	115	8.0
TOORA	50500	65000	55000	65000	69000	122000	130000	176000	178750	165000	160000	NA	-3	217	12.2
TOORADIN	108000	148000	145000	155000	220000	276000	275500	230000	265000	310000	323000	320000^	4	199	11.6
TOORAK	880000	918750	1000000	1215000	1390000	1450000	1700000	1775000	2150000	2600000	2600000	1900000^	0	195	11.4
TOOTGAROOK	81750	96750	111000	145000	183500	225000	249000	232500	254500	280000	315000	294000	12	285	14.4
TORQUAY	134000	149000	196000	228000	300000	337500	365544	380000	380000	435000	490000	437000	13	266	13.8
TOTTENHAM	110000	123250	137250	156000	215000	260000	252500	263000	308000^	350000	355544^	330000^	2	223	12.4
TRAFALGAR	75000	80250	85000	92000	118000	140000	170000	176300	181500	208000	206500	196500	-1	175	10.7
TRARALGON	81000	84000	88000	91375	113000	149750	170000	182000	195000	216750	230000	226000	6	184	11.0
TRENTHAM	95000	74000	81500	120000	149000	175000	242000	190000	245000	220000	230000	367500^	5	142	9.2
TRUGANINA	45000^	130000^	140000^	155000	172500	238500	252500	285990	275000	278500	294000	312500	6	553	20.6
TULLAMARINE	125000	143500	155000	188750	216000	253000	265000	265000	290000	332500	335000^	15	166	10.3	
TYABB	113000	108000	149000	152000	195000	240000	231000	226000	347500	287000	295000	286000^	3	161	10.1
TYLDEN	147500^	145500	105000^	100000^	142750^	177000	177000^	220000	232000^	270000	220000	292500^	-19	49	4.1
UPWEY	120000	132000	145000	172500	205282	250000	256500	270000	305000	340000	345000	400000^	1	188	11.1
VENTNOR	87350	105000	117500	152000	198000	299000	241500	295000	276000	340000	365000	427500^	7	318	15.4
VENUS BAY	58500	65000	70000	91500	145000	169750	192000	204500	191000	200000	217000	214000	8	271	14.0
VERMONT	160000	187250	194000	245000	280500	320000	339000	347250	360050	456000	454500	420000^	0	184	11.0
VERMONT SOUTH	200000	235000	252000	298000	345125	393000	395000	403000	437000	530525	565000	540000	6	182	10.9
VIEWBANK	181000	209850	240000	275000	298000	350000	375000	418000	413750	452000	487500	485000^	8	169	10.4
VIOLET TOWN	85000	93000	81000	103500	102500	128000	157500	165000	150000	135000	176000	255000^	30	107	7.5
WAHGUNYAH	114000	127000	102000	120000	134000	152000	165000	192500	200000	188500	196000^	120000^	4	72	5.6
WALKERVILLE	172500^	125000^	60000^	102500	148500	155000	195000^	205000^	235000^	300000^	188000	253000^	-37	9	0.9
WALLAN	93500	120000	131500	155000	177500	204000	226000	247000	255000	259500	280000	266000	0	178	10.8
WANDANA HEIGHTS	205000	197500	238500	263000	277500	330000	344500	380500	420000	386000	470375	372000^	22	129	8.7
WANDIN NORTH	182500^	125000^	144250	160000	179000	219750	221125	239000	262500	286500	294000	NA	3	61	4.9
WANDONG	94750	87750	97250	119500	153000	222000	307000	207000^	235750	307500	270000	NA	-12	185	11.0
WANGARATTA	92750	92000	102000	110250	130000	150000	177500	203000	215000	222000	217250	235000	-2	134	8.9
WANTIRNA	152750	165000	179100	219200	247000	294500	305000	320000	336062	415000	430000	420000	4	182	10.9
WANTIRNA SOUTH	160000	185000	200000	235000	280000	323000	344900	350000	365250	440000	465000	386250	6	191	11.3
WARBURTON	71500	95000	92000	119500	151500	182000	196000	210000	230000	242000	250000	270000^	3	250	13.3
WARNEET	92000	102500	115000	130000	152000	171000	218000	210000	240000	223000	225000^	NA	1	145	9.4
WARRACKNABEAL	34250	46000	40000	50000	58000	54500	66000	82000	85000	84000	101250	92252^	21	196	11.4
WARRAGUL	95000	99250	111000	133000	161500	192500	215000	220000	228000	250000	249500	235000	0	163	10.1
WARRANTYTE	211250	261500	293500	347500	350000	460000	445500	465000	522000	565000	590000	905000^	4	179	10.8
WARRANTYTE NORTH	225500	234584	287500	333250	407500	450000	430050	508500	482500	582500	550000	598000^	-6	144	9.3
WARRANWOOD	185000	230000	249500	300000	326000	346000	395000	426250	437500	498225	522500	572575^	5	182	10.9
WARRNAMBOOL	112500	119000	129900	148750	180000	230000	245000	255000	270000	280000	295250	280000	5	162	10.1
WATERWAYS	-	-	186500^	185000	228000	304750	365000^	511380	394500	527500	580000	515000^	10	NA	NA
WATSONIA	135200	160600	172750	206250	240000	270125	287500	290000	305000	346000	400000	385000^	16	196	11.5
WATSONIA NORTH	-	-	225875^	228000	256000	290000	315000	302500	335500	375000	396250	414000^	6	NA	NA
WATTLE GLEN	156125	216000	211250	274182	305000	328500	340000	345000	376500	417500	470100	492000^	13	201	11.7
WAURN PONDS	125000	132500	180000	161000	240630	244000	234500	335000	329000	355000	360000	315000^	1	188	11.2
WEDDERBURN	51000^	51000	43000	59000	55000	60000	77500	80000	105000	133000	95000	91250^	-29	86	6.4
WENDOUREE	85000	88000	92000	112000	140000	162750	176000	190000	183500	194750	189000	190000	-3	122	8.3
WERRIBEE	100000	112250	124000	136000	169000	187000	208000	210000	219900	220501	240000	235000	9	140	9.1
WERRIBEE SOUTH	158500	192000	180500^	231500	250000	279750	332500	390000	330000	382500	336000	NA	-12	112	7.8
WESBURN	80000	125000	125375	140000	152500	190000	213000	235000	245750	265000	265000	269950^	0	231	12.7
WEST FOOTSCRAY	141000	167500	184000	221000	270000	310000	306000	314500	340000	417500	450000	388000^	8	219	12.3
WEST MELBOURNE	192500	275000	322250	337000	404250	402000	470000	400000	530000	662000	615000	NA	-7	219	12.3
WESTMEADOWS	138000	153750	162000	190000	240000	250000	275000	272500	271250	265750	295000	285000^	11	114	7.9
WHEELERS HILL	251000	281000	292250	312500	347000	407125	425000	445000	480000	532000	577500	630500^	9	130	8.7
WHITE HILLS	82500	93000	104500	112500	136000	165000	181250	197000	215000	213250	215000	297500^	1	161	10.1
WHITTINGTON	91000	94500	100000	109000	137000	177000	201250	205000	200000	212500	210000	203500^	-1	131	8.7
WHITLSEA	159000	147000	175250	186500	210000	247500	282500	293500	295000	310000	318000	303250^	3	100	7.2

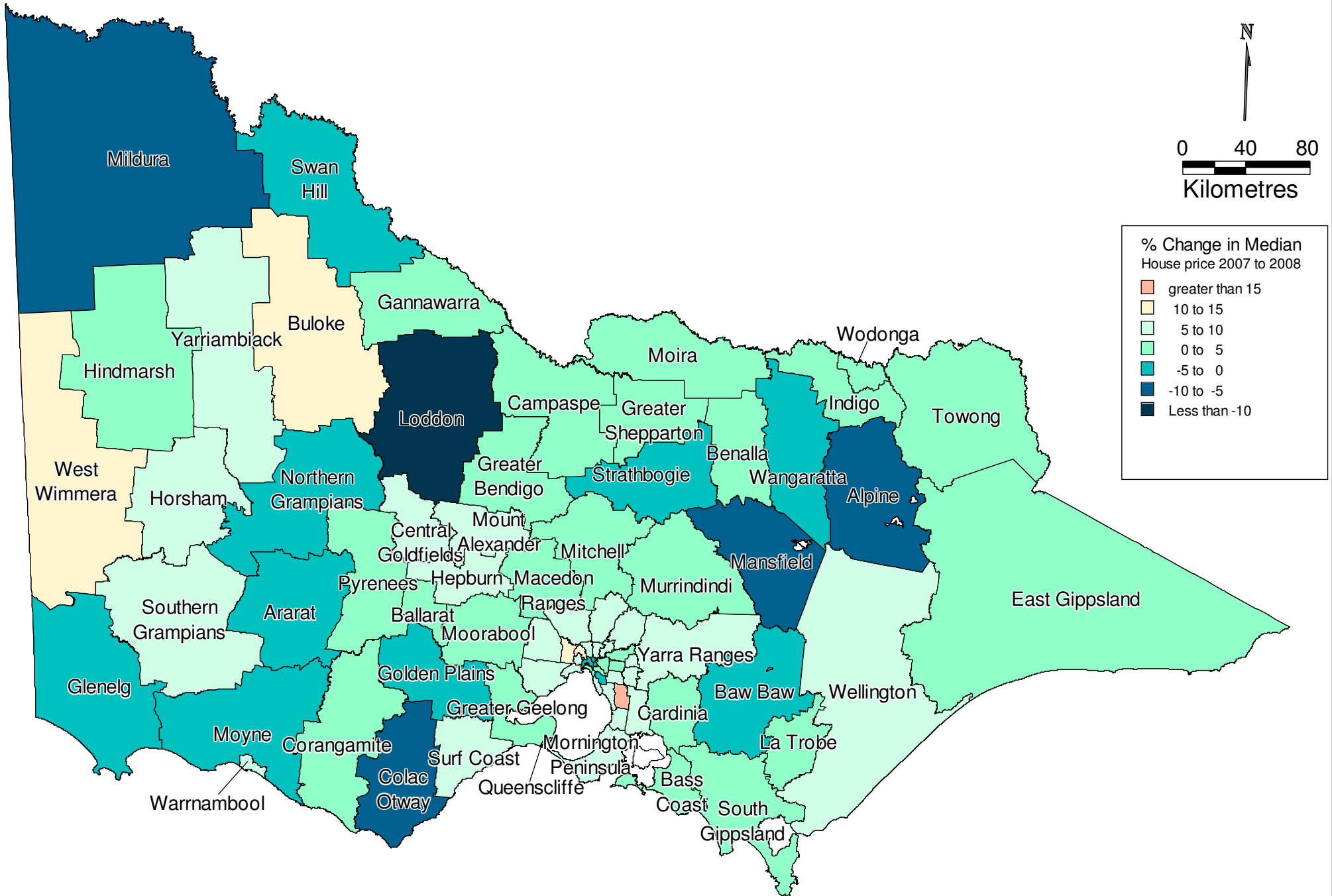
MEDIAN HOUSE PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
WILLAURA	38000	36250 ^A	45248 ^A	31250 ^A	45000 ^A	62500	65750	85000	97750 ^A	78500 ^A	87500	130000 ^A	11	130	8.7
WILLIAMS LANDING	-	-	-	-	-	148000	165500 ^A	175000	299500 ^A	322000	330000	380000 ^A	2	NA	NA
WILLIAMSTOWN	281000	325000	341500	415000	476250	556000	538750	620000	595000	752000	744500	660000	-1	165	10.2
WILLIAMSTOWN NORTH	191000	187500	214000	392500	380000	403000	417500	390000	442500	548500	520000	410000 ^A	-5	172	10.5
WIMBLEDON HEIGHTS	65000	74000	84000	120000	147500	170000 ^A	201000	196500	210000	279000 ^A	252250	260000 ^A	-10	288	14.5
WINCHELSEA	76750	99000	84000	122500	143000	155000	169250	198000	210000	177500	201000	250000 ^A	13	162	10.1
WINDSOR	268750	274000	377500	415000	416000	480000	486250	490000	610000	720500	705500	563500 ^A	-2	163	10.1
WODONGA	111250	116000	119000	132000	154000	205000	232000	240000	253000	251252	250000	250000	0	125	8.4
WODONGA WEST	119000	135500	142500	126000	155000	219500	255000	235000	273000	270000	270000	238500	0	127	8.5
WONGA PARK	290000	292000	316500	375000	393500	509500	478500	505000	485000	625000	650000	520000 ^A	4	124	8.4
WONTHAGGI	70000	70000	78000	98000	134000	160000	190000	200000	198000	220000	238000	230000	8	240	13.0
WOODEND	106600	124500	149000	180000	214250	233250	255000	260200	305000	325000	350000	370000 ^A	8	228	12.6
WOORI YALLOCK	85000	88000	112000	125000	145000	178500	192000	201100	210000	218250	260000	257501	19	206	11.8
WURRUK	80000 ^A	83500 ^A	87000 ^A	86750	112000	101000 ^A	155000	169750	142000	177000	195250	223000 ^A	10	144	9.3
WY YUNG	117000	138500	126500	151250	185500	235000	250000	300000	278500	282000	320000	322250 ^A	13	174	10.6
WYE RIVER	125000	82500	147500	232000 ^A	350000	330000	419000	363750	400000	450000	461500	500000 ^A	3	269	14.0
WYNDHAM VALE	90000	105500	115000	129000	151500	176750	200000	201500	225000	225000	250000	252000	11	178	10.8
YACKANDANDAH	140000	128000	125500	126000	177000	222500	236000	252000	270000	229000	220000	356000 ^A	-4	57	4.6
YALLAMBIE	185885	182000	220000	258000	279500	344250	338200	340000	353500	387500	447500	437500 ^A	15	141	9.2
YALLOURN NORTH	38000	34000	46500	57000	69000	84250	90000	100400	96000	116000	125000	102500 ^A	8	229	12.6
YARRA GLEN	125000	137000	155000	203500	235000	245000	280000	276500	291563	320000	320000	332000 ^A	0	156	9.9
YARRA JUNCTION	97000	123500	125000	150000	163000	202500	205000	217500	320000	250000	315248	217000 ^A	26	225	12.5
YARRAGON	77000	83500	80000	90500	135000	140000	167500	193000	190000	200000	190000	210000 ^A	-5	147	9.5
YARRAM	55000	63000	60500	75000	78750	115000	143500	158500	182000	172250	183000	197500 ^A	6	233	12.8
YARRAVILLE	160000	200000	220250	267000	305000	356000	342000	365000	385000	490000	518000	455000	6	224	12.5
YARRAWONGA	109000	114000	120000	155000	153000	197000	245000	255000	260001	266000	275000	277500	3	152	9.7
YEA	70250	85000	90000	95000	132000	170000	210000	217500	220000	209250	225000	195000 ^A	8	220	12.3
YINNAR	74000	59000 ^A	80000	87000	134000	155000	160500	155000	155000	172250 ^A	198750	172500 ^A	15	169	10.4

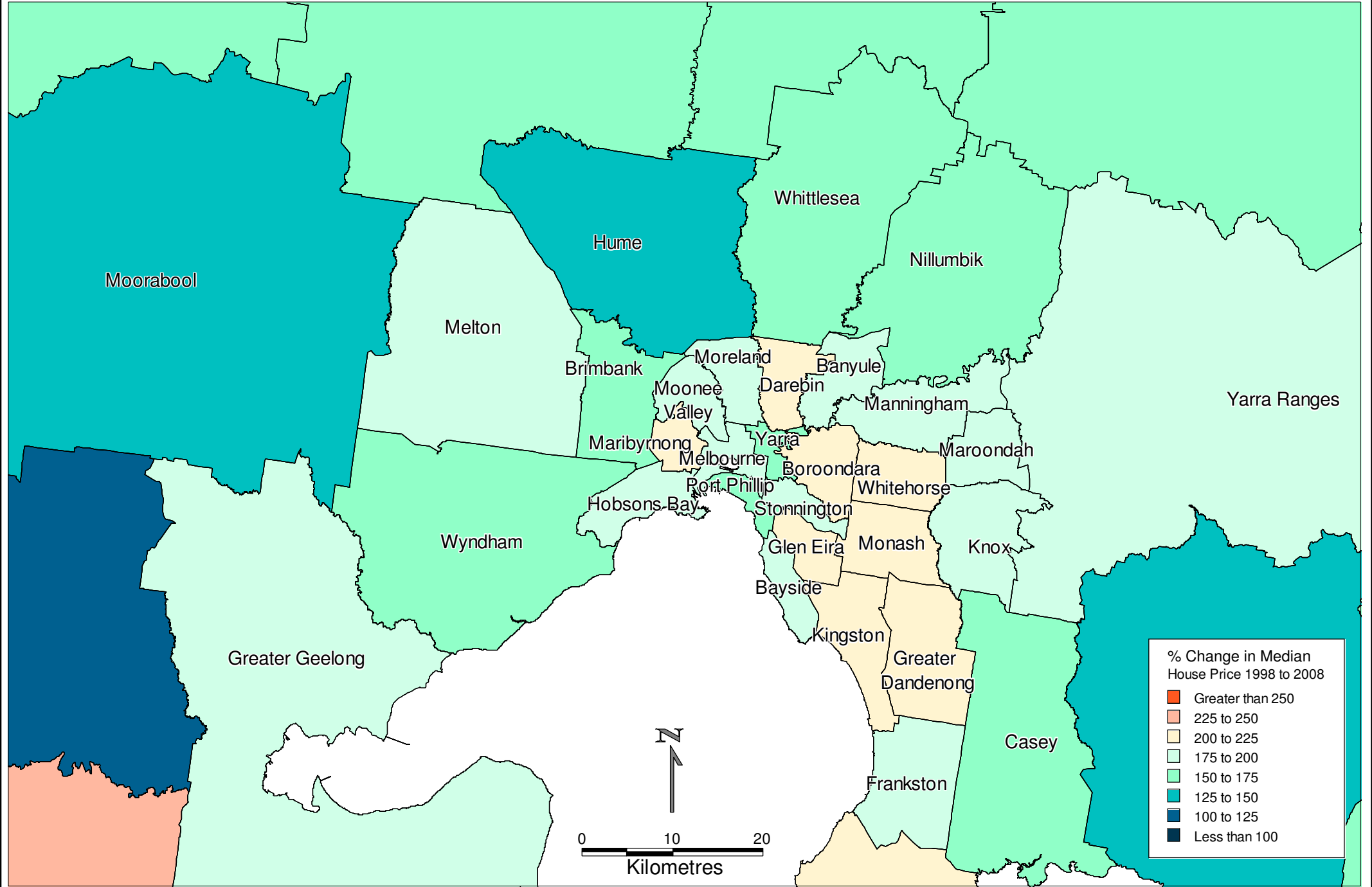
Change in Median House Price (Metro)



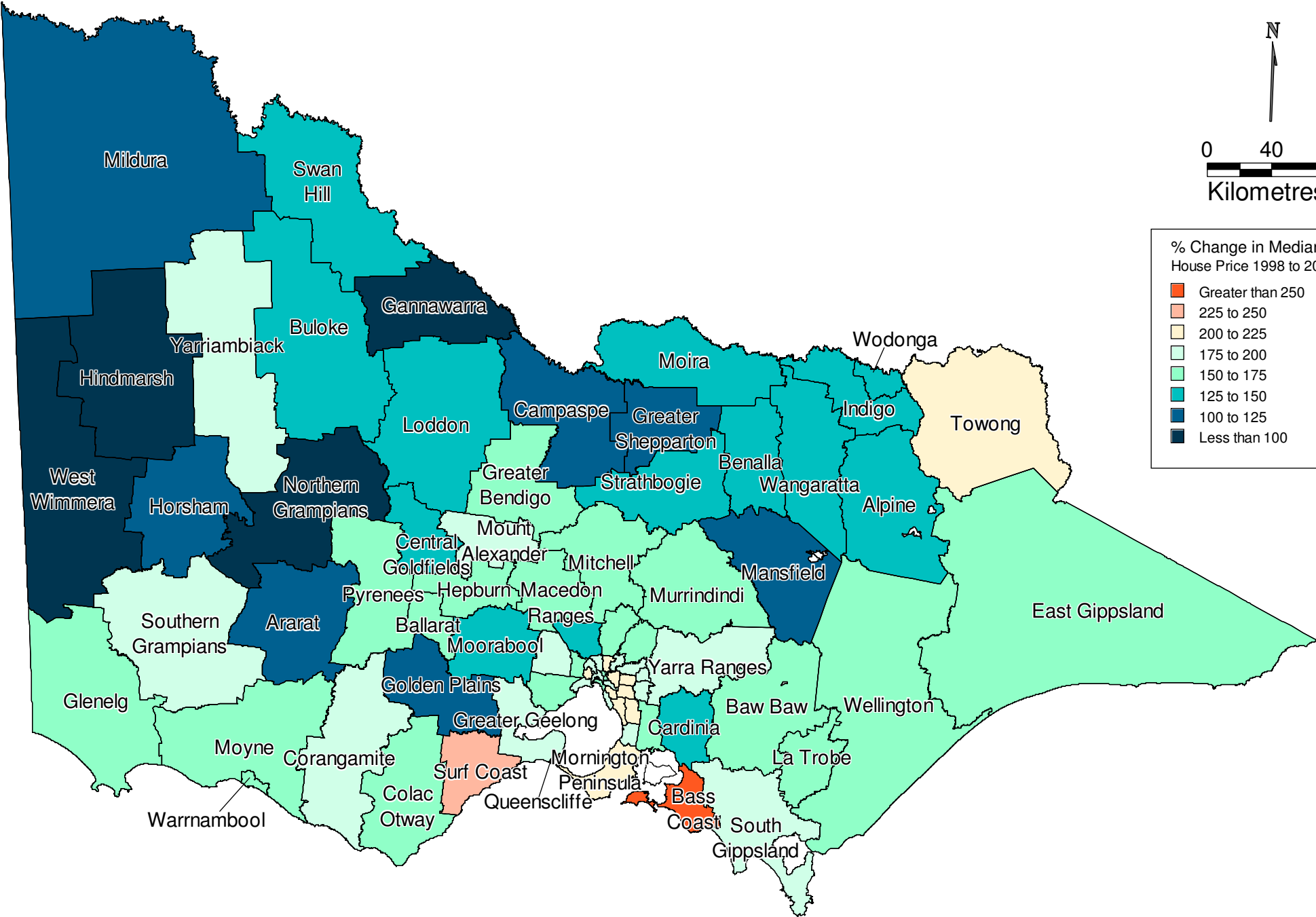
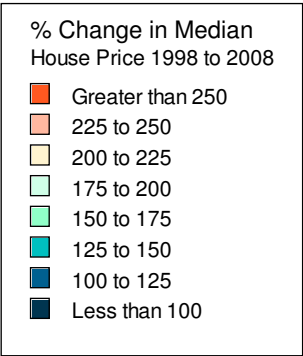
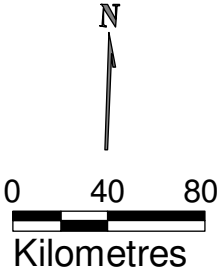
Change in Median House Price (Non-Metro)



Change in Median House Price (Metro)



Change in Median House Price (Non-Metro)



MEDIAN UNIT/APARTMENT PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
ABBOTSFORD	228000	205475	290875	320000	338100	315000	333124	400000	388500	380000	370000	298750 ^a	-3	62	5.0
ABERFELDIE	-	-	-	-	305000 ^a	180000 ^a	180000 ^a	600125 ^a	314000 ^a	390000	325000	NA	-17	NA	NA
AIRPORT WEST	135000	154750	173000	220000	255000	255250	275000	284000	310000	327500	350000	390000 ^a	7	159	10.0
ALBERT PARK	225750	250312	340000	293750	347500	410000	476500	401000	437500	468125	443000	542250 ^a	-5	96	7.0
ALBION	-	-	-	97000 ^a	144500 ^a	130000	162500	180000	153000	185000	176000	270000 ^a	-5	NA	NA
ALEXANDRA	61000 ^a	71500 ^a	80375 ^a	70000 ^a	124000 ^a	125000 ^a	154500 ^a	175000 ^a	218000 ^a	230000	234000 ^a	195500 ^a	2	284	14.4
ALFREDTON	86500	64500	98000 ^a	105000	118500	152000	157000	18000 ^a	180000	223000	202000	181000 ^a	-9	134	8.9
ALPHINGTON	112500	134000	158000	184000	266500	300000	342500	335000	258500	355100	380000	NA	7	238	12.9
ALTONA	126500	145000	166000	200750	225000	247000	235000	275000	276000	290000	315000	332500 ^a	9	149	9.6
ALTONA MEADOWS	105000	120750	136000	161500	187800	214500	229000	210000	225000	235000	265000	292500 ^a	13	152	9.7
ALTONA NORTH	94500	113500	128010	136250	217750	190000	162000	220000	260500	310000	254000	460000 ^a	-18	169	10.4
ANGLESEA	127500 ^a	112500	165000	219500	278000	300000	300000	406500	240250	355000 ^a	496000	NA	40	289	14.6
APOLLO BAY	92750	175000	159000	242750	320000	350000	415000	354000	273815	375000	477500	435000 ^a	27	415	17.8
ARARAT	73500	52000 ^a	72500 ^a	73000	80000	115000	95500	116500	180000 ^a	109000	124500	135000 ^a	14	69	5.4
ARDEER	-	102000	140000 ^a	154000	175000 ^a	215000	206500 ^a	188000 ^a	217500	176000	265000 ^a	257000 ^a	51	0	NA
ARMADALE	170000	175000	198500	280000	280000	315000	310000	331000	343000	399000	428000	380000 ^a	7	152	9.7
ASCOT VALE	99000	154000	195000	230000	275125	271625	280000	254000	288750	340000	336000	420000	-1	239	13.0
ASHBURTON	236750	231000	220100	319000	343000	397000	398000	475000	435000	500000	641500	820000 ^a	28	171	10.5
ASHWOOD	145000	171000	195000	240000	263000	280000	338000	350000	377100	430000	473000	378000 ^a	10	226	12.6
ASPENDALE	135000	170000	200000	229750	211000	285000	282500	300000	319000	365000	399000	265000 ^a	9	196	11.4
ASPENDALE GARDENS	117000 ^a	133500 ^a	140000	186500	225000 ^a	226500	231659 ^a	267500 ^a	273550	371500	320000	291000 ^a	-14	174	10.6
AVONDALE HEIGHTS	131500	157000	187100	206000	231000	271000	272000	270000	300000	328262	357000	400000 ^a	9	171	10.5
BACCHUS MARSH	86000	80750	85000	85000	137250	167000	198750	201250	122000	175000	210000	225000 ^a	20	144	9.3
BAIRNSDALE	87000	78500	82000	85000	95000	139000	157250	174000	190000	166750	170000	174500 ^a	2	95	6.9
BALACLAVA	145000	199000	173000	220250	273250	295000	266000	283000	275000	355500	371000	350000 ^a	4	156	9.9
BALLARAT	79500	87500	89725	111000	130000	165000	170000	180000	172500	180000	188500	210000	5	137	9.0
BALWYN	190000	210500	261000	273750	323250	320000	380000	392500	361750	517500	511502	465000 ^a	-1	169	10.4
BALWYN NORTH	270250	290000	350000	330000	430000	427500	418500	512500	487669	600000	515500	467500 ^a	-14	91	6.7
BARWON HEADS	100000	138000	182500	200000	250000	268500	310000	335000	372500	455000	443000	390000 ^a	-3	343	16.0
BAYSWATER	102500	108000	121500	140000	167175	200000	229000	241000	238500	269500	291500	289250	8	184	11.0
BAYSWATER NORTH	120000	125250	122000	140000	160000	179000	193000	203000	209000	243000	271250	274000	12	126	8.5
BEACONSFIELD	102000 ^a	98333	115000	134500	155000	173750	238500	214500	210000	265000	260000 ^a	223000 ^a	-2	155	9.8
BEAUMARIS	233000	300000	325000	347500	375000	370000	455000	440000	433000	640000	575382	555000 ^a	-10	147	9.5
BELL PARK	69000 ^a	70500 ^a	81000 ^a	68000	147000 ^a	184322	210000	217100	192500	228000	239000	233750 ^a	5	246	13.2
BELMONT	82000	84500	97000	119250	135000	160000	203000	214000	206750	221000	225750	233000	2	175	10.7
BENALLA	87000	82000	81500	87000	87500	144000	158750	160000	168000	172500	180000	178000 ^a	4	107	7.5
BENDIGO	87000	87625	90500	99000	120350	155000	169000	190000	192500	200000	185000	177250	-8	113	7.8
BENTLEIGH	130000	200000	325250	243000	293750	338000	360500	323750	374000	443750	453000	452500	2	248	13.3
BENTLEIGH EAST	166625	192000	215000	279975	280000	330000	317500	365000	392750	446000	471000	505000 ^a	6	183	11.0
BERWICK	123000	153000	170000	181000	220000	250000	260000	269500	270000	278475	295000	263000	6	140	9.1
BLACK ROCK	187500	308500	281250	352500	355000	348930	391250	383900	455000	635000	520000	594000	-18	177	10.7
BLACKBURN	141500	178000	187500	230250	256000	292000	320000	330000	330000	375000	428250	351000	14	201	11.7
BLACKBURN NORTH	130000	169000	200000	198000	246250	276388	310000	308000	322750	389971	384000	42750 ^a	-2	195	11.4
BLACKBURN SOUTH	161923	180000	186750	200000	267000	304875	308500	329000	315000	365000	390000	492500 ^a	7	141	9.2
BONBEACH	86250	136750	118000	151000	198500	194000	235000	230000	270000	280500	293150	355000	5	240	13.0
BORONIA	105000	128000	135000	157500	190300	215000	235000	250000	251000	275000	302500	322500	10	188	11.2
BOX HILL	131500	149000	173750	201444	252500	267634	265000	260000	305000	275000	360500	340000	31	174	10.6
BOX HILL NORTH	170500	187500	195000	227000	270050	280500	302500	337500	321500	410000	445000	350000 ^a	9	161	10.1
BOX HILL SOUTH	168000	177750	195000	250000	271500	315000	319600	310500	335317	370000	420000	265000 ^a	14	150	9.6
BRAESIDE	107000	158500 ^a	145000 ^a	590000 ^a	147000	292500 ^a	231500 ^a	249500	221250 ^a	400125 ^a	285000	NA	-29	166	10.3
BRAYBROOK	106568 ^a	127965	125000	180000	210000	232500	227500	230500	230000	280000	280000	310000 ^a	0	163	10.1
BRIAR HILL	145000	155200	166250	198000	240000	296375	275000	293500	286750	322000	320000	297750 ^a	-1	121	8.2
BRIGHT	82800	91000	79000	116712	124668	175000	192500	230000	200000	239440	250000	242500 ^a	4	202	11.7
BRIGHTON	286750	302500	307500	427250	393500	475000	493500	535116	530000	552500	590000	600000	7	106	7.5
BRIGHTON EAST	236000	280000	284275	342750	362000	400500	512500	450000	485000	585000	615000	510500	5	161	10.1
BROADMEADOWS	85150	102000	123000	130000	155000	146500	180500	210000	207250	211500	242500	245500 ^a	15	185	11.0
BROOKLYN	72875 ^a	57000 ^a	85000	125000	153500 ^a	220000	170000 ^a	293000	265000	281600	244900	295000 ^a	-13	236	12.9
BRUNSWICK	118500	180000	123750	240000	249500	275000	261000	265000	275000	330000	335626	341000	2	183	11.0
BRUNSWICK EAST	129000	209000	190000	259000	273750	349000	330000	300450	302500	355500	413750	410000 ^a	16	221	12.4
BRUNSWICK WEST	92000	110000	126500	170500	211000	224250	220000	220000	238000	267000	310000	318250	16	237	12.9
BULLEEN	138000	231500	180025	234250	272500	305000	320000	328500	353000	443750	420000	395000 ^a	-5	204	11.8
BUNDOORA	114950	127000	151000	210750	223000	257000	235250	252000	273000	285000	312009	315000 ^a	9	171	10.5
BUNINYONG	94000 ^a	87500 ^a	64875 ^a	71000 ^a	71000 ^a	178750 ^a	188000	227500	141667 ^a	221000 ^a	190000	189000 ^a	-14	102	7.3
BURNLEY	156500	171000 ^a	137500 ^a	160000	220000	236000	245000	268500	239000 ^a	341000	319000	282650 ^a	-6	104	7.4
BURWOOD	196500	211500	255000	285000	275000	330000	350000	356500	370000	370000	420000	361100	14	114	7.9
BURWOOD EAST	146000	156125	220000	225000	242550	320250	311000	315000	310000	377500	395000	390000 ^a	5	171	10.5
CAMBERWELL	176250	205000	238500	272500	322000	336250	374000	342000	399500	511000	505000	450000	-1	187	11.1

MEDIAN UNIT/APARTMENT PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
CAMPBELLFIELD	122500	107500	110000	129500	158000	192500	240000	300000	256300	285000	297900	NA	5	143	9.3
CANTERBURY	181375	231500	270000	275000	347750	392750	513750	360000	680000	775000	500950	526900 ^a	-35	176	10.7
CAPE SCHANCK	204000 ^a	263000 ^a	275000 ^a	240250 ^a	122660 ^a	315000 ^a	345000 ^a	370000 ^a	281250 ^a	366667	362500 ^a	NA	-1	78	5.9
CARLTON	167500	170000	210000	265000	238975	251000	249000	257900	273000	238250	233125	237250	-2	39	3.4
CARLTON NORTH	195000	225000	210000	254250	284500	310000	295000	323500	330000	350250	397500	301875 ^a	13	104	7.4
CARNEGIE	131000	150000	160000	190500	244500	256375	272000	288276	315000	320251	355000	310000	11	171	10.5
CAROLINE SPRINGS	-	265000 ^a	145000 ^a	244750 ^a	72000 ^a	242000	265000	140000 ^a	220000 ^a	295000	305000	297500 ^a	3	0	NA
CARRUM	125000	155000	165500	213000	251750	280000	268000	274500	275000	336000	348000	245500 ^a	4	178	10.8
CARRUM DOWNS	93000	100750	125000	155000	143000	187500	225000	231750	245000	238750	245000	251475	3	163	10.2
CASTLEMAINE	80000 ^a	93000	114500	125000	135000	155000	215000	187500	210000	209000	205000	217500 ^a	-2	156	9.9
CAULFIELD	815000 ^a	81500 ^a	272500	256250	326000	360000	322000	327750	425000	430000	466000	330000 ^a	8	472	19.0
CAULFIELD EAST	-	-	316000 ^a	165225	214000 ^a	284950	250000	450000 ^a	300000 ^a	244500	335000	375000 ^a	37	NA	NA
CAULFIELD NORTH	190000	193500	219000	247000	314500	331250	350000	330000	370000	434000	420500	407500 ^a	-3	121	8.3
CAULFIELD SOUTH	217000	253000	225000	286000	340000	372500	365500	372500	475000	455000	488625	471000	7	125	8.5
CHADSTONE	147750	187000	192550	233250	268000	294250	310250	347500	370000	425000	416000	450000 ^a	-2	182	10.9
CHELSEA	99000	118000	130000	147000	185000	220000	220000	236000	240000	305000	300000	342500	-2	203	11.7
CHELSEA HEIGHTS	118450	105000	138000	165500	191000	245000	190000 ^a	245000	325000	342000	311250	328000 ^a	-9	163	10.1
CHELTENHAM	125000	149500	170000	211850	240000	260000	279417	300000	340000	345000	357000	317500	5	186	11.1
CLARINDA	92250 ^a	115000 ^a	143500 ^a	182975	193268	234500 ^a	245000 ^a	244000 ^a	305000 ^a	340000	360000	313500 ^a	6	290	14.6
CLAYTON	125000	133000	166000	200000	222100	265000	250000	271000	290000	330000	364000	340000	10	191	11.3
CLAYTON NORTH	115000	148000	161125	185975 ^a	262500 ^a	201875 ^a	306500 ^a	316000 ^a	266000 ^a	345000	360000 ^a	381500 ^a	4	213	12.1
CLAYTON SOUTH	96000	101500	128050	148500	182500	209000	210000	210000	252100	307750	320000	355000 ^a	4	233	12.8
CLIFTON HILL	185000	190000	205000	250000	322500	329000	323000	417000	451000	350000	394500	370000 ^a	13	113	7.9
COBRAM	82000 ^a	86000	85000	99000	107500	130000	157000	150000	170000	150000	148000	300000 ^a	-1	80	6.1
COBURG	118000	156250	171750	205000	234000	299500	290500	285000	290000	331000	345000	299250	4	192	11.3
COBURG NORTH	115000	107000	154750	184000	227750	260000	240000 ^a	270000	255000	320500	297000	282500 ^a	-7	158	10.0
COLAC	60000	71500	90000	82000	117500	120000	152500	180000	185000	218750	185000	180000 ^a	-15	208	11.9
COLLINGWOOD	170000	222000	247500	315000	334000	338375	323272	359000	405000	445000	455500	387500	2	168	10.4
CORIO	54500	71000	70000	84250	93250	110000	103500	164650	126000	166500	146250	180000 ^a	-12	168	10.4
COWES	87000	99000	121250	160000	219623	267000	263500	251000	297000	321000	287000	213000	-11	230	12.7
CRAIGIEBURN	95850	121500	130000	118000	159750	192250	222500	207500	225000	218000	245500	155000 ^a	13	156	9.9
CRANBOURNE	-	-	-	-	-	144500 ^a	174000 ^a	155500 ^a	180000 ^a	192500	210000	210000 ^a	9	NA	NA
CRANBOURNE EAST	78000	84500	90250	102000	127250	150000	165000	165000	175000	205000	274000	281000 ^a	34	251	13.4
CRANBOURNE NORTH	85000 ^a	90000 ^a	94500	126000	130500 ^a	163000	172000	177500	192250	208000	237000	239000 ^a	14	179	10.8
CRANBOURNE SOUTH	-	-	-	175000 ^a	172500	212500 ^a	235000	235000 ^a	255000	265000	240000	260000 ^a	-9	NA	NA
CRANBOURNE WEST	-	-	-	104000 ^a	130000 ^a	153000 ^a	238600	205000 ^a	220475	231000	220000	211800 ^a	-5	NA	NA
CREMORNE	-	-	-	-	530000 ^a	542500 ^a	355000	385000	530000 ^a	492500	431500	305000 ^a	-12	NA	NA
CRESWICK	80500 ^a	75500 ^a	41000 ^a	41000 ^a	85225 ^a	212000	95000 ^a	102325 ^a	346700	269384	290000	171000 ^a	8	260	13.7
CRIB POINT	61000 ^a	61000 ^a	66500 ^a	55000	89500 ^a	194500 ^a	184000 ^a	166000	210000	225000	246000 ^a	262000 ^a	9	303	15.0
CROYDON	125000	134950	144650	168000	210000	238500	240000	247000	252000	275000	294000	292500	7	135	8.9
CROYDON NORTH	116500 ^a	134000 ^a	171950	183250	219000	237500	250000	265000	262500	296950	320000	330000 ^a	8	175	10.6
CROYDON SOUTH	-	-	141500 ^a	165000 ^a	136500	232700	230225	235000	250000	275000	312000	293750 ^a	13	NA	NA
DALLAS	-	-	-	136750 ^a	127500 ^a	149500	217000 ^a	210000 ^a	219000 ^a	150000 ^a	220000	NA	47	NA	NA
DANDENONG	82500	81000	85000	103000	130000	149000	168500	165000	180000	209500	230000	242000	10	179	10.8
DANDENONG NORTH	79500	87000	108000	115000	141500	165000	179000	194000	230000	222750	250000	275000 ^a	12	214	12.1
DANDENONG SOUTH	67500	69425 ^a	79000	95000	116000	150000	151000	182500	232500	194000	217625	227150 ^a	12	222	12.4
DEER PARK	103000	115000	125000	139000	160000	190000	190000	212750	204000	217000	245000	260000 ^a	13	138	9.1
DERRIMUT	-	-	-	-	-	-	285000 ^a	406921 ^a	320000 ^a	224500	298500 ^a	NA	33	NA	NA
DIAMOND CREEK	135250	145500	167525	205000	218000	235000	254000	280000	263500	330000	346500	393500 ^a	5	156	9.9
DINGLEY VILLAGE	135000	153000	165750	223000	227000	260000	270750	285000	278500	330000	337500	350000 ^a	2	150	9.6
DOCKLANDS	-	472350	490000	532600	504000	480000	434000	460000	530300	578105	560000	575000	-3	0	NA
DONCASTER	175000	260000	249000	270250	339500	346000	330000	380000	360570	450000	468062	447500	4	167	10.3
DONCASTER EAST	164250	205000	218000	260000	300250	357000	337000	355000	359000	410000	445000	492500	9	171	10.5
DONVALE	151000	147000	175000	237000	279000	303500	296000	335100	341000	363000	400000	417500 ^a	10	165	10.2
DOVETON	64000 ^a	67000 ^a	113564	120000	129500	151250	161500	177500	197750	199000	236750	220000 ^a	19	270	14.0
DROMANA	96000 ^a	94250	102000	148000	232250	262500	260000	315000	284000	279000	342500	215000 ^a	23	257	13.6
DROUIN	93000	80000	82500	95000	131750	137500	187500	210000	208000	220000	219000	215000 ^a	0	135	8.9
DRYSDALE	84000	88500	104000	120000	145000	172750	237500	226000	235000	239500	265000	261500 ^a	11	215	12.2
EAGLEHAWK	65500	88250	98600	87500	101000	147720	147500	170000	177500	195000	170000	183500 ^a	-13	160	10.0
EAGLEMONT	230000	200000 ^a	242500 ^a	230000	277875	375000	312500	350000	354194	500000	455000 ^a	NA	-9	98	7.1
EAST MELBOURNE	261750	267834	297500	315000	395838	360000	328280	370762	377000	397000	395875	420000	0	51	4.2
ECHUCA	110000	124500	118000	112500	142000	197950	195000	213500	215000	215000	217000	290500 ^a	1	97	7.0
EDITHVALE	130638	133250	173000	197500	236750	262700	270000	279500	318500	355500	378000	415000 ^a	6	189	11.2
ELSTERNWICK	142500	175000	200000	275000	275500	318000	285000	314500	361250	375000	400500	425000	7	181	10.9
ELTHAM	135625	167500	183150	225750	250000	281250	290000	300000	310000	336000	355150	370000	6	162	10.1
ELWOOD	156000	199475	229900	260000	316000	345000	336000	359500	377000	440000	445000	425500	1	185	11.1
ENDEAVOUR HILLS	110000	115000	189900	152250	170000	220000	216500	222000	260500	259100	276250	345000 ^a	7	151	9.6

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
EPPING	110250	135000	150000	174000	214500	231000	235000	230000	237500	251101	260000	325000 ^a	4	136	9.0
ESSENDON	118500	148000	157500	216000	249000	270500	270500	285000	297500	338500	340000	395000	0	187	11.1
ESSENDON NORTH	127000	141500	165500	162000	178160	242000	293995	250000	270000	288250	325000	NA	13	156	9.9
EUMEMMERRING	79000 ^a	101500 ^a	96000 ^a	106000	140000	161250	160000 ^a	187750 ^a	205000	200000	225000	283500 ^a	12	185	11.0
EUROA	70000 ^a	73000 ^a	78000	105000 ^a	62750 ^a	82000 ^a	152500 ^a	155000 ^a	175000 ^a	144500	142500 ^a	100000 ^a	-1	104	7.4
FAIRFIELD	94000	132500	125000	165000	195000	210000	225000	217000	260000	295000	286000	380750 ^a	-3	204	11.8
FAWKNER	110000	92000	134000	153000	167375	177000	222750	236562	221500	242500	265000	293000 ^a	9	141	9.2
FERNTREE GULLY	103000	124950	132000	154950	175000	210000	220000	227250	240500	258000	283125	294000	10	175	10.6
FITZROY	190000	226000	270000	312102	332500	370000	400000	390000	385000	437500	507000	325000 ^a	16	167	10.3
FITZROY NORTH	171000	225000	239000	210000	270000	356500	350000	355000	405500	458250	475000	435000 ^a	4	178	10.8
FLEMINGTON	108500	135950	119500	175000	220000	192000	227000	230000	213000	279000	285000	271000 ^a	2	163	10.1
FLORA HILL	82000	88000 ^a	88000 ^a	89000	148500	164000	178000	179000	198500	204000	178500	196000 ^a	-12	118	8.1
FOOTSCRAY	73000	91500	120600	129875	171500	194000	277000	196000	186000	237500	237500	233500	0	225	12.5
FOREST HILL	140550	160750	167500	190000	235000	266500	263500	285400	322111	365000	340000	500000	-7	142	9.2
FRANKSTON	79000	90000	94000	112000	141000	170000	178000	190000	205000	217500	233000	235000	7	195	11.4
FRANKSTON NORTH	73750	75000	67975	80000 ^a	135000 ^a	136250 ^a	164000 ^a	157000	130000	196500	220000	210000 ^a	12	198	11.5
FRANKSTON SOUTH	-	168500 ^a	166000 ^a	179950	205000	258500	279900	310000	276250	307000	332500	315000 ^a	8	0	NA
GARDENVALE	88425	103100	145000	225000	288000	196500 ^a	209000	340000	182000	285000	306625	316500 ^a	8	247	13.2
GARFIELD	81000 ^a	-	-	136710 ^a	113750 ^a	140750 ^a	218000 ^a	253750 ^a	210000 ^a	202500 ^a	270000	229000 ^a	33	233	12.8
GEELONG	165000	172000	183190	246000	279000	292500	307500	345000	310000	383500	322500	350000 ^a	-16	95	6.9
GEELONG EAST	86500	93333	81000	127000	108000	125000	210000	225000	222250	227500	206000	230000 ^a	-9	138	9.1
GEELONG NORTH	200000 ^a	60000 ^a	139000 ^a	160000	73500	193500	186000	253500	237000	215000	254475	NA	18	27	2.4
GEELONG SOUTH	101500	180000 ^a	102000 ^a	128750 ^a	110000 ^a	172500 ^a	227500	126500	193250	180000	202500 ^a	200000 ^a	12	100	7.2
GEELONG WEST	79000	80500	100000	97500	149000	167000	192000	185500	227000	188750	233500	277000 ^a	24	196	11.4
GISBORNE	96000 ^a	100000	132000	160300	166000	230000	260000	260000	248000	278250	281000	297500 ^a	1	193	11.3
GLEN HUNTLY	155250	139000	170000	222500	275500	295000	315000	300500	327500	335000	396500	360000 ^a	18	155	9.8
GLEN IRIS	156050	192750	195000	240000	280000	310000	318000	335000	365000	425000	442000	445000	-1	169	10.4
GLEN WAVERLEY	161000	196500	225000	264000	310000	330000	325000	345000	373000	412250	420000	435000	2	161	10.1
GLENROY	100000	127000	135000	159167	200000	190000	220000	215000	230000	255000	285750	340002	12	186	11.1
GOLDEN SQUARE	76000	91000	110000	96000	116250	167500	156000	190000	180000	182000	180750	200000 ^a	-1	138	9.1
GOWANBRAE	-	-	-	290000	290000	287000 ^a	335000 ^a	310000	372500 ^a	305000	326500 ^a	325000 ^a	7	NA	NA
GREENSBOROUGH	132500	147500	164400	193000	234950	250500	248500	265001	282000	303000	339500	350000	12	156	9.9
GREENVALE	146750 ^a	167500 ^a	175250 ^a	238000 ^a	216000	302500 ^a	282500	327500	317500 ^a	328500	305000 ^a	338750 ^a	-7	108	7.6
GROVEDALE	95000	100000	115000	115750	149250	184000	155500	216000	225000	230000	240000	239500	4	153	9.7
HADFIELD	-	-	-	175000 ^a	272500 ^a	169000 ^a	275000 ^a	276250 ^a	277500 ^a	280000	287750	NA	3	NA	NA
HALLAM	100000	102500	106000	132000	164950	200000	190750	240000	241000	233500	239950	290000 ^a	3	140	9.1
HAMILTON	53000 ^a	70000 ^a	65000	76000	77500	126500	192500	229000	255000 ^a	205750	225000	169975 ^a	9	325	15.6
HAMLIN HEIGHTS	112000	109000 ^a	121250	143000	147500	164250	170000	201000	232000	243000	265000	278000 ^a	9	137	9.0
HAMPTON	220000	235000	279500	310000	331500	350000	377500	401810	415000	440000	480000	421500	9	118	8.1
HAMPTON EAST	-	-	230600 ^a	269500	298500	280000	308450	383000	320750	423500	401000	480000 ^a	-5	NA	NA
HAMPTON PARK	85000	89950	99000	115000	140000	170000	178000	190000	192500	214500	234000	295000 ^a	9	175	10.7
HASTINGS	60250	72000	99250	90000	135000	160000	180250	178750	207750	230000	225000	239000 ^a	-2	273	14.1
HAWTHORN	154000	193850	215000	245500	277750	313700	285000	295000	306500	380500	372000	362500	-2	142	9.2
HAWTHORN EAST	187450	204900	200000	265000	285975	336500	350000	300000	345000	411500	443500	365000	8	137	9.0
HEALESVILLE	86000	85000	97250	128000	143125	166000	196000	211250	215000	255000	280000	310000 ^a	10	226	12.5
HEATHMONT	154500	131875	169000	179500	218000	239975	249750	270000	269975	345000	360000	360625 ^a	4	133	8.8
HEIDELBERG	132250	160250	193092	217000	261000	273500	295000	306000	331500	361500	391500	330000 ^a	8	196	11.5
HEIDELBERG HEIGHTS	135250	160000	220000	233000	234125	256500	260000	280000	302000	328750	406000	377000 ^a	23	200	11.6
HEIDELBERG WEST	110000	122000	147500	170000	187500 ^a	255000	234000	233000	245000	300000	275000	235000 ^a	-8	150	9.6
HERNE HILL	60000	40500	69500	55000	136000	125000	135000	143250	141250	156001	157000	162500 ^a	1	162	10.1
HIGGETT	140000	195000	203000	249000	280000	308000	310000	344000	340000	389950	410000	400000	5	193	11.3
HIGHTON	96250	97500	128000	136500	175000	219750	230000	241250	234000	237500	242250	270000	2	152	9.7
HOPPERS CROSSING	91000	104000	114500	140000	165500	190000	185000	197500	197000	199500	212000	222500 ^a	6	133	8.8
HORSHAM	84000	85000	89475	99500	115000	137750	178975	165125	176500	155000	181000	150000	17	115	8.0
HUGHESDALE	187000 ^a	330000 ^a	330000 ^a	159950 ^a	300000 ^a	355000 ^a	335000 ^a	355000	390000	394500	421500	439000 ^a	7	125	8.5
HUNTINGDALE	85000	95000 ^a	124112 ^a	222000 ^a	213000 ^a	223000	239000	184750	299000	276000	290000	322500 ^a	5	241	13.1
INVERLOCH	98000	105500	149000	147500	270000	285000	320000	297750	237500	355000	360000	385000 ^a	1	267	13.9
IRYMPLE	79000 ^a	98000 ^a	93000 ^a	96000 ^a	137000 ^a	135000 ^a	92500 ^a	132500 ^a	146000	143750	194500	286000 ^a	35	146	9.4
IVANHOE	155250	157250	191000	230000	295000	310000	336500	315000	333000	384000	460000	386250	20	196	11.5
IVANHOE EAST	-	250000 ^a	245000	318500	306500	270500	325500	300000 ^a	335000	342500	356000 ^a	456000 ^a	4	0	NA
JAN JUC	117500 ^a	102000 ^a	135000	164000 ^a	222500 ^a	250000 ^a	313000 ^a	270000 ^a	297500 ^a	341000	407625 ^a	182000 ^a	20	247	13.2
KANGAROO FLAT	85000	89000	86000	94750	132550	162500	174666	172500	193500	177000	195000	187250 ^a	10	129	8.7
KEILOR	160000	182500	232500	223000	248750	292500 ^a	350000 ^a	323750 ^a	280000 ^a	460000	430000	NA	-7	169	10.4
KEILOR DOWNS	129000	142100	152200	164000	225500	212500	215000	238750	219000	243500	265000	280000 ^a	9	105	7.5
KEILOR EAST	152750	173750	166250	215000	237500	275000	262750	291000	270000	351000	350000	NA	0	129	8.6
KEILOR PARK	137500 ^a	170500 ^a	122500 ^a	246000 ^a	233000 ^a	240500 ^a	271000 ^a	227500 ^a	304000	275000	337590 ^a	426750 ^a	23	146	9.4
KENNINGTON	78000 ^a	93000 ^a	85000 ^a	95750	145000	160000	175860 ^a	183000	177000	175000	175000	195000 ^a	0	124	8.4

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Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
KENSINGTON	166000	215000	237000	265000	293750	327000	310000	305000	315000	364000	371750	333750	2	124	8.4
KEW	190000	225000	243000	260000	309000	333000	340000	350000	384250	499000	479000	432000	-4	152	9.7
KEW EAST	200000	264000	251500	261500	335500	299000	370000	387500	442000	571000	470000	400833^	-18	135	8.9
KEYSBOROUGH	96125	103000	113000	145000	185000	235000	252930	218000	230000	247700	260000	170000^	5	170	10.5
KILMORE	71000	97000^	86875	114500	161000	180000	175000	202500	192000	207000	208000	236500^	0	193	11.3
KILSYTH	115000	121520	125500	139500	140000	210000	204000	229500	241000	267750	285000	310000^	6	148	9.5
KINGSBURY	115500	99750	161000^	148250	175000	187500	247500	197000	262750	267000	290000	297500^	9	151	9.6
KINGSVILLE	-	-	248500	149500	190000	220500	170500	205000	172000	327000	320000	NA	-2	NA	NA
KNOXFIELD	110000^	133500	146000	178500	225000	237500	247500	272000	275900	295450	324500	355000^	10	195	11.4
KOO WEE RUP	70000^	90500^	96500^	102000	130000^	170000	171000^	204500^	220000	220000	227000	NA	3	224	12.5
KORUMBURRA	90000^	35000^	80000^	147500^	110250	143249	170000^	177000^	183000^	217500	197500^	235000^	-9	119	8.2
KURUNJANG	-	-	-	-	-	135000^	135000^	210000^	214000^	197000^	229750	219000^	17	NA	NA
KYABRAM	80000	79000	95000	85250	100500	131250	160000	150000	127000	156000	190000	140000^	22	138	9.0
KYNETON	74000^	96500^	95000^	114000	130000	132500	180000^	203000	175001	182000	191500	290000^	5	159	10.0
LAKES ENTRANCE	100000	97000	104000	89250	116500	265000	266000	199000	278000	251500	242500	325500^	-4	142	9.3
LALOR	104250	122750	127000	140000	160500	201000	223000	222000	205000	206000	230000	226250^	12	121	8.2
LANGWARRIN	85500	99950	114000	128500	154200	178500	200000	211500	210000	224750	238500	249950^	6	179	10.8
LARA	87000	88500	102000	125000	139990	185000	203500	210000	195000	209500	245000	234500^	17	182	10.9
LAVERTON	105000	117250	126000	137100	146800	190000	207500	185000	170000^	194000	247500^	160000^	28	136	9.0
LEONGATHA	93500	105000	100250	123000	118000	175000	179000	217500	214500	240000	220000	180000^	-8	135	8.9
LEOPOLD	87000	80000	92000	133000	150750	180000	215000	210000	210000	217000	223750	214000	3	157	9.9
LILYDALE	103000	117250	136000	138500	158000	192750	203000	215000	225000	235000	293500	264000	25	185	11.0
LORNE	200000	295000	380000	369000	425500	420000	455000	415500	650000	553750	555000	610000^	0	178	10.7
LOVELY BANKS	82000^	98000^	106250^	118750^	118750^	192000^	180000^	207500^	355000^	220000	223750^	220500^	2	173	10.6
LOWER PLENTY	127000	140000	151150	177000	250000	263000	240000	260000	253500	307500	341250	300000^	11	169	10.4
MACLEOD	136500	161000	175125	190000	244500	250000	298000	304000	318500	345000	377500	385500^	9	177	10.7
MAFFRA	82000^	73000^	78000^	81000^	78500	112250^	142500^	161250^	190000	165000	179000^	210000^	8	118	8.1
MAIDSTONE	122000	166750	165000	184550	268000	250000	243500	273500	280000	350000	354000	340000^	1	190	11.2
MALVERN	155000	191500	255000	269250	306000	317000	295800	330000	392722	475500	442300	884250^	-7	185	11.1
MALVERN EAST	167500	205000	200250	252000	301750	310000	280000	318500	328250	431750	436500	377000	1	161	10.1
MANIFOLD HEIGHTS	75750	100500	97750	89000	140000	182500	165000	169250	190000^	175000	214500	192500^	23	183	11.0
MANSFIELD	78500	59500	80000	80000	98500	161250	160000	227500	247500	235000	240000	168000^	2	206	11.8
MARIBYRNONG	95000	150000	175620	258000	325000	270000	280000	255500	279000	308000	345500	359250	12	264	13.8
MARYBOROUGH	79000^	63500	64000	75000	89000	126750	133500	139500	151500	140000	162000	155000^	16	105	7.4
MCKINNON	216500	245500	249125	300000	305000	365000	349000	380000	395000	521000	495000	NA	-5	129	8.6
MEADOW HEIGHTS	101000	114000	123000	135000	165000	193000	220000	200000	197250	202500	220000	240000^	9	118	8.1
MELBOURNE	210000	220000	265000	300250	292250	315000	298000	315000	325000	345000	373500	345000	8	78	5.9
MELTON	62500^	62500^	94875^	105000	118000	155000	167000	155000	166000	172000	185000	204875	8	196	11.5
MELTON SOUTH	68000	75000	83250	86250	112000	135000	152000	145000	146500	170000	163000	183500^	-4	140	9.1
MELTON WEST	79500	83750	92000	94000	180000^	149850^	169500	163500	220000	181000	226000	237500^	25	184	11.0
MENTONE	119000	132500	154975	192000	230000	232000	250000	258000	260000	331750	332000	267500	0	179	10.8
MIDDLE PARK	212625	256500	282500	396000	372500	406000	460000	358750	515000	462000	552375	615000^	20	160	10.0
MILDURA	72475	82500	91000	103500	118250	145000	144000	146500	154500	160000	158975	155000	-1	119	8.2
MILL PARK	117300	140100	150000	172875	200000	230000	235000	236000	245000	257500	280250	282000^	9	139	9.1
MITCHAM	138000	155500	170000	230000	224975	280125	290500	311000	310100	375000	392000	430000	5	184	11.0
MOE	51500	39000	52500	53625	55000	65000	87500	105000	109500	109000	117000	138000^	7	127	8.6
MONT ALBERT	175000	185000	205000	270000	312500	295250	350000	395500	375000	404000	445000	412000^	10	154	9.8
MONT ALBERT NORTH	175000^	218000^	220000	289500	320000	398500	495000	447900	488000	567500	554250	NA	-2	217	12.2
MONTMORENCY	143000	159000	180000	220000	250000	272000	270000	270000	312750	337000	366000	323750^	9	156	9.9
MONTROSE	200000^	122650^	119975^	99500^	113000^	120834	220000^	240000	282500^	335000	345000	365000^	3	72	5.6
MOONEE PONDS	140000	215000	222500	258750	325000	305000	300000	310000	311000	350500	375000	434000^	7	168	10.4
MOORABBIN	148000	166500	195000	240000	257500	281000	325000	293000	320000	348000	406000	367500^	17	174	10.6
MOOROOOLBARK	111000	117000	129950	143000	189475	197500	240000	232625	230000	269975	288500	317000	7	160	10.0
MOOROPNA	75250	82500	84750	91500	120250	140000	171000	149000	170000	165500	153000	162500^	-8	103	7.4
MORDIALLOC	123475	145500	160000	167000	223250	245000	247500	275000	289000	330000	357500	370775	8	190	11.2
MORNINGTON	120000	140000	155500	165000	219000	245000	266000	291864	292500	327000	344000	326500	5	187	11.1
MORWELL	53000	35000	60000	50000	75000	90000	120000	146000	124500	130000	133500	128000^	3	152	9.7
MOUNT CLEAR	92000	92000^	105000	116250	138000	165300	1144500^	182000	232500	213000	195250	110000^	-8	112	7.8
MOUNT ELIZA	132250	141500	138000	173750	203250	250000	241000	292000	285000	303500	280502	256500^	-8	112	7.8
MOUNT EVELYN	107500	123500	109000	139975	170000^	167500	225000	225000^	235000	237500	320000	318000^	35	198	11.5
MOUNT MARTHA	129000	153750	185000	155000	170000	239000	283000	228000	295000	315000	352000	349000	12	173	10.6
MOUNT WAVERLEY	167000	189500	228400	250000	276000	332125	340000	380000	401000	460000	477500	537500	4	186	11.1
MULGRAVE	129000	138000	151000	172750	249750	315300	271810	337500	317500	367000	391000	372000^	7	203	11.7
MURUMBREENA	112000	132000	139500	161500	219000	237800	196500	275000	265000	313000	321000	255000^	3	187	11.1
NARRE WARREN	93875	101950	113000	135000	150000	185000	190000	200000	210250	218750	232000	256500	6	147	9.5
NARRE WARREN SOUTH	94250^	93500^	110000^	121128^	122200^	235000	230000	235000	221000^	246000	269950^	388000^	10	186	11.1
NEWBOROUGH	65500^	40000^	45000	57500	65000	95000	122500	123000	140000	135000	205000	150000^	52	213	12.1

MEDIAN UNIT/APARTMENT PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
NEWCOMB	72125	73000	88500	104250	122475	170000	175000	121000	160000	165000	183250	249500 ^A	11	154	9.8
NEWPORT	117500	142000	190000	217500	204250	166000	320000	319628	367500	393000	370000	361500	-6	215	12.2
NEWTOWN	95750	115000	145000	133000	173000	230000	192500	250000	207500	262000	249000	249500 ^A	-5	160	10.0
NIDDRIE	171500	200000	226000	240000	295588	305000	315000	319032	341250	419000	368000	430000 ^A	-12	115	7.9
NOBLE PARK	75000	88000	97000	110000	137500	165000	193250	189000	202000	225250	246000	256250	9	228	12.6
NOBLE PARK NORTH	81750 ^A	102500 ^A	115000 ^A	130000 ^A	150000	155500 ^A	175000	167500 ^A	214000	220000	207500	290500 ^A	-6	154	9.8
NORLANE	73750 ^A	85000 ^A	81750 ^A	104500 ^A	125000 ^A	110000	162000	167500	160000 ^A	165000	182500 ^A	215500	11	147	9.5
NORTH MELBOURNE	173000	172500	179000	270000	320000	318000	318500	300750	315000	340000	410000	353000	21	137	9.0
NORTHCOTE	109500	125000	137886	177500	245000	235100	247000	260000	265000	360000	324500	280000	-10	196	11.5
NOTTING HILL	305000 ^A	220000 ^A	152000 ^A	278500 ^A	342160	288000	305350	308000	306500	335000	280000	NA	-16	-8	-0.9
NUMURKAH	75000	79000	75000	73500	95000	96500	127500	156250	172500	150000	155000	NA	3	107	7.5
NUNAWADING	140500	140000	164000	185400	205200	233750	247750	260000	284500	318500	371250	316000 ^A	17	164	10.2
OAK PARK	98500	135000	167000	185500	255500	260000	251000	274258	291000	330000	390000	392500 ^A	18	296	14.8
OAKLEIGH	135000	168500	180000	226500	289500	280000	300000	291000	345090	380000	385000	395000 ^A	1	185	11.0
OAKLEIGH EAST	133500	181500	158000	188550	236750	296000	302500	347500	350500	395000	334000	393950 ^A	-15	150	9.6
OAKLEIGH SOUTH	142000	152500	145000	172000	220000	237500	285500	287500	294975	350500	353000	434000 ^A	1	149	9.5
OCEAN GROVE	90000	117000	149209	165000	280000	280000	232500	277250	290000	310000	292500	335000	-6	225	12.5
ORMOND	117500	142000	164500	222500	249750	330000	275000	266000	312000	351250	343000	325000	-2	192	11.3
PAKENHAM	88000	86500	98750	121000	150000	170625	199000	206000	220000	219000	235000	243000	7	167	10.3
PARKDALE	125000	149000	166000	188000	260000	291000	281500	274000	290000	354250	391000	369500 ^A	10	213	12.1
PARKVILLE	208500	231500	230600	265500	248500	305000	290000	310000	345000	400000	452500	427500 ^A	13	117	8.1
PASCOE VALE	130500	160000	189370	200168	241000	258000	274000	290000	300000	325300	370000	300270	14	184	11.0
PASCOE VALE SOUTH	130000	145000	155000	260000	227500	263500	305000	267500	259000	342500	331750	284000 ^A	-3	155	9.8
PATTERSON LAKES	150000	211000	175000	233125	281622	300000	275000	286500	317500	321000	335000	341500	4	123	8.4
PAYNESVILLE	110000	121750	143750	110000	131000	154750	182000	254000	174500	215000 ^A	184000	179500 ^A	-14	67	5.3
POINT COOK	-	-	301888 ^B	197500 ^A	226000 ^A	297000 ^A	307500 ^A	290000	255000	295000	320000	333500 ^A	8	NA	NA
POINT LONSDALE	132000	137500	154000	210000	263500	313500	345000	365000	316250	334500	370000	970000 ^A	11	180	10.9
PORT FAIRY	-	162500 ^A	172500	183250	164000	295000 ^A	515000 ^A	265000	290000	305000	289000 ^A	336500 ^A	-5	0	NA
PORT MELBOURNE	340000	340000	378355	420000	414000	475000	465000	476250	463000	479000	478500	445500	0	41	3.5
PORTARLINGTON	82000 ^A	103000	76250	123000	158250	224500	240500	252250	247750	246000	277000	230000 ^A	13	238	12.9
PORTLAND	65000	84000	79750	71000	95000	120000	111500	170000	163000	145000	153250	160000 ^A	6	136	9.0
PRAHRAN	166250	190000	197500	280000	315000	310500	321500	327000	334000	340750	400000	312500	17	141	9.2
PRESTON	103750	129250	150000	187000	222000	250000	260000	275000	286500	330000	348750	345000	6	236	12.9
QUEENSCLIFF	90000 ^A	205625 ^A	295000 ^A	250000 ^A	293750	370000	360000 ^A	250000 ^A	397000	384396	412500 ^A	376000 ^A	7	358	16.4
REDAN	62500 ^A	-	-	85000 ^A	78000 ^A	137000 ^A	170000 ^A	119500 ^A	123500 ^A	155000	173500 ^A	NA	12	178	10.7
RESEARCH	126000 ^A	198250 ^A	183000 ^A	224500 ^A	210000 ^A	258000 ^A	266500	265000 ^A	313500 ^A	301165 ^A	390000	NA	29	210	12.0
RESERVOIR	110000	123000	135000	164000	195000	229000	238000	230000	245000	272000	290500	300000	7	164	10.2
RICHMOND	165000	230000	248000	272000	340000	330000	340000	340000	364600	395000	425000	400000	8	158	9.9
RINGWOOD	110000	125000	134000	155000	190375	221000	234500	242000	253000	284901	306500	295500	8	179	10.8
RINGWOOD EAST	113500	122000	132000	160000	194875	222000	230500	231000	256000	282250	309750	285000	10	173	10.6
RINGWOOD NORTH	124000 ^A	137000	172250	287625	233750	252000	330000	317500	320000	317000	335000	411000 ^A	6	170	10.4
RIPPONLEA	-	142500 ^A	204500 ^A	160000 ^A	220000 ^A	297250 ^A	260000 ^A	250000 ^A	277250	370001	345000	308000 ^A	-7	0	NA
ROSANNA	150200	156000	182000	189875	234750	280250	278000	300000	315000	348000	383750	373000 ^A	10	155	9.8
ROSEBUD	78250	99750	115000	123500	197000	225000	242000	230750	232500	298000	280000	268750 ^A	-6	258	13.6
ROSEBUD WEST	78000	85000 ^A	102000 ^A	120000	163500	186000	210625	261000	230000	229000	282500	272500 ^A	23	262	13.7
ROWVILLE	144000	164000	195000	230000	249000	280000	285000	285000	315100	307625	360000	330000 ^A	17	150	9.6
ROXBURGH PARK	-	146250	142500 ^A	190500 ^A	128750 ^A	195000	225000	215000	225000	255000	310900	225000 ^A	22	0	NA
RYE	80000	87500	108000	143500	190000	214000	227500	221250	255000	269000	270000	430000 ^A	0	238	12.9
SAFETY BEACH	95000 ^A	101000 ^A	123000	182000 ^A	252500	244500	359000	266000	296250	375000	310000	302500	-17	226	12.6
SALE	60000	69500	60000	65000	82000	112500	140500	147500	169250	159875	170000	160000	6	183	11.0
SANCTUARY LAKES	225000 ^A	365000 ^A	321250 ^A	401412 ^A	400000	385000	400000	378600	393700 ^A	448750	402500	345000 ^A	-10	79	6.0
SANDRINGHAM	188000	240000	262500	261034	375000	340000	397500	400000	497000	579500	475250	535000 ^A	-18	153	9.7
SEABROOK	-	120000 ^A	161500 ^A	156250 ^A	168000	250000	227500 ^A	190000 ^A	255450	262500	232000 ^A	309000 ^A	-12	0	NA
SEAFORD	90700	88000	110000	133000	159900	190000	220250	227000	240000	260000	277000	261500	7	205	11.8
SEBASTOPOL	79500	78000	82000	87000	112000	130000	147500	155750	168000	171000	167000	172500	-2	110	7.7
SEDDON	70833	120000	168750 ^A	180000	315000	290000	311750	310000	366000	327000	289000	560000 ^A	-12	308	15.1
SEVILLE	76750	89500	105500 ^A	140000 ^A	156000 ^A	191500 ^A	217500 ^A	244000 ^A	218750 ^A	240000	290750 ^A	247000 ^A	21	279	14.2
SEYMOUR	78000 ^A	73500	88500 ^A	86000	73500	100000	116500	160000	142000	182000 ^A	202500	NA	11	160	10.0
SHEPPARTON	90250	100750	107250	105000	145000	167000	173000	180000	205000	203000	215500	220000	6	139	9.1
SKYE	126500 ^A	126500 ^A	118875 ^A	184950 ^A	200000 ^A	238500 ^A	248750 ^A	230000	251990	234500	244920 ^A	NA	4	94	6.8
SOMERVILLE	81750	96500	101500	123000	139500	178500	203900	215000	204250	220000	235000	240000 ^A	7	187	11.1
SORRENTO	260000 ^A	102500	436500	360000 ^A	645000 ^A	645000	710000	650000 ^A	545000 ^A	780000	660000	1395000	-15	154	9.8
SOUTH KINGSVILLE	-	112000 ^A	95000 ^A	125500 ^A	118000 ^A	185000	181000 ^A	174000 ^A	275000 ^A	398000	410000	630000 ^A	3	0	NA
SOUTH MELBOURNE	229000	279000	309000	328750	385000	370000	337500	369000	380000	420000	467500	446694	11	104	7.4
SOUTH MORANG	115475	137000	145000	180000	195000	251000	243000	270000	284501	270000	286000	241250 ^A	6	148	9.5
SOUTH YARRA	189950	247000	232000	310000	325000	325000	339000	350000	370000	447000	453000	390500	1	138	9.1
SOUTHBANK	262000	290000	370500	394000	459000	410000	360000	391000	400000	439444	462750	499900	5	77	5.9

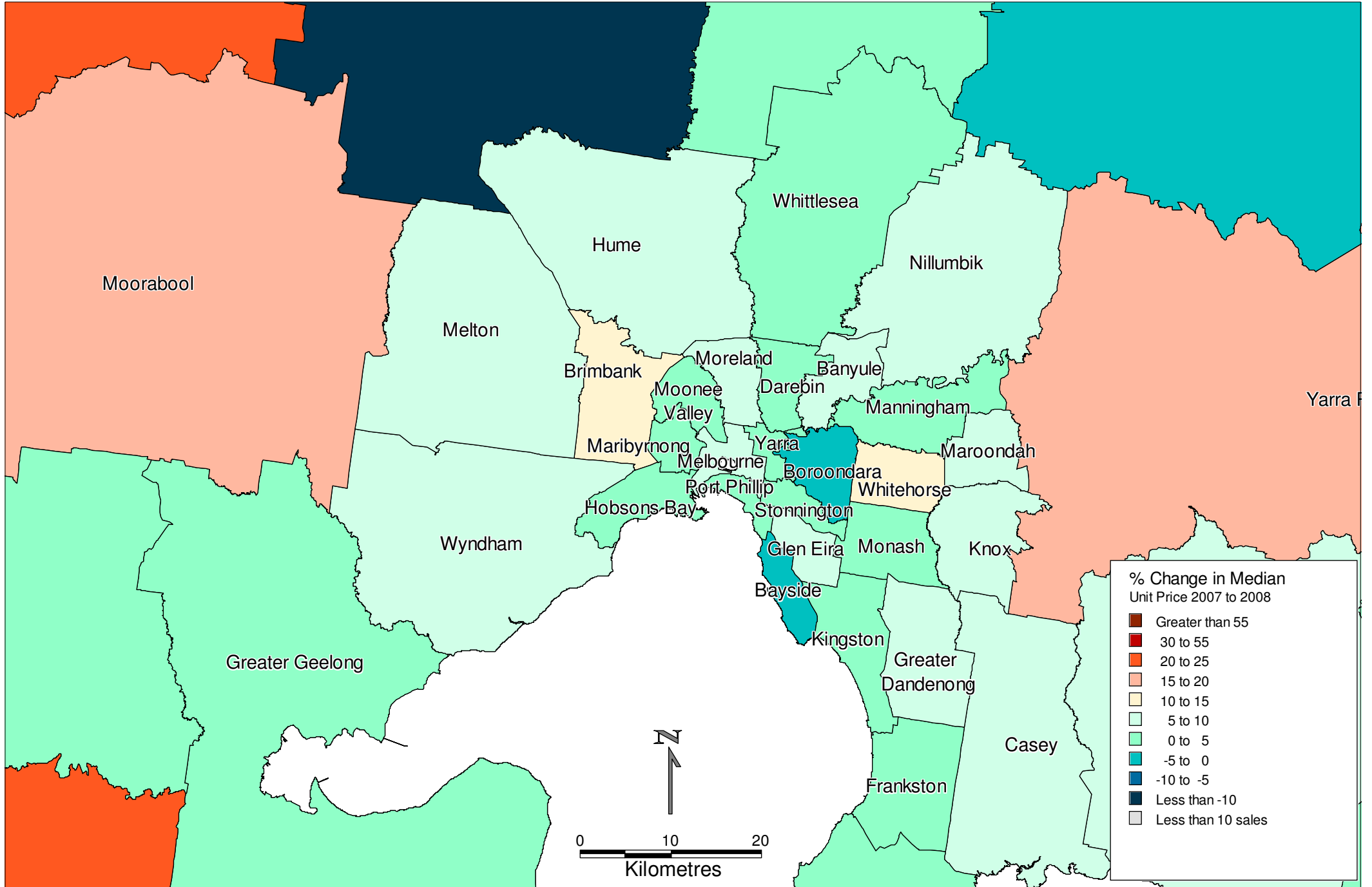
MEDIAN UNIT/APARTMENT PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)	
													07-08 (%)	98-08 (%)		
SPOTSWOOD	93500	140000	166250	192000	283000	308000	237000	235000	293000	320000	338000	NA	6	261	13.7	
SPRING GULLY	81000	83000	120500	95000	148000	131000	154000	152500	150000	175000	210000	165000 ^a	20	159	10.0	
SPRINGVALE	96000	100000	98000	129000	154000	175000	180000	200000	200000	204000	235000	265000	300000 ^a	13	176	10.7
SPRINGVALE SOUTH	84250	94000	104500	125000	151750	169000	185500	200000	201500	265300	283250	257500 ^a	7	236	12.9	
ST ALBANS	77000	99000	111500	131000	142500	180000	185000	187000	192500	198888	221000	245000	11	187	11.1	
ST ALBANS EAST	102500	107750	123000	120000 ^a	123000 ^a	177000 ^a	145500 ^a	180000	151500 ^a	175000	220000	260000 ^a	26	115	7.9	
ST ALBANS PARK	-	-	-	85500	135000	159000 ^a	223000	248000	211850	234750	185000	168500 ^a	-21	NA	NA	
ST KILDA	159950	200000	233557	237000	292750	285000	295000	310000	320000	357000	380000	409500	6	138	9.0	
ST KILDA EAST	137500	160000	176000	226000	266000	285000	270000	280000	308750	345000	363000	324000	5	164	10.2	
ST KILDA WEST	144000 ^a	136458	247000	265000	290500	230000	257350	277500	299500	350500	371000	316000 ^a	6	158	9.9	
ST LEONARDS	58000	75000 ^a	96250	90000	139000	140000	285000 ^a	195000	205000	215000	247500	180000 ^a	15	327	15.6	
STAWELL	93250 ^a	80000 ^a	84000 ^a	92500 ^a	89500 ^a	121000	129625 ^a	123000 ^a	138500 ^a	137000	185000 ^a	NA	35	98	7.1	
STRATHDALE	103000	96000	91750	111000	99500	102500	170000	180000 ^a	180000	196000	223500 ^a	196000 ^a	14	117	8.1	
STRATHMORE	187500	212500	228000	268250	265000	255250	322500	297000	360000	342500	367500	360000 ^a	7	96	7.0	
SUNSHINE WEST	137500	160000	176000	226000	266000	218000	227000	230500	240000	320000	250000	249500 ^a	8	0	NA	
SUNSHINE	60000	81000	68500	98500	121000	115000	187000	163000	172000	165000	160000	176500 ^a	-3	167	10.3	
SUNSHINE NORTH	134000 ^a	155000 ^a	158250 ^a	145000	159000	192500	194500	217000	190000	237750	245000	170000 ^a	3	83	6.2	
SUNSHINE WEST	-	127500 ^a	98750 ^a	105000	170000	213500	215000	239250	198750	244900	264000	249950 ^a	8	0	NA	
SURREY HILLS	161500	240000	220000	257500	291000	322000	321048	356000	361000	458500	451000	715000 ^a	-2	179	10.8	
SWAN HILL	90000	81475	105000	105000	122000	153500	161000	158250	185000	217000	194500	214750 ^a	-10	116	8.0	
SYDENHAM	119000	135000	155000	226000	222000	232500	229500	220000	215500	232500	245000	263500 ^a	5	106	7.5	
TARNEIT	-	-	-	-	133000 ^a	185000	227500	227000	230000	230500	238000	256250 ^a	3	NA	NA	
TATURA	82000 ^a	107500 ^a	87500	120500	123500	145000	168000	166500 ^a	147000 ^a	188000 ^a	168000	NA	-11	105	7.4	
TAYLORS HILL	-	-	-	212450 ^a	205000	235000	240000 ^a	229000 ^a	228500 ^a	264001 ^a	301000	292500 ^a	14	NA	NA	
TAYLORS LAKES	122500 ^a	142000	175000	199000	283830	287500	280500	307000 ^a	235000 ^a	235000	304500	NA	30	149	9.5	
TEMPLESTOWE	140000	210000	198000	250500	339000	365000	335000	375000	385000	459500	398500	390000 ^a	-13	185	11.0	
TEMPLESTOWE LOWER	169000	230375	205000	266750	295000	365000	305000	385000	369500	433500	440250	432000 ^a	2	161	10.0	
THOMASTOWN	102500	105000	128750	147750	162500	189500	198000	215000	196040	250000	260000	276000 ^a	4	154	9.8	
THORNHURST	86000	121725	131500	165000	185750	215500	210000	217500	220000	275000	291500	290000	6	239	13.0	
TOORAK	255000	283500	293000	360000	382000	430000	503750	487500	500000	610000	560000	590000	-8	120	8.2	
TORQUAY	113000	121000	149500	194682	275000	332000	297500	425000	400000	394250	433000	360000	10	283	14.4	
TRAFALGAR	54000 ^a	50000 ^a	74950 ^a	83950	106500 ^a	145000 ^a	125000 ^a	216900 ^a	202500	220000 ^a	217500	NA	-1	303	14.9	
TRARALGON	75000	74500	73000	79000	83500	122500	140000	147500	160000	187500	167500	176000	-11	123	8.4	
TRAVANCORE	-	-	-	-	267500 ^a	280000 ^a	370000 ^a	339990	409990	450000	570000	290000 ^a	27	NA	NA	
TRUGANINA	-	-	26052 ^a	26052	26052	183000 ^a	125000 ^a	137750 ^a	239750	242100	243000	265000 ^a	0	NA	NA	
TULLAMARINE	107000	103750	128500	169000	182000	202500	220000	225000	240000	235000	282000	245000	20	164	10.2	
TYABB	45000 ^a	73500 ^a	61000 ^a	72500 ^a	90000 ^a	167500 ^a	167500 ^a	247000 ^a	229000	247000	277000 ^a	200000 ^a	12	516	19.9	
VERMONT	140000	167250	194000	202500	263250	252500	300000	292500	326250	367500	370000	400000 ^a	1	164	10.2	
VERMONT SOUTH	144500	202000	212500 ^a	286750	313000	370000	415000	302002	410300	431000	477500 ^a	490000 ^a	11	230	12.7	
VIEWBANK	133750 ^a	150500	175000	222000	243500	328125	275000	280500	306000	350000	355000	377500 ^a	1	165	10.3	
WALLAN	61000 ^a	87000 ^a	105000 ^a	64258	207500 ^a	208000 ^a	193000 ^a	225000 ^a	215000	240000	211000	97000 ^a	-12	246	13.2	
WANGARATTA	80000	86500	85000	100000	92500	104250	155500	153500	182000	174975	174975	201225 ^a	0	119	8.1	
WANTIRNA	153000	174000	188000	215000	218500	222500	255000	267900	292500	331500	340250	286500 ^a	3	122	8.3	
WANTIRNA SOUTH	135000	128640	197500	235500	270000	255000	290000	292000	327500	340000	344000	312500 ^a	1	155	9.8	
WARRAGUL	86000	92000	87500	110000	135000	169000	161000	175000	228000	215000	220000	210000 ^a	2	156	9.8	
WARRNAMBOOL	84000	90000	100000	120000	147000	180000	197750	199000	215000	230000	216350	225000	-6	158	9.9	
WATERWAYS	-	-	-	-	-	-	-	425000 ^a	380000 ^a	377000	445000 ^a	NA	18	NA	NA	
WATSONIA	116000	127000	181000	200000	210750	231000	257500	260000	275000	296500	320000	402250 ^a	8	176	10.7	
WENDOUREE	97000	93750	110000	107000	160000	140000	200000	166000	150000	180000	172500	149000	-4	78	5.9	
WERRIBEE	73000	88500	100000	112000	136500	170000	175500	200000	208750	210000	215000	212500	2	195	11.4	
WEST FOOTSCRAY	65000	77500	95000	112250	138500	169000	163250	188000	205000	223250	275000	296000	23	323	15.5	
WEST MELBOURNE	195000	242000	240000	295000	338750	395000	365000	405000	397500	432500	415000	460750 ^a	-4	113	7.8	
WESTMEADOWS	109500	138000 ^a	155500	195000	228750	247000	270000	280000	266000	285000	310000	297500 ^a	9	183	11.0	
WHEELERS HILL	170000	277500	230000 ^a	215000	300000	300000	385000	345000	286000	406800	387500	340500 ^a	-5	128	8.6	
WHITTINGTON	72500	78000	87500	97250	109250	136000	158000	160000	187000	140000	161000	140000 ^a	15	122	8.3	
WHITTLESEA	100000	123000	122000	129000	178500	168000	186250 ^a	200000	221750	261500	203000	NA	-22	103	7.3	
WILLIAMSTOWN	198000	219000	205000	242000	282000	269000	312500	295000	318100	348000	377500	780000 ^a	8	91	6.7	
WILLIAMSTOWN NORTH	130000	163500	205000	256000 ^a	260000	320000 ^a	316500	323250	285000	270000	241000	183333 ^a	-11	85	6.4	
WINDSOR	186625	228000	198250	272250	300000	285000	251000	326000	337000	382500	425000	365000 ^a	11	128	8.6	
WODONGA	80000	87700	92000	90000	99950	138000	156000	170500	173000	184000	175000	168500	-5	119	8.1	
WODONGA WEST	-	-	95000 ^a	95000 ^a	133450 ^a	149750 ^a	157000 ^a	190500 ^a	215000	184000	190000	210000 ^a	3	NA	NA	
WONTHAGGI	80000	72000	86000	90000	126000	153000	179000	191250	210000	193000	208500	225000 ^a	8	161	10.1	
WOODEND	77750	78750 ^a	111500 ^a	67500 ^a	128375	167500 ^a	165000 ^a	219000	247500 ^a	259000	241000 ^a	285000 ^a	-7	210	12.0	
WYNDHAM VALE	76000 ^a	80000 ^a	113000 ^a	135000	140500	164500	162750 ^a	177000	216000	204000	237000	242000 ^a	16	212	12.0	
YARRA GLEN	95000 ^a	119975 ^a	124500 ^a	121500 ^a	218000 ^a	277000	275000 ^a	264000	180000 ^a	277500	309750 ^a	NA	12	226	12.5	
YARRA JUNCTION	80000 ^a	83000 ^a	86050 ^a	156500 ^a	132000 ^a	150000 ^a	217000 ^a	221500 ^a	196000	237000	256000 ^a	170000 ^a	8	220	12.3	
YARRAM	68750 ^a	25000 ^a	78000 ^a	37500 ^a	86000 ^a	116500 ^a	185000 ^a	187000 ^a	70000 ^a	165000	110500	258581 ^a	-33	61	4.9	

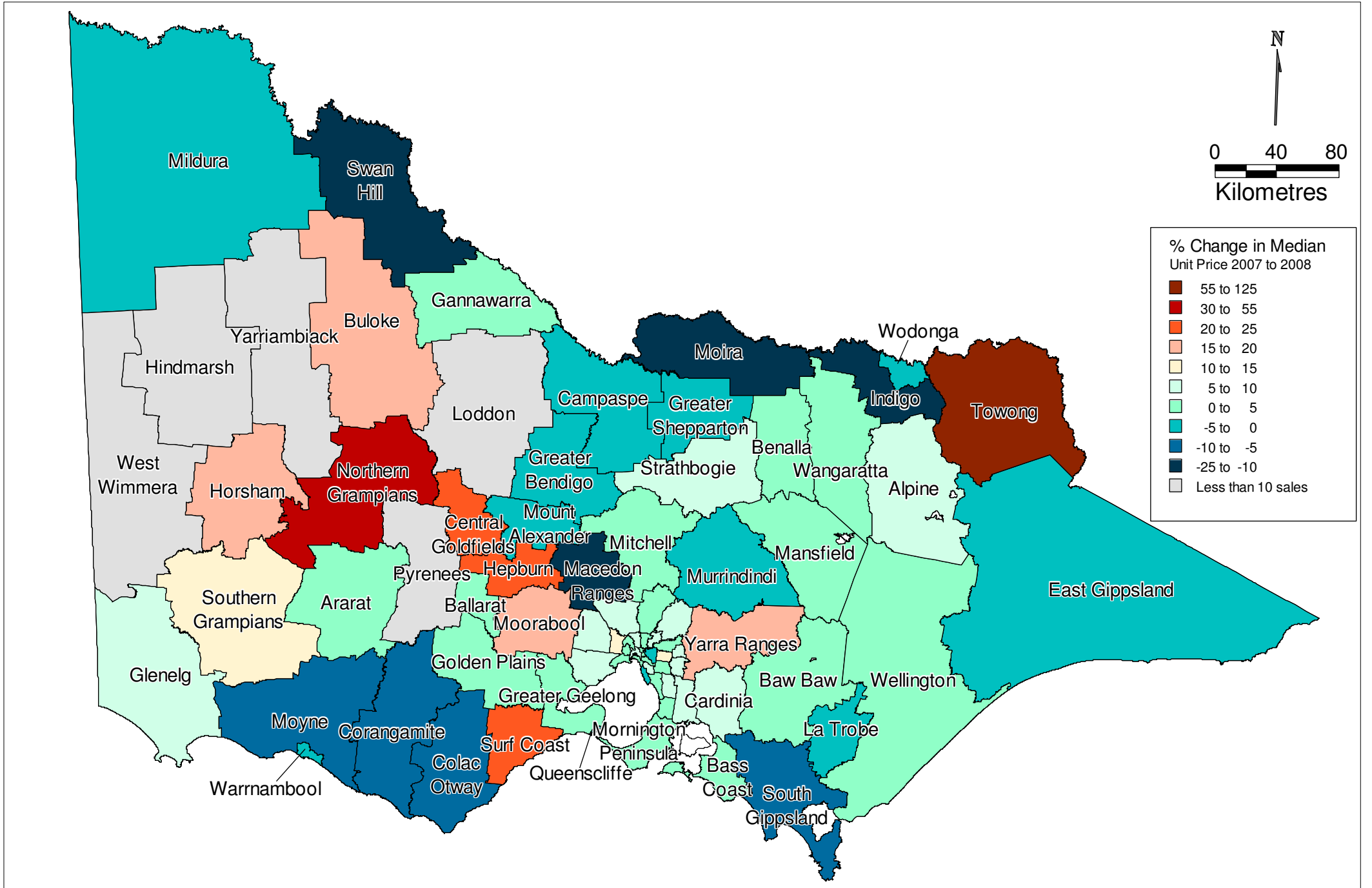
MEDIAN UNIT/APARTMENT PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth
													07-08 (%)	98-08 (%)	PA 98-08 (%)
YARRAVILLE	81750	130000	135500	165825	302000	237000	284000	310500	332500	366000	370000	343000	1	353	16.3
YARRAWONGA	85000	95000	102500	105000	115250	144000	159500	210000	178750	220000	215000	197500	-2	153	9.7

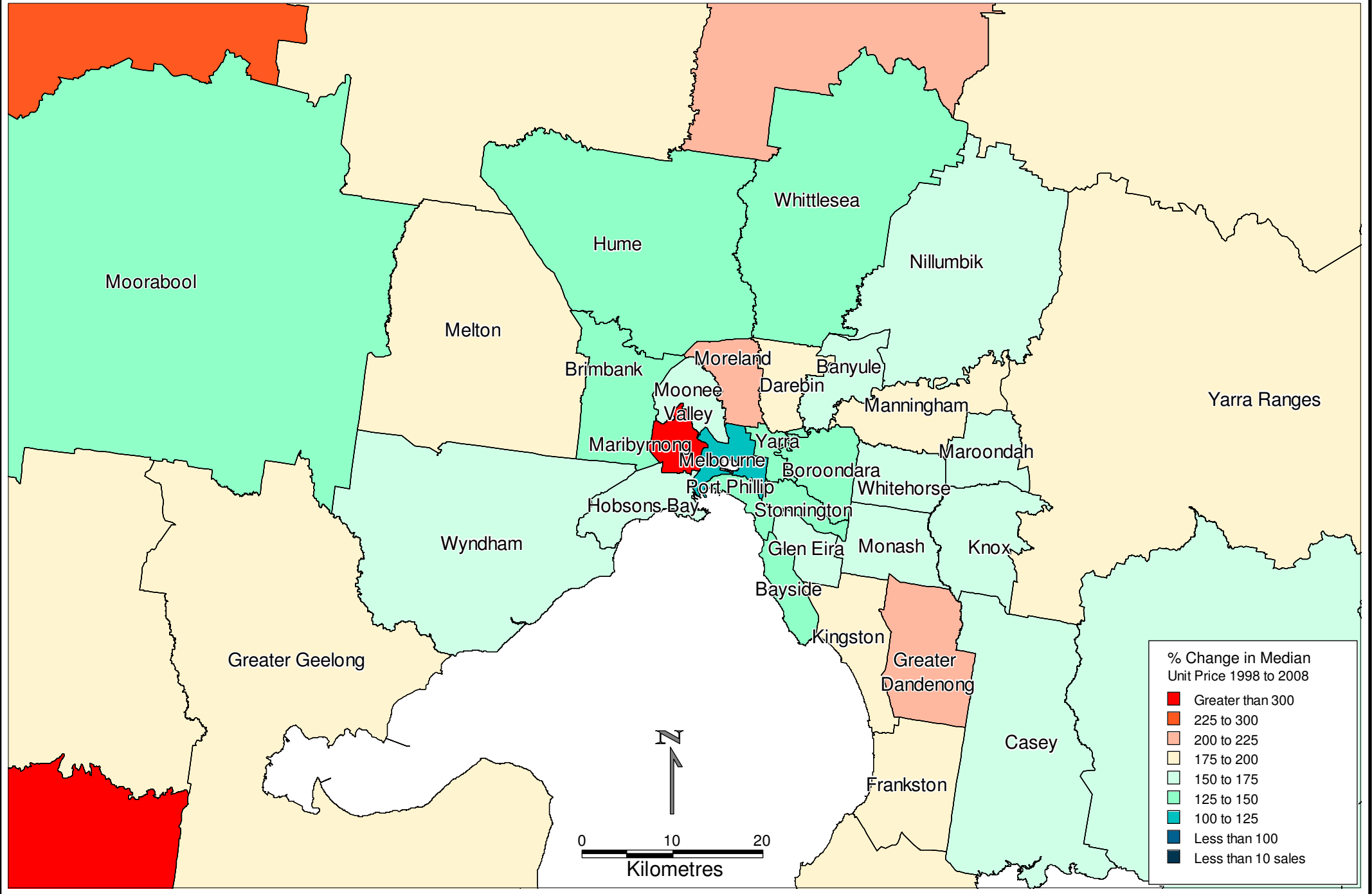
Change in Median Unit Price (Metro)



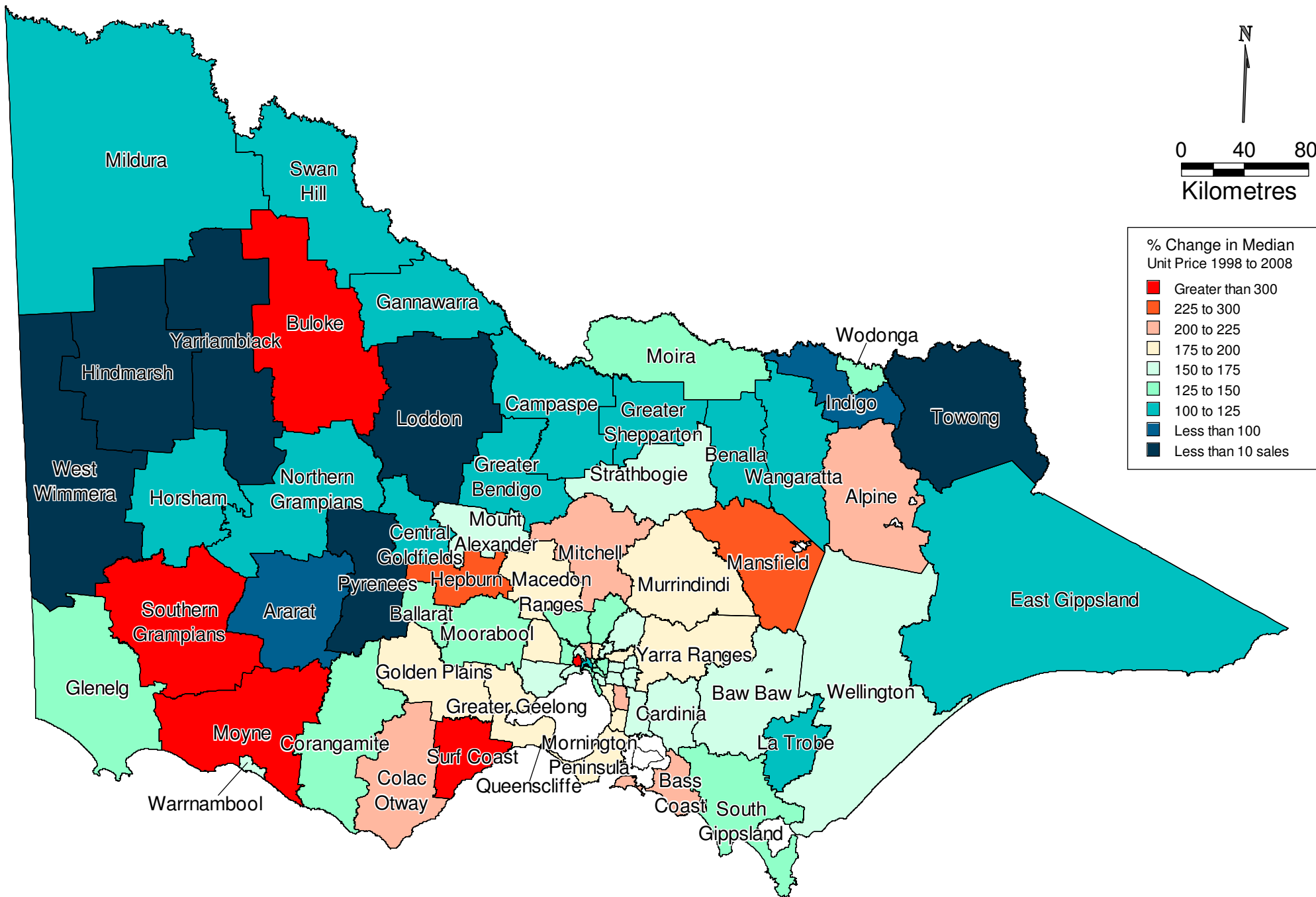
Change in Median Unit Price (Non-Metro)



Change in Median Unit Price (Metro)

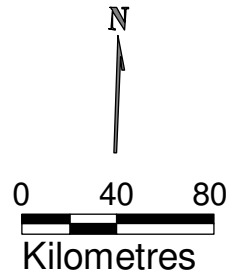


Change in Median Unit Price (Non-Metro)



% Change in Median Unit Price 1998 to 2008

- Greater than 300
- 225 to 300
- 200 to 225
- 175 to 200
- 150 to 175
- 125 to 150
- 100 to 125
- Less than 100
- Less than 10 sales



MEDIAN VACANT HOUSE BLOCK PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
AIREYS INLET	58000	66000	90000	138750^	90000^	200000^	247750	280000^	300000	260000	342000^	417500^	32	490	19.4
ALEXANDRA	25000	18750^	23000	18500	25500	49000	61000	65250	66000	78000	66502	96000^	-15	166	10.3
ALFREDTON	46125	49500	49225	52250	65000	70000	85000	95000	95000	95000	112500	114000	18	144	9.3
ALTONA MEADOWS	42000	65000	72000	81145	95000	150000	155500	138000^	145000	179000	220000	210000^	23	424	18.0
ANGLESEA	48000	53250	80000	115000	125000	232500	215000^	233000	230000	229500	171400^	362500^	-25	257	13.6
APOLLO BAY	52500	45000	52000	91000	125000	146000	193000	202500^	185500	220000	210000	188500^	-5	300	14.9
ARARAT	19500	21750	16000	28000	36750	40000	45000	50000	53750	52000	41250	81000^	-21	112	7.8
ASCOT	-	-	-	-	-	-	-	-	76002^	76000	78000	71000^	3	0	NA
ATTWOOD	78950	83500	91250	114000	170000	190000	220000	225000	211500	190000	245000	NA	29	210	12.0
AVENEL	17500^	14500^	17000^	15000	16000^	25000	64000	68000^	39000^	109500	95000^	20000^	-13	443	18.4
AVOCA	30000^	20000	18000^	21500	19000	15000^	22501	26500	35050^	33500	54000^	44000^	61	80	6.1
BACCHUS MARSH	33000	32500	33000	43000	60000	80000	95000	97500	112000	100000	95500	104000^	-4	189	11.2
BAIRNSDALE	39000	36875	45000	51250	43500	45500	70500	72000	81000	84500	85000	73500^	1	118	8.1
BALLAN	24000	28500	28000	38000	43500	68500	73750	80501	79500	75000	82000	79000^	9	242	13.1
BALLARAT	36125	45500	55000	55000	55750	69000	87500	90000	100000	97000	111250	91275^	15	208	11.9
BALLARAT EAST	27000^	33000^	44000^	30000^	50000	50000^	82750^	77000^	80600^	85000	97500^	50050^	15	261	13.7
BALLARAT NORTH	53500	49500	46000	54000	64500	72450	135500	130000	123000	130000	135000^	NA	4	152	9.7
BALNARRING	42500^	47000	52000	72000	72000	140000^	140000^	295000^	160000	185000	230000^	95000^	24	441	18.4
BANDIANA	-	-	-	-	36500^	36500^	36500^	114000^	114000	115000	111250	NA	-3	0	NA
BANNOCKBURN	48000	43250	49000	53900	60000	75000	114450	143750	115630	120000	121000	117500	1	152	9.7
BARANDUDA	45000	34300	36500^	34500	39000	46000	95000	105000	100400	112500	117500^	96000^	4	161	10.1
BARWON HEADS	38000	35000	46000	65000	184000	165000	200000	262000	277500	303000	302000	410000^	0	695	23.0
BAYSWATER	67950	60000	63000	62250	50000^	230000^	234166^	172500^	215000^	195000	140000^	NA	-28	106	7.5
BAYSWATER NORTH	57000	55000^	65000^	70000	125000	147000	161950^	101500^	115500^	210000^	239000	NA	14	319	15.4
BEACONSFIELD	45500	66000	71500	84000	110000	140000	175000	179950	190000	225000	190000	215000^	-16	318	15.4
BEECHWORTH	32000	30000^	48000	35000	45000	61750	89000	92500	92500^	135000	127500	140000^	-6	298	14.8
BELL PARK	35000	35500	38750	45000	83000	96000	126500	131250	136000	135000	129000	156000^	-4	269	13.9
BELL POST HILL	55500	55250	50000	54000	76750	72500^	160500^	180000^	101000	145000	166000^	NA	14	199	11.6
BELMONT	49950	58000	50000	72250	65000	80000^	120000^	134000^	125000	125500	135000^	143000^	8	170	10.5
BENALLA	35650	35000	40000	50000	48000	49250	68000	78000	75500	85500	90000	85000	5	152	9.7
BENDIGO	41000	36000	39000	50000	59500	75000	82500	87000	115000	125000	127000	165000^	2	210	12.0
BERWICK	56500	59000	64000	71000	97950	126000	155000	154950	157475	171950	191900	190000	12	240	13.0
BONBEACH	135000^	83500^	83500^	76040^	129000^	170000^	260000^	151000^	133000^	170954	225000	252000^	32	67	5.2
BRAYBROOK	65000	77000	83000	97500	162000	165000	165000	164500	168000	182000	237000	NA	30	265	13.8
BRIGHT	38500	44500	52000	45500	49500	68000	90000	120000	125000^	106500	150000^	185000^	41	290	14.6
BROADFORD	33000	18500	25000	32000	37500	65000	75000	80000	75000	80000	76750	72250^	-4	133	8.8
BROOKFIELD	46000^	46000^	85300^	87500	86500	84000	92161	82000	80000	82501	97000	107500	18	111	7.7
BROWN HILL	28750^	30000^	42000^	29000	46500^	59500	75000^	88500	98500	125000	127500	92500^	2	343	16.1
BUNDALONG	40000^	28500	28000^	64750	34000	58500	80000	102000	125000^	140300	80000	120000^	-43	100	7.2
BUNDOORA	91000	105000	105000	118000	154000	222000	218000	235000	233000	272500	320000	341250^	17	252	13.4
BUNINYONG	35000	31500	38750	44250	68000	82500	107000	122000	123000	137000	120000	120000^	-9	257	13.6
BURNSIDE	52500	56500	62000	68500	80250	138500	140000	134500	133000	131000	142500	181500^	9	171	10.5
BURNSIDE HEIGHTS	-	-	-	-	-	124000	131000	130000	126500	135000	143000	161000	6	0	NA
CAIRNLEA	-	62500	82800	102000	132000	153000	139500	147250	152250	164000	NA	8	0	NA	
CALIFORNIA GULLY	23500^	23500^	18000^	19000^	75000^	40000^	57500^	64250	68500	67500	60920	61500^	-10	159	10.0
CAMPBELLFIELD	67500	50000	57750	85800	103500	122000	132157	126005	132500	141000	120000^	NA	-15	78	5.9
CAMPBELLS CREEK	27500^	22000^	22250	24000	31000	66500	57250	92250^	85000^	90000	87250	85000^	-3	217	12.2
CAMPERDOWN	18500	23000^	27625	29000	20249	25000	17000^	65000	77500	120000	108000	94000^	-10	484	19.3
CANADIAN	-	-	-	40000^	40000^	68000	82000	86500	90500	90250	99000	102500^	10	0	NA
CAPE PATERSON	23500	26000	35200	48500	111000	140000	155500^	165000^	163250	170000	228000^	NA	34	870	25.5
CAPE WOOLAMAI	12000	16350	20000	34000	78000	95000	123500	136250	138750	160000	163000^	NA	2	1258	29.8
CARISBROOK	15000^	9000^	16500^	24000^	9000	14400^	27000	36000^	44500	45000	51000^	NA	13	240	13.0
CAROLINE SPRINGS	53000	55000	54500	64000	86000	112000	122000	124000	128000	136000	143790	140000	6	171	10.5
CARRUM DOWNS	40500	48000	53000	58000	70794	100000	125000	120000	133000	142072	168750	210000^	19	317	15.3
CASTERTON	10000	8500^	17000^	20500	25000	16500	34500	32500	47500	28000	28000^	NA	0	180^	12.1
CASTLEMAINE	33500	35500	37000	38000	48000	68000	78250	80000	79000	105000	95000^	NA	-10	184	11.0
CHEWTON	32000^	31000^	26000^	28000^	27000^	52500	79750^	78000^	67700^	80000	105000^	NA	31	228	12.6
CHURCHILL	23000^	24750	24000	33500	30000	20000^	24000	31875	67500	45000^	69750	59500^	55	203	11.7
CLIFTON SPRINGS	22000	24000	24000	30000	63800	90000	102000	113000	113500	122500	130000	142000^	6	491	19.4
CLUNES	21750^	15475	10000	16975	12000	24000	28500	35000^	42000	42000	48500	55250^	15	123	8.3
COBRAM	42500	33250	38250	48000	55000	65000	75000	77000	80000	75500	67000	95000^	-11	58	4.7
COCKATOO	39500	42500	42000	42000	50750	85000	132500	113500^	95000^	114000	126000^	NA	11	219	12.3
COHUNA	29000^	30750^	32500^	31000	37500	54500^	35000	65500	57500	110000	81000^	44550^	-26	179	10.8
COLAC	20000	36000	50000	44000	62000	60000	77000	90000^	85000	85000	85000	79501^	0	325	15.6
CONNEWARRE	269000^	-	-	186250^	235000^	250000^	255000^	255000^	247500^	260000	285000^	NA	10	6	0.6
CORINELLA	19000	12750	26000	55000	70000	99000	125000	120000	100000	104000	100000	124250^	-4	426	18.1
CORIO	30000	34000	54250	31000	55000	76750	85000	85000	85000	85000	91000	117000^	7	203	11.7

MEDIAN VACANT HOUSE BLOCK PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
CORONET BAY	10000	18250	13000	21100	45000	66400^	85000^	125000^	148750^	90000	100000^	131500^	11	900	25.9
COWES	35000	32000	42500	55000	85000	110000	135000	145900	145000	141950	153450	170000^	8	338	15.9
CRAIGIEBURN	48500	52000	52500	67000	76000	90000	109000	118000	121000	123000	139500	142000	13	188	11.1
CRANBOURNE	-	77500^	86000^	81000^	78000	116500	145000	122000	120000	132000	146000	132000^	11	0	NA
CRANBOURNE EAST	38450	50250	47000	54500	70000	100500	119000	121000	120825	137000	157000	160000	15	308	15.1
CRANBOURNE NORTH	44000	43500	45500	48000	69000^	129750	133000	135130	144500	153000	165000	182750	8	275	14.1
CRANBOURNE SOUTH	110000^	120250^	138500^	155000^	180000^	180000^	180000^	189125	170250	184000	189000	189000	3	72	5.6
CRANBOURNE WEST	-	43000^	45000	48400	57000	73000	109000	105000	151975	120000	125000	139250^	4	0	NA
CROYDON	74950	87250	100000	98500	102500	103750	156250	155000	170000	100000^	220000	259500^	120	194	11.4
DALYSTON	6600^	7500^	8700^	11250	27250	50000	65000^	74750	70000^	75000	85000	122000^	13	1188	29.1
DANDENONG	85000	60000	76000	98000	120000	132750	158500	172000^	135000	140000	155000	NA	11	82	6.2
DANDENONG NORTH	69950	64000	70000^	96000	135000^	180000^	185000^	225000^	165000	121250	121250^	NA	0	73^	6.3
DARLEY	-	-	-	-	56250^	60000	98000	98250	99500	95650	103000	131000^	8	0	NA
DARTMOUTH	20000^	32750^	12500	14000^	23500^	11000	10000^	10000^	16000^	20000	27500^	30000^	38	38	3.2
DAYLESFORD	30500	45000	42000	55000	75000	90000^	108500	110000	110000	106625	85000	50000^	-20	179	10.8
DEER PARK	47000	64000	68000	75900	99000	120000	145500	148000	142900	142950	153900	150950	8	227	12.6
DELACOMBE	29250	33000	51250^	44000	56000	67000	73000	78000	78000	76500	85000	78975	11	191	11.3
DENNINGTON	10593^	86000^	37250^	28500	40500	60308^	76000^	90000^	95000	95000	110000^	87500^	16	938	26.4
DERRIMUT	-	-	-	-	89000	124000	138000	136000	132750	139000	150000	158000	8	0	NA
DIAMOND CREEK	95000	115000	113000	115000	180000	187750	178000	172250	181750	189812	207500	179000^	9	118	8.1
DINNER PLAIN	42105	103500^	120000^	100000^	110000	120000	145000^	155000	211250	135615	155000^	NA	14	268	13.9
DOREEN	85000	91000	100000	105000	112000	143500	162000	163000	158000	157000	158000	163000	1	86	6.4
DROMANA	44000	49000	55000	85000	97000	98500	98000	135000	191000	175000	299250^	100000^	71	580	21.1
DROUIN	32000	40500	37500	34000	60000	64000	77000	83000	88500	85000	88000	97000	4	175	10.6
DRYSDALE	28000	50000	37750	46000	77400	87500	108450	120000	121250	126750	117750	124750^	-7	321	15.4
EAGLE POINT	29000^	52750^	35000^	55800	54500	55000	80000	110000^	50000^	109500	112500	127000^	3	288	14.5
EAGLEHAWK	23500	27000	26000	30000	38000	47500	58000	66500	69500	69000	75000	70000^	9	219	12.3
ECHUCA	49000	44000	48000	52000	59000	67000	80000	88500	108500	110000	125000	110000^	14	155	9.8
ELLMINNYT	35000^	33500	34250	38000	49500	60000	80002	95000	94500	85000	104500	NA	23	199	11.6
ELTHAM	123250	120000	125000	145000	171150^	149500^	205100^	201000	225000	229000^	285000	62500^	24	131	8.7
ENDEAVOUR HILLS	68400	73000	90500	93000	114500	150000^	149950^	145000^	126000^	217000	236000	NA	9	245	13.2
EPPING	57500	69900	84000	87000	110000	123000	155000	150000	139900	139950	169950	157950	21	196	11.4
EPSOM	32000	31250	37750	37500	44000	60750	68250	73625	77000	80000	73500	73250	-8	130	8.7
EUROA	17500	26000	40000^	30000	24000	25000	43638	45000^	78000	75000	65000	166000^	-13	271	14.0
EYNESBURY	-	-	-	-	-	-	-	-	-	130000	119000	125000^	-8	0	NA
FAWKNER	70500	70000	65000^	92500	97295^	125000^	217512^	58000^	80200^	190000^	185250	220000^	-2	163	10.1
FERNTREE GULLY	69370	75000	93500	121100	132000	175000	150000^	219000	210000	249000	254600	NA	2	267	13.9
FOSTER	37500^	40000	23250^	40000	37500	49000	58000^	95000	72000^	82000	91000	88500^	11	143	9.3
FRANKSTON	61000	62500	63500	78500	94500	136500	183500	178000	203750	225000	147375^	185200^	-34	142	9.2
FRANKSTON SOUTH	52750^	59000	81500	95000	102500	235000	255500	169500^	238000^	340000	312500	NA	-8	492	19.5
GARFIELD	69000^	46250	45000	48750	61000	88000	95000^	115000	118500	115000	122000^	NA	6	77	5.9
GEMBROOK	57500^	56500	62000^	75000	88500	96000	112000	145100^	115000^	162500^	160000	NA	-2	178	10.8
GISBORNE	60500	54750	56000	68000	84000	120000	165250	165000	166000	185000	174000	178000^	-6	188	11.1
GOLDEN BEACH	5750	7000	7500	7000	8000	24000	50000	55000	52000	57500	58000	63000^	1	909	26.0
GOLDEN SQUARE	35000	37250	42655	41500	44750	55000	70000	72000	75000	97000	99500	71000	3	184	11.0
GOWANBRAE	72000	73500	83500	89000	115000	162750	178250	175000	180000	175000	174750	222500^	0	143	9.3
GREENSBOROUGH	114475	110000	95000^	141750	176000	160000	210000	197500	290000	225000	247500	279750^	10	116	8.0
GREENVALE	81000	78000	92000	91000	112250	158000	170000	162000	154000	157500	185000	187000^	17	128	8.6
GROVEDALE	40250	43750	44800	49500	69500	95000	120000	121000	125000	135600	145000	127250^	7	260	13.7
HALLAM	55850	62250	60000	67250	90000	114500	140000	137500	175000	157000	182500^	167500^	16	227	12.6
HAMILTON	16000	20000	26000	28750	30000	42500	50000	56975	68750	72500	79000	135000^	9	394	17.3
HAMPTON PARK	46500	49000	55000	62500	70000	105000	135000	134000	145000	147000	175000	180000^	19	276	14.2
HASTINGS	28000	29500	47500	56000	75000	92000	109000	112750	117500	127000	153000	162500^	20	446	18.5
HEALESVILLE	40250	52000	47000	50000	87000	141250	130000	138000	135000	137000	160000	187500^	17	298	14.8
HEYFIELD	25000^	50000^	20000^	28000	28000^	33000	39800	42000	52250^	70000	51500^	80500^	-26	106	7.5
HIDDEN VALLEY	-	-	68250^	88000	97570	125000^	121125^	121125^	129375^	125000	115000^	158000^	-8	0	NA
HIGHTON	48750	60000	66250	64259	95750	127000	152000	149000	159000	181250	175000	175000^	-3	259	13.6
HOPPERS CROSSING	46000	51425	52250	56500	69100	108000	141000	153000	200000	210000	225000	271000^	7	389	17.2
HORSHAM	37625	36500	32000	35725	45000	49225	54000	60000	65000	66000	65535	46500^	-1	74	5.7
HUNTLY	28000	29950	25000	29000	45000	44500	49000^	79000	75000^	82000	82000	78000^	0	193	11.3
INDENTED HEAD	39500	26000	31500	67500	93000	112000	119000	127000	157000	111500	114000	124500^	2	189	11.2
INVERLOCH	35000	39000	50000	70000	95000	125000	137500	137500	139500	150000	162000	152750	8	363	16.6
IRYMPLE	32750	39000	44875	46500	59000	59000	73000	100000	96500^	89000	116000^	NA	30	254	13.5
JAN JUC	40750	44750	58250	107500	170000^	210000	200000	190000	192500	242500	230000^	NA	-5	464	18.9
JUNORTOUN	45000	51500	53500	55000	69000	116000	103000	102375	111200	124000	123750	137250^	0	175	10.6
KANGAROO FLAT	26500	30000	30000	36875	43250	55000	79750	87500	89000	86000	95000	76990	10	258	13.6
KEILOR EAST	100900	89000	95000^	108500	110000^	115000	180000	145000^	187000	290690	320000	135000^	10	217	12.2

MEDIAN VACANT HOUSE BLOCK PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)	
													07-08 (%)	98-08 (%)		
KERANG	19000 ^A	23000 ^A	29300 ^A	30000	18250	24000	38250	39500	40000	55000	52000	50000 ^A	-5	174	10.6	
KEYSBOROUGH	83500	84000	75000 ^A	154000	180000	215000	221000	224000	235000	240000	250000	NA	4	199	11.6	
KIALLA	46700	50500	56000	65000	65625	92000	103000	109000	105000	100000	99000	97000 ^A	-1	112	7.8	
KILMORE	35500	45000	57500	49950	62500	82750	92175	108000	108000	90000	91000	98000 ^A	1	156	9.9	
KINGLAKE	42500	48750	48500	58500	55000	76500	98000	110000	85750 ^A	125000	139000	124500 ^A	-1	227	12.6	
KOO WEE RUP	37500	28500 ^A	41000	55000 ^A	87000 ^A	84500	85000	99500	96000	96000	109000	105000 ^A	14	191	11.3	
KOROIT	26750	27375	30000	27500	32000	57500	90000	80000	82400	89250	91500 ^A	79250 ^A	3	242	13.1	
KORUMBURRA	29000	33000	36500	42500	35000	59000	65000	79900	75000	81000	79900	100000 ^A	-1	176	10.7	
KURUNJANG	-	86500 ^A	37500 ^A	70000 ^A	68750	72000	83000	81500	90000	84000	89000	95000 ^A	6	0	NA	
KYABRAM	43000	37750	45000	54000	60000	62750	67500	76000	78000	93000	92000	109000 ^A	-1	114	7.9	
KYNETON	32000	35000	40500	49000	53000	69500	92000	94000	97500	95000	97000	99500 ^A	2	203	11.7	
LAKE TYERS BEACH	69500 ^A	43000	25000 ^A	26500	36500 ^A	78750 ^A	80000 ^A	89250	122500 ^A	140000 ^A	95000	110000 ^A	-32	37	3.2	
LAKES ENTRANCE	23000	29950	35000	30000	33000	68000	90000	95000	100000	108000	93000	120000 ^A	-14	304	15.0	
LANCEFIELD	30500	20500	25500	39250	30125	58000	80000	81000 ^A	90500	72500	107000 ^A	95000 ^A	-48	251	13.4	
LANG LANG	32000 ^A	52500 ^A	30000 ^A	40000	53000 ^A	63750 ^A	47500	83750 ^A	99000	112500	100000	137000 ^A	-11	212	12.1	
LANGWARRIN	53500	56250	60000	65000	112000	138000	156500	170000	166000	187000	210000	190150 ^A	12	293	14.7	
LARA	37000	36325	44000	56000	69500	96250	139000	144000	183000	147000	147000	152000 ^A	0	297	14.8	
LAVERTON	55000	63000	71500	80500	57500	115000	120000	174000 ^A	125500	125000	127500	142900 ^A	2	132	8.8	
LENEVA	161000 ^A	1000 ^A	1000	1000	18000 ^A	18000 ^A	18000 ^A	70900 ^A	122880 ^A	110000 ^A	120000	114000	9	-25	-2.9	
LEONGATHA	36000	4000	43000	43000	44000	58000	63250	110000	110000	106000	105000	108000 ^A	-1	192	11.3	
LEOPOLD	33500	35000	37500	50000	72500	89000	120500	145000	136500	145000	147000	143500 ^A	1	339	15.9	
LILYDALE	63000	67750	77000	98000	135000	150000	150600	170000	175000	166000	195000	182500 ^A	17	210	12.0	
LINTON	18500 ^A	4000 ^A	9400 ^A	14500 ^A	8495 ^A	16000	26000 ^A	22500 ^A	35000	45000	35000 ^A	NA	-22	89	6.6	
LOCH SPORT	11000	13612	12000	14000	14000	31200	55000	56000	49500	55000	55000	47250 ^A	0	400	17.5	
LONGWARRY	70000 ^A	27500 ^A	46500 ^A	50000 ^A	55500 ^A	46000 ^A	62500 ^A	90000 ^A	65000	85000	92000	95000 ^A	8	31	2.8	
LOVELY BANKS	37250	75000	80000	83750	48000	63000	87000	85000	93000	115000	125000 ^A	NA	9	236	12.9	
LUCKNOW	38526 ^A	46000 ^A	40400 ^A	50000	42000 ^A	65000	70000	75000	82500	87500	89000	99750 ^A	2	131	8.7	
LYNBROOK	29500 ^A	55750 ^A	61000	66500	77000	106000	130000	137000	146250	155000	188500	NA	22	539	20.4	
LYNDHURST	45000	52750	58000	60750	97000	97500	144000	142000	147750	159900	169000	163500	6	276	14.1	
LYSTERFIELD	93250	126000	159000	173000	195000	194750 ^A	217000 ^A	210000	228000	254000	272500 ^A	NA	7	192	11.3	
MACLEOD	77000	120000	56750 ^A	95000 ^A	159000	216000	251500	260000	290000	299000	302000	290250 ^A	1	292	14.6	
MADDINGLEY	-	-	-	-	-	59000 ^A	55000 ^A	94000 ^A	76500 ^A	88000 ^A	85000	86000 ^A	-3	0	NA	
MAFFRA	25750	25000	35750	30000	38000	46750	60000	60000	60000 ^A	80000	55000	101250 ^A	-31	114	7.9	
MAIDEN GULLY	33500	36500	39750	43000	49750	66900	89750	99000	96500	95700	105000	102000	10	213	12.1	
MAIDSTONE	82750	99750	72000 ^A	90000 ^A	112500 ^A	200000 ^A	122000 ^A	317500 ^A	317500 ^A	324650 ^A	355000 ^A	NA	9	329	15.7	
MALDON	34750 ^A	18000 ^A	25750 ^A	25000 ^A	34000	49750	75000	87500	74000 ^A	72750 ^A	80000	NA	10	130	8.7	
MALLACOOTA	37500	45000	42000	45000	54000	61500	98000 ^A	123500	107500	123250	143333 ^A	NA	16	282	14.3	
MALMSBURY	15000 ^A	14750 ^A	11500 ^A	16271	20000	40000	60000 ^A	91500 ^A	65000 ^A	72500	75000	85000 ^A	3	400	17.5	
MANSFIELD	30250	32000	26500	30000	39000	41500	69500	75000	88500	95500	100000	93750 ^A	5	231	12.7	
MARCUS HILL	-	-	-	-	-	24725 ^A	24725 ^A	24725	170795 ^A	181500	181500 ^A	169000 ^A	0	0	NA	
MARIBYRNONG	84000	104000	106575	165000	120000	265000	258000	205000	273000	245000	405000	NA	65	382	17.0	
MARYBOROUGH	16500	23000	25000	36200	42250	38500	56000	56000	58000	58250	62000	100000 ^A	6	276	14.2	
MARYSVILLE	43000	46000 ^A	48000 ^A	48000 ^A	56000	90000 ^A	90000	92500 ^A	90000 ^A	105000	112750 ^A	NA	7	162	10.1	
MCCRAE	62500	50000	89000	91000	110440	135000 ^A	160000 ^A	185000 ^A	100000 ^A	247500 ^A	202000	212000 ^A	-18	223	12.4	
MELTON	33000 ^A	89000 ^A	52500	65475	65000	75000	85000	95000	102000	88000	95000	106000	8	188	11.2	
MELTON SOUTH	49900	66000	79000	53825	64950	101250	102000	92000	120000	92000	105000 ^A	185000 ^A	14	110	7.7	
MELTON WEST	43837	49500	57000	62000	65000	79000	86000	84800	89000	90000	97000	108000	8	121	8.3	
MERNDA	-	150000 ^A	105000 ^A	105000 ^A	90000 ^A	261500 ^A	261500 ^A	145900	147500	148000	165000	170000	11	0	NA	
METUNG	25000	13000	27500	35000	39000	48000	60750	94000	118500	90000	81000	4196 ^A	-10	224	12.5	
MILDURA	35875	38500	44000	48500	55500	60000	65000	76000	83000	80650	82000	74000	2	129	8.6	
MILL PARK	75000	85900	95000	102000	113000	169000	168000	160000	198000	260000	292500 ^A	NA	12	290	14.6	
MINERS REST	31000	31000	32000 ^A	35000	44500	65000	84000	87000	80750	80750	85000	84000	5	174	10.6	
MITCHELL PARK	-	-	-	-	-	-	-	-	-	-	65000 ^A	65000	65000 ^A	0	0	NA
MOE	23000	22500	14000	34250	25250	48000	50000	68750	73000	76500	86500	87500 ^A	13	276	14.2	
MOOROOLBARK	61950	65000	66750	89475	146500	165000	173750	195000	205000	205000	210000	214500 ^A	2	239	13.0	
MOOROPNA	38000	37000	35000	45400	49000	54000	67500	74000	79000	82500	80000	85000 ^A	-3	111	7.7	
MORNINGTON	46750	52500	60000	72000	135000	157500	195000	220000	250000	215000	366875 ^A	156125 ^A	71	685	22.9	
MORTLAKE	14000 ^A	25500 ^A	23362 ^A	21250 ^A	24000	20000	29951	40000	39750	47500	51000	35000 ^A	7	264	13.8	
MORWELL	20250	24500	34500	31000	30000	52000	64750	70000	77000	80500	87000	97500	8	330	15.7	
MOUNT CLEAR	39500	31875 ^A	32995	34750	55000	85000	89500	82500	95500	105000	95000	134750 ^A	-10	141	9.2	
MOUNT ELIZA	120000	118500	105000	130000	160000	258000	320000	329500	230000	340000	385000	360000 ^A	13	221	12.4	
MOUNT HELEN	30000	29000	34500	34000	39500	62500	90000	89500	105000	100000	85500	NA	-14	185	11.0	
MOUNT MARTHA	77000	67500	70000	82950	103500	138250	179000	182000	199000	259500	249000	159000	-4	223	12.5	
MULGRAVE	87000	111000	65000 ^A	145000	123875 ^A	235000 ^A	215000 ^A	272000	275500	281500	284000 ^A	NA	1	226	12.6	
MYRTLEFORD	39500	35500	36000	48500	42500	41500	58500	67000	73000	85000	86000	70002 ^A	1	118	8.1	
NARRE WARREN	48500	54000	62000	65625	83750	118000	137000	140000	164000	175000	185950	186250 ^A	6	283	14.4	
NARRE WARREN NORTH	84250	96500	117000	160000	180000	233500	250000	250000	279500	295000	295000	NA	0	250	13.4	

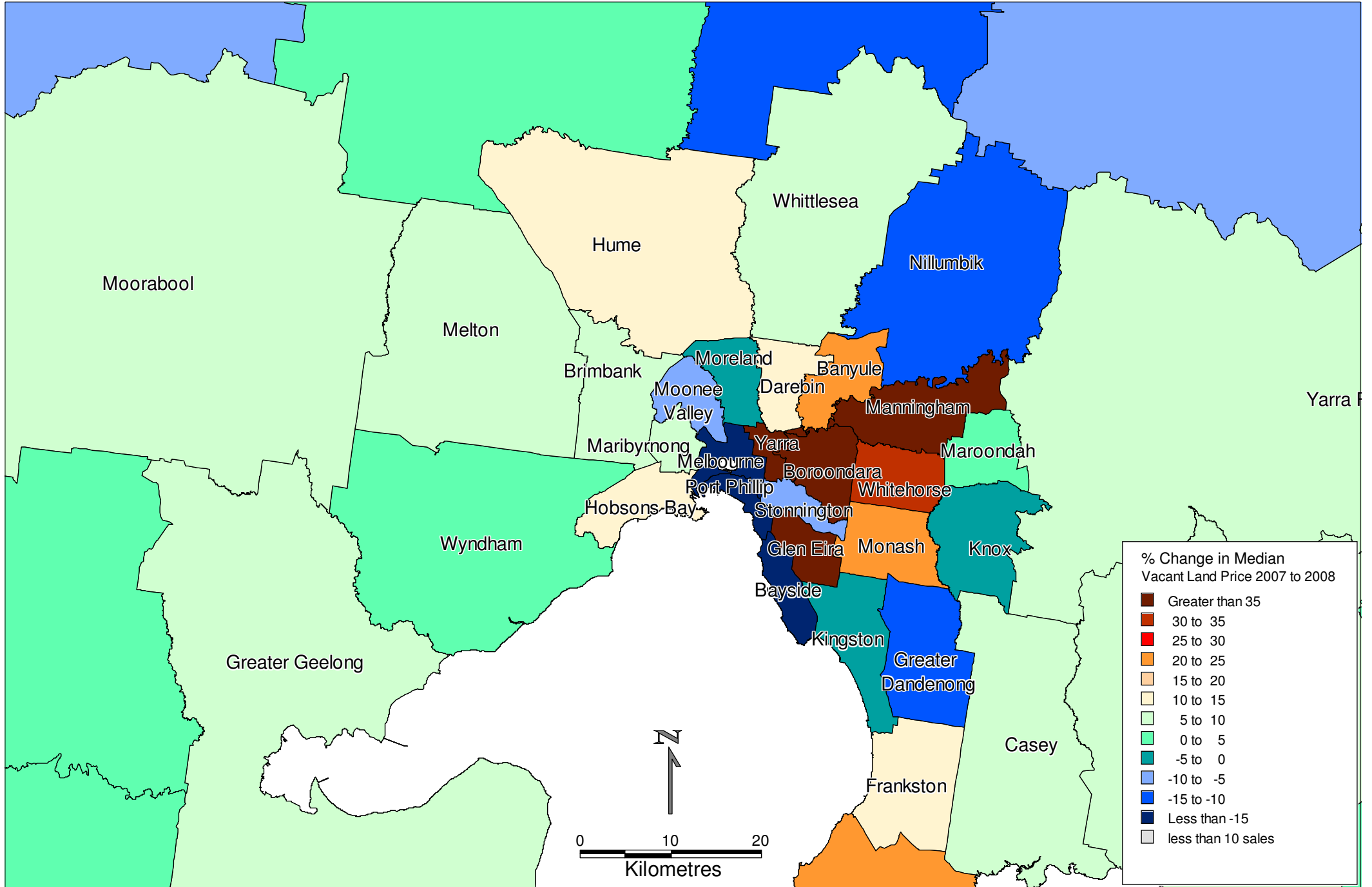
MEDIAN VACANT HOUSE BLOCK PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
NARRE WARREN SOUTH	47000	55000	63500	69000	83500	119000	138000	142000	149000	165000	195000	224000 ^A	18	315	15.3
NATHALIA	20500 ^A	25000 ^A	19750 ^A	18500 ^A	19250	22000	24500	30500	43500 ^A	58000	57000 ^A	27500 ^A	-2	178	10.8
NERRINA	42500	42750 ^A	29750 ^A	60000	60500	100000 ^A	118000 ^A	60000 ^A	140000 ^A	122500	129500	100500 ^A	6	205	11.8
NEW GISBORNE	47475 ^A	60000 ^A	73000 ^A	71500 ^A	71500	125000	145000 ^A	112000	133000 ^A	127500	127000	132250 ^A	0	168	10.3
NEWBOROUGH	29500 ^A	18500 ^A	34250	34250	32500	29000	50000	64000	32000 ^A	80000	80000	77750 ^A	0	171	10.5
NORLANE	25000	44000	45000	62000	59000	85000	115000	125000	130000	130250	130250	161000 ^A	4	442	18.4
NORTH WONTHAGGI	-	-	-	53500 ^A	53500	53500	53500	53500	99500	115000 ^A	120000	126000 ^A	4	0	NA
NUMURKAH	21000	20000	23500	25000	30000	43000	45500	52000	65000	72000	80000	91000 ^A	11	281	14.3
OCEAN GROVE	40000	40000	45000	58000	98500	119750	155000	165000	162000	160000	169675	172000	6	324	15.5
OFFICER	87000 ^A	49000 ^A	63500	75375	87250	124000	160000	150000	141250	155000	144950	159950	-6	67	5.2
PAKENHAM	35000	39000	7000	55000	60750	80000	102000	106700	110000	122000	130000	143995	7	271	14.0
PARADISE BEACH	105000 ^A	12500 ^A	6350	7500	9000	29000	51750	55000	60000	55000	58000	50000 ^A	5	452	18.6
PATTERSON LAKES	93390	110000	115000	135000	172800	220000	250000	252500 ^A	244800	280000	275000 ^A	315000 ^A	-2	194	11.4
PAYNESVILLE	37500	36500	34000	40000	34500	62000	90000	85000	87750	89500	108000	84501 ^A	21	188	11.2
PLENTY	132000	124000	140000	144000	160000	300000 ^A	320000	300000	298750 ^A	325000	538000 ^A	NA	66	308	15.1
POINT COOK	76000	72500	72000	76500	98500	131000	143000	141000	145000	160000	179000	189000	12	136	8.9
PORT FAIRY	44000	42000	40000	55000	71500	97500	122000	122000	135000	140000	141000	140000 ^A	1	220	12.4
PORTARLINGTON	33000	30000	33875	45000	85000	142000	131500	159000	135000	154000	177500	175000	15	438	18.3
PORTLAND	19700	29500	31500	24000	23250	30000	50000	54250	56250	65500	70000	70000 ^A	7	255	13.5
RED CLIFFS	46500	33000 ^A	55000 ^A	62500	52000	52500	56500	66250	68000	85000	50000	45000 ^A	-41	8	0.7
RESERVOIR	76000	72500	76250	90000	97000	187000	180250	177000	160000	130000	150000	180000 ^A	15	97	7.0
RICHMOND	149000	175000	190000	175000	175000 ^A	250000 ^A	250000 ^A	300806 ^A	330000 ^A	226500	400000 ^A	350000 ^A	77	168	10.4
RIDDELLS CREEK	69250	81000	44375	70000	77000	90000	105000	108000	109000 ^A	115000 ^A	119000	150000 ^A	3	72	5.6
ROMSEY	30000	30000	34000	34000	42000	60000	78000	90000	90000	95000	98000	93975 ^A	3	227	12.6
ROSEBUD	333333	37500	43500	61000	88500	138000	136000	138000	140000	152000	175250	165000 ^A	15	426	18.1
ROSEDALE	105000 ^A	11000	10000 ^A	14000 ^A	13500	25500	33000	34000	54750	50500	59000 ^A	52000 ^A	17	462	18.8
ROWVILLE	69000	80000	93490	111000	160250	195000	211500	204250	225000	268100	296602 ^A	NA	11	330	15.7
ROXBURGH PARK	53000	59000	64000	68700	84950	107000	132000	139500	145000	141500	147500	160000 ^A	4	178	10.8
RUTHERGLEN	31500	65000 ^A	25000 ^A	29000	38334	38475	52000	70000 ^A	73000	82000 ^A	78720	NA	-4	150	9.6
RYE	28750	33000	35500	60000	100000	132500	165000	174250	175000	170000	202500	210000 ^A	19	604	21.6
SAFETY BEACH	43000	47000	59000	85000	114000	165000	175000	267500	315000	224000	260000	228069 ^A	16	505	19.7
SALE	36000	40250	39250	48250	42500	54000	85000	90000	105000	88751	110000	106000 ^A	24	206	11.8
SAN REMO	37750	47000	52000	68000	102000	135000	106000 ^A	168750 ^A	156250 ^A	206000	225000 ^A	400000 ^A	9	496	19.5
SANCTUARY LAKES	413500 ^A	292250 ^A	110500	121125	144162	165000	179250	173000	165000	186000	225000	187750 ^A	21	-46	-5.9
SANDHURST	-	-	-	155000	185000	185000	200000	184000	191250	228500	260000	246000 ^A	14	0	NA
SEBASTOPOL	24750	28750	45000	32000	35000	46500	58500	68725	69500	69500	75000	82500	8	203	11.7
SEYMOUR	29000	28750	37000	45000	57500	40000	43000	105002 ^A	100000	105000	95000 ^A	NA	-10	228	12.6
SHEPPARTON	37000	41000	44750	50000	59500	70835	88000	90000	104000	109760	115000	113500	5	211	12.0
SHEPPARTON NORTH	-	-	68000 ^A	68000 ^A	120000 ^A	112500 ^A	115000 ^A	182500 ^A	150000 ^A	141000	114500 ^A	114750 ^A	-19	0	NA
SKYE	42500	48000	54500	63000	75000	100000	126500	128000	132250	143950	168000 ^A	160000 ^A	17	295	14.7
SOMERVILLE	62000	59250	63500	65250	82500	115000	155000	155000 ^A	150000	148000	200000 ^A	165000 ^A	35	223	12.4
SOUTH MORANG	59950	69950	77900	85000	106900	134000	163000	159700	153000	149950	156000	159960	4	160	10.0
SPRING GULLY	32500	40500	40000	46200	57000	93000	135000	120000	115000 ^A	142500	129000 ^A	123000 ^A	-9	297	14.8
ST ALBANS	54250	58500	57000	72740	94000	113000	150000	136500	135000	127450	168000	195000 ^A	32	210	12.0
ST ALBANS PARK	40500 ^A	38000 ^A	37700	42000	62250	90000	115500	132000	131000	134000	141500	144500 ^A	6	249	13.3
ST LEONARDS	21250	37000	30000	45000	89950	125000	132500	130000	124250	125000	132000	130000 ^A	6	521	20.0
STRATFORD	27650 ^A	28750	19750 ^A	25000	25000	30000 ^A	52500	59250	55000	65000	65000	63500 ^A	0	135	8.9
STRATHDALE	40500	54250	51500	57000	74400	104000	139000	145000	145250	147500 ^A	120000	138000 ^A	-19	196	11.5
STRATHFIELDSAYE	32250	33000	35000	39750	53900	64900	82500	87000	93695	95500	100000	99000	5	210	12.0
SUNBURY	55000	54500	65000	68000	78400	94000	104000	119500	120750	140000	140000	170750	0	155	9.8
SUNSET STRIP	9550	10000	13000	25000	60000	78000 ^A	106000 ^A	116300	125000	116500	110000	126500 ^A	-6	1052	27.7
SUNSHINE	51000	60000	61625	124000	140000	79000	102000 ^A	125000 ^A	123000	111500	145000 ^A	NA	30	184	11.0
SUNSHINE NORTH	30000 ^A	74500	80000	90000	67250	57000	85000	147500	176500	170000	195000	186750 ^A	15	550	20.6
SUNSHINE WEST	51000	74000 ^A	79810 ^A	82500	81000	110000	115000	102000 ^A	141375	148250	159900	168000 ^A	8	214	12.1
SWAN HILL	35000	36000	46500	43000	47000	54000	67000	65000	65000	75000	81000	66000 ^A	8	131	8.8
SYDENHAM	55500	58000	64000	69000	95000	138750	146000	154000	150000	151500	252500 ^A	313000 ^A	67	355	16.4
TARNETT	50000	47000	54500	60500	71100	101500	115500	117000	120000	126000	138000	143000	10	176	10.7
TATURA	31000	36250	43500	45000	71750	68000	76250	75500	100000	90000	85000	90300 ^A	-6	174	10.6
TAYLORS HILL	-	72250	71000	78000	100000	135000	146250	146000	145000	152000	175000	185000	15	0	NA
TEESDALE	48000 ^A	30250	39000	46500	41500 ^A	91000 ^A	135000 ^A	143000 ^A	150000 ^A	140000	144500	167500 ^A	3	201	11.7
TOORADIN	65501 ^A	48750 ^A	133000 ^A	70000 ^A	108300 ^A	119950	125000	139500	138750	150000	146000	176000 ^A	-3	123	8.3
TOOTGAROOK	33500 ^A	31250	37000	50000	85000	98500	154500	173750 ^A	127500	160000	165000 ^A	280000 ^A	3	393	17.3
TORQUAY	45600	49000	56000	94000	147750	175000	175000	178000	195000	200000	210000	220000	5	361	16.5
TRAFALGAR	20000 ^A	34000	27800	40000	43500	55000	62250	71348	74500	78000	79725	82500	2	299	14.8
TRARALGON	35000	38500	41000	40000	45000	56000	69000	77000	82500	93000	105000	123000	13	200	11.6
TRARALGON EAST	-	-	-	-	-	-	-	81500 ^A	95000	108000	120000	132500 ^A	11	0	NA
TRENTHAM	17000 ^A	47500 ^A	32500 ^A	29000	56000	66250	75000	76500 ^A	79375	90000	98500	90000 ^A	9	479	19.2

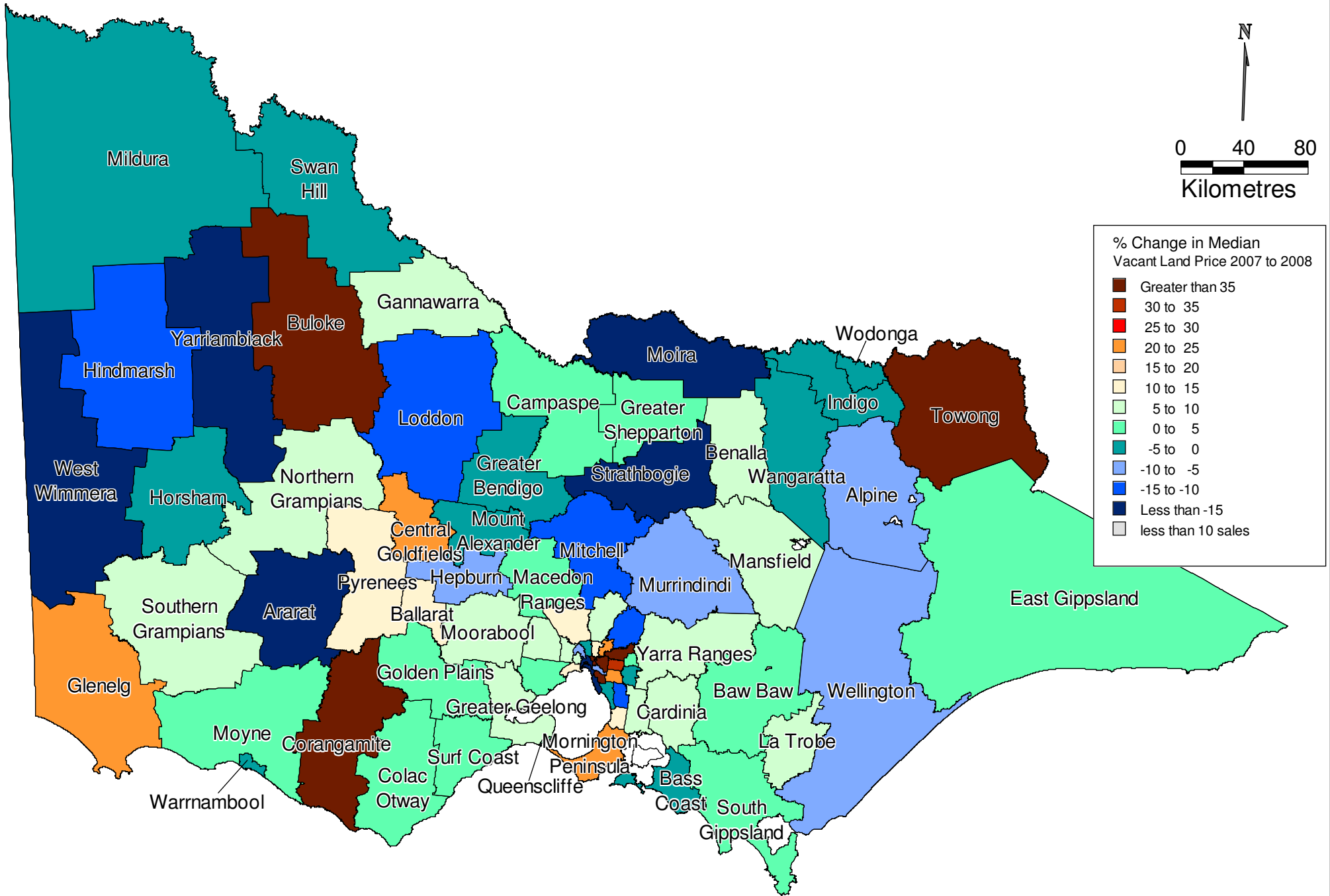
MEDIAN VACANT HOUSE BLOCK PRICES 1998 - 2009

Suburb	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Prelim 2009	Change		Growth PA 98-08 (%)
													07-08 (%)	98-08 (%)	
TRUGANINA	43000	48000	58500	65775	74900	103900	125000	121000	123000	121000	136000	135500	12	216	12.2
TYABB	115000	113875	50000 [^]	89975 [^]	80000 [^]	82000 [^]	106500	120000	118500	125000	155000	NA	24	35	3.0
VENTNOR	21250	23925	30000	50000	89500	260000 [^]	146500 [^]	147500 [^]	150000 [^]	140000	165000 [^]	NA	18	676	22.7
VENUS BAY	12000	12500	14000	18000	50000	76500	100000	85000	80000	85750	87000	87000 [^]	1	625	21.9
VERMONT	67500	78000	112000 [^]	105000 [^]	105000 [^]	290000 [^]	242000 [^]	159352 [^]	260000 [^]	270000	312500 [^]	NA	16	363	16.6
WALKERVILLE	23500 [^]	14000 [^]	10000	15500	38000	64500 [^]	75000 [^]	70500	75000	74500	78000 [^]	75000 [^]	5	232	12.7
WALLAN	50000	65500	70000	64775	65000	83975	101000	108000	122500	126000	125000	119000 [^]	-1	150	9.6
WANDANA HEIGHTS	54000	59000	65750	71500	100000	102500	149000	164000	157000	180000	158000 [^]	210000 [^]	-12	193	11.3
WANDIN NORTH	76500 [^]	73250 [^]	80000 [^]	87500 [^]	85000 [^]	130000 [^]	130000 [^]	175000	150000	150000	160000 [^]	NA	7	109	7.7
WANGARATTA	38000	40500	48000	55000	53500	68000	78250	80000	91000	100000	100000	110000 [^]	0	163	10.2
WARRAGUL	38500	37500	53000	49500	56000	69000	75000	81000	85000	90000	93000	92000	3	142	9.2
WARRNAMBOOL	30000	33000	42000	44000	55000	64750	85000	95000	117750	130000	125000	125000	-4	317	15.3
WATERWAYS	-	-	142000	156000	185000	233000	249750	246000	259500	293000	370000	395000 [^]	26	0	NA
WAURN PONDS	36750	43000	46500	55000	72000	101000	125500	135000	144000	154750	167250	172000 [^]	8	355	16.4
WENDOUREE	35000	37250	44500	38000	56000	62000	76835	95000 [^]	63000 [^]	70000	70000 [^]	70000 [^]	0	100	7.2
WERRIBEE	50000	51000	60000	57000	68000	80737	115000	140000	150000	171000	151500	172500	-11	203	11.7
WHITE HILLS	28500	28500	31000 [^]	35500	43000	46000	91800	85300	82000	86750	83000	128005 [^]	-4	191	11.3
WHITTINGTON	34500	38500	37000	51000	39750 [^]	97000 [^]	115000 [^]	94500 [^]	105000	105000	107500 [^]	175000 [^]	2	212	12.0
WHITTLESEA	75000	65450	67500	74000	84725	100000	112500	126000	96000	128000	124000	125000	-3	65	5.2
WILLIAMS LANDING	-	-	-	-	-	114300	151600	140000	125000	125000	142000	162500	14	0	NA
WINCHELSEA	30250	21500	35000	35000	20000	49000	67000	81500	82500	75000	76500 [^]	80000 [^]	2	153	9.7
WODONGA	38500	42000	43500	45000	55000	81400	130000	124900	125000	130000	132000	97500	2	243	13.1
WODONGA WEST	58000 [^]	-	-	76000 [^]	66500 [^]	139200	120000	113000	160000	160000	120000	110000 [^]	-25	107	7.5
WONTHAGGI	26000	30000	32000	30000	60000	75500	85000	114500	104000	117000	122500	115000 [^]	5	371	16.8
WOODEND	54050	40000	40000	77125	72000	76750	91500	94500	116250	136000	172500 [^]	258000 [^]	27	219	12.3
WURRUK	-	10750 [^]	35000 [^]	29000 [^]	25000 [^]	86500 [^]	90000	90000 [^]	92500	98000	110000	125500 [^]	12	0	NA
WYNDHAM VALE	44750	51250	45500	53000	70000	81500	102500	100000	99000	106000	114000	125000	8	155	9.8
YACKANDANDAH	49750 [^]	50250 [^]	30000 [^]	44000 [^]	64000	65000 [^]	80000 [^]	79680 [^]	85000 [^]	87250	99750 [^]	84000 [^]	14	101	7.2
YARRA GLEN	46750	59000	63000	95000	112500	120000	183000 [^]	141500 [^]	155000 [^]	150000	155000	NA	3	232	12.7
YARRA JUNCTION	43500	53250 [^]	59000 [^]	52000	59250	80000	107501 [^]	110000	97500	122500	138000	147500 [^]	13	217	12.2
YARRAGON	91750 [^]	15000 [^]	41050 [^]	31000	37500	44500	48500 [^]	67000	71500	72500 [^]	67500	67000 [^]	-7	-26	-3.0
YARRAWONGA	32500	34000	34500	38500	44000	54958	59500	70000	97750	120000	113000	75000 [^]	-6	248	13.3

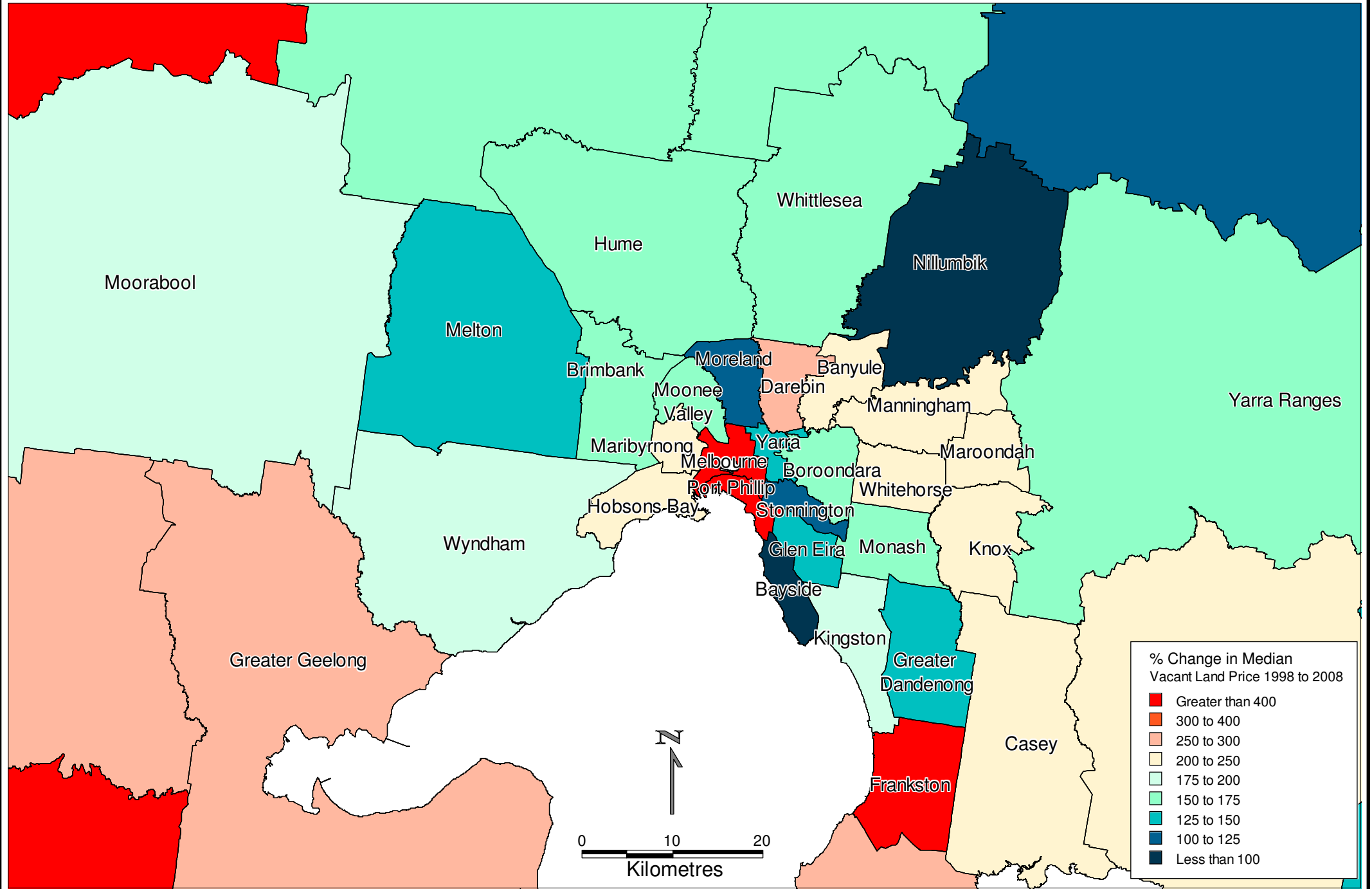
Change in Median Vacant Land Price (Metro)



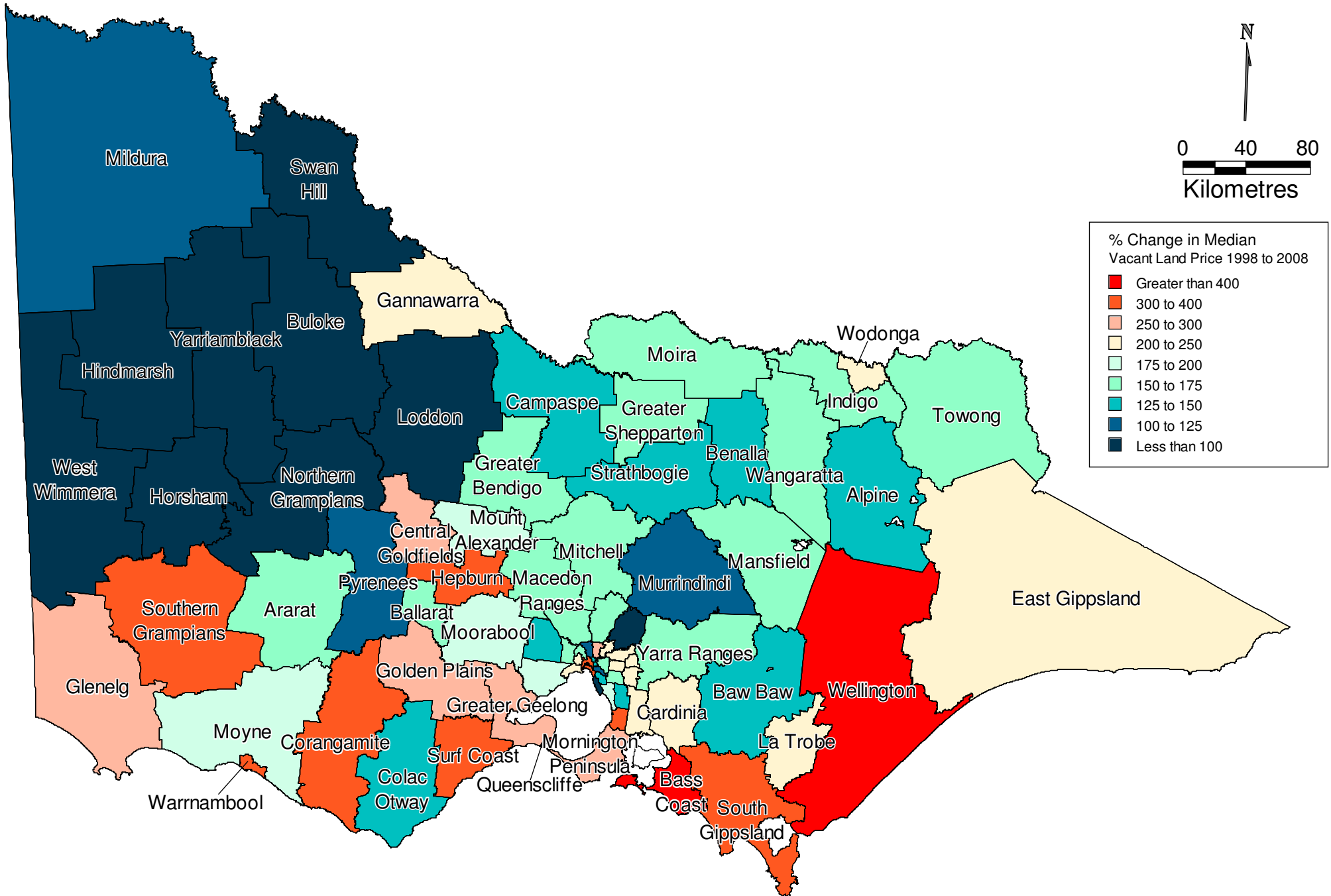
Change in Median Vacant Land Price (Non-Metro)



Change in Median Vacant Land Price (Metro)

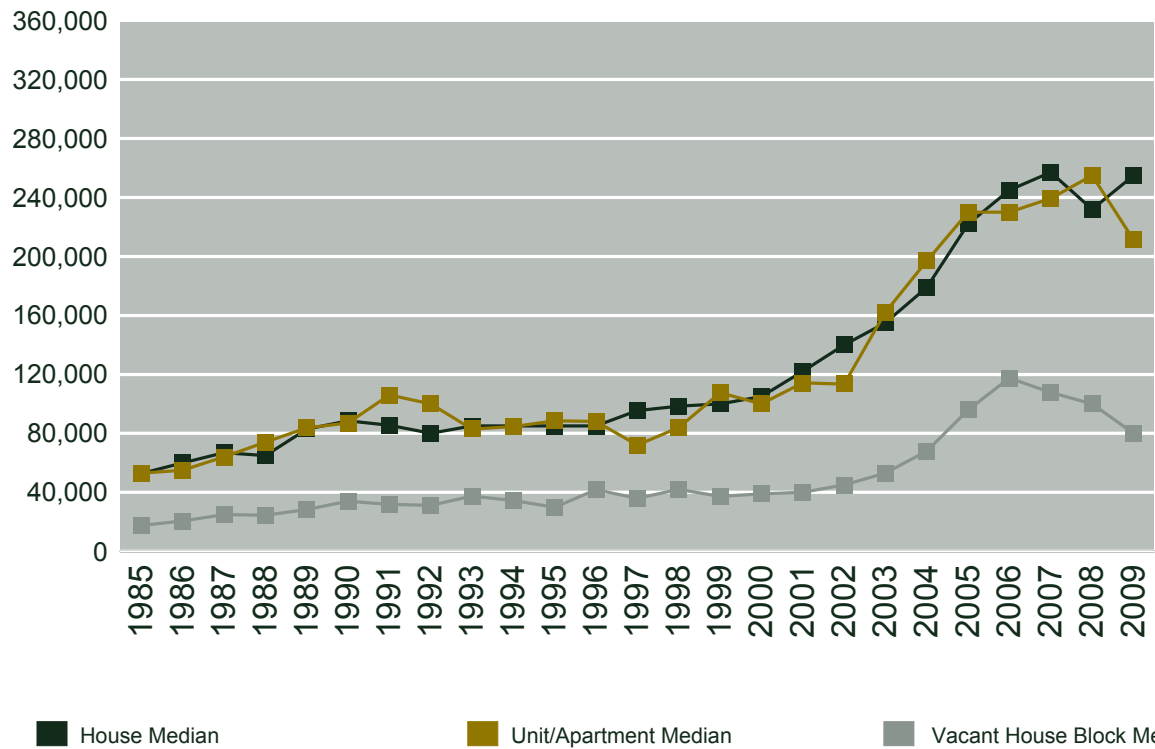


Change in Median Vacant Land Price (Non-Metro)



ALPINE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	128	52,750	61,143	15	53,000	52,260	119	17,500	22,325
1986	169	60,000	65,956	25	55,000	65,704	135	20,500	30,554
1987	137	67,000	74,432	45	64,000	76,966	119	25,000	32,050
1988	183	65,000	71,188	64	74,000	88,523	154	24,500	31,476
1989	171	83,000	94,086	59	83,700	98,152	159	28,500	33,173
1990	136	88,500	96,586	36	87,000	95,503	111	33,950	38,464
1991	120	85,500	95,984	28	106,000	104,844	62	31,750	34,602
1992	97	80,000	98,191	35	100,000	98,964	71	31,250	35,147
1993	118	85,000	96,126	22	83,000	83,611	58	37,500	47,680
1994	155	85,000	95,390	24	84,750	84,379	81	34,500	39,990
1995	135	85,000	98,675	18	88,500	87,613	96	30,000	35,583
1996	194	85,000	102,940	35	88,000	87,698	104	41,750	56,662
1997	194	95,500	106,083	31	72,000	83,422	106	35,875	50,732
1998	179	98,500	115,902	50	83,900	110,779	89	42,105	50,220
1999	214	100,000	118,833	28	107,500	119,017	80	37,175	44,070
2000	234	105,000	122,075	40	100,000	112,375	95	39,000	51,676
2001	276	122,000	134,674	60	114,212	124,575	144	40,000	47,285
2002	303	140,000	156,803	61	113,500	124,984	171	45,000	50,926
2003	338	155,000	183,786	76	162,000	165,607	152	53,000	69,468
2004	247	179,000	199,026	50	197,000	197,569	100	68,000	73,961
2005	274	222,000	237,773	56	230,000	223,378	82	96,000	95,891
2006	257	245,000	265,755	56	230,000	264,717	78	117,500	127,396
2007	273	257,000	288,272	30	239,440	264,694	89	107,900	142,523
2008	163	232,000	253,290	27	255,000	255,455	37	100,000	118,128
2009	24	255,000	295,979	6	211,250 [^]	202,416 [^]	6	80,001 [^]	100,833 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

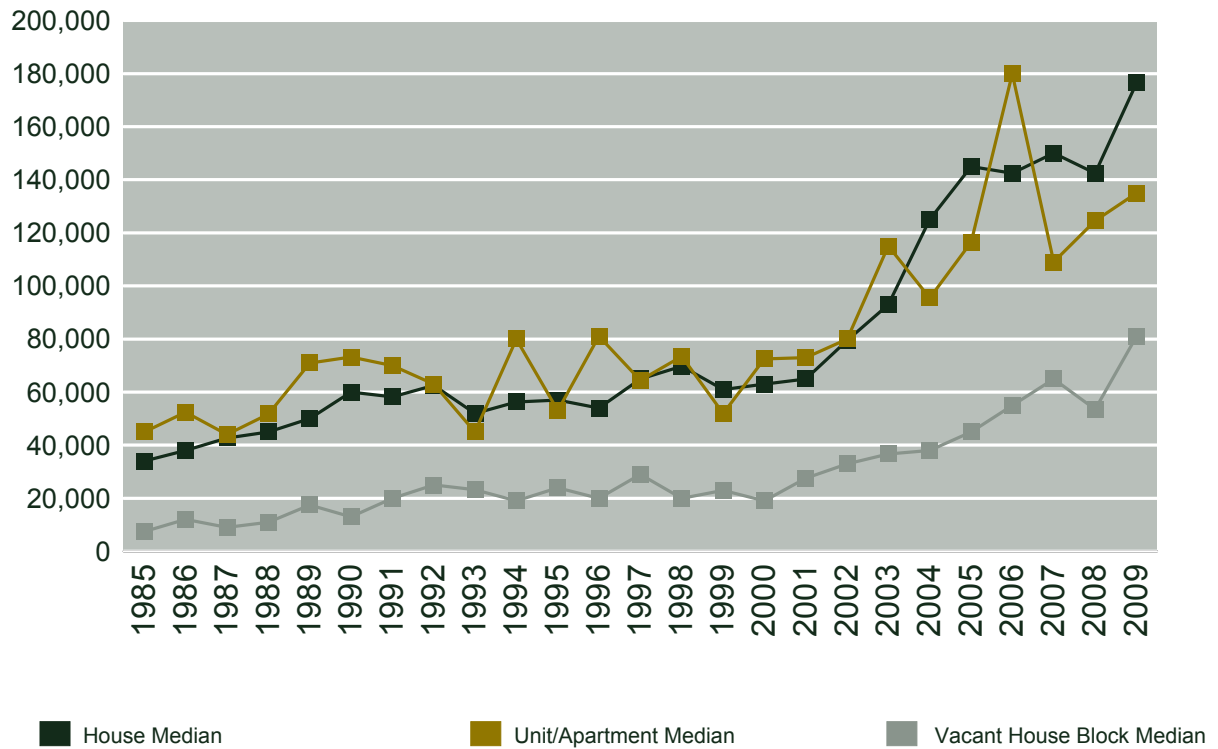
ALPINE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Caravan park	1	800000	800000	29.85	26800.00	ND	ND	26800.00	29.85
Hotel	3	448333	260000	441.41	1869.00	58.40<	47.30<	1869.00	441.41
Motel	3	681666	540000	254.48	2960.50	118.00<	60.00<	2960.50	254.48
Restaurant	1	700000	700000	NA	NA	ND	151.80<	NA	NA
Shop	6	285333	220000	217.61	1011.00	ND	145.70<	870.00	379.31
Shop/dwell	1	1100000	1100000	NA	NA	ND	647.10<	NA	NA
Sport fac	1	4000000	4000000	NA	NA	ND	ND	NA	NA
Store/show	1	1030000	1030000	2051.79	502.00	822.90<	316.90<	502.00	2051.79
Vac comm	2	1925000	1925000	1096.11	3475.00	ND	230.50<	3475.00	553.96
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	1687500	1687500	NA	NA	ND	ND	NA	NA
Unspecfd ind	4	77161	56222	NA	NA	ND	170.40<	NA	NA
Vac ind	3	149866	122500	150.12	816.00	448.60<	102.10<	708.33	211.58
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	16	235768	245000	NA	NA	340.30	104.90	NA	NA
House	161	252927	232000	237.45	917.00	242.80	92.90	1804.22	148.99
House new	2	282500	282500	490.02	1108.50	ND	90.40	1108.50	254.85
Subdivisn	1	805000	805000	877.86	917.00	ND	ND	917.00	877.86
Townhouse	11	284090	270000	911.68	351.00	ND	99.60<	351.00	911.68
Unspecfd res	4	311875	301250	9.57	14100.00	602.50<	52.40<	14100.00	9.57
Vac other	3	114403	149601	57.56	14395.00	ND	43.40<	14395.00	5.23
Vac Res A	32	118429	102500	195.16	723.50	262.80	95.00	815.07	143.68
Vac Res B	1	48000	48000	17.25	2782.00	213.30<	240.00<	2782.00	17.25
Vac Res C	4	133250	135000	13.35	6078.00	486.40<	116.60<	5896.25	22.60
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	3	385833	330000	2796.61	118.00	79.00<	91.20<	83.17	4639.28
Cereal	1	452000	452000	141250.00	3.20	ND	ND	3.20	141250.00
Farm land	3	170966	230000	9380.10	24.52	ND	2877.30<	22.09	7741.19
Hobby farm	21	414516	330000	106293.71	2.86	177.20<	903.50<	4.31	96205.30
Hobby fm land	7	135857	95000	64123.38	2.46	168.40<	585.90<	4.62	29401.80
Unspecfd rur	19	364815	300000	17381.49	17.72	323.40	404.70<	22.46	16242.80
MUNICIPALITY TOTALS									
Industrial Total			9			Industrial Total Prices			\$4,133,245
Residential Total			235			Residential Total Prices			\$54,950,106
Rural Total			54			Rural Total Prices			\$18,709,745
Commercial Total			19			Commercial Total Prices			\$16,582,000
All Sales Total			317			All Sales Total			\$94,375,096

ARARAT RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	187	34,000	39,000	8	45,000 [^]	45,687 [^]	46	7,500	8,278
1986	138	38,000	45,078	11	52,500	46,545	47	12,000	12,363
1987	188	42,750	47,231	14	44,000	45,071	50	9,000	13,660
1988	200	45,000	52,757	12	51,750	49,400	38	11,000	13,289
1989	200	50,000	56,758	23	71,000	67,556	47	17,500	22,617
1990	129	60,000	67,476	30	73,250	68,657	46	13,000	16,611
1991	106	58,250	60,753	6	70,000 [^]	74,208 [^]	30	20,000	20,851
1992	115	62,500	66,510	16	63,000	100,606	35	25,000	26,514
1993	125	52,000	56,629	3	45,000 [^]	50,333 [^]	23	23,175	21,518
1994	132	56,300	61,786	9	80,000 [^]	92,444 [^]	20	19,000	20,000
1995	121	57,000	67,471	9	53,000 [^]	56,777 [^]	39	24,000	41,974
1996	127	54,000	70,461	5	81,000 [^]	70,000 [^]	29	20,000	23,779
1997	135	65,000	77,657	9	64,500 [^]	59,833 [^]	32	29,000	50,502
1998	132	69,750	78,562	7	73,500 [^]	73,714 [^]	33	20,000	31,235
1999	134	61,000	73,863	5	52,000 [^]	52,000 [^]	33	23,000	30,327
2000	202	63,000	79,182	4	72,500 [^]	68,375 [^]	31	19,000	23,151
2001	239	65,000	72,675	19	73,000	67,157	61	27,500	26,313
2002	263	79,500	91,271	17	80,000	88,270	72	33,000	35,572
2003	268	93,000	112,079	20	115,000	110,975	62	36,750	37,880
2004	212	125,000	126,391	14	95,500	98,640	60	38,000	37,182
2005	235	145,000	152,172	17	116,500	114,591	50	45,000	43,639
2006	173	142,500	158,054	7	180,000 [^]	163,500 [^]	48	55,000	59,951
2007	239	150,000	169,122	29	109,000	116,948	41	65,000	62,980
2008	157	142,500	151,973	16	124,500	134,765	22	53,500	53,477
2009	26	176,500	173,690	4	135,000 [^]	160,000 [^]	2	81,000 [^]	81,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

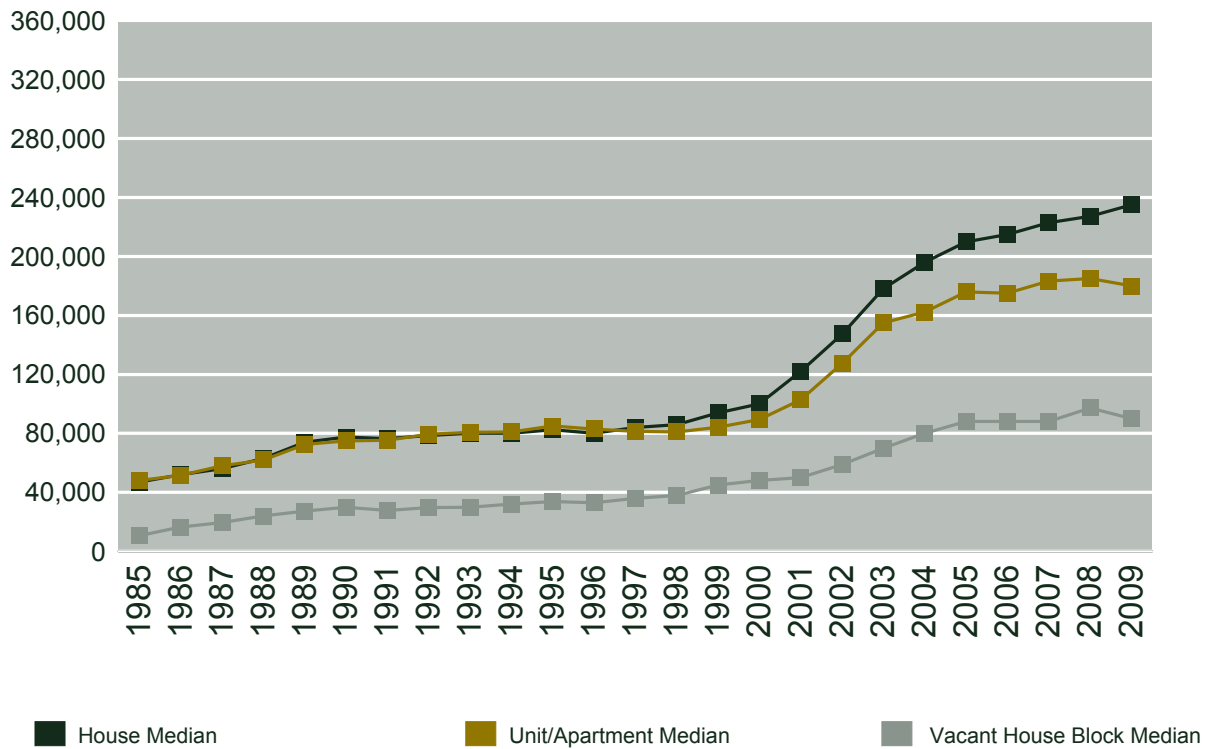
ARARAT RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Church	1	78500	78500	38.80	2023.00	ND	ND	2023.00	38.80
Food site	1	125000	125000	36.76	3400.00	ND	ND	3400.00	36.76
Shop	4	89875	106251	14.85	1010.00	140.30<	76.70<	1010.00	14.85
Shop/dwell	1	220000	220000	575.92	382.00	458.30<	ND	382.00	575.92
Store/show	1	80000	80000	13.20	6060.00	1.20<	ND	6060.00	13.20
Unspecfd comm	4	365000	373000	NA	NA	258.20<	259.10<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	1	120000	120000	NA	NA	ND	ND	NA	NA
Ware/show	1	88000	88000	93.02	946.00	ND	ND	946.00	93.02
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	9	140055	160000	608.82	340.00	248.10<	198.20	340.00	608.82
House	154	151298	141250	117.17	949.00	217.30	94.20	2577.77	58.51
House new	2	175000	175000	245.80	834.00	ND	181.40<	834.00	245.80
Retirement	2	118751	118751	NA	NA	ND	74.60<	NA	NA
Terrace	1	210000	210000	NA	NA	ND	ND	NA	NA
Townhouse	5	131649	114000	NA	NA	ND	87.00<	NA	NA
Vac other	1	18000	18000	10.56	1705.00	ND	120.00<	1705.00	10.56
Vac Res A	21	55595	55000	42.22	758.00	177.40	84.60	786.87	60.62
Vac Res B	1	9000	9000	4.12	2185.00	47.20<	22.40<	2185.00	4.12
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Cereal	2	240775	240776	2199.95	109.45	ND	55.60<	109.45	2199.87
Dairy	1	150000	150000	10169.49	14.75	ND	548.80<	14.75	10169.50
Farm land	16	454707	181116	7482.49	75.66	ND	1251.20<	100.65	4517.55
Hobby farm	17	277629	275000	45000.00	4.00	61.20<	906.20<	9.38	29602.30
Hobby fm land	21	114963	76075	8436.21	4.86	39.80<	403.80<	7.89	14563.50
Sheep	15	362697	275000	1788.78	69.88	189.20	121.50<	79.25	4576.86
Unspecfd rur	25	569659	285000	5554.80	73.81	255.50	1143.00<	101.34	5621.55
MUNICIPALITY TOTALS									
Rural Total				97		Rural Total Prices			\$34,722,759
Residential Total				196		Residential Total Prices			\$27,210,649
Industrial Total				2		Industrial Total Prices			\$208,000
Commercial Total				12		Commercial Total Prices			\$2,323,002
All Sales Total				307		All Sales Total			\$64,464,410

BALLARAT CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,624	47,000	52,702	184	48,000	51,004	441	10,700	14,655
1986	1,391	52,000	58,389	168	51,450	55,232	354	16,500	20,704
1987	1,620	56,000	63,955	179	58,000	84,553	334	19,600	24,217
1988	1,902	63,000	72,634	251	62,000	81,990	431	24,000	29,818
1989	1,641	74,000	84,469	257	72,500	87,094	424	27,250	32,989
1990	1,392	77,500	85,343	227	75,000	77,165	279	30,000	33,594
1991	1,259	76,500	86,034	222	75,300	79,976	270	27,750	30,123
1992	1,324	78,500	86,545	197	79,450	86,614	276	29,750	33,244
1993	1,520	80,000	91,685	228	80,750	85,902	320	30,000	35,467
1994	1,477	80,000	91,003	215	81,000	91,886	301	32,000	36,901
1995	1,399	82,500	92,603	209	85,000	89,258	246	33,750	40,397
1996	1,416	80,000	94,616	168	83,000	97,403	267	33,000	37,389
1997	1,564	84,000	96,269	238	81,500	87,008	296	36,000	40,742
1998	1,561	86,000	101,698	254	81,000	86,452	339	38,000	45,572
1999	1,601	94,000	112,500	207	84,250	99,000	345	45,000	45,910
2000	1,857	100,000	116,814	290	89,500	103,550	323	48,000	51,639
2001	2,182	122,000	136,441	368	102,750	121,756	711	50,000	54,486
2002	2,214	147,500	167,725	345	127,500	142,530	840	59,000	60,783
2003	2,243	178,100	196,120	383	155,000	168,982	894	70,000	76,146
2004	2,115	196,000	215,828	354	162,250	176,965	683	80,000	86,706
2005	2,030	210,000	234,137	313	176,000	184,985	593	88,000	98,307
2006	1,944	215,000	236,598	342	175,000	179,988	582	88,000	96,946
2007	2,066	223,000	248,934	398	183,250	189,199	716	88,000	96,659
2008	1,853	227,327	256,029	326	185,000	197,064	566	97,251	103,056
2009	309	235,000	255,489	61	180,000	181,072	93	90,000	105,572

Statistics for 2009 are based on a small number of sales and are preliminary only.

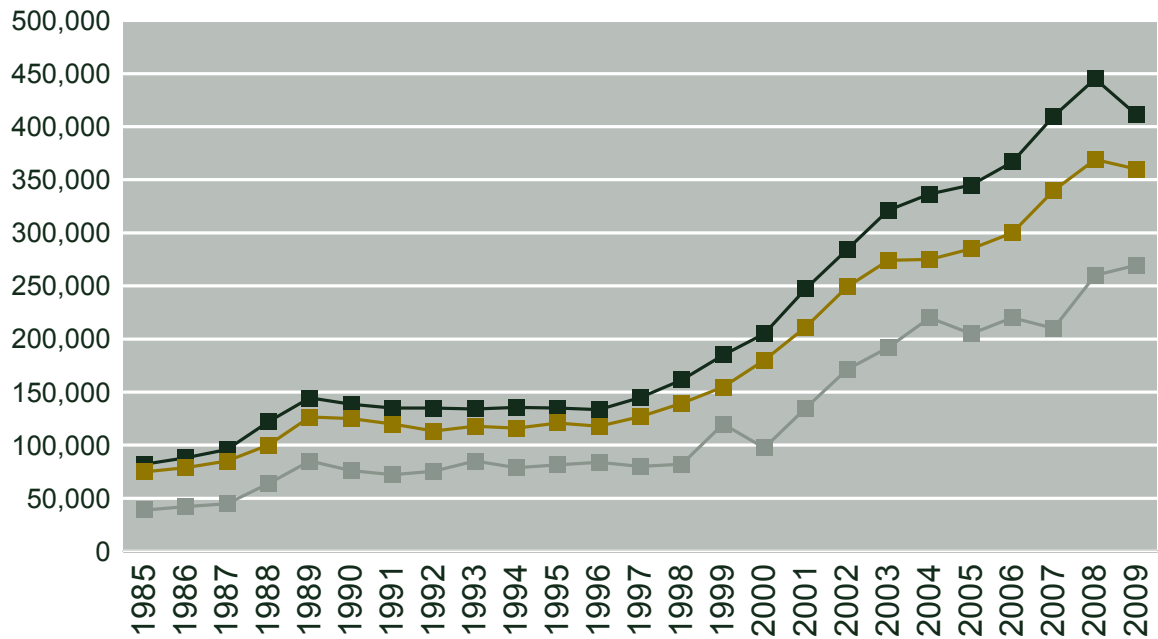
BALLARAT CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	1	450000	450000	NA	NA	ND	ND	NA	NA
Car/bl/tk yd	1	660260	660260	335.33	1969.00	ND	153.50<	1969.00	335.33
Hospital	1	3200000	3200000	NA	NA	ND	ND	NA	NA
Hotel	4	253380	196761	739.86	419.00	57.90<	28.60<	419.00	739.86
Motel	1	1310000	1310000	NA	NA	260.40<	121.30<	NA	NA
Office bld	1	325000	325000	890.41	365.00	119.60<	70.50<	365.00	890.41
Shop	16	484875	460000	2191.15	427.00	589.70	134.90	427.00	2104.80
Shop/dwell	1	200000	200000	NA	NA	71.40<	52.40<	NA	NA
Store/show	4	730250	580500	1516.95	281.00	205.60<	96.80<	281.00	1549.82
Surgery	1	1650000	1650000	NA	NA	ND	178.20<	NA	NA
Vac comm	7	389500	185000	438.98	3474.00	185.00<	100.00	3942.33	168.77
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	18	582955	421625	244.29	1576.00	234.20<	104.90	3174.60	179.24
Unspecfd ind	4	250750	204000	274.10	529.00	85.00<	82.30<	529.00	274.10
Vac ind	6	567644	254434	178.73	1786.50	436.20<	135.40	9165.75	81.17
Warehouse	3	277666	176000	59.86	2038.00	135.40<	28.10<	2038.00	59.86
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	350000	350000	199.66	1753.00	324.10<	ND	1753.00	199.66
Dual occ	1	206000	206000	NA	NA	ND	96.90<	NA	NA
Flat/unit	205	198797	190000	763.24	321.00	231.70	102.40	526.33	427.49
House	1804	255399	226000	333.83	674.00	269.00	102.70	951.55	282.60
House new	47	281774	249000	377.64	662.00	ND	95.90	728.74	365.66
Retirement	6	194517	195000	NA	NA	ND	105.40<	NA	NA
Road/laneway	1	500	500	22.73	22.00	ND	ND	22.00	22.73
Subdivisn	4	1654375	2023750	75.00	35285.00	5456.20<	848.20<	43468.50	38.06
Terrace	1	232000	232000	NA	NA	ND	99.60<	NA	NA
Townhouse	115	194108	180000	338.09	844.00	311.90<	100.00	844.00	306.87
Unspecfd res	5	193454	149000	62.30	5608.00	523.90<	96.60<	5608.00	18.99
Vac other	4	146750	151000	431.54	1519.00	181.90<	90.10<	1519.00	120.80
Vac Res A	562	102991	97001	170.06	703.00	270.20	110.10	726.10	140.01
Vac Res B	2	60750	60750	19.59	3058.00	144.80<	43.20<	3058.00	19.87
Vac Res C	2	163500	163500	25.82	6331.00	394.60<	248.00<	6331.00	25.83
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	1500000	1500000	24150.70	62.11	ND	ND	62.11	24150.70
Farm land	1	25000	25000	25000.00	1.00	ND	3581.70<	1.00	25000.00
Hobby farm	57	449585	371000	168163.27	2.45	322.40<	1409.90<	4.03	111441.00
Hobby fm land	10	264210	206750	45859.38	5.91	189.10	405.80<	6.09	43400.60
Unspecfd rur	17	463823	340000	9013.90	32.37	29.60	1525.20<	73.39	6320.08
MUNICIPALITY TOTALS									
Rural Total			86			Rural Total Prices			\$37,678,475
Industrial Total			31			Industrial Total Prices			\$15,735,076
Residential Total			2,760			Residential Total Prices			\$605,517,195
Commercial Total			38			Commercial Total Prices			\$22,214,282
All Sales Total			2,915			All Sales Total			\$681,145,028

BANYULE CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,796	82,000	92,102	416	74,950	81,162	429	39,000	44,331
1986	1,554	88,000	101,940	388	78,750	85,905	307	42,000	50,727
1987	1,732	96,000	115,409	466	85,000	105,862	377	45,000	50,469
1988	1,969	122,000	140,329	499	100,000	116,527	373	63,700	71,430
1989	1,415	144,500	170,871	399	126,500	152,312	112	85,000	102,868
1990	1,211	138,500	163,779	406	125,000	135,515	117	76,000	81,664
1991	1,372	135,000	156,217	393	120,000	140,375	124	72,250	75,897
1992	1,335	135,000	156,997	410	113,250	118,746	96	75,500	82,484
1993	1,403	134,200	152,905	429	118,000	129,324	179	85,000	85,778
1994	1,509	135,500	157,098	490	116,000	125,507	250	78,750	79,835
1995	1,422	135,000	159,820	441	121,000	126,836	229	81,500	85,900
1996	1,543	133,500	158,135	539	118,000	131,776	157	84,000	100,569
1997	1,816	145,000	171,671	711	127,000	135,418	182	80,000	89,711
1998	1,677	161,500	195,080	606	139,500	150,985	180	82,000	89,199
1999	1,759	185,000	226,245	660	154,750	166,448	126	120,000	145,069
2000	1,775	205,000	242,884	717	180,000	196,693	57	97,500	127,310
2001	2,038	247,500	294,698	941	211,250	231,708	158	135,000	133,343
2002	1,818	284,250	340,042	722	249,250	259,898	146	171,500	163,228
2003	1,784	321,250	376,000	668	274,250	292,681	171	192,000	200,724
2004	1,621	336,500	396,677	574	275,000	291,194	146	220,000	227,105
2005	1,663	345,000	409,138	682	285,000	310,633	108	205,000	199,289
2006	1,634	366,750	435,003	691	300,000	323,491	91	220,000	211,368
2007	1,861	410,000	494,926	937	340,000	363,061	111	210,000	232,662
2008	1,401	445,000	539,841	601	369,000	397,719	55	260,000	260,949
2009	106	411,250	451,789	60	360,000	375,874	7	269,500 [^]	264,285 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

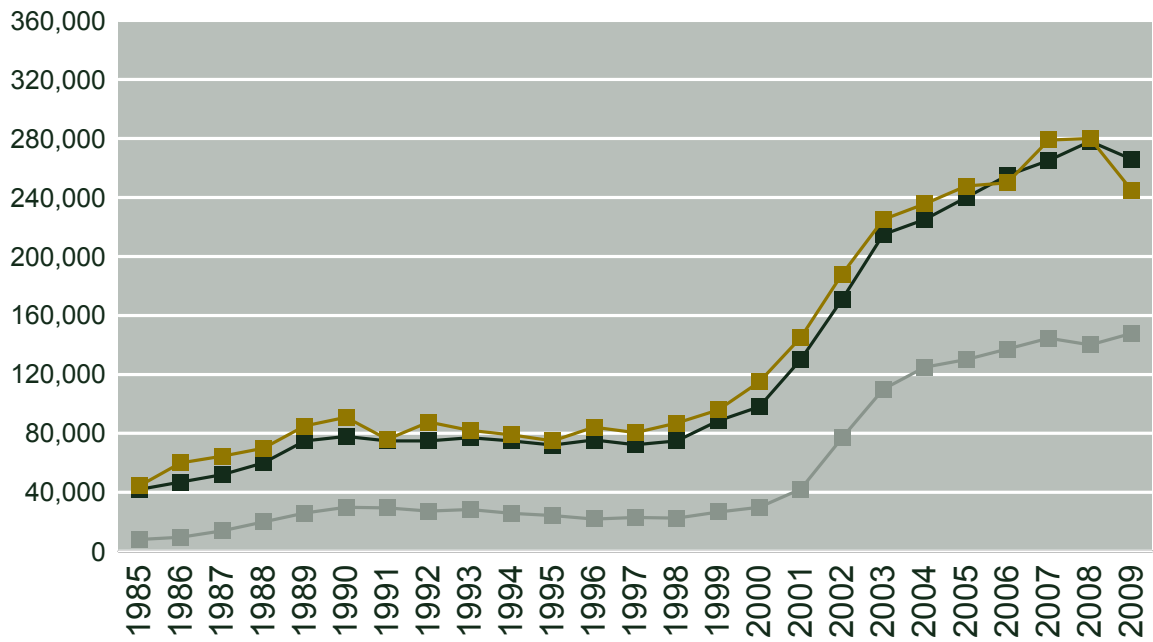
BANYULE CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	500000	500000	NA	NA	ND	ND	NA	NA
Motel	1	1250000	1250000	NA	NA	113.60<	ND	NA	NA
Office	2	1086018	1086018	NA	NA	ND	430.80<	NA	NA
Office bld	1	1595030	1595030	1461.99	1091.00	540.70	161.90<	1091.00	1461.99
Petrol stn	1	755000	755000	NA	NA	135.40<	97.90<	NA	NA
Shop	8	811000	460500	1743.32	374.00	260.20	73.20	432.33	1478.80
Shop/dwell	1	387000	387000	2289.94	169.00	321.00<	71.20<	169.00	2289.94
Store/show	1	3600000	3600000	NA	NA	1636.40<	ND	NA	NA
Surgey	3	728333	711800	2636.30	270.00	ND	ND	270.00	2636.30
Unspecfd comm	7	1668928	1050000	11508.81	227.00	280.00	96.80	227.00	11508.80
Vac comm	3	1799000	760000	1212.69	1927.00	461.10<	36.80<	1927.00	1338.87
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	15	1194096	430000	587.83	1044.00	134.80	69.20	3142.50	948.42
Unspecfd ind	1	40000	40000	34.45	1161.00	12.20<	ND	1161.00	34.45
Vac ind	2	1332500	1332500	1069.55	1741.50	1056.80<	63.20<	1741.50	765.14
Ware/show	1	715000	715000	NA	NA	ND	108.30<	NA	NA
Warehouse	1	415800	415800	NA	NA	39.60<	45.80<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	3	1632666	1370000	NA	NA	1078.60	ND	NA	NA
Dual occ	6	345000	337500	1425.00	200.00	ND	107.80<	200.00	1425.00
Flat/unit	394	404292	369800	1848.28	216.00	291.20	109.80	218.25	1922.67
House	1374	540263	447000	643.71	668.00	308.20	109.00	829.22	639.68
House new	19	578078	375000	736.74	509.00	375.90<	84.30	505.33	735.49
Retirement	17	345409	345000	NA	NA	ND	105.50	NA	NA
Terrace	2	471500	471500	NA	NA	1057.20<	126.00<	NA	NA
Townhouse	190	388770	368100	692.84	433.00	ND	108.20	433.00	692.84
Unspecfd res	3	274666	371000	69.77	43.00	12366.70	255.90<	43.00	69.77
Vac Res A	54	263907	260000	464.63	721.00	327.00	123.90	801.44	317.20
Vac Res B	1	101200	101200	42.68	2371.00	61.30<	ND	2371.00	42.68
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	2	1145000	1145000	704942.89	1.66	6183.70<	543.10<	1.66	689759.00
MUNICIPALITY TOTALS									
Rural Total				2	Rural Total Prices			\$2,290,000	
Commercial Total				29	Commercial Total Prices			\$36,011,566	
Industrial Total				20	Industrial Total Prices			\$21,747,250	
Residential Total				2,063	Residential Total Prices			\$1,015,421,968	
All Sales Total				2,114	All Sales Total			\$1,075,470,784	

BASS COAST SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	698	42,000	45,940	48	44,500	46,116	1,324	8,100	10,714
1986	676	47,000	51,691	49	60,000	59,600	1,037	9,500	12,610
1987	653	52,000	58,341	38	64,500	72,610	779	14,000	18,803
1988	928	60,000	69,614	78	70,000	71,264	892	20,000	25,785
1989	748	75,000	87,971	81	85,000	87,970	599	26,000	32,251
1990	548	78,000	87,999	52	91,000	92,879	497	30,000	37,325
1991	484	75,000	84,011	69	76,000	87,268	359	29,500	32,700
1992	518	75,000	85,514	50	87,625	83,251	345	27,250	30,625
1993	594	77,000	88,466	65	82,000	99,580	365	28,500	34,559
1994	625	75,000	84,954	75	79,000	92,533	396	25,875	34,490
1995	641	72,000	85,170	68	75,000	90,992	386	24,250	37,984
1996	705	75,500	87,436	60	84,250	97,675	402	22,000	30,035
1997	832	72,250	82,264	86	80,500	83,415	487	23,000	30,296
1998	880	75,000	90,850	82	87,000	92,958	465	22,500	33,475
1999	1,058	88,500	103,429	115	96,000	113,000	686	26,725	34,395
2000	1,327	98,000	115,306	149	115,000	130,537	847	30,000	37,602
2001	1,506	130,000	146,742	191	145,000	161,939	1,096	42,200	48,863
2002	1,413	171,000	199,231	175	188,000	210,910	801	77,000	79,499
2003	1,341	215,000	238,031	159	225,000	266,132	577	110,000	112,870
2004	1,083	225,000	248,392	148	235,750	265,300	331	125,000	124,558
2005	1,056	240,000	271,949	182	247,750	283,761	286	130,000	133,263
2006	1,042	255,000	287,094	188	250,000	283,024	378	137,250	142,136
2007	1,399	265,000	299,632	225	279,000	318,432	418	144,500	146,037
2008	1,048	278,000	315,735	160	280,000	295,801	259	140,000	150,214
2009	139	266,000	287,087	31	245,000	287,677	41	147,900	152,887

Statistics for 2009 are based on a small number of sales and are preliminary only.

BASS COAST SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

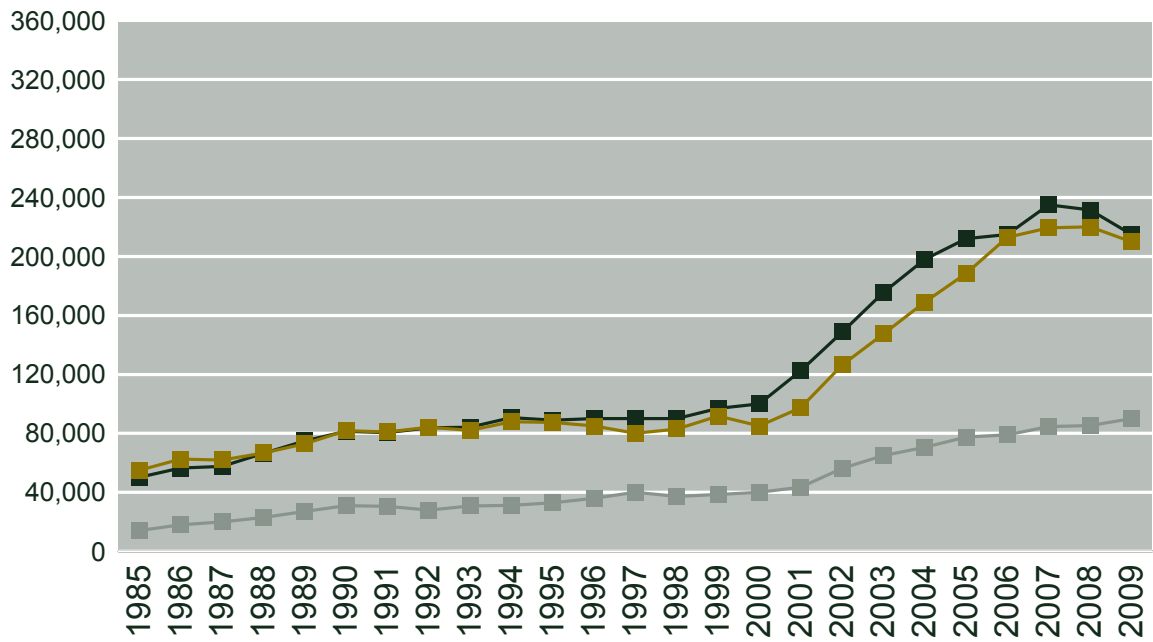
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	3	313000	300000	NA	NA	ND	ND	NA	NA
Restaurant	2	892500	892500	NA	NA	ND	121.30<	NA	NA
Shop	4	748750	740000	2763.98	268.50	704.80<	156.00<	268.50	2756.05
Unspecfd comm	10	856600	860000	1236.09	809.00	369.00<	116.20<	1476.60	445.08
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	345000	345000	NA	NA	197.80<	116.10<	NA	NA
Quarry	1	202000	202000	NA	NA	ND	ND	NA	NA
Unspecfd ind	2	259500	259500	514.58	583.00	472.60<	39.60<	583.00	514.58
Vac ind	3	1350359	423577	3779.93	877.00	2491.60<	121.40<	877.00	3779.93
Warehouse	5	30000	25000	NA	NA	ND	100.00<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	761250	761250	NA	NA	500.80<	81.90<	NA	NA
Dual occ	1	260000	260000	NA	NA	ND	ND	NA	NA
Flat/unit	95	284971	275000	417.68	492.00	341.80	96.50	474.67	510.18
House	1028	315730	278000	402.50	651.00	383.40	105.00	959.58	347.83
House new	19	318947	307000	945.65	625.00	818.70<	102.50	575.67	618.41
Retirement	2	270000	270000	NA	NA	ND	113.90<	NA	NA
Road/laneway	9	13943	7084	116.47	601.00	ND	389.10<	1799.60	12.78
Subdivisn	3	2807643	1350000	90.00	15000.00	ND	159.50<	19449.00	144.36
Townhouse	63	312952	300000	NA	NA	ND	109.10	NA	NA
Unspecfd res	6	154841	5500	23.09	245.50	16.60<	0.80<	245.50	22.40
Vac other	4	192125	172250	281.95	532.00	478.30<	95.50<	532.00	281.96
Vac Res A	256	150435	140000	279.05	661.00	615.40	96.80	692.94	216.36
Vac Res B	1	54000	54000	26.69	2023.00	144.00<	120.00<	2023.00	26.69
Vac Res C	2	170000	170000	34.61	6038.00	872.50	52.30<	6038.00	28.16
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	15	968908	670000	18157.77	41.58	317.70<	563.70<	44.71	21672.80
Dairy	2	894630	894630	32203.82	32.90	542.20<	322.90<	32.90	27196.50
Farm land	7	465417	420000	9037.14	45.23	1576.60<	128.60<	37.65	12360.10
Hobby farm	29	563153	457000	108000.00	2.00	142.40<	460.80<	3.69	152424.00
Hobby fm land	6	189500	120918	57634.46	2.48	166.90<	921.10<	4.54	41731.00
Unspecfd rur	23	764849	615000	33628.86	32.71	314.80	10744.10<	35.33	21650.90

MUNICIPALITY TOTALS

Commercial Total	19					Commercial Total Prices	\$14,285,000
Industrial Total	12					Industrial Total Prices	\$5,267,077
Rural Total	82					Rural Total Prices	\$54,640,811
Residential Total	1,491					Residential Total Prices	\$428,893,223
All Sales Total	1,604					All Sales Total	\$503,086,111

BAW BAW SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	478	50,150	54,930	56	55,000	55,207	287	14,200	17,562
1986	451	56,500	63,917	39	62,500	65,123	246	18,000	21,398
1987	478	57,600	66,537	37	62,000	61,027	228	20,000	24,437
1988	644	66,500	72,549	50	66,750	80,364	301	23,000	30,316
1989	581	75,000	85,408	68	73,000	111,760	557	27,000	30,771
1990	385	81,500	89,172	44	81,750	96,346	258	31,000	37,603
1991	352	80,500	87,781	49	81,000	92,089	189	30,500	37,655
1992	402	83,750	91,001	50	84,250	91,138	226	28,000	32,311
1993	500	84,250	97,976	67	82,000	84,080	218	30,750	40,733
1994	514	90,750	102,899	52	87,950	113,965	316	31,250	36,170
1995	488	89,000	107,757	50	87,500	95,950	156	33,000	46,351
1996	473	90,000	102,412	43	85,000	102,632	168	36,000	52,064
1997	553	90,000	107,004	51	80,000	81,646	209	40,000	53,170
1998	546	90,000	109,949	51	83,000	83,043	178	37,250	44,835
1999	632	97,000	113,650	60	91,750	107,954	201	38,500	42,355
2000	723	100,000	120,052	59	85,000	91,291	202	40,000	43,515
2001	855	122,500	137,913	109	97,500	99,889	353	43,500	48,940
2002	780	148,750	165,462	75	126,500	128,608	502	56,250	58,763
2003	829	175,500	188,192	88	147,500	161,920	592	65,000	65,929
2004	715	198,000	216,882	79	169,000	181,898	596	70,500	73,988
2005	788	212,000	224,613	90	188,500	191,863	423	77,500	85,044
2006	711	215,000	242,658	89	213,000	229,370	332	79,000	95,705
2007	882	235,000	262,065	108	219,500	236,114	377	84,750	95,034
2008	780	231,500	253,937	87	220,000	224,646	410	85,250	95,930
2009	99	215,000	229,717	11	210,000	235,318	59	90,000	104,906

Statistics for 2009 are based on a small number of sales and are preliminary only.

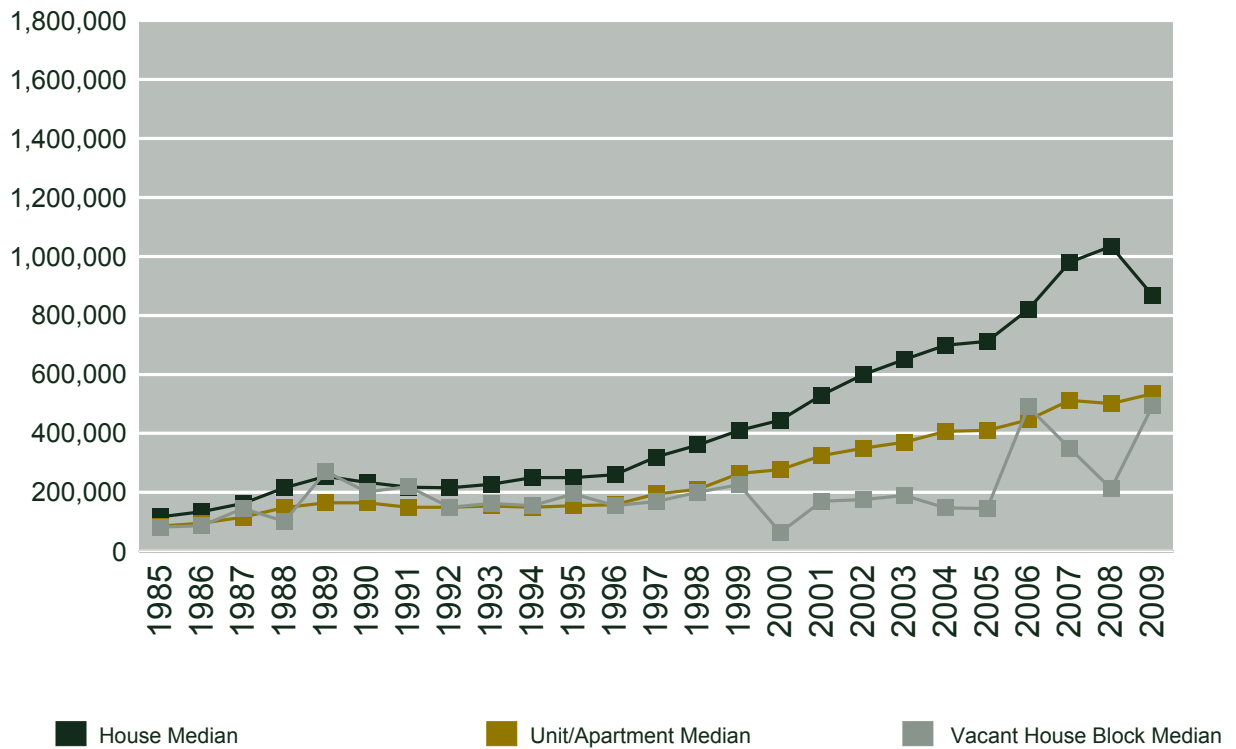
BAW BAW SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	2950000	2950000	NA	NA	ND	ND	NA	NA
Church	1	325000	325000	NA	NA	ND	92.90<	NA	NA
Hotel	1	1080000	1080000	264.97	4076.00	308.60<	ND	4076.00	264.97
Motel	1	825000	825000	355.30	2322.00	320.80<	ND	2322.00	355.30
Office	2	257500	257500	NA	NA	ND	ND	NA	NA
Petrol stn	2	365000	365000	140.32	2138.00	ND	ND	2138.00	140.32
Restaurant	1	220000	220000	780.14	282.00	255.80<	ND	282.00	780.14
Shop	1	265000	265000	NA	NA	132.50<	88.30<	NA	NA
Shop/dwell	2	387500	387500	209.06	1435.00	322.90<	161.50<	1435.00	209.06
Sport fac	1	210000	210000	NA	NA	ND	ND	NA	NA
Store/show	2	2008500	2008500	599.21	5040.00	ND	475.20<	5040.00	599.21
Surgey	2	624500	624500	1338.89	519.00	ND	390.30<	519.00	1203.28
Unspecfd comm	6	375500	270000	362.50	800.00	104.60<	54.10	1751.00	236.44
Vac comm	5	1122800	238000	1966.20	9948.00	ND	103.50<	9948.00	257.09
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	353333	330000	NA	NA	ND	163.00<	NA	NA
Unspecfd ind	5	624700	550000	283.07	3886.00	557.00<	250.00<	3886.00	283.07
Vac ind	2	130250	130250	NA	NA	183.50<	61.00<	NA	NA
Ware/show	1	350000	350000	69.07	5067.00	ND	ND	5067.00	69.07
Warehouse	2	930000	930000	NA	NA	ND	80.90<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	1	224000	224000	NA	NA	ND	164.20<	NA	NA
Flat/unit	67	228771	220000	NA	NA	275.00	100.20	NA	NA
House	739	258345	235000	281.10	836.00	261.10	100.00	1902.96	142.57
House new	39	164737	133250	364.95	718.50	351.80<	54.30	702.63	377.69
Road/laneway	1	19800	19800	NA	NA	ND	146.70<	NA	NA
Terrace	1	505000	505000	164.98	3061.00	ND	206.10<	3061.00	164.98
Townhouse	20	210825	222500	NA	NA	ND	101.00	NA	NA
Vac other	3	54748	9794	2.54	3044.50	ND	5.40<	3044.50	2.34
Vac Res A	398	94229	85000	100.00	740.00	242.90	101.80	780.21	118.37
Vac Res B	2	169000	169000	52.64	3174.00	422.30<	192.00<	3174.00	53.25
Vac Res C	10	149000	168750	43.85	4083.00	334.40	112.50	4474.10	33.30
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	5	649800	560000	25941.94	16.19	140.20<	488.50<	28.21	23032.80
Dairy	13	1025462	681190	22002.26	30.96	256.00<	1090.80<	33.72	30411.10
Farm land	14	490904	372500	16220.58	35.15	9799.00<	703.70<	39.25	12508.50
Hobby farm	66	528428	430000	326086.96	2.30	366.10	3899.20<	5.16	101395.00
Hobby fm land	19	267184	215000	68459.66	4.09	464.00<	2282.00<	5.89	45329.10
Unspecfd rur	53	672787	575000	34153.01	29.28	295.30	4424.00<	40.21	16730.20
M U N I C I P A L I T Y T O T A L S									
Industrial Total			13			Industrial Total Prices			\$6,654,000
Residential Total			1,281			Residential Total Prices			\$257,130,934
Rural Total			170			Rural Total Prices			\$99,063,146
Commercial Total			28			Commercial Total Prices			\$21,028,000
All Sales Total			1,492			All Sales Total			\$383,876,080

BAYSIDE CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,723	117,000	139,148	639	85,715	105,262	21	82,000	104,657
1986	1,419	134,000	161,963	461	95,000	114,926	29	87,000	118,682
1987	1,586	162,250	195,178	544	115,750	140,129	22	145,600	175,150
1988	1,555	215,000	271,261	609	148,000	181,239	16	102,250	181,706
1989	1,235	255,000	308,287	463	165,000	203,722	12	270,250	303,958
1990	1,073	234,500	291,023	438	165,000	193,477	15	202,000	312,372
1991	1,186	217,500	259,431	455	150,000	179,330	8	220,000 [^]	201,208 [^]
1992	1,121	215,000	260,732	399	150,000	172,095	27	150,000	188,792
1993	1,360	227,250	266,559	473	154,000	170,652	18	162,500	212,805
1994	1,476	250,000	292,737	707	150,000	178,388	33	155,000	187,742
1995	1,334	250,000	297,763	607	155,000	182,396	74	195,000	188,830
1996	1,386	260,000	312,480	582	158,500	184,085	79	155,000	182,337
1997	1,613	320,000	372,580	734	195,000	236,383	76	169,000	229,407
1998	1,480	361,000	444,670	645	210,000	256,869	45	200,000	225,383
1999	1,424	410,000	489,431	678	264,000	315,557	34	226,750	312,146
2000	1,531	445,000	530,792	677	277,750	325,524	18	63,750	78,546
2001	1,685	530,000	629,365	937	325,000	378,954	29	170,000	200,294
2002	1,532	600,000	698,287	800	350,000	408,063	9	175,000 [^]	185,007 [^]
2003	1,546	650,000	753,043	839	370,000	497,037	12	190,000	228,333
2004	1,307	699,000	828,872	727	407,000	498,839	6	147,500 [^]	196,738 [^]
2005	1,488	712,000	879,780	757	410,000	507,158	1	145,500 [^]	145,500 [^]
2006	1,543	820,000	1,008,649	844	446,500	544,785	5	490,000 [^]	426,000 [^]
2007	1,680	980,000	1,237,005	1,059	512,500	634,492	10	350,000	380,620
2008	1,144	1,034,000	1,245,671	674	501,250	660,651	10	212,501	312,094
2009	85	867,500	1,047,564	79	535,000	609,862	2	493,500 [^]	493,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

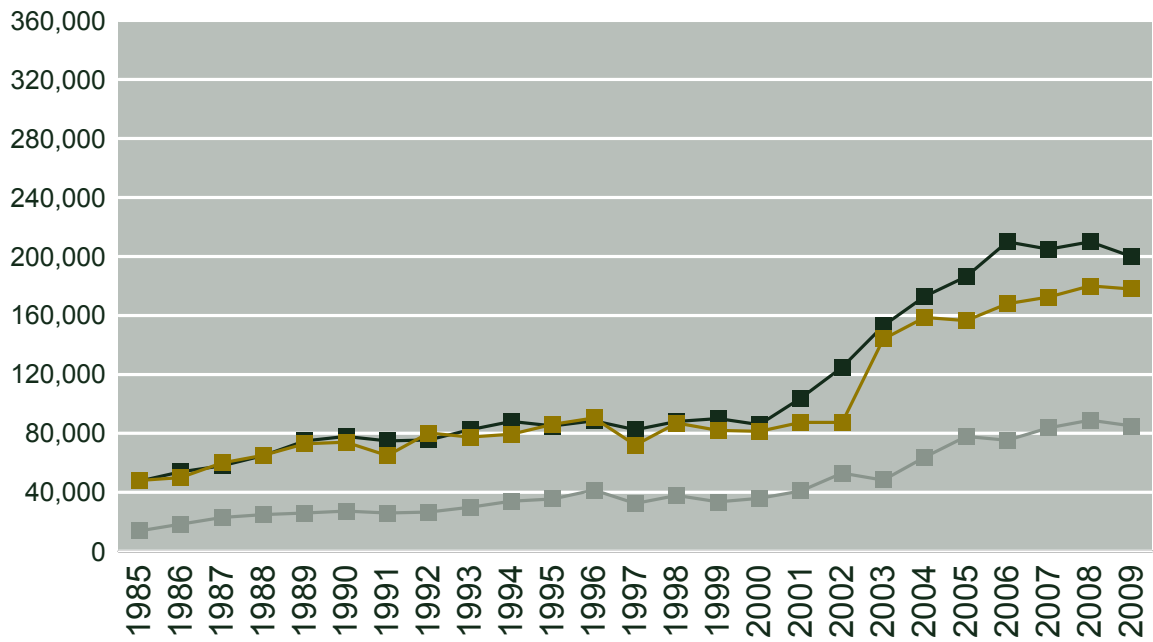
BAYSIDE CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	13	744846	385000	NA	NA	ND	100.50	NA	NA
Office bld	1	1375000	1375000	NA	NA	916.70<	297.60<	NA	NA
Restaurant	1	1520000	1520000	NA	NA	185.30<	317.70<	NA	NA
Shop	16	778718	455375	900.00	180.00	271.10	75.20	179.33	3620.82
Shop/dwell	7	1292071	1112000	2937.67	350.00	601.10<	124.00<	350.00	2942.86
Store/show	2	760000	760000	NA	NA	441.70<	48.20<	NA	NA
Unspecfd comm	10	1510303	1500000	1442.31	1040.00	275.80	143.20	1265.67	1306.29
Vac comm	1	10500000	10500000	945.95	11100.00	5675.70<	2663.00<	11100.00	945.95
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	7	7993357	3062500	9208.22	2920.50	784.40<	689.40<	2920.50	4106.32
Unspecfd ind	1	1362500	1362500	NA	NA	ND	10.90<	NA	NA
Ware/show	2	2109800	2109800	NA	NA	ND	400.30<	NA	NA
Warehouse	2	1045000	1045000	NA	NA	103.00<	124.80<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	3479080	3479080	NA	NA	1656.40	120.60<	NA	NA
Dual occ	11	596449	625000	1526.76	334.00	ND	90.60	239.33	1789.61
Flat/unit	456	690780	500000	1859.30	398.00	256.40	99.40	398.00	1859.30
House	1100	1260396	1047500	1613.21	647.00	327.20	106.60	707.11	1871.84
House new	19	934309	825000	1276.33	624.00	183.30<	75.00	619.00	1323.77
Retirement	25	358640	250000	NA	NA	171.30<	63.30	NA	NA
Road/laneway	6	5883	4655	NA	NA	60.50<	310.30<	NA	NA
Terrace	14	1021375	995625	1518.01	336.50	ND	142.90<	336.50	1468.05
Townhouse	193	628585	528000	NA	NA	105.60<	93.50	NA	NA
Unspecfd res	2	702500	702500	2934.03	288.00	237.30<	190.90<	288.00	2934.03
Vac other	1	5500	5500	0.62	8928.00	184.00<	14.30<	8928.00	0.62
Vac Res A	10	312094	212501	171.03	624.50	125.80	61.00<	624.50	156.12
MUNICIPALITY TOTALS									
Industrial Total				12		Industrial Total Prices			\$63,625,600
Residential Total				1,838		Residential Total Prices			\$1,878,372,852
Commercial Total				51		Commercial Total Prices			\$61,205,031
All Sales Total				1,901		All Sales Total			\$2,003,203,483

BENALLA RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	220	47,750	51,004	21	48,000	46,676	89	14,000	15,485
1986	191	54,000	61,135	29	50,000	52,748	74	18,350	22,328
1987	191	58,000	62,701	23	60,000	56,830	69	23,000	20,605
1988	225	65,000	75,235	28	65,250	64,910	78	25,000	22,823
1989	190	75,000	87,041	29	73,000	69,596	63	26,000	35,287
1990	155	78,000	90,881	35	74,000	70,631	56	27,350	27,648
1991	140	75,000	81,739	18	65,000	64,861	32	26,000	26,781
1992	170	75,585	85,424	22	80,250	79,668	48	26,600	29,216
1993	192	82,500	92,843	18	77,500	77,708	46	30,000	37,631
1994	190	88,000	100,736	21	79,500	83,473	69	34,000	34,757
1995	178	85,000	92,903	18	86,250	81,472	70	35,500	47,491
1996	186	88,500	99,667	10	90,500	87,550	59	41,500	60,837
1997	188	82,500	96,774	29	72,000	76,370	55	32,500	39,947
1998	177	88,000	105,527	24	87,000	87,916	42	38,000	63,767
1999	211	90,000	103,945	28	82,000	89,625	59	33,500	36,247
2000	233	86,000	101,315	32	81,500	82,812	47	36,000	41,948
2001	266	104,000	115,683	34	87,500	90,580	57	41,000	49,786
2002	313	125,000	131,076	55	87,500	95,794	109	53,000	57,813
2003	259	153,000	161,167	41	144,000	131,443	72	48,375	56,332
2004	239	173,000	183,098	26	158,750	172,807	63	63,800	62,480
2005	230	186,250	194,996	46	156,500	158,597	67	78,000	78,055
2006	211	210,000	221,346	33	168,000	153,772	40	75,250	79,037
2007	211	205,000	238,606	24	172,500	169,312	42	83,750	85,642
2008	185	210,000	231,015	26	180,000	171,534	34	89,000	100,276
2009	33	200,000	226,272	7	178,000^	195,142^	17	85,000	84,835

Statistics for 2009 are based on a small number of sales and are preliminary only.

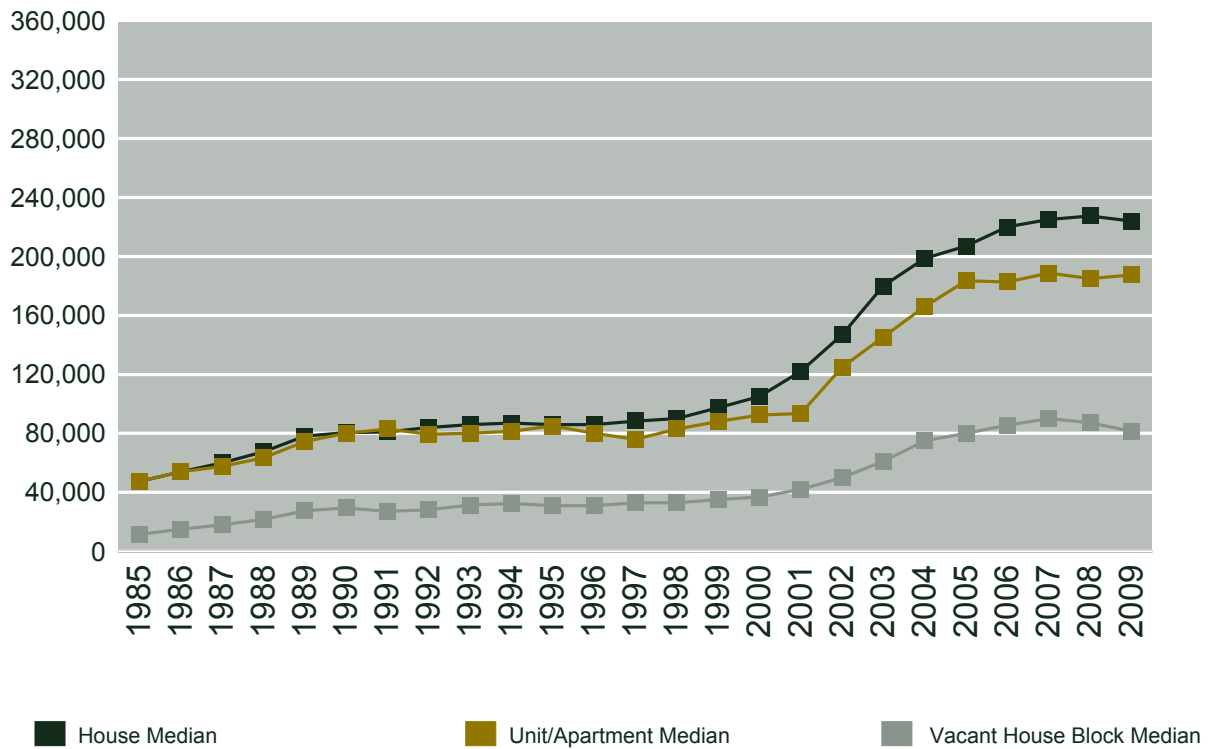
BENALLA RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Motel	1	1450000	1450000	NA	NA	ND	ND	NA	NA
Office bld	1	650000	650000	NA	NA	1511.60<	ND	NA	NA
Shop	2	169832	169832	753.62	216.00	104.40<	52.80<	216.00	786.26
Unspecfd comm	3	1183333	800000	571.89	11098.50	529.80<	98.00<	11098.50	145.29
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	185000	185000	NA	NA	142.30<	123.30<	NA	NA
Warehouse	1	187000	187000	NA	NA	ND	96.80<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	18	154683	169000	573.13	301.50	234.70	94.80	301.50	573.80
House	185	231015	210000	314.53	771.00	254.50	102.20	1436.41	148.51
Retirement	1	220000	220000	NA	NA	ND	123.10<	NA	NA
Townhouse	7	207943	210000	NA	NA	ND	165.60<	NA	NA
Vac other	1	170000	170000	NA	NA	ND	128.80<	NA	NA
Vac Res A	30	105380	90000	96.04	833.00	276.90	107.10	893.20	164.24
Vac Res B	1	93000	93000	26.66	3488.00	745.20<	ND	3488.00	26.66
Vac Res C	3	51666	67000	11.03	6076.00	175.40<	93.10<	6481.00	7.97
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	8	429540	339628	5535.66	91.44	171.10<	161.80<	83.70	5132.14
Cereal	4	463100	443700	12308.22	30.21	ND	276.80<	38.68	11971.80
Dairy	1	865000	865000	23384.70	36.99	ND	353.30<	36.99	23384.70
Farm land	11	392421	433380	2702.70	64.75	1638.80<	318.80<	102.64	3823.27
Hobby farm	14	323928	302500	73594.55	4.72	81.40<	2706.70<	6.06	53423.30
Hobby fm land	8	170821	147500	39505.54	3.47	109.70<	1580.20<	7.95	21495.00
Unspecfd rur	27	306984	220000	4817.79	38.55	106.40	1186.70<	69.52	4415.98
MUNICIPALITY TOTALS									
Rural Total				73		Rural Total Prices			\$24,660,520
Industrial Total				2		Industrial Total Prices			\$372,000
Residential Total				246		Residential Total Prices			\$50,777,156
Commercial Total				7		Commercial Total Prices			\$5,989,665
All Sales Total				328		All Sales Total			\$81,799,341

GREATER BENDIGO CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,240	47,500	51,332	119	47,500	49,863	664	11,500	12,864
1986	1,188	54,000	59,058	108	54,000	58,565	641	15,000	17,210
1987	1,388	60,000	66,575	137	57,500	72,493	642	18,000	21,578
1988	1,553	67,600	76,054	239	63,500	76,985	788	21,800	25,159
1989	1,264	78,100	85,435	176	74,500	85,865	573	27,500	32,180
1990	1,211	80,500	89,906	222	80,000	85,355	578	29,500	33,022
1991	1,112	81,000	88,391	192	83,000	90,867	461	27,000	31,253
1992	1,380	84,000	91,446	190	79,500	81,555	601	28,250	32,004
1993	1,520	86,000	93,744	248	80,000	81,683	618	31,400	34,438
1994	1,412	87,000	95,406	193	81,500	89,785	593	32,500	37,462
1995	1,338	86,000	95,001	163	85,000	96,381	463	31,000	35,415
1996	1,388	86,000	93,855	162	80,000	85,623	442	31,000	36,286
1997	1,522	88,375	98,035	196	76,000	82,693	614	33,000	39,271
1998	1,502	90,000	100,498	219	83,000	89,646	589	33,000	37,299
1999	1,559	97,500	110,002	189	88,000	101,946	588	35,000	39,487
2000	1,858	105,000	114,797	267	92,500	107,277	521	36,750	40,227
2001	2,251	122,000	130,035	309	93,500	105,242	940	42,000	44,994
2002	2,238	147,000	161,010	297	125,000	129,660	956	50,000	52,980
2003	2,127	180,000	193,502	419	145,385	154,360	1,085	61,000	64,987
2004	1,974	198,750	211,056	249	166,000	173,885	693	75,000	80,322
2005	1,911	207,000	220,717	267	183,500	189,804	734	80,000	86,359
2006	1,834	220,000	233,450	266	182,750	194,300	673	85,500	95,539
2007	1,903	225,000	241,558	329	188,750	194,639	630	90,000	99,738
2008	1,681	227,500	239,414	235	185,000	192,907	477	87,300	97,979
2009	312	223,875	238,131	51	187,500	191,089	104	81,500	96,110

Statistics for 2009 are based on a small number of sales and are preliminary only.

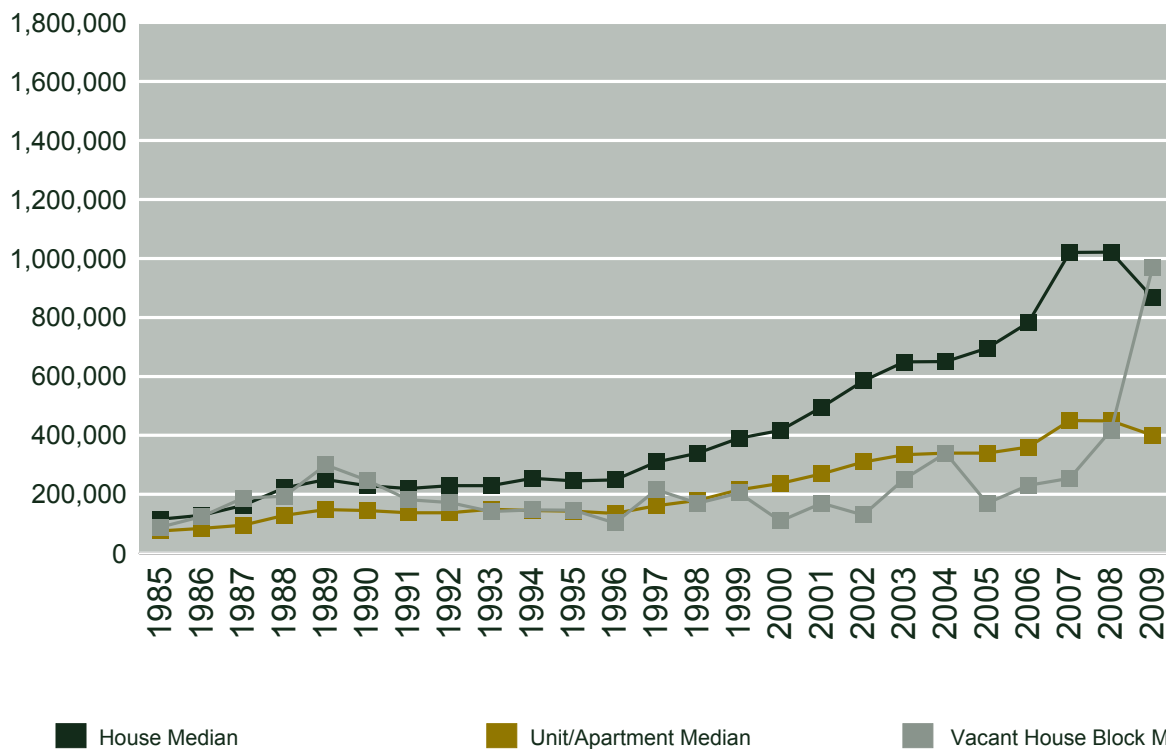
GREATER BENDIGO CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	160000	160000	NA	NA	ND	ND	NA	NA
Food site	1	440000	440000	NA	NA	ND	ND	NA	NA
Hotel	4	306750	291000	328.47	822.00	98.60<	29.80<	822.00	328.47
Office	3	380000	285000	NA	NA	ND	ND	NA	NA
Office bld	2	817500	817500	706.67	375.00	320.60<	45.60<	375.00	706.67
Petrol stn	1	450000	450000	220.80	2038.00	340.80<	ND	2038.00	220.80
Shop	14	690821	475000	822.28	449.50	359.80<	116.10	449.50	1034.48
Shop centr	1	8750000	8750000	1750.00	5000.00	ND	ND	5000.00	1750.00
Shop/dwell	1	240000	240000	NA	NA	244.90<	105.60<	NA	NA
Store/show	1	363000	363000	NA	NA	195.90<	45.10<	NA	NA
Surgery	2	411250	411250	292.55	1410.00	ND	98.40<	1410.00	292.55
Unspecfd comm	12	1087208	587500	366.67	1500.00	189.50	84.30	3895.14	364.34
Vac comm	4	1384200	998400	50.00	27000.00	998.40<	295.80	29245.00	55.74
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	1	9150000	9150000	43364.93	211.00	ND	ND	211.00	43364.90
Factory	4	472750	450000	44.60	3722.00	219.60<	133.40<	3722.00	44.60
Unspecfd ind	2	318050	318050	127.78	1386.00	1467.80<	93.00<	1386.00	127.78
Vac ind	7	230165	207000	166.19	1351.50	525.50<	83.40	2076.75	86.91
Ware/show	1	875000	875000	553.45	1581.00	ND	ND	1581.00	553.45
Warehouse	1	1699500	1699500	NA	NA	738.90<	384.40<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	660000	660000	55000.00	12.00	885.90	ND	12.00	55000.00
Flat/unit	158	192988	180000	811.15	278.50	236.80	98.60	278.50	798.92
House	1645	239577	227500	395.11	777.00	257.00	102.00	1287.01	193.22
House new	33	234171	235000	429.94	548.50	714.80<	89.40	676.75	386.60
Retirement	13	157346	150000	NA	NA	ND	100.00	NA	NA
Road/laneway	3	9846	3000	1.02	2942.00	ND	120.00<	2942.00	1.02
Subdivisn	4	1275934	987500	70.55	26199.50	1021.40<	149.60<	23129.00	55.17
Terrace	3	207666	208000	494.85	485.00	ND	95.40<	513.00	404.81
Townhouse	64	199929	195750	NA	NA	240.40<	100.40	NA	NA
Unspecfd res	5	348000	210000	649.25	861.50	646.20	108.80<	861.50	712.42
Vac other	5	184400	140000	30.57	3009.00	233.30<	215.40	2996.00	73.65
Vac Res A	464	98105	87400	180.90	691.00	264.80	97.80	800.36	116.25
Vac Res B	5	69900	75000	11.35	3085.00	217.40	58.10	2889.60	24.19
Vac Res C	8	108250	93500	18.13	5190.00	304.30	58.40	5871.88	18.44
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	330000	330000	31518.62	10.47	621.70<	942.80<	10.47	31518.60
Cereal	4	180122	183995	2540.70	22.35	247.20<	87.50<	41.25	4366.87
Dairy	1	1000000	1000000	4826.25	207.20	ND	18.80<	207.20	4826.25
Farm land	27	193214	214177	5682.04	39.69	4735.00<	412.90<	47.02	4109.36
Hobby farm	108	301013	270000	58296.26	4.46	80.80	795.00<	5.55	54230.70
Hobby fm land	51	191656	150000	28688.52	6.10	118.40	674.90<	6.93	27655.70
Sheep	6	166000	169600	8660.25	20.52	ND	517.30<	32.22	5152.37
Unspecfd rur	73	305174	175000	11200.00	25.00	170.70	13494.00<	36.89	8272.98
MUNICIPALITY TOTALS									
Rural Total				271		Rural Total Prices			\$72,825,013
Commercial Total				47		Commercial Total Prices			\$43,482,300
Industrial Total				16		Industrial Total Prices			\$15,862,760
Residential Total				2,411		Residential Total Prices			\$502,981,236
All Sales Total				2,745		All Sales Total			\$635,151,309

BOROONDARA CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,615	116,200	140,489	1,168	76,000	90,653	60	89,000	106,925
1986	2,285	129,000	161,486	959	85,000	104,865	29	125,000	128,448
1987	2,598	162,750	206,779	1,124	95,000	134,255	27	187,500	200,300
1988	2,611	222,500	275,160	1,109	128,500	166,235	28	193,750	196,153
1989	2,089	250,000	321,175	928	149,000	185,695	35	300,000	331,791
1990	1,761	230,000	280,020	951	145,000	170,497	22	247,500	235,072
1991	1,917	220,000	267,610	907	137,500	160,093	15	182,500	189,333
1992	2,058	230,000	275,260	873	138,000	173,166	14	172,500	182,178
1993	2,175	230,000	275,987	1,247	149,500	171,528	108	141,500	149,210
1994	2,349	255,000	302,164	1,425	145,000	172,059	90	147,500	181,778
1995	2,321	246,000	293,699	1,081	143,000	170,228	73	146,000	176,250
1996	2,393	249,500	294,085	1,286	135,250	160,557	88	103,475	136,437
1997	2,705	310,000	350,548	1,577	162,000	194,985	78	215,000	238,290
1998	2,309	340,000	395,308	1,312	180,000	209,699	81	170,000	207,180
1999	2,368	391,000	458,976	1,394	215,500	246,308	37	205,000	257,279
2000	2,349	417,000	489,918	1,605	236,750	276,859	18	110,000	139,500
2001	2,522	495,356	582,024	1,726	270,000	308,868	33	170,000	230,260
2002	2,345	585,000	676,371	1,478	310,000	356,462	4	130,444 [^]	117,722 [^]
2003	2,168	649,000	747,465	1,421	335,000	390,890	27	252,000	258,007
2004	1,997	650,000	763,612	1,371	340,000	389,428	21	340,000	310,357
2005	2,159	696,000	841,489	1,621	340,000	388,536	29	170,000	224,515
2006	2,194	782,500	937,251	1,645	360,000	422,266	31	230,773	252,534
2007	2,433	1,020,000	1,231,046	1,928	450,000	524,640	29	255,000	398,980
2008	1,693	1,021,000	1,239,572	1,365	449,000	501,685	22	417,500	537,027
2009	115	866,500	974,467	129	400,000	434,626	1	970,000 [^]	970,000 [^]

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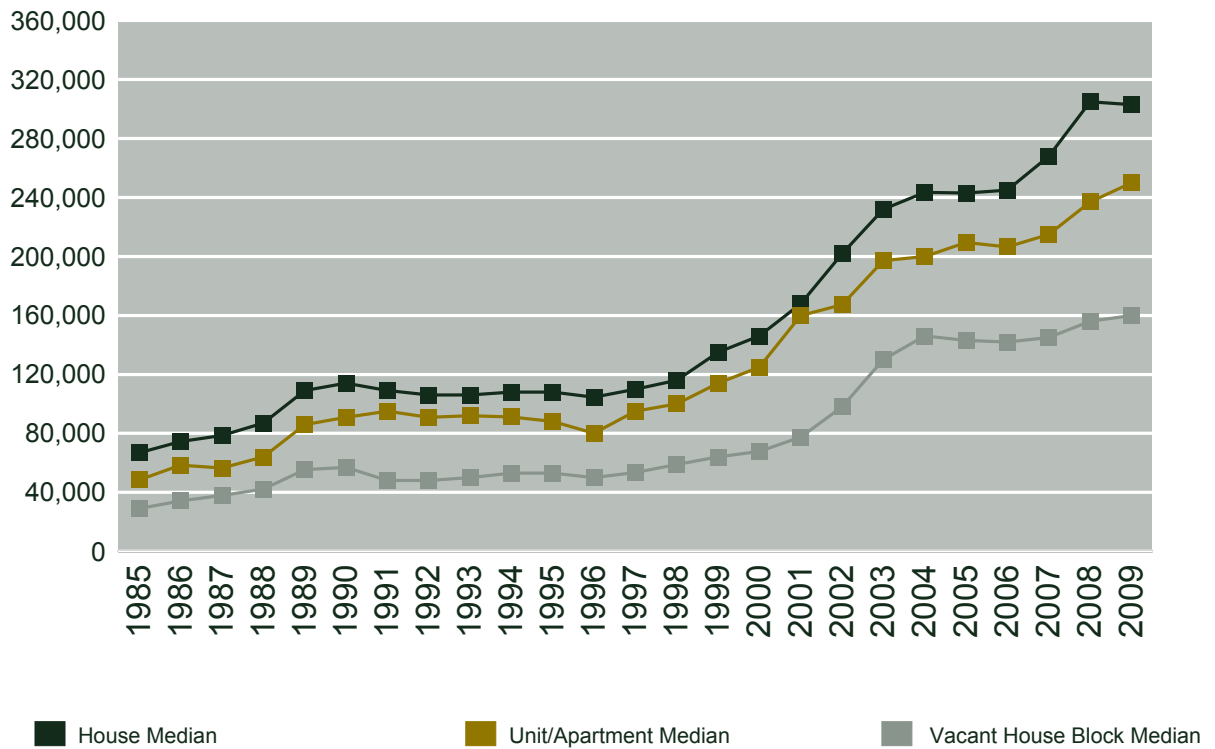
BOROONDARA CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	1	530000	530000	NA	NA	ND	19.30<	NA	NA
Church	1	525000	525000	NA	NA	ND	ND	NA	NA
Hospital	3	1296666	1420000	1384.27	1194.00	ND	71.00<	1194.00	1390.28
Office	18	451750	402500	NA	NA	ND	74.50	NA	NA
Office bld	9	2240694	1050000	3304.14	281.50	404.40	74.20	281.50	3075.04
Restaurant	2	1032000	1032000	6539.68	63.00	253.60<	128.40<	63.00	6539.68
Shop	23	746995	600000	3128.49	179.00	284.40	78.80	167.67	6232.60
Shop/dwell	3	613333	645000	1742.96	284.00	220.50	58.00<	284.00	1742.96
Store/show	6	1132416	643750	4169.01	142.00	202.80<	97.50<	142.00	4169.01
Surgery	5	322178	95964	123.98	774.00	ND	13.70<	774.00	123.98
Unspecfd comm	15	2691998	1612509	1481.49	1778.50	242.10	80.60	1778.50	999.44
Vac comm	4	1895000	1070001	1616.84	2821.50	314.70<	149.20<	2821.50	1178.45
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	7	2493571	1600000	3336.13	716.00	288.10<	160.00<	1386.75	2628.45
Unspecfd ind	1	2510000	2510000	5091.28	493.00	422.40<	ND	493.00	5091.28
Ware/show	1	1350000	1350000	2253.76	599.00	ND	ND	599.00	2253.76
Warehouse	2	770000	770000	NA	NA	61.40<	13.40<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	2391500	2391500	NA	NA	1605.00	122.60<	NA	NA
Dual occ	5	858200	1001000	NA	NA	ND	178.50<	NA	NA
Flat/unit	1126	482221	430750	3953.12	64.00	266.00	100.20	64.00	3953.13
House	1649	1247104	1028000	1523.08	650.00	331.60	100.30	702.41	1864.15
House new	19	1174947	1080000	1132.43	639.50	ND	90.00	652.67	1507.66
Retirement	38	631826	633250	NA	NA	ND	114.10	NA	NA
Road/laneway	7	8932	6224	300.00	25.00	ND	53.90<	32.33	186.84
Terrace	20	775300	681500	2781.35	234.50	ND	95.80	258.83	2505.47
Townhouse	201	586120	535000	4292.68	205.00	200.40<	102.00	205.00	4292.68
Unspecfd res	2	221050	221050	NA	NA	100.50	53.20<	NA	NA
Vac other	1	11088	11088	410.67	27.00	ND	ND	27.00	410.67
Vac Res A	22	537027	417500	1305.49	578.50	194.40	163.70	627.25	1148.27
MUNICIPALITY TOTALS									
Residential Total			3,092			Residential Total Prices			\$2,800,510,159
Commercial Total			90			Commercial Total Prices			\$110,693,022
Industrial Total			11			Industrial Total Prices			\$22,855,000
All Sales Total			3,193			All Sales Total			\$2,934,058,181

BRIMBANK CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,320	67,000	71,509	227	48,500	54,072	1,350	29,000	31,118
1986	2,009	74,500	79,407	216	58,500	68,736	1,265	34,200	36,968
1987	2,044	78,500	87,181	264	56,500	63,014	1,246	38,000	43,265
1988	2,743	87,000	98,198	425	64,000	74,569	1,516	42,300	51,493
1989	2,025	109,000	118,891	391	86,000	101,239	1,386	55,500	62,014
1990	1,501	114,000	125,875	313	91,000	105,333	1,182	57,000	59,982
1991	1,429	109,000	117,858	306	95,000	103,865	1,131	48,000	50,500
1992	1,565	106,000	116,224	258	91,000	94,163	1,414	48,000	53,086
1993	1,938	106,000	116,006	313	92,000	98,011	1,275	50,000	55,113
1994	2,079	108,000	116,274	322	91,250	98,017	1,323	53,000	58,783
1995	1,841	108,000	116,902	308	88,000	99,040	1,132	53,000	57,385
1996	1,761	104,500	114,178	310	80,000	84,773	1,065	50,000	55,069
1997	2,181	110,000	123,553	339	95,000	98,491	1,476	53,500	58,721
1998	2,224	116,000	128,345	404	100,000	102,103	1,571	58,950	62,907
1999	2,450	135,000	149,261	410	114,138	118,819	2,497	64,000	67,348
2000	2,479	146,000	163,950	524	125,000	127,844	1,473	67,800	70,394
2001	3,141	168,000	185,336	796	160,000	169,234	2,049	77,500	82,458
2002	3,050	202,000	217,544	513	167,250	178,225	1,994	98,000	101,483
2003	2,981	232,000	249,423	611	197,250	196,643	1,901	130,000	132,349
2004	2,373	243,500	262,666	541	200,000	203,763	940	146,000	146,428
2005	2,733	243,000	264,800	496	209,500	219,451	983	143,000	149,979
2006	2,430	245,000	269,079	442	206,500	221,464	1,071	142,000	149,852
2007	3,308	268,000	293,291	746	215,000	244,803	1,676	145,000	150,236
2008	2,702	305,000	324,683	624	237,000	243,228	856	156,000	161,222
2009	261	303,000	320,782	58	249,950	245,196	77	160,000	185,830

Statistics for 2009 are based on a small number of sales and are preliminary only.

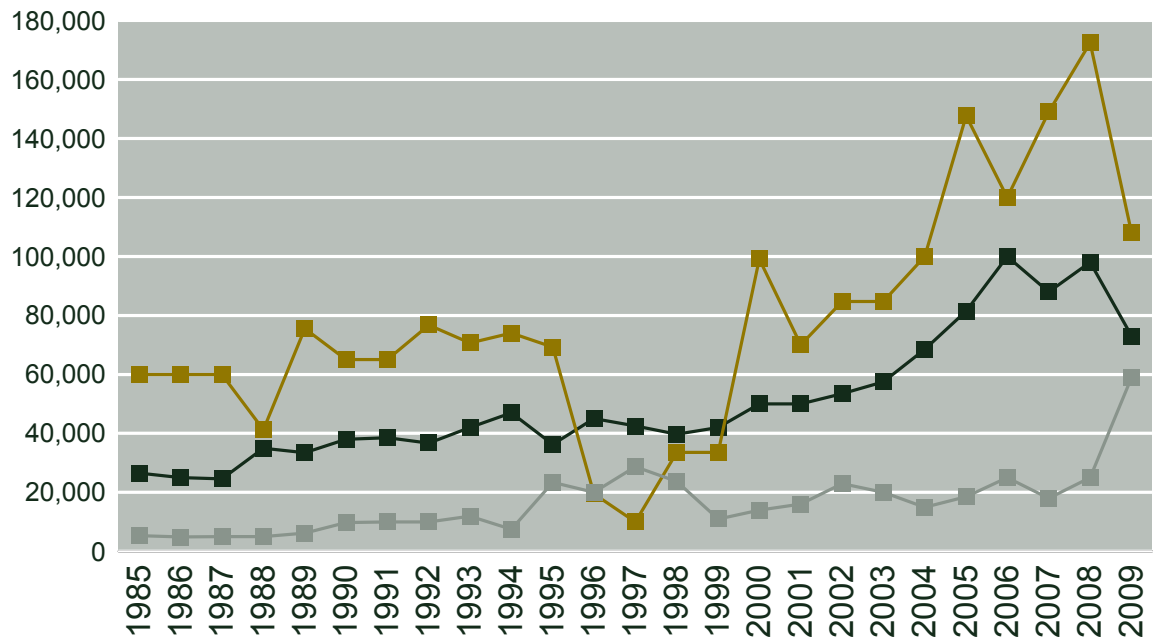
BRIMBANK CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	445000	445000	NA	NA	ND	ND	NA	NA
Childcare	1	190000	190000	97.69	1945.00	ND	ND	1945.00	97.69
Food site	2	410000	410000	NA	NA	ND	177.40<	NA	NA
Office	3	2549483	1100000	NA	NA	ND	921.00<	NA	NA
Office bld	2	1180000	1180000	NA	NA	147.50<	171.80<	NA	NA
Petrol stn	1	690000	690000	NA	NA	ND	34.20<	NA	NA
School	1	1000000	1000000	NA	NA	ND	ND	NA	NA
Shop	19	631421	475000	1749.27	1029.00	346.70	123.00	1029.00	1749.27
Shop centr	1	30000000	30000000	NA	NA	ND	139.70<	NA	NA
Shop/dwell	5	375200	330000	2905.76	191.00	188.60<	100.00<	191.00	2905.76
Sport fac	1	3500000	3500000	NA	NA	ND	ND	NA	NA
Surgey	1	300000	300000	295.86	1014.00	ND	73.40<	1014.00	295.86
Unspecfd comm	32	1255093	1002218	233.71	6354.00	334.10	95.40	6228.57	189.21
Vac comm	14	640374	407000	361.23	1153.50	325.60	63.70	3870.20	196.69
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	2	48143925	48143926	414.65	98980.00	ND	ND	98980.00	486.40
Factory	48	694744	519750	385.86	1853.00	188.20	131.60	2247.92	415.10
Unspecfd ind	6	275456	315000	478.90	834.50	170.30<	71.80	834.50	449.37
Vac ind	52	648423	392150	155.00	2530.00	500.60	107.20	6060.95	126.65
Ware/show	2	565000	565000	591.22	1184.00	ND	28.20	1184.00	591.22
Warehouse	18	1438746	700000	394.37	11677.00	198.90<	79.50	11677.00	423.91
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	8	239812	242500	1017.86	280.00	ND	112.80<	280.00	1017.86
Flat/unit	494	239656	235000	804.74	285.50	247.40	110.60	373.50	690.76
House	2569	324349	302000	419.49	590.00	274.20	113.70	655.04	495.55
House new	119	338562	330000	759.76	518.50	576.40	95.90	710.13	480.15
Retirement	7	189431	170000	NA	NA	ND	81.00	NA	NA
Subdivisin	10	1926995	1398001	489.96	5190.00	272.30<	121.00	7774.30	247.87
Terrace	6	305833	270000	1059.39	301.50	ND	124.40<	301.50	970.15
Townhouse	123	260634	252000	NA	NA	ND	114.20	NA	NA
Unspecfd res	2	153750	153750	NA	NA	ND	91.00	NA	NA
Vac Res A	855	160868	156000	366.07	560.00	294.20	107.80	565.78	298.45
Vac Res B	1	464000	464000	202.27	2294.00	499.20<	88.80<	2294.00	202.27
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	1	350000	350000	40137.61	8.72	82.50<	3.60<	8.72	40137.60
Hobby fm land	1	2115080	2115080	1210000.00	1.75	289.20<	ND	1.75	1210000.00
MUNICIPALITY TOTALS									
Industrial Total			128			Industrial Total Prices			\$192,033,773
Residential Total			4,194			Residential Total Prices			\$1,186,654,344
Commercial Total			84			Commercial Total Prices			\$109,954,697
Rural Total			2			Rural Total Prices			\$2,465,080
All Sales Total			4,408			All Sales Total			\$1,491,107,894

BULOKE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	85	26,500	28,651	1	60,000 [^]	60,000 [^]	28	5,350	9,532
1986	83	25,000	26,666	0	60,000 [*]	60,000 [*]	34	4,850	7,535
1987	98	24,600	29,140	0	60,000 [*]	60,000 [*]	31	5,000	8,154
1988	109	35,000	39,114	2	41,200 [^]	41,200 [^]	38	4,950	10,057
1989	114	33,500	39,900	2	75,500 [^]	75,500 [^]	43	6,200	16,462
1990	81	38,000	45,028	3	65,000 [^]	65,500 [^]	52	9,750	13,827
1991	67	38,500	42,841	0	65,000 [*]	65,500 [*]	29	10,000	14,017
1992	78	36,750	46,139	2	76,750 [^]	76,750 [^]	29	10,000	19,389
1993	76	42,000	46,399	1	70,650 [^]	70,650 [^]	36	11,900	25,515
1994	88	47,000	49,667	1	74,000 [^]	74,000 [^]	22	7,500	15,829
1995	90	36,300	48,882	2	69,250 [^]	69,250 [^]	31	23,349	39,890
1996	100	45,000	55,790	1	19,500 [^]	19,500 [^]	53	20,000	37,472
1997	95	42,500	58,571	2	10,000 [^]	10,000 [^]	26	28,735	48,513
1998	76	39,750	47,991	1	33,570 [^]	33,570 [^]	32	23,690	66,538
1999	85	42,000	62,023	0	33,570 [*]	33,570 [*]	31	11,000	14,343
2000	102	50,000	59,895	1	99,150 [^]	99,150 [^]	34	14,000	15,289
2001	103	50,000	60,317	3	70,000 [^]	66,000 [^]	47	16,000	21,655
2002	115	53,500	64,908	3	84,679 [^]	213,559 [^]	69	23,000	26,224
2003	128	57,500	65,559	0	84,679 [*]	213,559 [*]	47	20,000	22,904
2004	126	68,500	83,916	5	100,000 [^]	94,800 [^]	67	15,000	20,218
2005	112	81,500	91,556	4	147,662 [^]	117,580 [^]	60	18,500	24,760
2006	107	100,000	110,203	3	120,000 [^]	130,000 [^]	30	25,000	29,390
2007	115	88,000	101,720	2	148,975 [^]	148,975 [^]	49	18,000	32,444
2008	91	98,000	113,842	4	172,500 [^]	161,250 [^]	27	25,000	37,746
2009	13	73,000	92,153	1	108,000 [^]	108,000 [^]	5	59,000 [^]	44,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

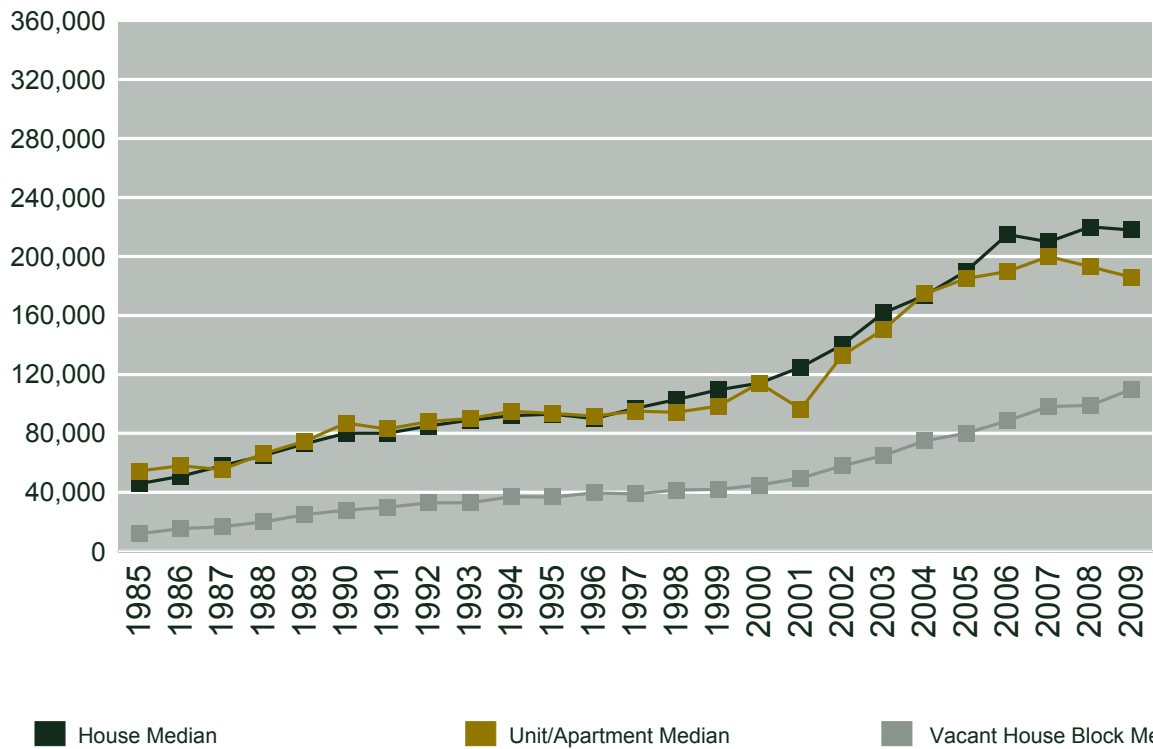
BULOKE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Church	1	7000	7000	NA	NA	ND	134.10<	NA	NA
Restaurant	2	89600	89600	NA	NA	ND	21.30<	NA	NA
Store/show	1	115000	115000	NA	NA	306.50<	ND	NA	NA
Industrial				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Oil depot	1	22000	22000	23.45	938.00	ND	ND	938.00	23.45
Unspecfd ind	2	96000	96000	NA	NA	711.30<	840.00<	NA	NA
Vac ind	2	19085	19085	NA	NA	238.60<	188.80<	NA	NA
Warehouse	1	231000	231000	NA	NA	ND	1711.10<	NA	NA
Residential				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Flat/unit	2	187500	187500	NA	NA	1875.00<	118.00<	NA	NA
House	91	113842	98000	104.33	1213.00	230.60	111.40	3604.07	33.13
Road/laneway	1	5180	5180	4.66	1112.00	ND	345.20<	1112.00	4.66
Townhouse	2	135000	135000	NA	NA	ND	ND	NA	NA
Unspecfd res	2	63750	63750	89.29	1400.00	277.20<	118.60<	1400.00	89.29
Vac other	1	3000	3000	1.11	2701.00	ND	1.30<	2701.00	1.11
Vac Res A	20	35732	24000	25.59	969.00	55.20	109.10	961.00	33.36
Vac Res B	1	120000	120000	39.54	3035.00	1866.60<	607.40<	3035.00	39.54
Vac Res C	6	30750	25500	5.53	5066.00	510.00<	227.50<	5998.33	5.13
Rural				(\$/HA)	(\$M)			(\$M)	(\$/HA)
Beef	2	305000	305000	1407.29	267.19	213.00<	ND	267.19	1141.51
Cereal	20	232650	160410	1221.99	129.49	205.80	262.20<	159.28	1460.63
Farm land	14	220950	138346	1383.24	123.70	134.00<	365.90<	145.41	1519.48
Hobby farm	2	106750	106750	53047.03	2.01	83.50<	873.80<	2.01	53109.50
Hobby fm land	4	23858	21400	2665.16	8.05	3.70<	21.40<	6.61	3607.04
Sheep	2	374079	374080	2142.21	202.24	317.30<	192.60<	202.24	1849.73
Unspecfd rur	28	312660	219840	4698.16	145.85	732.80	3240.00<	171.96	1818.26
MUNICIPALITY TOTALS									
Rural Total				72		Rural Total Prices			\$18,167,891
Residential Total				126		Residential Total Prices			\$12,159,458
Industrial Total				6		Industrial Total Prices			\$483,170
Commercial Total				4		Commercial Total Prices			\$301,200
All Sales Total				208		All Sales Total			\$31,111,719

CAMPASPE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	406	46,000	51,222	44	54,500	52,527	230	12,000	14,110
1986	363	51,000	55,153	45	58,000	61,835	173	15,500	18,809
1987	455	58,000	62,450	53	55,500	59,926	205	16,800	20,663
1988	581	65,000	71,259	66	66,250	72,412	263	20,000	25,979
1989	469	73,000	82,459	60	74,750	70,513	256	25,000	25,195
1990	374	80,000	87,914	73	87,000	87,140	220	28,000	34,957
1991	343	80,000	88,170	69	83,000	87,410	136	30,000	38,435
1992	435	85,000	93,707	76	88,000	87,730	181	33,000	35,720
1993	439	89,000	100,440	68	90,000	91,619	188	33,000	35,317
1994	490	92,000	98,729	79	95,000	97,750	194	37,000	38,159
1995	456	93,125	105,704	71	93,500	97,893	161	36,900	51,274
1996	491	90,000	101,479	52	91,750	101,312	199	39,720	54,483
1997	587	97,000	108,700	99	95,000	95,356	167	39,000	57,401
1998	563	103,000	118,338	73	94,500	98,451	188	41,500	56,853
1999	572	109,500	121,113	64	98,500	113,296	180	42,000	44,694
2000	598	114,000	124,634	88	114,000	126,002	138	45,000	45,772
2001	763	125,000	134,527	118	96,500	108,974	259	49,500	48,319
2002	763	140,000	154,345	134	133,000	143,873	248	58,000	54,835
2003	743	161,750	173,063	97	150,500	161,095	299	65,000	64,728
2004	658	173,500	186,622	90	174,750	188,662	263	75,000	74,040
2005	706	190,000	209,557	116	185,000	208,980	232	80,000	81,331
2006	633	215,000	238,964	96	189,750	201,054	167	88,500	87,909
2007	646	210,001	241,657	103	200,000	211,038	123	98,333	98,871
2008	482	220,000	247,017	75	193,000	214,789	81	99,000	97,039
2009	84	218,000	234,971	6	186,000 [^]	198,333 [^]	8	110,000 [^]	115,875 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

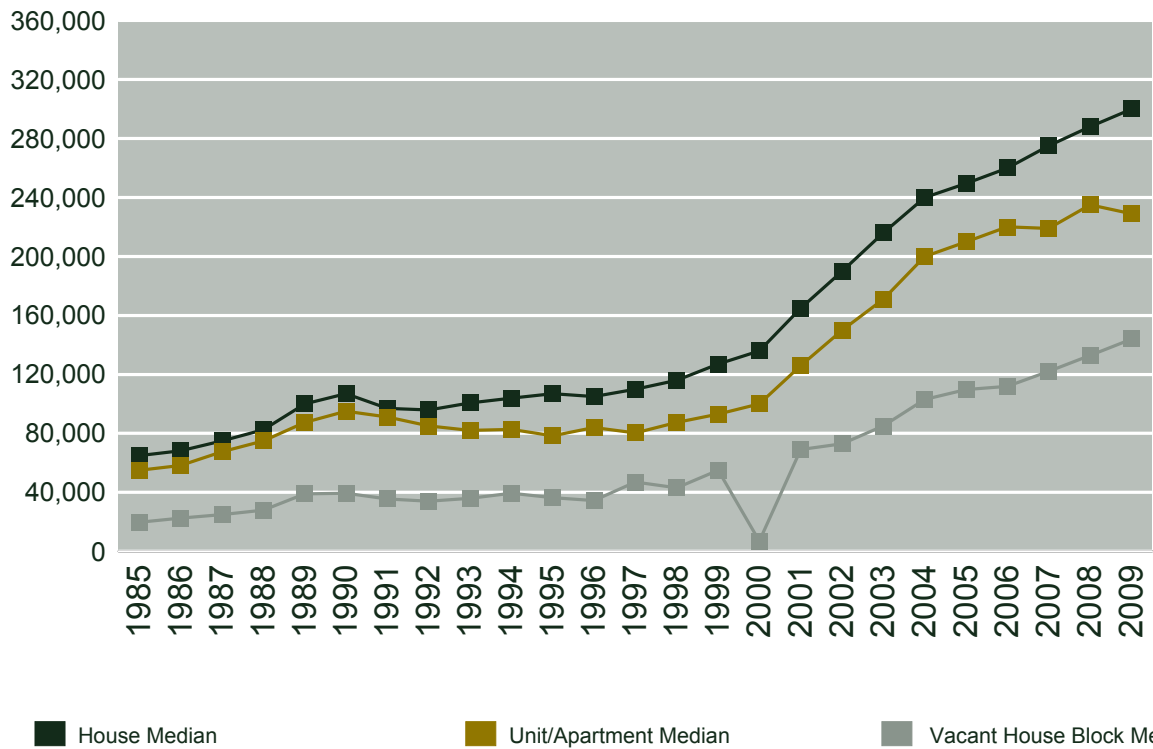
CAMPASPE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Caravan park	1	280000	280000	14.56	19230.00	ND	ND	19230.00	14.56
Hotel	1	20000	20000	NA	NA	11.90<	4.20<	NA	NA
Office	1	450000	450000	NA	NA	ND	138.50<	NA	NA
Shop	1	245000	245000	NA	NA	138.20<	92.80<	NA	NA
Unspecfd comm	7	538285	305000	1235.81	669.50	203.30	29.90	669.50	765.50
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	4671691	4671691	289.73	24564.50	5515.40<	823.60<	24564.50	190.18
Unspecfd ind	6	264083	52250	196.66	6102.00	156.80<	32.70<	6102.00	196.66
Vac ind	1	223000	223000	NA	NA	707.80<	319.40<	NA	NA
Warehouse	1	225000	225000	NA	NA	85.60<	207.20<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	724000	724000	NA	NA	676.60<	ND	NA	NA
Dual occ	1	207000	207000	386.92	535.00	ND	ND	535.00	386.92
Flat/unit	54	211994	212500	627.12	295.00	223.70	109.50	369.33	713.00
House	476	247490	220000	130.58	919.00	226.80	104.80	4597.43	56.09
House new	5	210000	220000	111.25	800.00	ND	90.80<	767.00	269.01
Retirement	2	263250	263250	NA	NA	ND	139.80<	NA	NA
Road/laneway	3	8983	7799	18.23	233299.00	ND	1418.00<	233299.00	0.06
Townhouse	19	217631	180000	NA	NA	ND	88.90	NA	NA
Unspecfd res	3	197500	235000	117.50	2000.00	763.80<	83.90<	2000.00	117.50
Vac other	4	75520	80000	6.54	5311.50	5000.00<	145.50<	5311.50	5.75
Vac Res A	66	97395	100000	160.26	780.00	266.70	106.40	909.91	85.98
Vac Res B	8	78947	77500	33.12	2333.00	326.50<	62.30<	2444.38	32.30
Vac Res C	7	114357	125000	8.45	5088.00	280.90	100.00<	5683.14	20.12
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	6	272083	227500	9933.40	41.26	544.40	574.20<	70.55	3856.77
Cereal	2	462345	462345	50399.16	51.98	6436.00<	21912.60<	51.98	8895.53
Dairy	14	462548	338230	4169.20	56.50	55.10	241.80<	58.75	7873.73
Farm land	32	250732	222412	7998.01	42.75	482.10<	742.60<	51.69	4851.03
Hobby farm	41	298623	282000	39389.07	6.22	103.90	1618.90<	8.81	33887.80
Hobby fm land	18	156166	107500	11667.94	8.05	153.00	1188.20<	8.68	17984.30
Market gdn	1	75000	75000	1403.97	53.42	18.20<	9.20<	53.42	1403.97
Orchard	1	250000	250000	1769.66	141.27	ND	ND	141.27	1769.66
Sheep	1	650000	650000	2712.85	239.60	189.50<	169.80<	239.60	2712.85
Unspecfd rur	107	267041	195102	4500.00	40.00	98.80	577.70<	55.95	4773.28
MUNICIPALITY TOTALS									
Commercial Total				11		Commercial Total Prices			\$4,763,000
Industrial Total				10		Industrial Total Prices			\$11,375,882
Residential Total				650		Residential Total Prices			\$145,401,375
Rural Total				223		Rural Total Prices			\$61,659,365
All Sales Total				894		All Sales Total			\$223,199,622

CARDINIA SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	497	65,000	72,081	64	55,000	56,023	483	19,800	21,618
1986	456	68,250	80,530	53	58,200	54,998	301	22,500	26,912
1987	502	75,000	88,849	47	67,500	82,753	331	25,000	31,374
1988	821	82,500	99,356	90	75,000	81,986	668	28,000	36,847
1989	579	100,000	119,822	67	87,500	97,149	502	39,000	50,379
1990	406	107,000	124,473	51	95,000	98,691	311	39,500	49,454
1991	534	96,878	112,795	52	91,030	117,633	295	35,500	39,313
1992	651	96,000	113,954	50	85,000	117,921	402	34,000	46,583
1993	695	100,650	117,679	59	82,000	88,961	416	36,000	47,792
1994	733	104,000	120,148	53	82,800	84,074	237	39,500	51,910
1995	656	107,000	129,107	42	78,475	86,784	213	36,500	56,631
1996	654	105,000	125,288	51	83,950	84,771	211	34,500	50,261
1997	813	110,000	128,696	67	80,375	89,165	214	47,000	68,735
1998	812	116,000	137,984	74	87,500	105,925	278	43,000	63,388
1999	972	127,000	151,831	80	93,000	102,127	385	55,000	60,279
2000	987	136,000	163,656	71	100,000	108,586	974	7,000	36,457
2001	1,247	165,000	189,301	110	126,000	138,193	887	69,000	72,812
2002	1,307	190,000	219,676	118	150,000	163,092	1,455	73,000	81,396
2003	1,397	216,000	243,006	134	171,000	168,748	1,256	85,000	98,817
2004	1,225	239,950	261,329	107	200,000	207,640	827	103,000	113,543
2005	1,218	249,500	274,578	123	210,000	219,876	1,016	109,750	123,445
2006	1,205	260,000	289,448	146	220,000	230,517	930	112,000	126,545
2007	1,477	275,000	306,997	253	219,000	224,087	1,502	122,000	136,200
2008	1,409	288,000	317,373	206	235,000	254,970	1,104	133,000	137,765
2009	164	300,000	315,109	15	229,000	234,745	76	143,995	160,843

Statistics for 2009 are based on a small number of sales and are preliminary only.

CARDINIA SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

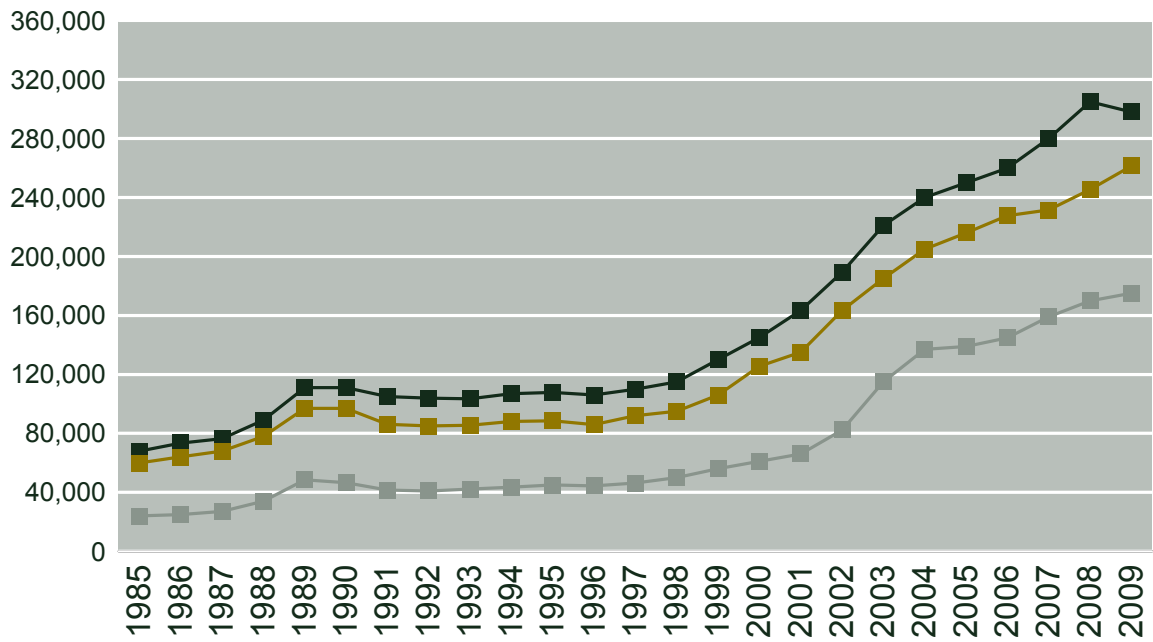
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Caravan park	1	170000	170000	7.91	21500.00	ND	151.80<	21500.00	7.91
Church	1	825000	825000	206.25	4000.00	ND	ND	4000.00	206.25
Office	1	402857	402857	NA	NA	ND	62.00<	NA	NA
Office bld	1	375000	375000	NA	NA	394.70<	93.80<	NA	NA
Restaurant	1	390000	390000	431.89	903.00	ND	ND	903.00	431.89
Shop	11	484327	377500	NA	NA	ND	235.90<	NA	NA
Surgery	1	940500	940500	NA	NA	ND	101.70<	NA	NA
Unspecfd comm	10	1447460	1165052	172.70	9161.00	287.70	157.40	20841.20	72.81
Vac comm	13	270853	265000	99.09	982.00	ND	244.40	1872.67	172.59
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	12	400725	308200	NA	NA	84.80<	85.60	NA	NA
Unspecfd ind	3	968350	310050	NA	NA	ND	98.40<	NA	NA
Vac ind	4	441875	360700	167.21	1842.00	289.80<	113.00	1882.67	162.78
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	142	260168	238500	369.94	446.00	296.70	113.60	446.00	369.94
House	1213	319603	290000	329.35	808.50	263.60	105.80	1477.04	222.06
House new	193	303971	280000	442.01	580.00	ND	98.20	689.19	438.85
Retirement	3	283666	280000	NA	NA	ND	109.40<	NA	NA
Road/laneway	13	7916	6710	6.64	1011.00	ND	96.00<	1725.67	3.61
Subdivisin	9	9162666	3685000	81.67	13959.00	ND	199.20<	84628.10	108.27
Terrace	3	277666	285000	NA	NA	ND	98.20<	NA	NA
Townhouse	61	241460	230000	NA	NA	ND	103.80	NA	NA
Unspecfd res	7	370242	241000	54.02	2887.00	89.50	48.90<	2887.00	86.94
Vac other	1	26000	26000	NA	NA	29.50<	338.40<	NA	NA
Vac Res A	1094	137062	133000	181.41	653.50	303.20	109.00	699.82	199.75
Vac Res B	5	181500	141000	115.35	2098.00	288.00	85.50	2264.60	80.15
Vac Res C	5	247800	215000	49.12	4072.00	258.10<	97.70	4406.60	56.23
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	5	951000	800000	24713.41	67.17	109.80<	66.80<	77.24	12312.90
Farm land	9	964666	850000	20577.23	37.42	5912.90<	96.90<	42.40	22751.90
Hobby farm	83	652216	550000	177700.35	2.87	214.70	789.90<	4.37	149309.00
Hobby fm land	20	672262	402500	95139.26	5.98	209.60	1203.50<	6.46	104060.00
Poultry	3	1490000	1750000	174589.46	11.57	273.00<	244.40<	13.42	111028.00
Unspecfd rur	28	931962	645000	24888.79	20.55	125.30	1404.60<	32.96	28272.70

MUNICIPALITY TOTALS

Industrial Total	19					Industrial Total Prices	\$9,481,255
Rural Total	148					Rural Total Prices	\$111,581,185
Residential Total	2,749					Residential Total Prices	\$736,980,435
Commercial Total	40					Commercial Total Prices	\$26,426,661
All Sales Total	2,956					All Sales Total	\$884,469,536

CASEY CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



■ House Median

■ Unit/Apartment Median

■ Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,213	68,000	74,724	219	59,900	66,610	1,718	24,000	32,108
1986	1,993	73,500	81,798	182	64,000	75,120	2,024	25,000	36,986
1987	2,473	76,400	84,871	233	68,000	82,771	2,357	27,000	38,430
1988	3,652	89,000	101,964	409	78,000	92,132	3,617	34,000	44,668
1989	2,501	111,000	124,927	349	97,000	117,996	2,251	48,500	64,270
1990	2,346	111,000	124,816	340	97,000	114,087	1,976	46,500	55,654
1991	2,640	105,000	115,483	305	86,250	100,678	2,224	41,625	48,878
1992	2,764	104,000	113,247	339	85,000	97,855	2,792	41,000	47,134
1993	2,873	103,500	111,562	318	85,500	93,839	2,795	42,250	46,738
1994	3,035	107,000	115,339	327	88,000	100,801	2,376	43,500	50,263
1995	2,595	107,750	119,511	269	88,500	104,343	1,679	45,000	51,508
1996	2,580	105,975	118,664	262	86,000	99,441	1,351	44,510	52,066
1997	3,277	110,000	122,111	348	92,000	111,403	2,079	46,390	54,418
1998	3,280	115,000	126,650	295	95,000	107,391	2,161	50,000	57,898
1999	3,713	130,000	144,947	315	106,000	119,418	3,046	56,000	61,498
2000	4,184	145,000	159,040	475	125,500	142,575	2,447	61,009	64,130
2001	5,120	163,500	178,739	472	135,000	148,184	4,525	66,000	71,901
2002	5,148	189,400	210,226	575	163,500	179,627	4,164	82,325	88,847
2003	5,267	221,000	240,607	484	185,000	207,554	3,855	115,000	118,978
2004	4,331	240,000	262,203	452	205,000	222,199	2,141	137,000	142,458
2005	4,584	250,000	272,264	436	216,000	232,816	2,227	139,000	146,272
2006	4,114	260,000	288,518	502	227,600	245,455	2,450	144,900	158,377
2007	5,482	280,000	308,747	734	231,500	252,430	2,941	159,000	164,094
2008	4,330	304,950	328,199	578	245,500	264,606	1,673	170,000	176,426
2009	541	298,000	317,765	66	261,500	267,196	193	175,000	180,795

Statistics for 2009 are based on a small number of sales and are preliminary only.

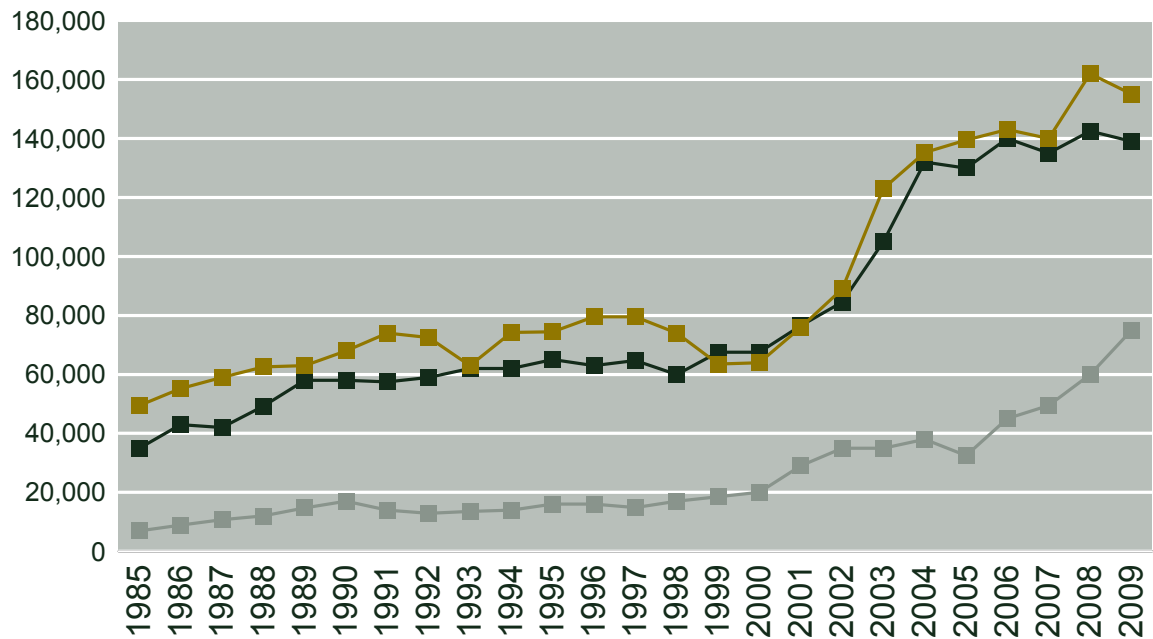
CASEY CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Childcare	4	937291	666250	NA	NA	ND	ND	NA	NA
Church	1	97000	97000	NA	NA	ND	114.00<	NA	NA
Office	6	464333	313000	NA	NA	ND	111.60<	NA	NA
Restaurant	2	1075000	1075000	1703.16	822.00	ND	247.70<	822.00	1703.16
Shop	4	1186874	1269999	449.13	462.00	1407.00<	540.40<	462.00	449.13
Unspecfd comm	10	1382105	950000	387.31	6085.50	296.90	79.00	5155.00	335.35
Vac comm	3	683966	363000	264.19	1374.00	129.60<	54.10	1393.33	490.88
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	30	981045	466000	640.10	3697.00	107.70	119.50	6344.33	166.63
Vac ind	6	652166	643500	587.57	1166.50	473.20<	92.90	1166.50	513.93
Warehouse	2	1754000	1754000	NA	NA	348.20<	341.60<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	288000	288000	NA	NA	312.00<	ND	NA	NA
Dual occ	5	248150	257500	NA	NA	ND	115.70<	NA	NA
Flat/unit	357	265164	245000	617.59	506.00	266.20	106.50	464.00	555.82
House	4049	327807	302500	558.31	626.00	275.00	108.90	775.19	418.75
House new	275	335688	315500	594.06	525.00	689.40	98.00	535.36	614.34
Retirement	37	272770	274000	NA	NA	ND	101.50	NA	NA
Road/laneway	6	32073	1006	NA	NA	ND	13.10<	NA	NA
Subdivisin	13	5160644	3034000	13.56	79100.00	1064.60<	109.30	110801.00	46.58
Terrace	1	255000	255000	NA	NA	ND	96.60<	NA	NA
Townhouse	184	261882	240000	NA	NA	ND	104.20	NA	NA
Unspecfd res	1	280000	280000	NA	NA	388.40<	135.40<	NA	NA
Vac Res A	1668	176149	170000	270.83	600.00	369.60	106.90	593.12	300.90
Vac Res B	3	290833	295000	152.63	2031.00	359.50	96.60<	2056.00	141.46
Vac Res C	2	235500	235500	51.07	5100.00	196.10	65.70<	5100.00	46.18
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	3	7563333	6050000	150722.47	40.14	1100.50<	418.30<	34.41	219822.00
Hobby farm	54	791833	646000	246250.00	2.00	273.60<	1038.40<	2.85	277560.00
Hobby fm land	2	3717500	3717500	374214.43	9.35	354.50	605.50<	9.35	397764.00
Market gdn	1	1700000	1700000	84619.21	20.09	73.00<	ND	20.09	84619.20
Poultry	1	4500000	4500000	102272.73	44.00	74.50<	60.50<	44.00	102273.00
Unspecfd rur	11	1730511	1620625	82001.68	23.78	136.80	9557.30<	30.80	56183.80
MUNICIPALITY TOTALS									
Rural Total			72			Rural Total Prices			\$98,119,625
Residential Total			6,602			Residential Total Prices			\$1,937,055,291
Commercial Total			30			Commercial Total Prices			\$29,402,617
Industrial Total			38			Industrial Total Prices			\$36,852,350
All Sales Total			6,742			All Sales Total			\$2,101,429,883

CENTRAL GOLDFIELDS SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	203	35,000	39,962	10	49,500	44,540	116	7,000	9,043
1986	223	43,000	46,632	8	55,200 [^]	53,550 [^]	133	8,900	10,351
1987	219	42,000	46,653	13	59,000	57,115	124	10,750	15,491
1988	236	49,250	53,730	18	62,550	58,583	93	12,000	14,792
1989	249	58,000	62,545	12	63,000	60,020	100	14,750	19,506
1990	196	58,000	66,178	20	68,000	69,798	102	17,000	18,927
1991	187	57,500	59,092	7	74,000 [^]	74,285 [^]	69	14,000	15,759
1992	195	59,000	64,392	9	72,500 [^]	69,077 [^]	60	12,875	15,983
1993	204	62,000	64,683	16	63,000	54,375	73	13,500	16,376
1994	180	62,000	67,141	10	74,250	75,150	76	14,000	23,705
1995	173	65,000	71,385	16	74,500	69,078	77	16,000	27,080
1996	243	63,000	69,089	20	79,500	72,998	111	16,000	21,238
1997	214	64,725	68,969	11	79,500	71,409	76	14,850	19,536
1998	174	60,000	66,322	9	74,000 [^]	78,888 [^]	79	17,000	22,560
1999	196	67,500	71,384	20	63,500	62,450	73	18,500	25,169
2000	243	67,500	74,055	18	64,000	62,236	65	20,000	23,830
2001	297	76,500	84,414	28	76,000	82,553	116	29,000	35,246
2002	295	84,500	96,982	23	89,000	92,456	159	35,000	39,238
2003	292	105,000	111,240	24	123,000	106,041	92	35,000	37,613
2004	245	132,000	140,585	24	135,250	141,096	81	38,000	41,585
2005	260	130,000	140,447	23	139,500	151,434	47	32,500	41,308
2006	231	140,000	157,344	17	143,000	143,552	56	45,000	50,830
2007	271	135,000	150,979	24	140,000	149,041	62	49,500	50,208
2008	205	142,500	159,993	25	162,000	175,420	52	60,000	64,016
2009	39	139,000	155,859	7	155,000 [^]	157,285 [^]	5	75,000 [^]	80,166 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

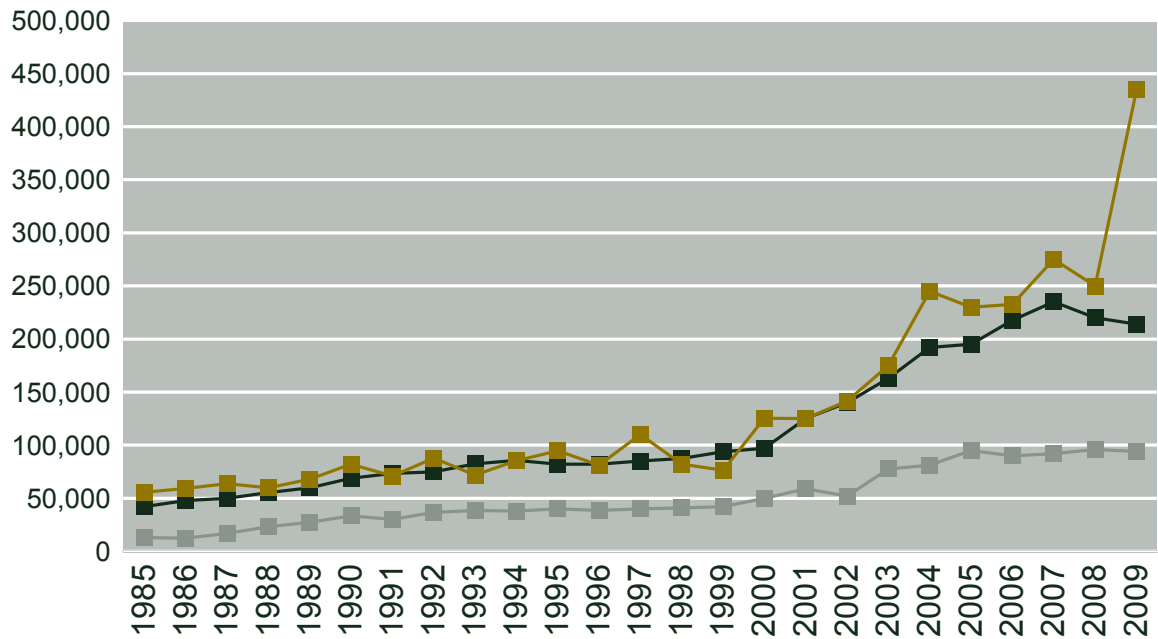
CENTRAL GOLDFIELDS SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	615000	615000	760.20	809.00	ND	ND	809.00	760.20
Hotel	1	450000	450000	NA	NA	2250.00<	105.90<	NA	NA
Motel	2	202000	202000	51.07	3966.00	288.60<	24.20<	3966.00	50.93
Restaurant	1	150000	150000	2777.78	54.00	115.40<	ND	54.00	2777.78
Shop	2	110000	110000	NA	NA	100.80<	75.40<	NA	NA
Store/show	1	102000	102000	NA	NA	204.00<	ND	NA	NA
Unspecfd comm	4	634897	281000	311.28	771.00	212.90<	35.50<	771.00	311.28
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	110000	110000	NA	NA	225.40<	16.90<	NA	NA
Unspecfd ind	2	46750	46750	NA	NA	ND	15.60<	NA	NA
Vac ind	2	70000	70000	14.04	1353.00	500.00<	140.00<	1353.00	14.04
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	21	167047	155000	488.41	483.00	195.00	106.90	483.00	271.22
House	203	160214	142500	178.46	859.00	220.20	105.80	1694.79	97.36
House new	1	175000	175000	NA	NA	ND	58.30<	NA	NA
Terrace	1	100000	100000	NA	NA	ND	ND	NA	NA
Townhouse	4	219375	228750	NA	NA	ND	211.80<	NA	NA
Unspecfd res	2	65000	65000	NA	NA	250.00<	ND	NA	NA
Vac other	1	2825	2825	2.15	1317.00	22.60<	20.20<	1317.00	2.15
Vac Res A	41	66571	62000	101.10	910.00	413.20	124.00	1572.31	41.17
Vac Res B	5	57290	32450	9.29	3494.00	324.50<	67.60<	3075.60	18.63
Vac Res C	6	52166	53750	17.60	4047.50	565.80<	307.10<	4806.17	10.85
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Cereal	1	171424	171424	1739.11	98.57	ND	63.90<	98.57	1739.11
Farm land	12	74953	77500	4865.45	21.28	793.60<	1725.20<	37.88	1978.61
Hobby farm	24	284652	202500	43327.54	4.02	116.20<	1133.60<	5.41	52572.60
Hobby fm land	24	84791	63500	13577.76	3.89	508.00<	549.90<	4.61	18396.60
Unspecfd rur	26	91308	70500	4812.35	11.51	74.80	2138.70<	44.30	2060.96
MUNICIPALITY TOTALS									
Commercial Total				12		Commercial Total Prices			\$4,480,591
Rural Total				87		Rural Total Prices			\$12,311,535
Residential Total				285		Residential Total Prices			\$40,645,806
Industrial Total				5		Industrial Total Prices			\$343,500
All Sales Total				389		All Sales Total			\$57,781,432

COLAC OTWAY SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	328	42,250	46,582	31	55,800	53,522	198	13,000	15,994
1986	285	48,000	53,437	22	59,350	55,654	183	12,500	15,390
1987	307	50,000	57,934	20	63,650	67,530	127	17,000	21,361
1988	411	55,500	63,846	27	60,000	70,922	152	23,250	25,814
1989	373	60,000	76,436	30	68,000	68,100	192	27,500	34,040
1990	282	69,000	76,658	38	82,000	85,877	163	33,500	34,371
1991	262	73,500	79,792	28	71,050	70,083	102	30,000	35,575
1992	318	75,000	85,123	20	87,750	80,801	124	36,750	45,125
1993	291	82,500	94,407	24	71,750	73,545	118	38,500	43,475
1994	306	85,750	94,357	34	85,500	88,792	114	38,000	40,859
1995	279	82,000	103,723	18	94,750	86,166	99	40,000	53,950
1996	281	82,250	102,664	30	81,250	71,358	93	38,500	60,013
1997	378	85,000	106,888	29	110,000	116,982	131	40,000	54,218
1998	353	87,500	106,567	44	82,000	87,806	121	41,000	54,527
1999	370	93,750	117,651	30	76,500	96,911	160	42,000	47,871
2000	411	97,000	125,669	64	125,250	138,755	163	50,000	54,218
2001	522	125,000	147,476	67	125,000	159,694	219	59,000	65,235
2002	502	140,000	179,346	65	141,500	185,430	170	52,000	70,152
2003	458	163,000	198,235	55	175,000	219,854	129	77,750	99,299
2004	447	192,000	241,994	51	245,000	293,025	101	81,250	93,408
2005	387	195,000	243,587	59	230,000	253,530	69	95,000	106,391
2006	333	217,500	264,533	78	232,750	257,224	136	90,000	111,374
2007	454	235,000	292,121	81	275,000	284,848	173	92,000	128,600
2008	329	220,000	272,934	59	250,000	314,965	83	96,000	115,099
2009	47	214,000	244,569	5	435,000 [^]	410,500 [^]	9	94,002 [^]	108,222 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

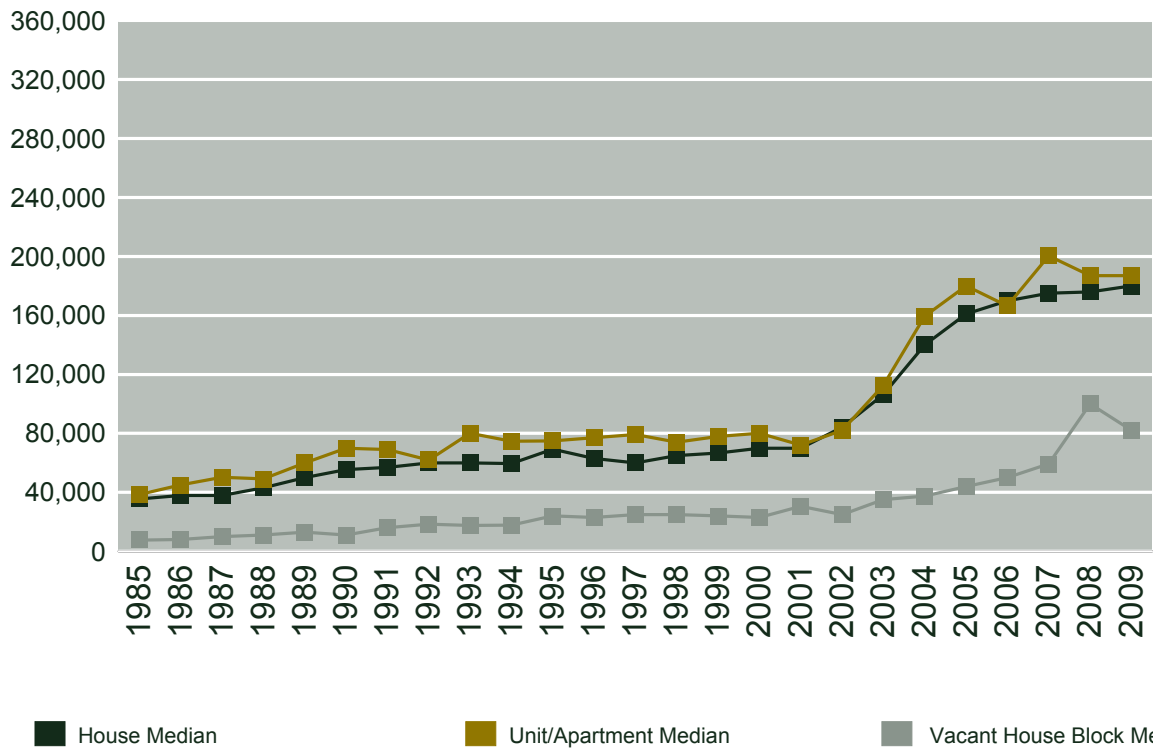
COLAC OTWAY SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Lic grocer	1	1600000	1600000	NA	NA	ND	ND	NA	NA
Office bld	2	320000	320000	562.81	613.00	284.60<	ND	613.00	562.81
Shop	5	262600	310000	1332.84	177.50	250.50<	193.80<	177.50	1281.69
Shop/dwell	1	220000	220000	381.94	576.00	ND	ND	576.00	381.94
Unspecfd comm	6	573923	612500	820.31	1280.00	583.30	105.20<	1076.67	654.97
Industrial				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Unspecfd ind	2	818880	818880	101.56	6771.00	1310.20<	99.90<	6771.00	120.94
Vac ind	1	63800	63800	56.71	1125.00	193.30<	93.50	1125.00	56.71
Residential				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Flat/unit	46	310769	260000	0.53	446400.00	236.40	89.70	446400.00	0.53
House	326	272758	220000	1262.63	891.00	258.80	93.60	1692.78	170.93
House new	2	249500	249500	711.31	336.00	677.10<	83.20<	336.00	711.31
Retirement	1	500000	500000	NA	NA	ND	ND	NA	NA
Subdivisn	1	390000	390000	3.54	110300.00	ND	14.40<	110300.00	3.54
Terrace	1	377200	377200	954.94	395.00	ND	88.30<	395.00	954.94
Townhouse	12	315628	246500	NA	NA	ND	98.80	NA	NA
Unspecfd res	3	124333	125000	730.34	178.00	512.60<	43.50<	178.00	730.34
Vac other	1	130000	130000	NA	NA	ND	229.60<	NA	NA
Vac Res A	77	113129	96000	57.50	1000.00	240.00	102.10	971.03	109.42
Vac Res B	3	108666	100000	45.00	2000.00	727.90<	125.00<	2103.67	51.66
Vac Res C	3	172080	152000	30.11	4046.00	316.70<	276.40<	4443.00	38.73
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	6	662197	342500	5754.03	47.37	158.80<	306.40<	58.07	11403.00
Dairy	12	681531	441700	9877.27	50.73	296.10<	1206.00<	56.88	11982.60
Farm land	20	386925	280000	7458.38	40.47	4690.60<	1320.00<	39.67	9753.70
Hobby farm	31	534069	350000	175165.43	2.57	570.60<	9432.70<	4.55	117486.00
Hobby fm land	16	239732	187500	21938.31	7.35	107.00<	860.00<	8.94	26806.50
Sheep	1	170800	170800	11005.15	15.52	ND	140.10<	15.52	11005.20
Unspecfd rur	55	501373	350000	24476.48	36.77	470.90	9598.40<	48.87	10258.70
MUNICIPALITY TOTALS									
Residential Total			476			Residential Total Prices			\$118,824,686
Rural Total			141			Rural Total Prices			\$68,028,306
Industrial Total			3			Industrial Total Prices			\$1,701,560
Commercial Total			15			Commercial Total Prices			\$7,216,542
All Sales Total			635			All Sales Total			\$195,771,094

CORANGAMITE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	197	35,500	40,900	11	38,500	38,000	71	7,700	8,860
1986	181	38,000	42,866	9	45,000 [^]	47,833 [^]	69	8,000	9,084
1987	189	38,000	45,967	15	50,200	49,386	73	10,000	12,567
1988	244	43,000	51,156	14	49,100	42,671	95	11,000	16,440
1989	251	50,000	62,910	17	60,000	67,235	104	13,000	17,525
1990	184	55,450	64,968	11	70,000	71,250	61	11,000	15,184
1991	120	57,000	59,545	4	69,000 [^]	78,250 [^]	50	16,000	24,868
1992	166	60,000	66,002	8	62,000 [^]	62,000 [^]	37	18,500	23,687
1993	173	60,000	66,013	13	80,000	90,461	56	17,500	29,139
1994	190	59,500	79,137	10	74,750	72,350	52	17,750	28,805
1995	208	69,250	93,296	7	75,000 [^]	72,214 [^]	69	24,000	55,916
1996	241	63,000	86,794	9	77,000 [^]	75,278 [^]	77	23,000	50,907
1997	250	60,000	84,710	8	79,300 [^]	98,962 [^]	59	25,000	69,435
1998	221	65,000	80,311	9	74,000 [^]	75,888 [^]	54	25,000	53,051
1999	192	66,750	86,585	10	78,000	98,800	65	24,000	27,954
2000	225	70,000	85,925	13	80,000	91,576	37	23,000	26,165
2001	254	70,000	87,224	10	72,000	80,900	84	30,500	41,300
2002	280	84,250	99,517	11	82,000	81,727	108	25,000	35,483
2003	278	106,333	121,938	16	112,500	132,575	110	35,000	49,788
2004	245	140,000	151,621	18	159,500	213,583	57	37,500	46,167
2005	257	161,000	188,250	17	180,000	170,147	65	44,000	56,110
2006	221	170,000	203,009	12	166,500	182,708	60	50,000	63,776
2007	209	175,000	207,025	24	200,500	236,124	44	59,250	79,449
2008	195	176,000	200,726	6	187,000 [^]	188,833 [^]	37	100,000	122,252
2009	29	180,000	191,551	0	187,000 [*]	188,833 [*]	5	82,000 [^]	83,800 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

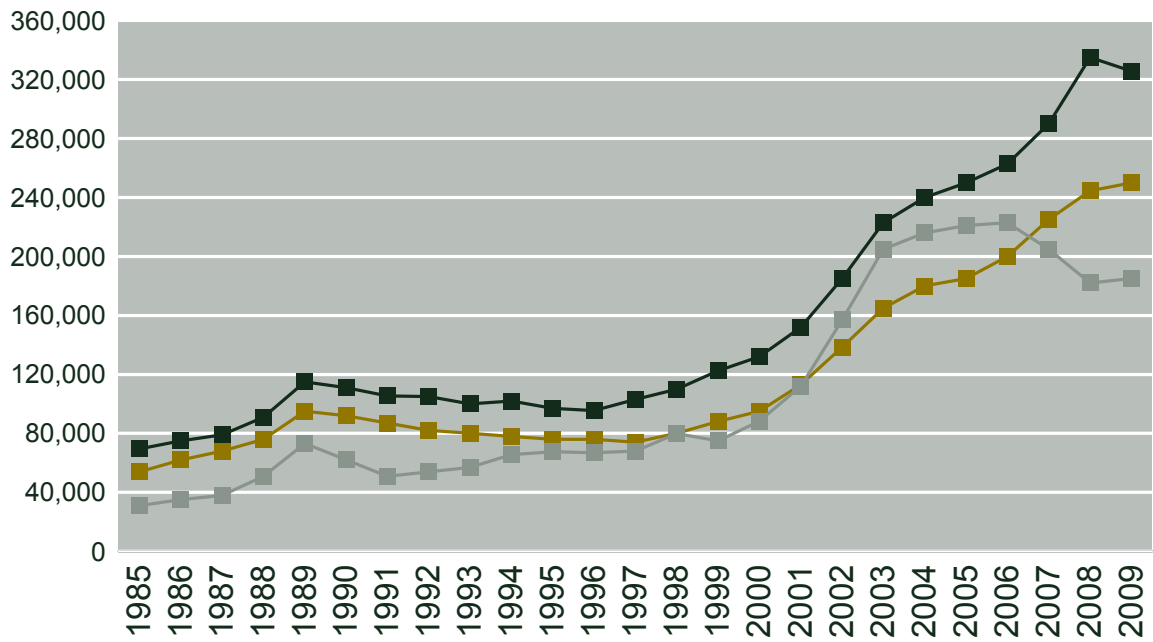
CORANGAMITE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	262500	262500	129.76	2023.00	ND	ND	2023.00	129.76
Hotel	2	297500	297500	NA	NA	330.60<	64.50<	NA	NA
Lic grocer	1	8300000	8300000	NA	NA	ND	ND	NA	NA
Shop	4	117750	113250	1032.73	168.50	255.60<	174.20<	168.50	804.15
Unspecfd comm	3	312500	345000	98.86	2023.00	242.20<	234.30<	1563.33	199.89
Vac comm	1	550000	550000	NA	NA	ND	1118.20<	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	115000	115000	94.34	1590.00	ND	40.40<	1590.00	94.34
Unspecfd ind	1	165000	165000	NA	NA	471.40<	ND	NA	NA
Vac ind	1	65000	65000	198.17	328.00	ND	175.70<	328.00	198.17
Warehouse	1	1621609	1621609	NA	NA	ND	ND	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	5	189800	190000	NA	NA	239.80<	105.60	NA	NA
House	192	200826	175500	139.74	1009.00	292.20	100.30	2083.75	93.16
House new	3	194333	200000	53.08	4795.00	ND	141.80<	4795.00	39.94
Subdivisn	1	1072260	1072260	1.43	750100.00	ND	109.40<	750100.00	1.43
Townhouse	1	184000	184000	NA	NA	ND	81.40<	NA	NA
Unspecfd res	3	165000	135000	NA	NA	3204.60<	53.80<	NA	NA
Vac other	2	104500	104500	2.47	1618.00	ND	ND	1618.00	2.47
Vac Res A	32	125604	102712	88.36	945.00	395.70	171.20	969.18	89.25
Vac Res B	2	54500	54500	22.97	2243.00	303.50<	109.00<	2243.00	24.30
Vac Res C	3	131666	155000	40.78	4659.00	861.10<	233.50<	6032.67	21.83
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	12	597635	628290	15551.92	41.82	258.90<	388.80<	42.19	14166.00
Cereal	3	691764	840000	16113.53	64.25	ND	395.40<	82.02	8433.75
Dairy	43	1081254	853600	12359.40	76.46	223.40	1728.50<	89.09	12136.90
Farm land	11	734661	505000	5547.48	75.71	91.60<	773.60<	75.86	9684.61
Hobby farm	36	312945	277500	220062.00	2.92	648.20<	1472.10<	7.45	42019.10
Hobby fm land	15	168715	148000	33863.64	4.40	336.90<	1242.70<	6.51	25915.00
Sheep	1	520000	520000	6132.08	84.80	450.20<	124.10<	84.80	6132.08
Unspecfd rur	72	809959	522562	5177.76	52.61	94.70	318.50<	80.22	10097.20
MUNICIPALITY TOTALS									
Rural Total			193			Rural Total Prices			\$136,456,002
Industrial Total			5			Industrial Total Prices			\$2,081,609
Commercial Total			12			Commercial Total Prices			\$11,116,000
Residential Total			244			Residential Total Prices			\$46,574,335
All Sales Total			454			All Sales Total			\$196,227,946

GREATER DANDENONG CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,356	69,500	73,576	1,002	54,000	64,232	306	31,050	43,950
1986	2,137	75,000	80,605	763	62,000	86,129	511	35,000	46,385
1987	2,306	79,000	87,596	970	68,000	101,910	572	38,000	52,968
1988	3,050	91,000	102,233	1,368	76,000	118,539	724	51,000	64,818
1989	1,744	115,000	125,566	958	95,000	145,116	334	73,250	88,729
1990	1,451	111,000	120,261	743	92,000	116,435	244	62,250	80,674
1991	1,462	105,500	114,483	618	87,000	112,030	302	51,000	57,560
1992	1,529	105,000	112,254	562	82,000	97,764	374	54,000	59,498
1993	1,590	100,000	108,445	628	80,000	95,936	284	57,000	70,469
1994	1,747	102,000	112,265	668	78,000	104,178	251	65,500	71,762
1995	1,477	97,000	109,304	543	76,000	92,858	171	67,500	83,011
1996	1,435	95,500	103,462	647	76,000	97,005	123	67,000	72,234
1997	1,809	103,000	112,841	757	74,000	91,980	148	67,975	103,655
1998	1,712	110,000	118,376	750	80,000	97,941	126	79,892	119,837
1999	1,806	122,500	133,213	692	88,000	100,478	102	75,000	86,955
2000	1,776	132,000	142,241	915	95,000	104,834	76	88,300	84,388
2001	2,119	152,000	168,250	1,157	112,950	123,145	200	112,000	114,778
2002	1,958	185,000	200,048	1,064	138,500	148,593	311	157,000	154,537
2003	1,879	223,000	236,585	1,026	165,000	177,476	230	204,950	185,402
2004	1,680	240,000	262,101	895	180,000	190,520	307	216,000	196,417
2005	1,843	250,000	265,144	990	185,000	198,342	218	221,000	201,210
2006	1,644	262,750	285,799	942	200,000	216,356	199	223,000	210,053
2007	1,988	290,000	318,588	1,304	225,000	247,247	175	205,000	204,872
2008	1,388	335,000	362,089	884	244,500	259,675	39	182,000	198,372
2009	151	325,750	347,664	111	250,000	242,779	1	185,000 [^]	185,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

GREATER DANDENONG CITY

ANALYSIS OF PROPERTY SALES FOR 2008

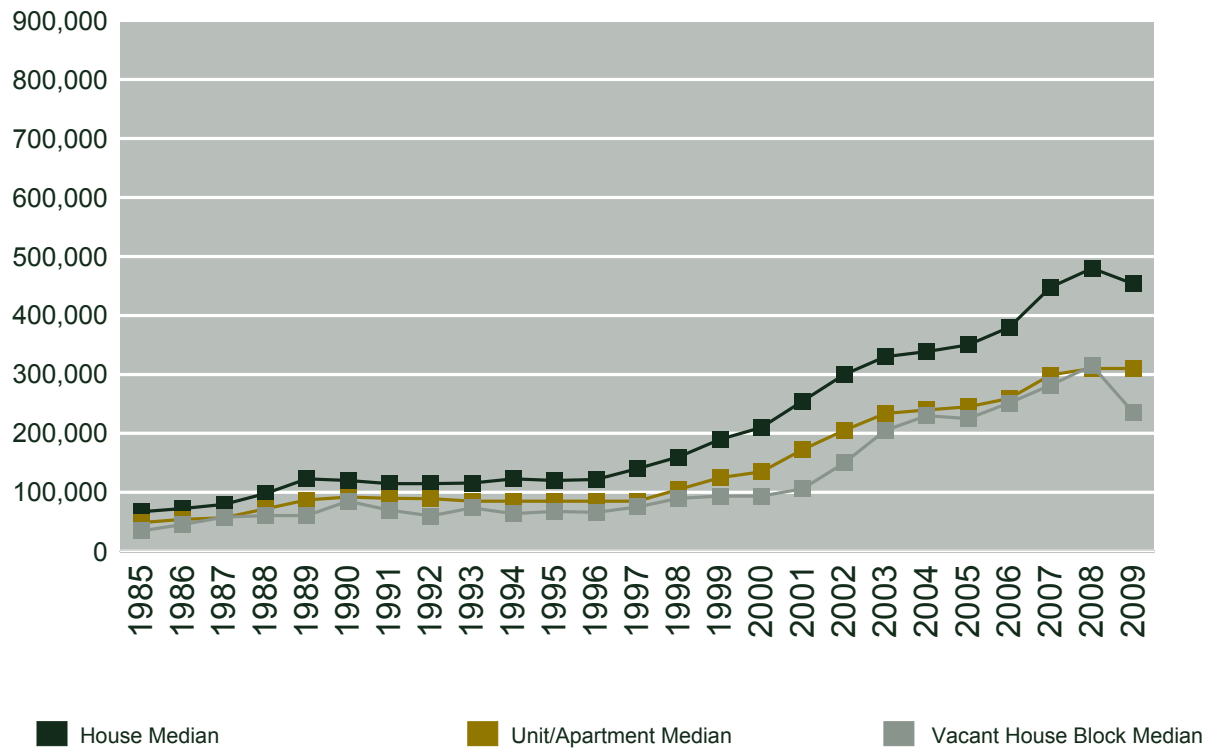
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	2150000	2150000	762.41	2820.00	ND	270.60<	2820.00	762.41
Church	1	295000	295000	NA	NA	ND	109.30<	NA	NA
Food site	1	280000	280000	466.67	600.00	ND	ND	600.00	466.67
Motel	1	1510000	1510000	NA	NA	ND	ND	NA	NA
Office	7	515428	433000	NA	NA	ND	96.00<	NA	NA
Office bld	2	2771250	2771250	4053.03	726.00	656.60	116.90<	726.00	4053.03
Petrol stn	3	4050416	4550000	467.19	9739.00	3466.70<	608.50<	11868.00	341.29
Restaurant	2	2087500	2087500	1014.97	3818.50	349.60<	405.30<	3818.50	546.68
Shop	33	411621	346500	822.51	231.00	241.50	91.00	572.71	777.50
Store/show	3	3490000	2650000	613.30	7455.50	1793.00<	971.60<	7455.50	524.45
Unspecfd comm	39	1793651	946000	653.01	3369.00	259.90	62.60	5558.77	541.16
Vac comm	7	807428	462000	383.54	2684.00	193.80	73.40	3019.50	377.30
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	102	808209	418000	237.23	1370.00	139.30	82.80	3465.12	384.90
Unspecfd ind	12	1058500	513250	1766.92	133.00	136.00<	50.40<	133.00	1766.92
Vac ind	12	1297791	1222500	525.49	2962.00	1222.50	139.70	7843.80	210.47
Ware/show	5	587540	535700	646.98	828.00	ND	120.00<	828.00	646.98
Warehouse	14	3568182	761750	386.67	8138.50	80.20<	44.70	19126.80	559.02
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	1817500	1817500	NA	NA	3274.80	151.50<	NA	NA
Dual occ	10	317460	305000	515.13	540.50	ND	113.40<	512.50	660.00
Flat/unit	656	260846	245000	945.40	299.00	331.10	111.40	404.83	770.69
House	1363	359999	335000	524.14	580.00	325.10	115.80	672.86	522.28
House new	11	689225	330000	220.00	2784.00	130.30<	97.00	2390.00	491.42
Retirement	39	242138	236000	NA	NA	ND	105.50	NA	NA
Road/laneway	1	275	275	NA	NA	ND	ND	NA	NA
Subdivisn	3	10209133	9400000	478.13	19660.00	4585.40<	912.60<	41816.30	244.14
Terrace	4	286250	275000	1111.11	288.00	ND	131.00<	288.00	1111.11
Townhouse	189	259227	243000	NA	NA	ND	105.70	NA	NA
Unspecfd res	5	558300	285000	NA	NA	100.50<	180.80<	NA	NA
Vac Res A	39	198372	182000	378.15	476.00	267.80	88.80	476.00	413.95
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	4	2145250	953000	1391358.33	2.30	ND	605.80<	2.36	908042.00
Unspecfd rur	1	28600000	28600000	3661971.83	7.81	4800.00<	3140.00<	7.81	3661970.00

MUNICIPALITY TOTALS

Industrial Total	145			Industrial Total Prices	\$163,605,098
Residential Total	2,322			Residential Total Prices	\$776,923,685
Commercial Total	100			Commercial Total Prices	\$129,369,671
Rural Total	5			Rural Total Prices	\$37,181,000
All Sales Total	2,572			All Sales Total	\$1,107,079,454

DAREBIN CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,092	67,000	72,473	610	49,000	52,931	134	35,000	36,799
1986	1,883	72,500	79,198	598	54,350	65,747	68	45,500	54,798
1987	1,923	79,600	89,164	707	57,000	71,246	66	57,750	70,303
1988	2,203	98,000	109,873	815	72,000	101,559	59	61,000	68,550
1989	1,610	123,000	133,223	645	87,000	128,859	33	61,000	78,915
1990	1,431	120,000	132,024	567	92,000	108,521	17	85,000	89,897
1991	1,391	115,000	121,719	563	90,000	95,919	19	70,000	70,710
1992	1,372	115,000	121,704	504	89,250	98,337	33	60,000	60,124
1993	1,551	116,000	124,280	611	85,000	94,907	66	73,750	82,353
1994	1,665	123,000	130,980	741	85,000	96,258	154	64,000	70,405
1995	1,576	120,000	128,494	625	85,000	95,925	148	68,000	76,788
1996	1,760	122,000	133,064	691	85,000	101,019	145	66,000	69,284
1997	2,004	140,000	151,649	993	85,250	98,643	248	75,382	82,489
1998	1,830	160,000	172,779	900	105,000	113,688	194	90,000	96,496
1999	1,873	190,000	204,109	862	125,000	137,629	335	93,500	106,360
2000	1,943	210,250	225,782	1,025	135,000	149,667	149	93,455	94,853
2001	2,052	255,000	271,305	1,128	172,500	195,008	145	106,300	120,745
2002	1,835	300,000	308,350	993	205,000	235,476	102	150,000	145,695
2003	1,837	330,000	349,274	1,040	234,000	248,860	266	205,250	200,374
2004	1,708	338,950	360,680	865	240,000	252,666	164	230,000	217,887
2005	1,761	350,000	374,660	950	245,000	261,367	167	225,000	222,809
2006	1,703	380,000	407,195	1,017	259,000	272,047	144	251,500	242,205
2007	1,936	447,750	485,639	1,383	299,000	316,537	136	282,000	267,224
2008	1,396	480,000	512,449	918	310,000	332,775	79	315,000	296,125
2009	98	453,500	482,091	99	310,000	320,186	4	235,125 [^]	243,812 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

DAREBIN CITY

ANALYSIS OF PROPERTY SALES FOR 2008

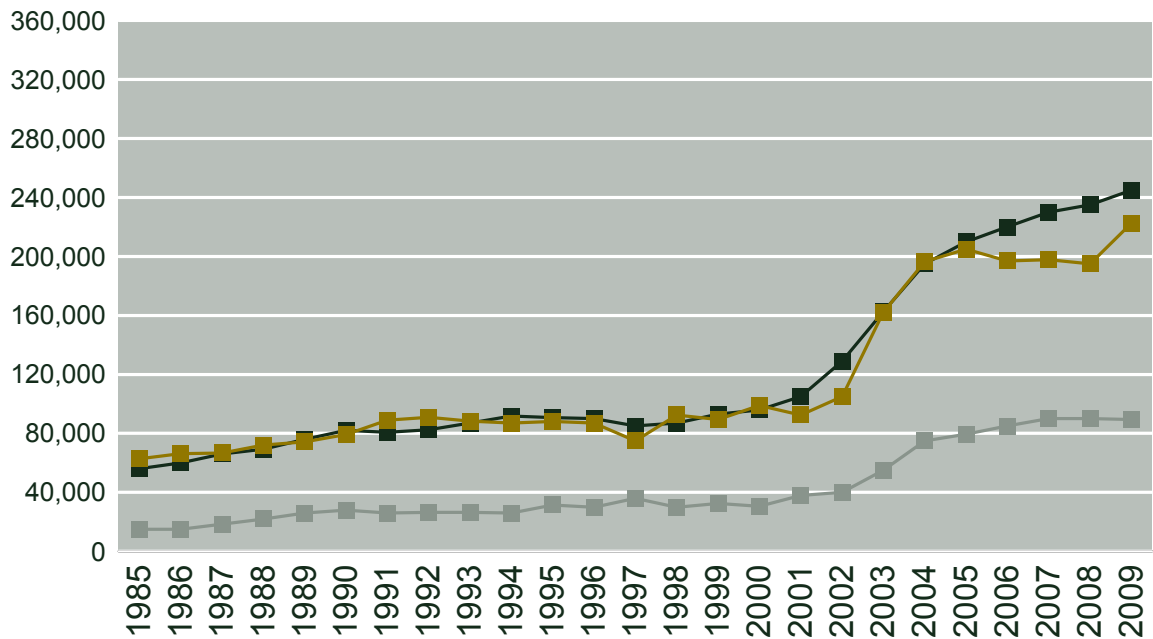
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Childcare	1	456500	456500	NA	NA	ND	ND	NA	NA
Food site	1	520000	520000	NA	NA	ND	266.70<	NA	NA
Office	3	1990000	1020000	NA	NA	ND	106.00<	NA	NA
Office bld	1	465000	465000	NA	NA	76.70	62.00<	NA	NA
Restaurant	2	930000	930000	2371.13	194.00	124.00<	112.60<	194.00	2371.13
Shop	25	1446484	462000	3628.90	179.00	316.00	106.20	410.50	2185.75
Shop centr	1	17650000	17650000	17003.85	1038.00	ND	ND	1038.00	17003.90
Shop/dwell	7	695785	600000	1558.16	277.00	493.80<	104.00<	277.00	1286.10
Store/show	1	750000	750000	NA	NA	555.60<	115.00<	NA	NA
Surgery	1	620000	620000	NA	NA	ND	103.30<	NA	NA
Unspecfd comm	18	1905500	1011200	8885.19	889.50	288.90	77.80	1100.75	4596.96
Vac comm	4	517500	322500	561.08	918.50	153.60<	93.80<	918.50	775.72
Industrial									
Factory	23	768125	702500	522.57	2105.00	385.20	147.90	5670.67	125.21
Unspecfd ind	3	962911	976234	665.22	2067.00	250.30<	121.50<	2067.00	665.22
Vac ind	2	600000	600000	NA	NA	827.60<	104.30<	NA	NA
Ware/show	2	1086000	1086000	NA	NA	ND	8.00<	NA	NA
Warehouse	9	1736166	535000	800.45	3983.00	310.10<	151.40	3983.00	864.30
Residential									
Dual occ	7	421571	370000	625.00	696.00	ND	112.10	696.00	625.00
Flat/unit	675	332474	307500	884.70	432.00	361.80	104.20	432.00	815.97
House	1344	514973	483500	959.39	493.50	345.20	107.20	561.12	970.19
House new	32	431732	392500	1087.15	319.00	345.60<	97.80	312.00	1355.82
Retirement	25	306921	292500	NA	NA	296.10	102.40	NA	NA
Road/laneway	9	10990	5040	107.24	50.00	ND	60.90<	36.67	85.95
Subdivisn	1	2585000	2585000	596.45	4334.00	361.10<	184.60<	4334.00	596.45
Terrace	13	499180	475000	2076.83	260.50	ND	97.10<	268.50	1901.52
Townhouse	218	336671	317250	NA	NA	280.40<	103.20	NA	NA
Unspecfd res	8	297125	302500	2000.00	261.00	285.40	97.00	254.67	1160.99
Vac other	2	23821	23822	49.22	460.00	ND	ND	460.00	49.22
Vac Res A	78	298896	315000	571.43	588.00	416.30	111.70	647.00	512.19
Vac Res C	1	80000	80000	8.21	9744.00	140.40<	ND	9744.00	8.21

MUNICIPALITY TOTALS

Industrial Total	39					Industrial Total Prices			\$39,553,121
Residential Total	2,413					Residential Total Prices			\$1,049,369,948
Commercial Total	65					Commercial Total Prices			\$105,693,101
All Sales Total	2,517					All Sales Total			\$1,194,616,170

EAST GIPPSLAND SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	619	56,000	62,219	42	62,750	61,638	800	15,000	17,092
1986	576	60,000	67,112	66	66,250	70,116	621	15,000	20,238
1987	618	66,000	75,573	76	66,750	88,932	567	18,500	22,834
1988	788	69,250	77,557	82	72,000	87,209	588	22,000	27,943
1989	767	76,000	91,219	108	74,250	93,900	681	26,000	32,402
1990	567	82,000	89,836	82	79,250	86,124	509	28,000	34,443
1991	511	80,750	90,676	65	89,000	95,133	410	26,000	31,247
1992	549	82,500	90,357	74	91,000	104,892	413	26,500	33,967
1993	605	87,000	100,859	84	88,250	102,260	484	26,500	31,859
1994	622	91,750	103,777	113	87,000	90,265	497	26,000	30,101
1995	590	90,750	103,881	73	88,000	99,668	317	31,500	40,979
1996	558	90,000	103,482	100	87,000	99,125	307	30,000	42,233
1997	596	85,000	100,958	87	75,000	84,422	304	36,000	46,404
1998	646	87,000	103,401	85	92,500	110,044	248	30,000	45,217
1999	739	93,000	108,232	80	89,500	103,018	244	32,500	38,813
2000	890	96,000	112,918	115	99,000	125,163	266	30,500	38,970
2001	1,121	105,000	122,175	163	92,500	108,920	505	38,000	45,090
2002	1,315	129,000	146,360	211	105,000	134,405	829	40,000	49,578
2003	1,238	162,500	181,591	220	162,000	203,524	858	55,000	63,362
2004	867	195,000	214,796	154	196,500	246,819	412	75,000	76,156
2005	844	210,000	234,578	125	205,000	250,078	350	79,500	84,382
2006	810	220,000	239,656	129	197,000	242,092	371	85,000	93,582
2007	981	230,000	261,634	110	197,750	254,073	317	90,000	101,822
2008	727	235,000	271,725	151	195,000	220,109	291	90,000	101,418
2009	115	245,000	253,696	19	222,660	277,113	40	89,501	91,020

Statistics for 2009 are based on a small number of sales and are preliminary only.

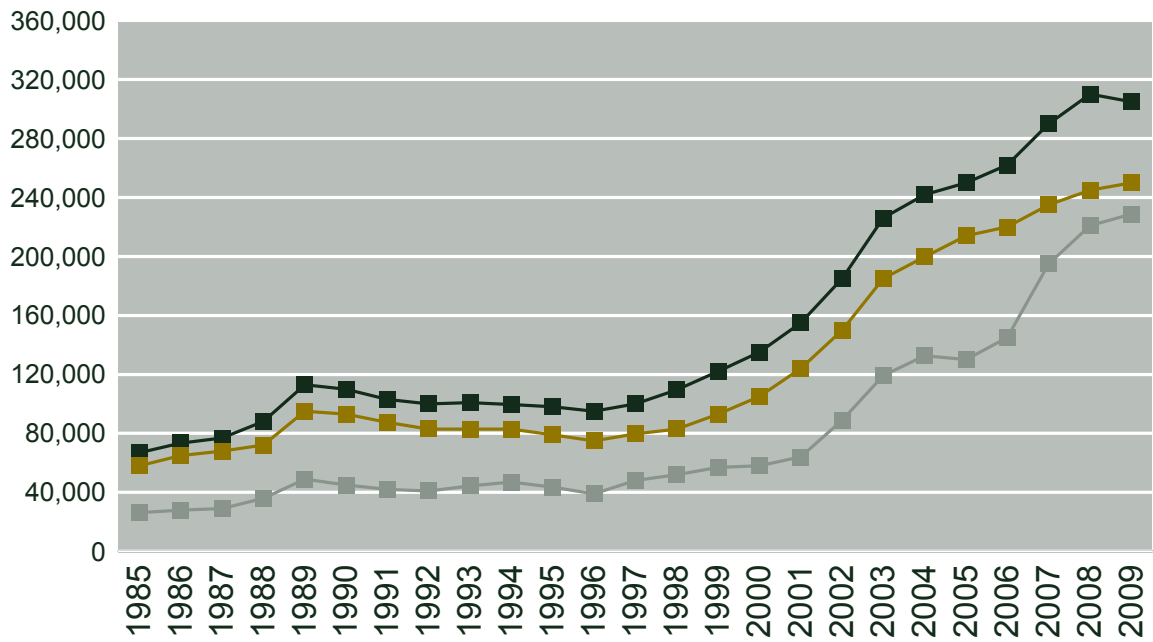
EAST GIPPSLAND SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hospital	3	93266940	93266940	3289.84	28350.00	ND	ND	24376.70	3826.07
Motel	1	2000000	2000000	NA	NA	571.40<	256.40<	NA	NA
Office	4	537250	596500	1810.53	475.00	ND	113.60<	475.00	1810.53
Office bld	1	391000	391000	1249.20	313.00	130.30<	ND	313.00	1249.20
Shop	17	382884	425000	1445.41	426.00	250.00<	140.00<	426.00	1437.79
Shop/dwell	1	180000	180000	NA	NA	85.70<	58.50<	NA	NA
Store/show	3	550000	650000	193.48	2515.00	204.00<	216.70<	2515.00	198.81
Unspecfd comm	15	549833	450000	121.50	1605.00	312.50	80.30	5586.56	113.47
Vac comm	3	269000	205000	223.84	1539.50	113.40<	93.00<	1539.50	216.63
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	400000	400000	94.40	4419.00	381.00<	145.00<	4419.00	90.52
Unspecfd ind	4	233626	195504	35.86	5298.00	149.60<	40.80<	8517.00	31.74
Vac ind	2	231000	231000	232.03	1280.00	545.60<	105.60<	1280.00	232.03
Warehouse	1	375000	375000	17.44	21500.00	ND	165.60<	21500.00	17.44
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	17	261882	235000	352.11	710.00	ND	120.50	1150.33	192.70
Flat/unit	103	217567	190000	1138.85	245.00	255.60	95.40	245.00	1077.55
House	701	271569	233000	371.84	914.50	274.00	101.30	3376.13	87.94
House new	9	302466	315000	671.14	894.00	ND	88.00	842.67	421.28
Retirement	5	207400	210000	NA	NA	ND	110.50<	NA	NA
Road/laneway	5	3800	4000	6.84	585.00	ND	400.00<	585.00	6.84
Townhouse	43	227674	216000	816.67	300.00	240.00<	108.00	300.00	816.67
Unspecfd res	1	410000	410000	91.93	4460.00	611.90<	395.90<	4460.00	91.93
Vac other	3	81333	85000	87.28	802.00	153.20<	70.80<	802.00	87.28
Vac Res A	277	101362	90000	130.54	900.50	257.10	101.60	1000.67	111.10
Vac Res B	6	60083	49000	44.62	2436.50	306.10<	100.00<	2570.33	23.38
Vac Res C	8	134362	130000	26.45	5261.00	325.00	91.40	5759.00	23.33
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	9	438429	284453	17791.06	70.26	266.40<	948.90<	76.51	5730.33
Cereal	3	483333	390000	2701.49	111.05	ND	ND	75.72	6383.45
Dairy	2	210000	210000	11855.74	17.24	ND	ND	17.24	12183.10
Farm land	17	273952	210000	12132.27	46.57	3145.80<	2603.40<	64.55	4243.82
Hobby farm	65	371003	330000	143280.63	2.02	325.00	5413.00<	4.17	89026.30
Hobby fm land	30	155040	120000	83409.87	2.39	402.50	3344.40<	5.23	29642.80
Sheep	4	505275	464300	2948.82	286.63	ND	47.50<	269.20	1876.97
Unspecfd rur	65	328881	250000	7202.22	54.15	104.00	2195.70<	83.15	3955.32
MUNICIPALITY TOTALS									
Industrial Total				9		Industrial Total Prices			\$2,571,507
Residential Total				1,178		Residential Total Prices			\$260,966,324
Commercial Total				48		Commercial Total Prices			\$301,734,357
Rural Total				195		Rural Total Prices			\$62,637,863
All Sales Total				1,430		All Sales Total			\$627,910,051

FRANKSTON CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,070	67,000	73,570	470	58,000	65,881	845	26,200	32,180
1986	1,800	73,500	82,822	433	65,000	73,590	770	28,000	36,295
1987	2,002	76,900	88,529	487	68,000	82,283	826	29,000	37,342
1988	2,751	88,000	103,366	863	72,000	87,257	1,223	35,900	45,197
1989	1,738	113,000	128,734	450	95,000	114,273	707	49,000	57,519
1990	1,424	110,000	123,991	402	93,000	107,169	404	45,000	58,666
1991	1,441	103,000	115,544	369	87,500	96,437	287	42,000	49,457
1992	1,573	100,000	111,510	413	83,000	92,187	380	40,950	48,115
1993	1,560	100,850	111,143	494	82,950	93,518	399	44,500	48,617
1994	1,645	99,500	111,504	442	82,950	86,744	450	47,000	56,195
1995	1,666	98,000	112,784	352	79,000	86,622	445	43,500	54,054
1996	1,740	95,000	107,718	388	75,000	83,174	397	39,000	48,106
1997	2,430	100,000	112,023	477	79,750	86,057	535	48,000	55,097
1998	2,310	109,500	121,065	515	83,000	94,615	511	52,000	63,763
1999	2,848	122,000	134,328	705	93,000	101,105	758	57,000	64,038
2000	2,868	135,000	155,326	728	105,000	116,576	494	58,000	65,132
2001	3,372	155,000	174,917	907	124,000	141,585	1,107	64,000	81,921
2002	3,199	185,000	213,623	902	149,950	164,389	1,042	89,000	114,508
2003	3,327	226,050	254,978	915	185,000	200,154	996	119,250	133,782
2004	2,798	242,000	272,357	744	199,725	219,986	468	132,685	155,498
2005	2,766	250,000	274,691	881	214,000	226,896	409	130,000	144,539
2006	2,725	262,000	297,631	863	220,000	230,556	495	145,000	159,288
2007	3,238	289,950	333,720	1,142	235,000	247,258	380	195,000	199,781
2008	2,300	310,000	349,346	762	245,000	263,627	179	221,000	225,611
2009	286	305,000	340,345	85	249,950	256,165	24	228,650	220,438

Statistics for 2009 are based on a small number of sales and are preliminary only.

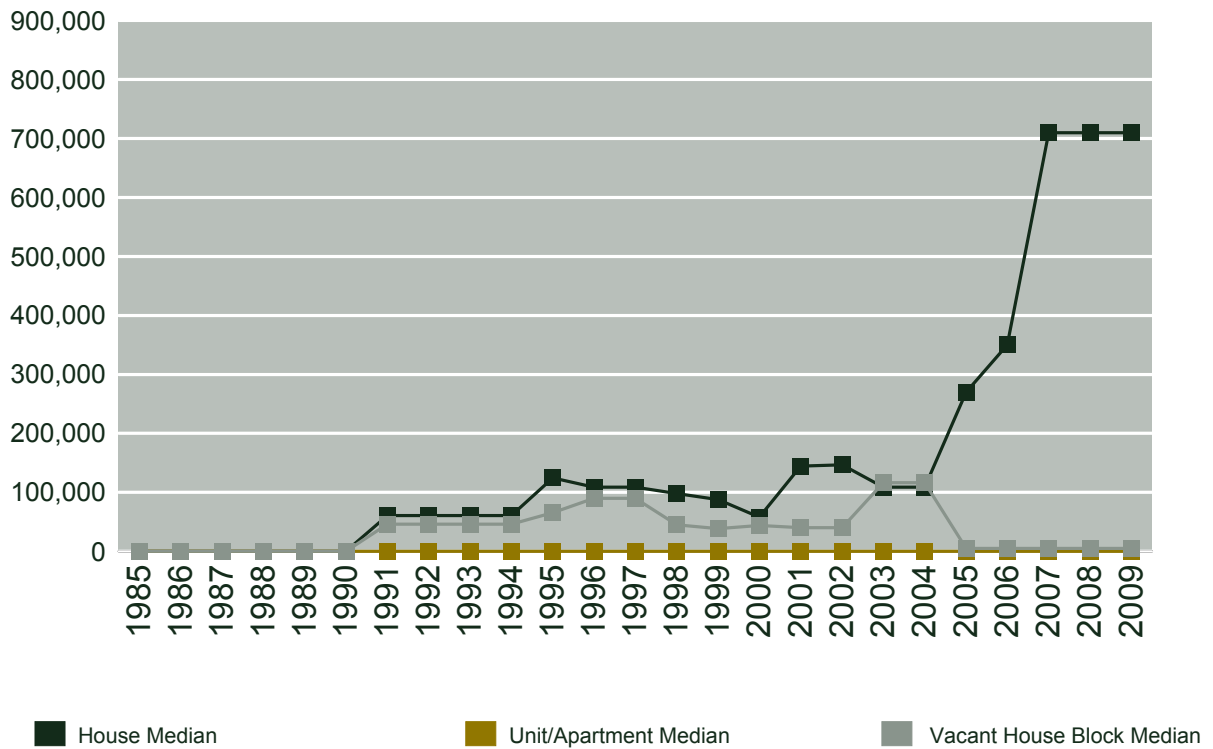
FRANKSTON CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Childcare	2	617500	617500	NA	NA	ND	390.60<	NA	NA
Motel	1	900000	900000	NA	NA	67.60<	ND	NA	NA
Office	7	713014	319000	NA	NA	ND	93.80<	NA	NA
Office bld	2	645000	645000	3399.21	253.00	111.00<	39.50<	253.00	3399.21
Petrol stn	2	3435000	3435000	NA	NA	680.60<	101.00<	NA	NA
Shop	6	754166	302500	1216.22	185.00	194.40<	80.80	185.00	1216.22
Shop/dwell	1	650000	650000	1873.20	347.00	ND	170.40<	347.00	1873.20
Store/show	2	787500	787500	529.10	567.00	392.50<	81.20<	567.00	529.10
Surgey	1	260000	260000	290.50	895.00	ND	56.80<	895.00	290.50
Unspecfd comm	11	1056135	450000	1422.23	1336.50	174.40	52.30	1578.83	600.44
Vac comm	4	668145	629791	208.99	2974.00	999.70<	196.80	2780.33	300.63
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	49	362831	301015	630.95	840.00	136.80	96.00	2960.40	151.47
Unspecfd ind	6	1277776	537350	2566.81	1422.00	223.90<	76.20<	1422.00	2566.81
Vac ind	10	507874	485324	249.55	2072.00	844.00	113.00	2063.20	257.08
Ware/show	3	612333	605000	NA	NA	ND	ND	NA	NA
Warehouse	4	394625	435000	902.59	1198.50	334.60<	146.50<	1198.50	486.23
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	3	1532500	2160000	NA	NA	3388.20	132.50<	NA	NA
Dual occ	2	332700	332700	225.60	1500.00	ND	120.10<	1500.00	225.60
Flat/unit	480	262121	243000	988.37	258.00	305.70	103.90	273.00	799.76
House	2245	349201	310000	419.53	640.00	310.00	107.60	812.09	425.75
House new	50	360581	312500	600.88	717.50	381.90<	94.70	1240.43	328.22
Retirement	16	258250	261500	735.29	408.00	303.00<	110.10	408.00	735.29
Road/laneway	2	5250	5250	26.32	114.00	ND	79.80<	114.00	26.32
Subdivisn	1	2585328	2585328	175.51	14730.00	185.50<	132.60<	14730.00	175.51
Terrace	3	281666	280000	NA	NA	ND	79.10<	NA	NA
Townhouse	266	266669	250000	NA	NA	372.00<	105.30	NA	NA
Unspecfd res	3	438311	380000	NA	NA	19082.60<	122.40<	NA	NA
Vac other	3	50000	50000	NA	NA	50.00<	10.90<	NA	NA
Vac Res A	178	226097	221000	259.32	644.00	460.40	113.20	705.67	348.08
Vac Res C	1	139000	139000	31.68	4388.00	116.90<	ND	4388.00	31.68
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	19	650918	630000	563106.80	1.03	1396.90<	390.20<	1.39	468482.00
Market gdn	1	540000	540000	268656.72	2.01	ND	1114.00<	2.01	268657.00
MUNICIPALITY TOTALS									
Residential Total			3,253			Residential Total Prices			\$1,053,424,851
Rural Total			20			Rural Total Prices			\$12,907,450
Industrial Total			72			Industrial Total Prices			\$33,939,661
Commercial Total			39			Commercial Total Prices			\$36,586,168
All Sales Total			3,384			All Sales Total			\$1,136,858,130

FRENCH ISLAND

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	0	0 *	0 *	0	0*	0*	0	0*	0 *
1986	0	0 *	0 *	0	0*	0*	0	0*	0 *
1987	0	0 *	0 *	0	0*	0*	0	0*	0 *
1988	0	0 *	0 *	0	0*	0*	0	0*	0 *
1989	0	0 *	0 *	0	0*	0*	0	0*	0 *
1990	0	0 *	0 *	0	0*	0*	0	0*	0 *
1991	1	61,000 ^	61,000 ^	0	0*	0*	1	46,000^	46,000^
1992	0	61,000 *	61,000 *	0	0*	0*	0	46,000*	46,000*
1993	0	61,000 *	61,000 *	0	0*	0*	0	46,000*	46,000*
1994	0	61,000 *	61,000 *	0	0*	0*	0	46,000*	46,000*
1995	2	124,500 ^	124,500 ^	0	0*	0*	2	65,750^	65,750^
1996	3	108,691 ^	94,230 ^	0	0*	0*	3	90,000^	75,333^
1997	0	108,691 *	94,230 *	0	0*	0*	0	90,000*	75,333*
1998	1	98,000 ^	98,000 ^	0	0*	0*	3	45,000^	45,000^
1999	4	87,500 ^	109,750 ^	0	0*	0*	4	38,500^	39,375^
2000	5	58,000 ^	87,460 ^	0	0*	0*	5	44,000^	43,500^
2001	2	144,500 ^	144,500 ^	0	0*	0*	2	40,250^	40,250^
2002	4	146,500 ^	138,875 ^	0	0*	0*	0	40,250*	40,250*
2003	5	109,000 ^	155,600 ^	0	0*	0*	2	116,500^	116,500^
2004	0	109,000 *	155,600 *	0	0*	0*	0	116,500*	116,500*
2005	1	270,000 ^	270,000 ^	0	0*	0*	1	5,000^	5,000^
2006	1	350,000 ^	350,000 ^	0	0*	0*	0	5,000*	5,000*
2007	1	710,000 ^	710,000 ^	0	0*	0*	0	5,000*	5,000*
2008	0	710,000 *	710,000 *	0	0*	0*	0	5,000*	5,000*
2009	0	710,000 *	710,000 *	0	0*	0*	0	5,000*	5,000*

Statistics for 2009 are based on a small number of sales and are preliminary only.

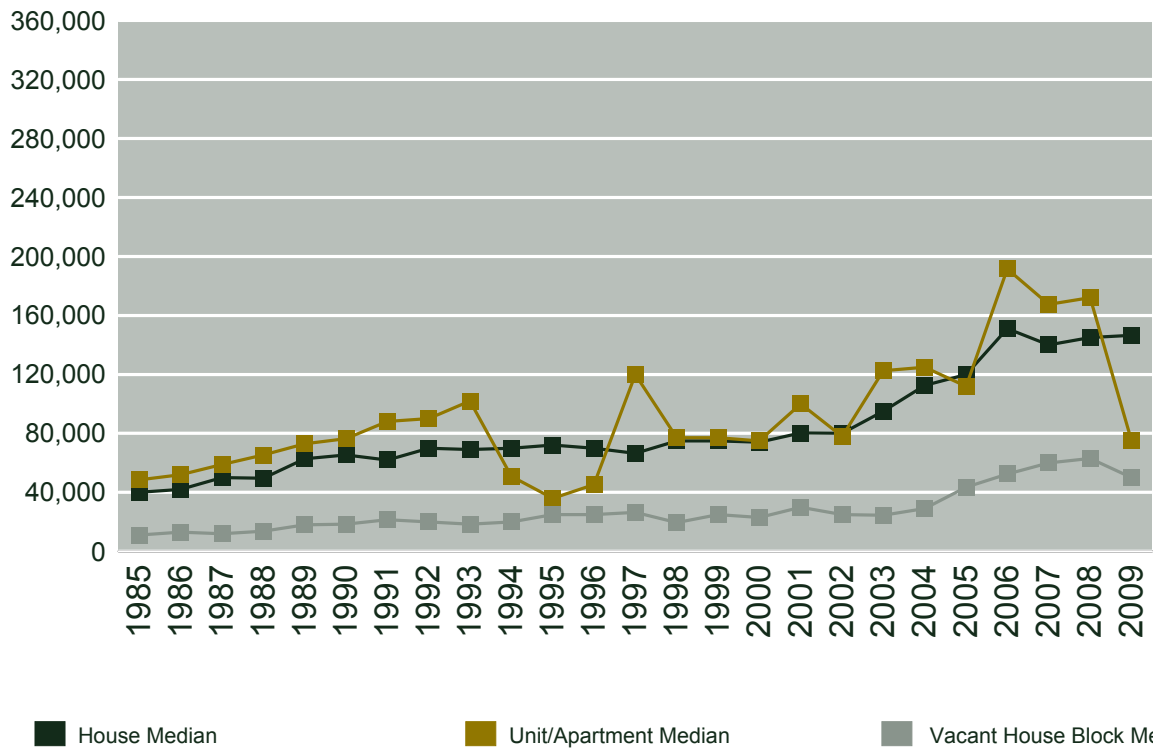
FRENCH ISLAND

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Residential									
Road/laneway	1	2000	2000	NA	NA	ND	ND	NA	NA
				(\$/HA)	(HA)			(HA)	(\$/HA)
Rural									
Farm land	3	218333	250000	7877.89	40.62	ND	ND	77.86	2804.18
Hobby fm land	3	342500	460000	43549.71	12.17	157.00<	87.50<	12.51	27372.30
Unspecfd rur	2	477500	477500	8246.26	89.64	253.70<	10.90<	89.64	5326.86
MUNICIPALITY TOTALS									
Rural Total				8		Rural Total Prices			\$2,637,500
Residential Total				1		Residential Total Prices			\$2,000
All Sales Total				9		All Sales Total			\$2,639,500

GANNAWARRA SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	140	40,000	45,059	13	48,500	45,861	37	11,000	11,383
1986	122	42,050	46,324	7	52,000 [^]	43,885 [^]	55	13,000	16,197
1987	133	50,000	51,781	10	59,000	52,850	60	12,000	16,501
1988	134	49,500	53,123	9	65,300 [^]	63,044 [^]	58	13,600	17,015
1989	134	62,750	69,188	11	73,000	73,381	72	18,000	22,875
1990	140	65,375	74,154	5	76,500 [^]	71,800 [^]	69	18,500	18,874
1991	99	62,000	69,559	3	88,000 [^]	72,000 [^]	48	21,378	21,060
1992	131	70,000	77,950	7	90,000 [^]	93,214 [^]	55	20,000	24,100
1993	132	69,000	76,678	8	101,928 [^]	90,401 [^]	43	18,500	21,555
1994	133	70,000	79,892	18	51,000	56,972	47	20,000	32,182
1995	110	72,000	86,340	6	35,900 [^]	47,468 [^]	30	25,000	44,578
1996	93	70,000	79,464	5	45,333 [^]	49,266 [^]	49	25,000	39,698
1997	142	66,500	93,864	1	120,000 [^]	120,000 [^]	40	26,500	48,776
1998	147	75,000	88,690	5	77,000 [^]	74,900 [^]	34	19,500	41,381
1999	140	75,000	88,811	0	77,000 [*]	74,900 [*]	27	25,000	26,987
2000	153	74,000	86,293	5	75,000 [^]	67,700 [^]	28	22,980	27,653
2001	207	80,250	97,613	12	100,000	103,083	68	30,000	33,157
2002	209	80,000	109,588	8	78,000 [^]	80,875 [^]	89	25,000	30,767
2003	211	95,000	107,678	10	122,500	125,000	68	24,500	33,643
2004	218	112,500	124,368	13	125,000	143,269	76	29,000	29,915
2005	203	120,000	128,678	11	112,000	112,590	61	43,500	45,992
2006	159	151,000	169,802	14	191,500	159,357	43	52,500	55,506
2007	173	140,000	156,235	12	167,500	151,958	51	60,000	69,776
2008	100	145,000	161,978	6	172,000 [^]	151,166 [^]	49	63,000	68,740
2009	18	146,500	143,180	1	75,000 [^]	75,000 [^]	8	50,000 [^]	69,742 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

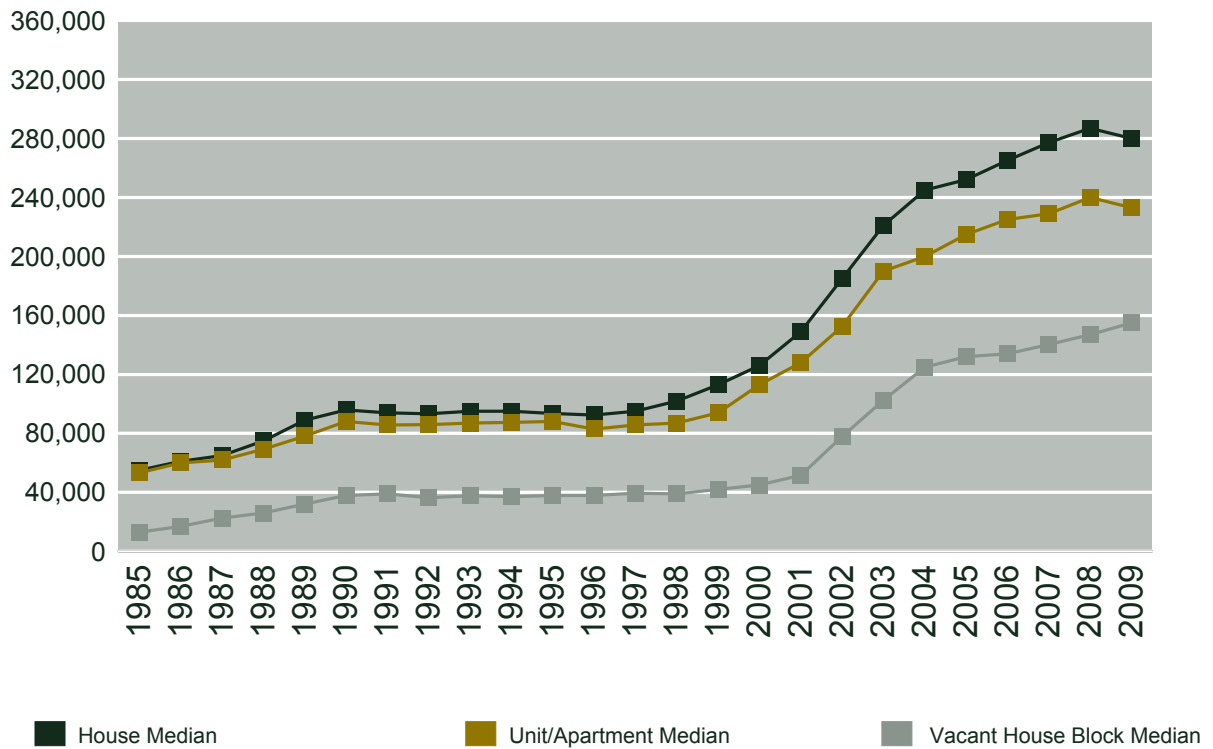
GANNAWARRA SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Church	1	160000	160000	106.67	1500.00	ND	ND	1500.00	106.67
Motel	1	205000	205000	40.94	5007.00	256.20<	53.90<	5007.00	40.94
Shop	2	130000	130000	229.71	653.00	63.40<	45.50<	653.00	229.71
Store/show	1	290000	290000	NA	NA	610.50<	ND	NA	NA
Unspecfd comm	2	410000	410000	329.08	1391.50	248.50	263.40<	1391.50	294.65
Vac comm	2	114375	114375	6.53	9000.00	817.00<	430.50<	9000.00	6.53
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	25779	25779	8.50	3034.00	11.70<	110.90<	3034.00	8.50
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	2	146000	146000	NA	NA	121.70<	88.50<	NA	NA
House	100	161978	145000	118.69	1011.00	218.10	103.60	5190.68	33.67
Retirement	1	75000	75000	NA	NA	ND	44.10<	NA	NA
Road/laneway	2	27225	27225	9.07	3000.00	ND	2722.50<	3000.00	9.07
Townhouse	3	180000	180000	NA	NA	ND	97.40<	NA	NA
Unspecfd res	3	112266	26250	8.75	3000.00	230.40<	27.00<	3000.00	8.75
Vac other	3	18404	9912	4.12	2407.00	ND	22.40<	3172.33	5.80
Vac Res A	40	66741	61670	52.33	974.50	212.70	123.20	1186.90	47.63
Vac Res B	3	131333	130000	57.50	2000.00	650.00<	118.20	2000.00	65.67
Vac Res C	6	50766	50050	11.47	4352.50	ND	87.20<	5100.50	9.95
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Cereal	5	222800	145000	6653.19	59.37	175.10<	1309.60<	104.21	2137.91
Dairy	5	191030	175000	2698.54	64.85	108.30<	157.50<	67.14	2845.08
Farm land	23	290515	151496	9513.89	72.00	1570.00<	1609.80<	111.56	2604.15
Hobby farm	6	221666	195000	29182.59	6.47	96.00<	336.10<	7.15	31022.60
Hobby fm land	5	92360	77000	52723.31	4.59	146.50<	2491.60<	4.18	22116.90
Market gdn	2	1102500	1102500	8121.28	193.11	ND	ND	193.11	5709.18
Piggery	1	615000	615000	65705.13	9.36	ND	ND	9.36	65705.10
Unspecfd rur	60	205066	165672	1281.02	84.93	138.80	842.80<	116.24	1764.24
MUNICIPALITY TOTALS									
Industrial Total				1		Industrial Total Prices			\$25,779
Residential Total				163		Residential Total Prices			\$20,919,544
Commercial Total				9		Commercial Total Prices			\$1,963,750
Rural Total				107		Rural Total Prices			\$25,666,788
All Sales Total				280		All Sales Total			\$48,575,861

GREATER GEELONG CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	3,245	55,000	61,261	336	53,250	57,825	2,337	13,000	16,599
1986	2,931	61,000	69,312	344	60,000	69,714	1,896	17,000	21,471
1987	3,145	65,000	74,251	431	62,000	75,003	1,522	22,500	28,131
1988	3,940	75,000	87,301	608	69,350	89,500	1,999	26,000	31,333
1989	3,199	89,000	103,203	548	78,250	92,351	2,187	32,000	37,950
1990	2,371	95,900	109,571	459	88,000	98,145	1,237	38,000	42,626
1991	2,333	94,000	107,176	446	85,750	99,071	1,097	39,000	43,058
1992	2,567	93,300	105,868	474	86,000	98,168	1,138	36,500	41,773
1993	2,705	95,000	106,584	484	87,000	103,439	1,347	37,650	43,143
1994	2,817	95,000	108,878	548	87,500	102,906	1,379	37,000	45,613
1995	2,636	93,500	108,740	412	88,000	94,691	970	38,000	47,829
1996	2,775	92,500	107,151	489	83,000	92,777	897	38,000	44,109
1997	3,308	95,000	111,998	538	85,750	97,156	1,131	39,500	47,328
1998	3,423	102,000	116,728	553	87,000	101,784	1,522	39,000	46,439
1999	3,989	113,000	129,917	667	94,000	109,135	1,587	42,000	50,896
2000	4,463	126,000	143,551	750	113,000	129,903	1,406	45,000	51,094
2001	5,284	149,000	166,883	947	128,000	145,294	2,313	51,500	58,547
2002	5,008	185,000	207,901	778	152,500	181,405	1,899	78,000	84,609
2003	4,946	221,000	244,214	759	190,000	212,298	1,627	102,500	110,495
2004	4,275	245,000	269,208	919	200,000	231,308	1,047	125,000	129,681
2005	4,126	252,000	283,730	883	215,000	237,723	965	132,000	140,035
2006	4,168	265,000	302,441	869	225,000	258,129	999	134,000	147,077
2007	4,912	277,250	321,137	1,115	229,000	263,421	1,038	140,250	151,003
2008	3,952	287,000	321,988	889	240,000	260,313	819	147,000	154,911
2009	536	280,000	312,674	167	233,000	263,581	103	155,000	162,869

Statistics for 2009 are based on a small number of sales and are preliminary only.

GREATER GEELONG CITY

ANALYSIS OF PROPERTY SALES FOR 2008

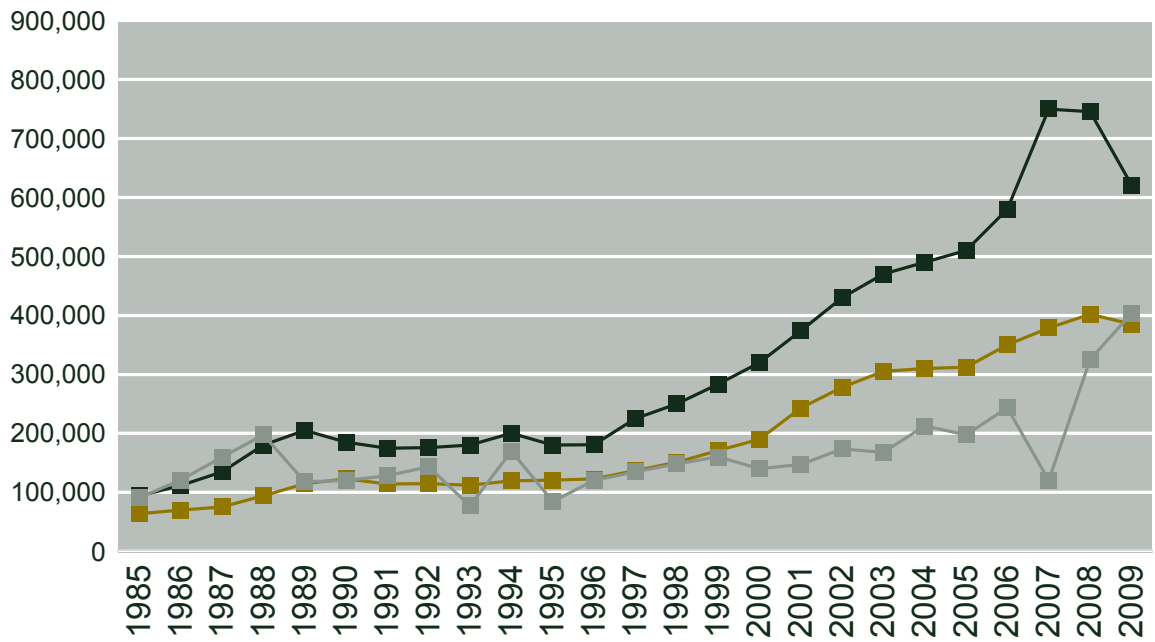
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1605000	1605000	2923.50	549.00	ND	ND	549.00	2923.50
Car park	2	701250	701250	32.95	6146.00	ND	25.50<	6146.00	32.95
Car/bt/tk yd	4	2430000	2455000	396.89	1159.00	ND	1034.00<	1159.00	396.89
Caravan park	2	532850	532850	3.51	421949.50	ND	18.80<	421950.00	1.26
Church	1	330000	330000	NA	NA	ND	67.50<	NA	NA
Hotel	3	2312500	2137500	1363.33	1467.00	419.10<	154.30<	1467.00	1363.33
Office	4	1125875	802500	NA	NA	ND	123.70	NA	NA
Office bld	4	693750	650000	NA	NA	371.40	154.80<	NA	NA
Restaurant	4	345750	422500	3805.31	113.00	90.20<	8.50<	113.00	3805.31
School	1	10000000	10000000	52.41	190799.00	ND	ND	190799.00	52.41
Shop	19	431236	290000	1358.90	181.00	245.00	74.00	192.13	2488.61
Shop/dwell	2	657250	657250	1841.89	604.00	1011.20<	204.70<	604.00	1841.89
Store/show	6	842500	397500	301.39	647.00	259.00<	77.20	851.67	733.07
Surgey	3	239166	192500	454.49	524.50	ND	74.60<	524.50	355.10
Theatre	1	1130000	1130000	NA	NA	ND	205.50<	NA	NA
Unspecfd comm	24	1037440	736282	463.79	1612.50	210.40	99.40	2479.57	376.32
Vac comm	18	340027	307000	742.00	860.50	341.10<	104.20	3155.70	105.00
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	1	435000	435000	NA	NA	ND	ND	NA	NA
Cool store	1	8764431	8764431	120.06	73000.00	ND	ND	73000.00	120.06
Factory	23	722551	362000	470.53	1018.00	404.10	97.80	8277.17	146.92
Unspecfd ind	7	196192	70400	164.04	2699.00	29.30<	19.10	2685.33	80.03
Vac ind	23	259632	209000	152.00	1250.00	390.70	78.90	1452.50	169.09
Ware/show	1	1525000	1525000	616.91	2472.00	ND	516.90<	2472.00	616.91
Warehouse	13	1107923	390000	476.10	1109.00	272.30<	107.90	3077.60	370.61
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	4	895125	898500	NA	NA	705.40	106.30<	NA	NA
Dual occ	4	310250	278000	827.61	335.00	ND	111.90<	335.00	829.85
Flat/unit	546	264507	240000	746.92	363.00	280.00	103.20	396.00	682.45
House	3846	322619	287000	351.01	646.00	302.10	103.80	790.83	430.52
House new	88	292036	260000	364.37	682.00	472.70<	88.00	737.04	457.94
Retirement	25	206104	206000	NA	NA	ND	96.30	NA	NA
Road/laneway	1	30000	30000	NA	NA	ND	860.80<	NA	NA
Subdivisn	3	3973333	2420001	37.74	238500.00	1626.10<	134.40<	247367.00	16.06
Terrace	14	340214	346000	1153.61	311.50	ND	216.20<	364.75	772.45
Townhouse	318	257374	240500	NA	NA	ND	107.00	NA	NA
Unspecfd res	4	210000	90000	NA	NA	92.60<	15.50<	NA	NA
Vac other	6	286071	253750	146.43	22042.00	664.20<	222.40<	22042.00	19.14
Vac Res A	819	154911	147000	179.90	617.00	377.00	104.80	636.44	251.11
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	2	1035000	1035000	55015.10	30.08	1193.60<	6032.30<	30.08	34408.80
Farm land	3	808333	500000	42028.58	35.69	1202.20<	836.40<	46.29	17460.70
Hobby farm	68	777832	600000	439950.79	2.02	384.30	1458.90<	3.15	246916.00
Hobby fm land	6	299500	290000	211633.66	2.01	266.20	832.50<	3.20	93720.70
Market gdn	1	1300000	1300000	297007.08	4.38	2773.20<	ND	4.38	297007.00
Unspecfd rur	16	1035454	960000	36430.74	59.50	117.60	6153.90<	65.68	15764.00

MUNICIPALITY TOTALS

Residential Total	5,678	Residential Total Prices	\$1,648,875,914
Commercial Total	99	Commercial Total Prices	\$87,151,766
Rural Total	96	Rural Total Prices	\$77,051,876
Industrial Total	69	Industrial Total Prices	\$49,091,003
All Sales Total	5,942	All Sales Total	\$1,862,170,559

GLEN EIRA CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,155	94,000	115,634	1,059	64,000	72,829	13	91,000	109,823
1986	977	111,500	133,926	879	70,000	78,698	12	120,500	122,750
1987	1,041	135,000	166,185	1,067	75,500	92,541	18	159,600	186,705
1988	1,135	180,000	215,902	1,223	94,000	113,628	9	197,500 [^]	314,444 [^]
1989	778	205,000	249,187	848	115,000	138,937	3	118,000 [^]	840,666 [^]
1990	768	185,000	226,707	847	122,850	136,928	17	120,000	119,205
1991	824	175,000	212,488	714	114,500	122,996	25	128,400	116,948
1992	867	176,000	209,146	774	115,000	128,180	4	143,500 [^]	120,500 [^]
1993	958	180,000	214,523	914	112,000	125,364	7	77,000 [^]	109,928 [^]
1994	976	200,000	229,398	1,059	119,950	133,813	10	170,000	205,634
1995	1,216	180,000	207,870	955	120,500	133,919	32	84,500	126,240
1996	1,498	180,750	208,879	1,274	122,725	134,116	69	120,000	134,547
1997	1,706	225,000	252,400	1,676	137,000	151,806	73	135,000	146,170
1998	1,544	250,000	279,448	1,403	151,000	167,939	40	148,500	175,865
1999	1,532	283,666	324,789	1,497	171,000	188,094	65	160,000	171,952
2000	1,557	320,000	352,484	1,574	190,000	213,257	20	140,000	131,675
2001	1,655	374,000	428,527	1,775	243,000	263,184	34	147,500	173,529
2002	1,582	430,000	477,038	1,499	278,000	303,874	30	174,000	169,028
2003	1,536	470,000	535,232	1,437	305,000	327,148	30	167,750	193,843
2004	1,282	490,000	545,870	1,222	310,000	334,998	10	212,500	192,500
2005	1,475	510,000	582,154	1,462	312,000	335,992	2	197,500 [^]	197,500 [^]
2006	1,532	580,000	651,918	1,453	350,000	367,598	2	243,760 [^]	243,760 [^]
2007	1,589	750,000	848,804	1,798	379,000	416,221	3	120,000 [^]	134,166 [^]
2008	1,114	745,400	836,356	1,178	402,000	428,223	5	325,000 [^]	464,700 [^]
2009	82	621,000	671,520	102	385,000	427,479	2	403,500 [^]	403,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

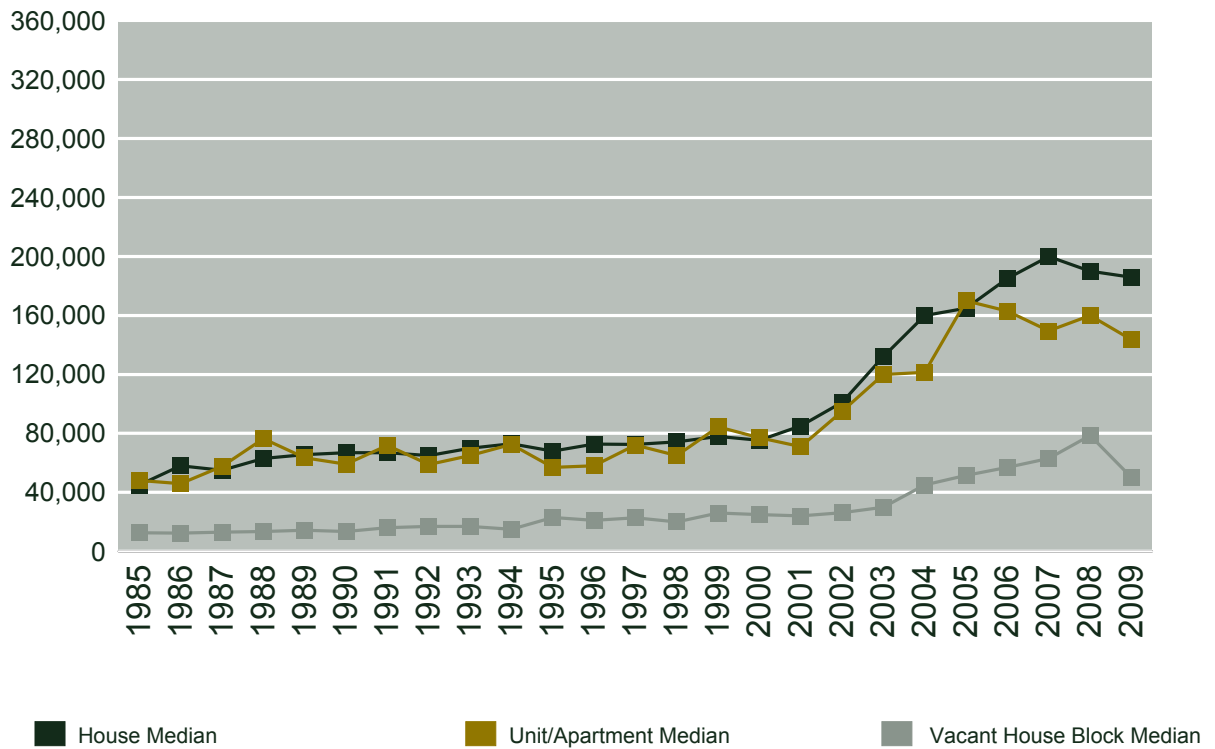
GLEN EIRA CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1250000	1250000	NA	NA	ND	ND	NA	NA
Car/bt/tk yd	1	5000000	5000000	1730.10	2890.00	ND	1162.80<	2890.00	1730.10
Childcare	1	150000	150000	NA	NA	ND	ND	NA	NA
Church	2	1450500	1450500	NA	NA	ND	45.30<	NA	NA
Food site	1	900000	900000	NA	NA	ND	ND	NA	NA
Func room	2	1434250	1434250	269.18	4458.00	ND	ND	4458.00	269.18
Office	7	993700	685000	NA	NA	ND	100.40<	NA	NA
Office bld	1	4835000	4835000	NA	NA	1137.60	355.50<	NA	NA
Petrol stn	2	1825000	1825000	NA	NA	1848.40<	149.60<	NA	NA
Shop	17	675088	500000	3447.00	217.00	294.10	76.50	260.00	2587.18
Shop/dwell	5	480800	401500	2093.93	214.50	236.20<	70.40<	214.50	2074.59
Store/show	4	2612500	3000000	1779.36	1686.00	747.60<	600.00<	1686.00	1838.67
Unspecfd comm	12	3683583	2111500	6759.74	1361.00	454.10	158.70	1684.60	3674.46
Vac comm	3	1423000	1900000	594.46	8460.00	952.40<	402.10<	8460.00	241.67
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	1048546	827092	843.34	918.00	295.90	142.60<	918.00	843.34
Warehouse	1	698500	698500	NA	NA	ND	ND	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	3810000	3810000	NA	NA	3810.00	184.80<	NA	NA
Dual occ	17	668000	662000	1350.60	447.00	1225.90<	130.60	447.00	1283.00
Flat/unit	879	409069	380000	NA	NA	277.40	105.40	NA	NA
House	1071	841618	750000	3660.57	601.00	333.30	99.20	695.04	1319.86
House new	16	807062	787500	994.85	583.00	ND	137.40<	562.71	1531.35
Retirement	15	337660	380000	NA	NA	ND	138.20	NA	NA
Road/laneway	4	6087	6350	244.44	45.00	ND	55.80<	45.00	244.44
Subdivisn	3	1750000	1900000	2745.10	510.00	189.10<	ND	510.00	2745.10
Terrace	10	605900	597500	2472.92	277.00	ND	115.90	294.33	2278.60
Townhouse	284	492289	455500	2456.83	252.50	276.90<	103.80	252.50	2465.35
Unspecfd res	4	293787	246500	NA	NA	218.20<	55.10<	NA	NA
Vac Res A	5	464700	325000	NA	NA	240.70	270.80<	NA	NA
MUNICIPALITY TOTALS									
Commercial Total				59		Commercial Total Prices			\$101,312,902
Industrial Total				5		Industrial Total Prices			\$4,892,684
Residential Total				2,309		Residential Total Prices			\$1,448,731,567
All Sales Total				2,373		All Sales Total			\$1,554,937,153

GLENELG SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	322	45,000	48,391	27	48,000	54,318	124	12,500	13,758
1986	275	58,000	57,659	10	46,000	49,550	127	12,300	14,870
1987	349	55,000	58,257	11	57,500	54,227	118	13,000	16,856
1988	432	63,000	65,864	33	76,500	89,542	157	13,500	17,543
1989	313	65,700	68,234	21	63,500	81,529	122	14,250	20,600
1990	278	67,000	68,676	17	59,085	97,827	113	13,500	17,081
1991	272	67,000	71,815	16	71,950	73,413	53	16,000	20,904
1992	277	65,000	70,603	22	59,000	56,893	85	17,000	26,274
1993	323	70,000	76,485	27	65,000	69,722	89	17,000	23,263
1994	314	73,000	80,202	20	72,500	77,010	112	15,000	22,873
1995	320	68,000	86,311	17	57,000	61,453	109	23,000	36,110
1996	240	72,750	84,321	18	58,000	62,972	84	21,000	40,130
1997	291	72,500	84,627	13	72,000	65,726	81	22,828	45,161
1998	322	74,250	90,220	12	65,000	66,125	70	20,000	54,229
1999	331	78,000	96,385	16	84,500	163,656	69	26,000	31,216
2000	382	75,250	91,850	13	77,000	90,884	100	25,000	27,805
2001	453	85,000	101,245	28	71,000	92,303	189	24,000	31,957
2002	496	101,000	115,695	33	95,000	118,818	260	26,250	34,972
2003	433	132,000	144,812	31	120,000	112,919	202	30,000	38,950
2004	376	160,000	174,200	32	121,500	180,828	162	45,000	46,902
2005	388	165,000	178,278	31	170,000	205,178	150	51,500	56,144
2006	420	185,000	199,597	33	163,000	205,787	120	57,000	62,522
2007	397	200,000	214,254	42	149,500	164,611	112	63,000	71,582
2008	354	190,000	208,601	28	160,000	156,426	67	78,500	80,074
2009	59	186,000	211,211	4	143,500 [^]	138,812 [^]	10	50,000	50,650

Statistics for 2009 are based on a small number of sales and are preliminary only.

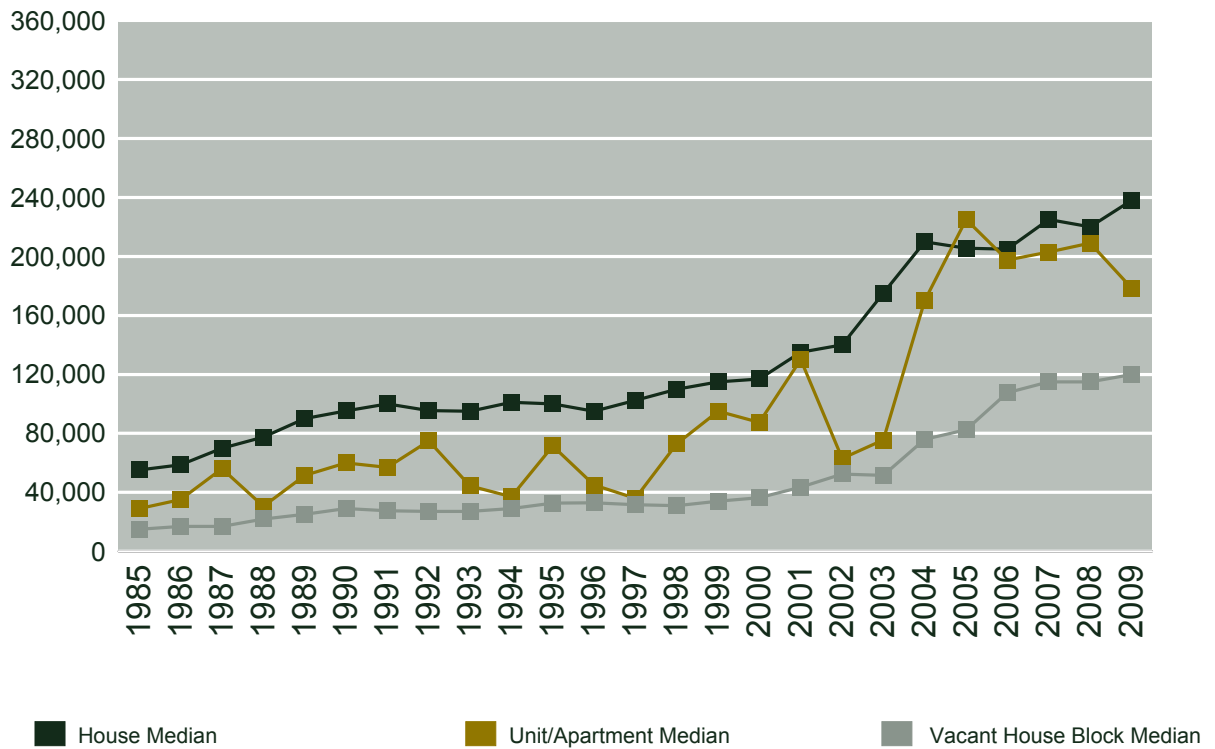
GLENELG SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	1	81000	81000	NA	NA	ND	ND	NA	NA
Shop	2	327750	327750	NA	NA	2185.00<	363.90<	NA	NA
Shop/dwell	1	395000	395000	NA	NA	ND	ND	NA	NA
Store/show	2	227150	227150	1543.86	228.00	ND	66.60<	228.00	1543.86
Unspecfd comm	3	313158	169475	590.91	1100.00	123.00	74.20<	1100.00	590.91
Vac comm	3	203000	67000	1760.80	301.00	268.00<	20.30<	301.00	1760.80
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	1	235000	235000	58.07	4047.00	ND	ND	4047.00	58.07
Factory	1	800000	800000	197.87	4043.00	1362.60<	191.40<	4043.00	197.87
Unspecfd ind	2	281000	281000	NA	NA	780.70<	114.70<	NA	NA
Vac ind	3	1098497	147492	86.90	13723.00	983.30<	156.40<	13723.00	117.59
Warehouse	1	27000	27000	NA	NA	51.90<	12.20<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	22	163634	165000	NA	NA	229.20	110.70	NA	NA
House	349	209525	190000	183.41	874.50	263.00	95.00	1647.91	121.33
House new	4	136500	80500	115.03	652.00	18.80<	49.70<	905.33	172.68
Retirement	1	169000	169000	NA	NA	ND	ND	NA	NA
Road/laneway	1	25000	25000	12.50	2000.00	ND	631.30<	2000.00	12.50
Terrace	1	174375	174375	NA	NA	ND	ND	NA	NA
Townhouse	5	122200	112000	NA	NA	ND	64.90<	NA	NA
Unspecfd res	1	260000	260000	65.11	3993.00	6590.90<	74.30<	3993.00	65.11
Vac other	3	108500	135000	121.65	1233.00	ND	67.50<	1434.00	75.66
Vac Res A	56	80651	78500	109.65	818.50	314.00	125.60	1252.75	60.72
Vac Res B	6	63666	61500	39.38	2044.50	461.00<	84.80<	2253.00	28.26
Vac Res C	5	93300	100000	24.44	4091.00	ND	249.60<	5967.60	15.63
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	13	396044	200000	5252.63	39.98	309.70	569.70<	77.12	5135.17
Dairy	6	1682326	612684	53139.19	81.09	3772.60<	2853.90<	70.73	23784.60
Farm land	10	754474	226872	6567.52	41.81	202.90<	981.80<	103.29	7304.23
Hobby farm	32	298281	253000	49905.78	3.99	145.50<	744.80<	4.61	64641.50
Hobby fm land	15	99950	95000	29411.76	3.40	199.90<	1261.80<	5.55	18003.40
Sheep	8	627433	469402	7153.07	68.44	939.90<	217.40<	63.82	9831.20
Unspecfd rur	57	778379	270000	10313.12	40.24	388.30	2864.70<	83.84	9284.22
MUNICIPALITY TOTALS									
Commercial Total				12		Commercial Total Prices			\$3,134,275
Industrial Total				8		Industrial Total Prices			\$4,919,492
Residential Total				454		Residential Total Prices			\$84,200,281
Rural Total				141		Rural Total Prices			\$83,218,651
All Sales Total				615		All Sales Total			\$175,472,699

GOLDEN PLAINS SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	138	55,250	59,542	6	29,000 [^]	30,916 [^]	160	15,000	15,218
1986	158	58,750	66,248	7	35,000 [^]	37,642 [^]	206	17,000	17,937
1987	187	70,000	70,236	5	56,000 [^]	48,080 [^]	161	17,000	22,427
1988	190	77,500	84,145	10	30,500	35,150	207	22,000	23,978
1989	190	90,000	92,035	8	51,500 [^]	53,812 [^]	198	25,250	28,688
1990	152	95,250	97,428	3	60,000 [^]	62,333 [^]	142	29,000	31,851
1991	128	100,000	100,850	10	57,000	67,536	116	27,500	33,415
1992	170	95,500	98,295	11	75,000	71,272	131	27,000	30,946
1993	192	95,000	100,814	10	44,500	46,650	156	27,000	31,536
1994	189	101,000	106,266	3	37,000 [^]	50,166 [^]	193	29,000	34,312
1995	215	100,000	115,933	7	71,500 [^]	74,185 [^]	132	32,750	43,326
1996	181	95,000	103,510	3	45,000 [^]	53,500 [^]	131	33,000	37,305
1997	218	102,500	107,500	5	36,000 [^]	52,400 [^]	158	31,650	45,561
1998	216	110,000	111,773	3	73,000 [^]	74,833 [^]	151	31,000	42,014
1999	257	115,000	118,180	5	95,000 [^]	89,200 [^]	153	34,000	40,701
2000	317	117,000	117,121	7	87,500 [^]	76,962 [^]	126	36,500	38,502
2001	310	135,000	133,719	6	129,985 [^]	117,411 [^]	221	43,500	44,554
2002	333	140,000	148,949	5	63,000 [^]	109,250 [^]	356	52,500	50,046
2003	275	175,000	180,800	13	75,500	124,867	216	51,450	57,450
2004	187	210,000	215,062	3	170,099 [^]	190,699 [^]	126	76,000	82,754
2005	176	205,500	220,691	9	225,000 [^]	210,333 [^]	103	82,500	93,602
2006	191	205,000	221,185	6	197,500 [^]	211,333 [^]	94	107,500	104,362
2007	197	225,000	228,926	11	203,000	190,181	132	115,000	104,403
2008	172	220,000	235,367	3	209,000 [^]	177,666 [^]	103	115,000	107,260
2009	23	238,000	245,760	2	178,500 [^]	178,500 [^]	23	120,000	125,956

Statistics for 2009 are based on a small number of sales and are preliminary only.

GOLDEN PLAINS SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

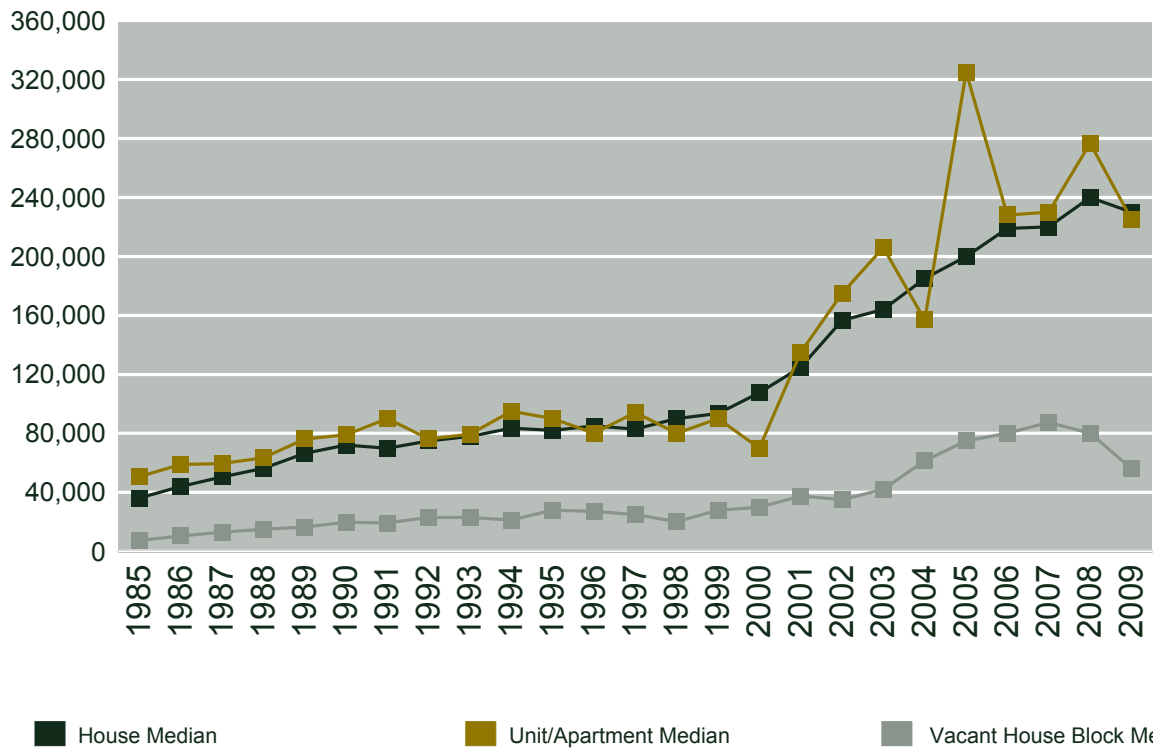
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd comm	2	457500	457500	108.23	5590.00	231.60<	122.20<	5590.00	108.23
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac ind	5	163600	155000	111.05	1522.00	299.60<	73.80<	1522.00	104.47
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	2	162000	162000	NA	NA	450.00<	77.60<	NA	NA
House	167	235988	222500	55.15	3399.00	215.40	98.90	4071.67	66.34
House new	5	214600	172000	15.24	10500.00	401.20<	95.80<	7790.00	33.42
Subdivisn	1	210000	210000	14.69	14300.00	ND	67.50<	14300.00	14.69
Townhouse	1	209000	209000	NA	NA	ND	261.20<	NA	NA
Unspecfd res	1	668000	668000	NA	NA	3737.80<	ND	NA	NA
Vac other	2	188000	188000	NA	NA	998.40<	148.20<	NA	NA
Vac Res A	90	111920	116250	150.28	829.50	365.60	99.20	915.92	94.11
Vac Res B	6	70000	72500	33.92	2051.00	233.90<	72.50<	2139.50	32.72
Vac Res C	7	79285	57500	4.98	7835.00	220.60<	98.40	7255.57	10.93
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	2	605000	605000	7704.54	75.97	ND	ND	75.97	7963.83
Farm land	12	406627	293746	8250.92	48.01	5500.70<	6446.10<	109.89	3700.47
Hobby farm	96	339467	323000	134732.65	2.05	405.20	1642.50<	3.47	97741.20
Hobby fm land	61	148100	118000	25629.08	2.15	116.50	1415.20<	3.59	41306.90
Market gdn	1	495000	495000	1911.71	258.93	ND	ND	258.93	1911.71
Sheep	2	11306250	11306250	12440.18	661.03	57.40<	200.10<	661.03	17104.00
Unspecfd rur	65	362823	235000	14285.71	24.50	163.40	2377.00<	62.05	5847.47

MUNICIPALITY TOTALS

Commercial Total	2	Commercial Total Prices		\$915,000
Residential Total	282	Residential Total Prices		\$53,317,973
Industrial Total	5	Industrial Total Prices		\$818,000
Rural Total	239	Rural Total Prices		\$94,403,570
All Sales Total	528	All Sales Total		\$149,454,543

HEPBURN SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	259	36,200	40,781	2	50,750^	50,750^	157	7,500	10,243
1986	226	44,000	47,231	3	59,000^	61,500^	197	10,500	16,665
1987	259	50,500	55,415	7	59,500^	44,714^	179	13,000	17,247
1988	310	56,250	63,585	1	63,500^	63,500^	201	15,000	22,198
1989	270	66,500	69,388	10	76,300	81,540	205	16,500	20,188
1990	200	72,000	77,567	4	79,000^	93,250^	177	19,800	22,490
1991	200	70,000	76,715	7	90,000^	92,285^	116	19,250	24,483
1992	214	75,000	79,827	8	76,250^	74,125^	107	23,000	29,379
1993	205	78,000	86,481	5	79,500^	88,100^	107	23,000	29,462
1994	249	83,500	99,568	9	95,000^	75,444^	138	21,250	25,595
1995	197	82,000	103,729	11	90,000	71,950	122	28,000	43,130
1996	200	85,000	97,872	5	80,000^	74,500^	91	27,000	34,538
1997	221	83,000	94,211	10	94,175	95,735	109	25,000	34,939
1998	284	90,000	106,065	8	80,000^	78,237^	112	20,250	35,273
1999	289	93,500	106,484	7	90,000^	108,500^	104	28,000	35,290
2000	337	107,500	118,510	17	70,000	89,241	135	29,950	35,057
2001	373	125,000	139,067	16	135,000	143,937	151	37,500	46,117
2002	362	156,750	172,807	20	175,000	178,122	158	35,000	43,834
2003	365	164,000	178,935	20	206,000	267,920	117	42,000	48,573
2004	307	185,000	213,506	11	157,000	180,818	96	61,500	66,082
2005	284	200,000	230,324	21	325,000	352,321	70	75,000	82,422
2006	290	219,000	240,243	18	228,146	274,113	68	80,000	84,865
2007	355	220,000	246,113	43	230,000	254,471	101	87,500	94,000
2008	304	240,000	256,089	23	276,665	257,309	61	80,000	79,056
2009	41	230,000	250,121	5	225,000^	256,700^	6	56,000^	71,750^

Statistics for 2009 are based on a small number of sales and are preliminary only.

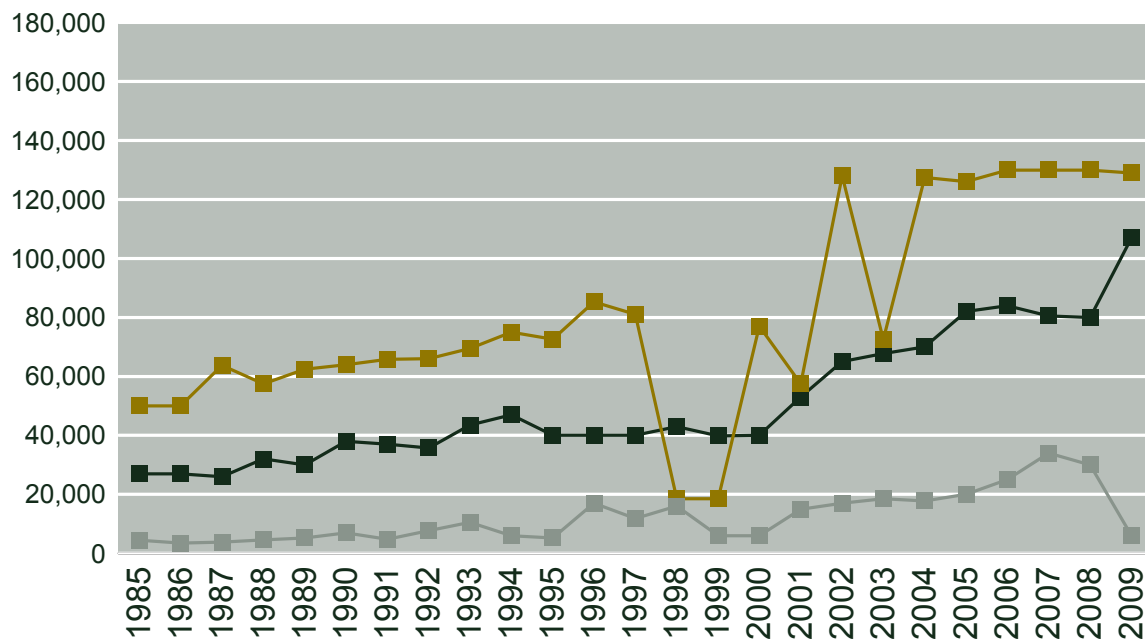
HEPBURN SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	715000	715000	304.64	2347.00	ND	ND	2347.00	304.64
Hotel	3	480400	212000	13.52	7765.00	226.00<	46.40<	7765.00	13.52
Shop	6	613916	487500	291.07	627.00	696.40<	177.80<	627.00	291.07
Theatre	1	900000	900000	NA	NA	ND	64.30<	NA	NA
Unspecfd comm	1	880000	880000	205.99	4272.00	1466.70<	121.50<	4272.00	205.99
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac ind	1	90000	90000	NA	NA	ND	ND	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	3	219166	187500	326.41	337.00	ND	288.50<	337.00	326.41
Flat/unit	15	261194	290000	NA	NA	308.00<	126.10	NA	NA
House	298	256720	240000	172.00	1250.00	289.10	109.00	2339.37	114.99
House new	3	230333	230000	269.75	671.00	1109.20<	104.00	671.00	269.75
Retirement	2	233250	233250	NA	NA	ND	119.00	NA	NA
Townhouse	6	255618	220832	NA	NA	ND	78.20<	NA	NA
Unspecfd res	3	441666	415000	323.98	4157.50	473.40<	411.60<	4157.50	109.44
Vac other	2	87500	87500	NA	NA	ND	361.20<	NA	NA
Vac Res A	53	77178	80000	53.58	1027.50	307.70	86.50	1020.58	62.34
Vac Res B	2	50750	50750	22.00	2290.00	99.50<	128.90<	2290.00	22.16
Vac Res C	6	105083	103750	26.65	4178.00	798.10<	139.80	4831.50	21.75
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	14	453374	235000	5610.80	32.42	972.70<	417.20<	43.33	10462.90
Hobby farm	37	370088	335000	134003.35	4.18	376.60<	2573.00<	5.52	67089.40
Hobby fm land	39	112374	85500	47381.55	4.01	345.30	1153.70<	5.19	21657.20
Unspecfd rur	35	337231	200000	13636.36	11.00	129.60	4515.20<	60.66	5559.51
MUNICIPALITY TOTALS									
Rural Total				125		Rural Total Prices			\$36,226,238
Residential Total				393		Residential Total Prices			\$90,091,922
Commercial Total				12		Commercial Total Prices			\$7,619,700
Industrial Total				1		Industrial Total Prices			\$90,000
All Sales Total				531		All Sales Total			\$134,027,860

HINDMARSH SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	83	27,000	34,398	3	50,000 [^]	50,000 [^]	35	4,500	5,848
1986	73	27,000	31,052	3	50,000 [^]	48,000 [^]	23	3,500	5,639
1987	99	26,000	30,458	2	63,750 [^]	63,750 [^]	21	3,800	13,142
1988	111	32,000	35,819	5	57,500 [^]	61,600 [^]	20	4,600	7,685
1989	112	30,000	34,541	2	62,500 [^]	62,500 [^]	24	5,250	12,512
1990	90	38,000	41,039	1	64,000 [^]	64,000 [^]	23	7,000	8,215
1991	71	37,000	41,785	4	65,750 [^]	63,625 [^]	27	4,750	6,740
1992	92	35,750	42,486	1	66,000 [^]	66,000 [^]	27	7,750	11,518
1993	83	43,500	45,886	4	69,500 [^]	66,750 [^]	21	10,500	24,134
1994	111	47,000	50,242	3	75,000 [^]	60,833 [^]	50	6,000	7,303
1995	107	40,000	48,450	6	72,600 [^]	59,920 [^]	24	5,250	31,922
1996	119	40,000	55,927	6	85,250 [^]	77,203 [^]	51	17,000	44,349
1997	97	40,000	55,941	2	81,000 [^]	81,000 [^]	29	11,860	49,559
1998	87	43,000	53,999	3	18,500 [^]	35,000 [^]	43	16,000	45,627
1999	98	39,875	51,139	0	18,500 [*]	35,000 [*]	28	6,000	11,523
2000	131	40,000	47,236	5	77,000 [^]	66,500 [^]	20	6,000	10,750
2001	125	53,000	63,133	3	57,500 [^]	68,733 [^]	56	15,000	17,035
2002	105	65,000	69,803	1	128,000 [^]	128,000 [^]	40	17,000	20,027
2003	132	67,750	77,341	5	72,500 [^]	85,600 [^]	32	18,500	19,943
2004	127	70,000	79,545	4	127,500 [^]	138,937 [^]	48	17,750	19,804
2005	149	82,000	99,468	5	126,000 [^]	128,800 [^]	44	20,000	26,311
2006	124	84,000	97,780	7	130,000 [^]	145,892 [^]	29	25,000	26,575
2007	108	80,500	100,151	0	130,000 [*]	145,892 [*]	28	34,000	37,410
2008	109	80,000	102,370	0	130,000 [*]	145,892 [*]	23	30,000	32,095
2009	22	107,000	131,363	2	129,000 [^]	129,000 [^]	2	6,000 [^]	6,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

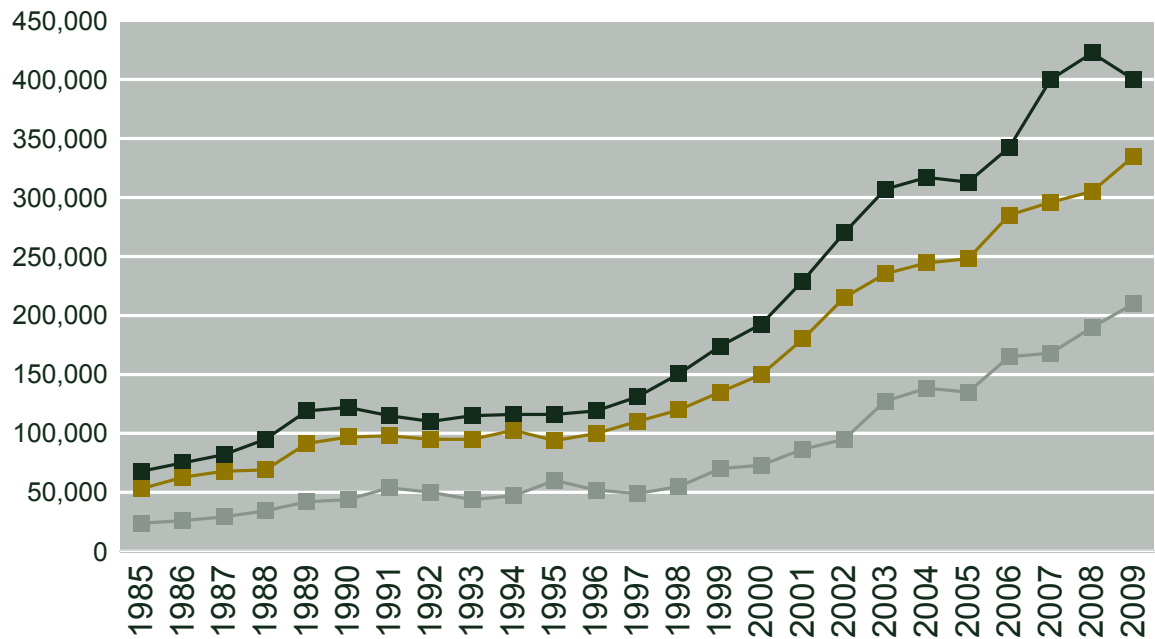
HINDMARSH SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Hotel	2	240000	240000	101.05	2386.50	ND	154.60<	2386.50	100.57
Motel	1	280000	280000	138.48	2022.00	ND	ND	2022.00	138.48
Restaurant	1	32000	32000	NA	NA	ND	15.60<	NA	NA
Shop	6	47916	57500	522.58	155.00	200.80<	88.50<	207.67	223.11
Industrial				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Vac ind	1	25000	25000	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(\$M)			(\$M)	(\$/SM)
House	109	102370	80000	96.55	1009.50	200.00	100.00	1092.56	103.07
Road/laneway	1	5500	5500	NA	NA	ND	275.20<	NA	NA
Unspecfd res	2	87000	87000	19.36	6095.00	ND	529.80<	6095.00	19.36
Vac other	4	10750	4500	3.58	1397.00	50.50<	115.90<	1397.00	2.86
Vac Res A	21	33509	30600	60.01	849.00	256.50	90.00	813.88	44.92
Vac Res B	2	17250	17250	8.27	2147.00	862.50<	64.40<	2147.00	8.03
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Cereal	15	299737	325000	2286.64	142.13	261.80	251.90<	162.46	1845.01
Farm land	5	394901	351862	1235.48	134.51	114.90<	130.10<	156.72	2519.72
Hobby farm	3	145833	135000	54000.00	2.50	1315.80<	363.60<	2.71	53773.40
Orchard	1	2421000	2421000	1483.68	1631.75	ND	ND	1631.75	1483.68
Sheep	1	964153	964153	2446.03	394.17	220.00<	113.70<	394.17	2446.03
Unspecfd rur	21	445568	322620	2817.64	114.50	291.70<	1402.00<	189.16	2355.48
M U N I C I P A L I T Y T O T A L S									
Residential Total			139			Residential Total Prices			\$12,119,084
Rural Total			46			Rural Total Prices			\$19,650,176
Industrial Total			1			Industrial Total Prices			\$25,000
Commercial Total			10			Commercial Total Prices			\$1,079,500
All Sales Total			196			All Sales Total			\$32,873,760

HOBSONS BAY CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,031	68,000	73,807	119	53,000	57,405	511	24,000	25,243
1986	862	75,000	81,450	112	62,750	73,586	329	25,900	28,822
1987	896	82,000	92,409	146	68,000	95,526	341	29,400	33,746
1988	1,182	95,000	108,479	223	69,000	91,825	392	34,500	38,711
1989	811	119,000	133,552	169	91,500	118,768	227	42,000	52,163
1990	687	122,000	139,751	179	97,000	106,519	132	44,000	51,257
1991	717	115,000	131,849	203	98,000	114,150	193	54,000	62,568
1992	777	110,000	125,229	228	95,000	106,565	262	50,000	61,676
1993	836	115,000	129,462	178	95,000	111,805	286	43,750	56,666
1994	910	116,000	135,929	310	102,632	110,471	276	47,250	63,113
1995	990	116,000	132,795	290	94,000	104,269	362	60,000	67,951
1996	1,232	119,000	139,969	328	99,750	118,338	330	52,000	59,501
1997	1,423	131,000	157,001	476	110,000	122,754	532	49,000	66,155
1998	1,465	150,500	184,760	361	120,000	142,290	532	55,000	73,217
1999	1,472	174,000	206,154	408	135,000	157,421	442	70,000	91,856
2000	1,461	192,500	232,994	400	150,000	177,235	209	72,950	92,110
2001	1,674	229,000	277,137	483	180,000	213,043	299	86,500	100,501
2002	1,742	270,000	307,320	427	215,000	246,563	121	95,000	102,867
2003	1,600	307,000	357,507	440	235,250	255,908	141	127,500	137,325
2004	1,287	317,000	365,344	356	244,500	277,054	56	138,268	167,136
2005	1,408	313,000	387,925	454	248,000	283,860	20	135,001	136,905
2006	1,405	342,500	414,554	468	285,000	320,822	57	165,000	186,724
2007	1,648	400,000	494,805	673	296,000	328,034	98	168,000	192,427
2008	1,195	422,500	501,338	425	305,000	349,319	40	190,000	246,550
2009	119	400,000	459,708	38	335,000	437,070	3	210,000 [^]	245,966 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

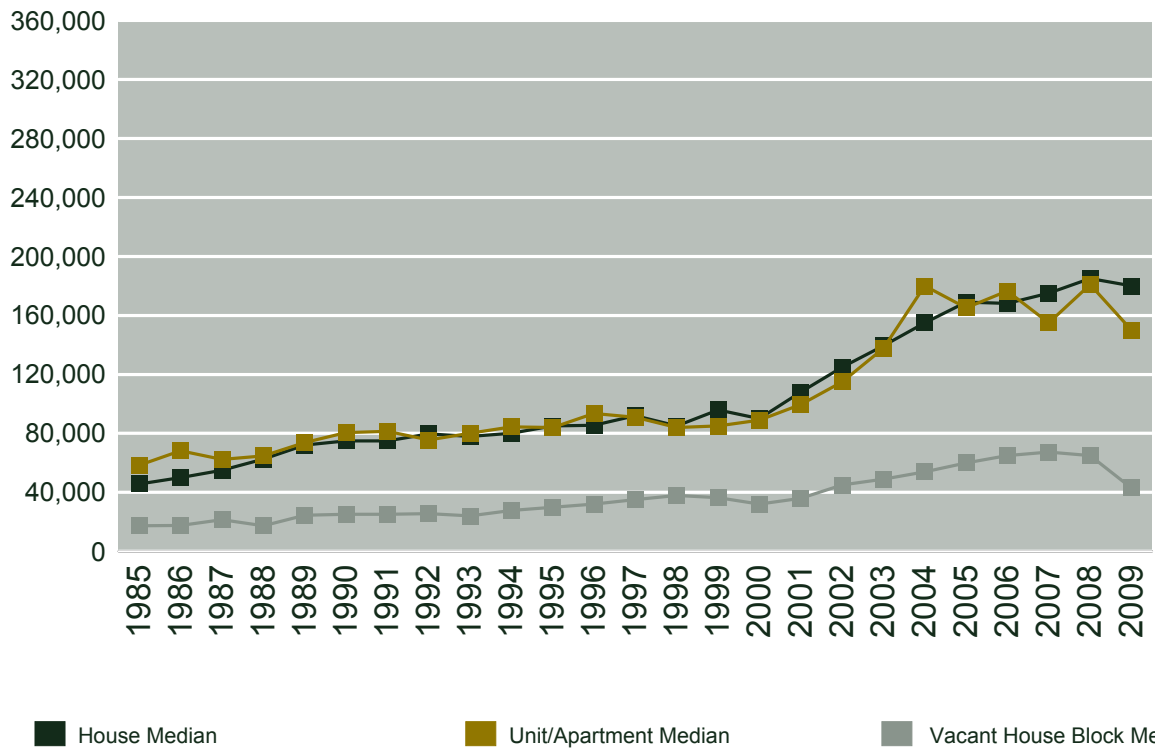
HOBSONS BAY CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	2	670000	670000	NA	NA	ND	346.40<	NA	NA
Petrol stn	1	14742564	14742564	NA	NA	ND	3276.10<	NA	NA
Restaurant	2	685000	685000	2048.78	205.00	76.10<	ND	205.00	2048.78
Shop	7	828500	736000	2516.89	296.00	736.00<	120.40	296.00	2516.89
Shop/dwell	2	845000	845000	1553.09	631.00	283.80<	207.60<	631.00	1553.09
Store/show	1	700000	700000	80.79	8664.00	383.60<	16.90<	8664.00	80.79
Unspecfd comm	6	3834113	2015000	1267.73	2256.00	575.80	192.00	14452.00	263.38
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	16	1043709	409500	1575.24	1385.00	190.00<	93.10	2812.50	421.51
Unspecfd ind	2	908350	908350	NA	NA	336.40<	326.60<	NA	NA
Vac ind	4	355482	218464	154.02	1587.00	178.50	109.20	1587.00	154.02
Warehouse	7	1782168	1500000	1190.00	1490.50	245.90<	174.80<	1541.50	774.99
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	9	372111	390000	1211.44	275.00	ND	116.20	275.00	1227.27
Flat/unit	314	340663	296750	809.09	330.00	269.80	103.40	330.00	809.09
House	1156	500790	420500	629.38	519.00	321.00	105.00	560.77	926.90
House new	22	565659	432250	558.71	528.00	804.40<	111.40	475.80	1173.81
Retirement	14	343714	362500	NA	NA	504.50<	128.80	NA	NA
Subdivisn	3	4870575	6061725	337.05	22400.00	ND	239.10<	24110.00	202.02
Terrace	8	549031	586125	2905.98	234.00	ND	149.10<	244.67	2472.75
Townhouse	97	378148	350000	NA	NA	ND	108.10	NA	NA
Unspecfd res	1	445000	445000	NA	NA	224.70<	7840.30<	NA	NA
Vac other	8	32081	32750	52.43	627.00	40.90<	34.60<	627.00	52.43
Vac Res A	40	246550	190000	599.05	477.50	387.80	113.20	452.50	592.43
MUNICIPALITY TOTALS									
Commercial Total				21		Commercial Total Prices			\$48,646,744
Industrial Total				29		Industrial Total Prices			\$32,413,164
Residential Total				1,672		Residential Total Prices			\$772,735,512
All Sales Total				1,722		All Sales Total			\$853,795,420

HORSHAM RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	286	45,750	51,586	43	58,500	56,153	92	17,350	17,371
1986	241	50,000	58,107	33	68,300	66,554	98	17,600	21,750
1987	271	55,100	61,942	39	62,400	73,900	73	21,500	22,823
1988	307	62,500	68,576	38	64,750	71,052	96	17,450	22,363
1989	259	72,000	76,940	50	73,750	85,892	115	24,500	26,993
1990	230	75,000	83,057	37	80,500	86,148	96	25,205	27,698
1991	255	75,000	79,449	29	81,500	88,965	58	25,250	27,339
1992	278	79,750	85,608	35	75,500	79,830	137	25,500	32,884
1993	292	78,000	83,393	25	80,000	87,815	93	24,000	27,175
1994	331	80,000	87,475	41	84,500	83,920	86	27,750	30,721
1995	322	85,000	90,271	29	84,000	78,871	87	30,000	36,557
1996	283	85,500	98,483	33	93,500	91,287	57	32,000	52,334
1997	339	92,000	100,253	34	91,000	87,698	113	35,000	47,733
1998	354	85,000	95,778	49	84,000	85,384	98	37,875	39,598
1999	330	96,000	108,469	41	85,000	87,161	83	36,500	38,366
2000	423	90,000	104,428	53	89,000	95,718	100	32,000	36,416
2001	449	108,000	116,970	72	99,500	108,614	197	36,000	44,520
2002	433	125,000	137,288	61	115,000	113,304	204	45,000	50,051
2003	466	139,500	147,151	66	137,750	146,572	214	49,000	54,957
2004	463	155,000	167,960	61	179,950	190,663	188	54,000	57,869
2005	379	169,000	186,231	50	165,125	176,834	158	60,000	64,079
2006	349	168,200	191,009	50	176,500	187,599	146	65,000	70,834
2007	437	175,000	193,557	47	155,000	167,255	92	67,250	80,283
2008	390	185,000	202,530	52	181,000	185,952	74	65,000	74,417
2009	59	179,950	199,460	13	150,000	195,730	11	42,995	55,813

Statistics for 2009 are based on a small number of sales and are preliminary only.

HORSHAM RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

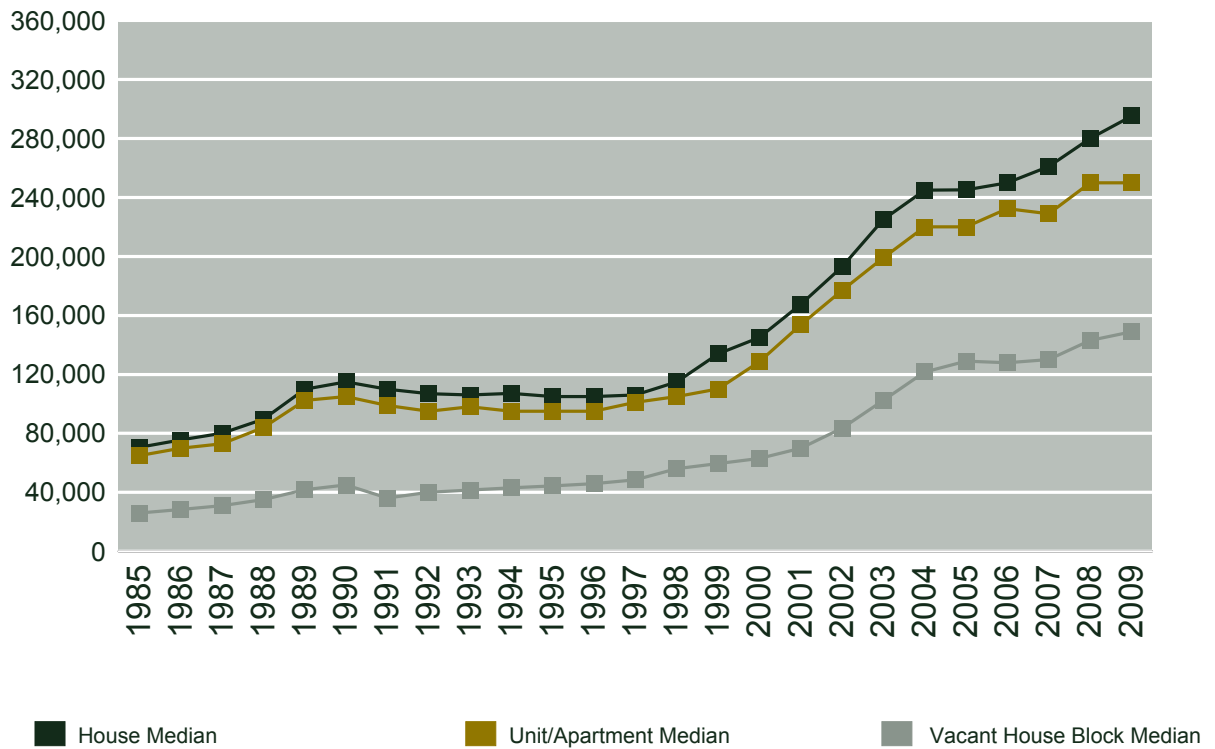
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Food site	1	185000	185000	NA	NA	ND	ND	NA	NA
Hotel	3	306666	150000	NA	NA	ND	ND	NA	NA
Lic grocer	1	8200000	8200000	NA	NA	ND	ND	NA	NA
Motel	1	1240000	1240000	597.88	2074.00	412.60<	ND	2074.00	597.88
Office	1	180000	180000	NA	NA	ND	ND	NA	NA
Shop	1	64000	64000	NA	NA	40.30<	ND	NA	NA
Store/show	1	363000	363000	NA	NA	ND	ND	NA	NA
Unspecfd comm	2	621000	621000	1123.72	881.00	477.70<	113.80<	881.00	1123.72
Vac comm	1	375000	375000	92.48	4055.00	1004.00<	ND	4055.00	92.48
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	790000	790000	NA	NA	ND	109.70<	NA	NA
Vac ind	1	62000	62000	7.31	8487.00	351.40<	ND	8487.00	7.31
Ware/show	1	258500	258500	90.07	2870.00	ND	ND	2870.00	90.07
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	45	188134	184000	414.91	402.50	202.00	105.70	402.50	324.22
House	386	202707	185000	335.30	842.00	201.00	105.80	1318.51	165.89
House new	4	185500	189000	366.20	852.00	514.30<	80.40<	854.33	269.22
Road/laneway	2	3630	3630	1.20	12139.50	ND	55.80<	12139.50	0.30
Subdivisn	1	250000	250000	6.58	38000.00	500.00<	135.10<	38000.00	6.58
Townhouse	7	171928	162500	NA	NA	ND	123.10	NA	NA
Vac other	3	54983	2475	1.75	1424.50	ND	27.50<	1424.50	1.74
Vac Res A	67	75281	65000	79.98	874.00	185.70	99.80	862.21	85.70
Vac Res B	1	100000	100000	31.76	3149.00	241.20<	190.50<	3149.00	31.76
Vac Res C	6	60500	72500	3.71	4043.50	238.00<	79.50	4434.50	13.64
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	300000	300000	150000.00	2.00	ND	ND	2.00	150000.00
Cereal	15	361124	295363	2965.09	109.30	193.50	132.80<	135.64	2662.35
Farm land	11	381299	307000	4538.73	67.64	243.00<	539.10<	126.18	3022.00
Hobby farm	22	295659	251250	85740.24	3.21	188.90<	1653.60<	5.80	51001.30
Hobby fm land	16	173987	137500	42518.75	4.00	160.20	3868.90<	6.38	27263.00
Sheep	1	725000	725000	17554.48	41.30	2943.00<	664.90<	41.30	17554.50
Unspecfd rur	30	327948	183651	3623.59	61.97	71.20	1006.70<	73.77	4445.60

MUNICIPALITY TOTALS

Rural Total	96					Rural Total Prices	\$29,762,919
Residential Total	522					Residential Total Prices	\$94,585,613
Commercial Total	12					Commercial Total Prices	\$12,769,000
Industrial Total	4					Industrial Total Prices	\$1,900,500
All Sales Total	634					All Sales Total	\$139,018,032

HUME CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,629	70,500	73,572	173	65,000	73,148	1,299	26,000	32,897
1986	1,533	75,500	82,612	198	70,000	77,463	1,112	28,500	39,456
1987	1,546	80,000	89,537	242	73,000	80,255	1,146	31,000	43,505
1988	2,171	89,700	100,634	413	84,000	116,441	1,778	35,000	48,451
1989	1,596	110,000	120,731	383	102,500	120,452	1,489	41,900	55,673
1990	1,388	115,000	126,506	285	105,000	121,480	1,049	45,000	52,846
1991	1,379	110,000	118,194	259	99,000	105,170	1,278	36,120	41,997
1992	1,435	107,000	115,913	240	95,000	110,559	1,283	40,000	44,996
1993	1,554	106,000	115,109	314	98,000	117,123	1,319	41,500	48,819
1994	1,594	107,125	113,810	302	95,000	109,681	1,284	43,000	50,648
1995	1,611	105,000	113,760	219	95,000	122,339	935	44,500	53,277
1996	1,499	105,000	114,733	195	95,100	115,493	790	46,000	55,226
1997	1,936	106,000	118,672	251	101,000	131,215	1,141	48,445	57,928
1998	1,956	115,000	125,632	279	105,000	117,738	1,377	56,000	66,071
1999	2,186	134,000	148,716	279	110,100	115,151	2,176	59,480	65,204
2000	2,349	145,000	161,920	301	128,500	133,894	1,380	63,000	67,023
2001	2,812	167,500	184,100	374	153,750	161,222	2,271	69,950	75,187
2002	2,779	193,000	214,562	361	177,000	193,383	2,471	83,500	89,714
2003	2,918	225,000	242,533	430	199,000	203,668	2,502	102,500	111,393
2004	2,585	245,000	260,442	405	220,000	234,045	1,496	121,750	126,456
2005	2,641	245,200	266,814	353	220,000	254,118	1,362	129,000	137,486
2006	2,337	250,000	276,946	383	232,500	242,650	1,400	127,901	139,653
2007	2,966	260,920	289,595	531	229,000	245,830	1,619	130,000	138,318
2008	2,874	280,000	305,238	496	250,000	274,302	1,156	143,000	150,042
2009	248	295,250	317,365	57	250,000	247,736	94	149,000	152,454

Statistics for 2009 are based on a small number of sales and are preliminary only.

HUME CITY

ANALYSIS OF PROPERTY SALES FOR 2008

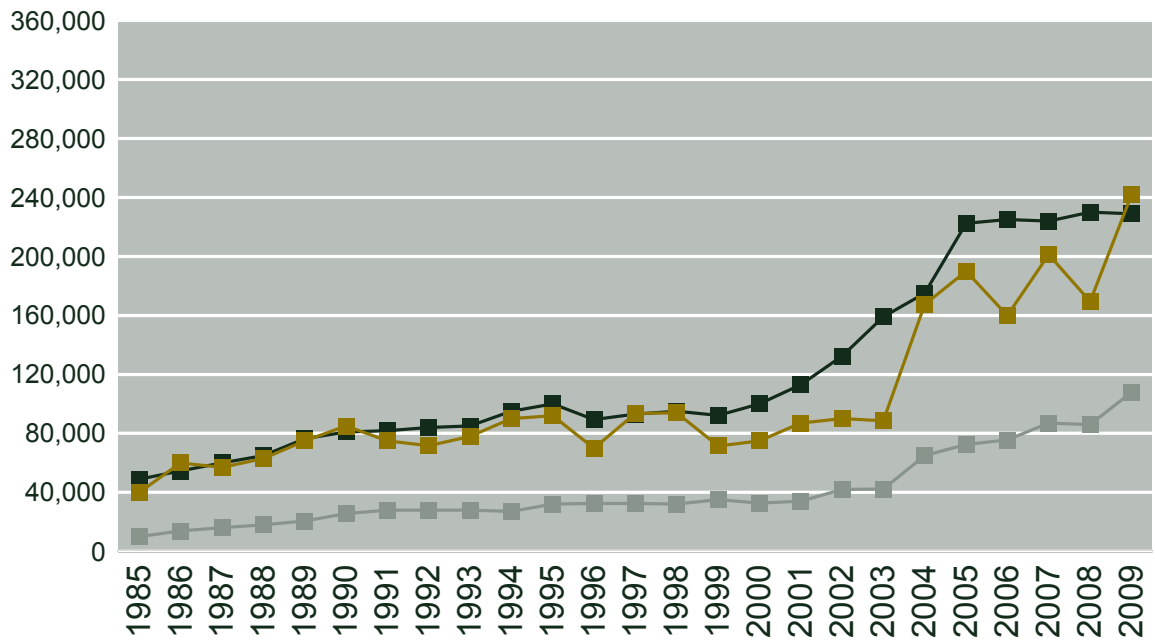
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1450000	1450000	NA	NA	ND	ND	NA	NA
Car park	1	2400000	2400000	NA	NA	ND	ND	NA	NA
Caravan park	1	2600000	2600000	200.00	13000.00	ND	50.30<	13000.00	200.00
Church	2	1032500	1032500	NA	NA	ND	86.00<	NA	NA
Func room	1	2900000	2900000	154.26	18800.00	ND	ND	18800.00	154.26
Hotel	1	3750000	3750000	NA	NA	ND	ND	NA	NA
Motel	1	1100000	1100000	NA	NA	ND	ND	NA	NA
Office	6	406333	483000	NA	NA	ND	179.00<	NA	NA
Office bld	3	1667656	1320000	253.02	2569.00	45.50<	85.20<	2569.00	253.02
Petrol stn	1	4100000	4100000	1328.58	3086.00	907.10<	517.00<	3086.00	1328.58
Shop	14	372366	241500	245.09	858.00	149.10	53.70	756.75	316.20
Shop/dwell	1	1800000	1800000	NA	NA	4346.40<	ND	NA	NA
Store/show	1	573000	573000	NA	NA	48.80<	100.20<	NA	NA
Unspecfd comm	27	1681828	671052	562.90	1555.00	151.60	85.10	1880.50	425.90
Vac comm	23	671610	473000	575.62	1900.00	676.80	102.40	3123.63	254.12
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	1	1650000	1650000	443.91	3717.00	ND	ND	3717.00	443.91
Factory	74	819275	460000	633.56	983.50	200.00	94.20	7521.94	165.51
Unspecfd ind	16	1635296	484686	245.47	7956.00	129.10<	40.80	21154.30	216.16
Vac ind	28	437324	299750	139.99	2293.00	312.40	85.20	2651.00	251.98
Ware/show	8	1934085	575750	164.55	4725.00	ND	17.60<	29891.70	150.91
Warehouse	13	906799	605000	38.81	131100.00	128.70<	168.10	131100.00	38.81
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	5	252300	245000	NA	NA	ND	115.50<	NA	NA
Flat/unit	347	282148	245000	1176.15	238.50	242.60	106.50	303.17	819.68
House	2733	304458	280000	420.83	600.00	264.20	107.80	754.80	407.56
House new	131	325710	313000	625.21	504.00	727.90<	97.90	836.85	389.83
Retirement	25	272740	259000	NA	NA	ND	112.40	NA	NA
Road/laneway	2	1518	1518	NA	NA	ND	13.30<	NA	NA
Subdivisn	5	17562042	11261837	7.13	396800.00	5430.70<	547.80<	419420.00	41.87
Terrace	5	247850	250000	1102.04	245.00	ND	80.80<	245.00	1102.04
Townhouse	124	252660	246250	532.69	413.00	ND	109.20	413.00	532.69
Unspecfd res	6	372082	311500	NA	NA	279.50<	95.00<	NA	NA
Vac other	1	3025	3025	4.65	650.00	23.40	46.40<	650.00	4.65
Vac Res A	1148	149685	143000	413.68	544.50	297.90	110.00	575.22	272.75
Vac Res B	4	183875	186250	86.72	2019.50	202.40	117.20<	2073.00	88.70
Vac Res C	4	218750	212500	50.12	4238.50	248.50	113.30<	5293.25	41.33
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	1	590000	590000	14921.60	39.54	14077.40<	86.50<	39.54	14921.60
Hobby farm	35	714628	640000	545454.55	2.20	1103.60<	10530.00<	5.05	141435.00
Unspecfd rur	9	1351111	925537	25555.56	45.00	94.60	392.20<	57.87	23349.10

MUNICIPALITY TOTALS

Industrial Total	140	Industrial Total Prices	\$127,947,282
Residential Total	4,540	Residential Total Prices	\$1,276,805,889
Commercial Total	84	Commercial Total Prices	\$96,248,512
Rural Total	45	Rural Total Prices	\$37,762,000
All Sales Total	4,809	All Sales Total	\$1,538,763,683

INDIGO SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	123	49,000	53,068	15	40,000	49,133	119	10,000	11,383
1986	149	54,500	57,040	9	60,000 [^]	64,055 [^]	100	13,850	17,023
1987	163	60,000	63,703	7	57,000 [^]	56,000 [^]	94	16,000	19,367
1988	174	65,000	68,022	17	63,000	76,941	114	18,000	24,629
1989	182	76,500	86,951	15	75,000	72,560	136	20,500	25,471
1990	129	81,000	88,240	17	85,000	95,452	86	25,500	34,935
1991	148	81,750	88,741	15	75,000	68,533	74	28,000	29,349
1992	133	84,000	91,257	10	71,750	67,060	61	28,000	31,600
1993	146	85,000	92,545	7	78,000 [^]	82,357 [^]	74	28,000	33,933
1994	163	95,000	107,232	10	90,000	86,500	85	27,000	32,296
1995	146	100,000	107,891	5	92,000 [^]	80,000 [^]	89	32,000	43,594
1996	158	89,500	102,747	14	70,000	66,607	64	32,500	55,502
1997	149	93,000	101,373	10	93,500	137,175	61	32,500	46,137
1998	173	95,000	106,146	8	94,000 [^]	89,750 [^]	75	32,000	45,582
1999	166	92,250	102,202	4	71,500 [^]	72,250 [^]	47	35,000	44,369
2000	207	100,000	107,568	9	75,000 [^]	74,805 [^]	44	32,750	35,417
2001	242	113,000	120,290	14	87,000	89,357	90	34,000	40,987
2002	275	132,500	145,099	24	90,000	101,375	101	42,000	44,692
2003	259	159,000	167,468	9	88,500 [^]	91,944 [^]	128	42,250	47,608
2004	201	175,000	191,169	14	167,500	158,535	84	65,000	73,279
2005	200	222,500	228,519	15	190,000	181,266	80	72,500	75,639
2006	200	225,000	236,952	19	159,950	158,257	55	75,500	81,900
2007	192	224,000	246,558	12	201,250	193,333	51	87,000	97,242
2008	148	230,000	254,089	16	169,500	195,875	47	86,000	90,579
2009	25	229,000	237,010	1	242,000 [^]	242,000 [^]	9	108,000 [^]	107,200 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

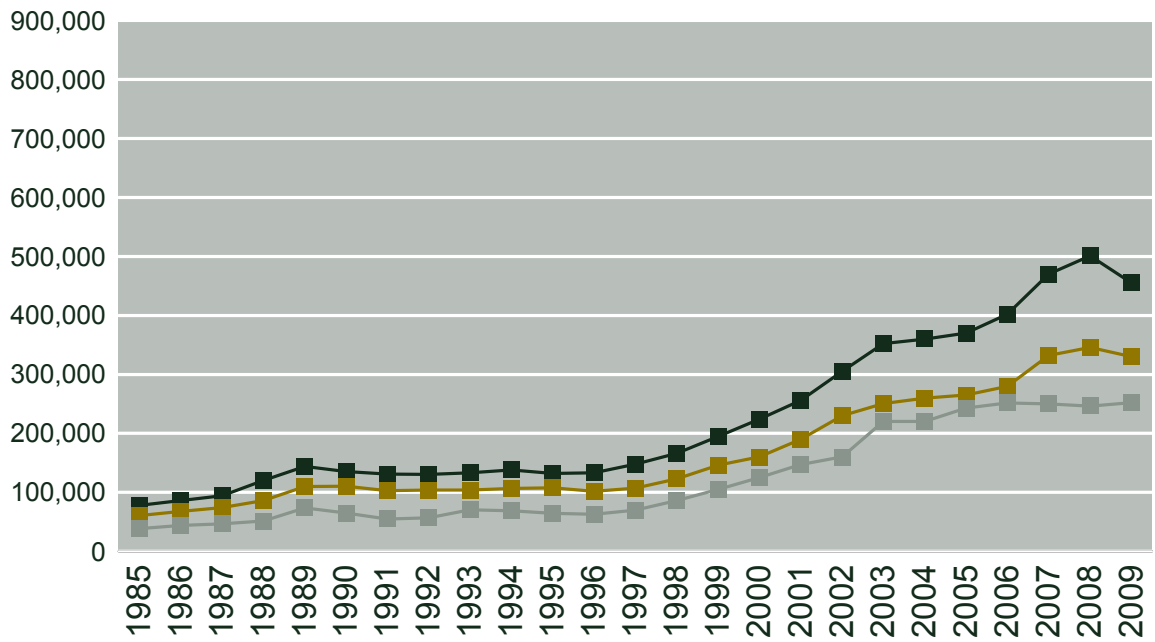
INDIGO SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Hotel	2	919500	919500	NA	NA	613.00<	270.40<	NA	NA
Shop	1	385000	385000	4812.50	80.00	592.30<	ND	80.00	4812.50
Shop/dwell	1	1067000	1067000	1054.35	1012.00	971.90<	512.00<	1012.00	1054.35
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	2	139500	139500	33.84	4960.00	189.30<	ND	4960.00	28.12
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	399500	399500	NA	NA	ND	ND	NA	NA
Flat/unit	13	198000	174000	733.83	402.00	186.10<	95.00<	402.00	733.83
House	144	252789	230000	175.61	1101.50	247.30	103.40	2495.26	97.36
House new	3	301166	306000	131.65	1514.00	ND	118.10<	1514.00	139.04
Road/laneway	1	105000	105000	NA	NA	ND	ND	NA	NA
Terrace	1	300000	300000	247.12	1214.00	ND	ND	1214.00	247.12
Townhouse	3	186666	150000	NA	NA	ND	69.80<	NA	NA
Unspecfd res	1	225000	225000	NA	NA	ND	138.00<	NA	NA
Vac other	2	2575	2575	52.22	2600.50	ND	1.80<	2600.50	0.99
Vac Res A	36	90070	86000	118.58	1012.00	268.80	98.90	1072.74	79.53
Vac Res B	2	80500	80500	28.94	2778.50	211.80<	104.80<	2778.50	28.97
Vac Res C	9	94857	108500	22.77	4831.00	271.20<	85.20<	5643.56	16.81
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	6	344421	335000	7445.89	45.32	300.60<	122.30<	53.41	6448.44
Cereal	2	200000	200000	1638.40	122.07	ND	35.20<	122.07	1638.40
Farm land	7	291928	295500	7158.59	45.40	1403.70<	601.60<	63.45	4600.61
Hobby farm	32	411218	425500	109009.15	4.05	264.00<	1353.80<	4.80	85689.40
Hobby fm land	18	185333	99250	69662.22	4.11	309.80	469.60<	6.70	27658.00
Unspecfd rur	23	368370	290000	28114.40	20.63	351.60	27835.60<	42.41	8685.86
MUNICIPALITY TOTALS									
Commercial Total				4		Commercial Total Prices			\$3,291,000
Rural Total				88		Rural Total Prices			\$29,477,540
Industrial Total				2		Industrial Total Prices			\$279,000
Residential Total				216		Residential Total Prices			\$45,731,115
All Sales Total				310		All Sales Total			\$78,778,655

KINGSTON CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,775	78,000	85,670	1,224	61,000	67,344	293	38,500	48,288
1986	2,393	86,000	96,204	1,047	68,000	82,386	247	44,000	58,368
1987	2,642	94,500	105,287	1,337	74,000	89,519	298	46,750	77,478
1988	2,968	120,000	131,817	1,516	86,000	110,447	704	51,300	75,325
1989	1,920	143,850	163,661	1,062	110,000	132,232	340	73,950	92,155
1990	1,713	135,250	147,709	1,006	110,625	126,038	161	65,000	84,080
1991	1,796	131,000	144,635	948	103,000	113,294	222	55,000	66,352
1992	1,806	130,500	140,698	918	104,000	114,115	201	57,000	70,388
1993	2,014	133,000	145,480	997	104,000	113,808	183	70,500	93,703
1994	2,197	138,000	152,033	1,168	106,550	118,883	305	69,000	86,912
1995	1,953	132,000	145,021	1,055	108,000	118,165	336	64,500	78,151
1996	2,000	133,000	146,000	1,195	102,000	113,700	365	63,000	76,615
1997	2,660	148,000	166,228	1,708	107,000	118,912	487	70,000	79,197
1998	2,352	166,000	184,097	1,488	123,000	133,841	389	86,000	103,994
1999	2,280	195,000	216,856	1,473	146,000	161,650	326	105,000	120,987
2000	2,173	224,000	244,345	1,425	160,000	179,058	323	125,000	122,976
2001	2,672	256,000	281,187	1,741	190,000	215,476	561	147,000	148,089
2002	2,449	304,990	337,419	1,402	230,000	257,109	186	160,000	157,353
2003	2,257	352,000	386,714	1,433	250,500	279,179	232	220,000	216,431
2004	1,900	360,000	389,642	1,232	260,000	293,043	133	220,000	223,090
2005	2,128	370,000	410,246	1,385	265,000	288,016	80	243,000	234,759
2006	1,977	402,000	448,731	1,447	280,000	309,337	120	251,750	252,637
2007	2,470	470,000	518,110	1,975	332,000	361,831	295	250,000	233,912
2008	1,605	501,000	542,155	1,299	346,000	369,304	94	246,500	261,877
2009	169	455,000	476,822	175	330,000	341,630	5	252,000 [^]	266,400 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

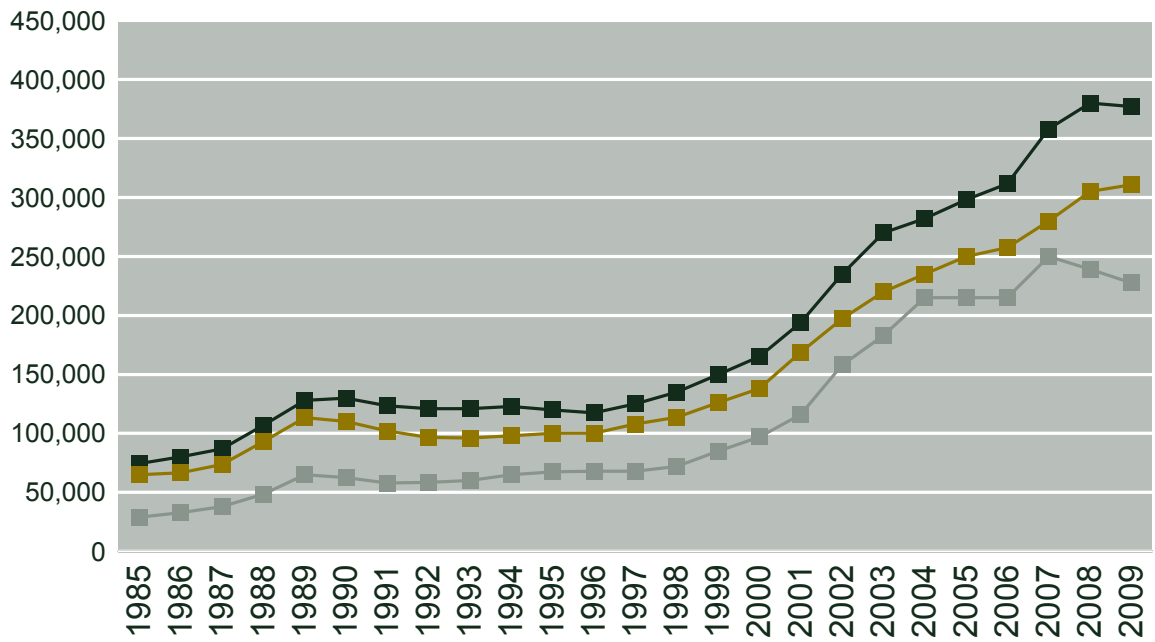
KINGSTON CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	8	611055	247500	NA	NA	12.20<	66.00	NA	NA
Office bld	3	4790000	700000	4243.84	1324.50	235.60	83.30<	1324.50	5171.76
Restaurant	1	600000	600000	1470.59	408.00	ND	157.90<	408.00	1470.59
Shop	9	547567	460000	2148.15	270.00	445.50	107.10	270.00	2148.15
Shop/dwell	4	647375	705000	1366.82	214.00	446.20<	188.00	214.00	1366.82
Store/show	2	828350	828350	1116.19	1093.00	440.60<	85.60<	1093.00	1116.19
Surgery	1	600000	600000	NA	NA	ND	148.10<	NA	NA
Unspecfd comm	23	1440300	1240000	169.30	6531.50	349.30	121.40	8279.00	197.40
Vac comm	6	1879166	1007500	233.64	2120.50	704.30	390.50	3010.00	552.74
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	96	685516	375000	619.89	1086.00	192.30	82.20	1759.08	480.38
Unspecfd ind	4	2679375	1585000	359.62	20299.00	354.00	360.00	20299.00	359.62
Vac ind	6	1084716	558250	781.71	339.00	274.40	123.50<	339.00	781.71
Ware/show	6	404942	377500	1053.58	4165.50	ND	27.50<	4165.50	136.24
Warehouse	16	916284	437875	879.64	2377.00	184.40	78.80	4870.33	478.47
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	3	1236666	1260000	NA	NA	1050.00	ND	NA	NA
Dual occ	15	513083	462500	1970.44	203.00	ND	100.00	203.00	1970.44
Flat/unit	849	366873	345000	304.69	800.00	322.20	106.20	692.17	473.15
House	1501	542713	501000	938.02	597.00	338.20	107.10	618.01	863.15
House new	81	533748	530000	1205.88	340.00	763.60<	109.90	381.67	1464.98
Retirement	23	314069	317500	NA	NA	377.50<	114.60	NA	NA
Road/laneway	4	12040	7500	225.04	67.50	ND	137.70<	67.50	274.07
Terrace	8	577072	572500	1980.64	259.00	ND	128.00	347.75	1390.06
Townhouse	427	377113	353000	NA	NA	169.40<	101.10	NA	NA
Unspecfd res	1	216000	216000	NA	NA	170.10<	96.00<	NA	NA
Vac other	2	33172	33172	60.02	1033.00	ND	45.50<	1033.00	32.11
Vac Res A	93	263564	248000	285.71	420.00	354.30	99.20	455.57	617.25
Vac Res C	1	105000	105000	15.12	6944.00	95.50<	ND	6944.00	15.12
MUNICIPALITY TOTALS									
Commercial Total			57			Commercial Total Prices			\$74,034,648
Industrial Total			128			Industrial Total Prices			\$100,125,594
Residential Total			3,008			Residential Total Prices			\$1,378,543,424
All Sales Total			3,193			All Sales Total			\$1,552,703,666

KNOX CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,923	74,500	79,261	519	65,000	83,049	1,726	29,000	38,872
1986	2,567	80,000	87,622	532	66,500	83,519	1,461	32,800	41,353
1987	2,836	87,000	95,993	633	73,500	100,760	1,597	37,900	49,719
1988	3,444	107,000	118,806	731	93,000	131,250	1,669	48,500	57,795
1989	2,172	128,000	141,701	514	113,500	156,992	795	65,000	72,466
1990	1,987	130,000	141,602	473	110,000	135,826	623	62,500	71,749
1991	2,046	123,500	134,972	319	102,000	122,461	717	58,000	62,590
1992	2,057	121,000	132,966	368	96,750	111,152	721	58,500	62,226
1993	2,183	121,000	130,086	397	96,000	127,710	1,079	60,000	64,368
1994	2,214	122,875	132,227	415	98,000	118,462	911	64,950	71,291
1995	2,213	120,000	131,509	329	100,000	116,462	761	67,500	69,699
1996	2,205	117,500	128,423	420	100,000	112,413	735	68,000	73,490
1997	2,661	125,000	137,481	585	108,000	126,654	1,319	68,000	75,732
1998	2,531	135,000	149,301	564	113,750	126,033	1,059	72,000	79,183
1999	2,656	150,000	167,054	654	126,000	130,779	967	85,000	89,288
2000	2,734	165,000	182,354	647	138,000	144,374	563	97,000	99,521
2001	3,135	194,000	211,244	763	168,950	174,897	681	116,000	120,125
2002	3,013	235,000	253,510	727	197,250	208,628	268	158,000	148,143
2003	2,727	270,000	294,769	658	220,000	226,709	330	182,750	184,282
2004	2,328	282,125	309,818	584	235,000	239,094	166	215,000	200,560
2005	2,423	298,000	319,323	717	250,000	258,714	215	215,000	206,629
2006	2,243	311,650	338,377	813	257,500	266,303	155	215,000	210,084
2007	2,463	358,000	387,972	1,025	280,000	286,589	155	250,000	274,848
2008	2,008	380,000	407,198	728	305,000	315,373	71	239,000	232,076
2009	219	377,000	393,121	88	310,785	306,514	2	227,500 [^]	227,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

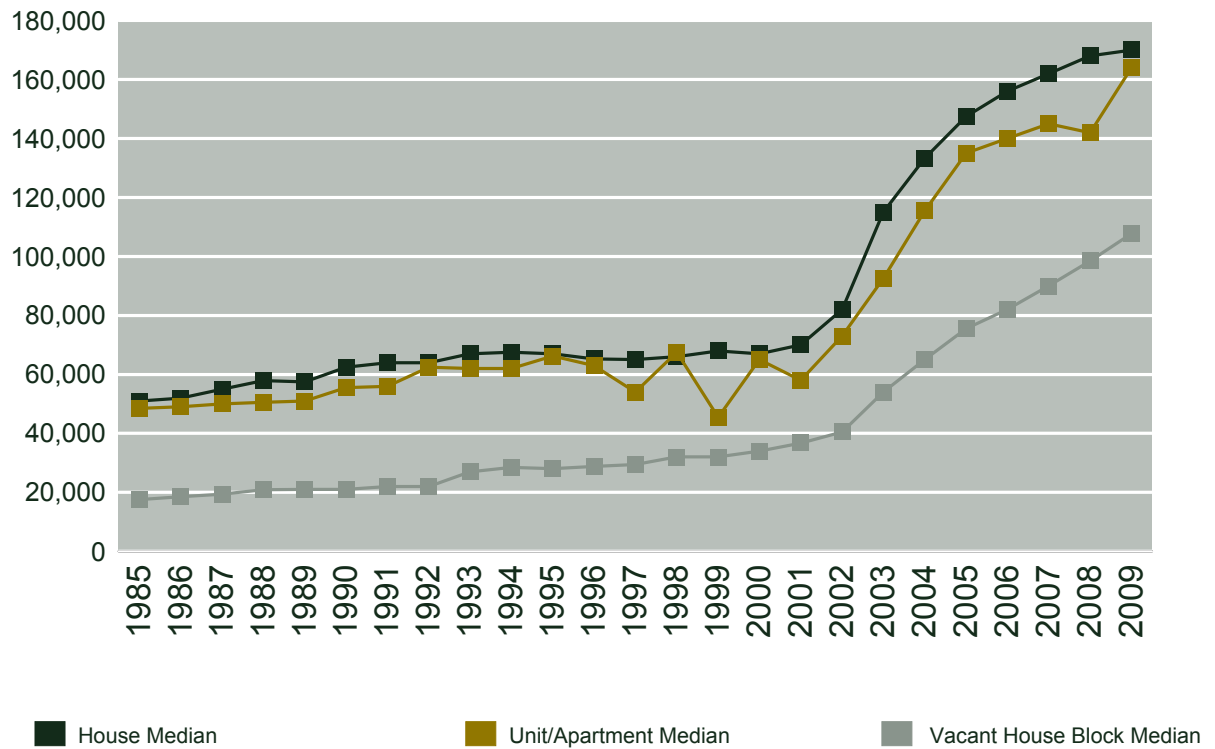
KNOX CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	960000	960000	NA	NA	ND	ND	NA	NA
Childcare	1	235000	235000	NA	NA	ND	40.70<	NA	NA
Hotel	1	5000000	5000000	626.57	7980.00	ND	ND	7980.00	626.57
Lic grocer	1	1855000	1855000	NA	NA	ND	ND	NA	NA
Office	7	409142	260000	NA	NA	ND	50.40<	NA	NA
Office bld	1	3500000	3500000	NA	NA	795.50	286.40<	NA	NA
Petrol stn	1	430000	430000	NA	NA	ND	107.50<	NA	NA
Shop	18	628202	319250	1122.45	980.00	317.80<	101.30	1522.33	1006.13
Shop/dwell	1	310000	310000	NA	NA	258.20<	88.60<	NA	NA
Store/show	4	668571	692142	34126.94	18.00	58.20<	60.20<	18.00	34126.90
Unspecfd comm	4	813250	551500	NA	NA	126.90	45.00	NA	NA
Vac comm	2	1355000	1355000	329.72	5010.50	376.40	167.30<	5010.50	270.43
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	60	688013	393500	482.23	1277.50	126.20	101.40	3596.50	381.00
Unspecfd ind	1	5500000	5500000	433.07	12700.00	797.10<	349.70<	12700.00	433.07
Vac ind	4	4397059	1247724	1024.54	1691.00	648.40	46.70<	11794.30	475.52
Ware/show	4	452400	495000	24.26	4105.00	ND	61.90<	4105.00	24.26
Warehouse	14	1476214	740000	703.95	1037.00	73.20<	115.60	9971.67	378.24
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	17	288441	295000	347.24	887.00	ND	101.70	887.00	347.24
Flat/unit	487	316896	302000	1411.54	260.00	279.60	107.90	288.27	1174.32
House	1974	408204	380000	472.49	727.00	304.00	106.00	864.88	468.75
House new	15	420906	407000	395.53	850.50	542.80	107.10	936.67	430.53
Retirement	16	323187	320000	NA	NA	388.40	123.10	NA	NA
Road/laneway	3	56833	75900	NA	NA	ND	690000.00<	NA	NA
Terrace	2	320500	320500	379.44	817.00	ND	103.40<	817.00	379.44
Townhouse	225	311522	310000	NA	NA	ND	110.70	NA	NA
Unspecfd res	2	282500	282500	280.85	1086.00	292.00<	256.60<	1086.00	280.85
Vac Res A	70	233177	241500	132.81	640.00	355.10	96.80	750.69	356.73
Vac Res B	1	155000	155000	66.93	2316.00	124.00	43.70<	2316.00	66.93
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Dairy	1	1475000	1475000	77672.46	18.99	ND	ND	18.99	77672.50
Unspecfd rur	1	1540000	1540000	513333.33	3.00	1001.60<	8873.50<	3.00	513333.00
MUNICIPALITY TOTALS									
Rural Total			2			Rural Total Prices			\$3,015,000
Residential Total			2,812			Residential Total Prices			\$1,064,459,645
Commercial Total			42			Commercial Total Prices			\$35,098,935
Industrial Total			83			Industrial Total Prices			\$86,845,621
All Sales Total			2,939			All Sales Total			\$1,189,419,201

LATROBE CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,189	51,000	57,173	158	48,450	52,255	624	17,500	19,820
1986	963	52,000	57,128	141	49,000	59,035	413	18,500	22,455
1987	1,038	55,000	59,821	117	50,000	58,197	341	19,400	21,934
1988	1,266	57,900	64,342	207	50,500	63,508	368	20,900	25,844
1989	1,144	57,500	67,622	213	51,000	68,329	359	21,000	27,744
1990	1,151	62,500	69,229	185	55,500	90,115	249	21,000	24,639
1991	1,052	64,000	70,338	138	56,000	66,874	221	22,000	25,101
1992	1,247	64,000	72,296	152	62,500	74,404	345	22,000	28,159
1993	1,264	67,000	73,856	150	62,000	70,649	313	27,000	32,907
1994	1,327	67,500	76,620	167	62,000	69,351	280	28,500	30,227
1995	1,108	67,000	76,582	106	66,250	68,031	198	28,000	33,099
1996	974	65,300	73,476	116	63,000	78,996	169	28,750	32,829
1997	1,129	65,000	75,554	140	54,000	62,525	241	29,500	37,479
1998	1,086	66,000	76,694	147	67,500	70,605	221	32,000	34,783
1999	1,067	68,000	78,168	128	45,500	56,548	297	32,000	34,167
2000	1,566	67,000	79,110	187	65,000	68,112	268	34,000	34,461
2001	1,738	70,000	85,764	274	58,000	72,429	368	36,750	39,850
2002	1,936	82,000	101,252	320	73,000	87,042	636	40,500	40,407
2003	1,816	115,000	130,478	231	92,500	107,997	716	54,000	53,727
2004	1,484	133,250	150,007	222	115,500	127,993	574	65,000	63,503
2005	1,537	147,500	162,787	217	135,000	164,479	490	75,500	76,361
2006	1,485	156,000	173,618	206	140,000	165,476	508	82,000	83,983
2007	1,755	162,000	184,066	245	145,000	164,984	544	90,000	95,320
2008	1,329	168,000	188,665	194	142,000	153,067	312	98,500	99,206
2009	206	170,000	191,560	33	164,000	171,103	42	107,750	107,726

Statistics for 2009 are based on a small number of sales and are preliminary only.

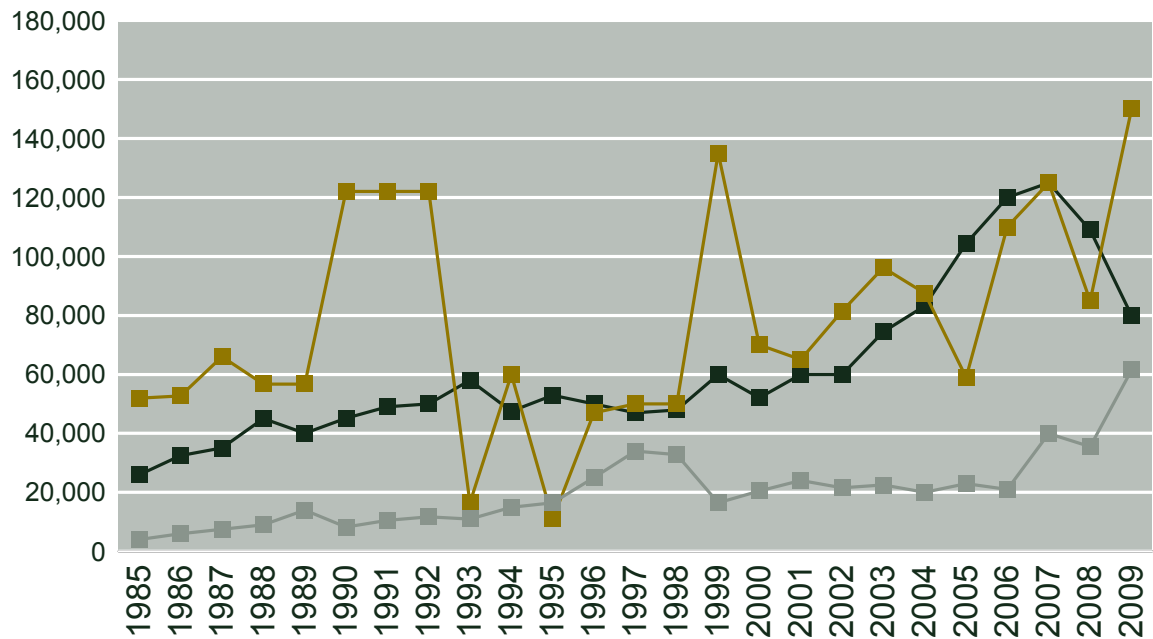
LATROBE CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	2	900000	900000	136.75	4022.00	ND	606.10<	4022.00	136.75
Childcare	2	139500	139500	NA	NA	ND	ND	NA	NA
Church	1	150000	150000	NA	NA	ND	ND	NA	NA
Motel	2	1240000	1240000	459.77	2697.00	344.40<	77.50<	2697.00	459.77
Office	4	740000	535000	NA	NA	ND	133.90<	NA	NA
Restaurant	1	1550000	1550000	1765.38	878.00	ND	782.80<	878.00	1765.38
Shop	14	345125	173750	1088.20	873.00	272.50<	96.20	2457.40	171.71
Store/show	1	75000	75000	337.84	222.00	111.40<	8.90<	222.00	337.84
Theatre	1	968000	968000	NA	NA	ND	ND	NA	NA
Unspecfd comm	14	1204607	487500	234.54	1533.50	265.40	97.30	2114.00	1163.49
Vac comm	1	250000	250000	64.09	3901.00	425.80<	92.80<	3901.00	64.09
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	8	383737	263000	53.83	4087.00	204.70	114.40<	4087.00	53.83
Oil depot	1	450000	450000	NA	NA	ND	281.20<	NA	NA
Unspecfd ind	13	281781	275000	121.14	3729.00	550.00	108.70	4422.67	81.48
Vac ind	8	148812	149750	105.64	2060.50	525.70<	87.80	2002.75	92.06
Ware/show	2	185001	185001	54.70	2477.00	ND	109.60<	2477.00	74.69
Warehouse	1	125000	125000	106.38	1175.00	ND	82.20<	1175.00	106.38
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	5	422900	409500	NA	NA	372.30<	131.00<	NA	NA
Flat/unit	114	152469	142000	293.04	819.00	263.00	103.80	819.00	293.04
House	1320	187776	167250	182.10	708.50	257.20	103.90	994.77	196.82
House new	9	319111	320000	286.56	1019.00	1142.90<	106.60	3245.00	70.88
Retirement	3	125833	139500	NA	NA	ND	73.40<	NA	NA
Road/laneway	1	2000	2000	NA	NA	ND	42.00<	NA	NA
Townhouse	77	155014	151000	NA	NA	ND	98.20	NA	NA
Unspecfd res	3	444833	345000	NA	NA	676.60<	219.00<	NA	NA
Vac other	8	50875	35000	172.96	636.00	55.40<	49.30<	501.33	107.71
Vac Res A	306	99235	98250	152.14	700.00	333.10	109.60	731.37	136.44
Vac Res B	4	115000	110000	40.62	2979.50	435.70<	119.60<	2954.00	38.93
Vac Res C	2	63250	63250	15.57	4090.00	144.20<	33.30<	4090.00	15.46
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	4	498500	541500	18335.29	32.71	210.60<	1258.40<	34.64	14389.80
Dairy	3	1325000	1200000	66719.20	38.07	ND	693.60<	41.93	31602.80
Farm land	1	310000	310000	7746.13	40.02	2991.10<	1464.30<	40.02	7746.13
Hobby farm	65	353556	355000	171889.40	2.17	250.10	1384.50<	3.27	108155.00
Hobby fm land	21	245166	145000	134703.20	2.19	547.40	635.40<	3.50	70075.30
Unspecfd rur	47	367940	320000	17841.21	22.42	74.30	2827.40<	68.10	5402.85
MUNICIPALITY TOTALS									
Rural Total			141			Rural Total Prices			\$51,701,925
Residential Total			1,852			Residential Total Prices			\$315,241,945
Commercial Total			43			Commercial Total Prices			\$32,208,250
Industrial Total			33			Industrial Total Prices			\$8,868,558
All Sales Total			2,069			All Sales Total			\$408,020,678

LODDON SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	90	26,000	32,602	1	52,000 [^]	52,000 [^]	60	4,000	6,631
1986	76	32,500	35,126	2	52,750 [^]	52,750 [^]	62	5,950	10,600
1987	90	35,050	41,251	1	66,000 [^]	66,000 [^]	61	7,500	11,236
1988	93	45,000	49,772	2	56,750 [^]	56,750 [^]	43	9,000	11,581
1989	84	40,000	44,066	0	56,750 [*]	56,750 [*]	47	14,000	22,312
1990	74	45,088	48,600	2	122,000 [^]	122,000 [^]	56	8,250	14,458
1991	61	49,000	55,965	0	122,000 [*]	122,000 [*]	35	10,500	24,223
1992	76	50,000	53,302	0	122,000 [*]	122,000 [*]	46	11,750	19,725
1993	68	58,000	63,142	2	16,500 [^]	16,500 [^]	54	11,000	15,960
1994	122	47,500	53,423	1	60,000 [^]	60,000 [^]	71	15,000	19,283
1995	87	52,950	75,069	1	11,000 [^]	11,000 [^]	67	16,500	42,800
1996	87	50,000	67,803	1	47,000 [^]	47,000 [^]	61	25,000	57,871
1997	70	47,000	68,851	1	50,000 [^]	50,000 [^]	59	34,000	50,606
1998	71	48,000	72,110	0	50,000 [*]	50,000 [*]	48	32,750	55,502
1999	106	60,000	78,219	4	135,000 [^]	167,500 [^]	40	16,500	22,841
2000	108	52,098	64,819	3	70,000 [^]	66,666 [^]	26	20,500	26,326
2001	125	60,000	71,924	1	65,000 [^]	65,000 [^]	71	24,000	26,692
2002	135	60,000	74,039	4	81,500 [^]	85,750 [^]	92	21,500	30,127
2003	123	74,500	83,538	4	96,250 [^]	92,625 [^]	57	22,500	30,839
2004	102	83,250	95,073	1	87,500 [^]	87,500 [^]	74	20,000	27,930
2005	102	104,461	109,593	2	59,000 [^]	59,000 [^]	62	23,000	29,201
2006	88	120,000	142,025	3	110,000 [^]	103,333 [^]	49	21,000	36,889
2007	104	125,000	141,122	1	125,000 [^]	125,000 [^]	33	39,950	50,796
2008	95	109,000	125,094	3	85,000 [^]	81,333 [^]	52	35,500	48,934
2009	11	80,000	96,181	1	150,000 [^]	150,000 [^]	2	61,500 [^]	61,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

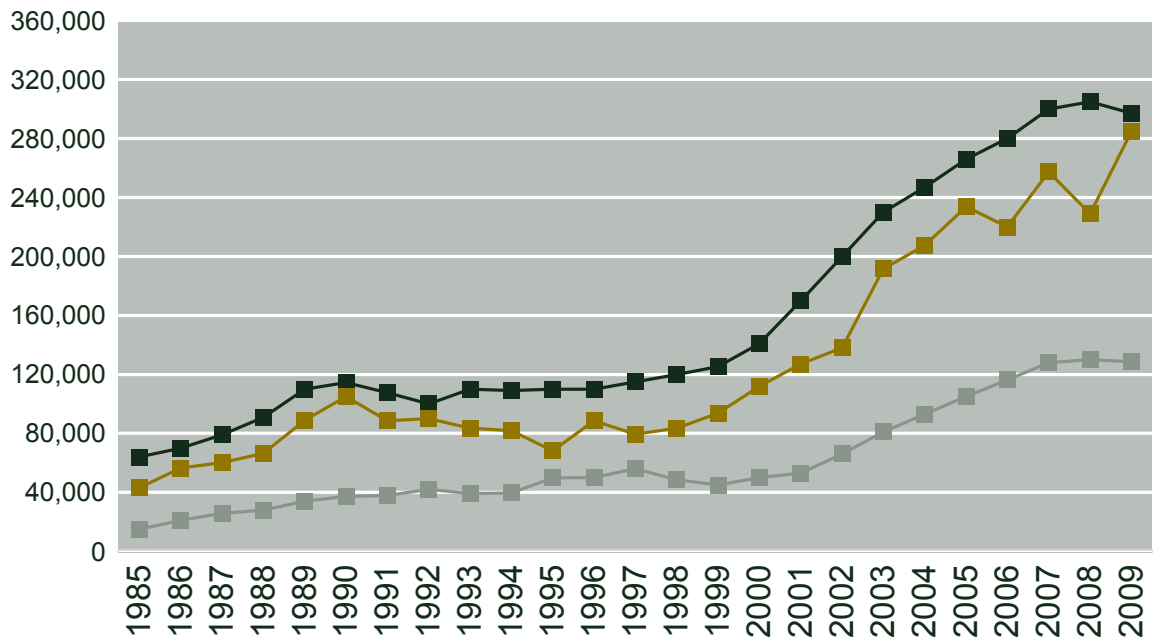
LODDON SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Hotel	1	350000	350000	414.69	844.00	ND	138.30<	844.00	414.69
Motel	1	450000	450000	NA	NA	ND	ND	NA	NA
Shop	2	110000	110000	NA	NA	ND	59.50<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac ind	2	63250	63250	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	3	81333	85000	NA	NA	170.00<	68.00<	NA	NA
House	95	125094	109000	134.69	1216.00	232.00	87.10	31565.60	4.62
Road/laneway	1	6000	6000	NA	NA	ND	276.10<	NA	NA
Vac other	1	3500	3500	1.73	2023.00	ND	9.50<	2023.00	1.73
Vac Res A	43	50420	40000	14.91	1006.00	107.00	123.60	950.77	49.12
Vac Res B	4	45625	28501	10.88	2613.50	158.30<	33.50<	2803.50	16.27
Vac Res C	5	38800	33000	5.09	5109.00	600.00<	48.90<	5861.40	6.62
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	3	707287	554450	4097.93	135.30	351.80<	584.60<	134.83	5245.77
Cereal	8	234299	197500	2299.90	121.70	207.80<	203.90<	145.38	1611.68
Dairy	2	445000	445000	61143.90	19.45	11810.60<	ND	19.45	22874.50
Farm land	33	124043	96532	2666.67	45.00	ND	1307.40<	69.85	1775.74
Hobby farm	23	224092	210000	35357.25	4.09	104.40<	880.00<	6.06	38046.60
Hobby fm land	36	81028	57782	5881.33	8.09	180.50<	291.00<	9.37	8651.42
Piggery	1	460000	460000	19433.88	23.67	ND	ND	23.67	19433.90
Poultry	1	73000	73000	2342.75	31.16	382.20<	ND	31.16	2342.75
Sheep	4	300557	304000	3577.11	86.53	657.50<	85.20<	98.71	3044.78
Unspecfd rur	54	150673	119000	3705.19	40.24	257.60	1015.10<	60.19	2457.82
MUNICIPALITY TOTALS									
Rural Total			165			Rural Total Prices			\$26,922,408
Commercial Total			4			Commercial Total Prices			\$1,020,000
Industrial Total			2			Industrial Total Prices			\$126,500
Residential Total			152			Residential Total Prices			\$14,682,023
All Sales Total			323			All Sales Total			\$42,750,931

MACEDON RANGES SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	433	64,000	68,820	19	43,000	44,536	625	15,000	17,161
1986	410	70,000	82,317	24	56,500	55,375	440	21,000	26,327
1987	515	79,000	87,642	34	60,250	60,729	398	25,850	29,078
1988	610	91,000	107,498	33	66,500	68,872	571	28,000	32,918
1989	470	110,000	133,980	37	89,000	90,475	549	34,000	38,750
1990	422	114,500	130,723	33	105,000	113,721	421	37,250	42,128
1991	357	107,500	118,093	30	88,500	88,290	191	38,000	39,993
1992	361	100,000	119,029	19	90,000	132,973	192	42,000	45,806
1993	391	110,000	127,434	27	83,500	84,144	206	39,250	45,966
1994	424	109,000	124,529	16	81,750	111,046	276	39,725	49,602
1995	403	110,000	147,510	24	68,250	92,337	262	49,875	57,496
1996	515	110,000	128,425	28	88,500	97,678	201	50,000	55,517
1997	594	115,000	134,260	22	79,500	82,545	265	56,000	68,498
1998	653	120,000	141,950	30	83,500	131,583	261	48,500	57,773
1999	756	125,250	156,075	32	93,750	96,453	240	45,000	49,260
2000	770	141,000	164,278	41	112,000	135,896	201	50,000	54,995
2001	775	170,000	188,092	51	127,000	139,657	357	53,000	58,945
2002	829	200,000	227,365	49	138,000	153,245	473	66,000	64,140
2003	745	230,000	250,997	54	191,500	197,180	440	81,000	90,244
2004	607	247,000	263,940	50	207,500	218,757	237	93,000	104,426
2005	636	266,000	298,382	75	233,800	237,290	185	105,000	114,463
2006	628	280,000	307,579	56	220,000	218,288	208	116,250	127,662
2007	758	300,000	334,780	88	257,250	249,680	302	128,000	139,637
2008	615	305,000	332,604	57	229,000	233,327	258	130,000	140,158
2009	71	297,000	328,820	7	285,000 [^]	280,714 [^]	25	128,500	134,318

Statistics for 2009 are based on a small number of sales and are preliminary only.

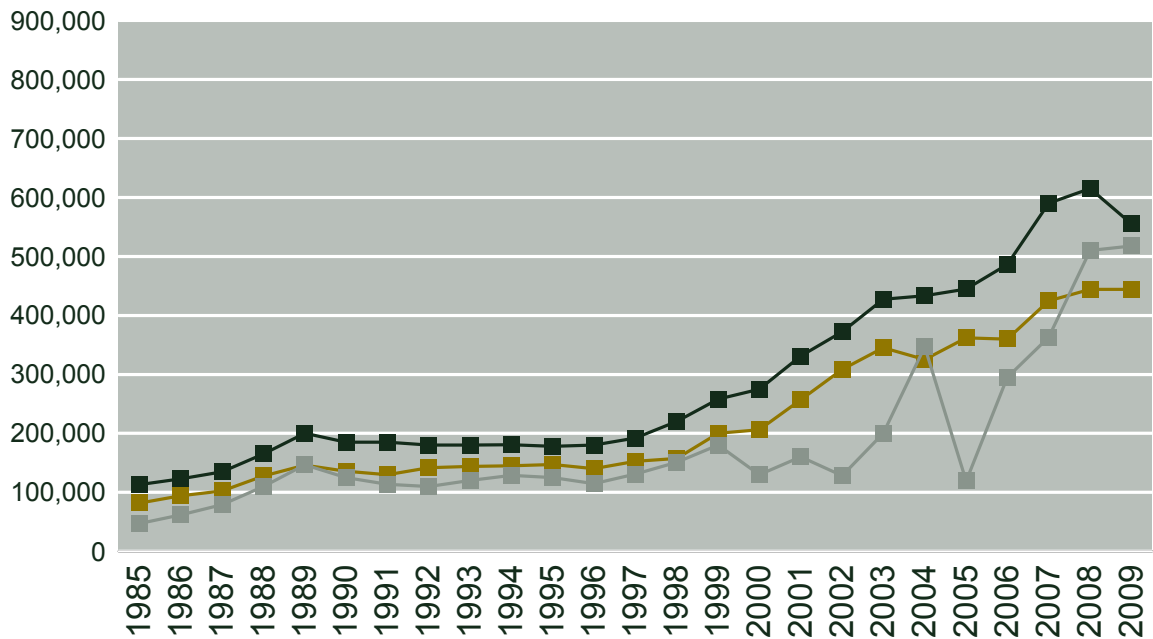
MACEDON RANGES SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	1	140000	140000	140.14	999.00	ND	ND	999.00	140.14
Food site	2	207500	207500	NA	NA	ND	ND	NA	NA
Func room	2	2200000	2200000	NA	NA	ND	ND	NA	NA
Hotel	3	1591500	1182500	6222.55	992.00	407.80<	69.60<	992.00	837.95
Shop	7	424500	322500	1007.65	392.00	294.20<	161.10<	341.00	1559.14
Shop/dwell	1	236000	236000	NA	NA	347.10<	132.20<	NA	NA
Unspecfd comm	9	508722	450000	149.32	4420.00	145.20	131.40	3192.33	161.22
Vac comm	3	233416	260000	137.11	2046.50	433.30<	118.20<	2046.50	136.82
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	971666	1250000	5.62	222600.00	ND	416.70<	222600.00	5.62
Vac ind	5	309660	302500	151.81	2536.00	664.80<	76.40<	2026.33	195.34
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	34	216647	215000	NA	NA	270.40	92.20	NA	NA
House	599	333728	305000	228.70	1452.00	265.10	101.80	2153.46	156.16
House new	16	290531	275000	323.89	1327.00	630.40<	131.00	1715.50	188.43
Subdivisn	2	1377100	1377100	14.82	88099.50	2257.50<	125.20<	88099.50	15.63
Townhouse	23	257986	274000	NA	NA	ND	103.40	NA	NA
Unspecfd res	3	376000	485000	10.00	14300.00	549.20<	541.90<	14300.00	10.00
Vac other	2	222500	222500	NA	NA	2026.80<	98.00<	NA	NA
Vac Res A	246	139212	130000	26.74	1122.00	228.10	102.00	1179.84	106.69
Vac Res B	5	132500	130000	34.60	2023.00	440.60	96.40	2125.20	62.35
Vac Res C	7	178857	195000	55.59	4497.00	333.50	112.80<	5384.71	33.22
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	780000	780000	33121.02	23.55	650.70<	273.00<	23.55	33121.00
Farm land	19	834421	765000	28928.85	63.95	13583.70<	564.80<	56.06	14884.90
Hobby farm	121	526851	490000	105660.38	2.65	142.00	2916.40<	5.10	103234.00
Hobby fm land	12	500000	480000	103171.72	3.11	378.60	392.10<	4.76	105020.00
Unspecfd rur	59	637039	550000	20200.00	40.00	112.20	2108.60<	78.78	8086.38
MUNICIPALITY TOTALS									
Residential Total			937			Residential Total Prices			\$258,339,656
Industrial Total			8			Industrial Total Prices			\$4,463,300
Rural Total			212			Rural Total Prices			\$123,968,438
Commercial Total			28			Commercial Total Prices			\$18,215,750
All Sales Total			1,185			All Sales Total			\$404,987,144

MANNINGHAM CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,999	113,000	123,482	240	82,000	76,232	911	47,000	55,110
1986	1,816	123,000	141,228	163	94,500	113,900	774	62,000	75,678
1987	2,063	135,000	156,411	285	102,500	107,987	633	79,000	97,472
1988	2,239	165,000	199,581	417	128,000	152,715	606	110,000	133,170
1989	1,447	200,000	247,934	248	146,450	171,901	224	146,750	175,987
1990	1,283	185,000	229,656	289	136,000	155,132	136	125,000	144,783
1991	1,312	185,000	221,143	384	130,000	145,226	241	113,500	124,114
1992	1,368	180,000	210,517	297	142,000	155,041	315	110,000	109,234
1993	1,471	180,000	212,563	311	144,200	152,581	262	120,000	122,252
1994	1,594	181,000	217,257	392	145,000	164,726	306	129,000	131,607
1995	1,423	178,000	211,375	325	147,000	155,319	339	125,000	126,164
1996	1,514	180,125	214,148	326	140,000	157,221	341	115,000	115,211
1997	1,826	192,000	229,401	452	152,625	168,126	482	131,000	133,937
1998	1,724	220,000	254,390	482	157,375	176,968	337	151,000	166,195
1999	1,802	258,000	297,225	574	200,000	212,371	235	180,000	179,794
2000	1,813	275,000	318,934	539	206,000	226,497	59	130,000	123,694
2001	1,989	331,000	374,980	626	257,250	269,124	97	160,500	174,537
2002	1,784	372,000	418,209	750	308,250	315,069	50	128,500	148,281
2003	1,516	427,250	490,703	569	345,000	350,665	30	200,000	200,495
2004	1,430	433,500	493,113	465	325,000	339,797	40	346,900	313,877
2005	1,414	445,000	511,755	495	362,000	367,510	10	119,334	142,866
2006	1,527	486,500	570,955	544	360,000	378,621	17	295,000	311,526
2007	1,672	590,000	649,990	695	425,000	444,788	28	363,000	387,270
2008	1,181	615,000	703,799	513	444,000	457,327	27	510,000	522,450
2009	95	555,000	617,079	48	444,000	473,921	3	518,000 [^]	551,666 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

MANNINGHAM CITY

ANALYSIS OF PROPERTY SALES FOR 2008

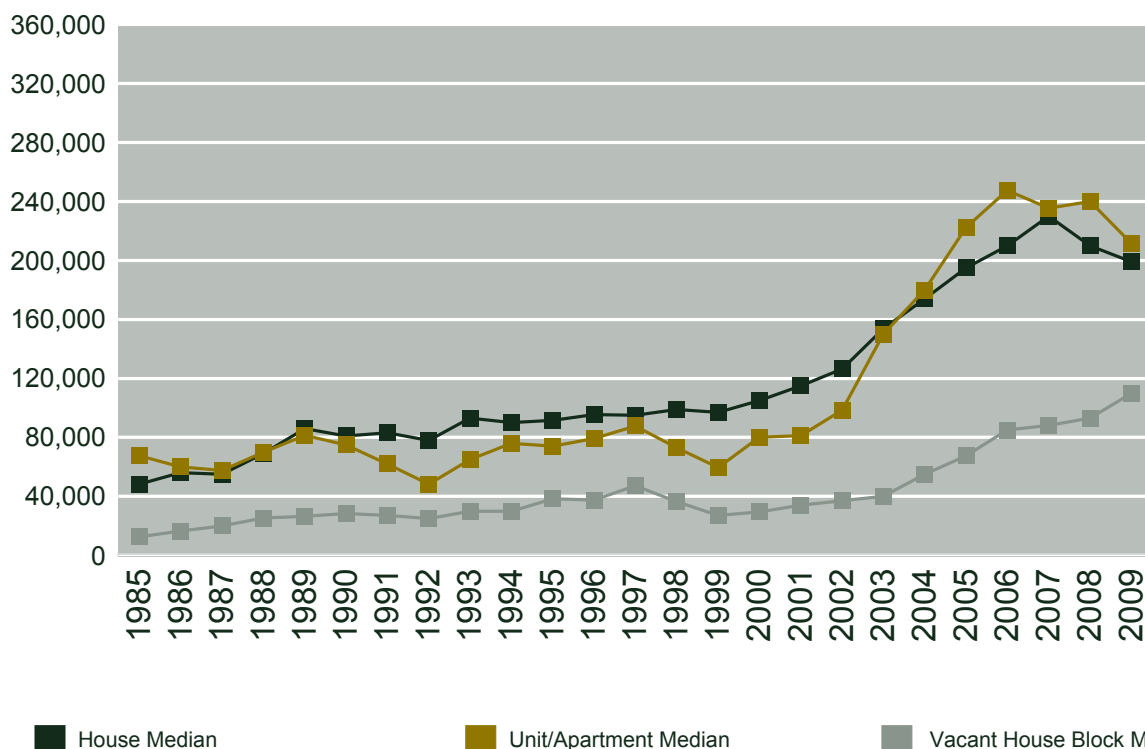
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hospital	1	35000000	35000000	NA	NA	1489.40<	ND	NA	NA
Office	5	986400	725000	NA	NA	207.10<	107.40	NA	NA
Office bld	4	2312750	1868000	NA	NA	450.10<	258.20<	NA	NA
Petrol stn	1	1300000	1300000	NA	NA	315.50<	100.00<	NA	NA
Restaurant	1	310000	310000	NA	NA	58.00<	25.00<	NA	NA
Shop	8	699486	291250	1227.48	222.00	98.70	74.00<	222.00	1227.48
Shop/dwell	1	1900000	1900000	NA	NA	ND	124.20<	NA	NA
Store/show	1	200000	200000	NA	NA	ND	22.70<	NA	NA
Surgey	2	730940	730940	1025.81	499.00	ND	166.30<	499.00	1025.81
Unspecfd comm	4	1644401	1510500	NA	NA	349.80	66.80	NA	NA
Vac comm	2	1086250	1086250	657.65	3178.00	445.20<	211.20<	3178.00	657.65
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	2667500	2667500	744.14	6652.00	423.40<	1258.30<	6652.00	744.14
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	6	445166	426000	NA	NA	ND	87.80	NA	NA
Flat/unit	352	453625	440000	1280.65	367.00	285.00	106.00	367.00	1280.65
House	1129	708313	620000	868.39	737.00	322.90	105.00	1320.98	564.41
House new	39	654820	570000	786.14	747.00	542.90<	92.70	727.88	873.78
Retirement	21	373526	380000	NA	NA	326.60	84.40	NA	NA
Road/laneway	2	19025	19025	54.56	217.00	ND	ND	217.00	87.67
Subdivisn	1	633333	633333	14.87	42600.00	ND	35.00<	42600.00	14.87
Terrace	7	470428	495000	NA	NA	ND	108.00<	NA	NA
Townhouse	140	479205	462500	NA	NA	585.40<	105.40	NA	NA
Unspecfd res	6	365566	396500	NA	NA	198.20<	115.60	NA	NA
Vac other	1	34500	34500	7.98	4321.00	172.50<	63.20<	4321.00	7.98
Vac Res A	23	487572	510000	717.78	797.50	392.20	147.70	833.38	595.63
Vac Res B	1	455000	455000	161.92	2810.00	291.40	49.20<	2810.00	161.92
Vac Res C	3	812333	930000	210.17	4425.00	559.00	209.00<	5534.67	146.77
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	1	1105000	1105000	22100.00	50.00	683.80<	ND	50.00	22100.00
Hobby farm	12	1155354	1287500	247142.42	3.24	256.50<	332.60<	3.44	300642.00
Unspecfd rur	3	1136436	1320000	236559.14	5.58	343.00<	ND	17.56	64717.40

MUNICIPALITY TOTALS

Commercial Total	30					Commercial Total Prices	\$68,700,872
Industrial Total	2					Industrial Total Prices	\$5,335,000
Residential Total	1,731					Residential Total Prices	\$1,082,801,901
Rural Total	16					Rural Total Prices	\$18,378,560
All Sales Total	1,779					All Sales Total	\$1,175,216,333

MANSFIELD SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	114	48,200	55,754	4	67,500 [^]	69,000 [^]	102	12,700	15,770
1986	101	56,000	63,685	7	60,000 [^]	59,357 [^]	106	16,500	19,983
1987	123	55,000	66,721	6	57,500 [^]	56,166 [^]	131	20,000	22,769
1988	145	69,000	78,382	17	70,000	75,088	149	25,300	29,203
1989	115	86,000	91,728	13	81,500	77,538	145	26,500	32,155
1990	78	81,000	95,985	13	75,000	77,307	87	28,500	36,415
1991	86	83,250	97,543	19	62,000	85,957	45	27,000	33,061
1992	114	78,000	89,148	14	48,225	51,939	88	25,000	31,395
1993	115	93,000	107,787	21	65,000	80,259	121	30,000	39,100
1994	116	90,000	109,696	22	76,000	81,840	112	30,000	38,794
1995	129	91,500	109,840	15	74,000	89,276	87	38,250	47,504
1996	138	95,500	104,493	10	79,250	81,580	75	37,500	54,992
1997	161	95,000	108,834	14	87,750	86,107	76	47,150	57,496
1998	137	99,000	118,769	15	73,000	83,533	65	36,500	50,521
1999	132	97,000	113,629	12	59,500	64,166	50	27,000	41,341
2000	155	105,000	115,864	17	80,000	77,338	66	29,500	39,884
2001	207	115,000	119,593	18	81,250	90,555	86	34,000	40,553
2002	214	126,500	136,266	20	98,500	114,575	167	37,000	41,814
2003	224	153,750	158,992	29	150,000	150,362	255	40,000	47,377
2004	185	174,000	184,296	29	179,950	176,218	135	55,000	56,053
2005	176	195,000	225,236	20	222,500	194,775	105	67,500	67,399
2006	131	210,000	235,111	27	247,500	224,151	71	85,000	86,024
2007	167	230,000	238,609	20	235,500	219,552	71	88,000	95,398
2008	109	210,000	251,767	35	240,000	224,257	53	93,000	88,080
2009	17	199,000	231,613	4	211,500 [^]	212,000 [^]	4	110,000 [^]	131,875 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

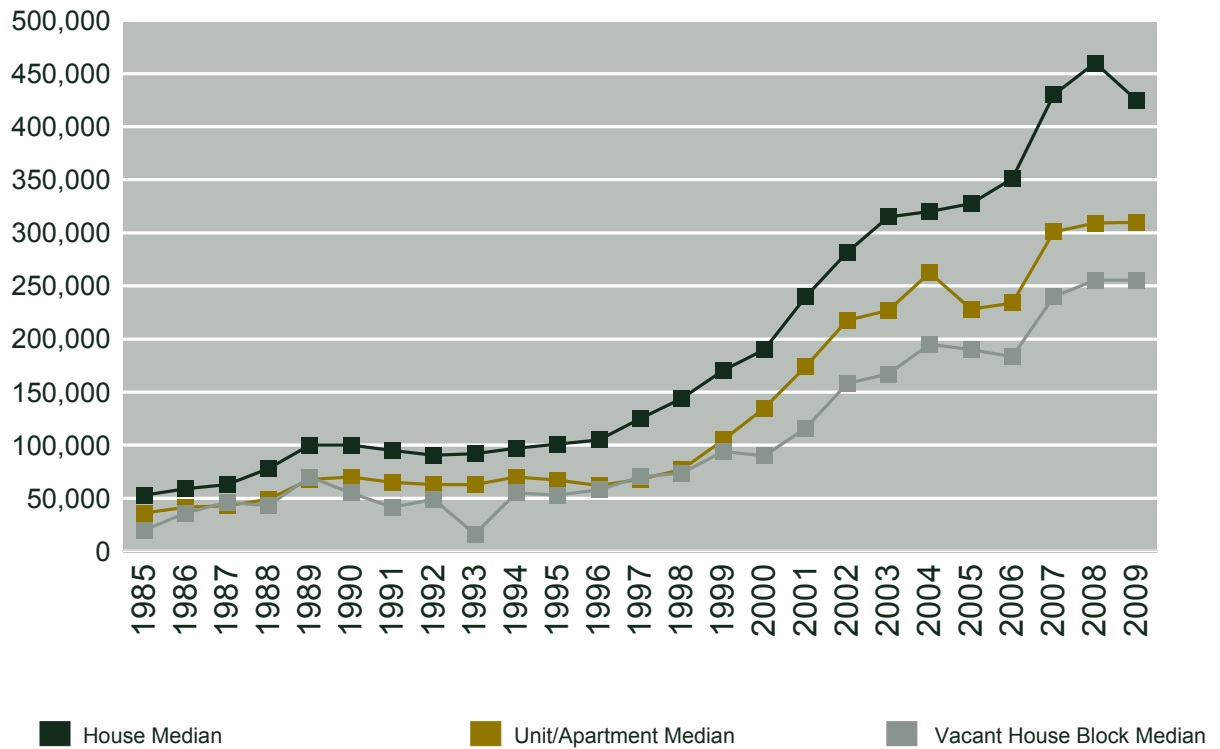
MANSFIELD SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Bank	1	840000	840000	NA	NA	ND	ND	NA	NA
Hotel	1	2500000	2500000	NA	NA	1136.40<	581.40<	NA	NA
Restaurant	1	375000	375000	NA	NA	340.90<	79.40<	NA	NA
Shop	4	237250	220000	96.72	3867.00	200.40<	129.40<	3867.00	96.72
Unspecfd comm	3	3883333	2000000	9000.00	950.00	1615.80<	1069.50<	2163.67	1794.79
Vac comm	1	235454	235454	122.12	1928.00	413.10<	100.20<	1928.00	122.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	1	340000	340000	38.06	8933.00	226.70<	ND	8933.00	38.06
Vac ind	1	285000	285000	NA	NA	380.00<	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	25	223960	240000	751.53	326.00	273.60	102.10	323.33	831.96
House	106	249327	205000	624.29	881.00	215.80	89.00	2009.80	136.83
House new	3	338000	320000	850.83	543.00	ND	193.90<	543.00	850.83
Subdivisn	1	1610146	1610146	1.25	1285000.00	ND	200.50<	1285000.00	1.25
Townhouse	10	225000	243000	NA	NA	ND	88.40<	NA	NA
Vac Res A	47	85792	93000	125.67	845.50	197.80	107.40	941.90	97.65
Vac Res B	2	46500	46500	15.71	2945.50	ND	82.20<	2945.50	15.79
Vac Res C	4	135750	142500	19.30	7703.50	291.60<	98.30<	7387.75	18.38
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	12	415845	300000	7993.90	31.22	136.40	153.10<	47.16	8817.53
Dairy	1	160000	160000	21887.82	7.31	ND	221.80<	7.31	21887.80
Farm land	7	146423	150000	3750.00	40.00	ND	198.00<	27.96	5236.37
Hobby farm	40	488212	368500	60149.46	4.16	143.40<	550.90<	6.56	74395.40
Hobby fm land	28	160932	139500	28647.80	5.26	197.80<	22557.50<	6.63	24288.00
Unspecfd rur	49	356150	284000	7731.96	27.16	92.80	1284.40<	43.73	8144.92
MUNICIPALITY TOTALS									
Industrial Total				2		Industrial Total Prices			\$625,000
Rural Total				137		Rural Total Prices			\$47,661,077
Residential Total				198		Residential Total Prices			\$41,570,071
Commercial Total				11		Commercial Total Prices			\$16,549,454
All Sales Total				348		All Sales Total			\$106,405,602

MARIBYRNONG CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,037	53,000	56,264	387	36,000	46,433	41	20,000	24,258
1986	861	59,000	62,501	265	41,500	45,749	37	36,000	42,194
1987	873	63,000	68,105	291	43,000	53,161	20	46,500	74,220
1988	1,104	78,000	84,513	479	49,000	71,331	16	43,200	89,356
1989	729	100,000	108,807	366	67,600	76,996	14	70,000	101,900
1990	600	100,000	111,419	289	70,000	81,367	11	55,000	56,909
1991	662	95,000	100,630	240	65,000	78,518	16	41,500	81,819
1992	729	90,500	95,661	194	63,000	75,464	20	49,075	52,885
1993	794	92,000	98,430	256	63,000	90,988	52	16,222	28,622
1994	854	97,000	103,833	323	70,000	132,687	61	55,000	58,547
1995	919	101,000	108,910	219	67,000	84,065	84	53,000	52,435
1996	1,098	105,000	110,230	343	62,000	75,834	75	58,000	54,955
1997	1,459	125,000	133,902	463	68,000	82,436	244	70,125	75,523
1998	1,313	144,000	153,295	513	77,000	103,668	274	73,750	88,638
1999	1,361	170,500	187,774	593	105,000	128,626	407	94,000	106,446
2000	1,356	190,000	203,962	577	135,000	166,553	122	90,000	102,600
2001	1,700	240,000	251,114	822	174,000	200,612	130	116,000	133,431
2002	1,543	281,500	297,701	712	217,500	250,669	185	158,000	147,835
2003	1,298	315,000	328,570	615	227,000	243,126	171	167,000	183,582
2004	1,130	320,000	333,232	579	262,500	272,699	89	195,000	216,320
2005	1,208	327,500	350,463	634	228,000	250,792	222	190,000	202,054
2006	1,238	351,000	375,361	647	234,000	261,410	136	183,500	207,873
2007	1,603	430,000	451,053	997	301,000	309,688	97	240,000	250,588
2008	1,040	460,000	485,686	662	309,250	317,918	54	255,500	288,998
2009	81	425,000	453,858	63	310,000	319,556	0	255,500*	288,998*

Statistics for 2009 are based on a small number of sales and are preliminary only.

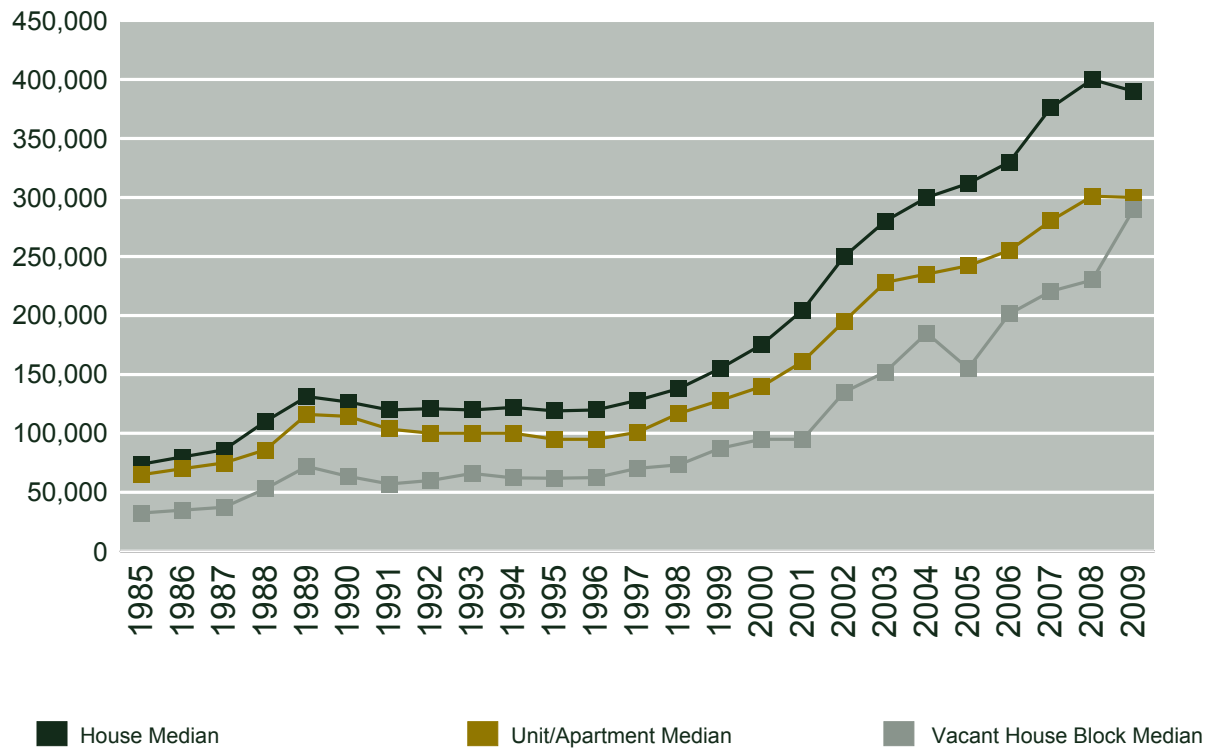
MARIBYRNONG CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	1	875000	875000	NA	NA	ND	ND	NA	NA
Car/b/t/k yd	1	860000	860000	551.99	1558.00	ND	153.90<	1558.00	551.99
Church	1	2542700	2542700	NA	NA	ND	ND	NA	NA
Office	5	412421	466000	928.29	502.00	ND	111.80<	502.00	928.29
Office bld	1	1500000	1500000	1071.43	1400.00	272.70<	ND	1400.00	1071.43
Petrol stn	1	400000	400000	NA	NA	466.20<	ND	NA	NA
Shop	21	519823	352000	760.02	952.00	220.00	100.00	1058.00	691.28
Shop/dwell	3	165333	181000	927.80	199.50	146.00<	24.60<	199.50	654.14
Store/show	1	566500	566500	NA	NA	227.40<	ND	NA	NA
Surgery	1	350000	350000	991.50	353.00	ND	52.00<	353.00	991.50
Unspecfd comm	13	1543000	1045000	385.55	7918.50	421.40	77.40	7918.50	410.12
Vac comm	3	951943	356000	382.85	5998.00	113.80<	70.40<	5998.00	382.85
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	11	975585	590000	1856.03	490.00	366.60	99.40	490.00	1240.82
Unspecfd ind	2	1010000	1010000	317.90	5033.00	420.80<	20.60<	5033.00	317.90
Vac ind	4	893750	562500	766.87	326.00	511.40<	88.40<	326.00	766.87
Ware/show	1	1870000	1870000	NA	NA	ND	319.80<	NA	NA
Warehouse	2	2320000	2320000	NA	NA	1148.00<	348.90<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	4	325000	287500	NA	NA	ND	81.00<	NA	NA
Flat/unit	533	306987	298495	2290.77	168.50	439.00	103.80	160.00	2414.06
House	982	485796	460000	1634.56	353.00	368.00	107.50	439.58	1115.47
House new	41	528864	520000	2120.95	374.00	597.70<	112.40	500.00	1233.30
Retirement	11	268359	265000	NA	NA	ND	96.40	NA	NA
Road/laneway	2	27400	27400	338.20	82.50	ND	1245.50<	82.50	332.12
Subdivisn	1	2861203	2861203	1338.89	2137.00	110.00<	144.50<	2137.00	1338.89
Terrace	13	390646	402000	1980.68	207.00	ND	86.20	243.40	1709.53
Townhouse	118	371908	347950	NA	NA	ND	99.70	NA	NA
Unspecfd res	1	290000	290000	NA	NA	229.80<	174.70	NA	NA
Vac Res A	54	288998	255500	1636.09	327.00	365.00	106.50	341.08	1090.20
MUNICIPALITY TOTALS									
Commercial Total				52		Commercial Total Prices			\$43,483,438
Industrial Total				20		Industrial Total Prices			\$22,836,443
Residential Total				1,760		Residential Total Prices			\$734,388,119
All Sales Total				1,832		All Sales Total			\$800,708,000

MAROONDAH CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,735	74,000	82,512	472	65,000	69,311	660	32,500	37,890
1986	1,662	80,000	90,543	382	70,000	82,303	509	35,000	45,351
1987	1,747	86,000	99,087	508	74,850	96,372	594	37,450	46,887
1988	2,145	110,000	122,661	691	86,000	108,948	872	53,000	63,365
1989	1,422	131,250	149,309	536	116,000	146,748	333	72,000	84,462
1990	1,269	126,500	145,636	540	114,500	130,940	337	63,500	71,063
1991	1,349	120,000	135,304	450	103,750	110,314	426	57,000	60,115
1992	1,390	121,000	135,545	463	100,000	116,675	358	60,000	63,371
1993	1,391	120,000	132,229	468	100,000	112,078	348	66,000	66,176
1994	1,476	122,000	135,420	584	100,000	107,356	388	62,250	76,180
1995	1,353	119,000	131,486	446	95,000	106,789	342	62,000	69,697
1996	1,469	120,000	134,236	627	95,000	103,938	342	62,500	66,104
1997	1,864	128,000	141,894	748	101,000	110,709	473	70,500	79,047
1998	1,708	138,000	154,233	726	117,000	125,630	388	73,475	81,564
1999	1,685	155,000	174,927	745	128,000	134,721	360	87,500	96,672
2000	1,829	175,100	193,709	937	139,500	148,895	245	95,000	94,468
2001	2,018	204,475	227,409	937	161,000	173,590	285	95,000	104,327
2002	1,857	250,000	270,823	938	195,000	205,543	146	135,000	139,833
2003	1,750	280,000	301,922	865	228,000	232,165	122	151,975	147,021
2004	1,560	300,000	327,005	816	235,000	242,371	99	185,000	192,639
2005	1,690	312,000	337,747	890	242,000	251,682	43	155,000	174,326
2006	1,466	330,000	356,994	852	255,000	263,253	88	201,250	211,079
2007	1,706	376,000	411,093	1,102	280,251	292,282	73	220,385	224,629
2008	1,367	400,000	433,147	832	301,000	316,343	69	230,000	243,896
2009	137	390,000	420,726	89	300,000	315,896	11	290,000	257,590

Statistics for 2009 are based on a small number of sales and are preliminary only.

MAROONDAH CITY

ANALYSIS OF PROPERTY SALES FOR 2008

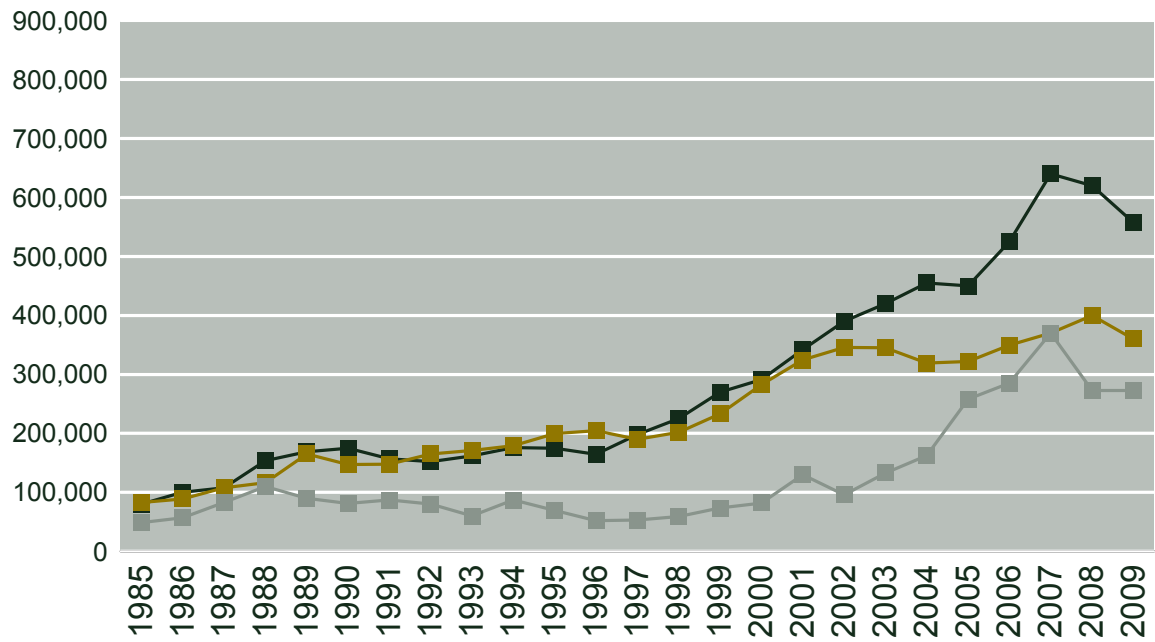
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Car/bt/tk yd	1	300000	300000	438.60	684.00	ND	ND	684.00	438.60
Childcare	1	1030000	1030000	682.57	1509.00	ND	ND	1509.00	682.57
Motel	1	3379000	3379000	NA	NA	ND	ND	NA	NA
Office	6	307616	294850	NA	NA	ND	42.30<	NA	NA
Office bld	1	1000000	1000000	1945.53	514.00	232.60<	ND	514.00	1945.53
Restaurant	1	640000	640000	NA	NA	ND	ND	NA	NA
Shop	9	1121111	400000	1607.26	156.50	162.00<	135.60	156.50	1597.44
Shop/dwell	3	472333	480000	2048.61	288.00	ND	285.50<	288.00	2048.61
Store/show	2	2625000	2625000	306.77	16299.00	121.50<	700.00<	16299.00	306.77
Surgery	1	350000	350000	NA	NA	ND	106.10<	NA	NA
Unspecfd comm	10	1123150	787500	1225.10	502.00	233.60	71.80	552.33	830.72
Vac comm	2	249250	249250	NA	NA	229.80<	85.90	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	18	345716	282500	NA	NA	102.70	67.80	NA	NA
Unspecfd ind	4	10197812	745750	1020.94	38200.00	54.20<	137.00<	38200.00	1020.94
Ware/show	2	593600	593600	NA	NA	ND	185.50<	NA	NA
Warehouse	1	913000	913000	NA	NA	ND	118.60<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	3346250	3346250	NA	NA	2881.20	ND	NA	NA
Dual occ	10	346239	304750	813.52	569.00	ND	106.20<	569.00	813.52
Flat/unit	569	316895	300000	1100.35	289.00	297.00	106.90	302.20	1049.31
House	1333	434917	400000	499.36	781.00	312.20	106.10	990.48	448.11
House new	21	381889	390000	583.33	840.00	530.80<	110.80	898.80	353.69
Retirement	33	314236	315000	NA	NA	ND	105.40	NA	NA
Terrace	3	295000	280000	NA	NA	ND	127.30<	NA	NA
Townhouse	230	315281	301000	1405.72	324.50	471.40<	108.00	324.50	925.27
Unspecfd res	2	275500	275500	NA	NA	204.80<	98.80<	NA	NA
Vac Res A	69	243896	230000	259.75	641.00	328.80	104.40	733.27	395.00
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	6	1796666	1675000	740596.43	2.06	ND	435.60<	2.53	710145.00

MUNICIPALITY TOTALS

Rural Total	6					Rural Total Prices	\$10,780,000
Commercial Total	38					Commercial Total Prices	\$37,031,700
Industrial Total	25					Industrial Total Prices	\$49,114,352
Residential Total	2,272					Residential Total Prices	\$879,382,579
All Sales Total	2,341					All Sales Total	\$976,308,631

MELBOURNE CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	603	80,000	107,321	669	83,000	128,893	15	49,000	90,866
1986	419	100,000	156,606	546	89,000	176,593	21	57,000	73,138
1987	477	108,000	160,472	594	107,750	196,634	15	83,000	148,700
1988	493	154,000	235,287	687	116,200	212,926	7	110,000 [^]	259,071 [^]
1989	368	169,100	276,395	440	165,000	306,709	8	90,000 [^]	203,250 [^]
1990	335	175,000	235,731	462	147,000	244,645	6	81,250 [^]	86,900 [^]
1991	401	157,000	208,234	368	147,625	197,663	7	87,000 [^]	93,071 [^]
1992	440	152,000	201,307	848	165,000	198,367	13	80,000	131,628
1993	480	162,000	208,533	1,350	171,000	202,974	27	60,000	141,961
1994	494	175,750	233,835	1,463	179,000	223,190	43	87,000	149,601
1995	467	175,000	226,969	1,191	199,500	227,091	41	69,500	78,358
1996	587	164,500	207,749	1,545	204,500	241,105	106	52,000	70,267
1997	727	198,000	250,120	2,217	190,000	232,567	176	53,000	71,253
1998	537	225,000	286,786	2,879	202,000	241,845	167	59,000	80,586
1999	606	270,000	335,775	4,643	233,000	283,093	144	73,500	100,039
2000	591	291,000	374,528	4,050	282,500	354,284	76	82,000	100,369
2001	685	342,000	422,015	5,993	324,500	375,114	67	130,000	151,582
2002	631	390,000	499,699	5,425	346,000	406,688	24	96,000	120,102
2003	582	420,000	554,210	3,894	345,000	400,608	3	132,872 [^]	120,957 [^]
2004	465	455,000	622,295	3,301	319,000	379,088	18	162,500	171,945
2005	522	450,000	621,821	3,735	322,000	393,777	6	258,000 [^]	232,641 [^]
2006	510	525,000	744,506	3,892	349,475	446,357	23	285,000	279,128
2007	629	640,000	890,955	5,000	370,000	470,215	17	370,000	351,338
2008	396	620,000	875,747	3,411	400,000	471,681	12	272,500	357,511
2009	32	557,500	689,682	487	360,000	456,532	0	272,500 [*]	357,511 [*]

Statistics for 2009 are based on a small number of sales and are preliminary only.

MELBOURNE CITY

ANALYSIS OF PROPERTY SALES FOR 2008

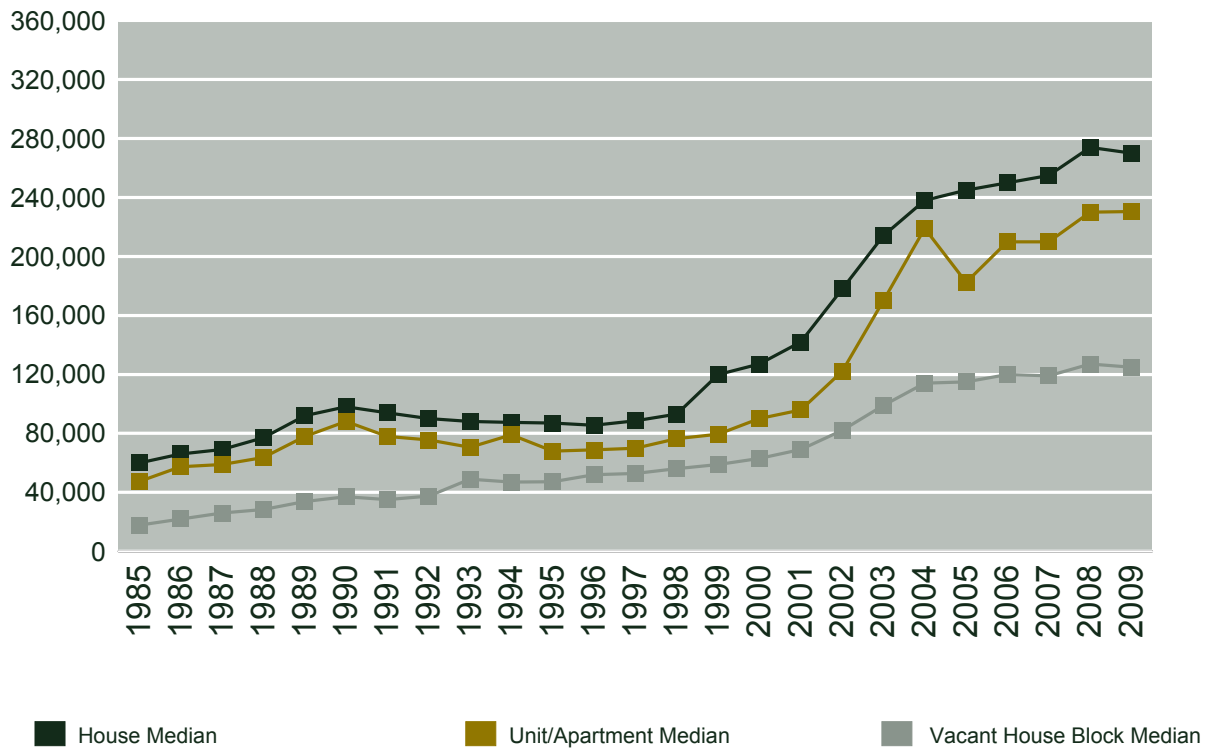
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	2	1640000	1640000	6437.44	252.00	ND	ND	252.00	6507.94
Car park	12	2356861	61500	513.70	73.00	9.20<	70.70<	52.33	3423.57
Church	2	872500	872500	NA	NA	ND	ND	NA	NA
Hotel	5	6173822	1680000	12763.03	1017.00	412.00	80.00<	1017.00	12763.00
Motel	1	185000	185000	NA	NA	ND	1.50<	NA	NA
Office	169	574848	324100	NA	NA	63.00<	87.20	NA	NA
Office bld	54	14649446	6162500	27349.64	1671.50	640.60	236.40	2167.05	7504.97
Restaurant	19	1555500	1017500	27184.47	103.00	138.30<	61.40	167.40	18736.00
Shop	33	2327123	572000	6763.39	66.00	87.60	73.10	66.00	5727.27
Shop/dwell	4	1528250	1337500	85.63	9202.00	608.00<	55.30<	9202.00	85.63
Store/show	10	1505251	526312	1303.49	2547.00	56.00<	562.00	2547.00	1303.49
Surgey	3	383886	380000	NA	NA	ND	80.00<	NA	NA
Theatre	1	1700000	1700000	NA	NA	ND	ND	NA	NA
Unspecfd comm	78	4355541	1515000	23791.21	455.00	220.80	121.20	1497.40	6937.10
Vac comm	3	5500469	3603600	68.24	29100.00	1819.00<	783.40<	29386.70	187.18
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	12	1627017	812500	6082.54	585.00	253.90	117.20	585.00	7589.74
Unspecfd ind	7	5942328	1023000	1099.22	3457.00	227.80<	131.00<	3457.00	1099.22
Vac ind	3	2290124	2376000	NA	NA	1793.20<	391.00<	NA	NA
Ware/show	3	1887500	1760000	NA	NA	ND	176.40<	NA	NA
Warehouse	20	1395364	950000	2534.11	513.00	247.20<	150.80	5916.60	256.74
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	3	5012445	5200000	NA	NA	2683.80	122.10<	NA	NA
Flat/unit	3175	472213	400000	12256.92	39.00	210.20	108.00	47.25	9958.73
House	366	894842	628000	3552.63	152.00	314.80	99.40	277.60	3410.63
House new	2	506000	506000	NA	NA	2024.00<	60.80	NA	NA
Retirement	51	380459	350000	NA	NA	155.60<	101.40	NA	NA
Road/laneway	3	12485	6000	860.00	3.00	14.80<	3060.00<	3.00	860.00
Terrace	28	652567	563000	6098.90	182.00	163.70<	100.90	208.29	3842.94
Townhouse	185	487694	423000	NA	NA	229.40<	97.60	NA	NA
Unspecfd res	44	86297	38500	7051.28	9.50	20.60	128.20	9.50	6578.95
Vac other	1	39000	39000	NA	NA	130.00<	75.00<	NA	NA
Vac Res A	12	357511	272500	5115.57	91.00	514.10	73.60	91.00	5010.99

MUNICIPALITY TOTALS

Residential Total	3,870		Residential Total Prices	\$1,978,902,581
Industrial Total	45		Industrial Total Prices	\$101,560,683
Commercial Total	396		Commercial Total Prices	\$1,439,181,413
All Sales Total	4,311		All Sales Total	\$3,519,644,677

MELTON SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	687	60,000	63,525	73	47,500	52,419	616	17,700	21,279
1986	550	66,000	70,117	63	57,300	58,303	346	22,000	23,101
1987	601	69,000	73,930	89	59,000	79,119	215	26,000	33,691
1988	840	77,000	82,933	84	63,750	69,944	528	28,500	36,721
1989	637	92,000	98,169	67	78,000	82,953	652	33,750	38,789
1990	482	98,000	105,233	67	88,000	93,035	421	37,000	44,716
1991	442	94,000	99,576	47	78,000	78,282	315	35,000	44,340
1992	468	90,000	98,387	38	75,500	84,627	441	37,500	43,398
1993	567	88,000	98,157	37	70,500	100,250	466	49,000	51,864
1994	557	87,500	97,591	40	79,000	79,670	496	47,000	49,490
1995	563	87,000	97,392	51	68,000	75,965	437	47,200	51,828
1996	606	85,600	101,916	46	68,750	71,919	462	52,000	59,089
1997	690	88,500	105,781	71	70,000	85,017	681	52,750	55,135
1998	775	93,000	105,213	57	76,500	94,276	991	56,000	60,237
1999	895	120,000	130,799	52	79,500	92,613	1,826	59,000	63,501
2000	1,067	127,000	148,303	74	90,000	108,915	1,422	63,000	64,319
2001	1,481	142,000	162,963	111	96,000	120,022	2,442	69,000	72,146
2002	1,446	178,000	193,685	146	122,100	139,013	1,961	82,000	86,897
2003	1,529	214,000	223,513	153	170,000	182,060	2,408	99,000	105,103
2004	1,443	238,000	246,687	208	219,000	200,733	1,829	114,000	118,809
2005	1,532	245,000	252,702	154	182,500	193,935	1,571	115,000	120,770
2006	1,348	250,000	256,831	129	210,000	213,629	1,658	120,000	129,775
2007	2,039	255,000	280,035	239	210,000	210,850	2,503	119,000	127,047
2008	1,896	274,000	286,235	245	230,000	229,709	1,647	127,000	129,372
2009	220	270,000	279,840	38	230,500	239,171	136	125,000	139,753

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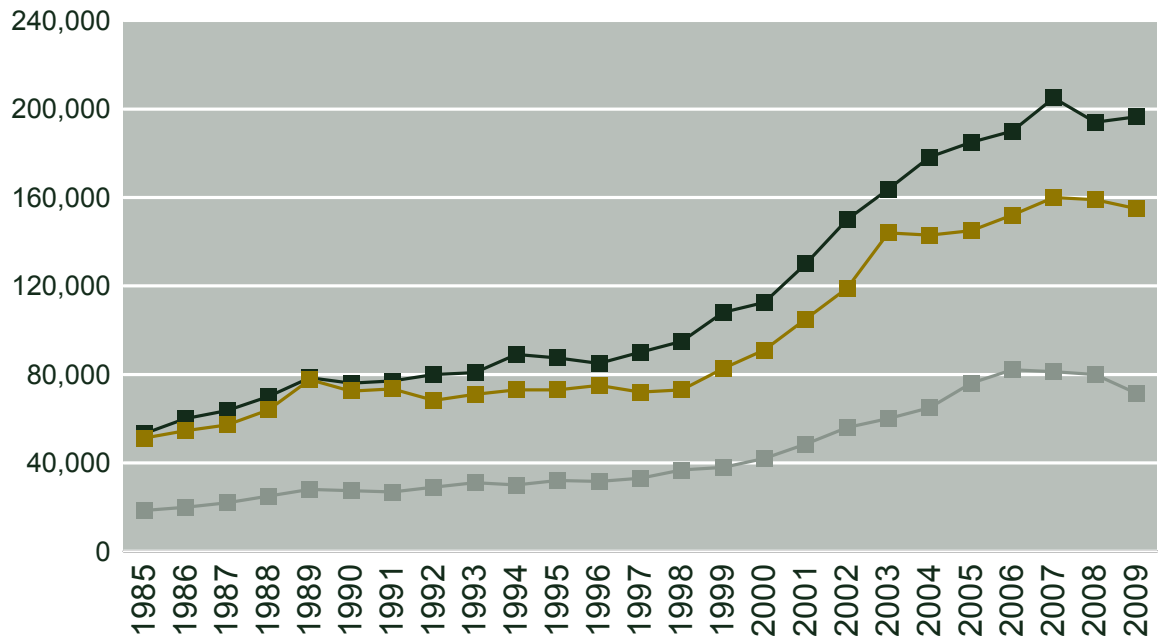
MELTON SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Childcare	1	300000	300000	NA	NA	ND	39.20<	NA	NA
Office	1	465000	465000	NA	NA	ND	122.60<	NA	NA
Office bld	1	125000	125000	NA	NA	ND	25.00<	NA	NA
Shop	1	790000	790000	NA	NA	496.50<	343.50<	NA	NA
Surgery	3	482348	423225	454.55	583.00	ND	ND	583.00	454.54
Unspecfd comm	4	891250	745000	NA	NA	392.10<	74.50<	NA	NA
Vac comm	4	1158542	350850	323.25	5095.00	ND	137.60<	7622.50	151.99
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	6	683798	618750	NA	NA	1289.10<	171.80	NA	NA
Unspecfd ind	2	1502500	1502500	NA	NA	904.90<	263.80<	NA	NA
Vac ind	8	396937	266750	102.74	2409.00	156.90<	76.60<	5580.00	64.43
Warehouse	2	1885300	1885300	660.84	2480.50	ND	761.70<	2480.50	760.05
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	5	250200	248000	629.44	394.00	ND	106.90<	394.00	629.44
Flat/unit	170	233084	235000	769.96	294.50	335.70	110.80	284.75	831.43
House	1685	282023	267000	315.13	595.00	300.80	109.00	804.51	332.49
House new	197	322414	318500	385.93	583.00	592.60<	104.20	642.13	482.49
Retirement	3	191000	160000	NA	NA	ND	91.20<	NA	NA
Road/laneway	1	13000	13000	NA	NA	ND	ND	NA	NA
Subdivisn	8	3411347	1452500	102.57	17320.00	779.40	77.30	135288.00	25.22
Terrace	9	302777	280000	828.22	326.00	ND	72.80<	326.00	828.22
Townhouse	72	223354	217000	966.67	300.00	ND	102.40	300.00	966.67
Unspecfd res	4	298622	286998	NA	NA	ND	145.40<	NA	NA
Vac other	1	700000	700000	NA	NA	745.40<	707.10<	NA	NA
Vac Res A	1643	129075	127000	489.66	600.00	246.80	106.80	618.77	208.90
Vac Res B	4	251250	165000	77.92	2053.00	193.10	112.20<	2088.50	120.30
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	2	965000	965000	138761.25	19.84	ND	1690.40<	19.84	48651.40
Hobby farm	14	715285	725000	202135.35	4.18	91.40<	1417.60<	7.48	95663.90
Hobby fm land	2	500000	500000	229989.35	3.26	315.80<	1935.40<	3.26	153280.00
Unspecfd rur	6	1190166	875000	55323.48	27.15	486.40	345.00<	29.17	40801.10
MUNICIPALITY TOTALS									
Rural Total			24			Rural Total Prices			\$20,085,000
Commercial Total			15			Commercial Total Prices			\$11,326,215
Industrial Total			18			Industrial Total Prices			\$14,053,895
Residential Total			3,802			Residential Total Prices			\$841,254,802
All Sales Total			3,859			All Sales Total			\$886,719,912

MILDURA RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	565	53,300	55,549	72	51,250	54,636	317	18,500	23,508
1986	541	60,000	63,575	71	54,500	54,002	399	20,000	21,203
1987	570	63,600	68,018	87	57,200	70,568	369	22,000	24,027
1988	859	70,000	80,456	158	64,000	81,066	561	25,000	29,372
1989	650	78,500	87,741	124	77,600	93,399	432	28,000	31,191
1990	608	76,000	82,622	139	72,500	82,637	221	27,500	31,350
1991	553	77,000	82,324	115	73,500	88,938	245	26,800	28,566
1992	645	80,000	84,864	105	68,200	72,479	271	29,000	32,111
1993	692	80,750	87,133	142	71,000	71,540	357	31,000	33,250
1994	764	89,000	93,147	156	73,000	74,204	308	30,000	36,645
1995	689	87,500	92,380	129	73,000	78,200	215	32,000	37,583
1996	740	85,000	92,867	117	75,000	81,936	178	31,625	44,647
1997	851	90,000	98,802	169	72,000	74,072	258	33,000	43,975
1998	779	95,000	105,153	119	73,000	76,029	312	36,775	53,038
1999	822	108,000	118,414	148	82,750	91,441	289	38,000	40,737
2000	904	112,500	121,277	175	91,000	100,340	273	42,000	46,170
2001	1,009	130,000	134,912	175	105,000	108,897	479	48,500	51,967
2002	966	150,000	158,881	175	119,000	126,508	395	56,000	59,897
2003	1,056	163,750	169,525	156	144,000	146,285	442	60,000	68,173
2004	1,068	178,250	188,677	196	143,000	146,246	398	65,000	68,620
2005	1,105	185,000	203,300	164	145,000	157,607	432	76,000	77,883
2006	952	190,000	205,283	161	152,000	156,500	386	82,088	89,516
2007	960	205,000	218,460	187	160,000	165,708	321	81,300	89,561
2008	825	194,000	208,352	160	158,975	166,421	214	80,000	84,005
2009	167	196,500	202,271	32	155,000	175,392	40	71,500	79,923

Statistics for 2009 are based on a small number of sales and are preliminary only.

MILDURA RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

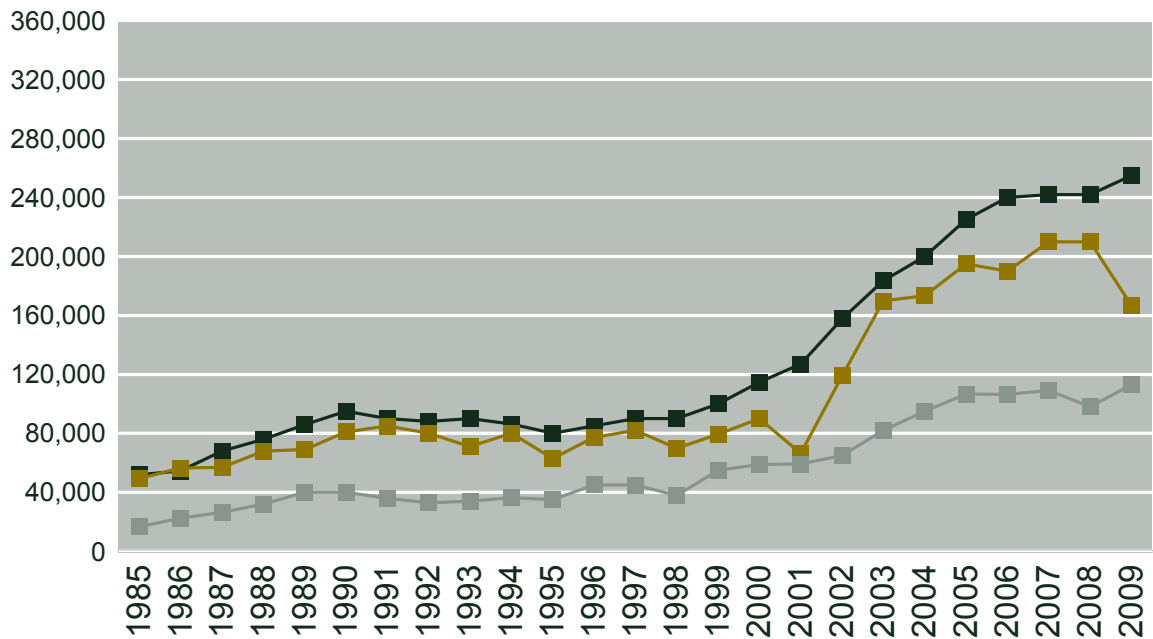
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1450000	1450000	NA	NA	ND	ND	NA	NA
Car park	1	475000	475000	NA	NA	ND	ND	NA	NA
Func room	1	637500	637500	NA	NA	ND	ND	NA	NA
Hotel	7	108642	80000	NA	NA	9.20<	57.10<	NA	NA
Office	2	182500	182500	NA	NA	ND	53.10<	NA	NA
Petrol stn	2	1350562	1350562	NA	NA	ND	557.10<	NA	NA
Shop	3	933166	1018000	957.45	235.00	937.40	373.60	235.00	957.45
Shop/dwell	1	78000	78000	56.77	1374.00	ND	100.00<	1374.00	56.77
Surgey	2	597500	597500	778.95	475.00	ND	ND	475.00	778.95
Unspecfd comm	7	747742	900000	261.60	1703.00	311.40	192.70	1475.00	370.20
Vac comm	4	289918	356125	118.52	1201.00	395.70<	59.40<	2017.50	143.70
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	2	556468	556468	123.24	1420.00	897.50<	230.30<	1420.00	123.24
Ware/show	1	165000	165000	66.83	2469.00	ND	ND	2469.00	66.83
Warehouse	2	331500	331500	296.97	2970.00	442.00<	36.20<	2970.00	111.62
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	659500	659500	NA	NA	1070.80<	158.20<	NA	NA
Dual occ	2	157000	157000	434.10	374.50	ND	ND	374.50	419.23
Flat/unit	97	165599	160000	627.57	335.50	222.20	99.70	350.00	627.74
House	804	207538	193000	159.24	741.00	214.40	95.50	1200.94	178.12
House new	17	258764	249000	287.34	602.00	ND	101.60	719.42	338.99
Retirement	2	182500	182500	NA	NA	ND	128.00<	NA	NA
Road/laneway	2	9375	9375	52.89	356.50	ND	1056.20<	356.50	26.30
Subdivisn	3	567958	300000	5.98	17880.00	857.10<	10.80<	21532.00	26.38
Terrace	2	158500	158500	558.29	307.50	ND	50.10<	307.50	515.45
Townhouse	61	167200	147500	827.20	380.50	ND	92.60	380.50	847.57
Unspecfd res	21	6898	2880	68.64	1480.00	41.10<	1.60<	1480.00	26.78
Vac other	1	165000	165000	348.10	474.00	8250.00<	206.20<	474.00	348.10
Vac Res A	197	82533	79500	120.56	693.00	246.00	99.70	716.91	117.77
Vac Res B	2	65250	65250	22.07	2613.00	191.90	85.40<	2613.00	24.97
Vac Res C	15	105833	95000	21.08	4032.00	246.80	79.20	4637.53	22.82
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	195000	195000	11890.24	16.40	257.00<	1.60<	16.40	11890.20
Cereal	12	384194	329191	707.38	382.66	154.00<	366.30<	436.48	880.20
Farm land	13	244568	199699	758.17	253.74	ND	125.30<	209.23	1168.87
Hobby farm	53	259140	233800	33333.33	5.40	100.90	605.00<	5.57	46563.50
Hobby fm land	27	115526	104500	38676.02	5.56	165.00	452.00<	5.38	21465.50
Market gdn	1	9175000	9175000	287617.55	31.90	1804.60	10007.60<	31.90	287618.00
Orchard	2	156310	156310	21547.40	6.83	168.80<	136.10<	6.83	22902.60
Sheep	1	239000	239000	889.47	268.70	252.60<	143.90<	268.70	889.47
Unspecfd rur	34	344692	234700	5614.35	85.44	32.20	1732.70<	182.52	1888.49
Vineyard	19	343610	245000	20895.52	6.70	110.00	1068.80<	7.65	44905.50

MUNICIPALITY TOTALS

Commercial Total	31	Commercial Total Prices	\$16,855,493
Industrial Total	5	Industrial Total Prices	\$1,940,936
Residential Total	1,228	Residential Total Prices	\$219,846,614
Rural Total	163	Rural Total Prices	\$52,813,169
All Sales Total	1,427	All Sales Total	\$291,456,212

MITCHELL SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	265	52,000	60,994	13	49,400	49,184	401	16,700	20,785
1986	282	54,500	61,215	12	56,500	60,208	247	22,500	27,601
1987	309	68,000	75,230	16	57,000	60,518	315	26,500	31,849
1988	409	76,000	83,765	19	68,000	73,968	354	32,000	34,908
1989	291	86,000	96,961	41	69,000	70,782	490	40,000	39,681
1990	214	95,125	99,866	32	80,950	80,462	299	40,000	42,553
1991	283	90,000	99,377	17	85,000	95,382	157	36,000	41,927
1992	234	88,000	98,649	23	80,000	85,092	147	32,950	42,237
1993	275	90,000	100,621	22	71,000	67,954	183	34,000	40,746
1994	350	86,375	96,951	23	80,000	85,706	185	36,500	43,123
1995	355	80,000	91,124	15	63,000	76,833	191	35,000	47,469
1996	356	85,000	97,220	12	77,250	82,125	128	45,050	57,665
1997	388	90,000	106,478	27	82,000	85,388	174	45,000	50,051
1998	470	90,000	105,991	23	70,000	102,391	227	37,900	53,889
1999	551	100,000	113,722	28	79,500	82,625	359	55,000	58,231
2000	522	114,750	122,433	30	90,000	113,130	274	59,000	57,173
2001	628	127,000	136,957	89	66,581	87,852	490	59,250	64,945
2002	586	157,750	167,385	42	119,000	138,042	538	65,000	71,232
2003	574	183,500	193,675	56	169,810	162,523	528	82,000	87,989
2004	530	200,000	213,185	50	173,250	156,618	330	95,000	101,017
2005	517	225,000	234,311	45	195,000	190,076	195	106,750	110,854
2006	486	240,000	255,338	49	190,000	182,693	200	106,600	112,462
2007	625	242,000	255,870	50	210,000	201,175	239	109,000	113,678
2008	476	242,000	255,770	65	210,000	185,430	238	98,000	109,289
2009	54	255,000	261,638	2	166,750^	166,750^	23	113,000	106,802

Statistics for 2009 are based on a small number of sales and are preliminary only.

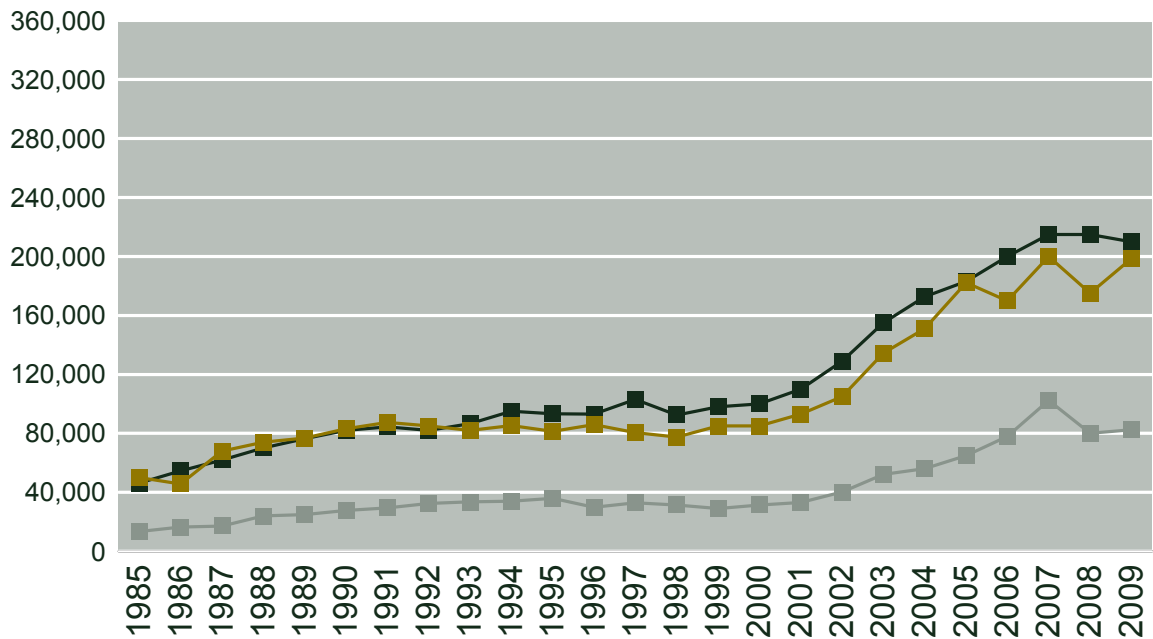
MITCHELL SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	600000	600000	NA	NA	ND	ND	NA	NA
Hotel	1	510000	510000	NA	NA	182.10<	51.50<	NA	NA
Shop	7	237928	190000	NA	NA	256.60<	96.30<	NA	NA
Store/show	1	290000	290000	NA	NA	ND	76.30<	NA	NA
Unspecfd comm	2	615000	615000	NA	NA	472.10<	104.60<	NA	NA
Vac comm	2	307500	307500	54.11	5486.50	1230.00<	961.20<	5486.50	56.05
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	385000	385000	124.72	882.00	427.80<	269.00<	882.00	124.72
Unspecfd ind	2	206626	206626	NA	NA	723.20<	144.50<	NA	NA
Warehouse	1	320000	320000	796.02	402.00	ND	ND	402.00	796.02
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	239750	239750	NA	NA	277.40<	1.90<	NA	NA
Dual occ	1	216000	216000	NA	NA	ND	98.20<	NA	NA
Flat/unit	36	177569	210500	214.54	839.00	256.70	99.30	839.00	214.54
House	463	255875	242000	204.96	927.00	268.90	100.80	1862.37	141.43
House new	11	263736	260000	395.83	720.00	330.20<	94.50	657.00	363.78
Retirement	3	209666	214000	NA	NA	ND	101.20<	NA	NA
Road/laneway	2	4650	4650	2.75	1817.00	ND	ND	1817.00	2.75
Subdivisn	3	4116666	3500000	62.06	56400.00	ND	225.00<	138400.00	29.74
Terrace	1	159500	159500	84.57	1886.00	6.70<	ND	1886.00	84.57
Townhouse	26	193519	206500	NA	NA	ND	105.90	NA	NA
Vac other	2	7950	7950	1.74	42533.00	163.80<	0.90<	42533.00	0.19
Vac Res A	220	106261	95000	84.53	769.00	271.20	87.20	847.66	123.18
Vac Res B	11	160676	150000	48.73	2052.00	322.80<	115.40<	2531.45	63.47
Vac Res C	7	123714	148000	37.50	6000.00	279.10	128.70<	5984.14	20.67
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	3	735000	325000	29871.32	54.40	680.90	30.50<	59.87	12276.60
Farm land	10	307600	307500	12579.74	34.36	635.60<	2988.10<	31.92	9637.80
Hobby farm	84	467898	407500	152944.20	3.32	326.90<	3111.10<	6.13	76342.20
Hobby fm land	22	239911	183750	8678.24	7.49	30.80	437.40<	8.31	28870.70
Unspecfd rur	43	799646	424150	13735.54	38.04	207.50	797.20<	60.20	13282.20
MUNICIPALITY TOTALS									
Industrial Total			5			Industrial Total Prices			\$1,503,253
Residential Total			788			Residential Total Prices			\$172,665,531
Rural Total			162			Rural Total Prices			\$84,247,360
Commercial Total			14			Commercial Total Prices			\$4,910,500
All Sales Total			969			All Sales Total			\$263,326,644

MOIRA SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	318	46,250	51,844	25	50,000	52,920	233	13,500	16,779
1986	250	54,600	60,136	44	45,750	49,286	209	16,500	18,648
1987	301	62,000	69,416	49	68,000	67,232	206	17,250	24,390
1988	332	70,250	81,128	57	74,000	77,310	269	24,000	27,698
1989	317	76,500	87,805	96	76,900	80,967	287	25,000	28,752
1990	234	82,000	91,259	64	83,250	85,724	244	27,700	33,269
1991	225	84,500	93,360	52	87,500	87,724	179	29,500	32,112
1992	259	82,000	91,650	54	85,000	87,328	173	32,500	34,026
1993	309	86,500	97,638	52	82,000	87,480	191	33,500	36,379
1994	330	95,000	105,131	64	85,250	89,819	217	34,000	41,524
1995	268	93,200	105,066	50	81,500	79,283	156	36,000	44,822
1996	301	93,000	119,841	64	86,000	84,937	147	30,000	40,926
1997	367	103,000	123,923	64	80,500	81,042	171	33,000	51,486
1998	362	92,500	116,257	65	77,500	76,505	172	31,500	42,085
1999	373	98,000	115,444	67	85,000	84,282	162	29,000	37,261
2000	444	100,000	112,316	75	85,000	96,709	117	31,500	40,092
2001	431	110,000	126,874	101	93,000	105,496	180	33,094	42,691
2002	563	129,000	143,499	140	105,000	115,952	290	40,250	43,213
2003	540	155,000	171,478	86	134,500	146,372	446	52,098	55,697
2004	470	172,750	196,276	105	151,000	155,312	391	56,000	58,506
2005	476	183,150	205,273	78	182,250	197,326	320	65,000	67,437
2006	495	200,000	228,056	86	170,000	182,208	216	78,000	80,222
2007	456	215,000	258,097	93	200,000	211,632	251	102,500	114,222
2008	349	215,000	252,583	55	175,000	189,021	205	80,000	93,025
2009	65	210,000	229,326	16	198,750	242,500	25	82,500	87,260

Statistics for 2009 are based on a small number of sales and are preliminary only.

MOIRA SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

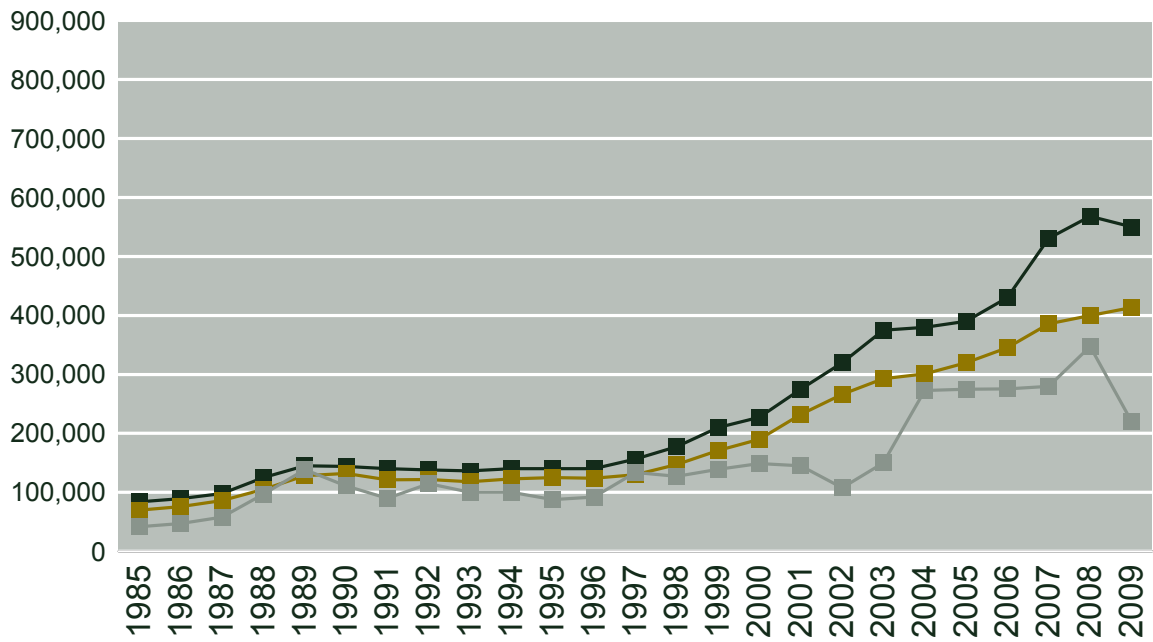
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	3	208774	171484	NA	NA	ND	ND	NA	NA
Caravan park	1	181500	181500	61.34	2959.00	ND	20.20<	2959.00	61.34
Hotel	1	1005000	1005000	477.66	2104.00	1747.80<	390.60<	2104.00	477.66
Lic grocer	1	1055000	1055000	NA	NA	ND	ND	NA	NA
Shop	1	275000	275000	NA	NA	215.80<	157.10<	NA	NA
Unspecfd comm	5	5181872	188000	56.04	8000.00	102.80	181.50<	8000.00	56.04
Vac comm	1	116688	116688	NA	NA	291.80<	19.80<	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoir	1	14659500	14659500	9.92	1477200.00	ND	ND	1477200.00	9.92
Factory	4	186875	192500	213.57	1143.00	249.20<	77.80<	1316.00	142.00
Quarry	1	582000	582000	1.60	363400.00	ND	ND	363400.00	1.60
Unspecfd ind	1	121000	121000	268.89	450.00	187.40<	43.20<	450.00	268.89
Vac ind	1	90000	90000	59.88	1503.00	304.00<	163.60<	1503.00	59.88
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	900000	900000	1351.35	666.00	825.80<	ND	666.00	1351.35
Flat/unit	22	199484	175000	704.55	440.00	217.50	96.30	440.00	704.54
House	333	250137	210000	227.27	880.00	203.90	98.80	1901.32	151.26
House new	16	303500	262500	288.19	720.00	ND	87.00	1143.63	312.82
Retirement	2	175000	175000	NA	NA	ND	125.00<	NA	NA
Road/laneway	7	11654	2200	82.64	847.00	ND	146.80<	1716.67	14.51
Townhouse	31	182500	175000	NA	NA	ND	80.90	NA	NA
Unspecfd res	7	60371	2000	NA	NA	91.40<	1.30<	NA	NA
Vac other	4	48382	26250	24.13	161.00	ND	39.80<	161.00	9.40
Vac Res A	194	93611	80000	118.00	839.00	242.20	77.70	844.12	104.72
Vac Res B	3	61500	22500	7.41	3035.00	134.00<	43.00<	2921.33	21.05
Vac Res C	8	90625	110500	14.76	4975.50	368.30	104.20	5371.88	16.87
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	3	162666	170000	11391.38	24.58	720.60<	733.50<	35.04	4642.76
Cereal	10	250891	186000	3633.00	47.28	ND	268.90<	88.76	2826.76
Dairy	17	581350	400000	7194.24	55.60	93.90	419.00<	71.21	8164.11
Farm land	25	492388	192000	1174.29	48.54	50.80<	624.50<	67.79	7263.34
Hobby farm	27	320414	315000	88983.30	4.43	121.90	2414.70<	7.67	41790.60
Hobby fm land	28	137545	127125	110767.96	2.13	471.80	5445.80<	7.03	19576.10
Unspecfd rur	76	374293	253436	5476.88	40.74	117.80	821.10<	51.41	7281.15

MUNICIPALITY TOTALS

Rural Total	186					Rural Total Prices	\$66,138,402
Residential Total	628					Residential Total Prices	\$119,215,698
Industrial Total	8					Industrial Total Prices	\$16,200,000
Commercial Total	13					Commercial Total Prices	\$29,168,871
All Sales Total	835					All Sales Total	\$230,722,971

MONASH CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,783	84,000	93,861	437	70,000	77,474	383	42,000	52,320
1986	2,531	89,500	103,520	411	76,000	95,817	328	47,000	54,360
1987	2,810	98,000	112,537	509	86,000	103,942	205	58,000	70,085
1988	3,008	125,000	138,653	653	105,000	144,532	175	97,000	116,586
1989	1,984	145,000	165,640	496	128,500	150,580	118	138,500	157,220
1990	1,824	143,750	165,433	509	132,000	149,907	56	111,000	128,080
1991	1,799	140,000	156,033	451	121,250	136,480	91	90,000	105,823
1992	1,950	138,000	154,468	457	122,000	132,702	81	115,000	107,769
1993	1,901	136,250	152,145	538	118,000	132,952	125	100,000	108,922
1994	2,204	140,450	155,252	780	123,000	145,764	147	100,000	115,003
1995	1,978	140,000	154,713	557	125,000	135,895	210	88,000	102,585
1996	2,224	140,500	154,314	704	124,000	134,350	241	92,000	102,714
1997	2,732	156,500	172,581	979	130,000	146,225	400	133,500	126,563
1998	2,490	177,500	193,627	762	147,000	167,094	418	127,000	136,942
1999	2,358	210,000	228,430	826	171,000	183,963	247	139,000	154,802
2000	2,356	227,500	244,314	868	190,000	204,647	129	149,000	148,088
2001	2,606	275,000	295,994	1,064	232,000	246,278	122	145,250	149,669
2002	2,575	320,000	343,463	872	266,000	285,139	28	107,500	132,535
2003	2,339	375,000	397,534	1,004	292,875	318,649	31	150,000	180,827
2004	2,039	380,000	410,073	875	301,000	327,184	69	272,500	253,751
2005	2,220	390,000	422,973	1,025	320,000	349,390	84	275,000	263,648
2006	2,296	430,000	462,984	980	345,000	370,238	74	275,500	274,580
2007	2,493	531,000	569,222	1,309	386,000	419,053	59	280,000	290,923
2008	1,642	568,000	609,596	879	400,000	423,608	24	347,500	383,481
2009	139	550,000	555,995	104	413,500	446,799	5	220,000 [^]	289,600 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

MONASH CITY

ANALYSIS OF PROPERTY SALES FOR 2008

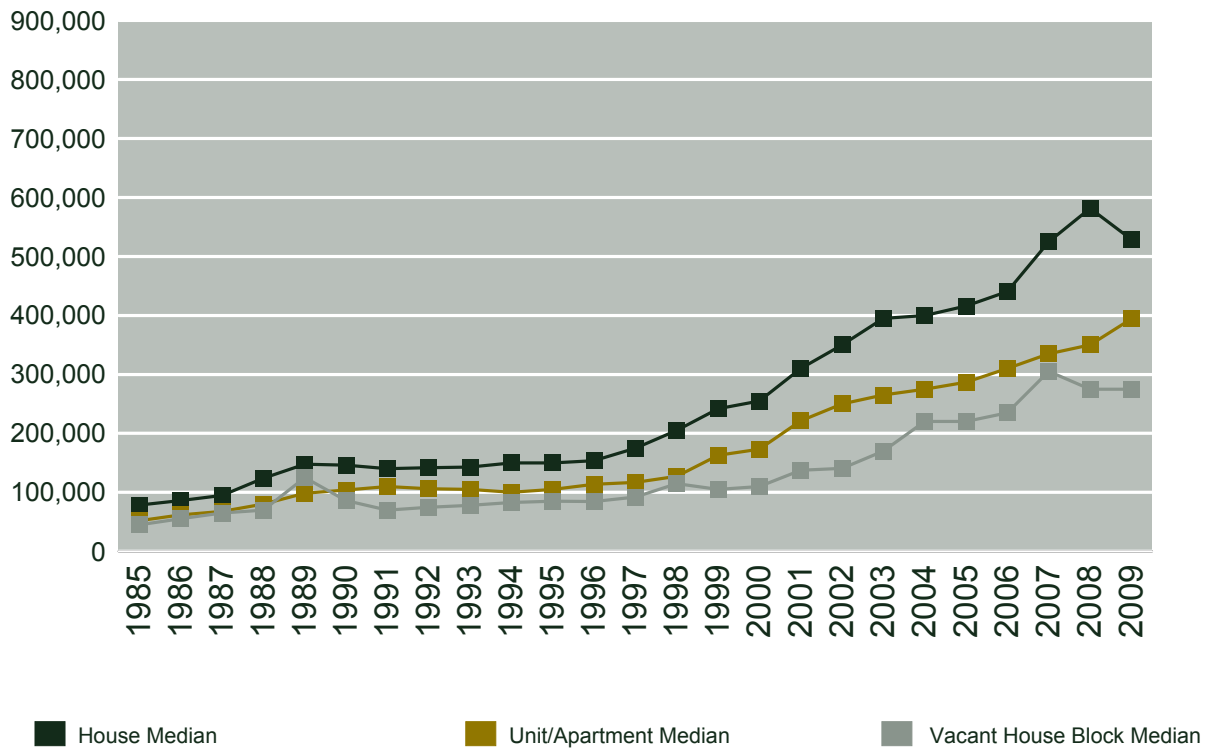
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Childcare	1	200000	200000	289.44	691.00	ND	ND	691.00	289.44
Church	1	150000	150000	NA	NA	ND	ND	NA	NA
Motel	1	4500000	4500000	4451.04	1011.00	ND	151.30<	1011.00	4451.04
Office	17	737067	530000	NA	NA	15.50<	76.60	NA	NA
Office bld	4	6533750	5125000	NA	NA	1008.90	291.40<	NA	NA
Petrol stn	4	1330000	1350000	637.49	2120.00	192.90<	ND	1906.25	697.70
Restaurant	1	580000	580000	NA	NA	181.20<	43.60<	NA	NA
Shop	17	909823	610000	6237.03	184.00	570.20	102.90	207.75	3472.92
Shop/dwell	5	478142	467212	2026.32	190.00	373.80<	99.00<	190.00	2026.32
Store/show	1	375000	375000	NA	NA	59.50<	95.90<	NA	NA
Surgery	2	452420	452420	NA	NA	ND	63.10<	NA	NA
Unspecfd comm	15	6332105	5020966	1218.23	5155.00	932.60	278.90	6282.40	864.03
Vac comm	2	727500	727500	1026.27	982.50	539.20	184.20<	982.50	740.46
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	32	1162783	684750	301.29	697.00	252.60	119.90	862.80	858.54
Unspecfd ind	1	5310654	5310654	NA	NA	3034.70<	262.30<	NA	NA
Vac ind	1	1700000	1700000	NA	NA	885.20<	625.80<	NA	NA
Ware/show	3	6352000	726000	NA	NA	ND	93.00<	NA	NA
Warehouse	6	2460466	937650	698.89	1624.00	426.00<	81.10	2317.33	823.55
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	3000000	3000000	NA	NA	2507.80	381.40<	NA	NA
Dual occ	15	1532126	430000	641.03	312.00	ND	101.20	305.33	1171.40
Flat/unit	622	426376	403500	1686.75	264.00	310.40	106.10	218.75	1742.86
House	1566	602702	570000	1083.71	669.00	363.10	106.10	765.87	823.64
House new	55	568996	575000	1648.26	396.50	395.20	114.30	470.88	1249.60
Retirement	30	306699	325000	NA	NA	ND	104.80	NA	NA
Road/laneway	7	11612	7600	49.67	126.00	ND	239.90	192.75	54.33
Subdivisn	2	14508340	14508340	340.70	116050.00	1426.20<	ND	116050.00	125.02
Terrace	6	474833	483000	822.58	434.00	ND	100.60	434.00	822.58
Townhouse	227	431475	411000	NA	NA	433.60<	100.10	NA	NA
Unspecfd res	9	311991	370000	NA	NA	216.40<	92.50<	NA	NA
Vac other	3	5133	6050	48.40	125.00	ND	10.10<	110.33	46.53
Vac Res A	24	383481	347500	1514.10	498.50	261.60	124.10	512.00	853.33

MUNICIPALITY TOTALS

Residential Total	2,567	Residential Total Prices	\$1,417,435,106
Industrial Total	43	Industrial Total Prices	\$78,038,529
Commercial Total	71	Commercial Total Prices	\$164,989,273
All Sales Total	2,681	All Sales Total	\$1,660,462,908

MOONEE VALLEY CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,456	78,500	88,662	568	52,000	60,636	178	45,000	46,473
1986	1,350	86,000	97,331	441	62,000	67,968	131	55,500	54,701
1987	1,382	95,000	113,008	576	68,000	80,549	91	65,000	75,276
1988	1,550	124,000	142,276	691	80,000	104,104	90	69,750	94,727
1989	1,153	148,000	171,511	608	98,750	116,473	113	125,000	121,499
1990	1,062	146,000	166,452	520	104,000	122,063	35	86,000	111,432
1991	1,142	140,000	159,021	426	110,000	117,114	31	70,000	73,272
1992	1,113	142,000	157,992	456	106,000	119,849	33	75,000	76,422
1993	1,169	143,000	160,367	422	105,000	114,700	59	78,000	82,154
1994	1,284	150,000	168,607	675	100,000	109,226	108	82,875	88,364
1995	1,259	150,000	166,642	617	105,000	117,803	152	85,000	100,265
1996	1,399	153,900	172,008	637	113,500	117,099	140	84,500	91,460
1997	1,578	175,000	195,439	818	117,000	128,001	157	92,000	111,032
1998	1,447	205,000	225,830	766	127,000	138,355	81	115,000	147,388
1999	1,370	242,000	267,220	781	163,000	183,367	93	105,000	124,839
2000	1,448	254,750	284,685	788	173,250	191,331	37	110,000	105,252
2001	1,588	310,000	333,637	1,007	221,105	238,717	60	137,500	133,202
2002	1,460	350,000	389,004	904	250,000	274,547	41	141,000	141,502
2003	1,439	395,000	436,149	772	265,000	283,026	45	170,000	192,154
2004	1,237	400,000	456,339	685	275,000	288,338	31	220,000	237,870
2005	1,368	415,875	462,413	756	287,000	300,455	33	220,000	221,517
2006	1,358	440,300	488,817	811	310,000	315,997	51	235,000	246,489
2007	1,539	525,000	592,514	1,076	335,000	355,727	48	305,000	321,695
2008	1,032	581,775	634,382	698	350,000	370,369	27	275,000	314,531
2009	66	528,750	584,163	61	394,500	392,782	0	275,000*	314,531*

Statistics for 2009 are based on a small number of sales and are preliminary only.

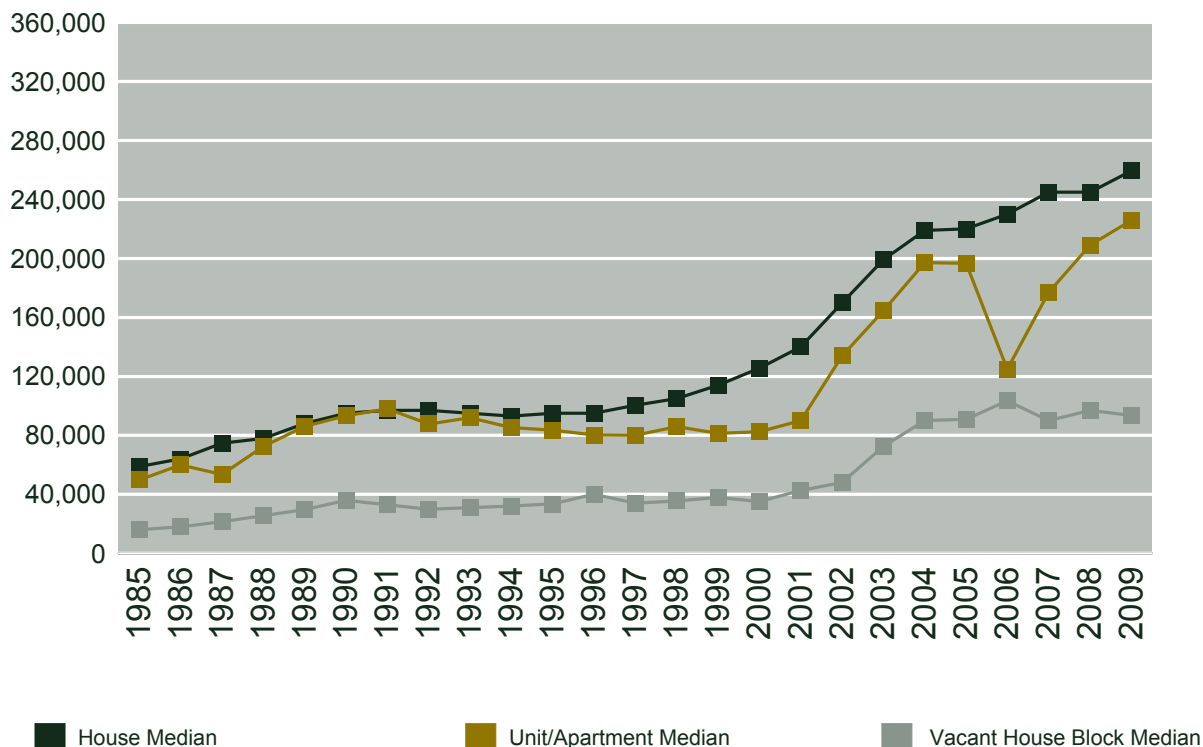
MOONEE VALLEY CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	1100000	1100000	NA	NA	ND	105.40<	NA	NA
Office bld	4	1017500	1050000	2400.00	375.00	304.30<	51.80<	375.00	2400.00
Restaurant	1	1100000	1100000	NA	NA	122.20<	80.90<	NA	NA
Shop	18	667595	446000	1699.67	299.00	234.70	68.60	370.57	1788.83
Shop/dwell	2	543145	543145	1403.06	490.00	277.40<	94.60<	490.00	1403.06
Store/show	4	1055250	747501	967.03	182.00	114.90<	75.50<	182.00	967.03
Unspecfd comm	9	1695666	1320000	1930.50	259.00	377.10	122.00	377.33	5375.44
Vac comm	4	478750	385000	668.12	1609.00	137.50<	78.30<	1609.00	668.12
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	8	725627	615000	896.86	1115.00	192.20	132.20	1115.00	896.86
Unspecfd ind	4	556625	527500	NA	NA	323.40<	32.00<	NA	NA
Ware/show	1	822630	822630	NA	NA	ND	67.40<	NA	NA
Warehouse	2	836250	836250	NA	NA	418.10<	229.70<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	7600000	7600000	NA	NA	8735.60	414.90<	NA	NA
Dual occ	8	473187	470250	NA	NA	ND	109.60	NA	NA
Flat/unit	541	367368	345000	807.90	557.00	294.90	105.80	557.00	807.90
House	1003	638200	590000	1799.26	539.00	337.10	111.30	572.53	1149.93
House new	14	548106	440000	599.29	564.00	ND	115.50	562.33	695.32
Retirement	9	363666	337500	NA	NA	168.80<	91.20	NA	NA
Road/laneway	3	6990	5000	312.50	16.00	ND	ND	16.00	312.50
Terrace	7	444071	465000	1289.36	336.50	394.10<	109.20	410.75	1233.41
Townhouse	148	381747	361000	NA	NA	218.80<	99.20	NA	NA
Unspecfd res	1	328000	328000	NA	NA	164.00<	160.80<	NA	NA
Vac other	1	34000	34000	NA	NA	ND	27.90<	NA	NA
Vac Res A	27	314531	275000	769.19	377.50	300.20	90.10	377.50	772.18
MUNICIPALITY TOTALS									
Commercial Total				43		Commercial Total Prices			\$40,770,011
Industrial Total				15		Industrial Total Prices			\$10,526,649
Residential Total				1,763		Residential Total Prices			\$929,675,712
All Sales Total				1,821		All Sales Total			\$980,972,372

MOORABOOL SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	274	58,900	61,299	27	49,800	47,588	384	16,000	17,969
1986	255	64,000	70,874	27	60,000	57,481	425	18,000	22,884
1987	279	74,700	75,886	36	53,500	58,308	329	21,400	25,754
1988	350	78,000	87,719	33	72,500	68,978	464	25,500	29,159
1989	335	88,000	100,634	38	86,250	82,594	681	29,800	34,023
1990	265	95,000	103,809	30	93,250	100,938	404	35,910	39,399
1991	238	97,000	105,877	17	98,000	99,111	214	33,000	36,478
1992	264	97,000	103,661	14	87,750	81,520	228	30,000	33,442
1993	263	95,000	105,227	22	92,000	87,836	302	31,000	36,973
1994	335	93,000	101,456	28	85,250	82,785	273	32,000	39,493
1995	318	95,000	105,333	21	83,500	78,285	206	33,500	46,573
1996	281	95,000	103,535	14	80,250	83,235	187	40,000	45,374
1997	392	100,500	111,746	29	80,000	92,683	196	34,000	44,065
1998	456	105,000	113,278	29	86,000	98,336	280	35,500	42,901
1999	445	114,000	126,399	25	81,500	87,710	250	38,000	42,189
2000	504	125,500	138,123	33	82,500	101,856	189	35,000	41,365
2001	570	140,000	150,445	41	90,000	96,374	278	42,738	49,808
2002	467	170,000	177,109	39	134,000	130,141	356	48,000	60,335
2003	477	199,000	209,018	36	164,500	164,222	309	72,500	76,234
2004	380	219,001	223,799	38	197,250	189,381	263	90,000	93,296
2005	356	220,000	232,550	26	196,750	193,211	203	91,000	96,422
2006	363	230,000	248,636	57	125,000	168,631	186	103,500	117,316
2007	501	245,000	263,689	56	177,000	183,349	188	90,000	102,490
2008	422	245,000	257,556	59	209,000	204,279	210	97,000	106,951
2009	58	259,500	280,043	8	226,000^	233,187^	22	93,500	101,227

Statistics for 2009 are based on a small number of sales and are preliminary only.

MOORABOOL SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

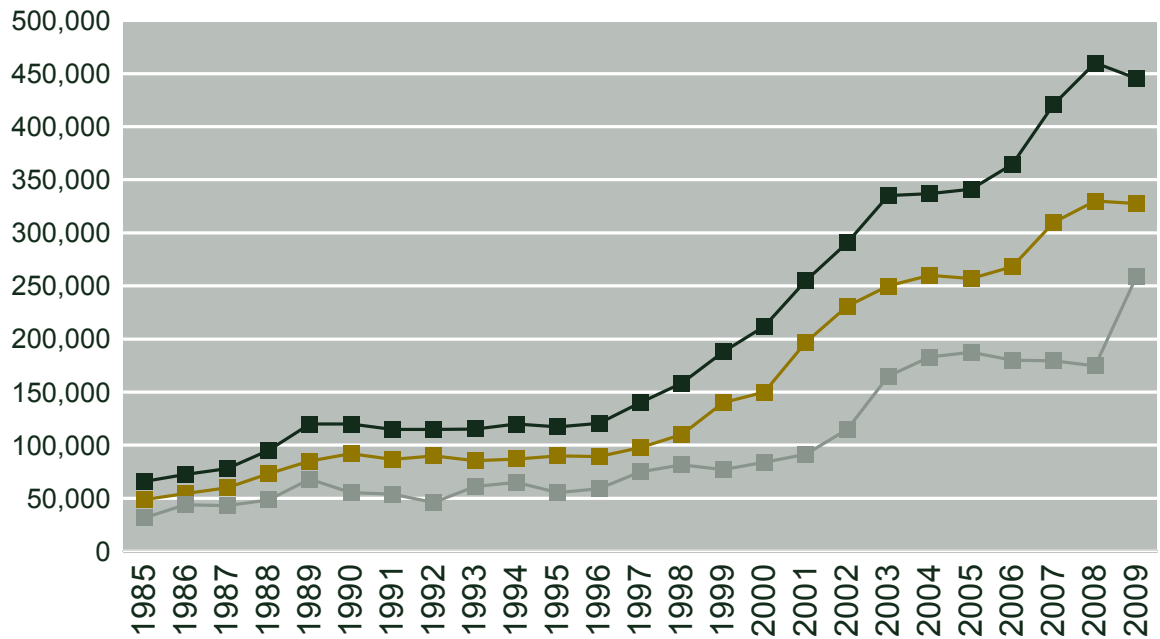
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	506000	506000	NA	NA	ND	ND	NA	NA
Hotel	2	260000	260000	35.51	8581.50	113.80<	27.40<	8581.50	30.30
Office	1	83333	83333	NA	NA	ND	ND	NA	NA
Restaurant	1	510000	510000	NA	NA	551.40<	ND	NA	NA
Shop/dwell	1	200000	200000	NA	NA	344.80<	ND	NA	NA
Surgey	1	475800	475800	NA	NA	ND	ND	NA	NA
Unspecfd comm	5	322900	330000	1.41	234000.00	100.90<	100.50<	234000.00	1.41
Vac comm	1	284000	284000	53.07	5351.00	250.00<	946.70<	5351.00	53.07
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	216250	240000	76.12	3153.00	166.60<	111.60<	3087.00	78.83
Vac ind	3	150666	172000	120.68	1654.50	799.00<	90.50<	1654.50	106.38
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	1	192000	192000	NA	NA	ND	92.30<	NA	NA
Flat/unit	23	210195	205000	746.75	308.00	256.20	136.70	308.00	746.75
House	411	257270	245000	306.12	980.00	241.60	101.00	2200.74	113.22
House new	10	275850	297550	514.29	700.00	1196.20<	100.50	762.80	389.20
Retirement	1	177000	177000	NA	NA	ND	113.30<	NA	NA
Road/laneway	2	2790	2790	49.00	100.00	ND	ND	100.00	49.00
Subdivisn	1	215000	215000	41.67	5160.00	358.30<	9.80<	5160.00	41.67
Townhouse	35	201171	210000	NA	NA	ND	108.00	NA	NA
Unspecfd res	1	269500	269500	245.45	1098.00	396.30<	171.20<	1098.00	245.45
Vac other	1	110000	110000	24.04	4575.00	164.20<	79.90<	4575.00	24.04
Vac Res A	195	106224	96000	110.25	771.00	287.70	104.20	829.66	124.38
Vac Res B	5	93900	97000	31.69	2556.00	346.40<	123.90<	2838.20	33.08
Vac Res C	10	127650	122500	18.28	6148.00	170.10	151.20	6125.20	20.84
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	2	2040000	2040000	12093.70	176.78	404.80<	329.00<	176.78	11540.00
Cereal	2	312500	312500	8445.43	42.43	ND	36.70<	42.43	7365.07
Farm land	15	287857	195506	3700.98	32.76	8598.80<	102.50<	73.74	3903.84
Hobby farm	54	392121	385000	100926.89	3.92	246.90	1317.40<	5.44	72119.20
Hobby fm land	34	234203	182500	66800.11	4.00	175.70	1471.00<	6.48	36133.50
Orchard	1	650000	650000	55889.94	11.63	ND	ND	11.63	55889.90
Sheep	1	865000	865000	5101.14	169.57	88.20<	ND	169.57	5101.14
Unspecfd rur	39	383366	330000	16232.17	20.33	187.40	5392.70<	33.50	11442.10

MUNICIPALITY TOTALS

Rural Total	148					Rural Total Prices	\$54,626,618
Industrial Total	7					Industrial Total Prices	\$1,317,000
Residential Total	696					Residential Total Prices	\$143,801,180
Commercial Total	13					Commercial Total Prices	\$4,193,633
All Sales Total	864					All Sales Total	\$203,938,431

MORELAND CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,218	66,000	69,958	620	48,850	54,983	58	31,500	43,324
1986	1,874	72,500	77,729	554	54,500	63,147	63	43,900	47,220
1987	1,998	78,000	84,516	620	60,000	70,368	91	43,000	59,559
1988	2,176	95,000	108,295	845	73,000	86,518	75	48,500	59,596
1989	1,647	120,000	130,367	633	85,000	101,259	51	68,000	92,747
1990	1,464	120,000	125,366	558	92,000	107,209	27	55,500	77,851
1991	1,409	115,000	120,709	468	86,750	97,305	15	54,000	53,866
1992	1,507	115,000	120,619	471	90,000	102,006	24	46,000	52,136
1993	1,588	115,250	120,394	542	85,500	98,979	36	61,000	66,675
1994	1,766	120,000	127,185	642	87,000	96,907	119	65,000	67,819
1995	1,680	117,375	124,765	620	90,000	98,766	112	55,500	71,431
1996	1,878	120,500	128,721	774	89,250	96,468	144	59,000	73,961
1997	2,298	140,000	150,725	978	97,750	108,145	156	75,000	87,433
1998	2,061	158,500	166,970	925	110,000	120,660	153	81,500	95,057
1999	2,155	188,000	200,799	1,109	140,000	156,403	191	77,000	91,708
2000	2,038	212,000	224,362	1,164	150,000	163,045	248	84,000	90,571
2001	2,289	255,000	264,003	1,431	197,000	215,714	268	91,500	103,273
2002	2,036	290,750	303,207	1,051	231,000	251,933	219	115,000	128,632
2003	2,119	335,000	344,223	1,062	250,000	267,227	142	165,000	173,720
2004	1,699	337,000	355,153	929	260,000	276,162	79	183,000	197,590
2005	1,904	341,000	357,432	1,064	257,000	272,726	43	187,500	178,326
2006	1,936	364,500	383,277	1,091	268,000	287,616	57	180,000	191,159
2007	2,184	421,000	455,876	1,582	310,000	322,191	74	179,500	204,487
2008	1,592	460,000	489,361	1,158	330,000	345,464	56	174,750	187,979
2009	122	445,500	458,568	116	327,750	337,978	15	259,000	230,333

Statistics for 2009 are based on a small number of sales and are preliminary only.

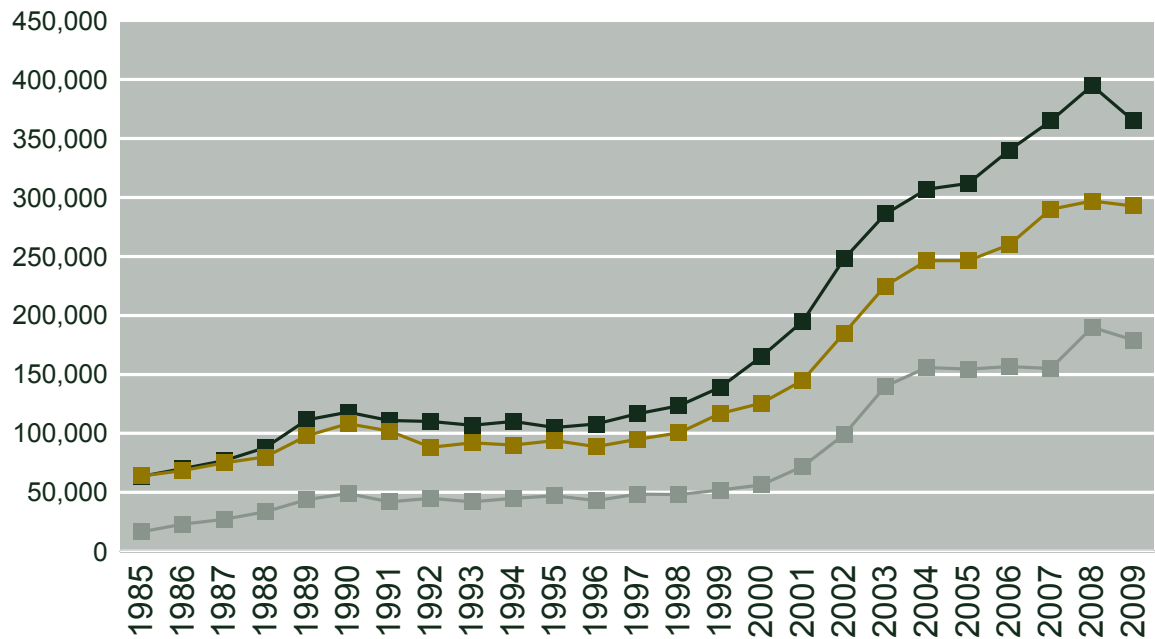
MORELAND CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	440000	440000	NA	NA	ND	167.60<	NA	NA
Food site	1	190000	190000	631.23	301.00	ND	ND	301.00	631.23
Office	5	847200	570000	NA	NA	ND	126.70<	NA	NA
Office bld	3	2085000	2365000	NA	NA	1422.60<	358.90<	NA	NA
Restaurant	2	360000	360000	2008.44	193.50	ND	22.10<	193.50	1860.47
Shop	35	394594	320000	1659.19	223.00	237.00	61.20	210.36	1354.49
Shop/dwell	4	1076792	951085	2666.67	600.00	849.30	223.80	600.00	2666.67
Store/show	3	600000	770000	1030.93	194.00	778.00<	36.70<	194.00	1030.93
Unspecfd comm	16	876468	760000	2478.13	405.00	253.30	111.40	638.75	1955.77
Vac comm	7	899071	417000	200.94	1600.00	231.70	146.40<	8212.80	141.82
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	13	1595969	567600	8097.31	2061.50	197.80	126.10	2061.50	2612.18
Unspecfd ind	2	4942750	4942750	6.28	1520000.00	2387.80<	419.80<	1520000.00	6.28
Vac ind	2	1295000	1295000	35.67	35600.00	1036.00<	408.50	35600.00	35.67
Warehouse	9	1656388	635000	865.12	734.00	215.30	116.60	734.00	865.12
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	1440388	1440388	NA	NA	1536.60	107.00<	NA	NA
Dual occ	6	479266	368500	1520.00	225.00	ND	106.80	225.00	1520.00
Flat/unit	850	340882	325000	2237.63	129.00	332.30	104.80	129.00	2211.24
House	1536	490097	460000	904.26	470.00	328.60	108.90	526.45	957.24
House new	24	470937	467500	1117.51	488.00	66.80<	120.00	446.00	1115.19
Retirement	20	307525	277751	NA	NA	ND	101.50	NA	NA
Road/laneway	1	1500	1500	NA	NA	ND	18.80<	NA	NA
Terrace	26	465170	487000	2182.74	197.00	ND	110.60	226.00	2169.37
Townhouse	288	361622	350000	NA	NA	ND	111.10	NA	NA
Unspecfd res	4	264500	247000	1996.14	259.00	191.60	89.10	259.00	1996.14
Vac other	1	19500	19500	NA	NA	134.50<	17.90<	NA	NA
Vac Res A	56	187979	174750	381.36	590.00	233.00	97.60	628.57	327.10
MUNICIPALITY TOTALS									
Residential Total				2,814		Residential Total Prices			\$1,193,597,626
Commercial Total				77		Commercial Total Prices			\$52,075,970
Industrial Total				26		Industrial Total Prices			\$48,130,600
All Sales Total				2,917		All Sales Total			\$1,293,804,196

MORNINGTON PENINSULA SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	3,359	63,500	76,938	408	64,000	70,635	3,706	16,550	20,992
1986	2,912	70,000	90,477	349	68,600	77,013	2,488	23,000	29,345
1987	3,269	77,000	101,180	422	75,000	88,696	2,058	27,000	38,773
1988	4,509	88,000	117,026	546	80,000	106,096	2,558	33,500	45,323
1989	3,160	111,500	145,667	345	98,000	117,618	2,043	44,000	55,805
1990	2,253	118,000	149,878	348	108,250	123,057	1,157	49,000	61,390
1991	2,193	111,000	141,664	239	102,000	114,946	1,110	42,000	52,818
1992	2,518	110,000	135,759	324	88,250	98,526	1,122	45,000	54,450
1993	2,635	107,000	131,710	385	92,000	120,425	1,187	42,000	52,689
1994	2,857	110,000	137,223	417	90,000	105,237	1,330	45,000	55,495
1995	2,707	105,000	137,695	373	94,000	109,835	1,007	47,000	61,853
1996	2,865	108,000	135,780	368	88,875	101,819	1,038	43,000	55,775
1997	3,778	116,500	146,172	533	95,000	111,804	1,594	48,500	64,097
1998	3,927	123,500	155,736	455	100,500	122,605	1,531	48,300	68,685
1999	4,422	139,000	177,149	554	117,000	143,184	2,164	51,950	69,244
2000	4,385	165,000	215,325	564	125,500	154,266	1,780	56,375	63,250
2001	5,504	195,000	243,752	704	145,000	175,034	2,014	72,000	87,749
2002	5,071	248,000	304,516	682	185,000	216,462	1,175	99,000	110,177
2003	4,846	286,000	353,575	724	225,000	263,687	1,293	140,000	155,385
2004	4,019	307,000	390,082	590	246,500	300,064	666	155,750	175,355
2005	4,012	312,000	404,058	691	246,500	283,829	572	154,500	175,589
2006	4,345	340,000	431,307	676	260,000	308,547	762	156,750	182,320
2007	5,470	365,000	466,572	960	290,000	338,740	767	155,000	183,226
2008	3,530	395,000	513,727	669	297,000	350,592	320	190,000	229,273
2009	418	365,001	432,799	110	292,750	337,141	55	179,000	224,178

Statistics for 2009 are based on a small number of sales and are preliminary only.

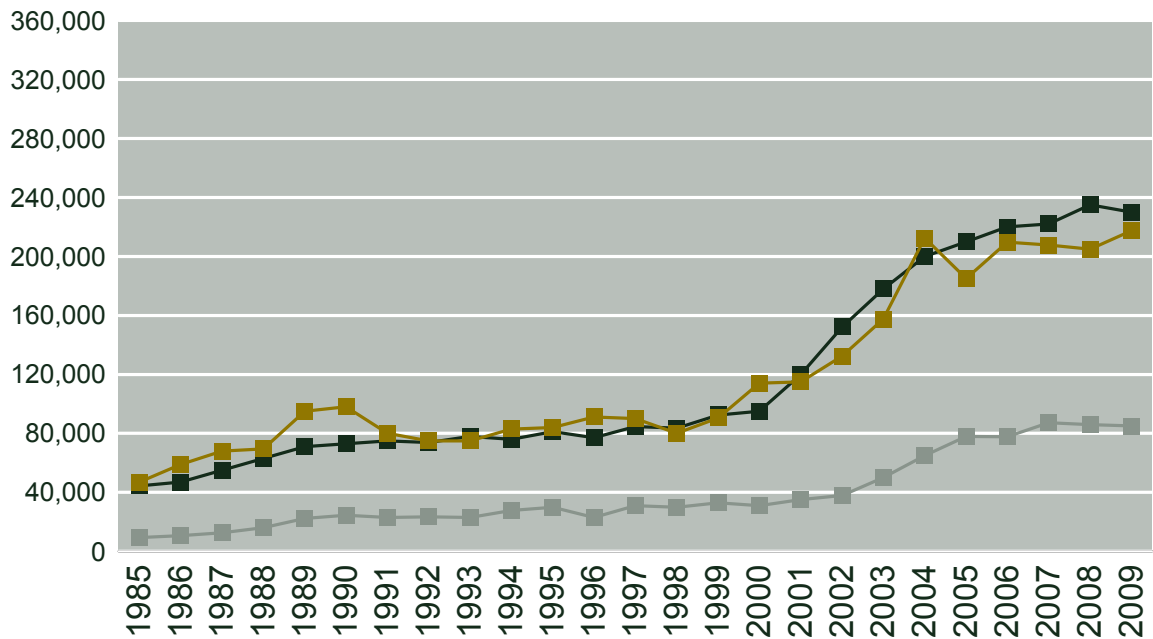
MORNINGTON PENINSULA SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	1	150000	150000	NA	NA	ND	375.00<	NA	NA
Caravan park	1	1050000	1050000	NA	NA	328.40<	ND	NA	NA
Hotel	1	5750000	5750000	783.81	7336.00	1517.40<	127.80<	7336.00	783.81
Lic grocer	1	1200000	1200000	NA	NA	1125.00<	ND	NA	NA
Office	7	510092	295900	NA	NA	ND	57.50<	NA	NA
Office bld	1	682000	682000	NA	NA	561.80<	ND	NA	NA
Petrol stn	3	1480000	1800000	NA	NA	427.00<	ND	NA	NA
Restaurant	1	2000000	2000000	NA	NA	ND	215.20<	NA	NA
Shop	28	925596	815000	708.64	324.00	440.50	181.00	752.00	1239.48
Shop/dwell	4	1028750	1030000	375.33	15030.00	664.50<	134.60<	15030.00	65.37
Store/show	4	901375	950250	NA	NA	335.40<	94.40<	NA	NA
Surgey	1	1267500	1267500	NA	NA	ND	ND	NA	NA
Unspecfd comm	1	216304	216304	74.92	2887.00	51.10	20.10	2887.00	74.92
Vac comm	8	591588	324500	180.86	6165.00	210.40<	77.00	9116.00	84.66
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	44	469271	355000	206.61	2268.00	197.20	137.30	2684.33	162.75
Oil depot	1	18885502	18885502	10669.78	1770.00	ND	ND	1770.00	10669.80
Unspecfd ind	3	326833	368500	422.86	875.00	368.50<	39.90<	875.00	422.86
Vac ind	12	490708	343250	263.21	2117.50	443.60	80.40<	2117.50	266.23
Ware/show	2	1397350	1397350	130.00	20000.00	ND	62.10<	20000.00	130.00
Warehouse	2	587500	587500	1447.37	608.00	ND	73.40<	608.00	1447.37
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	4	485000	472500	291.67	600.00	ND	145.60<	600.00	291.67
Flat/unit	444	355915	300000	1266.67	300.00	312.40	100.00	267.43	1268.96
House	3402	511411	395000	264.11	833.00	337.60	108.20	1195.69	453.02
House new	115	604699	410000	578.61	796.00	745.50<	108.00	946.63	619.24
Retirement	28	206242	212500	NA	NA	301.70<	96.60	NA	NA
Road/laneway	12	11288	9625	18.30	828.00	ND	122.40	776.50	14.17
Subdivisn	7	5159641	3425000	262.82	15600.00	6464.10<	179.00<	33284.40	155.02
Terrace	9	239722	260000	408.86	587.00	ND	52.50<	587.00	408.86
Townhouse	197	359110	300000	NA	NA	375.00<	105.60	NA	NA
Unspecfd res	10	1034585	404438	1781.00	758.00	370.50	1752.00<	1813.33	396.85
Vac other	2	26405	26405	31.10	84852.00	155.30<	5.60<	84852.00	0.31
Vac Res A	316	225597	189875	456.44	780.50	412.90	122.20	817.36	299.57
Vac Res B	2	504500	504500	209.99	2312.50	597.20	269.80<	2312.50	218.16
Vac Res C	2	535000	535000	86.24	6221.50	569.10	143.00<	6221.50	85.99
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	875000	875000	88652.48	9.87	ND	94.60<	9.87	88652.50
Farm land	4	2937500	3075000	96625.83	25.15	427.80<	2805.60<	26.22	112033.00
Hobby farm	105	1287758	890000	361111.11	2.16	658.00	742.40<	4.04	319119.00
Hobby fm land	8	1170250	937500	237476.02	3.96	422.60	110454.00<	6.86	170528.00
Market gdn	3	2345000	1815000	449257.43	4.04	2402.40<	609.20<	3.38	693787.00
Unspecfd rur	23	2204478	1615000	106646.83	20.16	282.50	19285.20<	23.61	93390.50
Vineyard	3	2163333	1190000	119513.91	9.96	405.10<	130.30<	12.54	172478.00
MUNICIPALITY TOTALS									
Commercial Total			62			Commercial Total Prices			\$58,696,361
Industrial Total			64			Industrial Total Prices			\$50,372,156
Residential Total			4,550			Residential Total Prices			\$2,168,025,084
Rural Total			147			Rural Total Prices			\$221,429,666
All Sales Total			4,823			All Sales Total			\$2,498,523,267

MOUNT ALEXANDER SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	266	44,500	49,087	2	47,000 [^]	47,000 [^]	134	9,250	10,820
1986	241	47,000	51,585	19	59,000	56,578	100	10,750	12,979
1987	285	55,000	61,390	6	68,000 [^]	66,250 [^]	115	12,500	16,780
1988	338	63,000	70,427	22	69,500	67,068	113	16,000	20,034
1989	302	71,000	76,583	9	95,000 [^]	114,611 [^]	148	22,250	26,866
1990	237	73,000	79,577	3	98,000 [^]	104,333 [^]	117	24,500	25,596
1991	227	75,000	80,258	9	80,000 [^]	78,277 [^]	82	23,000	24,483
1992	224	73,750	84,374	9	75,000 [^]	89,777 [^]	72	23,500	23,465
1993	245	78,000	88,272	11	75,000	71,772	75	23,000	27,939
1994	250	76,000	83,904	17	83,000	86,617	88	27,750	30,158
1995	258	81,250	90,623	10	84,000	84,850	89	30,000	33,698
1996	301	77,000	92,171	10	91,250	91,450	94	23,000	32,001
1997	284	84,625	91,434	11	90,000	88,500	76	31,000	33,063
1998	316	83,500	93,431	9	80,000 [^]	76,777 [^]	65	30,000	37,294
1999	316	92,500	104,574	16	90,500	100,796	79	33,000	35,777
2000	354	95,000	107,517	23	114,000	110,239	93	31,000	37,391
2001	450	120,000	131,667	17	115,000	106,441	142	35,000	39,603
2002	436	152,250	166,027	36	132,500	132,011	175	38,000	41,520
2003	392	178,000	188,582	38	157,500	158,318	119	50,000	59,539
2004	304	200,000	212,213	20	212,500	199,600	80	65,000	65,366
2005	350	210,000	228,211	19	185,000	213,763	72	78,000	79,724
2006	302	220,000	235,644	26	209,750	207,048	58	77,751	78,327
2007	371	222,000	238,195	32	207,750	222,131	80	87,250	89,302
2008	288	235,000	246,467	25	205,000	197,560	55	86,000	87,764
2009	36	230,000	233,305	3	217,500 [^]	214,166 [^]	3	85,000 [^]	83,333 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

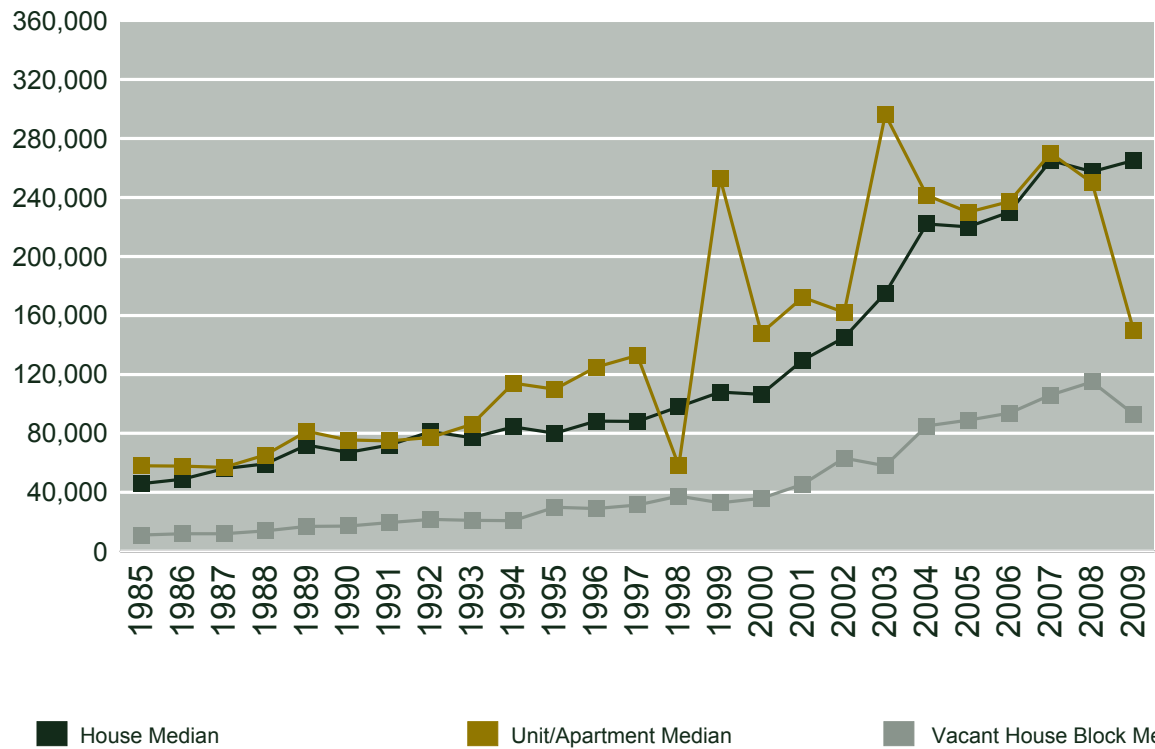
MOUNT ALEXANDER SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	149600	149600	NA	NA	ND	ND	NA	NA
Hotel	1	412500	412500	NA	NA	235.70<	229.20<	NA	NA
Office bld	1	395000	395000	1755.56	225.00	165.80<	41.60<	225.00	1755.56
Shop	1	160000	160000	NA	NA	125.80<	65.30<	NA	NA
Store/show	1	260000	260000	NA	NA	ND	130.00<	NA	NA
Unspecfd comm	1	405000	405000	NA	NA	625.10<	192.90<	NA	NA
Vac comm	1	230000	230000	NA	NA	ND	ND	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	3818965	135000	10.32	406940.50	281.20<	49.60<	406941.00	13.91
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	17	188058	199000	NA	NA	221.10	100.00	NA	NA
House	283	247097	235000	475.77	1135.00	277.30	106.00	7600.46	33.55
House new	4	191000	164500	698.73	551.00	2741.70<	84.40<	551.00	698.73
Retirement	1	205000	205000	NA	NA	ND	ND	NA	NA
Road/laneway	2	5500	5500	0.12	8094.00	ND	64.30<	8094.00	0.12
Terrace	1	290000	290000	850.44	341.00	ND	ND	341.00	850.44
Townhouse	7	219571	215000	NA	NA	ND	102.40	NA	NA
Vac Res A	43	89233	87725	79.17	840.00	258.00	97.80	958.09	85.06
Vac Res B	7	83642	80000	14.28	2872.00	533.30	139.00<	2754.43	30.37
Vac Res C	5	80900	75000	13.58	6626.00	375.00<	111.40<	6265.60	12.91
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	14	431089	332500	6680.58	41.16	1862.00<	360.40<	40.18	10729.60
Hobby farm	33	356706	345000	68652.85	3.86	398.00	2392.10<	4.15	85908.90
Hobby fm land	16	172856	169000	20552.24	6.37	160.10<	583.70<	7.11	24286.50
Sheep	1	40000	40000	1236.48	32.35	ND	36.40<	32.35	1236.48
Unspecfd rur	32	298962	260000	5407.42	32.36	61.00	625.80<	66.07	4524.90
M U N I C I P A L I T Y T O T A L S									
Residential Total				370		Residential Total Prices			\$80,759,695
Industrial Total				3		Industrial Total Prices			\$11,456,896
Commercial Total				7		Commercial Total Prices			\$2,012,100
Rural Total				96		Rural Total Prices			\$30,175,877
All Sales Total				476		All Sales Total			\$124,404,568

MOYNE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	158	46,000	55,603	10	58,100	55,250	120	11,000	16,040
1986	128	49,000	55,459	7	57,800 [^]	57,642 [^]	97	12,000	16,489
1987	155	56,000	63,169	9	57,000 [^]	60,800 [^]	67	12,000	16,741
1988	206	59,250	66,247	11	65,300	64,527	87	14,000	18,047
1989	168	72,000	78,021	18	81,400	81,716	99	17,000	21,008
1990	128	67,125	76,388	12	75,500	86,833	68	17,250	23,215
1991	145	72,000	77,291	11	75,000	75,090	53	19,500	24,585
1992	148	81,250	89,619	10	77,400	90,080	82	21,750	30,553
1993	159	77,000	91,566	18	86,250	96,083	77	21,000	28,846
1994	164	84,500	96,635	6	114,000 [^]	110,833 [^]	100	20,750	27,117
1995	166	80,000	119,497	6	110,000 [^]	97,400 [^]	97	29,885	55,212
1996	179	88,302	112,383	3	125,000 [^]	128,500 [^]	71	29,000	98,878
1997	187	88,000	123,226	7	133,000 [^]	141,285 [^]	91	31,500	61,899
1998	172	98,000	119,363	1	58,000 [^]	58,000 [^]	91	37,500	50,339
1999	209	108,000	142,487	9	253,000 [^]	338,083 [^]	97	33,000	43,679
2000	230	106,500	132,580	17	148,000	163,614	83	36,000	45,353
2001	274	129,750	155,789	28	172,250	187,196	83	45,500	52,239
2002	282	145,008	181,392	20	162,000	154,517	128	63,250	61,132
2003	266	175,000	202,143	24	296,250	286,914	131	58,000	65,657
2004	239	222,000	244,907	47	241,500	299,303	169	85,000	85,288
2005	241	220,000	254,464	35	230,000	255,316	158	89,000	90,667
2006	243	230,000	253,843	36	237,250	299,297	126	93,750	97,053
2007	307	265,000	297,657	48	270,000	286,720	114	106,000	104,760
2008	227	257,500	290,676	13	250,000	286,615	62	115,000	106,203
2009	31	265,000	341,690	3	150,000 [^]	208,833 [^]	11	93,000	103,818

Statistics for 2009 are based on a small number of sales and are preliminary only.

MOYNE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

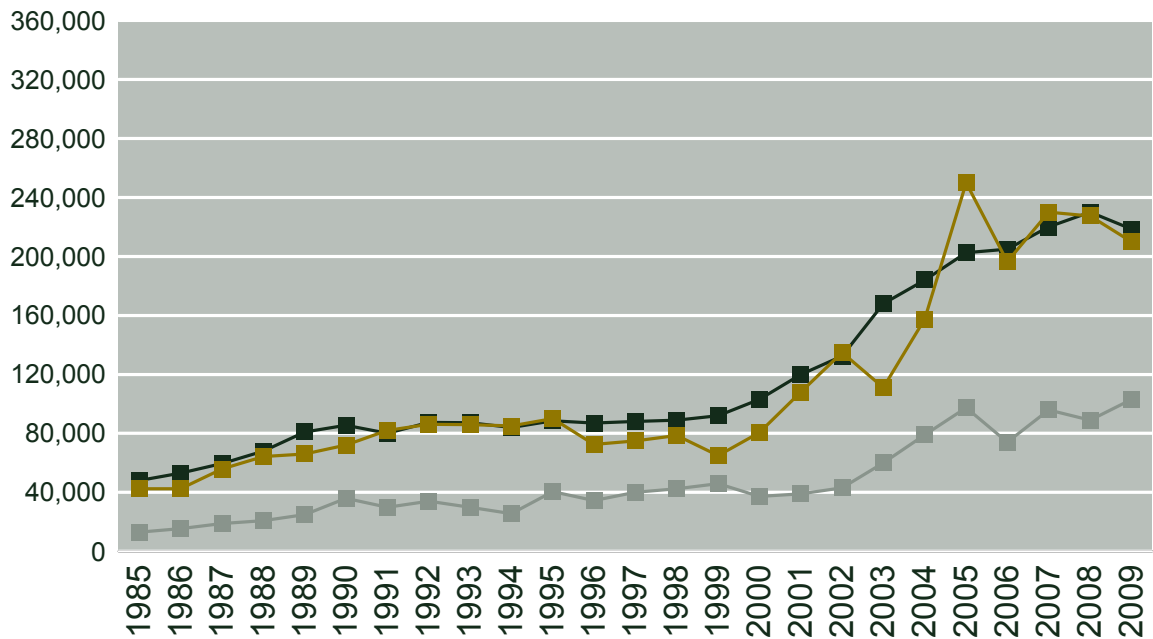
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Church	1	275000	275000	NA	NA	ND	ND	NA	NA
Shop	2	578000	578000	NA	NA	ND	251.30<	NA	NA
Unspecfd comm	7	804516	435000	48.08	2704.00	197.70<	38.90<	3996.33	128.87
Vac comm	1	220000	220000	298.10	738.00	956.50<	78.60<	738.00	298.10
Industrial									
Vac ind	1	34650	34650	3.74	9257.00	83.00<	ND	9257.00	3.74
Residential									
Flat/unit	7	272428	227000	NA	NA	170.70<	81.90	NA	NA
House	224	290171	256250	244.00	1035.00	292.10	96.80	3020.05	93.62
House new	1	395000	395000	612.40	645.00	184.40<	91.90<	645.00	612.40
Retirement	1	240000	240000	NA	NA	ND	111.70<	NA	NA
Road/laneway	1	5000	5000	2.07	2420.00	ND	339.50<	2420.00	2.07
Terrace	2	295000	295000	869.57	276.00	ND	84.00<	276.00	869.56
Townhouse	5	315800	278000	NA	NA	ND	103.00	NA	NA
Unspecfd res	4	90888	45651	NA	NA	228.30<	24.70<	NA	NA
Vac other	2	43750	43750	10.56	4374.00	ND	79.50	4374.00	10.00
Vac Res A	53	110373	120000	220.59	680.00	390.50	96.00	1030.84	94.16
Vac Res B	3	43666	16500	8.16	2023.00	36.70<	48.30<	2023.33	21.58
Vac Res C	6	100633	104250	8.23	8117.00	353.40<	114.60	7330.67	13.73
Rural									
Beef	18	958596	787892	10827.87	92.88	280.40	242.30<	119.72	8006.77
Dairy	16	1079474	777500	11423.14	68.43	176.20	632.20<	88.70	12170.00
Farm land	16	728138	458988	17973.96	44.48	30989.70<	1745.00<	60.71	11994.00
Hobby farm	36	371352	285000	126788.32	2.13	195.10<	1172.20<	4.47	83081.90
Hobby fm land	24	200296	159500	100732.18	2.23	503.70<	2371.30<	4.02	49790.40
Sheep	9	1762899	893285	7413.15	120.50	504.60<	400.10<	105.70	16678.70
Unspecfd rur	81	759429	511200	13589.99	45.07	266.60	2891.50<	59.73	12714.20

MUNICIPALITY TOTALS

Industrial Total	1					Industrial Total Prices	\$34,650
Residential Total	309					Residential Total Prices	\$76,750,133
Rural Total	200					Rural Total Prices	\$141,732,242
Commercial Total	11					Commercial Total Prices	\$7,282,617
All Sales Total	521					All Sales Total	\$225,799,642

MURRINDINDI SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	210	48,000	54,396	8	42,500 [^]	48,625 [^]	190	13,000	16,497
1986	207	53,000	63,213	0	42,500 [*]	48,625 [*]	170	15,500	20,138
1987	218	59,500	66,907	9	55,800 [^]	65,255 [^]	160	18,850	36,307
1988	266	68,000	77,746	14	64,250	68,428	174	20,850	29,508
1989	229	81,000	93,764	7	66,000 [^]	66,357 [^]	175	25,000	35,691
1990	158	85,500	100,447	4	72,000 [^]	70,662 [^]	113	36,000	42,117
1991	165	80,000	90,065	9	82,000 [^]	86,188 [^]	83	30,000	35,876
1992	182	87,500	103,271	10	86,250	80,990	69	34,000	34,397
1993	198	87,150	102,710	7	86,000 [^]	96,357 [^]	80	30,000	46,917
1994	205	84,000	100,666	1	85,000 [^]	85,000 [^]	71	25,500	35,234
1995	174	88,500	112,302	3	90,000 [^]	88,500 [^]	102	40,500	73,125
1996	200	87,000	101,604	4	72,500 [^]	68,625 [^]	86	34,500	48,306
1997	283	88,000	106,582	11	75,000	71,863	105	40,000	59,774
1998	276	89,000	103,496	8	78,500 [^]	74,687 [^]	109	42,500	51,780
1999	339	92,000	113,220	13	65,000	64,230	108	46,000	52,865
2000	355	103,000	122,376	14	80,625	91,375	108	37,250	48,034
2001	418	120,000	136,340	23	108,000	122,543	127	39,000	47,320
2002	388	132,500	154,021	14	134,750	134,750	151	43,000	47,384
2003	368	168,000	179,945	22	111,000	122,604	126	60,000	71,243
2004	290	184,000	196,254	8	157,500 [^]	169,250 [^]	85	79,000	86,452
2005	316	202,500	228,153	7	250,000 [^]	215,000 [^]	70	97,500	102,142
2006	270	205,000	228,176	12	196,500	201,375	57	74,000	88,943
2007	293	220,000	242,087	17	230,000	231,547	80	96,000	108,800
2008	231	230,000	255,606	17	227,500	227,865	69	89,000	98,171
2009	30	218,500	223,100	4	210,000 [^]	202,750 [^]	10	103,000	126,300

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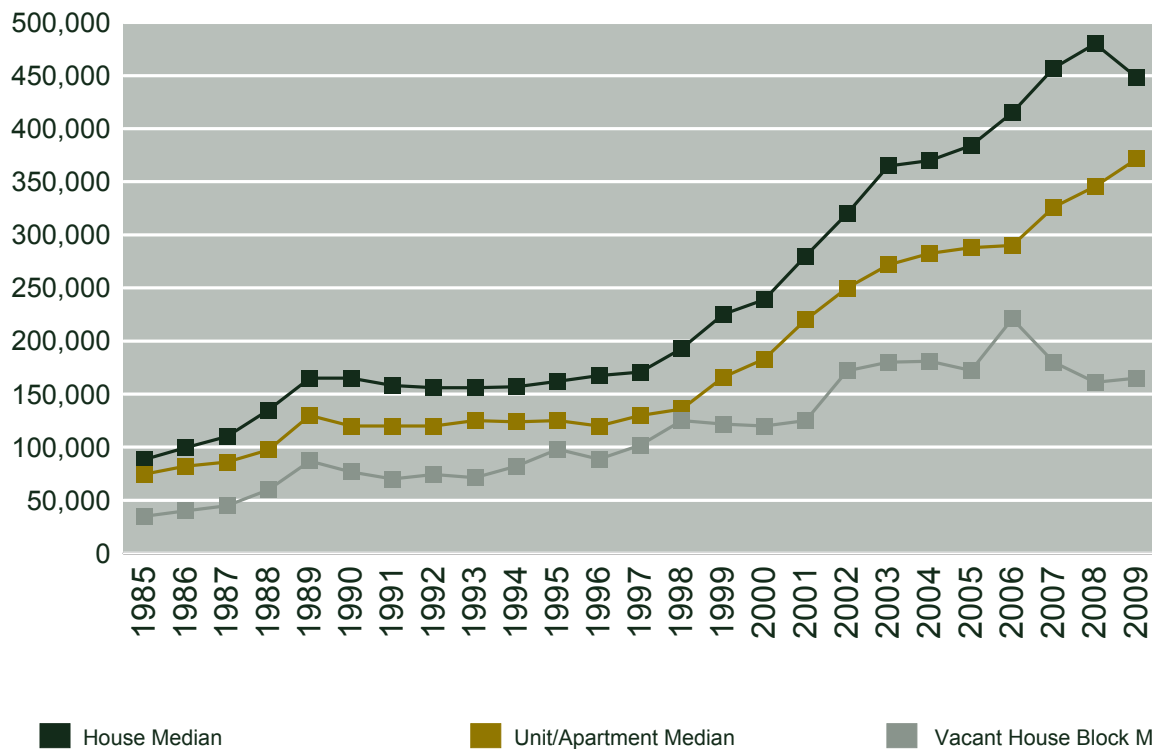
MURRINDINDI SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	2	321982	321982	NA	NA	ND	45.00<	NA	NA
Store/show	1	500000	500000	358.42	1395.00	704.50<	217.40<	1395.00	358.42
Unspecfd comm	1	500000	500000	NA	NA	172.40<	ND	NA	NA
Vac comm	1	1800000	1800000	NA	NA	4615.40<	ND	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	300000	300000	NA	NA	120.00<	200.00<	NA	NA
Unspecfd ind	1	345000	345000	84.98	4060.00	1380.00<	ND	4060.00	84.98
Vac ind	1	75000	75000	NA	NA	267.90<	53.60<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	10	249200	232000	797.77	312.50	309.30	100.90	312.50	768.00
House	227	251780	230000	235.85	1378.00	261.40	104.50	2442.60	104.07
House new	3	230300	240000	265.52	677.00	468.00<	117.60<	677.00	271.79
Retirement	1	200000	200000	NA	NA	ND	ND	NA	NA
Road/laneway	1	11298	11298	NA	NA	ND	320.20<	NA	NA
Subdivisn	2	1633567	1633568	3.43	381050.00	1166.80<	573.20<	381050.00	4.29
Terrace	1	1200000	1200000	NA	NA	ND	ND	NA	NA
Townhouse	6	196952	220000	NA	NA	ND	94.20<	NA	NA
Unspecfd res	1	50000	50000	NA	NA	30.80<	18.00<	NA	NA
Vac other	2	71179	71180	20.41	4589.50	ND	ND	4589.50	15.51
Vac Res A	58	99158	92000	77.69	871.00	230.00	98.90	841.40	101.14
Vac Res B	2	36250	36250	12.60	3022.50	91.80<	35.10<	3022.50	11.99
Vac Res C	9	105573	105000	21.61	4858.00	221.10	78.40	5591.78	18.88
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	4	587500	427500	26086.07	35.40	1131.80<	1661.50<	39.47	14883.80
Farm land	9	438111	295000	5412.78	43.97	247.40<	220.20<	94.77	4622.84
Hobby farm	45	376820	350000	117500.00	4.00	144.60	908.50<	5.80	64997.50
Hobby fm land	14	248627	197500	56201.11	8.10	188.40	1587.60<	9.31	26694.40
Orchard	1	1330000	1330000	34172.66	38.92	ND	ND	38.92	34172.70
Unspecfd rur	67	716740	460000	20029.31	40.94	322.00	2430.70<	81.41	8804.47
MUNICIPALITY TOTALS									
Commercial Total				5		Commercial Total Prices			\$3,443,964
Residential Total				323		Residential Total Prices			\$73,163,503
Rural Total				140		Rural Total Prices			\$76,082,299
Industrial Total				3		Industrial Total Prices			\$720,000
All Sales Total				471		All Sales Total			\$153,409,766

NILLUMBIK SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	949	88,500	100,566	117	74,500	78,749	541	35,000	43,337
1986	858	99,450	111,688	108	82,000	109,490	521	40,000	47,688
1987	978	110,000	124,776	149	86,000	100,101	484	45,000	62,182
1988	1,093	135,000	151,606	159	97,500	117,770	738	60,000	76,207
1989	793	165,000	191,497	103	129,900	152,446	359	87,000	119,481
1990	749	165,000	182,769	139	120,000	124,629	252	76,750	91,602
1991	784	158,000	174,413	135	120,000	121,890	319	70,000	73,631
1992	835	156,000	174,452	153	120,000	116,680	280	74,250	85,747
1993	816	156,000	173,440	144	125,000	121,362	294	71,250	82,261
1994	813	157,000	180,466	159	123,950	125,603	312	82,250	90,926
1995	819	162,000	181,990	135	125,000	127,699	228	98,000	110,163
1996	767	167,500	186,285	141	120,000	121,750	239	88,867	91,073
1997	964	170,650	194,736	173	130,000	136,575	333	102,000	106,126
1998	873	192,950	213,903	137	136,000	147,868	295	125,000	128,118
1999	1,009	225,000	241,256	135	165,900	172,901	288	121,750	130,819
2000	963	239,000	264,452	125	183,000	194,689	113	120,000	124,778
2001	1,051	280,000	313,414	173	220,075	223,157	129	125,000	127,313
2002	934	320,000	354,709	127	250,000	258,471	120	172,000	162,072
2003	882	365,000	395,654	143	271,700	288,903	149	180,000	192,187
2004	785	370,000	406,919	100	282,500	292,356	98	181,000	199,138
2005	779	384,000	433,266	131	288,000	307,816	130	172,250	193,123
2006	804	415,000	453,709	131	290,000	305,064	92	221,000	231,510
2007	857	457,000	497,974	183	326,133	341,865	110	180,000	196,085
2008	641	480,000	510,426	147	345,700	360,215	212	161,000	175,104
2009	64	448,500	465,839	20	371,500	402,442	21	165,000	153,452

Statistics for 2009 are based on a small number of sales and are preliminary only.

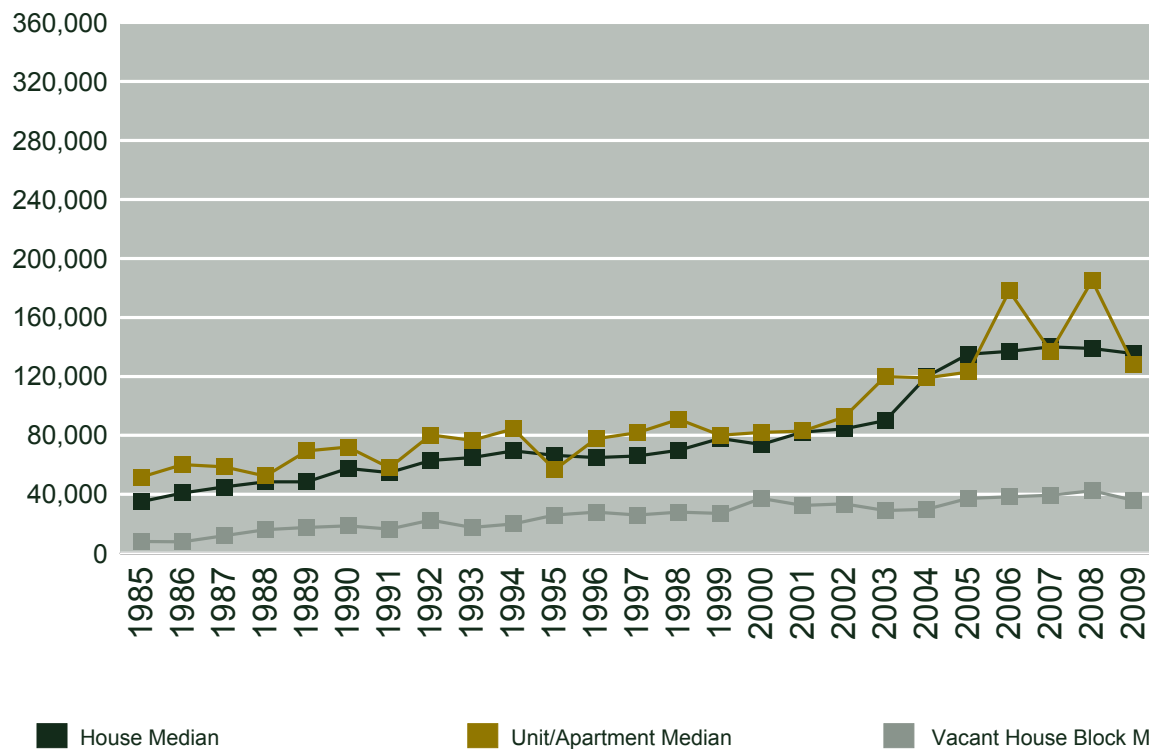
NILLUMBIK SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Shop	4	397250	401000	1001.36	736.00	33.80<	69.70<	736.00	1001.36
Store/show	2	541050	541050	NA	NA	29.50<	ND	NA	NA
Unspecfd comm	3	1961666	1500000	NA	NA	731.70	120.60<	NA	NA
Vac comm	1	880000	880000	363.04	2424.00	146.70<	124.80<	2424.00	363.04
Industrial									
Factory	4	465375	476000	266.05	2150.00	307.60<	149.20<	2150.00	266.05
Unspecfd ind	1	265000	265000	NA	NA	55.80<	ND	NA	NA
Residential									
Flat/unit	111	359423	350000	803.72	418.50	269.20	107.00	384.75	922.68
House	623	512656	480000	543.48	920.00	280.80	104.80	1654.57	316.25
House new	18	433250	382500	450.04	966.00	613.60<	89.20	1342.33	430.47
Retirement	4	344500	319000	NA	NA	ND	87.40<	NA	NA
Road/laneway	1	9677	9677	420.74	23.00	ND	1935.40<	23.00	420.74
Subdivisn	1	350000	350000	21.60	16200.00	45.90<	12.00<	16200.00	21.60
Townhouse	32	364928	345000	50.69	5820.00	ND	108.80	5820.00	50.69
Vac Res A	211	173749	161000	293.98	512.00	157.80	89.20	631.91	268.61
Vac Res C	1	461000	461000	114.59	4023.00	480.20	92.10<	4023.00	114.59
Rural									
Farm land	1	490000	490000	12107.73	40.47	ND	44.50<	40.47	12107.70
Hobby farm	44	860687	792500	270613.57	2.63	479.60	896.60<	3.92	219518.00
Hobby fm land	9	605777	650000	119762.17	7.06	75.60	117.70<	7.73	78385.10
Unspecfd rur	5	1319250	940000	78609.46	31.93	181.20	4355.10<	25.83	51082.20
Vineyard	1	1250000	1250000	309405.94	4.04	ND	121.90<	4.04	309406.00
MUNICIPALITY TOTALS									
Commercial Total				10		Commercial Total Prices			\$9,436,100
Rural Total				60		Rural Total Prices			\$51,658,500
Industrial Total				5		Industrial Total Prices			\$2,126,500
Residential Total				1,002		Residential Total Prices			\$417,617,094
All Sales Total				1,077		All Sales Total			\$480,838,194

NORTHERN GRAMPIANS SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	219	35,000	38,644	11	51,800	66,109	96	8,000	9,903
1986	187	41,000	46,162	8	60,150 [^]	59,500 [^]	84	7,750	8,820
1987	177	45,000	46,398	6	58,750 [^]	60,916 [^]	73	12,000	16,560
1988	208	48,500	53,281	7	52,500 [^]	58,285 [^]	71	16,000	21,614
1989	194	48,600	56,568	6	69,500 [^]	61,916 [^]	59	17,500	24,828
1990	175	57,500	61,664	9	72,000 [^]	67,888 [^]	62	18,750	20,045
1991	168	54,750	60,129	9	58,000 [^]	56,833 [^]	48	16,500	16,770
1992	197	63,000	64,030	8	80,250 [^]	73,000 [^]	43	22,500	21,387
1993	227	65,000	67,290	18	76,625	71,205	47	17,500	24,553
1994	221	69,500	73,607	10	84,500	79,925	57	20,000	22,525
1995	221	66,500	68,340	4	56,750 [^]	83,375 [^]	77	26,000	35,878
1996	187	65,000	74,189	2	77,750 [^]	77,750 [^]	57	28,000	34,993
1997	163	66,000	74,413	8	81,750 [^]	80,212 [^]	50	26,000	36,919
1998	199	70,000	79,125	5	91,000 [^]	90,500 [^]	55	28,000	34,602
1999	186	78,000	86,602	2	80,000 [^]	80,000 [^]	40	27,000	31,626
2000	243	73,850	81,636	5	82,000 [^]	77,500 [^]	50	37,350	36,984
2001	274	82,250	92,110	12	83,000	93,916	58	32,500	39,081
2002	296	84,500	105,556	9	92,500 [^]	101,722 [^]	90	33,500	39,121
2003	295	90,000	108,955	17	120,000	139,382	73	29,000	36,868
2004	291	120,000	135,543	11	119,000	182,159	75	30,000	37,039
2005	293	135,000	147,704	7	123,000 [^]	118,142 [^]	44	37,250	43,201
2006	202	137,000	149,720	17	178,000	200,117	27	38,250	48,205
2007	253	140,000	152,742	16	137,000	158,281	34	39,500	75,794
2008	237	139,000	152,420	7	185,000 [^]	187,928 [^]	30	42,500	51,295
2009	42	135,500	152,041	1	128,000 [^]	128,000 [^]	7	36,000 [^]	41,285 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

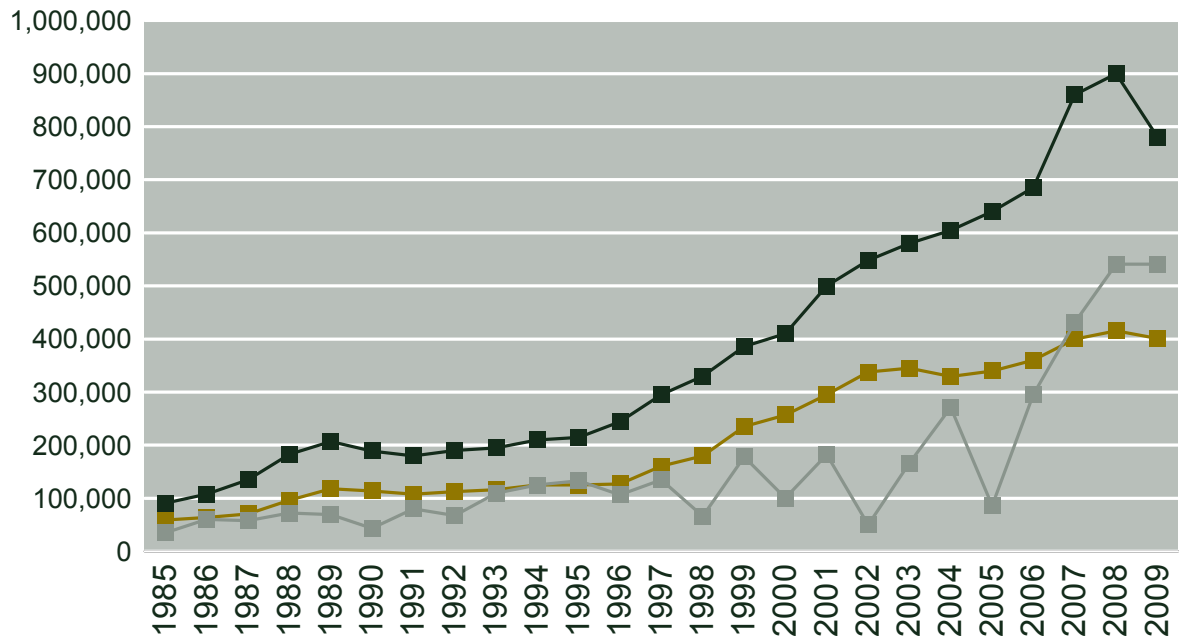
NORTHERN GRAMPIANS SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	1	95000	95000	95.00	1000.00	55.40<	54.30<	1000.00	95.00
Motel	1	840000	840000	175.51	4786.00	359.00<	280.00<	4786.00	175.51
Restaurant	1	325000	325000	405.74	801.00	ND	ND	801.00	405.74
Shop	3	178333	185000	252.53	396.00	185.00<	154.10<	396.00	252.52
Shop/dwell	1	77150	77150	170.31	453.00	70.10<	ND	453.00	170.31
Store/show	1	245000	245000	NA	NA	350.00<	238.60<	NA	NA
Surgery	1	855000	855000	NA	NA	ND	ND	NA	NA
Unspecfd comm	2	297500	297500	395.26	1012.00	668.40<	66.90<	1012.00	395.26
Vac comm	3	140441	15325	194.12	2040.00	95.80<	ND	2040.00	194.12
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	189000	220000	54.95	2421.00	440.00<	ND	2421.00	71.66
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	4	199625	174250	214.51	972.00	213.40<	116.20<	972.00	214.51
House	235	152989	139000	135.00	1000.00	210.60	99.30	1392.73	114.98
House new	2	85500	85500	42.33	378.00	ND	59.20<	378.00	42.33
Road/laneway	1	6500	6500	1.25	5185.00	ND	ND	5185.00	1.25
Townhouse	3	172333	185000	NA	NA	ND	136.00<	NA	NA
Unspecfd res	1	16000	16000	NA	NA	457.10<	160.00<	NA	NA
Vac Res A	30	51295	42500	22.14	700.00	149.30	94.40	1628.00	17.92
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	70000	70000	5295.01	13.22	1076.20<	ND	13.22	5295.01
Cereal	7	157615	107100	2471.09	65.10	334.80	211.60<	89.04	1770.22
Farm land	29	142965	123469	3030.09	46.03	2227.90<	4328.60<	60.14	2377.06
Hobby farm	24	244757	256500	21185.64	8.04	17.00<	532.70<	6.25	39151.00
Hobby fm land	23	100858	70000	9913.26	8.07	44.10<	453.10<	9.08	11108.30
Piggery	1	100000	100000	2059.31	48.56	ND	ND	48.56	2059.31
Sheep	5	316586	275074	2347.49	129.50	223.20<	924.00<	137.74	2298.44
Unspecfd rur	50	168296	111860	1791.50	37.12	85.80	942.60<	67.89	2478.79
MUNICIPALITY TOTALS									
Rural Total			140			Rural Total Prices			\$23,610,998
Commercial Total			14			Commercial Total Prices			\$3,988,475
Industrial Total			3			Industrial Total Prices			\$567,000
Residential Total			276			Residential Total Prices			\$39,000,495
All Sales Total			433			All Sales Total			\$67,166,968

PORT PHILLIP CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,095	91,000	110,748	1,433	59,000	74,795	27	35,200	49,403
1986	922	108,000	128,786	1,252	64,100	99,805	10	60,000	58,650
1987	1,030	135,000	160,573	1,558	70,500	117,707	18	57,900	78,238
1988	1,112	183,000	216,412	1,604	96,400	142,234	12	72,000	99,041
1989	767	207,000	249,705	1,118	118,000	152,201	11	69,000	136,184
1990	719	189,000	222,362	1,157	114,000	140,572	10	43,500	77,050
1991	792	180,000	210,733	1,117	108,000	125,310	7	80,000 [^]	88,142 [^]
1992	850	190,000	226,697	1,845	112,600	136,201	11	67,640	73,074
1993	1,063	195,000	227,219	2,217	116,000	140,611	24	109,500	130,712
1994	1,044	210,000	243,147	2,260	125,000	155,284	51	125,000	115,481
1995	1,020	215,000	255,251	1,845	125,000	163,582	52	133,250	136,030
1996	1,241	244,000	271,428	1,979	126,950	169,523	50	106,800	126,878
1997	1,315	295,000	326,327	2,901	160,500	206,180	36	135,000	183,202
1998	1,162	330,000	366,943	2,515	180,000	222,582	36	66,000	166,875
1999	1,170	385,750	434,871	3,334	235,000	270,698	19	178,000	173,223
2000	1,085	410,000	463,537	3,370	257,000	290,082	13	100,405	111,895
2001	1,179	500,000	580,465	3,392	295,000	347,335	15	182,000	218,033
2002	1,112	548,500	625,078	2,921	338,000	386,657	10	50,000	81,150
2003	1,082	580,000	680,540	2,575	345,000	422,522	2	166,000 [^]	166,000 [^]
2004	951	605,000	726,021	2,198	329,500	405,844	14	271,250	276,364
2005	986	640,000	748,354	2,499	340,000	412,223	2	85,951 [^]	85,951 [^]
2006	1,039	685,000	837,488	2,808	360,000	447,958	9	295,000 [^]	237,891 [^]
2007	1,051	860,000	1,092,107	3,338	400,000	503,671	3	431,000 [^]	416,583 [^]
2008	673	900,000	1,132,416	2,159	415,500	483,548	6	541,000 [^]	1,376,000 [^]
2009	44	780,500	806,289	278	401,000	456,589	0	541,000 [*]	1,376,000 [*]

Statistics for 2009 are based on a small number of sales and are preliminary only.

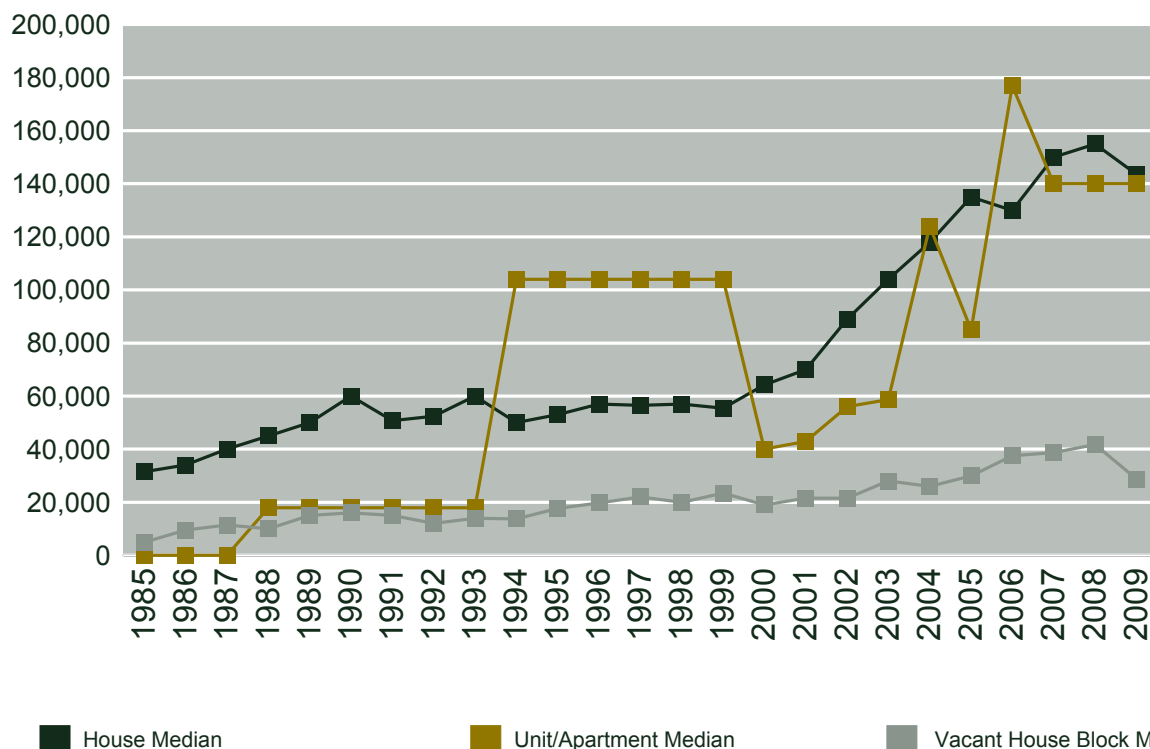
PORT PHILLIP CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	7	336214	337000	NA	NA	1353.60<	120.40<	NA	NA
Car/bl/tk yd	1	222000	222000	NA	NA	52.20<	43.30<	NA	NA
Hotel	2	2325000	2325000	6029.11	481.00	265.70	86.10<	481.00	6029.11
Office	75	552629	255000	NA	NA	311.60	85.00	NA	NA
Office bld	15	10656375	5900000	5639.10	1729.00	483.60	118.00	2672.43	6298.96
Restaurant	2	1230000	1230000	NA	NA	229.60<	104.80<	NA	NA
Shop	12	1292666	760000	2005.41	922.00	249.10	83.10	922.00	1689.26
Shop/dwell	2	245600	245600	1766.30	184.00	77.30<	3080.40<	184.00	1766.30
Store/show	2	1647500	1647500	2235.22	812.00	584.10<	1200.90<	812.00	2235.22
Theatre	1	297000	297000	NA	NA	ND	1.70<	NA	NA
Unspecfd comm	21	3449285	2025000	3187.87	1560.00	581.50	126.60	1278.40	2045.53
Vac comm	3	3043472	1870000	1835.13	1019.00	7495.00	268.20<	1019.00	1835.13
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Cool store	3	382666	301000	NA	NA	ND	ND	NA	NA
Factory	4	1110734	597500	988.46	352.00	178.10	46.40<	352.00	988.46
Unspecfd ind	2	9760500	9760500	NA	NA	2440.10<	2243.80<	NA	NA
Vac ind	1	748000	748000	NA	NA	215.30<	73.30<	NA	NA
Ware/show	4	1140750	969000	NA	NA	ND	78.30<	NA	NA
Warehouse	8	2055057	669875	NA	NA	95.70	42.00<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	5	3465000	2780000	5016.48	596.50	1669.90	118.30<	596.50	4861.69
Dual occ	3	874847	313000	NA	NA	ND	50.10<	NA	NA
Flat/unit	1956	480139	415000	10959.40	87.50	259.20	104.50	168.25	5460.62
House	622	1145210	905500	3154.93	263.00	307.00	104.10	683.88	1761.16
House new	9	1032444	885000	2526.26	446.00	4031.90<	103.40	446.00	2651.35
Retirement	17	516411	460000	NA	NA	118.30<	107.70	NA	NA
Terrace	39	971250	870000	5732.48	157.00	271.00<	112.80	205.79	4926.09
Townhouse	186	516394	431250	3389.83	59.00	106.80<	102.70	59.00	3389.83
Unspecfd res	7	123857	58000	NA	NA	25.00	823.00	NA	NA
Vac Res A	6	1376000	541000	NA	NA	400.80	125.50<	NA	NA
MUNICIPALITY TOTALS									
Industrial Total				22		Industrial Total Prices			\$46,863,399
Commercial Total				143		Commercial Total Prices			\$312,138,936
Residential Total				2,850		Residential Total Prices			\$1,832,546,710
All Sales Total				3,015		All Sales Total			\$2,191,549,045

PYRENEES SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	64	31,500	34,953	0	0*	0*	42	5,000	8,335
1986	56	34,000	43,253	0	0*	0*	67	9,500	12,991
1987	72	40,000	50,175	0	0*	0*	73	11,400	15,368
1988	101	45,000	46,038	1	18,000^	18,000^	57	10,000	15,115
1989	73	50,000	58,952	0	18,000*	18,000*	57	15,000	23,587
1990	83	60,000	62,939	0	18,000*	18,000*	68	16,000	17,863
1991	52	50,750	52,454	0	18,000*	18,000*	38	15,000	17,056
1992	57	52,500	63,641	0	18,000*	18,000*	31	12,000	20,616
1993	94	60,000	62,988	0	18,000*	18,000*	47	14,000	33,379
1994	86	50,000	66,419	1	104,000^	104,000^	48	13,750	15,325
1995	85	53,000	67,829	0	104,000*	104,000*	66	17,750	30,386
1996	88	57,000	81,586	0	104,000*	104,000*	64	19,750	42,535
1997	94	56,500	88,077	0	104,000*	104,000*	50	22,000	35,273
1998	81	57,000	116,010	0	104,000*	104,000*	41	20,000	36,447
1999	84	55,500	62,427	0	104,000*	104,000*	48	23,500	25,223
2000	111	64,200	84,388	3	40,000^	45,000^	29	19,000	24,658
2001	129	70,000	82,894	2	43,000^	43,000^	44	21,500	26,977
2002	129	89,000	103,699	3	56,000^	80,333^	102	21,500	28,216
2003	105	104,027	113,758	2	58,750^	58,750^	70	28,000	34,451
2004	107	118,000	118,025	2	124,000^	124,000^	61	26,000	31,971
2005	108	135,000	144,651	1	85,000^	85,000^	47	30,000	37,676
2006	85	130,000	149,105	1	177,000^	177,000^	50	37,500	70,422
2007	82	150,000	149,952	1	140,000^	140,000^	42	38,750	49,829
2008	87	155,000	165,542	0	140,000*	140,000*	34	41,700	45,967
2009	18	143,500	150,277	0	140,000*	140,000*	4	28,750^	30,375^

Statistics for 2009 are based on a small number of sales and are preliminary only.

PYRENEES SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

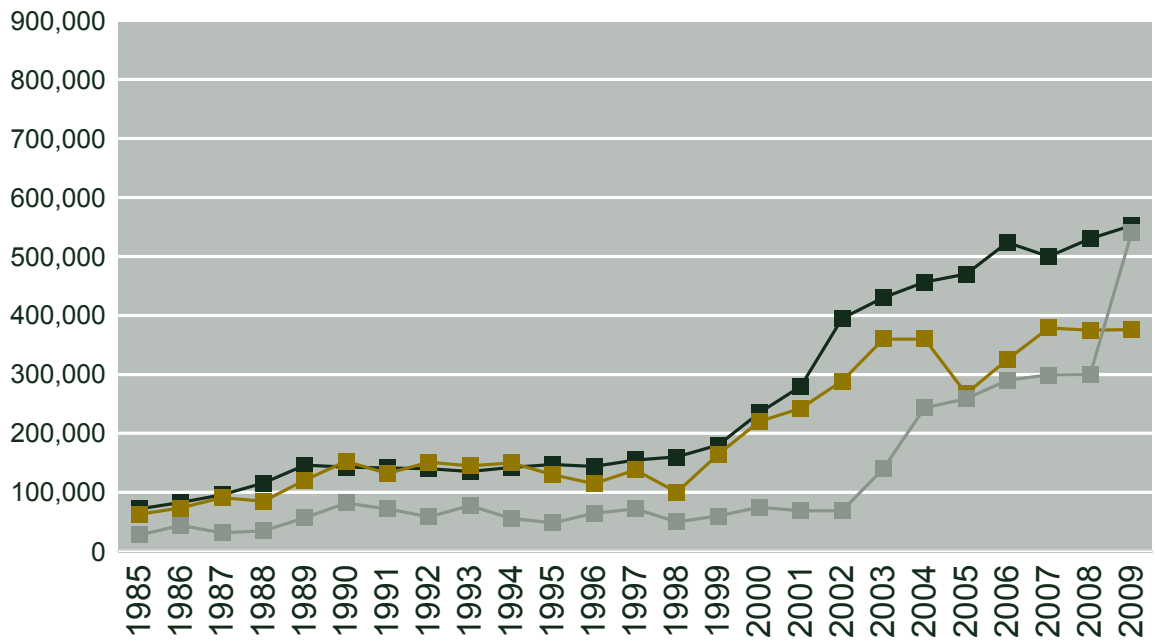
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	200000	200000	NA	NA	ND	ND	NA	NA
Hotel	1	337500	337500	217.74	1550.00	373.80<	843.80<	1550.00	217.74
Motel	1	400000	400000	NA	NA	ND	ND	NA	NA
Shop/dwell	1	287500	287500	280.76	1024.00	359.40<	133.70<	1024.00	280.76
Vac comm	2	29000	29000	20.86	10102.00	ND	146.20<	10102.00	2.87
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
House	86	165374	154000	143.75	1551.50	265.50	102.80	3821.07	44.43
House new	1	180000	180000	NA	NA	857.10<	ND	NA	NA
Road/laneway	2	10853	10854	12.22	1620.00	ND	60.30<	1620.00	12.22
Unspecfd res	3	129816	100000	22.91	4125.00	ND	444.40<	4351.00	29.84
Vac other	3	92333	100000	NA	NA	ND	1250.00<	NA	NA
Vac Res A	26	46269	43500	21.14	625.00	186.00	124.30	777.50	55.13
Vac Res B	2	25700	25700	9.16	2559.50	321.20<	ND	2559.50	10.04
Vac Res C	6	51416	47750	7.44	5147.00	298.40<	90.10<	5921.00	8.68
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Cereal	2	110500	110500	1621.41	68.26	214.70<	42.50<	68.26	1618.93
Farm land	27	226573	108000	1657.14	35.00	88.10<	94.60<	50.17	4515.76
Hobby farm	24	201066	192500	36431.69	7.44	324.40<	1071.80<	7.11	28277.80
Hobby fm land	25	75833	65000	4710.14	6.90	73.30<	645.20<	7.00	10840.80
Sheep	3	322173	213000	14619.08	14.57	1616.00<	660.30<	50.35	6398.26
Unspecfd rur	62	161945	124171	6284.12	21.25	241.30	1239.40<	34.71	4665.84
Vineyard	3	176666	150000	37064.49	8.09	2791.90<	6412.50<	8.09	21826.90

MUNICIPALITY TOTALS

Commercial Total	6	Commercial Total Prices	\$1,283,000
Residential Total	129	Residential Total Prices	\$16,653,283
Rural Total	146	Rural Total Prices	\$24,597,093
All Sales Total	281	All Sales Total	\$42,533,376

BOROUGH OF QUEENSLIFFE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	83	72,000	77,809	10	63,000	62,050	31	28,000	32,241
1986	83	83,000	89,551	16	73,500	76,487	18	43,750	50,805
1987	89	96,000	111,420	11	91,000	84,818	37	31,500	43,351
1988	102	116,000	122,315	10	85,000	97,340	83	35,000	46,248
1989	76	146,000	165,148	14	120,500	122,978	29	57,000	72,793
1990	75	143,000	159,133	10	152,500	139,600	15	82,000	78,766
1991	56	141,500	145,843	13	132,000	157,307	12	72,000	85,416
1992	71	140,000	161,787	10	151,250	142,000	13	58,400	65,146
1993	86	135,500	159,413	19	145,000	162,368	12	77,750	77,791
1994	102	142,250	159,387	15	150,000	170,466	17	56,000	71,411
1995	104	147,000	156,519	13	130,000	129,923	46	48,500	55,015
1996	107	144,000	159,657	17	115,000	123,370	9	64,500 [^]	74,944 [^]
1997	107	155,000	166,794	18	138,250	131,576	27	72,000	94,462
1998	115	160,000	177,404	19	100,000	117,105	20	50,000	63,912
1999	106	180,000	215,482	20	164,500	169,987	14	60,000	79,000
2000	82	235,000	309,042	13	220,000	223,211	10	75,000	92,800
2001	77	280,000	298,435	7	242,500 [^]	249,285 [^]	7	69,000 [^]	79,428 [^]
2002	82	395,000	471,864	22	288,750	315,384	0	69,000 [*]	79,428 [*]
2003	97	430,000	465,443	19	360,000	366,631	5	140,000 [^]	125,100 [^]
2004	68	456,750	494,478	14	360,000	503,107	1	243,500 [^]	243,500 [^]
2005	78	470,000	636,546	9	267,500 [^]	349,822 [^]	4	258,750 [^]	255,625 [^]
2006	88	523,750	651,921	26	325,000	379,288	9	290,000 [^]	314,451 [^]
2007	143	500,000	579,306	37	379,000	397,249	12	299,000	418,973
2008	70	530,000	631,635	16	375,000	389,343	5	300,000 [^]	282,000 [^]
2009	8	552,500 [^]	528,750 [^]	3	376,000 [^]	462,333 [^]	1	540,000 [^]	540,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

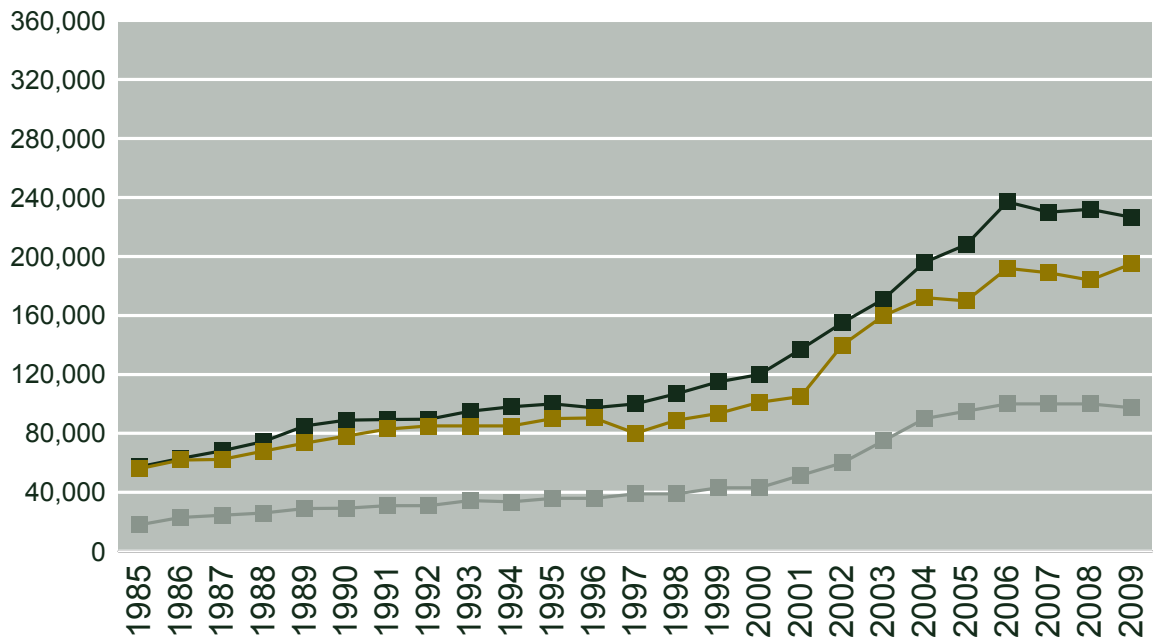
BOROUGH OF QUEENSLIFFE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd comm	1	800000	800000	1288.24	621.00	330.40<	114.30<	621.00	1288.24
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	12	408625	390000	NA	NA	282.40	100.00	NA	NA
House	68	635507	535000	1736.96	599.00	345.20	107.40	724.00	858.42
House new	1	520000	520000	881.36	590.00	ND	94.00<	590.00	881.36
Terrace	1	480000	480000	NA	NA	ND	66.10<	NA	NA
Townhouse	4	331500	320500	NA	NA	ND	104.20	NA	NA
Vac Res A	5	282000	300000	789.13	379.00	416.70	100.50	379.00	784.96
MUNICIPALITY TOTALS									
Commercial Total				1		Commercial Total Prices			\$800,000
Residential Total				91		Residential Total Prices			\$51,854,000
All Sales Total				92		All Sales Total			\$52,654,000

GREATER SHEPPARTON CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	802	57,300	61,813	78	56,000	70,191	414	18,100	19,522
1986	682	63,100	67,544	83	62,000	73,238	315	23,000	24,285
1987	701	68,300	76,242	101	62,400	66,152	297	24,600	26,258
1988	938	74,500	80,909	139	68,000	83,872	386	26,000	29,585
1989	697	85,000	94,827	107	73,500	92,597	370	29,000	31,327
1990	630	89,000	96,999	109	78,200	108,858	308	29,300	31,231
1991	593	89,450	97,182	83	83,000	95,055	253	31,000	33,663
1992	719	89,700	100,136	108	85,000	106,873	303	31,000	33,897
1993	720	95,000	102,777	97	85,000	92,059	331	34,500	38,599
1994	751	98,000	106,060	105	85,000	93,316	407	33,500	32,389
1995	665	100,000	111,952	96	90,000	99,034	272	36,000	39,759
1996	668	97,500	110,475	92	90,500	90,621	261	36,000	43,532
1997	767	100,000	114,625	119	80,000	83,486	309	39,000	51,075
1998	904	107,000	117,152	104	89,000	94,447	278	39,000	49,123
1999	907	115,000	123,983	116	93,500	104,162	359	43,000	44,926
2000	925	120,000	129,044	168	101,000	114,218	250	43,000	45,711
2001	1,032	137,000	145,797	192	105,000	116,437	386	51,550	54,731
2002	1,069	155,000	165,666	160	139,750	144,411	439	60,000	62,379
2003	995	171,000	185,535	151	159,750	164,963	413	75,000	80,599
2004	1,002	196,000	213,446	176	172,000	177,408	410	90,000	91,618
2005	934	208,000	224,396	149	170,000	177,942	357	95,000	97,478
2006	955	237,000	249,138	144	192,000	196,789	399	100,000	102,046
2007	952	230,000	249,724	138	189,000	204,829	325	100,000	106,332
2008	774	232,000	252,092	115	184,000	208,609	235	100,000	105,664
2009	143	226,500	239,787	19	195,000	222,210	40	97,500	104,190

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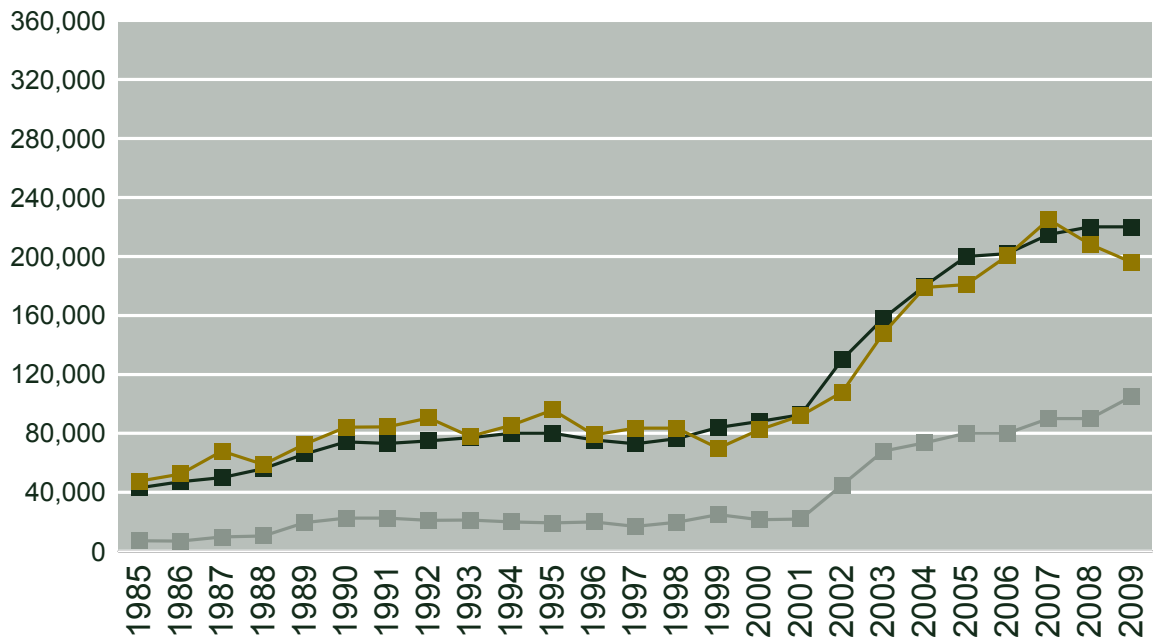
GREATER SHEPPARTON CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	2	565000	565000	171.52	3173.00	235.40<	73.40<	3173.00	178.06
Motel	1	1100000	1100000	NA	NA	1100.00<	ND	NA	NA
Office bld	2	582750	582750	2635.42	96.00	1110.00<	69.50<	96.00	2635.42
Restaurant	2	817250	817250	2962.96	135.00	261.90<	185.70<	135.00	2962.96
Shop	10	764730	282650	40.00	875.00	191.20<	88.30	1347.33	535.63
Shop/dwell	2	232500	232500	NA	NA	98.90<	ND	NA	NA
Store/show	4	559250	566000	80.10	10300.00	127.80<	99.30<	10300.00	80.10
Surgery	2	317500	317500	NA	NA	ND	83.60<	NA	NA
Unspecfd comm	13	938346	800000	876.23	913.00	320.00	132.20	1937.60	395.95
Vac comm	3	361666	370000	356.72	841.00	672.70<	99.00<	946.67	382.04
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	331366	321000	217.39	1472.00	243.40<	71.40<	1472.00	217.39
Unspecfd ind	3	586500	432000	151.67	1500.00	332.30<	104.80<	1500.00	151.67
Vac ind	5	591488	52800	53.05	4367.00	68.80<	23.30<	4518.75	162.79
Ware/show	1	2800000	2800000	NA	NA	ND	424.20<	NA	NA
Warehouse	2	337250	337250	357.15	932.00	406.20<	85.40<	932.00	361.86
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	2	885000	885000	882.35	952.00	443.70<	ND	952.00	882.35
Dual occ	2	287250	287250	NA	NA	ND	123.50<	NA	NA
Flat/unit	67	223949	223000	NA	NA	278.80	125.60	NA	NA
House	749	250096	230000	226.39	779.50	230.00	100.00	1475.60	178.20
House new	23	314060	300000	378.21	722.50	ND	93.80	745.83	403.06
Retirement	1	129000	129000	NA	NA	ND	ND	NA	NA
Road/laneway	6	2233	1911	0.08	31000.00	ND	138.40<	100115.00	0.02
Subdivisn	4	1606989	1288978	53.15	42920.00	ND	32.00<	43034.50	37.34
Townhouse	47	188435	170000	NA	NA	ND	79.80	NA	NA
Unspecfd res	1	188257	188257	18.83	10000.00	213.00<	61.40<	10000.00	18.83
Vac other	1	19300	19300	19.09	1011.00	1045.60<	25.70<	1011.00	19.09
Vac Res A	229	104297	100000	126.13	773.00	256.40	100.50	788.79	128.79
Vac Res B	1	150000	150000	69.32	2164.00	306.10	92.60<	2164.00	69.32
Vac Res C	5	159410	175000	49.33	5890.00	486.10	116.00	5306.00	30.04
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	7	551165	650000	14348.55	47.74	497.80<	374.40<	51.09	10789.00
Cereal	7	404857	442000	5361.08	63.42	308.00<	410.20<	66.87	6054.26
Dairy	13	482182	460000	14728.73	38.78	254.60	667.40<	58.73	8210.47
Farm land	20	251925	143250	3971.43	44.37	128.30<	317.70<	54.41	4630.21
Hobby farm	32	432455	357500	118817.30	4.06	103.80	533.30<	5.67	76259.90
Hobby fm land	19	163385	160000	3548.82	6.64	14.90	62.00<	7.70	21223.80
Market gdn	1	15883370	15883370	980454.94	16.20	47548.70<	9210.50<	16.20	980455.00
Orchard	6	886077	630482	31857.66	22.61	139.90<	166.10<	28.32	31289.90
Unspecfd rur	66	419136	286000	9983.81	39.11	156.90	2305.80<	54.72	7659.97
MUNICIPALITY TOTALS									
Industrial Total			14			Industrial Total Prices			\$9,185,541
Residential Total			1,138			Residential Total Prices			\$252,359,972
Commercial Total			41			Commercial Total Prices			\$29,297,806
Rural Total			171			Rural Total Prices			\$83,804,785
All Sales Total			1,364			All Sales Total			\$374,648,104

SOUTH GIPPSLAND SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	391	43,000	46,185	15	47,600	46,966	415	7,200	10,438
1986	374	47,250	53,792	15	52,500	62,006	409	7,000	11,706
1987	413	50,000	57,809	15	68,000	69,993	391	9,700	15,223
1988	519	56,000	63,962	30	59,000	68,630	530	10,500	15,649
1989	450	66,000	76,145	32	72,800	77,106	418	19,500	23,997
1990	340	74,250	81,854	22	84,250	96,411	335	22,500	28,264
1991	296	73,250	80,468	22	84,500	82,050	243	22,500	26,978
1992	340	75,000	85,703	20	90,500	93,500	213	21,000	27,991
1993	404	77,000	86,702	24	78,000	80,000	232	21,250	26,372
1994	361	80,000	93,286	31	85,500	78,667	243	20,000	31,211
1995	373	80,000	92,217	8	96,000 [^]	91,875 [^]	202	19,250	45,205
1996	398	75,500	90,128	17	79,000	84,988	183	20,000	39,914
1997	478	73,000	89,867	22	83,500	104,750	172	16,875	29,885
1998	493	76,500	90,671	23	83,500	100,521	176	19,650	31,349
1999	492	84,000	103,673	25	70,000	77,160	225	25,000	29,406
2000	623	88,000	103,670	26	82,500	99,394	280	21,500	30,262
2001	830	92,750	109,983	53	92,000	116,207	634	22,000	29,506
2002	765	130,000	145,293	39	108,000	120,577	563	45,000	47,572
2003	739	158,000	175,726	51	147,848	157,840	382	68,000	67,963
2004	530	180,000	196,149	32	179,000	180,997	209	73,625	77,959
2005	462	200,000	219,487	36	181,000	191,387	172	80,000	89,347
2006	477	202,000	224,932	40	200,500	212,441	149	80,000	87,950
2007	622	215,000	235,192	47	225,000	210,218	240	90,000	100,129
2008	491	220,000	235,443	40	208,250	206,612	230	90,000	100,545
2009	79	220,000	227,164	5	196,000 [^]	206,000 [^]	27	105,000	110,980

Statistics for 2009 are based on a small number of sales and are preliminary only.

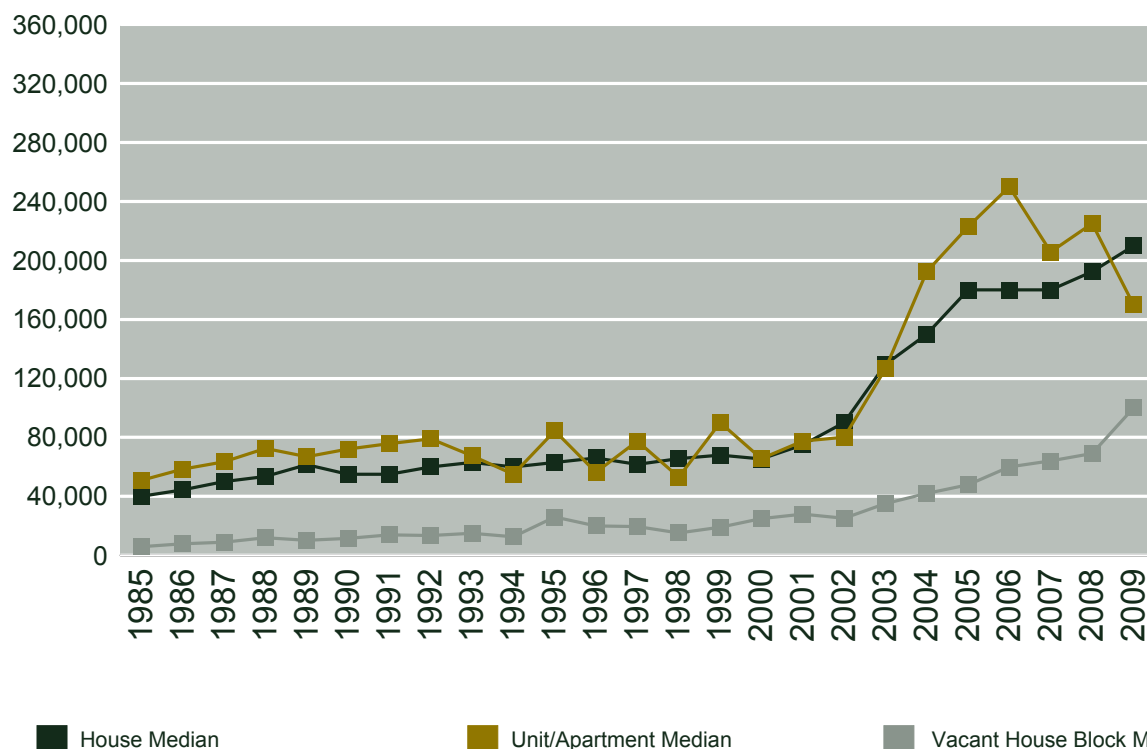
SOUTH GIPPSLAND SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	473000	473000	340.29	1390.00	ND	143.30<	1390.00	340.29
Func room	1	1600000	1600000	742.12	2156.00	ND	ND	2156.00	742.12
Motel	1	750000	750000	110.59	6782.00	652.20<	ND	6782.00	110.59
Office bld	1	320000	320000	418.30	765.00	304.70<	120.80<	765.00	418.30
Restaurant	1	110000	110000	NA	NA	ND	ND	NA	NA
Shop	8	134312	131000	491.34	245.00	124.80<	56.40<	245.00	486.74
Shop/dwell	2	252500	252500	243.36	1045.00	1122.20<	140.30<	1045.00	241.63
Unspecfd comm	4	372250	245000	1271.45	641.00	133.80<	82.60<	641.00	1271.45
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	648750	312500	188.17	1488.00	133.20<	103.30<	1488.00	188.17
Quarry	1	4250000	4250000	NA	NA	ND	3171.60<	NA	NA
Unspecfd ind	1	89100	89100	NA	NA	252.20<	74.40<	NA	NA
Vac ind	2	467500	467500	20.92	36800.00	3116.70<	1870.00<	36800.00	20.92
Ware/show	3	640833	730000	219.00	2882.50	ND	ND	2882.50	206.85
Warehouse	1	205000	205000	97.16	2110.00	110.20<	ND	2110.00	97.16
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	22	209931	217500	NA	NA	260.40	96.70	NA	NA
House	481	235641	220000	308.89	900.00	301.20	102.20	2213.96	110.22
House new	9	224333	200000	195.39	1161.00	ND	81.60	1161.00	192.08
Retirement	5	212800	214000	NA	NA	ND	86.40<	NA	NA
Road/laneway	2	27500	27500	NA	NA	ND	5068.80<	NA	NA
Subdivisn	1	430000	430000	6.34	67850.00	ND	199.40<	67850.00	6.34
Terrace	1	240000	240000	NA	NA	ND	ND	NA	NA
Townhouse	13	198615	187500	NA	NA	ND	97.60	NA	NA
Unspecfd res	2	173750	173750	170.57	8119.50	315.60<	63.20<	8119.50	21.40
Vac other	2	97580	97580	3.20	5359.00	ND	88.70<	5359.00	3.20
Vac Res A	214	98340	89050	117.96	763.00	548.40	104.00	801.95	123.37
Vac Res B	3	109816	115000	43.76	3438.00	1097.80<	120.40	3088.33	35.56
Vac Res C	13	134713	150000	29.50	5932.00	600.00	125.00	5988.92	22.49
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	24	345663	341000	13269.96	23.49	222.00	597.50<	29.17	11849.70
Dairy	18	953167	515000	12612.88	40.24	355.70	386.40<	52.08	18300.60
Farm land	15	497512	415000	2853.07	35.05	114.30<	319.80<	55.13	9023.85
Hobby farm	69	362782	350000	117203.85	2.39	300.00	1990.20<	3.95	91751.10
Hobby fm land	29	203603	180000	169014.08	2.13	773.20	4487.90<	4.96	41035.10
Market gdn	1	200000	200000	9289.36	21.53	ND	68.00<	21.53	9289.36
Sheep	1	950000	950000	22021.33	43.14	1813.70<	302.10<	43.14	22021.30
Unspecfd rur	68	558807	423000	10642.61	36.06	143.60	13472.20<	47.12	11859.70
Vineyard	2	620000	620000	49260.63	12.73	ND	ND	12.73	48723.00
M U N I C I P A L I T Y T O T A L S									
Commercial Total			19			Commercial Total Prices			\$6,321,500
Industrial Total			12			Industrial Total Prices			\$9,996,600
Residential Total			768			Residential Total Prices			\$148,020,239
Rural Total			227			Rural Total Prices			\$104,241,025
All Sales Total			1,026			All Sales Total			\$268,579,364

SOUTHERN GRAMPIANS SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	274	40,000	47,330	7	51,000 [^]	52,857 [^]	73	6,000	8,815
1986	225	44,500	51,017	2	58,500 [^]	58,500 [^]	76	7,750	9,853
1987	233	50,000	62,787	3	63,500 [^]	81,166 [^]	82	9,000	15,358
1988	260	53,500	60,727	13	72,500	76,570	89	12,000	18,842
1989	239	61,600	68,490	5	67,000 [^]	80,480 [^]	82	10,250	18,035
1990	193	55,000	67,266	8	72,000 [^]	67,625 [^]	59	11,500	19,347
1991	173	55,000	60,766	8	75,750 [^]	86,187 [^]	41	14,000	16,996
1992	203	60,000	64,801	7	79,000 [^]	127,594 [^]	45	13,500	22,096
1993	195	63,000	72,287	6	67,500 [^]	73,500 [^]	37	15,000	24,524
1994	202	60,000	72,278	9	55,000 [^]	55,444 [^]	58	12,588	29,194
1995	231	63,000	83,100	6	84,500 [^]	132,675 [^]	59	26,000	49,596
1996	201	66,000	93,046	4	56,250 [^]	55,625 [^]	44	20,000	56,535
1997	214	61,750	86,079	10	77,500	97,150	49	19,500	43,464
1998	226	65,500	78,465	4	53,000 [^]	51,000 [^]	48	15,250	40,347
1999	219	68,000	95,773	9	90,000 [^]	418,665 [^]	49	19,000	24,974
2000	304	65,350	87,059	14	65,500	77,476	53	25,000	29,723
2001	382	75,000	97,057	26	77,500	79,153	108	28,000	31,002
2002	351	90,000	114,323	10	80,000	116,550	116	25,150	30,986
2003	308	129,500	141,232	14	126,500	132,785	111	35,000	43,119
2004	302	150,000	162,731	18	192,500	192,527	78	41,950	46,909
2005	287	180,000	190,557	23	223,000	197,787	73	47,935	53,988
2006	293	180,000	213,091	7	250,000 [^]	262,557 [^]	53	59,900	62,907
2007	282	180,000	204,249	20	205,750	200,625	59	64,000	74,661
2008	217	192,500	219,782	23	225,000	224,993	36	69,000	68,952
2009	35	210,000	212,742	6	169,975 [^]	146,491 [^]	2	100,000 [^]	100,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

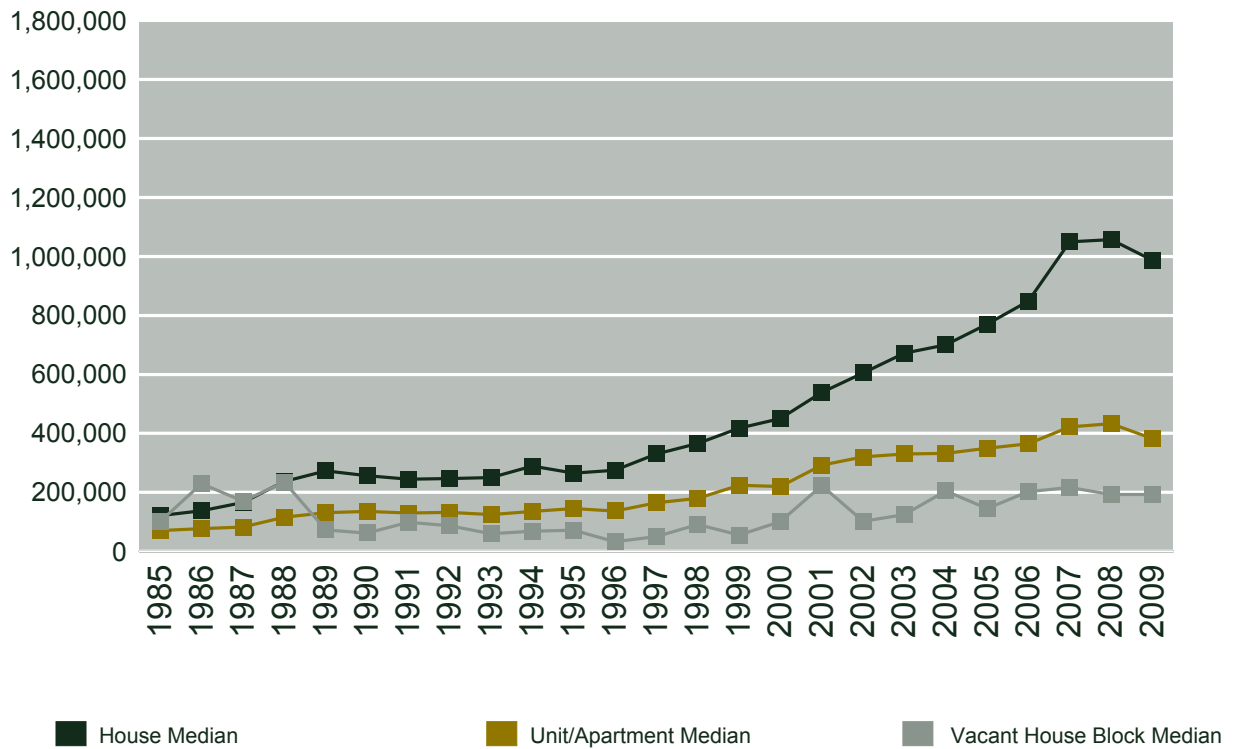
SOUTHERN GRAMPIANS SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	1	1470000	1470000	263.30	5583.00	2672.70<	402.70<	5583.00	263.30
Shop	5	258000	275000	74.55	4762.00	499.50<	277.60<	4762.00	74.55
Shop/dwell	1	55000	55000	NA	NA	ND	27.60<	NA	NA
Sport fac	1	450000	450000	NA	NA	ND	225.00<	NA	NA
Unspecfd comm	1	725000	725000	NA	NA	407.30<	268.50<	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac ind	2	124500	124500	NA	NA	136.60<	114.90<	NA	NA
Warehouse	1	100000	100000	11.69	8554.00	ND	ND	8554.00	11.69
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	1	80000	80000	143.63	557.00	ND	ND	557.00	143.63
Flat/unit	14	225742	229000	NA	NA	295.60<	111.30	NA	NA
House	212	218514	192250	185.23	1185.50	311.60	106.90	2311.39	100.36
House new	3	193333	200000	164.74	1214.00	ND	78.60<	1214.00	164.74
Subdivisn	1	474100	474100	26.63	17800.00	ND	ND	17800.00	26.63
Terrace	1	707690	707690	NA	NA	ND	ND	NA	NA
Townhouse	9	223827	220000	NA	NA	ND	101.40<	NA	NA
Vac Res A	33	70978	70000	121.37	875.50	318.20	108.40	866.42	88.58
Vac Res B	1	30000	30000	14.83	2023.00	1579.00<	312.50<	2023.00	14.83
Vac Res C	2	55000	55000	13.11	4149.00	361.40<	40.70<	4149.00	13.26
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	10	657731	323798	2635.04	65.19	174.40	424.30<	117.81	5583.23
Dairy	4	632799	432500	9026.62	41.94	ND	290.40<	69.52	9102.63
Farm land	27	415319	324800	3456.65	70.01	172.20<	1654.10<	86.75	4787.51
Hobby farm	15	302166	292000	121026.89	4.09	417.30<	1806.60<	5.89	51259.30
Hobby fm land	12	150166	98000	10445.45	5.26	87.00	645.60<	6.59	22797.40
Sheep	20	653895	541068	7115.52	63.00	362.50	340.60<	76.19	8582.53
Unspecfd rur	51	617585	414097	3706.60	64.87	99.80	472.80<	112.07	5510.52
Vineyard	1	345000	345000	8625.00	40.00	ND	260.90<	40.00	8625.00
MUNICIPALITY TOTALS									
Rural Total			140			Rural Total Prices			\$71,576,432
Residential Total			277			Residential Total Prices			\$55,823,945
Commercial Total			9			Commercial Total Prices			\$3,990,000
Industrial Total			3			Industrial Total Prices			\$349,000
All Sales Total			429			All Sales Total			\$131,739,377

STONNINGTON CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,373	122,000	169,279	1,249	70,500	92,017	13	102,000	138,569
1986	1,184	137,500	216,685	906	77,000	123,965	14	230,000	242,557
1987	1,210	165,600	294,941	1,076	82,100	123,784	5	170,000 [^]	184,000 [^]
1988	1,361	237,500	370,663	1,468	116,000	178,911	12	234,750	415,625
1989	918	272,750	417,546	1,112	131,000	176,960	2	73,000 [^]	73,000 [^]
1990	953	257,000	396,270	1,079	135,000	181,192	2	62,250 [^]	62,250 [^]
1991	1,031	245,000	352,886	1,139	130,000	178,006	4	99,000 [^]	104,750 [^]
1992	1,035	246,750	336,918	1,134	132,500	172,249	4	86,750 [^]	76,625 [^]
1993	1,120	250,000	327,761	1,358	125,000	159,590	5	60,000 [^]	61,000 [^]
1994	1,294	289,000	390,263	1,771	135,000	176,816	17	68,333	66,787
1995	1,324	265,000	370,393	1,266	145,000	188,387	24	72,000	72,310
1996	1,383	275,000	380,309	1,487	137,000	179,111	42	32,925	57,977
1997	1,746	330,000	455,604	2,033	165,000	211,175	19	50,000	48,774
1998	1,456	366,000	488,478	1,751	180,000	228,857	6	91,250 [^]	89,083 [^]
1999	1,477	418,000	579,576	1,825	224,000	276,777	7	55,000 [^]	120,571 [^]
2000	1,304	450,000	631,274	1,722	220,000	277,509	12	101,000	168,121
2001	1,545	538,500	727,173	2,274	292,500	363,882	24	223,106	238,625
2002	1,299	605,000	831,722	1,785	320,000	410,627	8	101,500 [^]	143,625 [^]
2003	1,356	671,750	913,802	1,765	330,000	426,390	7	125,000 [^]	156,667 [^]
2004	1,142	700,000	1,004,119	1,455	332,000	430,730	7	205,000 [^]	298,778 [^]
2005	1,216	770,000	1,071,088	1,679	350,000	454,267	6	145,000 [^]	183,900 [^]
2006	1,237	848,000	1,221,044	1,840	365,000	481,957	10	202,400	238,330
2007	1,318	1,050,000	1,534,136	2,137	422,000	558,889	12	217,000	263,507
2008	900	1,057,500	1,532,354	1,305	432,500	544,176	6	193,000 [^]	249,350 [^]
2009	54	986,500	1,255,234	102	382,500	480,876	0	193,000 [*]	249,350 [*]

Statistics for 2009 are based on a small number of sales and are preliminary only.

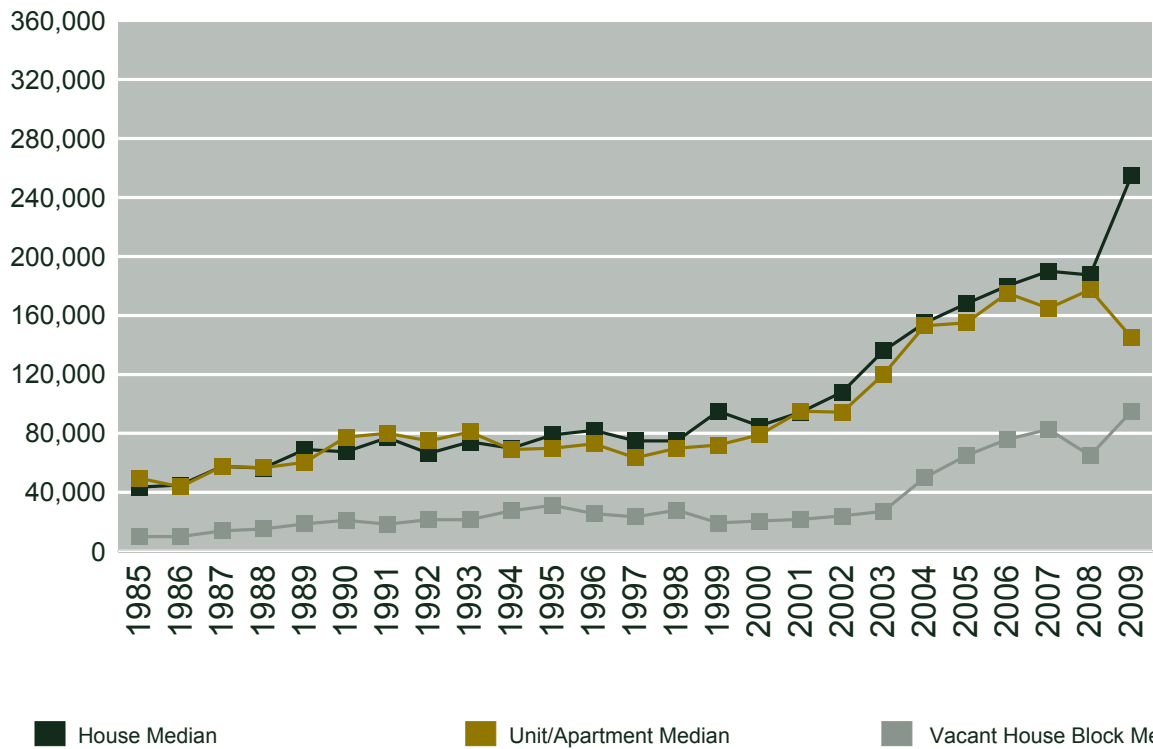
STONNINGTON CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Car park	3	1306100	143000	11329.31	331.00	ND	357.50<	331.00	11329.30
Hotel	2	2075000	2075000	2537.52	614.50	518.80<	46.60<	614.50	3376.73
Lic grocer	1	295000	295000	NA	NA	ND	ND	NA	NA
Office	13	596538	595000	NA	NA	220.40<	135.50	NA	NA
Office bld	8	4237351	3942500	13038.10	353.50	730.90	262.80	353.50	15557.00
Petrol stn	2	2105000	2105000	1734.69	1274.00	343.40<	ND	1274.00	1734.69
Restaurant	2	1512500	1512500	8620.69	174.00	674.00<	142.80<	174.00	8620.69
Shop	16	1497937	735000	1465.12	215.00	256.10	58.20	328.20	5856.19
Shop/dwell	3	2110000	900000	2275.13	189.00	500.00<	64.40<	189.00	2275.13
Store/show	8	1938750	1585000	17857.14	210.00	125.80<	123.60	401.20	6515.95
Surgery	1	1100000	1100000	NA	NA	ND	36.60<	NA	NA
Unspecfd comm	15	2211966	1900000	2039.01	1128.00	219.60	100.00	1128.00	2039.01
Vac comm	2	2065000	2065000	5374.22	481.00	909.70	587.40<	481.00	5374.22
Industrial				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Cool store	1	292000	292000	NA	NA	ND	ND	NA	NA
Factory	3	1990000	1950000	4736.84	152.00	283.80<	68.40<	152.00	4736.84
Unspecfd ind	1	2105000	2105000	NA	NA	336.80<	67.70<	NA	NA
Ware/show	1	5950000	5950000	13310.96	447.00	ND	391.30<	447.00	13311.00
Residential				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Block flat	2	4592500	4592500	NA	NA	3191.10	142.30<	NA	NA
Dual occ	5	1109800	1055000	NA	NA	ND	103.90<	NA	NA
Flat/unit	1101	540050	425000	NA	NA	257.80	102.90	NA	NA
House	857	1540647	1070000	5521.84	412.00	324.20	100.00	598.66	2844.48
House new	14	1850607	1817500	2427.39	241.00	649.10<	130.20	303.80	4809.74
Retirement	12	530125	485000	NA	NA	ND	105.40	NA	NA
Road/laneway	5	31070	11750	0.16	41200.00	106.80<	68.10<	41200.00	0.16
Terrace	24	1138583	835500	3332.14	280.00	ND	111.50	977.44	869.50
Townhouse	192	568717	475000	5416.67	60.00	169.60<	95.00	60.00	5416.67
Unspecfd res	3	7296612	385000	1248.54	17200.00	144.10	92.80<	17200.00	1248.54
Vac Res A	6	249350	193000	NA	NA	376.80	89.40	NA	NA
MUNICIPALITY TOTALS									
Commercial Total				76		Commercial Total Prices			\$141,468,608
Industrial Total				6		Industrial Total Prices			\$14,317,000
Residential Total				2,221		Residential Total Prices			\$2,121,995,914
All Sales Total				2,303		All Sales Total			\$2,277,781,522

STRATHBOGIE SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	119	43,500	47,907	5	49,500 [^]	50,400 [^]	102	10,000	11,607
1986	117	45,000	46,560	16	43,750	50,637	85	10,000	20,782
1987	105	57,500	67,655	11	57,500	60,136	71	14,000	21,725
1988	157	56,500	62,775	20	56,750	66,195	82	15,250	21,962
1989	112	69,000	76,166	15	60,500	69,493	122	18,700	22,527
1990	87	67,500	73,855	9	77,500 [^]	74,738 [^]	73	20,950	23,699
1991	96	77,000	80,802	10	80,000	80,250	41	18,500	21,865
1992	96	66,500	76,023	11	75,000	65,254	54	21,500	32,306
1993	122	74,168	81,865	5	81,000 [^]	79,300 [^]	59	21,500	29,601
1994	109	70,000	81,867	6	69,000 [^]	68,500 [^]	51	27,500	42,623
1995	125	79,000	106,396	5	70,000 [^]	75,100 [^]	66	31,250	56,632
1996	126	82,000	104,100	5	73,000 [^]	70,100 [^]	66	25,500	43,014
1997	147	75,000	97,051	10	63,500	77,400	53	23,500	36,900
1998	165	75,000	104,709	12	70,000	72,875	57	28,000	60,358
1999	149	95,000	128,927	14	72,000	77,642	46	19,250	22,171
2000	175	85,000	105,584	18	79,000	78,572	42	20,500	30,391
2001	166	94,500	103,144	17	95,000	107,088	62	21,750	29,373
2002	188	108,000	127,290	15	94,500	94,363	77	24,000	34,517
2003	164	136,000	141,554	9	120,000 [^]	109,000 [^]	80	27,000	35,763
2004	157	155,000	170,129	7	153,000 [^]	161,214 [^]	88	50,000	47,952
2005	170	168,000	183,016	9	155,000 [^]	160,944 [^]	37	65,000	57,635
2006	178	180,000	196,270	13	175,000	208,240	55	76,000	80,199
2007	169	190,000	213,408	21	165,000	187,030	56	82,750	91,037
2008	148	187,500	214,666	13	177,500	181,500	29	65,000	72,607
2009	24	255,000	269,418	4	145,000 [^]	145,500 [^]	4	95,000 [^]	94,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

STRATHBOGIE SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

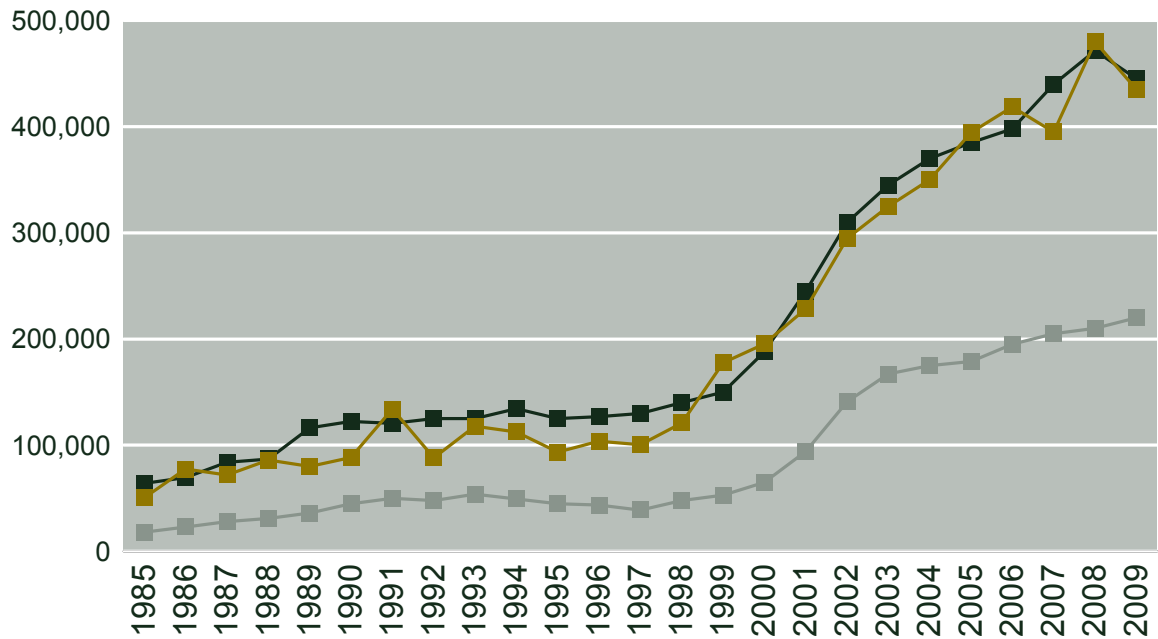
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Church	1	230000	230000	NA	NA	ND	ND	NA	NA
Petrol stn	1	132000	132000	NA	NA	ND	ND	NA	NA
Shop	1	620000	620000	NA	NA	ND	241.80<	NA	NA
Shop/dwell	2	355000	355000	NA	NA	ND	ND	NA	NA
Unspecfd comm	1	720000	720000	NA	NA	750.00<	175.00<	NA	NA
Vac comm	3	185000	195000	24.85	7848.00	ND	54.90<	7848.00	24.85
Industrial									
Unspecfd ind	1	190000	190000	0.30	635100.00	ND	ND	635100.00	0.30
Residential									
Flat/unit	11	185045	177500	NA	NA	279.60<	118.60	NA	NA
House	145	214733	190000	208.89	1350.00	253.30	100.00	2586.14	87.09
House new	3	211433	150000	235.20	2415.00	ND	61.60<	2415.00	105.44
Road/laneway	1	100	100	0.04	2453.00	ND	ND	2453.00	0.04
Subdivisn	1	4514643	4514643	NA	NA	ND	965.70<	NA	NA
Townhouse	2	162000	162000	NA	NA	ND	96.40<	NA	NA
Unspecfd res	2	69500	69500	NA	NA	ND	ND	NA	NA
Vac Res A	27	70726	63000	79.19	442.00	276.00	75.90	609.86	119.98
Vac Res B	1	120000	120000	59.61	2013.00	461.50<	331.00<	2013.00	59.61
Vac Res C	1	76000	76000	18.78	4047.00	478.20<	101.30<	4047.00	18.78
Rural									
Beef	8	817162	480750	11600.45	129.20	686.00	406.40<	128.58	6355.41
Cereal	1	1500000	1500000	31955.69	46.94	3031.90<	1115.80<	46.94	31955.70
Dairy	2	340650	340650	5967.89	62.98	ND	41.20<	62.98	5408.86
Farm land	23	393225	210000	2159.83	46.30	123.70<	210.50<	64.46	6099.86
Hobby farm	21	309955	304000	41523.81	5.25	96.80<	453.40<	7.01	44190.70
Hobby fm land	13	132885	90000	13274.34	6.78	53.10<	493.80<	6.69	19863.50
Market gdn	1	500000	500000	11121.00	44.96	ND	ND	44.96	11121.00
Sheep	5	501629	211296	1305.42	161.86	187.50<	7.20<	161.59	3104.33
Unspecfd rur	52	459738	312000	2468.63	60.55	64.80	351.70<	75.71	6072.03
Vineyard	1	311888	311888	8100.99	38.50	ND	6.80<	38.50	8100.99

MUNICIPALITY TOTALS

Rural Total	127					Rural Total Prices	\$53,225,795
Residential Total	194					Residential Total Prices	\$40,889,474
Industrial Total	1					Industrial Total Prices	\$190,000
Commercial Total	9					Commercial Total Prices	\$2,967,000
All Sales Total	331					All Sales Total	\$97,272,269

SURF COAST SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	233	64,000	71,822	6	50,500^	55,600^	304	18,000	22,095
1986	192	69,500	83,144	12	77,500	96,408	281	23,000	28,572
1987	225	84,000	94,014	9	72,000^	86,666^	197	28,000	37,146
1988	303	87,000	104,329	27	86,000	185,118	233	31,000	38,550
1989	250	116,250	135,006	32	80,000	114,953	200	36,000	50,951
1990	189	122,500	138,499	29	88,500	114,456	178	45,000	56,984
1991	178	120,500	140,105	27	134,000	141,000	122	50,000	56,627
1992	169	125,000	142,615	31	88,000	99,258	103	48,000	67,866
1993	214	125,000	136,808	36	117,750	133,208	139	54,000	61,704
1994	276	134,250	150,013	33	112,500	114,208	178	49,500	67,319
1995	317	125,000	142,699	42	93,500	110,583	225	45,000	60,377
1996	374	126,750	144,018	46	103,750	119,907	195	43,500	61,046
1997	511	130,000	152,269	62	100,500	128,749	472	39,000	51,506
1998	613	140,000	162,670	102	121,000	144,299	373	48,000	62,697
1999	665	150,000	179,525	130	177,750	201,849	455	53,000	61,264
2000	643	188,000	216,629	129	195,500	235,399	312	65,000	68,331
2001	754	245,000	264,073	151	228,500	263,276	460	94,000	103,454
2002	721	310,000	357,999	104	295,000	318,163	252	141,000	137,397
2003	653	345,000	396,976	93	325,000	404,107	270	167,000	171,015
2004	637	370,000	416,196	153	350,000	402,231	264	175,000	189,668
2005	634	385,000	454,426	154	394,500	476,512	281	179,000	190,693
2006	597	398,000	461,297	160	418,750	465,891	306	195,000	207,065
2007	788	440,000	496,266	177	395,000	447,108	382	205,000	217,981
2008	506	471,500	534,406	159	480,000	522,316	225	210,000	232,523
2009	58	445,000	534,586	22	435,000	537,909	21	220,000	272,651

Statistics for 2009 are based on a small number of sales and are preliminary only.

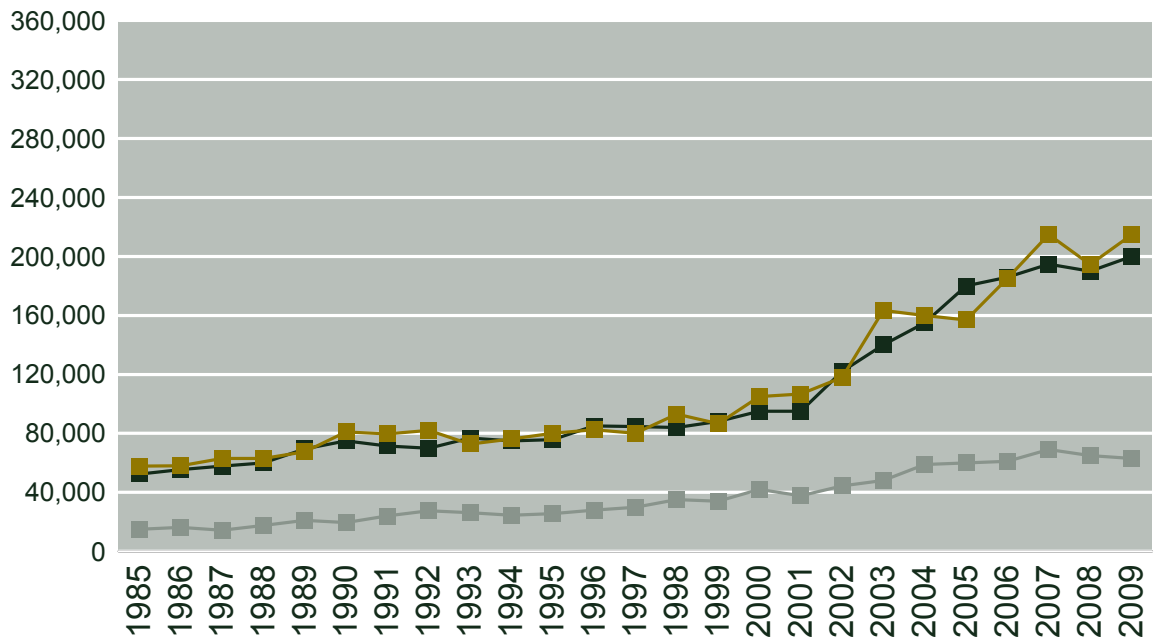
SURF COAST SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Office	2	904425	904425	NA	NA	ND	251.20<	NA	NA
Restaurant	1	240000	240000	926.64	259.00	133.30<	ND	259.00	926.64
Shop	5	864000	700000	NA	NA	46.70<	223.60<	NA	NA
Unspecfd comm	6	591500	485000	44.07	11800.00	64.70<	126.00	11800.00	44.07
Vac comm	1	1650000	1650000	1632.05	1011.00	1213.50<	470.40<	1011.00	1632.05
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	3	493333	505000	536.10	947.00	ND	124.70<	947.00	514.78
Warehouse	1	510000	510000	NA	NA	ND	ND	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	117	545389	498989	1233.73	459.00	496.90	122.80	459.00	1102.94
House	484	531947	470000	1224.07	723.00	361.50	106.40	1242.08	474.61
House new	21	591999	499000	1419.95	1162.00	3361.90<	139.40	2019.00	374.38
Retirement	1	270000	270000	NA	NA	ND	40.00<	NA	NA
Subdivisn	2	5805000	5805000	14.82	584600.00	358.30<	1055.50<	584600.00	9.93
Terrace	1	515000	515000	NA	NA	ND	141.90<	NA	NA
Townhouse	41	462628	445000	NA	NA	ND	117.80	NA	NA
Unspecfd res	1	800000	800000	344.23	2324.00	860.20<	5082.70<	2324.00	344.23
Vac Res A	223	231151	210000	352.54	615.50	545.50	102.90	659.87	377.96
Vac Res C	2	385550	385550	71.49	5468.00	395.80<	137.70<	5468.00	70.51
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	2	765000	765000	24279.96	29.38	723.70<	849.80<	29.38	26038.10
Farm land	7	1675871	1045000	24277.46	34.60	924.50<	720.20<	76.97	21773.90
Hobby farm	31	784209	605000	115489.13	3.68	245.70<	818.10<	4.95	158283.00
Hobby fm land	3	261666	250000	61728.40	4.05	145.00	346.40<	7.34	35636.50
Sheep	1	2900000	2900000	25327.51	114.50	ND	ND	114.50	25327.50
Unspecfd rur	15	1002733	950000	12294.31	52.87	177.00	657.80<	49.59	20219.40
MUNICIPALITY TOTALS									
Commercial Total				15		Commercial Total Prices			\$11,567,850
Industrial Total				4		Industrial Total Prices			\$1,990,000
Residential Total				893		Residential Total Prices			\$418,185,784
Rural Total				59		Rural Total Prices			\$56,297,600
All Sales Total				971		All Sales Total			\$488,041,234

SWAN HILL RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	212	52,500	56,194	12	57,750	61,091	114	15,000	14,080
1986	213	55,400	60,053	21	58,000	67,409	66	16,250	20,206
1987	252	57,750	59,562	17	63,000	65,247	68	14,250	15,977
1988	333	60,000	63,303	29	63,000	71,044	107	17,500	19,183
1989	283	69,500	75,934	28	67,500	73,375	123	21,000	22,331
1990	234	75,000	78,722	15	81,000	85,480	70	19,500	20,756
1991	215	71,500	74,631	18	79,750	83,944	58	24,000	25,464
1992	244	70,000	75,259	30	82,000	79,400	66	27,500	28,881
1993	318	76,750	82,144	22	72,835	70,621	62	26,194	33,856
1994	273	75,000	79,802	30	76,250	70,251	74	24,500	26,181
1995	262	75,750	86,354	45	80,000	84,094	86	25,500	42,159
1996	299	85,000	92,180	21	82,500	86,842	83	28,000	57,097
1997	336	84,750	90,376	41	80,000	83,860	87	30,000	45,066
1998	306	84,000	87,878	30	93,000	89,546	87	35,000	55,501
1999	319	88,000	98,911	28	86,500	83,712	87	34,000	33,138
2000	353	95,000	104,215	49	105,000	104,596	78	42,000	40,008
2001	388	95,000	111,206	47	106,750	107,047	96	37,750	36,363
2002	363	122,000	129,567	44	118,000	125,104	121	44,500	46,764
2003	379	140,000	149,340	54	163,500	178,431	95	48,000	56,548
2004	311	155,000	157,079	32	160,000	203,781	133	59,000	57,759
2005	328	180,000	191,017	48	157,000	160,054	83	60,000	70,997
2006	310	186,000	203,091	45	185,000	190,130	92	61,000	75,280
2007	304	194,850	208,613	53	215,000	209,277	78	69,000	72,943
2008	242	190,000	207,821	36	194,500	207,411	74	65,000	73,248
2009	46	200,000	204,826	6	214,750 [^]	217,250 [^]	9	63,000 [^]	79,555 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

SWAN HILL RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

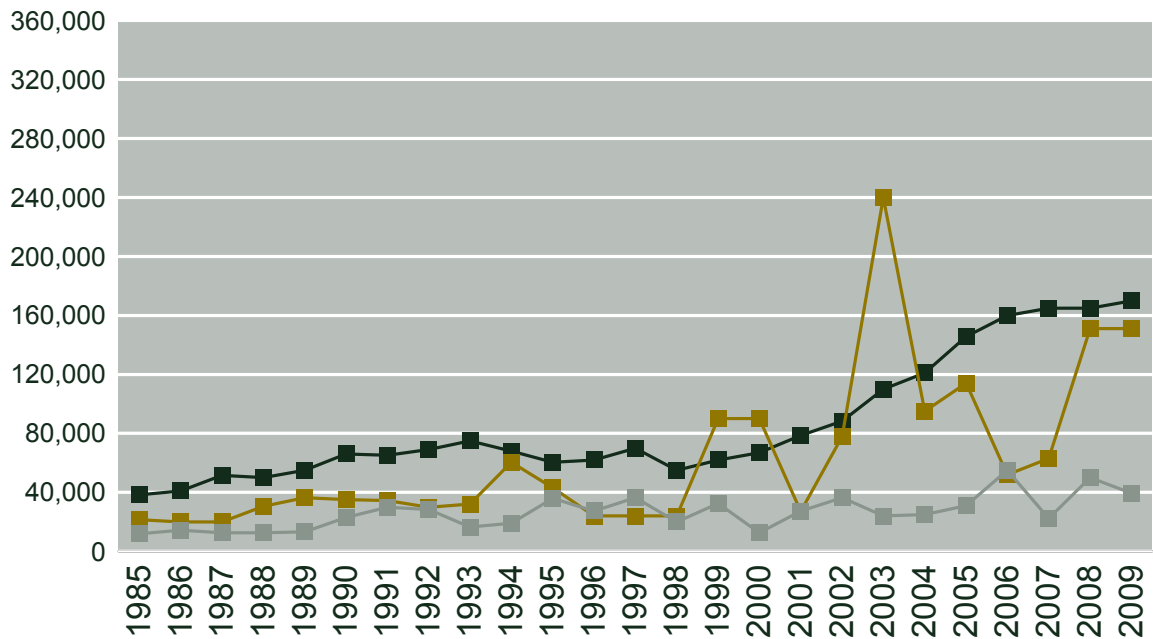
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Hotel	1	950000	950000	939.66	1011.00	ND	127.00<	1011.00	939.66
School	1	745000	745000	NA	NA	ND	ND	NA	NA
Shop	3	180000	210000	303.23	1218.00	291.70<	166.70<	1218.00	172.41
Shop/dwell	1	215000	215000	NA	NA	ND	119.40<	NA	NA
Store/show	2	467500	467500	NA	NA	173.10<	281.60<	NA	NA
Unspecfd comm	2	36046	36046	92.11	760.00	16.70<	18.00<	760.00	92.11
Vac comm	3	126666	120000	NA	NA	259.50<	36.90<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	300000	300000	53.02	5658.00	361.40<	42.90<	5658.00	53.02
Unspecfd ind	1	330000	330000	3.05	108300.00	425.80<	299.40<	108300.00	3.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	19	200315	200000	711.74	281.00	250.00	109.60	281.00	711.74
House	238	208461	190000	150.90	865.50	224.20	100.00	1682.55	134.68
House new	4	169750	130000	32.48	4003.00	ND	40.60	3291.33	34.43
Retirement	1	205000	205000	NA	NA	ND	141.40<	NA	NA
Road/laneway	5	2900	2000	1.10	24798.00	ND	100.00<	24798.00	0.21
Townhouse	16	215988	187000	535.56	239.00	ND	80.70	239.00	535.57
Unspecfd res	5	15471	2906	2.22	1012.00	ND	2.50<	1012.00	2.22
Vac other	4	83375	98250	2.63	1898.00	ND	81.80<	2182.67	31.61
Vac Res A	66	70657	64000	4.06	985.00	218.00	97.00	960.47	54.95
Vac Res B	3	50333	6000	2.96	2024.00	56.40<	30.00<	2229.00	22.58
Vac Res C	5	121192	131000	36.51	4108.00	291.10<	104.80<	4667.80	25.96
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	3	701770	789818	4223.99	235.87	224.20<	92.60<	242.88	2889.36
Cereal	9	357653	338911	1956.19	194.25	609.30<	479.40<	176.62	2024.93
Dairy	1	412500	412500	5472.27	75.38	132.90<	100.10<	75.38	5472.27
Farm land	22	249669	171556	873.05	145.60	194.50<	350.60<	142.45	1752.73
Hobby farm	27	259481	250000	130281.69	2.84	538.00<	1559.50<	4.93	52637.50
Hobby fm land	7	182511	190000	12173.91	7.13	106.20<	495.90<	7.82	23334.40
Sheep	4	809942	775000	3363.59	229.93	ND	346.80<	264.76	3059.13
Unspecfd rur	43	384849	266814	568.34	188.80	8.00	85.50<	241.51	1593.53
Vineyard	7	372314	300000	20915.03	15.30	128.20<	578.40<	15.13	24604.20

MUNICIPALITY TOTALS

Residential Total	366	Residential Total Prices	\$63,605,400
Industrial Total	2	Industrial Total Prices	\$630,000
Rural Total	123	Rural Total Prices	\$41,907,494
Commercial Total	13	Commercial Total Prices	\$3,837,092
All Sales Total	504	All Sales Total	\$109,979,986

TOWONG SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	58	38,250	46,031	2	21,500 [^]	21,500 [^]	60	12,000	16,690
1986	48	41,000	43,345	4	20,000 [^]	25,000 [^]	48	14,400	13,333
1987	58	51,500	58,062	0	20,000 [*]	25,000 [*]	23	12,500	16,104
1988	48	50,000	58,931	2	30,500 [^]	30,500 [^]	32	12,500	21,834
1989	71	55,000	61,911	1	36,500 [^]	36,500 [^]	52	13,250	24,521
1990	59	66,000	82,503	7	35,000 [^]	49,928 [^]	34	23,000	28,818
1991	48	65,250	71,938	2	34,500 [^]	34,500 [^]	15	30,000	32,000
1992	67	69,000	75,975	3	30,000 [^]	32,833 [^]	23	28,500	28,863
1993	57	75,000	81,069	1	32,000 [^]	32,000 [^]	22	16,500	23,446
1994	87	68,000	74,438	2	60,500 [^]	60,500 [^]	14	19,000	25,550
1995	68	60,500	73,969	1	43,200 [^]	43,200 [^]	22	36,000	51,456
1996	96	62,000	69,809	4	24,000 [^]	28,000 [^]	21	27,400	48,542
1997	77	70,000	96,766	0	24,000 [*]	28,000 [*]	36	36,500	45,964
1998	67	55,000	69,940	0	24,000 [*]	28,000 [*]	31	20,000	38,809
1999	70	62,000	78,559	1	90,000 [^]	90,000 [^]	11	32,500	34,090
2000	97	67,000	76,912	0	90,000 [*]	90,000 [*]	31	12,500	20,870
2001	112	78,500	93,352	1	27,000 [^]	27,000 [^]	23	27,275	27,511
2002	102	88,250	105,894	5	78,000 [^]	91,300 [^]	38	36,500	41,034
2003	104	110,000	117,623	7	240,000 [^]	197,746 [^]	64	24,000	33,955
2004	80	121,000	140,181	5	95,000 [^]	81,600 [^]	63	25,000	48,624
2005	98	145,750	161,667	5	114,000 [^]	146,800 [^]	17	31,000	58,194
2006	87	160,000	179,160	4	52,000 [^]	62,250 [^]	40	55,000	69,205
2007	78	165,000	169,507	4	63,000 [^]	68,000 [^]	36	22,250	36,443
2008	63	165,000	185,185	4	151,000 [^]	187,375 [^]	21	50,000	73,605
2009	5	170,000 [^]	149,400 [^]	0	151,000 [*]	187,375 [*]	5	39,390 [^]	66,878 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

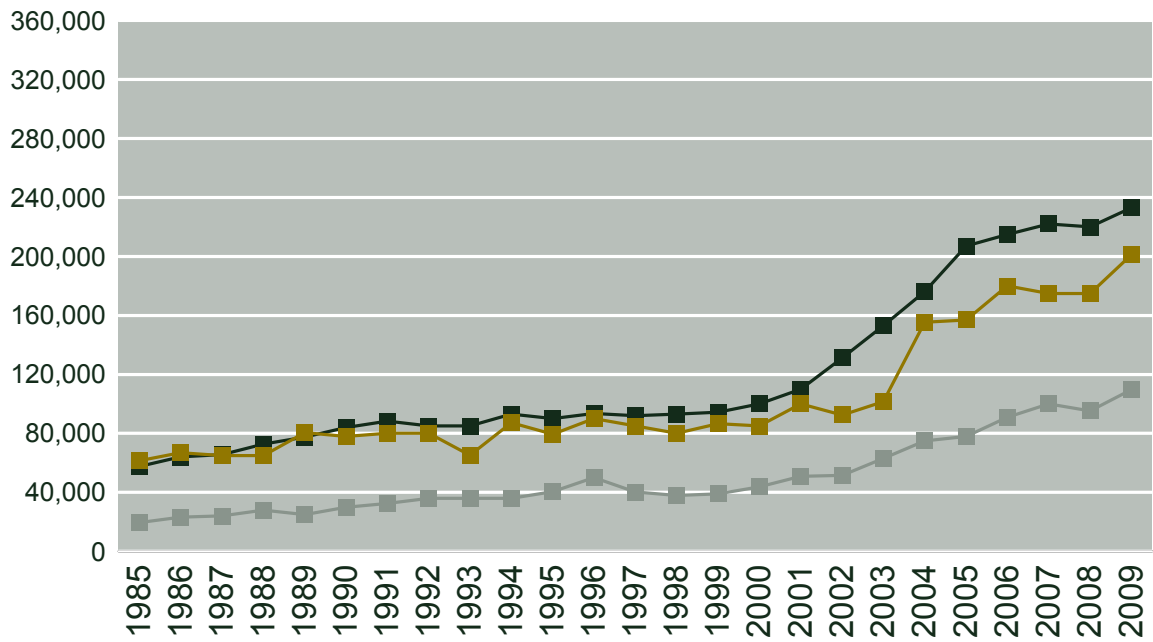
TOWONG SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Shop	4	143500	135750	441.00	350.00	646.40<	193.90<	350.00	319.29
Unspecfd comm	1	735000	735000	319.57	2300.00	6308.80<	ND	2300.00	319.56
Vac comm	1	38500	38500	3.47	11100.00	ND	ND	11100.00	3.47
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	2	112500	112500	133.33	1200.00	ND	173.10<	1200.00	133.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Flat/unit	3	203166	162000	NA	NA	ND	253.10<	NA	NA
House	63	185185	165000	178.31	1088.00	235.70	100.00	1571.86	117.47
Road/laneway	1	1000	1000	NA	NA	ND	206.20<	NA	NA
Subdivisn	1	3500	3500	3.89	900.00	ND	ND	900.00	3.89
Townhouse	1	140000	140000	NA	NA	ND	225.80<	NA	NA
Unspecfd res	1	9000	9000	4.81	1873.00	36.00<	3.40<	1873.00	4.81
Vac other	2	11250	11250	3.51	3167.50	ND	62.50<	3167.50	3.55
Vac Res A	16	71206	54000	70.76	879.00	145.90	257.10	1598.20	35.06
Vac Res B	4	42851	28202	12.38	2370.50	ND	44.80<	2513.00	17.05
Vac Res C	1	235000	235000	34.76	6761.00	23500.00<	749.80<	6761.00	34.76
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	12	270891	285000	7543.96	62.71	273.30	359.40<	70.50	3842.21
Dairy	3	241666	168000	2225.19	44.94	111.20<	ND	51.15	4724.36
Farm land	12	211754	225000	6126.05	35.90	ND	730.20<	55.25	3832.79
Hobby farm	12	306833	286500	223533.84	2.51	859.70<	4495.90<	3.14	97712.40
Hobby fm land	9	105626	82500	3037.32	1.42	36.30<	75.90<	4.46	23683.10
Unspecfd rur	24	325087	211900	3984.97	45.45	75.70	1681.40<	67.24	4834.57
MUNICIPALITY TOTALS									
Rural Total				72		Rural Total Prices			\$18,951,490
Residential Total				93		Residential Total Prices			\$13,997,920
Commercial Total				6		Commercial Total Prices			\$1,347,500
Industrial Total				2		Industrial Total Prices			\$225,000
All Sales Total				173		All Sales Total			\$34,521,910

WANGARATTA RURAL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	356	57,500	60,948	34	61,500	72,564	127	19,500	18,780
1986	262	64,000	65,500	33	67,000	63,384	98	23,100	26,413
1987	301	65,500	70,979	30	65,000	66,856	69	24,000	24,052
1988	338	72,750	79,012	37	65,000	64,348	106	28,000	31,044
1989	347	77,500	86,508	38	80,500	96,736	85	25,000	28,803
1990	278	84,000	93,934	37	78,000	84,494	86	29,830	31,404
1991	268	88,250	97,274	31	80,000	85,645	64	32,500	34,881
1992	266	85,000	95,766	31	80,000	83,629	79	36,000	38,555
1993	326	85,000	94,712	42	65,100	72,079	77	36,000	39,966
1994	381	93,000	99,622	38	87,250	96,495	97	36,000	46,899
1995	336	90,000	100,376	20	79,500	102,531	97	40,500	48,531
1996	356	93,500	107,479	31	90,000	92,885	80	50,000	63,586
1997	394	92,000	102,093	37	85,000	84,238	62	40,250	50,290
1998	358	93,000	105,876	31	80,000	81,643	106	38,000	54,162
1999	339	94,500	105,975	22	86,500	95,759	81	39,000	43,141
2000	394	100,000	108,689	37	85,000	86,116	70	43,750	45,997
2001	473	110,000	120,515	54	100,000	103,459	118	51,000	52,911
2002	566	131,250	141,796	82	92,500	98,533	143	51,500	55,173
2003	491	153,000	163,533	48	101,500	122,822	151	63,000	69,644
2004	446	176,250	191,147	58	155,500	165,655	168	75,000	69,675
2005	423	207,000	219,223	63	157,000	157,241	95	78,000	80,955
2006	377	215,000	228,641	77	180,000	186,396	132	91,000	104,641
2007	434	222,000	242,605	74	174,975	182,079	105	100,000	103,950
2008	365	220,000	242,222	41	174,950	323,901	54	95,250	106,142
2009	60	233,000	239,304	8	201,225^	202,848^	12	109,750	104,583

Statistics for 2009 are based on a small number of sales and are preliminary only.

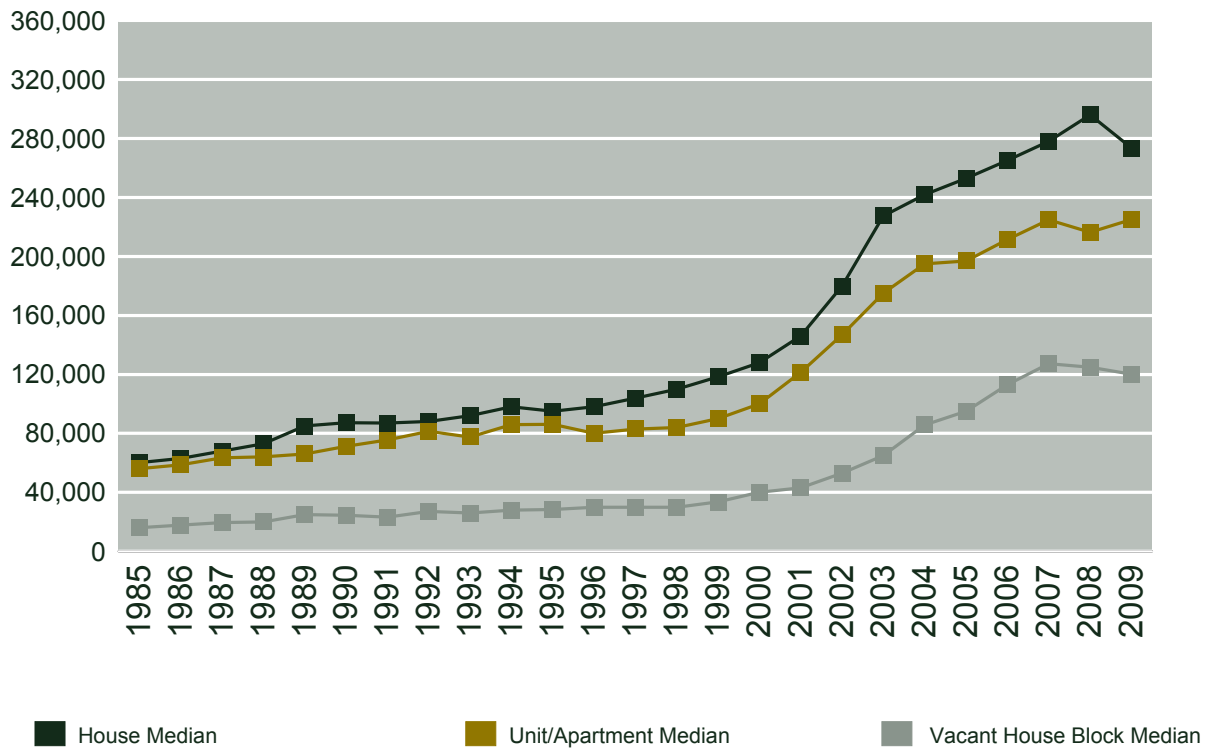
WANGARATTA RURAL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	400000	400000	NA	NA	ND	ND	NA	NA
Caravan park	1	318500	318500	13.69	23270.00	ND	53.10<	23270.00	13.69
Hotel	2	757500	757500	422.92	2731.00	541.10<	ND	2731.00	422.92
Shop	4	292500	315000	869.10	317.50	131.20<	262.50<	317.50	850.39
Store/show	2	810000	810000	899.55	1334.00	568.40<	163.30<	1334.00	899.55
Surgey	1	250000	250000	247.77	1009.00	ND	108.00<	1009.00	247.77
Unspecfd comm	4	372925	383850	1610.49	267.00	139.80<	96.90	267.00	1610.49
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	282500	272500	90.25	5485.00	286.80<	342.40<	5485.00	90.25
Unspecfd ind	6	308916	271000	292.27	828.00	291.40<	128.40<	828.00	292.27
Vac ind	2	77000	77000	63.06	1481.50	ND	130.80<	1481.50	51.97
Warehouse	3	398603	260000	69.82	12400.00	ND	78.20<	12400.00	69.82
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	252500	252500	NA	NA	160.20<	43.90<	NA	NA
Flat/unit	19	480697	181000	NA	NA	212.90	101.80	NA	NA
House	361	242452	220000	244.90	735.00	239.10	99.00	1528.83	164.89
House new	4	221500	218000	359.49	882.50	703.20<	156.00<	882.50	350.42
Retirement	1	114450	114450	NA	NA	ND	65.70<	NA	NA
Townhouse	21	192012	174950	890.41	292.00	ND	100.00	292.00	890.41
Unspecfd res	1	237000	237000	59.13	4008.00	158.00<	4906.80<	4008.00	59.13
Vac other	1	115000	115000	113.97	1009.00	958.30<	1297.20<	1009.00	113.97
Vac Res A	46	104330	94000	72.15	777.50	233.80	94.00	866.10	116.14
Vac Res B	2	101000	101000	47.13	2159.50	594.10<	80.60<	2159.50	46.77
Vac Res C	6	121750	117750	38.90	4107.00	226.40<	87.90<	4807.67	25.32
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	22	334109	322000	4065.98	38.74	180.70	231.30<	48.16	6938.04
Dairy	2	382500	382500	5168.35	79.66	227.90<	25.90<	79.66	4801.57
Farm land	17	246567	262000	3250.00	40.00	360.70<	785.00<	35.97	6854.60
Hobby farm	31	359645	368000	119342.90	3.31	162.90	991.70<	5.58	64482.50
Hobby fm land	6	185250	120000	26914.22	4.09	149.80<	818.10<	5.90	31392.10
Sheep	1	240000	240000	4421.52	54.28	ND	143.20<	54.28	4421.52
Unspecfd rur	36	469067	350000	4368.57	48.28	61.30	1070.80<	81.03	5788.97
Vineyard	2	325000	325000	8478.52	38.52	ND	ND	38.52	8437.18
MUNICIPALITY TOTALS									
Residential Total			463			Residential Total Prices			\$108,027,338
Rural Total			117			Rural Total Prices			\$42,344,007
Commercial Total			15			Commercial Total Prices			\$6,765,200
Industrial Total			15			Industrial Total Prices			\$4,333,310
All Sales Total			610			All Sales Total			\$161,469,855

WARRNAMBOOL CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	390	60,100	63,283	74	56,000	57,587	230	16,000	17,887
1986	406	63,000	67,869	74	58,750	61,009	188	17,700	20,925
1987	433	68,000	74,760	81	63,400	65,569	203	19,500	22,224
1988	482	73,000	80,370	105	64,000	70,384	176	20,000	25,324
1989	443	85,000	92,948	114	66,000	76,373	128	25,000	30,827
1990	362	87,250	96,292	122	71,250	77,277	153	24,500	29,619
1991	348	87,000	96,000	99	75,500	93,076	202	23,250	28,693
1992	395	88,000	94,154	122	81,450	80,940	183	27,000	30,012
1993	400	92,000	100,107	86	77,600	78,199	192	26,000	30,196
1994	422	98,000	105,741	97	86,000	94,231	209	28,000	31,214
1995	401	95,000	106,738	91	86,150	89,435	167	28,500	37,135
1996	451	98,000	109,416	69	80,000	79,245	125	29,999	33,175
1997	508	104,000	115,658	101	83,000	83,406	137	30,000	35,286
1998	477	110,000	118,469	98	84,000	85,836	199	30,000	36,674
1999	541	118,500	125,442	101	90,000	105,683	200	33,500	40,566
2000	593	128,000	141,472	126	100,000	111,264	174	40,000	42,850
2001	630	146,000	160,462	181	121,500	125,647	279	43,000	47,556
2002	572	180,000	199,935	187	147,000	160,075	297	53,000	56,910
2003	548	227,500	237,918	150	175,000	187,339	254	65,000	68,831
2004	435	242,000	255,289	117	195,000	197,957	134	85,750	90,873
2005	579	253,000	275,768	137	196,900	223,080	117	95,000	96,585
2006	557	265,000	285,161	108	211,500	225,655	147	113,000	111,423
2007	527	278,000	300,261	131	224,900	247,754	156	127,250	130,842
2008	460	296,125	323,901	112	216,350	228,148	103	125,000	132,860
2009	69	273,500	295,167	17	225,000	260,176	28	120,075	123,451

Statistics for 2009 are based on a small number of sales and are preliminary only.

WARRNAMBOOL CITY

ANALYSIS OF PROPERTY SALES FOR 2008

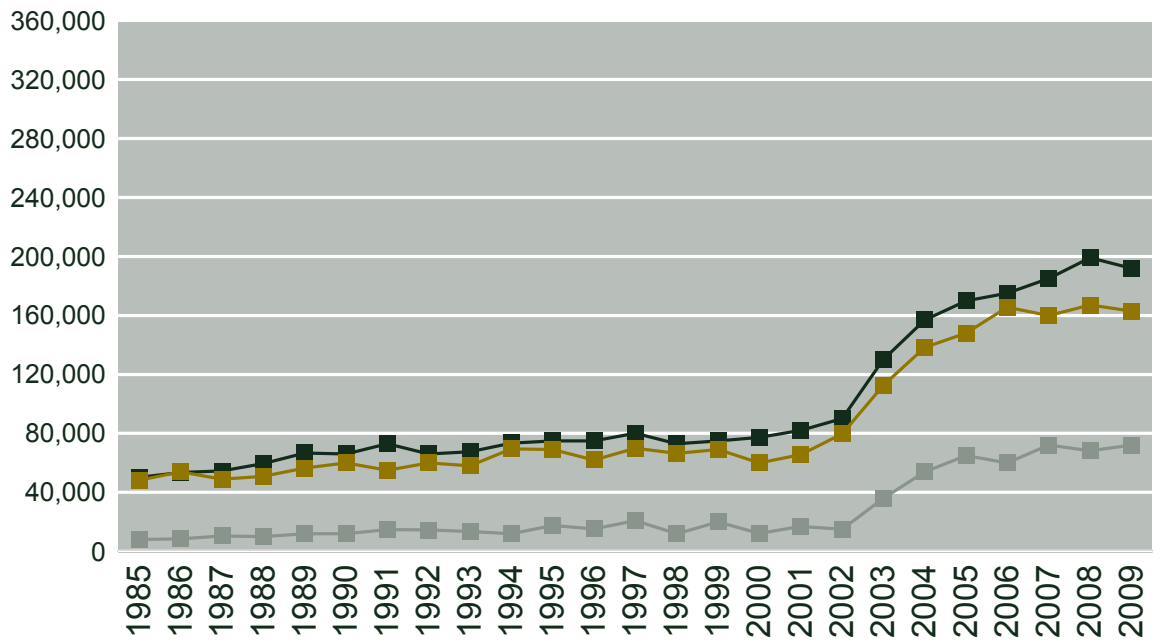
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	1	1820000	1820000	918.73	1981.00	ND	ND	1981.00	918.73
Office bld	1	820000	820000	3849.77	213.00	255.90<	ND	213.00	3849.77
Restaurant	1	1540000	1540000	255.73	6022.00	ND	371.10<	6022.00	255.73
Shop	2	1025000	1025000	NA	NA	585.70<	272.40<	NA	NA
Shop centr	1	4600000	4600000	NA	NA	ND	ND	NA	NA
Shop/dwell	2	950000	950000	821.02	1218.00	103.30<	ND	1218.00	821.02
Store/show	1	1260000	1260000	NA	NA	271.00<	ND	NA	NA
Surgery	1	1300000	1300000	NA	NA	ND	ND	NA	NA
Unspecfd comm	10	871500	725000	665.03	1677.50	248.30<	112.00<	4524.00	161.18
Vac comm	1	400000	400000	330.31	1211.00	1333.30<	57.50<	1211.00	330.31
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac ind	1	525000	525000	314.37	1670.00	990.60<	183.50<	1670.00	314.37
Warehouse	1	286000	286000	NA	NA	136.20<	188.50<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	870000	870000	NA	NA	1023.50<	ND	NA	NA
Dual occ	1	217500	217500	1318.18	165.00	ND	91.80<	165.00	1318.18
Flat/unit	64	224197	214250	827.13	275.00	258.10	94.70	275.33	782.69
House	451	324521	295140	455.19	703.00	283.90	106.20	973.78	355.64
House new	8	302287	340500	344.67	638.00	ND	66.60<	628.40	436.79
Retirement	4	166500	158000	NA	NA	ND	90.30<	NA	NA
Townhouse	44	239500	222500	NA	NA	ND	98.50	NA	NA
Unspecfd res	2	315500	315500	385.23	623.00	83909.60<	208.80<	623.00	385.23
Vac Res A	98	130746	122500	177.10	734.00	422.40	97.20	681.87	197.28
Vac Res B	3	138166	130000	64.29	2022.00	309.50<	74.30<	2223.67	62.13
Vac Res C	2	228500	228500	32.17	7228.50	617.60<	139.80<	7228.50	31.61
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	1200000	1200000	68728.52	17.46	ND	ND	17.46	68728.50
Dairy	1	1414500	1414500	18533.81	76.32	ND	ND	76.32	18533.80
Farm land	2	497200	497200	18840.40	25.84	ND	127.10<	25.84	19245.20
Hobby farm	12	507041	395000	107795.78	3.10	74.30<	539.30<	5.31	95507.60
Hobby fm land	2	545000	545000	49040.76	8.63	85.20<	99.10<	8.63	63188.40
Unspecfd rur	1	380000	380000	1775.70	214.00	17.00<	11.40<	214.00	1775.70

MUNICIPALITY TOTALS

Commercial Total	21	Commercial Total Prices	\$24,405,000
Industrial Total	2	Industrial Total Prices	\$811,000
Residential Total	678	Residential Total Prices	\$189,733,215
Rural Total	19	Rural Total Prices	\$11,163,400
All Sales Total	720	All Sales Total	\$226,112,615

WELLINGTON SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	687	50,200	55,589	79	48,300	51,979	819	8,000	11,625
1986	548	53,500	60,435	70	54,000	52,768	537	8,500	12,562
1987	591	54,500	62,047	57	49,000	48,678	504	10,500	15,228
1988	765	59,500	65,213	77	51,000	58,207	492	10,000	14,154
1989	828	66,750	75,614	75	56,500	54,641	560	12,000	16,620
1990	570	66,000	76,379	59	60,000	63,804	456	12,000	15,988
1991	710	73,000	78,876	65	55,000	57,478	328	14,750	20,535
1992	645	66,000	73,851	65	60,000	62,151	334	14,500	23,529
1993	706	67,500	78,801	78	58,000	60,283	374	13,375	29,769
1994	782	73,500	83,610	86	69,500	65,924	337	12,000	20,545
1995	712	75,000	88,174	69	69,000	69,661	313	17,500	28,093
1996	684	75,000	92,387	67	62,000	62,400	269	15,250	34,506
1997	791	80,000	96,562	70	70,000	72,784	277	20,750	39,081
1998	633	73,000	85,692	53	66,500	67,838	252	12,000	25,883
1999	589	75,000	87,481	53	69,000	83,194	191	20,000	25,043
2000	826	77,250	89,004	71	60,000	66,873	258	12,250	22,564
2001	1,063	82,000	94,662	101	65,500	70,424	421	17,000	25,439
2002	1,264	90,000	106,175	140	79,725	83,257	988	15,000	23,949
2003	1,062	130,000	140,673	109	112,500	113,080	592	36,000	41,384
2004	907	157,000	167,524	111	138,250	142,276	429	54,000	58,207
2005	920	170,000	184,534	91	148,000	149,096	425	65,000	71,634
2006	832	175,000	191,749	96	165,500	165,338	392	60,000	74,990
2007	977	185,002	203,696	129	160,000	173,339	457	72,000	75,710
2008	798	199,000	224,031	101	167,000	171,611	260	68,250	77,986
2009	139	192,000	207,223	21	163,000	167,543	35	72,000	80,413

Statistics for 2009 are based on a small number of sales and are preliminary only.

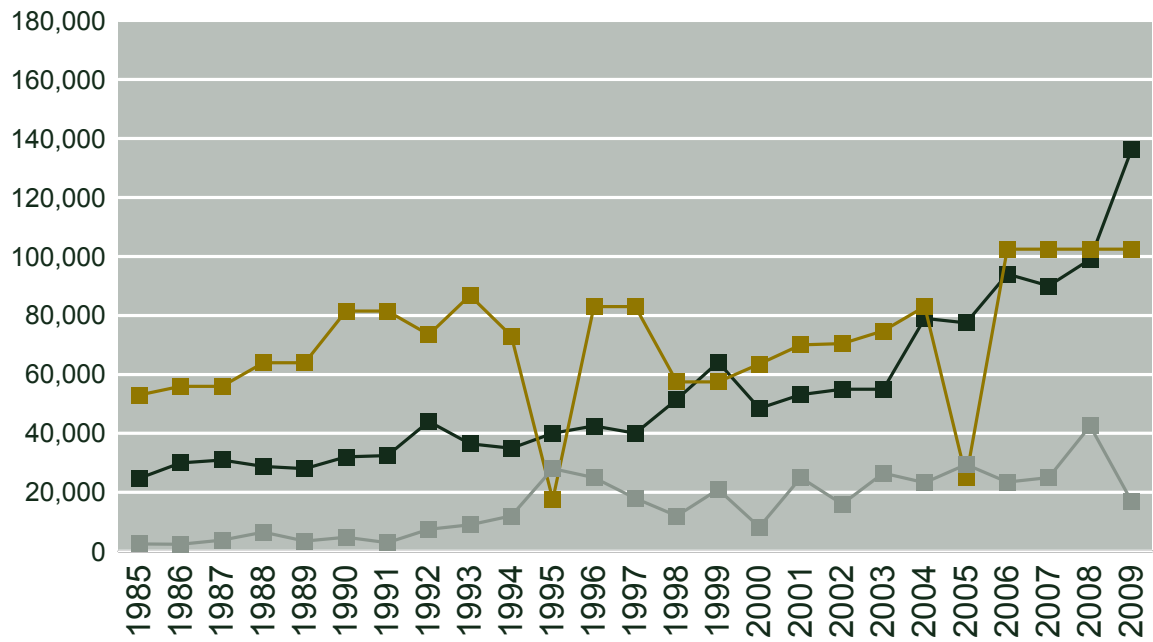
WELLINGTON SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Food site	1	195000	195000	60.94	3200.00	ND	79.60<	3200.00	60.94
Hotel	3	650000	540000	115.39	3567.50	232.50<	90.00<	3567.50	105.12
Office	1	79200	79200	NA	NA	ND	7.70<	NA	NA
Restaurant	1	350000	350000	535.17	654.00	ND	23.30<	654.00	535.17
School	1	880000	880000	148.70	5918.00	ND	822.40<	5918.00	148.70
Shop	8	286949	219298	435.44	1209.00	313.30<	108.80	1209.00	199.34
Shop centr	1	4200000	4200000	NA	NA	ND	ND	NA	NA
Shop/dwell	4	207500	207500	508.02	187.00	197.60<	ND	187.00	508.02
Store/show	4	305000	287500	1221.63	341.00	226.20<	119.60<	341.00	843.11
Surgery	1	190000	190000	NA	NA	ND	ND	NA	NA
Unspecfd comm	7	444285	350000	146.11	2327.00	200.20	106.80	3908.33	92.96
Vac comm	4	257250	165500	63.52	1039.00	827.50<	84.90<	1116.33	277.70
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	330000	330000	NA	NA	ND	52.70<	NA	NA
Unspecfd ind	5	359800	400000	193.44	2347.00	1212.10<	244.10<	2347.00	193.44
Vac ind	2	206250	206250	NA	NA	549.20<	142.00<	NA	NA
Warehouse	3	297473	245000	160.97	1522.00	111.40<	ND	1522.00	160.97
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	267000	267000	NA	NA	222.50<	ND	NA	NA
Dual occ	1	190000	190000	NA	NA	ND	88.40<	NA	NA
Flat/unit	45	161155	155000	567.01	485.00	221.20	97.00	485.00	567.01
House	780	224303	199500	207.05	908.00	249.40	107.90	2607.72	89.68
House new	14	205642	208500	330.78	786.00	170.90<	121.40	845.50	252.42
Retirement	5	173500	168000	NA	NA	ND	85.00<	NA	NA
Road/laneway	6	4543	3000	0.49	2027.00	ND	211.50<	1574.67	2.38
Subdivisn	2	462000	462000	0.67	1365350.00	577.50<	263.80<	1365350.00	0.34
Terrace	3	250666	90000	455.56	180.00	105.90<	38.60<	180.00	455.56
Townhouse	51	180652	169000	961.90	210.00	ND	107.00	210.00	961.90
Unspecfd res	4	169041	105000	214.59	699.00	305.40<	63.60<	699.00	214.59
Vac other	2	17200	17200	189.87	158.00	40.00	21.50<	158.00	189.87
Vac Res A	236	75997	65000	68.49	657.00	338.00	93.00	820.64	94.53
Vac Res B	5	113300	126000	66.25	2415.00	800.20<	161.50	2410.60	47.00
Vac Res C	19	93400	99500	9.58	4176.00	331.70	98.40	4959.00	18.83
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	29	618794	305000	5000.00	40.00	109.10	612.00<	56.39	10974.00
Cereal	3	648333	220000	4771.92	46.10	ND	ND	70.13	9245.04
Dairy	28	1109341	712200	8073.96	56.11	75.40	354.00<	70.75	15679.10
Farm land	41	257935	170000	10891.17	36.73	487.50<	440.80<	54.04	4773.16
Hobby farm	89	280741	290000	98802.40	3.34	262.00	1374.50<	6.12	45864.60
Hobby fm land	41	161062	130000	51980.20	2.02	395.60	911.90<	5.41	29754.60
Market gdn	1	3500000	3500000	24528.70	142.69	ND	31.50<	142.69	24528.70
Orchard	1	776000	776000	6526.49	118.90	ND	ND	118.90	6526.49
Sheep	2	347500	347500	14713.79	36.10	1078.70<	457.70<	36.10	9626.04
Unspecfd rur	97	543047	350000	28655.33	32.35	372.70	2721.30<	46.30	11729.50
Vineyard	1	490000	490000	22466.76	21.81	ND	ND	21.81	22466.80
MUNICIPALITY TOTALS									
Industrial Total				12		Industrial Total Prices			\$3,763,920
Commercial Total				36		Commercial Total Prices			\$16,328,797
Rural Total				333		Rural Total Prices			\$151,253,139
Residential Total				1,174		Residential Total Prices			\$218,315,689
All Sales Total				1,555		All Sales Total			\$389,661,545

WEST WIMMERA SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	38	24,800	27,928	1	53,000 [^]	53,000 [^]	27	2,500	5,698
1986	39	30,000	29,976	1	56,000 [^]	56,000 [^]	20	2,400	5,845
1987	47	31,000	36,338	3	56,000 [^]	55,666 [^]	20	3,800	7,360
1988	56	28,750	38,050	3	64,000 [^]	65,333 [^]	30	6,500	9,293
1989	63	28,000	36,325	0	64,000 [*]	65,333 [*]	21	3,500	15,047
1990	41	32,000	36,657	2	81,500 [^]	81,500 [^]	18	4,750	8,146
1991	33	32,500	48,613	0	81,500 [*]	81,500 [*]	11	3,000	7,460
1992	49	44,000	65,160	2	73,500 [^]	73,500 [^]	9	7,500 [^]	11,611 [^]
1993	45	36,500	40,238	2	86,750 [^]	86,750 [^]	13	9,000	18,113
1994	37	35,000	41,469	1	73,000 [^]	73,000 [^]	17	12,000	19,794
1995	61	40,000	63,882	1	17,500 [^]	17,500 [^]	26	28,000	48,799
1996	62	42,500	57,229	1	83,000 [^]	83,000 [^]	32	25,000	60,596
1997	53	40,000	54,640	0	83,000 [*]	83,000 [*]	44	18,000	37,822
1998	52	51,500	91,357	2	57,500 [^]	57,500 [^]	17	12,000	29,640
1999	70	64,170	89,015	0	57,500 [*]	57,500 [*]	14	21,000	26,761
2000	44	48,500	68,653	3	63,500 [^]	63,833 [^]	14	8,250	20,217
2001	54	53,140	72,031	1	70,000 [^]	70,000 [^]	37	25,000	28,354
2002	57	55,000	63,289	4	70,500 [^]	76,555 [^]	32	16,000	17,138
2003	50	55,000	73,382	2	74,750 [^]	74,750 [^]	38	26,500	30,676
2004	47	79,000	84,514	1	83,000 [^]	83,000 [^]	40	23,250	24,190
2005	54	77,500	97,712	1	25,000 [^]	25,000 [^]	25	29,500	32,060
2006	50	94,000	115,760	1	102,500 [^]	102,500 [^]	14	23,500	29,392
2007	57	90,000	122,991	0	102,500 [*]	102,500 [*]	15	25,000	36,000
2008	33	99,000	134,192	0	102,500 [*]	102,500 [*]	10	42,588	42,147
2009	8	136,250 [^]	240,312 [^]	0	102,500 [*]	102,500 [*]	5	17,000 [^]	20,600 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

WEST WIMMERA SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

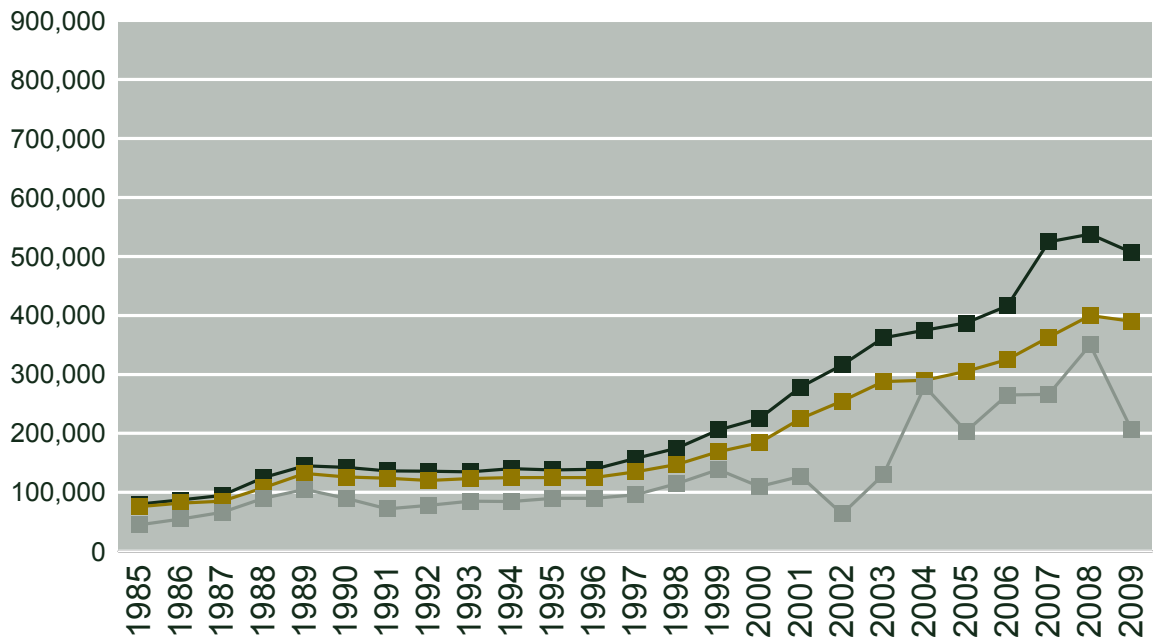
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Church	1	18000	18000	NA	NA	ND	ND	NA	NA
Hotel	1	650000	650000	NA	NA	ND	162.50<	NA	NA
Shop	1	50000	50000	NA	NA	ND	ND	NA	NA
Vac comm	1	25300	25300	NA	NA	ND	ND	NA	NA
Residential									
House	32	133448	99000	103.49	1122.00	241.80	110.00	1744.50	64.34
Terrace	1	158000	158000	NA	NA	ND	ND	NA	NA
Unspecfd res	3	110000	85000	100.35	2036.00	450000.00<	ND	2036.00	63.85
Vac other	1	13000	13000	2.82	4603.00	ND	27.10<	4603.00	2.82
Vac Res A	7	44042	64000	26.08	767.00	355.60	256.00	767.00	26.08
Vac Res B	2	50587	50588	25.01	2023.00	3613.40<	ND	2023.00	25.01
Vac Res C	1	12000	12000	1.48	8094.00	ND	125.00<	8094.00	1.48
Rural									
Beef	3	737253	760000	3721.84	204.20	591.70<	144.20<	230.25	3202.02
Cereal	8	529718	365000	19955.28	51.78	2239.60	6953.00<	72.41	7315.47
Dairy	1	450000	450000	3068.74	146.64	ND	ND	146.64	3068.74
Farm land	10	297867	260258	1935.13	89.03	1069.10<	674.20<	146.22	2037.06
Hobby farm	2	584500	584500	82874.75	4.65	ND	516.60<	4.65	125807.00
Hobby fm land	5	86777	110000	10859.30	10.59	ND	733.20<	10.06	8622.58
Sheep	7	391709	105825	960.30	110.20	88.60<	35.30<	126.80	3089.15
Unspecfd rur	29	369174	220000	11852.73	48.55	1153.40	1683.70<	127.29	2900.17

MUNICIPALITY TOTALS

Rural Total	65			Rural Total Prices	\$24,929,084
Commercial Total	4			Commercial Total Prices	\$743,300
Residential Total	47			Residential Total Prices	\$5,192,836
All Sales Total	116			All Sales Total	\$30,865,220

WHITEHORSE CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	2,629	80,000	90,015	679	76,000	83,087	84	45,000	54,389
1986	2,369	87,000	99,634	707	82,000	102,694	130	55,000	64,014
1987	2,560	95,000	109,260	713	85,000	104,249	166	66,000	94,856
1988	2,864	125,000	141,370	915	108,000	132,112	151	90,000	93,425
1989	1,898	145,000	166,798	691	132,000	166,295	64	105,000	101,601
1990	1,671	142,300	161,229	853	126,000	143,727	53	90,000	100,345
1991	1,747	136,500	154,166	712	124,000	132,276	91	72,000	72,698
1992	1,819	136,000	151,309	676	120,000	141,333	170	78,000	77,435
1993	2,066	135,000	153,348	764	123,250	138,986	135	85,000	98,478
1994	2,094	140,000	156,134	877	125,000	136,137	308	84,500	90,203
1995	1,938	138,000	155,560	751	125,000	136,908	370	89,910	94,755
1996	2,015	139,000	155,164	815	125,000	136,132	263	90,000	96,611
1997	2,682	157,500	174,410	1,170	135,000	145,381	342	96,000	110,921
1998	2,246	174,900	193,148	1,045	147,000	156,445	152	115,000	126,579
1999	2,332	205,850	225,575	1,016	169,000	182,590	98	138,500	155,610
2000	2,152	225,000	245,653	1,045	184,000	196,296	50	110,000	103,396
2001	2,483	278,500	305,556	1,296	225,000	243,703	75	127,500	143,805
2002	2,300	316,250	351,020	960	255,000	269,287	2	63,500^	63,500^
2003	2,229	362,000	392,578	999	288,000	309,549	11	130,000	155,727
2004	1,890	375,000	408,091	857	290,000	311,449	33	280,000	274,239
2005	1,941	387,256	434,784	984	305,060	320,577	42	203,500	229,523
2006	2,015	416,000	466,107	998	325,000	342,384	38	265,000	253,395
2007	2,188	525,000	585,900	1,302	363,000	377,160	44	266,500	273,056
2008	1,509	538,000	593,426	748	400,000	413,102	27	350,000	384,477
2009	149	507,000	537,610	109	390,000	399,271	11	206,450	334,612

Statistics for 2009 are based on a small number of sales and are preliminary only.

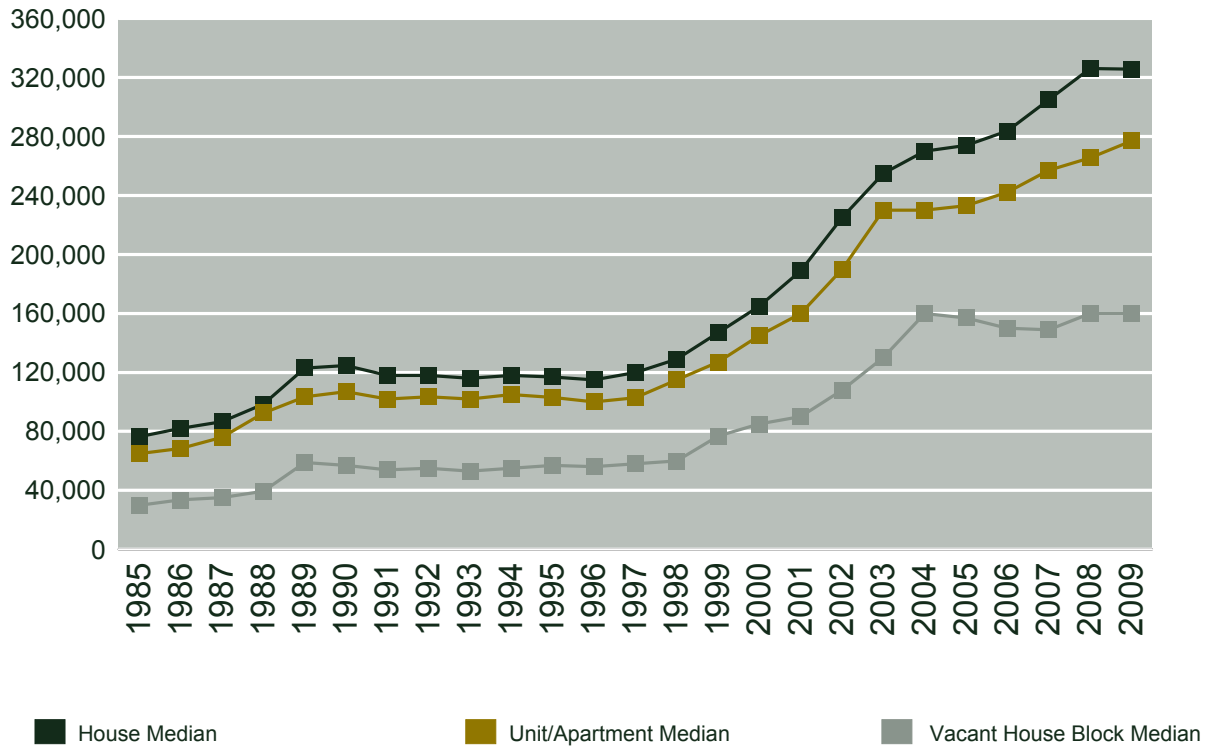
WHITEHORSE CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	2	1565000	1565000	7600.00	50.00	ND	ND	50.00	7600.00
Childcare	1	2818000	2818000	NA	NA	ND	ND	NA	NA
Lic grocer	1	900000	900000	NA	NA	ND	ND	NA	NA
Office	10	854156	462000	NA	NA	ND	72.00	NA	NA
Office bld	4	8877000	8025000	1940.68	236.00	1505.90	851.00<	236.00	1940.68
Shop	9	1539222	580000	572.79	9026.00	274.90	111.50	9026.00	572.79
Shop/dwell	3	881666	745000	2282.77	679.00	621.00<	144.70<	600.33	1468.63
Sport fac	2	1900000	1900000	952.86	1994.00	ND	32.50<	1994.00	952.86
Store/show	3	1411500	955000	1201.26	795.00	292.90<	18.70<	795.00	1201.26
Surgery	3	595000	600000	NA	NA	ND	93.80<	NA	NA
Unspecfd comm	17	1943423	1310000	1682.99	817.00	131.60	77.60	2073.57	1462.97
Vac comm	1	1250000	1250000	NA	NA	581.40	294.10<	NA	NA
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	5	2044500	980000	1602.41	4910.50	236.10	137.10	4910.50	753.49
Unspecfd ind	2	3927500	3927500	NA	NA	571.00<	388.00<	NA	NA
Ware/show	2	2851250	2851250	1574.07	891.00	ND	381.70<	891.00	1574.07
Warehouse	8	1323125	834500	209.21	5497.00	337.60<	124.20<	5497.00	209.20
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	3	1030000	1180000	NA	NA	885.00	122.20<	NA	NA
Dual occ	11	469681	480000	1026.25	400.00	ND	107.10	347.00	1311.72
Flat/unit	523	419534	400000	NA	NA	296.30	112.80	NA	NA
House	1472	595112	540000	719.23	650.00	342.90	103.00	723.16	821.64
House new	25	553972	515000	916.24	585.00	677.60<	105.00	654.40	1102.08
Retirement	28	328869	323500	340.00	500.00	313.00<	116.20	500.00	340.00
Road/laneway	5	4509	4020	27.35	147.00	ND	ND	120.33	52.81
Terrace	1	460000	460000	NA	NA	ND	102.20<	NA	NA
Townhouse	197	408000	400500	NA	NA	599.00<	104.80	NA	NA
Unspecfd res	7	363185	355500	NA	NA	229.40<	121.80<	NA	NA
Vac Res A	27	384477	350000	952.90	698.50	364.80	131.30	733.00	681.50
MUNICIPALITY TOTALS									
Commercial Total				56		Commercial Total Prices			\$111,503,267
Industrial Total				17		Industrial Total Prices			\$34,365,000
Residential Total				2,299		Residential Total Prices			\$1,220,517,481
All Sales Total				2,372		All Sales Total			\$1,366,385,748

WHITTLESEA CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,569	76,400	80,536	105	65,000	69,106	847	30,000	43,662
1986	1,358	82,000	86,603	64	68,450	74,464	952	33,500	52,755
1987	1,529	86,500	93,919	132	76,000	109,051	1,006	35,000	48,077
1988	2,114	98,500	106,926	151	92,500	139,568	1,599	39,500	52,616
1989	1,401	123,000	133,048	180	103,500	132,338	1,203	59,000	71,992
1990	1,220	124,750	131,493	152	107,000	134,426	809	57,000	66,300
1991	1,276	118,000	125,335	172	102,000	109,668	635	54,000	61,929
1992	1,160	118,000	124,512	231	103,500	110,611	719	55,000	63,731
1993	1,187	116,000	123,277	248	102,000	111,984	857	53,000	57,903
1994	1,249	118,000	125,154	302	105,000	107,109	809	55,000	62,200
1995	1,187	117,000	123,478	204	103,000	101,300	611	57,000	61,091
1996	1,161	115,000	124,079	250	100,000	111,784	705	56,000	56,638
1997	1,532	120,000	125,543	314	102,750	110,397	969	58,000	64,512
1998	1,603	129,000	138,554	304	115,000	117,872	1,036	59,900	65,685
1999	1,792	147,000	157,585	299	127,000	137,017	1,242	76,900	81,050
2000	1,770	165,000	181,338	292	145,000	151,414	901	85,000	87,530
2001	1,974	189,000	204,530	423	160,000	167,899	1,613	90,000	94,871
2002	1,968	224,995	239,109	370	190,000	195,978	1,404	108,000	112,145
2003	2,041	255,000	275,181	319	230,000	226,474	1,388	130,000	137,155
2004	1,782	270,000	283,131	306	230,000	228,501	949	160,000	160,826
2005	1,905	274,000	293,866	296	233,125	233,747	1,197	157,000	157,914
2006	1,878	283,690	304,683	327	242,050	252,481	1,505	150,000	152,639
2007	2,303	305,000	327,798	471	257,000	272,318	2,433	149,000	151,747
2008	2,111	326,000	338,688	368	265,500	267,563	1,406	160,000	163,953
2009	218	325,750	325,427	27	277,000	282,405	140	160,000	158,809

Statistics for 2009 are based on a small number of sales and are preliminary only.

WHITTLESEA CITY

ANALYSIS OF PROPERTY SALES FOR 2008

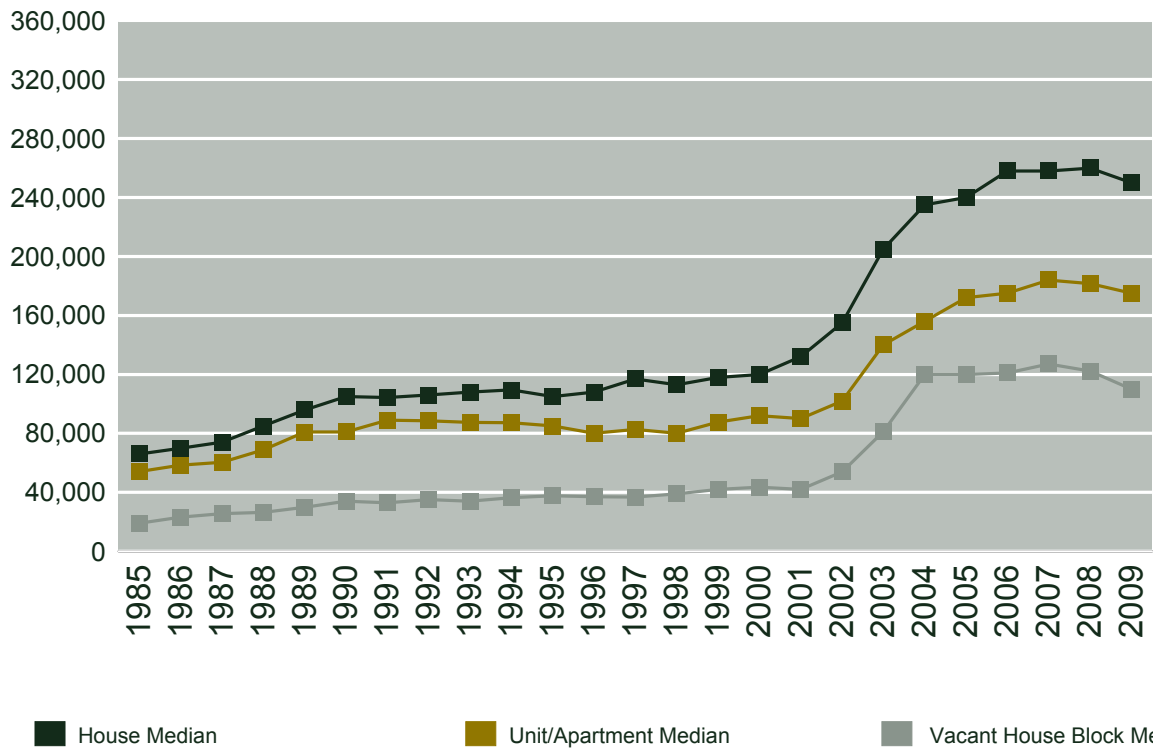
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Food site	1	950000	950000	10.61	89500.00	475.00<	333.30<	89500.00	10.61
Hotel	1	1900000	1900000	NA	NA	242.00<	ND	NA	NA
Office	8	406587	408400	576.26	577.00	ND	90.40<	577.00	576.26
Restaurant	1	1400000	1400000	NA	NA	ND	311.10<	NA	NA
Shop	11	402463	390000	NA	NA	145.80<	61.90	NA	NA
Shop/dwell	1	268000	268000	NA	NA	ND	53.00<	NA	NA
Store/show	1	372500	372500	NA	NA	3.70<	46.60<	NA	NA
Surgery	1	621500	621500	NA	NA	ND	ND	NA	NA
Unspecfd comm	12	680314	445720	657.69	644.00	148.60	31.20	644.00	649.84
Vac comm	3	4230300	955900	131.33	110730.00	606.50<	142.70	110730.00	52.99
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	39	755443	434500	598.84	900.50	224.40	108.60	1501.92	537.31
Unspecfd ind	7	1561704	900000	178.37	5874.50	236.80<	159.50<	7303.75	266.13
Vac ind	13	786574	353430	346.50	1020.00	291.80	52.80	2696.40	554.94
Ware/show	1	2165000	2165000	NA	NA	ND	658.30<	NA	NA
Warehouse	4	5419822	709745	197.24	55241.50	228.20<	170.60<	55241.50	187.82
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	3	247666	288000	570.18	228.00	ND	112.10<	228.00	570.17
Flat/unit	289	268083	267200	997.06	250.00	260.20	104.00	238.00	1171.22
House	1828	338964	325000	485.01	567.00	270.90	108.20	720.87	482.12
House new	272	337761	336000	787.50	400.00	631.00	98.90	538.72	655.22
Subdivisn	11	7360318	4620000	127.29	35000.00	1079.70<	148.40	97552.60	75.45
Terrace	8	341243	318750	729.99	451.50	ND	113.00<	429.25	738.18
Townhouse	79	265661	260000	NA	NA	ND	101.60	NA	NA
Unspecfd res	4	487487	324975	79.18	4231.00	325.00	102.20<	4231.00	79.18
Vac Res A	1403	163957	160000	307.90	544.00	276.00	107.20	564.22	311.25
Vac Res C	3	162333	190000	23.52	8077.00	194.00	253.30<	7663.33	21.18
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Farm land	1	630000	630000	21049.11	29.93	ND	ND	29.93	21049.10
Hobby farm	14	1139668	717500	91917.44	8.05	170.20<	260.90<	8.72	130761.00
Hobby fm land	6	372075	295000	125379.35	6.02	135.80<	162.50<	5.39	69071.20
Unspecfd rur	6	1725333	610000	23889.34	28.09	95.60	287.60<	33.19	51978.30

MUNICIPALITY TOTALS

Commercial Total	40					Commercial Total Prices	\$34,046,477
Industrial Total	64					Industrial Total Prices	\$74,463,969
Residential Total	3,900					Residential Total Prices	\$1,126,867,636
Rural Total	27					Rural Total Prices	\$29,169,802
All Sales Total	4,031					All Sales Total	\$1,264,547,884

WODONGA CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	348	66,000	70,288	88	54,100	57,382	317	19,200	21,851
1986	323	70,000	73,084	89	58,500	55,502	223	23,100	27,471
1987	329	74,000	79,114	115	60,500	67,601	215	25,500	31,518
1988	407	85,000	93,767	143	68,900	79,839	442	26,500	29,987
1989	384	96,000	102,203	120	80,900	89,336	367	30,000	33,109
1990	371	105,000	112,539	129	81,000	89,105	253	34,000	37,306
1991	374	104,379	109,322	100	89,000	90,031	251	33,000	34,970
1992	440	106,000	110,717	122	88,500	90,972	339	35,000	37,960
1993	455	108,000	113,807	123	87,500	91,169	340	34,000	39,303
1994	450	109,475	115,097	124	87,250	82,294	323	36,500	42,885
1995	433	105,000	110,816	85	85,000	86,444	224	37,750	43,323
1996	427	108,000	114,998	107	80,000	86,213	169	37,000	43,742
1997	555	117,000	121,347	108	82,750	102,522	255	36,750	38,928
1998	525	113,000	124,498	91	80,000	79,220	220	39,000	44,544
1999	600	118,000	121,479	96	87,700	89,961	241	42,000	46,803
2000	677	120,000	127,174	112	92,000	102,665	147	43,500	47,028
2001	724	132,000	141,928	187	90,000	99,394	359	42,000	50,901
2002	769	155,000	169,273	208	102,000	107,550	437	54,000	57,539
2003	769	205,000	218,531	143	140,000	139,412	400	81,200	91,434
2004	667	235,000	246,159	125	156,000	166,642	105	120,000	121,358
2005	685	240,000	261,584	143	172,000	183,777	180	120,000	124,720
2006	674	258,000	274,999	131	175,000	187,412	212	121,000	130,426
2007	695	258,000	288,442	152	184,000	198,594	208	127,140	133,325
2008	555	260,000	281,248	114	181,500	185,564	148	122,250	130,689
2009	96	250,000	273,706	25	175,000	184,960	32	110,000	110,923

Statistics for 2009 are based on a small number of sales and are preliminary only.

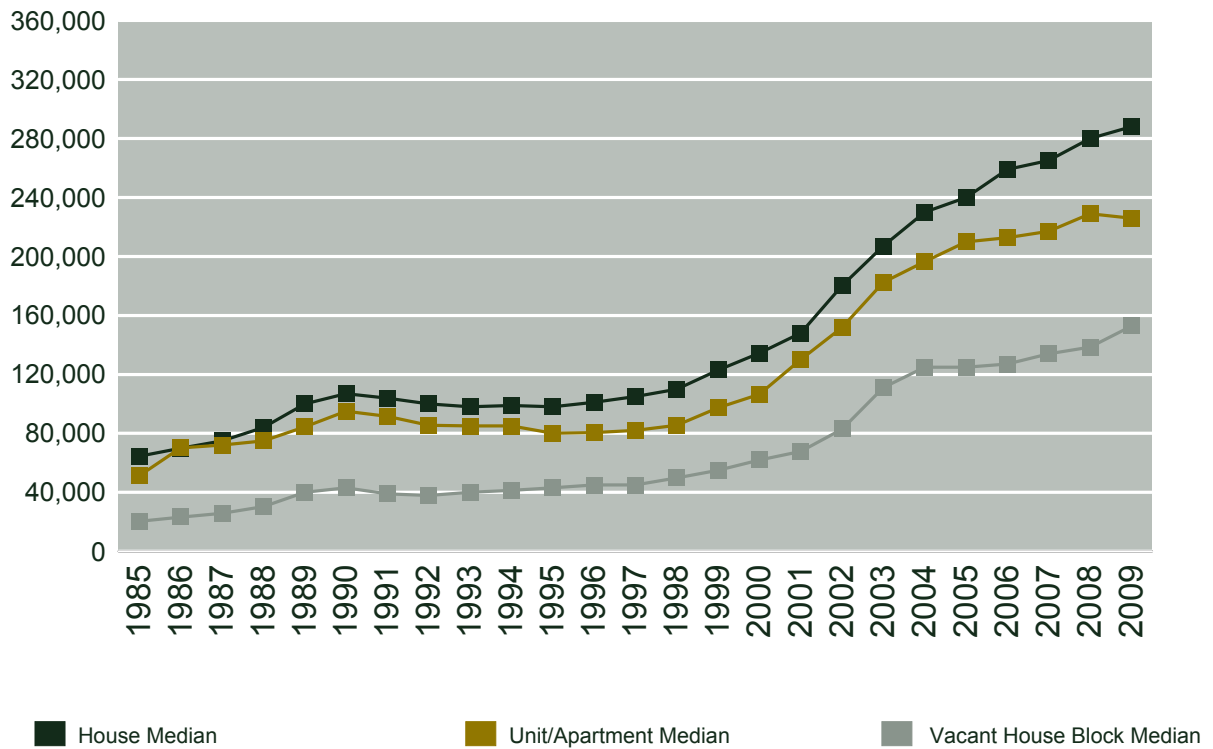
WODONGA CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Childcare	1	781000	781000	758.25	1030.00	ND	233.80<	1030.00	758.25
Hotel	1	1044919	1044919	806.89	1295.00	ND	ND	1295.00	806.89
Motel	2	1065000	1065000	NA	NA	ND	ND	NA	NA
Office bld	1	1800000	1800000	300.00	6000.00	967.60<	80.00<	6000.00	300.00
Shop	2	297500	297500	369.68	840.00	122.70<	721.80<	840.00	354.17
Unspecfd comm	10	918900	392000	352.05	2022.50	201.00<	95.40	4193.13	104.76
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Unspecfd ind	6	250783	210500	85.79	2506.00	178.10<	28.50<	1993.67	101.60
Vac ind	3	306533	133100	59.89	8100.00	174.80<	67.70<	8100.00	48.96
Warehouse	2	532300	532300	NA	NA	355.20<	71.20<	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	515000	515000	NA	NA	468.20<	ND	NA	NA
Flat/unit	63	190447	184000	622.77	295.50	222.40	99.00	302.00	675.08
House	541	279741	260000	454.88	753.00	222.20	101.10	1036.04	279.46
House new	14	339500	360000	414.62	728.50	ND	107.50	722.50	500.12
Retirement	2	196000	196000	NA	NA	ND	125.60<	NA	NA
Road/laneway	5	3036	2857	39.69	145418.00	ND	30.40<	145418.00	0.03
Subdivisn	1	1400000	1400000	26.37	53099.00	ND	51.90<	53099.00	26.37
Townhouse	49	178861	177500	NA	NA	ND	95.90	NA	NA
Unspecfd res	9	211444	205000	564.77	383.00	338.80<	110.10<	460.75	535.54
Vac other	2	217500	217500	10312.50	32.00	430.70<	ND	32.00	10312.50
Vac Res A	137	125525	120000	169.64	644.00	333.30	100.00	725.81	166.90
Vac Res B	7	202285	177600	134.94	2816.00	278.60<	107.60	2950.57	68.56
Vac Res C	4	182262	184525	30.54	5876.50	277.70<	95.80	5778.25	31.54
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	686400	686400	10821.38	63.43	365.30<	483.50<	63.43	10821.40
Farm land	1	353600	353600	16696.57	21.18	ND	117.90<	21.18	16696.60
Hobby farm	5	606500	625000	258302.58	2.71	125.40<	279.20<	2.54	238968.00
Hobby fm land	2	152953	152953	35605.79	6.03	35.70<	1546.10<	6.03	25365.30
Unspecfd rur	5	535200	414500	26837.32	48.44	448.60	591.80<	35.53	15063.10
MUNICIPALITY TOTALS									
Residential Total			835			Residential Total Prices			\$200,857,625
Rural Total			14			Rural Total Prices			\$7,054,406
Commercial Total			17			Commercial Total Prices			\$15,539,919
Industrial Total			11			Industrial Total Prices			\$3,488,902
All Sales Total			877			All Sales Total			\$226,940,852

WYNDHAM CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	836	64,500	68,313	60	51,300	52,030	1,506	20,400	23,213
1986	757	70,000	73,456	58	70,250	119,691	1,499	23,300	28,461
1987	917	75,000	81,796	87	72,000	79,357	1,568	25,900	31,350
1988	1,296	84,000	90,655	173	75,000	86,420	1,988	30,400	36,099
1989	1,043	100,000	107,495	159	84,500	93,244	1,730	40,000	44,345
1990	858	107,000	115,407	143	95,000	105,481	1,075	43,000	45,484
1991	855	104,000	113,007	104	91,500	108,855	1,133	39,000	44,105
1992	1,093	100,000	106,590	112	85,500	100,137	1,354	38,000	42,020
1993	1,148	98,000	105,995	141	85,000	91,846	1,229	40,000	44,952
1994	1,286	98,950	105,238	148	85,000	93,134	1,088	41,450	46,153
1995	1,165	98,000	105,484	126	80,000	87,543	731	43,000	50,640
1996	1,075	101,000	112,182	114	80,500	87,619	718	45,000	53,567
1997	1,384	105,000	113,490	173	82,000	90,487	1,042	45,000	52,909
1998	1,349	110,000	122,423	151	85,500	92,380	1,013	49,900	61,070
1999	1,499	123,000	138,185	175	97,500	113,409	1,567	55,000	64,024
2000	1,612	134,400	150,786	171	106,500	114,124	1,411	62,000	67,863
2001	2,082	148,000	168,272	268	130,000	149,006	3,145	67,750	73,282
2002	2,224	180,250	202,460	306	152,000	169,071	3,811	83,000	93,192
2003	2,505	207,000	234,247	301	182,500	198,366	4,304	111,000	117,744
2004	2,315	230,000	252,271	254	196,500	216,082	2,215	125,000	130,715
2005	2,423	240,000	262,048	290	210,000	227,446	2,421	125,000	130,291
2006	2,289	259,000	277,017	336	212,750	221,263	2,995	127,000	134,655
2007	3,101	265,000	292,191	485	217,000	233,326	4,303	134,000	141,533
2008	2,742	280,000	308,046	417	229,000	242,963	2,416	138,500	146,829
2009	337	288,000	303,806	45	226,000	231,500	227	152,900	161,506

Statistics for 2009 are based on a small number of sales and are preliminary only.

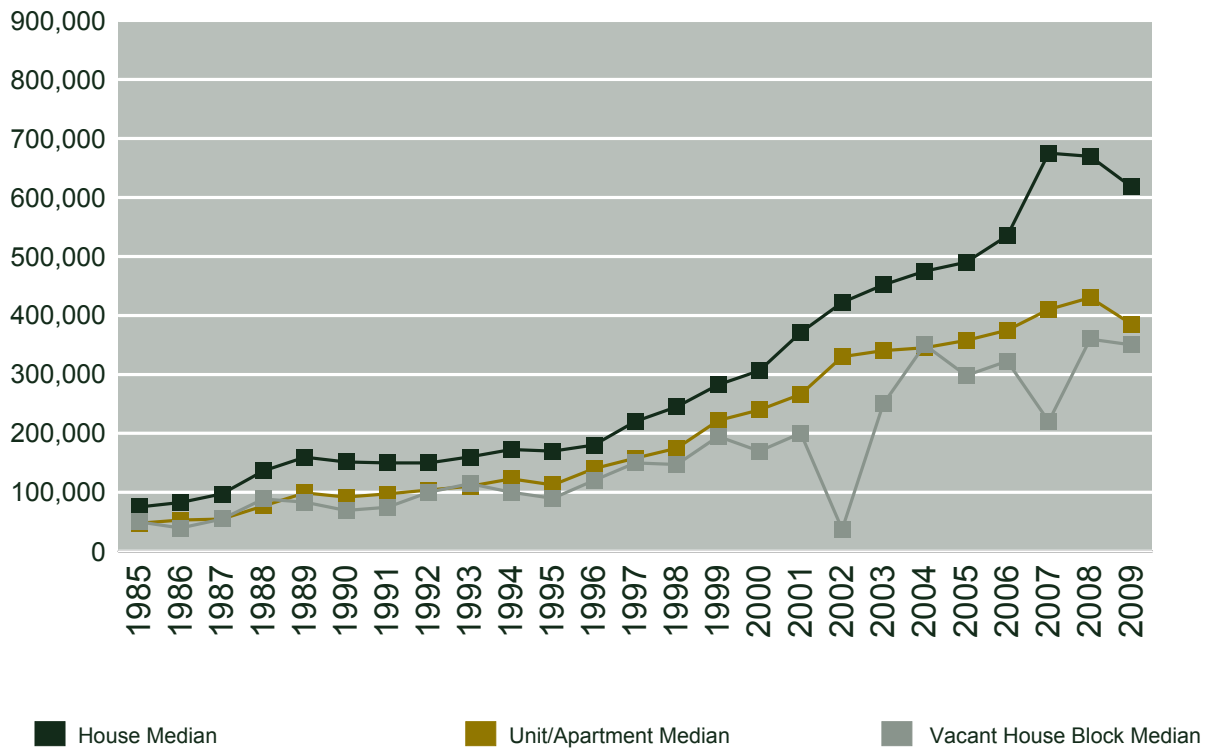
WYNDHAM CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car/bt/tk yd	1	850000	850000	NA	NA	ND	ND	NA	NA
Childcare	1	753000	753000	289.95	2597.00	ND	ND	2597.00	289.95
Office	3	506833	450000	NA	NA	ND	128.80<	NA	NA
Restaurant	1	1720000	1720000	NA	NA	ND	277.40<	NA	NA
Shop	7	511428	270000	1137.72	167.00	114.90<	50.80<	167.00	1137.72
Shop/dwell	1	810000	810000	NA	NA	ND	238.20<	NA	NA
Theatre	1	323400	323400	NA	NA	ND	ND	NA	NA
Unspecfd comm	11	1802117	1344200	421.87	1735.00	168.00	35797.80	5910.00	288.75
Vac comm	8	1007697	356290	23.54	22300.00	164.40<	33.60	24325.70	46.48
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	32	894446	349500	396.39	5793.00	145.60<	89.60	7327.33	305.76
Quarry	1	8000000	8000000	23.53	340000.00	ND	409.70<	340000.00	23.53
Unspecfd ind	5	2266856	1970000	95.66	55199.00	410.40<	56.10<	55199.00	95.66
Vac ind	12	6634077	909900	165.00	9537.00	866.80	87.40	122056.00	71.43
Ware/show	3	1413733	1187500	NA	NA	ND	193.00<	NA	NA
Warehouse	4	410750	410000	NA	NA	76.00<	49.40	NA	NA
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	4	225625	221250	NA	NA	ND	76.80<	NA	NA
Flat/unit	335	245053	230000	1044.69	179.00	280.50	108.20	161.00	1355.28
House	2520	304711	275000	857.73	578.50	262.00	107.90	649.31	477.23
House new	212	350169	325000	548.18	556.50	486.70<	90.20	636.54	517.88
Retirement	3	221000	205000	NA	NA	ND	108.00	NA	NA
Road/laneway	21	6635	6843	14.26	480.00	ND	225.80<	510.15	13.41
Subdivisin	13	4864770	3300000	98.97	35010.00	24.90<	46.70	58568.70	83.06
Terrace	6	275250	252500	909.09	275.00	ND	89.90<	275.00	909.09
Townhouse	79	234934	220000	555.00	1000.00	ND	94.80	1000.00	555.00
Unspecfd res	3	618333	310000	807.69	260.00	563.60<	177.10<	260.00	807.69
Vac other	38	4830	3901	11.99	448.00	8.00<	2.90	473.15	11.98
Vac Res A	2412	146850	138500	246.74	536.00	307.80	103.20	544.56	287.89
Vac Res B	1	150000	150000	53.84	2786.00	176.50<	ND	2786.00	53.84
Vac Res C	3	129000	138000	23.34	4542.00	135.20<	37.80<	5728.67	22.52
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	2	865000	865000	78279.35	46.27	ND	ND	46.27	18694.60
Farm land	1	545000	545000	13625.00	40.00	ND	201.60<	40.00	13625.00
Hobby farm	14	1043750	570000	150238.76	4.07	ND	402.90<	4.45	234596.00
Hobby fm land	1	3250000	3250000	2439939.94	1.33	93.00<	20572.80<	1.33	2439940.00
Market gdn	1	400000	400000	76031.17	5.26	ND	418.50<	5.26	76031.20
Unspecfd rur	3	1042000	1130000	118890.36	15.14	563.20	1265.30<	16.97	61390.40
MUNICIPALITY TOTALS									
Residential Total			5,650			Residential Total Prices			\$1,366,140,671
Rural Total			22			Rural Total Prices			\$23,663,500
Commercial Total			34			Commercial Total Prices			\$37,441,770
Industrial Total			57			Industrial Total Prices			\$133,449,675
All Sales Total			5,763			All Sales Total			\$1,560,695,616

YARRA CITY

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,727	75,500	85,766	592	47,900	60,524	26	50,000	97,642
1986	1,371	83,000	95,466	403	53,000	70,311	19	39,500	52,310
1987	1,484	97,250	113,920	465	55,000	75,129	23	55,000	126,434
1988	1,582	136,500	157,062	512	77,000	120,258	28	88,800	125,771
1989	1,133	159,500	183,301	428	99,000	148,091	5	83,200 [^]	72,740 [^]
1990	1,025	151,500	173,361	341	92,000	133,674	2	69,250 [^]	69,250 [^]
1991	1,082	150,100	165,630	473	97,250	113,006	7	75,000 [^]	103,642 [^]
1992	1,069	150,000	166,875	487	104,000	124,313	13	100,000	103,519
1993	1,210	160,000	179,552	600	110,250	137,529	32	115,000	117,982
1994	1,304	172,500	189,852	535	123,000	128,473	27	100,000	118,207
1995	1,172	170,000	189,574	500	112,750	130,362	60	90,000	115,407
1996	1,268	180,000	200,098	696	140,000	181,649	37	120,000	135,304
1997	1,562	220,000	240,472	969	158,000	178,992	50	150,000	156,139
1998	1,317	245,000	269,341	940	175,000	194,744	60	147,000	138,294
1999	1,258	282,500	303,195	1,132	222,000	231,786	65	195,000	190,829
2000	1,314	306,250	337,979	1,042	240,000	259,654	18	170,000	147,180
2001	1,385	371,000	402,536	1,161	266,000	282,674	27	200,000	254,718
2002	1,206	422,000	458,978	1,011	329,975	346,861	2	37,450 [^]	37,450 [^]
2003	1,159	452,000	497,462	939	340,375	361,858	1	250,000 [^]	250,000 [^]
2004	1,080	475,000	515,554	923	345,000	376,590	3	350,000 [^]	252,000 [^]
2005	1,129	490,000	540,603	926	357,750	383,332	4	297,903 [^]	252,451 [^]
2006	1,052	535,000	590,466	949	375,000	404,602	12	322,500	313,001
2007	1,087	675,000	762,729	1,199	410,000	448,742	19	220,000	240,236
2008	801	670,000	755,783	798	430,000	473,156	9	360,000 [^]	370,388 [^]
2009	72	618,000	638,906	74	385,000	417,593	1	350,000 [^]	350,000 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

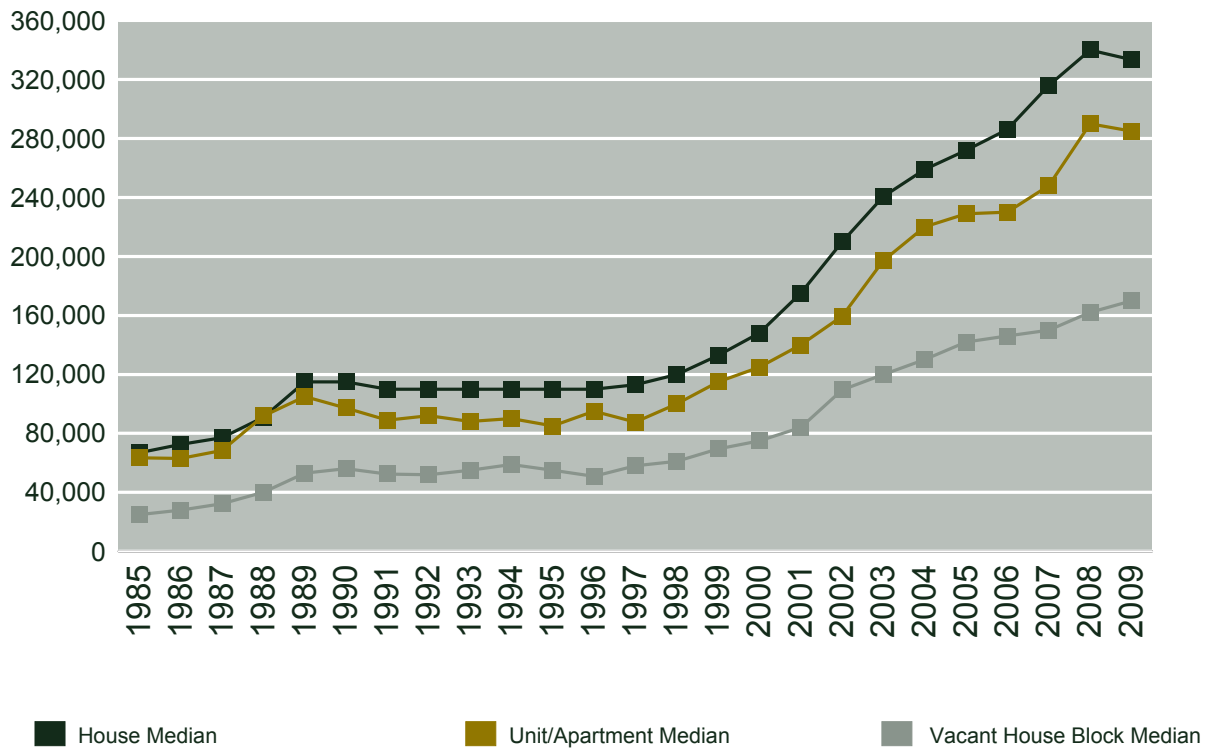
YARRA CITY

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Car park	4	481692	399000	NA	NA	ND	399.00<	NA	NA
Car/bt/tk yd	1	1100000	1100000	8730.16	126.00	ND	ND	126.00	8730.16
Hotel	2	1250000	1250000	NA	NA	240.40<	47.30<	NA	NA
Office	17	631775	467500	3645.83	192.00	ND	83.00	192.00	3645.83
Office bld	9	931234	665500	5654.62	249.00	95.10	59.80	313.33	3402.66
Restaurant	6	1384666	1425000	10443.04	158.00	193.10<	90.50<	158.00	10443.00
Shop	18	1033259	1013000	4724.48	266.00	422.10	137.00	266.00	4716.48
Shop/dwell	4	1008750	970000	6976.74	172.00	485.00<	106.20	172.00	6976.74
Sport fac	1	1700000	1700000	NA	NA	ND	417.80<	NA	NA
Store/show	8	1142875	950000	7614.21	197.00	352.60<	80.60<	436.60	3664.68
Surgery	2	1056500	1056500	NA	NA	ND	ND	NA	NA
Unspecfd comm	28	2261361	1610000	4977.14	245.50	389.60	100.80	799.17	2652.79
Vac comm	7	2813969	1260000	2296.88	1377.50	565.00<	230.20<	1985.00	2193.86
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	15	1043066	741000	1985.33	421.00	160.10	108.80	434.67	1851.61
Unspecfd ind	4	3958737	3546625	2015.73	3051.00	679.90<	317.30<	3051.00	2015.73
Ware/show	3	820000	740000	5392.16	204.00	ND	62.60<	204.00	5392.16
Warehouse	10	936973	850000	3472.68	229.00	326.40	81.20	244.50	3363.73
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	4	495625	500000	NA	NA	ND	57.70<	NA	NA
Flat/unit	657	466766	425000	NA	NA	270.70	106.20	NA	NA
House	726	754767	676000	5381.36	177.00	307.20	99.90	410.61	1806.30
House new	6	738833	680500	3852.07	169.00	584.10<	105.20<	169.00	3852.07
Retirement	10	395200	355500	NA	NA	ND	77.30	NA	NA
Road/laneway	3	26760	21780	2173.91	23.00	ND	915.40<	23.00	2173.91
Terrace	65	784703	652000	4201.55	164.50	260.80<	101.10	222.39	3626.22
Townhouse	131	511157	475000	NA	NA	189.20<	105.00	NA	NA
Unspecfd res	6	66366	2900	NA	NA	1.90	1.40<	NA	NA
Vac other	3	48333	45000	NA	NA	39.50<	14.30<	NA	NA
Vac Res A	9	370388	360000	2566.96	224.00	240.00	163.60	224.00	2566.96
MUNICIPALITY TOTALS									
Industrial Total			32			Industrial Total Prices			\$43,310,682
Residential Total			1,620			Residential Total Prices			\$986,918,579
Commercial Total			107			Commercial Total Prices			\$151,561,647
All Sales Total			1,759			All Sales Total			\$1,181,790,908

YARRA RANGES SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	3,201	67,000	74,095	130	63,400	76,593	1,505	25,000	25,419
1986	2,803	72,500	80,591	142	63,000	88,245	1,201	27,900	31,091
1987	3,135	77,000	88,732	167	68,500	83,541	1,134	32,200	36,973
1988	3,818	91,000	105,262	307	91,900	130,851	1,385	40,000	45,076
1989	2,595	115,000	128,288	246	105,000	124,422	712	53,000	62,113
1990	2,013	115,000	130,355	204	97,250	111,929	452	56,000	58,728
1991	2,042	110,000	122,113	168	88,975	111,056	466	52,500	54,352
1992	2,265	110,000	120,837	171	92,000	99,214	479	52,000	56,111
1993	2,369	110,000	123,709	175	88,000	109,701	551	55,000	59,300
1994	2,409	110,000	125,417	167	90,000	108,909	703	59,000	60,620
1995	2,102	110,000	125,536	139	85,000	101,016	506	55,000	59,032
1996	2,276	110,000	123,036	157	95,000	107,399	543	51,000	55,654
1997	2,671	113,000	128,623	180	87,700	98,528	774	58,000	66,637
1998	2,569	120,000	135,267	211	100,000	111,693	764	61,000	66,880
1999	2,773	133,000	153,458	245	115,000	114,945	896	69,500	75,278
2000	2,945	148,000	168,567	261	125,000	141,210	561	75,000	73,861
2001	3,440	175,000	195,489	312	139,950	149,235	819	84,000	85,006
2002	3,304	210,000	232,799	273	159,500	171,975	525	109,550	104,439
2003	3,052	240,638	264,197	251	197,250	210,236	459	120,000	127,002
2004	2,719	259,000	282,710	281	220,000	234,648	229	129,977	137,048
2005	2,746	272,000	297,217	319	229,000	234,484	266	142,000	148,904
2006	2,584	286,000	314,274	301	230,000	235,746	301	146,000	160,866
2007	3,008	316,000	341,694	411	248,000	254,969	353	150,000	172,931
2008	2,329	340,000	368,977	299	290,000	290,501	223	162,000	173,948
2009	247	333,500	347,100	45	285,000	281,000	21	170,000	169,666

Statistics for 2009 are based on a small number of sales and are preliminary only.

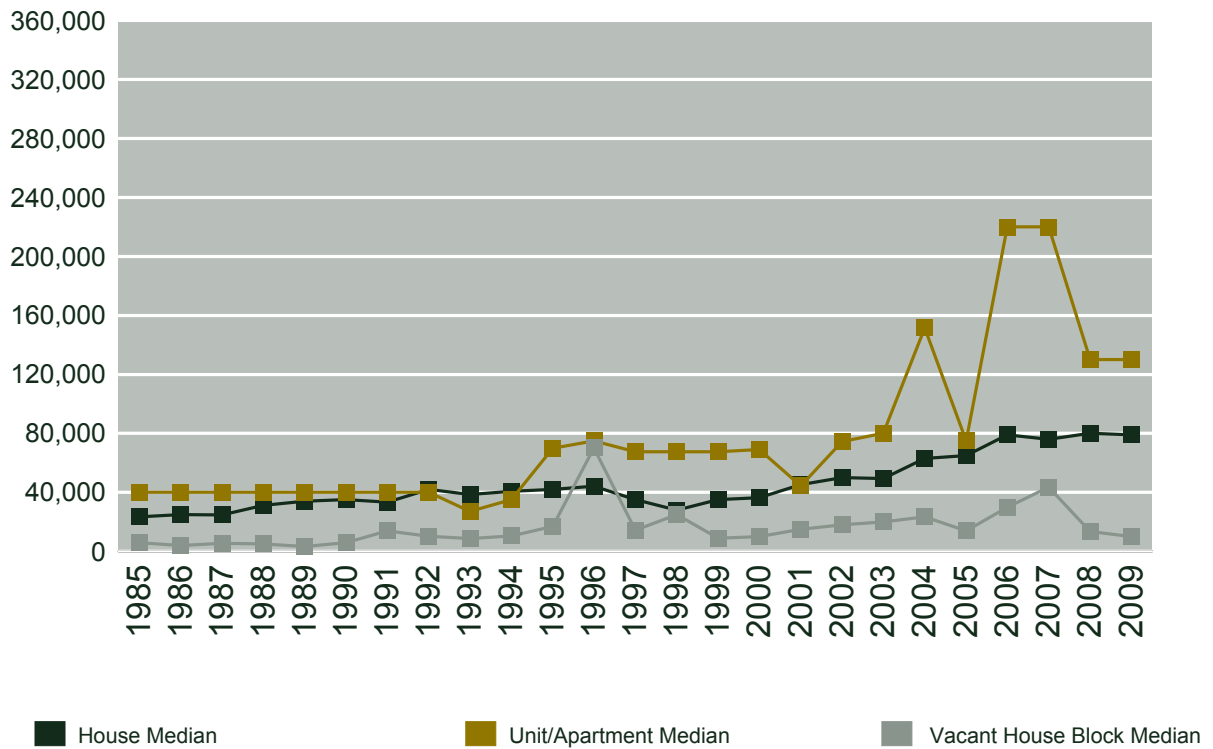
YARRA RANGES SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
Commercial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Church	1	539000	539000	NA	NA	ND	ND	NA	NA
Food site	1	462000	462000	NA	NA	ND	ND	NA	NA
Office	6	389199	223650	NA	NA	ND	116.20<	NA	NA
Office bld	1	4500000	4500000	NA	NA	3000.00<	ND	NA	NA
Restaurant	1	550000	550000	NA	NA	229.20<	77.50<	NA	NA
Shop	17	284352	222000	1313.58	291.00	158.20	66.70	370.00	833.33
Shop/dwell	2	935550	935550	1219.25	452.00	478.90<	347.80<	452.00	1219.25
Store/show	1	225000	225000	NA	NA	166.70<	106.50<	NA	NA
Unspecfd comm	11	2221995	910000	992.06	6169.00	423.30	91.00	55670.70	44.49
Vac comm	4	464037	295975	798.44	276.00	132.40	130.40	1340.50	346.17
Industrial									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	16	825534	342500	1042.46	888.50	262.20<	113.60	888.50	1012.94
Vac ind	4	1933625	1187250	93.75	56000.00	5143.90	161.00<	56000.00	93.75
Ware/show	1	1110000	1110000	NA	NA	ND	459.20<	NA	NA
Warehouse	3	2657144	600000	276.00	25000.00	ND	127.00<	25000.00	276.00
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Dual occ	7	294571	280000	963.54	384.00	ND	95.20<	384.00	963.54
Flat/unit	200	289944	290000	1051.35	322.00	330.40	118.20	322.00	1048.14
House	2286	368628	340000	441.91	1007.00	301.00	108.00	1512.52	242.76
House new	35	405789	385000	364.79	1033.50	770.00<	113.20	2106.92	163.83
Retirement	15	339633	330000	NA	NA	ND	123.70	NA	NA
Road/laneway	5	9247	5500	NA	NA	ND	591.60<	NA	NA
Terrace	1	400000	400000	340.72	1174.00	ND	100.00<	1174.00	340.72
Townhouse	84	283055	289725	NA	NA	ND	117.70	NA	NA
Unspecfd res	3	228333	295000	194.47	1954.00	506.50	171.80<	1954.00	194.47
Vac other	3	10833	10000	64.10	117.00	23.10<	13.20<	516.00	20.99
Vac Res A	212	174955	165000	170.00	800.00	284.50	110.00	817.02	205.46
Vac Res B	8	98750	79500	25.65	2763.00	150.00	33.10<	2803.00	35.23
Vac Res C	3	303333	310000	119.08	4031.00	378.00	151.90	4026.00	75.34
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Beef	1	1031000	1031000	128233.83	8.04	620.20<	318.10<	8.04	128234.00
Farm land	9	1004705	1050000	43701.02	33.18	11236.40<	1100.50<	37.84	26554.50
Hobby farm	106	681569	627500	201137.16	3.79	413.30	1857.90<	4.76	143150.00
Hobby fm land	20	596275	596250	95670.22	8.09	127.60	424.90<	8.53	69863.60
Market gdn	3	501083	465000	336925.29	1.74	511.00<	235.80<	3.67	136411.00
Orchard	1	1100000	1100000	44000.00	25.00	1727.50<	41.10<	25.00	44000.00
Unspecfd rur	24	1161758	600000	39280.33	22.69	110.60	3300.80<	26.60	43676.60
Vineyard	2	900000	900000	85151.79	11.45	99.70<	190.90<	11.45	78602.60
MUNICIPALITY TOTALS									
Commercial Total			45			Commercial Total Prices			\$41,614,396
Industrial Total			24			Industrial Total Prices			\$30,024,483
Residential Total			2,862			Residential Total Prices			\$985,763,317
Rural Total			166			Rural Total Prices			\$126,530,662
All Sales Total			3,097			All Sales Total			\$1,183,932,858

YARRI AMBIACK SHIRE

RESIDENTIAL PRICE STATISTICS 1985 TO 2009



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	94	23,500	28,853	1	40,000 [^]	40,000 [^]	31	6,000	7,009
1986	82	24,850	29,812	0	40,000 [*]	40,000 [*]	37	4,000	5,802
1987	108	24,800	28,274	0	40,000 [*]	40,000 [*]	37	5,500	10,343
1988	109	31,300	35,296	0	40,000 [*]	40,000 [*]	53	5,000	6,696
1989	145	34,000	39,034	0	40,000 [*]	40,000 [*]	29	3,300	7,524
1990	84	35,000	36,807	0	40,000 [*]	40,000 [*]	34	6,000	12,004
1991	83	33,278	39,340	0	40,000 [*]	40,000 [*]	25	14,000	16,880
1992	99	42,000	45,509	0	40,000 [*]	40,000 [*]	28	10,178	18,993
1993	97	38,500	42,147	3	27,000 [^]	53,333 [^]	26	8,750	25,820
1994	112	40,750	46,018	2	35,000 [^]	35,000 [^]	15	10,500	32,623
1995	109	42,000	50,253	1	70,000 [^]	70,000 [^]	31	17,000	45,464
1996	120	44,250	72,388	2	75,000 [^]	75,000 [^]	39	70,115	85,788
1997	110	35,000	51,371	1	67,500 [^]	67,500 [^]	36	14,250	68,735
1998	111	28,000	37,956	0	67,500 [*]	67,500 [*]	33	25,000	76,343
1999	125	35,000	53,336	0	67,500 [*]	67,500 [*]	19	9,000	13,296
2000	111	36,500	53,199	2	69,000 [^]	69,000 [^]	30	10,000	15,426
2001	122	45,250	52,965	2	44,500 [^]	44,500 [^]	92	15,000	17,261
2002	150	50,000	60,194	4	74,500 [^]	70,500 [^]	71	18,000	21,436
2003	140	49,475	57,693	3	80,000 [^]	77,666 [^]	41	20,000	22,396
2004	143	63,000	68,894	2	151,500 [^]	151,500 [^]	72	23,500	25,795
2005	145	65,000	77,002	2	75,000 [^]	75,000 [^]	35	14,000	21,495
2006	148	79,000	87,124	1	220,000 [^]	220,000 [^]	41	30,000	34,384
2007	148	76,000	91,823	0	220,000 [*]	220,000 [*]	33	43,500	39,279
2008	140	80,000	94,917	3	130,000 [^]	124,666 [^]	32	13,375	23,864
2009	12	79,000	82,208	0	130,000 [*]	124,666 [*]	6	10,000 [^]	24,500 [^]

Statistics for 2009 are based on a small number of sales and are preliminary only.

YARRI AMBIACK SHIRE

ANALYSIS OF PROPERTY SALES FOR 2008

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2007	1998		
				(\$/SM)	(\$M)			(\$M)	(\$/SM)
Commercial									
Lic grocer	1	45100	45100	NA	NA	ND	128.90<	NA	NA
Shop	1	27642	27642	NA	NA	78.60<	78.60<	NA	NA
Unspecfd comm	2	86500	86500	47.55	10381.00	525.20<	227.20<	10381.00	8.33
Vac comm	3	25000	15000	38.33	910.50	1363.60<	17.00<	910.50	32.95
Industrial									
Vac ind	2	43500	43500	90.15	843.00	435.00<	ND	843.00	90.15
Ware/show	1	60000	60000	10.34	5805.00	ND	ND	5805.00	10.34
Residential									
Flat/unit	3	124666	130000	595.24	252.00	192.60<	ND	252.00	595.24
House	138	95079	80000	76.16	1011.00	228.80	105.20	1430.65	68.14
House new	2	83750	83750	83.63	849.00	ND	ND	849.00	83.63
Road/laneway	4	4219	2939	0.90	1111.00	ND	279.90	1111.00	0.90
Vac other	2	3168	3168	2.02	1964.00	ND	3.80<	1964.00	1.61
Vac Res A	28	21841	12875	39.07	1011.00	75.80	36.30	1247.92	17.93
Vac Res B	3	40700	13000	3.47	3454.00	1300.00<	24.50<	3084.00	13.20
Vac Res C	1	30000	30000	6.72	4464.00	256.40<	ND	4464.00	6.72
Rural									
Beef	1	344400	344400	1383.86	248.87	174.50<	ND	248.87	1383.86
Cereal	42	506054	233640	1477.45	128.29	144.70	3692.50<	135.29	3740.67
Farm land	11	327523	234000	1520.91	155.17	222.40<	1975.30<	154.71	2116.98
Hobby farm	2	144500	144500	49957.59	3.70	239.00<	420.50<	3.70	39054.10
Hobby fm land	3	76333	59500	5374.89	11.07	ND	54.00<	11.07	6897.59
Sheep	1	160500	160500	1235.47	129.91	ND	199.80<	129.91	1235.47
Unspecfd rur	18	324225	213000	1403.50	73.43	142.00	255.60<	128.30	2527.09
MUNICIPALITY TOTALS									
Residential Total				181		Residential Total Prices			\$14,449,379
Rural Total				78		Rural Total Prices			\$31,716,018
Commercial Total				7		Commercial Total Prices			\$320,742
Industrial Total				3		Industrial Total Prices			\$147,000
All Sales Total				269		All Sales Total			\$46,633,139



Data and analysis based on property sales in Victoria
Compound growth performance and yearly medians by suburb for dwelling type and vacant land
Graphical and statistical data for every municipality in Victoria

'A valuable resource for all members of the property industry, including investors, developers, analysts, researchers or anyone contemplating buying or selling real estate in Victoria.'

Robert Marsh, Valuer-General Victoria