



**Bayside  
Property Values Report  
Spring 2018**

Beaumaris, Black Rock, Brighton, Brighton East,  
Cheltenham, Hampton, Hampton East, Highett,  
Moorabbin, Sandringham



## The market of 2018 is very different to preceding years

At the beginning of this year, we examined a few forces that would lead to a flattening of house prices in Melbourne: cycle length, tighter lending, and less foreign buyer demand. There's little doubt that these forces have bitten.

The graph adjacent shows how median house prices in Melbourne have fluctuated over the last 25 years. Each bar represents a quarter in time (Jan-Mar / Apr-Jun / Jul-Sep / Oct-Dec), and the height shows whether prices were up compared to the same quarter in the previous year, or down.

In every quarter since late 2012, we've experienced solid year-on-year growth; the value of the typical Melbourne house has increased about 70% over the period. But, notice how the rate of growth has fallen over the most recent 4 quarters – from about 15% in September 2017 to near 0% in June 2018.

Melbourne has experienced similar sharp changes in price growth several times before, each with different outcomes:

- The flattening from Dec-2003 was short-lived, and prices ramped back up pretty quickly
- From Jun-2008, prices actually went backwards for 2 consecutive quarters, but then growth returned in dramatic fashion
- From Sep-2010, prices again went backwards, this time for nearly 2 years

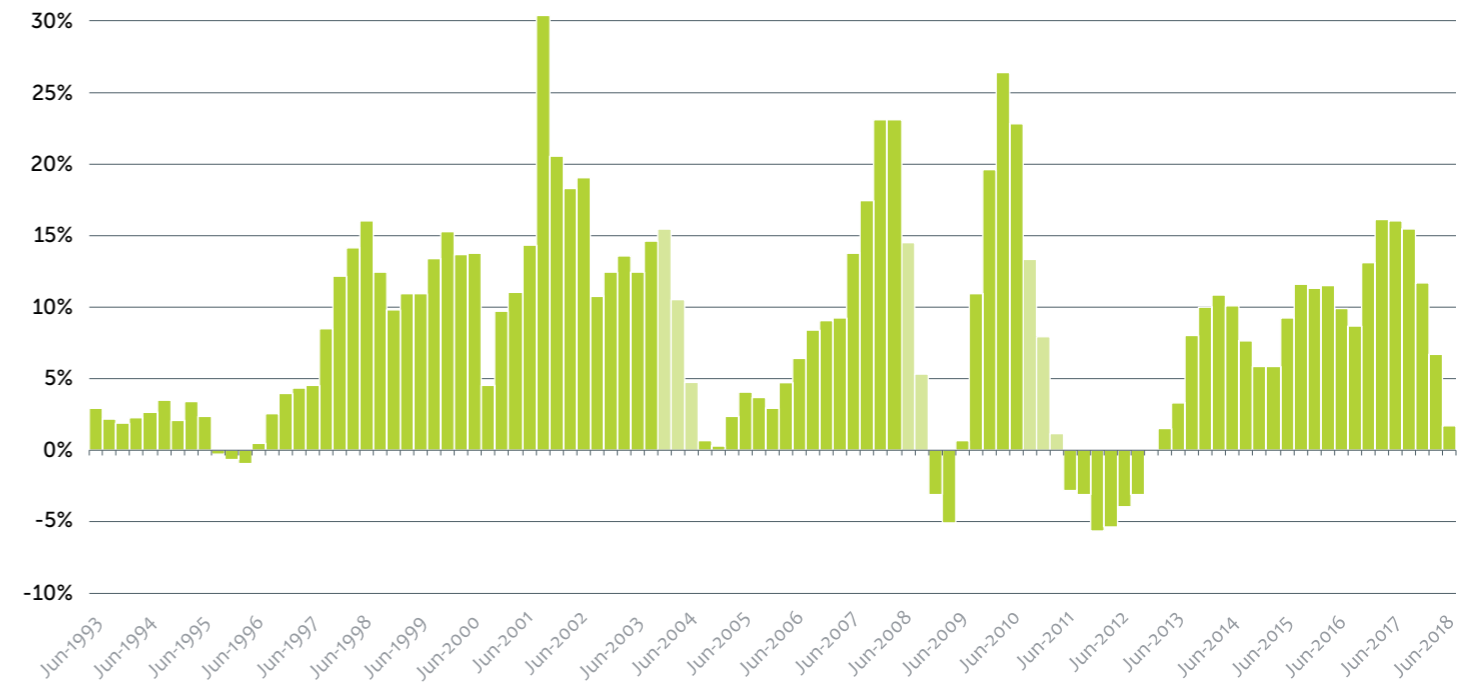
So, will price growth return quickly? Will values fall a bit, then build back gradually? Or, are we in for a hard landing and a rough couple of years ahead? The obvious truth is that nobody knows for certain. But, a reading of some fundamentals suggests that the middle path is most likely...

Yes, we've seen the market perform really strongly over the last 5 years, but peak growth was around 15% in early 2017. The fact that it never hit the dizzying heights seen in 2008 and 2010 gives some comfort that a boom-bust scenario isn't playing out. And, the fact that prices have gone backwards in only 10 of the last 100 quarters suggests that any potential falls are likely to be short lived.

Changes in lending criteria continue to act as handbrakes on the property market, and outcomes from the banking royal commission loom. But, Interest Rates remain at record lows, and are likely to stay there through 2018, making it unlikely that a large number of existing homeowners will be forced to sell at discounted prices due to mortgage stress.

Finally, demand from cashed up overseas investors has certainly subsided, but continued high levels of overseas immigration and interstate migration into Victoria means that Melbourne is projected to become Australia's largest city by 2030. A growing population means growing demand for housing, and you know the saying – they're not making more land.

Year-on-Year % Change in Median House Prices: Melbourne



**This statistical analysis was conducted by Property Analytics Australia**

Australian Bureau of Statistics compiles capital city indexes for Established Houses on a quarterly basis for each capital city. The indexes measure price movements over time.

We're undoubtedly in a different market today than we were 12 months ago, but this shouldn't come as a surprise to anyone who follows real estate. The seller's market couldn't last forever. Real estate transactions in coming months will be shaped more by rational decision-making than by emotional fear of missing out, and those who are informed and well advised will do well.

**143,400**  
is how much the VIC population grew by last year (compared to 116,800 in NSW)

(Source: ABS)

**35 days**

is the average time it takes to sell a property in Melbourne.

44 days in Regional VIC.

(Source: REIV)

**0.6%**

is the difference between Owner Occupier Interest Rates and Investor Interest Rates

(Source: RBA)

**1.9%**

is the vacancy rate of residential properties in Melbourne

1.6% in Regional VIC

(Source: REIV)

\* Property Analytics ([www.propertyanalytics.com.au](http://www.propertyanalytics.com.au)) provides independent statistical information to real estate professionals throughout Victoria and New South Wales.



## Brighton and local neighbourhood property values



### Houses: FY18

Area	1-3 Bedroom	4+ Bedroom	All Houses
<b>Area 1</b>			
Number Sold	12	22	34
Median	\$2,590,000	\$3,737,500	\$3,100,000
Highest	\$7,000,000	\$8,250,000	\$8,250,000
<b>Median 3 yr % change</b>	<b>-14*</b>	<b>10</b>	<b>-3</b>
<b>Area 2</b>			
Number Sold	N/A	8	8
Median	N/A	\$4,000,000	\$4,000,000
Highest	N/A	\$5,050,000	\$5,050,000
<b>Median 3 yr % change</b>	<b>N/A</b>	<b>-20*</b>	<b>-20*</b>
<b>Area 3</b>			
Number Sold	5	21	26
Median	\$2,020,000	\$3,325,000	\$3,090,000
Highest	\$2,815,000	\$5,550,000	\$5,550,000
<b>Median 3 yr % change</b>	<b>-9*</b>	<b>-6</b>	<b>8</b>
<b>Area 4</b>			
Number Sold	14	17	31
Median	\$1,826,000	\$2,620,000	\$2,007,500
Highest	\$2,150,000	\$6,750,000	\$6,750,000
<b>Median 3 yr % change</b>	<b>11*</b>	<b>44*</b>	<b>13</b>
<b>Area 5</b>			
Number Sold	10	20	30
Median	\$1,910,000	\$3,225,000	\$2,430,500
Highest	\$2,830,000	\$5,410,000	\$5,410,000
<b>Median 3 yr % change</b>	<b>12*</b>	<b>40*</b>	<b>15</b>
<b>Area 6</b>			
Number Sold	36	45	81
Median	\$2,035,000	\$3,450,000	\$2,700,000
Highest	\$4,790,000	\$18,888,888	\$18,888,888
<b>Median 3 yr % change</b>	<b>7</b>	<b>24</b>	<b>21</b>
<b>Area 7</b>			
Number Sold	16	24	40
Median	\$2,200,000	\$3,209,000	\$2,800,000
Highest	\$2,900,000	\$4,690,000	\$4,690,000
<b>Median 3 yr % change</b>	<b>34*</b>	<b>10</b>	<b>2</b>
<b>Area 8</b>			
Number Sold	32	64	96
Median	\$1,880,000	\$2,292,500	\$2,200,000
Highest	\$3,735,000	\$4,500,000	\$4,500,000
<b>Median 3 yr % change</b>	<b>9</b>	<b>9</b>	<b>15</b>
<b>Area 9</b>			
Number Sold	11	14	25
Median	\$1,726,000	\$1,976,500	\$1,870,000
Highest	\$2,175,000	\$2,745,000	\$2,745,000
<b>Median 3 yr % change</b>	<b>14*</b>	<b>13*</b>	<b>15</b>
<b>Area 10</b>			
Number Sold	29	37	66
Median	\$1,610,000	\$1,880,000	\$1,786,500
Highest	\$2,079,000	\$2,990,000	\$2,990,000
<b>Median 3 yr % change</b>	<b>24</b>	<b>18</b>	<b>27</b>
<b>Area 11</b>			
Number Sold	17	15	32
Median	\$1,638,888	\$2,400,000	\$1,840,000
Highest	\$2,100,000	\$3,320,000	\$3,320,000
<b>Median 3 yr % change</b>	<b>22</b>	<b>23</b>	<b>7</b>
<b>Area 12</b>			
Number Sold	N/A	3	4
Median	N/A	\$1,740,000	\$1,740,000
Highest	N/A	\$1,740,000	\$1,740,000
<b>Median 3 yr % change</b>	<b>N/A</b>	<b>44*</b>	<b>-83*</b>

### Units / Townhouses: FY18

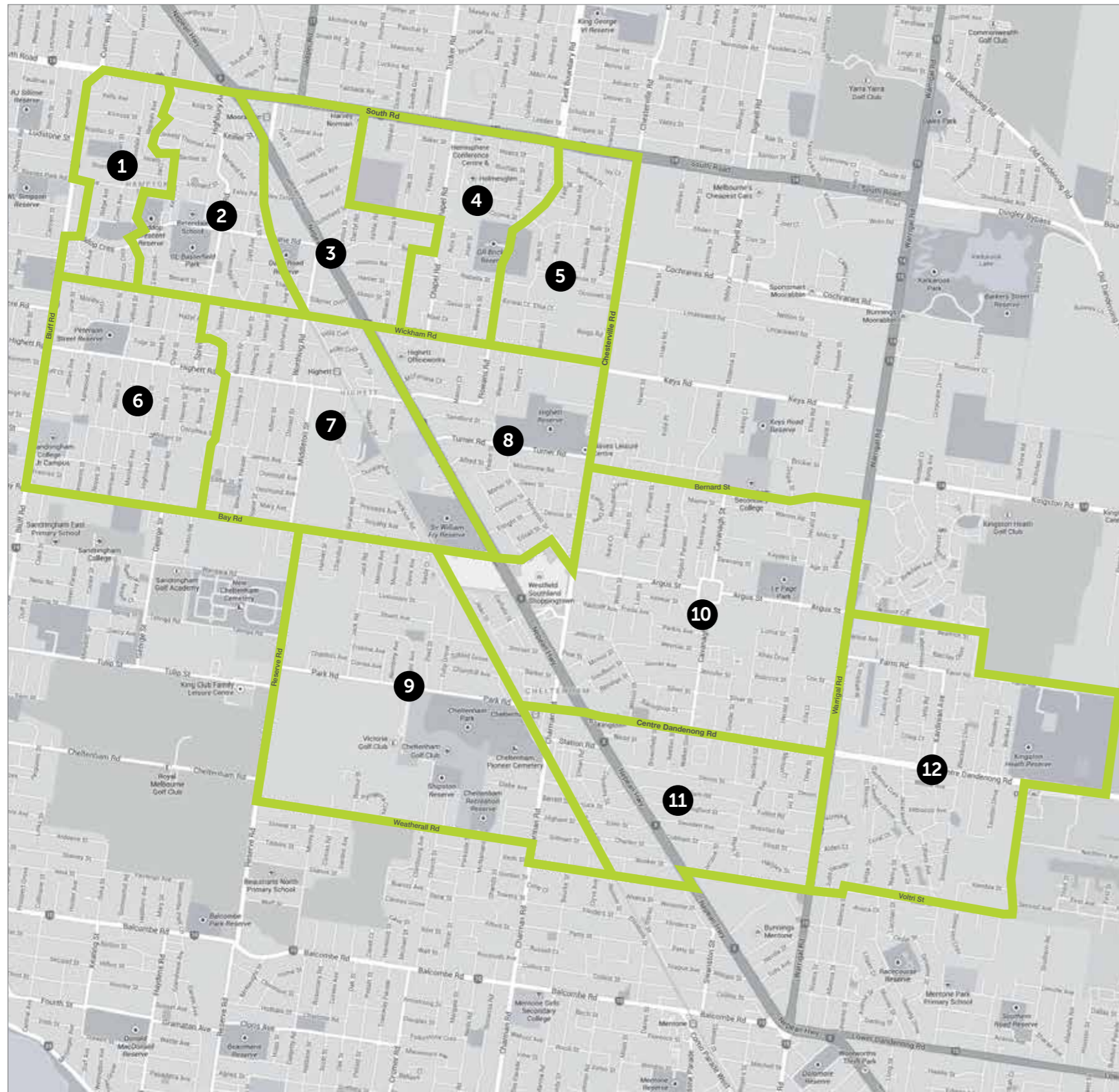
Area	1-2 Bedroom	3+ Bedroom	All Units
<b>Area 1</b>			
Number Sold	7	18	25
Median	\$601,500	\$1,827,500	\$1,230,000
Highest	\$715,000	\$3,335,000	\$3,335,000
<b>Median 3 yr % change</b>	<b>-29*</b>	<b>29</b>	<b>18</b>
<b>Area 2</b>			
Number Sold	N/A	12	14
Median	N/A	\$2,570,000	\$2,497,500
Highest	N/A	\$3,820,000	\$3,820,000
<b>Median 3 yr % change</b>	<b>N/A</b>	<b>25*</b>	<b>54*</b>
<b>Area 3</b>			
Number Sold	16	6	22
Median	\$695,000	\$1,300,000	\$900,000
Highest	\$1,020,000	\$2,260,000	\$2,260,000
<b>Median 3 yr % change</b>	<b>12</b>	<b>-22*</b>	<b>-2</b>
<b>Area 4</b>			
Number Sold	22	3	25
Median	\$705,000	\$1,430,000	\$845,000
Highest	\$1,470,000	\$1,800,000	\$1,800,000
<b>Median 3 yr % change</b>	<b>-14*</b>	<b>43*</b>	<b>2</b>
<b>Area 5</b>			
Number Sold	46	5	51
Median	\$670,000	\$1,670,000	\$700,000
Highest	\$1,045,000	\$1,980,000	\$1,980,000
<b>Median 3 yr % change</b>	<b>-7</b>	<b>11*</b>	<b>-4</b>
<b>Area 6</b>			
Number Sold	54	30	84
Median	\$844,500	\$1,600,000	\$1,250,000
Highest	\$2,550,000	\$4,795,000	\$4,795,000
<b>Median 3 yr % change</b>	<b>1</b>	<b>5</b>	<b>32</b>
<b>Area 7</b>			
Number Sold	5	7	12
Median	\$935,000	\$1,295,000	\$1,235,000
Highest	\$935,000	\$1,562,500	\$1,562,500
<b>Median 3 yr % change</b>	<b>20*</b>	<b>-3*</b>	<b>41*</b>
<b>Area 8</b>			
Number Sold	10	27	37
Median	\$855,000	\$1,490,000	\$1,400,500
Highest	\$1,155,000	\$2,530,000	\$2,530,000
<b>Median 3 yr % change</b>	<b>23*</b>	<b>2</b>	<b>24</b>
<b>Area 9</b>			
Number Sold	5	5	10
Median	\$820,000	\$1,335,000	\$900,000
Highest	\$900,000	\$1,360,000	\$1,360,000
<b>Median 3 yr % change</b>	<b>21*</b>	<b>23*</b>	<b>6*</b>
<b>Area 10</b>			
Number Sold	23	13	36
Median	\$810,000	\$1,335,000	\$1,015,000
Highest	\$1,300,000	\$2,200,000	\$2,200,000
<b>Median 3 yr % change</b>	<b>18</b>	<b>33*</b>	<b>14</b>
<b>Area 11</b>			
Number Sold	7	17	24
Median	\$620,000	\$1,062,500	\$940,000
Highest	\$860,000	\$1,707,500	\$1,707,500
<b>Median 3 yr % change</b>	<b>-19*</b>	<b>20</b>	<b>15</b>
<b>Area 12</b>			
Number Sold	6	3	9
Median	\$1,450,000	\$3,830,000	\$1,815,000
Highest	\$4,700,000	\$5,600,000	\$5,600,000
<b>Median 3 yr % change</b>	<b>46*</b>	<b>33*</b>	<b>-37*</b>

Buxton has divided the map on this page into 12 different property value areas. To find out the median house value in your neighbourhood, simply locate your street on this map to discover which area your property is in, then look up the relevant chart. Data shown is for the Financial Year ending June 2018.

\*Median Value Increase in 3 years % figure is statistically unreliable due to insufficient sales volumes.



## Hampton East and local neighbourhood property values



Buxton has divided the map on this page into 12 different property value areas. To find out the median house value in your neighbourhood, simply locate your street on this map to discover which area your property is in, then look up the relevant chart. Data shown is for the Financial Year ending June 2018.

### Houses: FY18

Area	1-3 Bedroom	4+ Bedroom	All Houses
<b>Area 1</b>			
Number Sold	13	5	18
Median	\$1,187,500	\$1,487,000	\$1,370,000
Highest	\$1,650,000	\$1,720,000	\$1,720,000
<b>Median 3 yr % change</b>	<b>16*</b>	<b>24*</b>	<b>29</b>
<b>Area 2</b>			
Number Sold	22	12	34
Median	\$1,207,000	\$1,508,500	\$1,325,000
Highest	\$1,700,000	\$1,743,000	\$1,743,000
<b>Median 3 yr % change</b>	<b>16</b>	<b>11*</b>	<b>15</b>
<b>Area 3</b>			
Number Sold	9	5	14
Median	\$1,255,500	\$1,346,250	\$1,265,000
Highest	\$1,410,000	\$1,410,000	\$1,410,000
<b>Median 3 yr % change</b>	<b>42*</b>	<b>30*</b>	<b>43*</b>
<b>Area 4</b>			
Number Sold	16	11	27
Median	\$1,185,000	\$1,270,000	\$1,195,500
Highest	\$1,440,000	\$1,440,000	\$1,440,000
<b>Median 3 yr % change</b>	<b>33</b>	<b>32*</b>	<b>30</b>
<b>Area 5</b>			
Number Sold	8	6	14
Median	\$1,063,000	\$1,240,000	\$1,090,000
Highest	\$1,182,500	\$1,333,000	\$1,333,000
<b>Median 3 yr % change</b>	<b>32*</b>	<b>18*</b>	<b>31*</b>
<b>Area 6</b>			
Number Sold	23	27	50
Median	\$1,347,000	\$1,563,000	\$1,400,500
Highest	\$1,460,000	\$2,040,000	\$2,040,000
<b>Median 3 yr % change</b>	<b>32</b>	<b>28</b>	<b>33</b>
<b>Area 7</b>			
Number Sold	28	16	44
Median	\$1,210,800	\$1,660,000	\$1,350,000
Highest	\$1,610,000	\$2,007,000	\$2,007,000
<b>Median 3 yr % change</b>	<b>31</b>	<b>28</b>	<b>38</b>
<b>Area 8</b>			
Number Sold	14	6	20
Median	\$1,072,500	\$1,150,000	\$1,076,250
Highest	\$2,585,000	\$1,360,000	\$2,585,000
<b>Median 3 yr % change</b>	<b>25*</b>	<b>1*</b>	<b>6*</b>
<b>Area 9</b>			
Number Sold	24	19	43
Median	\$1,210,000	\$1,450,000	\$1,260,000
Highest	\$1,625,000	\$1,960,000	\$1,960,000
<b>Median 3 yr % change</b>	<b>25</b>	<b>13</b>	<b>29</b>
<b>Area 10</b>			
Number Sold	54	18	72
Median	\$987,500	\$1,232,500	\$1,106,500
Highest	\$1,305,000	\$1,350,000	\$1,350,000
<b>Median 3 yr % change</b>	<b>18</b>	<b>36</b>	<b>30</b>
<b>Area 11</b>			
Number Sold	36	13	49
Median	\$1,092,500	\$1,276,000	\$1,111,000
Highest	\$1,800,000	\$2,201,000	\$2,201,000
<b>Median 3 yr % change</b>	<b>17</b>	<b>20*</b>	<b>18</b>
<b>Area 12</b>			
Number Sold	28	22	50
Median	\$925,000	\$1,140,000	\$977,500
Highest	\$1,410,000	\$1,360,000	\$1,410,000
<b>Median 3 yr % change</b>	<b>23</b>	<b>29</b>	<b>25</b>

### Units / Townhouses: FY18

Area	1-2 Bedroom	3+ Bedroom	All Units
<b>Area 1</b>			
Number Sold	16	11	27
Median	\$404,000	\$1,330,000	\$720,000
Highest	\$802,500	\$1,760,000	\$1,760,000
<b>Median 3 yr % change</b>	<b>-15*</b>	<b>30*</b>	<b>17</b>
<b>Area 2</b>			
Number Sold	20	18	38
Median	\$522,500	\$1,270,500	\$1,055,000
Highest	\$1,130,000	\$1,415,000	\$1,415,000
<b>Median 3 yr % change</b>	<b>-7*</b>	<b>39</b>	<b>33</b>
<b>Area 3</b>			
Number Sold	19	11	30
Median	\$533,750	\$941,500	\$610,000
Highest	\$901,000	\$1,320,000	\$1,320,000
<b>Median 3 yr % change</b>	<b>20</b>	<b>18*</b>	<b>25</b>
<b>Area 4</b>			
Number Sold	7	16	23
Median	\$559,250	\$900,000	\$900,000
Highest	\$742,500	\$1,150,000	\$1,150,000
<b>Median 3 yr % change</b>	<b>0*</b>	<b>7</b>	<b>10</b>
<b>Area 5</b>			
Number Sold	5	5	10
Median	\$417,000	\$990,000	\$826,000
Highest	\$810,000	\$1,254,500	\$1,254,500
<b>Median 3 yr % change</b>	<b>11*</b>	<b>31*</b>	<b>90*</b>
<b>Area 6</b>			
Number Sold	14	26	40
Median	\$826,250	\$1,085,000	\$967,500
Highest	\$893,000	\$1,575,000	\$1,575,000
<b>Median 3 yr % change</b>	<b>56*</b>	<b>35</b>	<b>49</b>
<b>Area 7</b>			
Number Sold	101	16	117
Median	\$443,000	\$810,000	\$536,500
Highest	\$960,000	\$1,350,000	\$1,350,000
<b>Median 3 yr % change</b>	<b>-13</b>	<b>8</b>	<b>-2</b>
<b>Area 8</b>			
Number Sold	11	26	37
Median	\$680,000	\$890,000	\$822,000
Highest	\$815,000	\$1,200,000	\$1,200,000
<b>Median 3 yr % change</b>	<b>19*</b>	<b>11</b>	<b>34</b>
<b>Area 9</b>			
Number Sold	33	14	47
Median	\$517,500	\$845,500	\$620,000
Highest	\$955,000	\$1,275,000	\$1,275,000
<b>Median 3 yr % change</b>	<b>-1</b>	<b>0*</b>	<b>13</b>
<b>Area 10</b>			
Number Sold	82	33	115
Median	\$600,000	\$757,000	\$630,000
Highest	\$751,000	\$3,000,000	\$3,000,000
<b>Median 3 yr % change</b>	<b>19</b>	<b>16</b>	<b>19</b>
<b>Area 11</b>			
Number Sold	36	13	49
Median	\$450,000	\$880,000	\$625,000
Highest	\$955,000	\$1,237,500	\$1,237,500
<b>Median 3 yr % change</b>	<b>-2</b>	<b>9*</b>	<b>-9</b>
<b>Area 12</b>			
Number Sold	12	9	21
Median	\$560,000	\$810,000	\$618,500
Highest	\$705,000	\$1,040,000	\$1,040,000
<b>Median 3 yr % change</b>	<b>20*</b>	<b>2*</b>	<b>12</b>

\*Median Value Increase in 3 years % figure is statistically unreliable due to insufficient sales volumes.



## Sandringham and local neighbourhood property values



### Houses: FY18

Area	1-3 Bedroom	4+ Bedroom	All Houses
<b>Area 1</b>			
Number Sold	12	18	30
Median	\$1,880,000	\$2,700,000	\$2,635,000
Highest	\$3,700,000	\$6,040,000	\$6,040,000
<b>Median 3 yr % change</b>	<b>-8*</b>	<b>8</b>	<b>10</b>
<b>Area 2</b>			
Number Sold	9	15	24
Median	\$1,880,000	\$2,412,500	\$2,175,000
Highest	\$2,390,000	\$3,325,000	\$3,325,000
<b>Median 3 yr % change</b>	<b>27*</b>	<b>21</b>	<b>18</b>
<b>Area 3</b>			
Number Sold	14	12	26
Median	\$1,685,000	\$1,950,000	\$1,800,000
Highest	\$2,440,000	\$2,500,000	\$2,500,000
<b>Median 3 yr % change</b>	<b>28*</b>	<b>-7*</b>	<b>10</b>
<b>Area 4</b>			
Number Sold	9	13	22
Median	\$1,572,500	\$2,220,000	\$1,960,000
Highest	\$1,960,000	\$2,675,000	\$2,675,000
<b>Median 3 yr % change</b>	<b>-10*</b>	<b>14*</b>	<b>3</b>
<b>Area 5</b>			
Number Sold	11	11	22
Median	\$1,800,000	\$2,055,000	\$1,930,000
Highest	\$2,220,000	\$2,499,000	\$2,499,000
<b>Median 3 yr % change</b>	<b>50*</b>	<b>27*</b>	<b>33</b>
<b>Area 6</b>			
Number Sold	13	16	29
Median	\$1,675,000	\$2,303,000	\$2,000,000
Highest	\$2,500,000	\$4,700,000	\$4,700,000
<b>Median 3 yr % change</b>	<b>12*</b>	<b>19</b>	<b>29</b>
<b>Area 7</b>			
Number Sold	18	22	40
Median	\$1,651,000	\$1,900,000	\$1,760,000
Highest	\$2,216,000	\$3,420,000	\$3,420,000
<b>Median 3 yr % change</b>	<b>27</b>	<b>10</b>	<b>24</b>
<b>Area 8</b>			
Number Sold	13	18	31
Median	\$1,820,000	\$2,995,000	\$2,292,500
Highest	\$3,270,000	\$4,890,000	\$4,890,000
<b>Median 3 yr % change</b>	<b>23*</b>	<b>36</b>	<b>31</b>
<b>Area 9</b>			
Number Sold	7	9	16
Median	\$1,582,500	\$1,640,000	\$1,610,000
Highest	\$1,800,000	\$2,090,000	\$2,090,000
<b>Median 3 yr % change</b>	<b>47*</b>	<b>11*</b>	<b>21</b>
<b>Area 10</b>			
Number Sold	13	22	35
Median	\$2,080,500	\$2,150,000	\$2,135,000
Highest	\$2,950,000	\$3,150,000	\$3,150,000
<b>Median 3 yr % change</b>	<b>61*</b>	<b>16</b>	<b>38</b>
<b>Area 11</b>			
Number Sold	12	17	29
Median	\$2,265,000	\$2,300,000	\$2,130,000
Highest	\$2,760,000	\$3,300,000	\$3,300,000
<b>Median 3 yr % change</b>	<b>54*</b>	<b>24</b>	<b>23</b>
<b>Area 12</b>			
Number Sold	18	18	36
Median	\$1,570,000	\$1,967,500	\$1,872,500
Highest	\$3,720,000	\$3,778,000	\$3,778,000
<b>Median 3 yr % change</b>	<b>16</b>	<b>16</b>	<b>29</b>
<b>Area 13</b>			
Number Sold	13	18	31
Median	\$1,136,500	\$1,645,000	\$1,480,000
Highest	\$1,500,000	\$2,172,500	\$2,172,500
<b>Median 3 yr % change</b>	<b>-1*</b>	<b>30</b>	<b>23</b>
<b>Area 14</b>			
Number Sold	11	20	31
Median	\$1,700,000	\$2,000,000	\$1,890,000
Highest	\$1,889,000	\$3,145,000	\$3,145,000
<b>Median 3 yr % change</b>	<b>20*</b>	<b>23</b>	<b>26</b>
<b>Area 15</b>			
Number Sold	19	40	59
Median	\$1,550,000	\$1,705,000	\$1,615,000
Highest	\$2,485,000	\$4,425,000	\$4,425,000
<b>Median 3 yr % change</b>	<b>21</b>	<b>16</b>	<b>19</b>
<b>Area 16</b>			
Number Sold	3	2	5
Median	\$2,225,000	\$2,000,000	\$1,950,000
Highest	\$2,550,000	\$2,000,000	\$2,550,000
<b>Median 3 yr % change</b>	<b>14*</b>	<b>-38*</b>	<b>-32*</b>

### Units / Townhouses: FY18

Area	1-2 Bedroom	3+ Bedroom	All Units
<b>Area 1</b>			
Number Sold	24	6	30
Median	\$592,500	\$1,677,459	\$666,000
Highest	\$1,102,930	\$1,745,000	\$1,745,000
<b>Median 3 yr % change</b>	<b>4</b>	<b>-16*</b>	<b>16</b>
<b>Area 2</b>			
Number Sold	9	3	12
Median	\$835,000	\$1,960,000	\$1,150,000
Highest	\$1,540,000	\$2,150,000	\$2,150,000
<b>Median 3 yr % change</b>	<b>22*</b>	<b>68*</b>	<b>32*</b>
<b>Area 3</b>			
Number Sold	3	17	20
Median	\$543,500	\$1,200,000	\$1,205,000
Highest	\$543,500	\$1,800,000	\$1,800,000
<b>Median 3 yr % change</b>	<b>-34*</b>	<b>-2</b>	<b>2</b>
<b>Area 4</b>			
Number Sold	22	4	26
Median	\$885,000	\$880,000	\$880,000
Highest	\$1,081,000	\$880,000	\$1,081,000
<b>Median 3 yr % change</b>	<b>18</b>	<b>-30*</b>	<b>7</b>
<b>Area 5</b>			
Number Sold	9	8	17
Median	\$517,500	\$1,180,000	\$888,500
Highest	\$827,000	\$1,950,000	\$1,950,000
<b>Median 3 yr % change</b>	<b>-12*</b>	<b>-17*</b>	<b>4</b>
<b>Area 6</b>			
Number Sold	21	4	25
Median	\$502,250	\$1,197,500	\$510,000
Highest	\$800,000	\$1,320,000	\$1,320,000
<b>Median 3 yr % change</b>	<b>-1</b>	<b>-2*</b>	<b>-20*</b>
<b>Area 7</b>			
Number Sold	9	9	18
Median	\$850,000	\$1,235,000	\$1,260,000
Highest	\$1,140,000	\$1,882,000	\$1,882,000
<b>Median 3 yr % change</b>	<b>31*</b>	<b>-1*</b>	<b>33</b>
<b>Area 8</b>			
Number Sold	17	8	25
Median	\$630,000	\$1,130,000	\$855,000
Highest	\$830,000	\$1,390,000	\$1,390,000
<b>Median 3 yr % change</b>	<b>0</b>	<b>30*</b>	<b>24</b>
<b>Area 9</b>			
Number Sold	32	9	41
Median	\$524,500	\$1,077,000	\$615,500
Highest	\$760,000	\$1,560,000	\$1,560,000
<b>Median 3 yr % change</b>	<b>13</b>	<b>31*</b>	<b>18</b>
<b>Area 10</b>			
Number Sold	8	8	16
Median	\$860,000	\$1,510,000	\$1,247,500
Highest	\$1,280,000	\$1,885,000	\$1,885,000
<b>Median 3 yr % change</b>	<b>9*</b>	<b>34*</b>	<b>43*</b>
<b>Area 11</b>			
Number Sold	13	29	42
Median	\$850,000	\$1,350,500	\$1,260,000
Highest	\$1,175,000	\$1,950,000	\$1,950,000
<b>Median 3 yr % change</b>	<b>27*</b>	<b>5</b>	<b>61*</b>
<b>Area 12</b>			
Number Sold	2	19	21
Median	\$885,000	\$1,719,000	\$1,648,000
Highest	\$885,000	\$2,090,000	\$2,090,000
<b>Median 3 yr % change</b>	<b>21*</b>	<b>39*</b>	<b>50*</b>
<b>Area 13</b>			
Number Sold	7	19	26
Median	\$677,000	\$1,200,000	\$879,500
Highest	\$755,000	\$1,700,000	\$1,700,000
<b>Median 3 yr % change</b>	<b>8*</b>	<b>12</b>	<b>4</b>
<b>Area 14</b>			
Number Sold	12	9	21
Median	\$865,000	\$1,855,000	\$1,320,500
Highest	\$1,010,000	\$2,250,000	\$2,250,000
<b>Median 3 yr % change</b>	<b>19*</b>	<b>24*</b>	<b>-3*</b>
<b>Area 15</b>			
Number Sold	7	7	14
Median	\$772,500	\$1,222,500	\$940,000
Highest	\$975,500	\$1,660,000	\$1,660,000
<b>Median 3 yr % change</b>	<b>62*</b>	<b>1*</b>	<b>-20*</b>
<b>Area 16</b>			
Number Sold	15	4	19
Median	\$737,500	\$1,622,000	\$799,500
Highest	\$1,045,000	\$2,440,000	\$2,440,000
<b>Median 3 yr % change</b>	<b>6</b>	<b>42*</b>	<b>-15</b>

Buxton has divided the map on this page into 16 different property value areas. To find out the median house value in your neighbourhood, simply locate your street on this map to discover which area your property is in, then look up the relevant chart. Data shown is for the Financial Year ending June 2018.

\*Median Value Increase in 3 years % figure is statistically unreliable due to insufficient sales volumes.

## Did you know...

### About median values

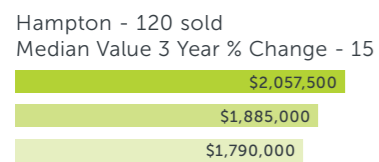
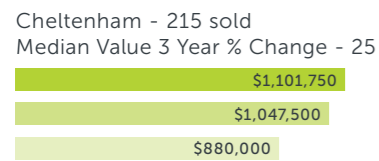
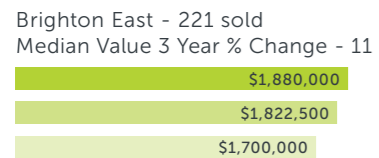
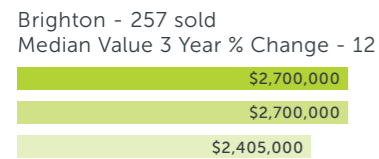
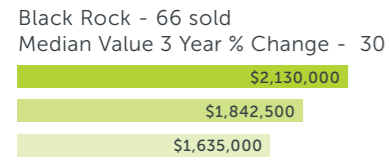
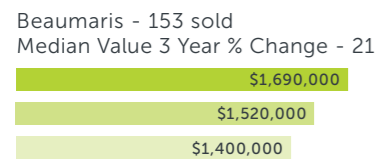
The median value is a more reliable figure than an average price. This is used as an indicator of price trends in a particular area. That's why median prices are used by Buxton, the Real Estate Institute of Victoria and the Valuer General. Simply, the average price is obtained by adding up the value of all sales and dividing that figure by the number of sales. The median average is the middle price when all sales are arranged in order from highest to lowest. Data shown is for the Financial Year ending June 2018.

Please note that figures relate to sales of individual residential properties only and exclude sales of multiple dwellings in single transactions (e.g. blocks of units), vacant land, and commercial real estate. The data on these pages also includes Valuer General data and because of the delay in receiving it, the 2017 data may be missing some sales taking place towards the end of the calendar year. Also be aware that if any area has a particularly low number of sales during any period, this may unfairly influence the trend. Whilst every care has been taken to confirm the accuracy of the information presented, neither the authors, editors or publishers can be responsible for errors or omissions or for any consequences from application of the information given.

## Median sale prices by suburb in the last 3 years

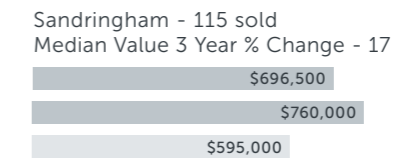
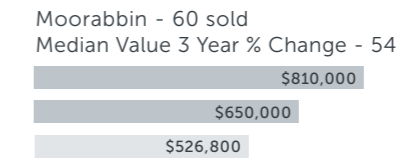
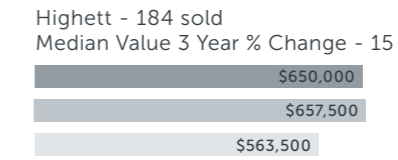
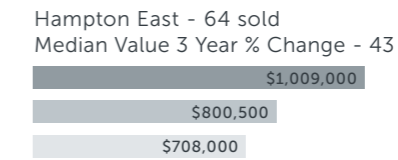
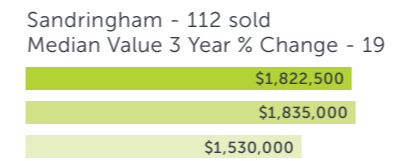
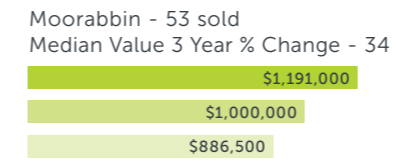
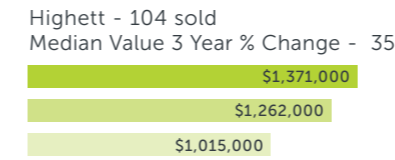
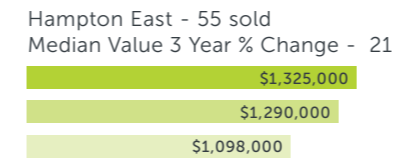
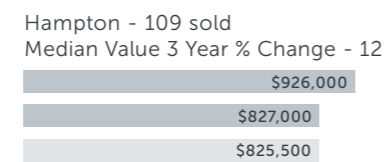
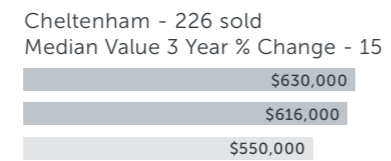
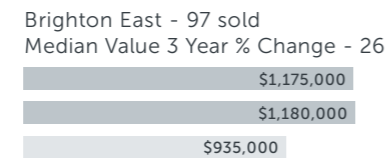
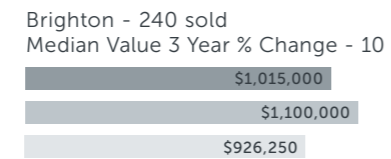
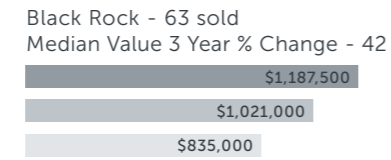
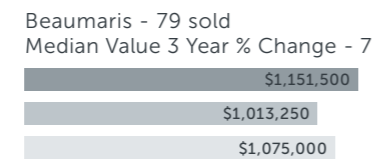
### Houses

2016 2017 2018



### Units/Townhouses

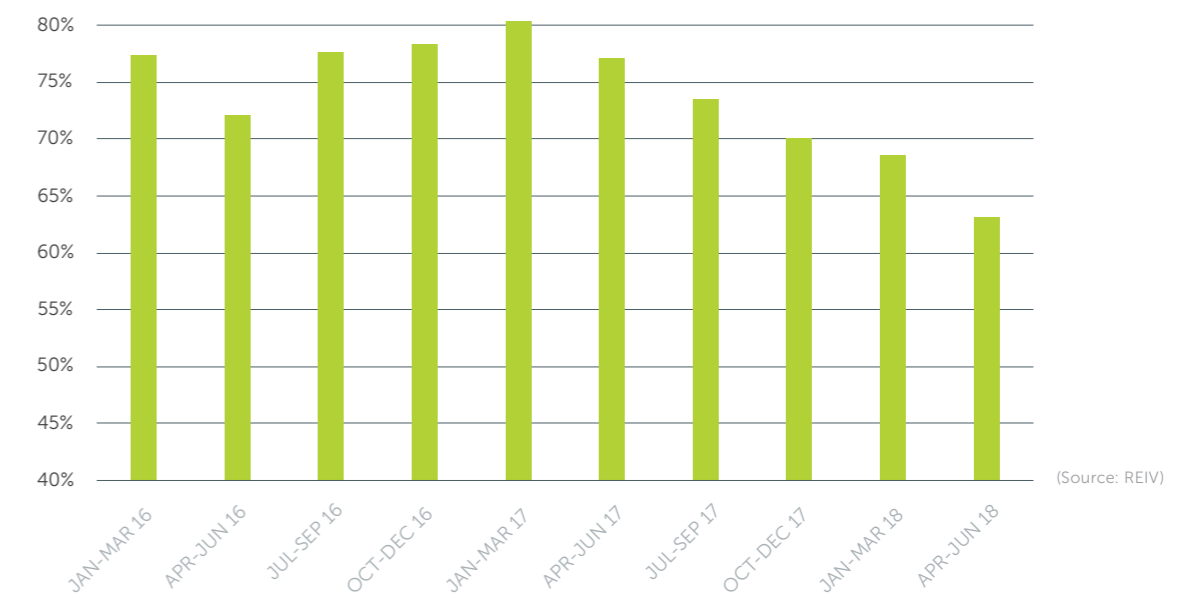
2016 2017 2018



## Auction Clearance Rates Are Telling

When assessing the relationship between supply and demand in the market place (and associated leverage between seller and buyer), auction clearance rates can be useful.

### Auction Clearance Rates Across Buxton's 140+ Suburb Area



This graph shows how rates have changed over the last 2.5 years across the 140+ suburbs that Buxton operates in Victoria. While every suburb and region is different, overall we've seen a significant decrease in clearance rates from the beginning of 2017 to now.

What does this mean? Highly competitive auctions with many bidders is becoming rarer, and as a result, vendors must take more care when considering pre-auction offers and when determining their ultimate reserve price. Employing an experienced local agent with in-depth knowledge of active buyers is becoming increasingly important.

**Property  
Values Report**  
Spring 2018

If you are considering selling and would like to achieve the highest price possible, contact a Bayside area expert for an up-to-date market appraisal.

**David Hart** 0417 541 933

**Halli Moore** 0403 777 661

**Stefan Whiting** 0411 473 153

**Adam Gillon** 0418 313 354

**Noel Susay** 0450 069 506

**Paul Sibley** 0403 325 423

**Christian Hegarty** 0409 449 948

**Mark Earle** 0419 310 707

**Richard Slade** 0419 588 873

**Romana Altman** 0414 804 270

**Brydie Hamilton** 0421 177 484

**Louise Herterich** 0499 149 848

**Rebecca Beacall** 0421 664 027

**Sonja Sendin** 0406 811 040

**Trent Hughes** 0403 718 780

**Jessica Dunn** 0402 667 787

**Kheone Cochrane** 0425 405 519

**Leigh Fletcher** 0419 367 228

**Sally Pickering** 0421 805 216

**Bede White** 0455 046 684

**Danielle Harvey** 0433 509 786

**Gary Yue** 0468 338 785

**John Clarkson** 0408 153 045

**Lisa Comben** 0408 560 842

**Phillip Mellody** 0418 344 611

**Ross Walker** 0425 836 613

**Tom Davidson** 0488 017 500

**Zoe Hooper** 0410 427 119

**Alana Durham** 0409 747 433

**Amanda Morecroft** 0417 347 489

**James Davie** 0412 209 696

**Natalie Alesi** 0421 981 447

**Sharon Quick** 0417 553 893

**Adam Saunders** 0405 456 255

**Matthew Gray** 0412 303 580

**Melina Scriva** 0419 348 606

**Peter Hickey** 0412 569 480

**Sam Harrison** 0423 861 422

**Scott Hamilton** 0414 705 486

**Stefan Delyster** 0419 614 699