*Indicates that less than 50 sales were recorded during 12 months ending period

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	LV

AreaLower QuartileSep-13 MedianALPINE*\$197,750\$285,000MYRTLEFORD*\$177,000\$193,000ARARAT\$128,250\$158,000ARARAT\$135,000\$171,500CITY OF BALLARAT\$237,125\$290,000ALFREDTON\$285,000\$353,500BALLARAT CENTRAL\$235,000\$282,500BALLARAT EAST\$211,000\$261,950BALLARAT NORTH\$248,500\$293,000BLACK HILL*\$247,750\$281,000BROWN HILL\$266,875\$318,500	\$410,000 \$220,000 \$246,250 \$252,750 \$360,000 \$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	Jun-13 Median \$343,750 \$202,500 \$150,000 \$159,000 \$285,000 \$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000 \$379,000	\$ep-12 Median \$320,000 \$237,500 \$165,000 \$167,700 \$285,000 \$355,000 \$310,000 \$270,000 \$270,000 \$300,000	Change -17.1% -4.7% 5.3% 7.9% 1.8% 0.5% -2.6% -0.7%	Annual Change -10.90% -18.70% -4.20% 2.30% 1.80% -0.40%
MYRTLEFORD* \$177,000 \$193,000 ARARAT \$128,250 \$158,000 ARARAT \$135,000 \$171,500 CITY OF BALLARAT \$237,125 \$290,000 ALFREDTON \$285,000 \$353,500 BALLARAT CENTRAL \$235,000 \$282,500 BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$220,000 \$246,250 \$252,750 \$360,000 \$399,500 \$377,475 \$309,500 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$202,500 \$150,000 \$159,000 \$285,000 \$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$237,500 \$165,000 \$167,700 \$285,000 \$355,000 \$310,000 \$270,000 \$270,000 \$300,000	-4.7% 5.3% 7.9% 1.8% 0.5% -2.6%	-18.70% -4.20% 2.30% 1.80% -0.40%
ARARAT \$128,250 \$158,000 ARARAT \$135,000 \$171,50	\$246,250 \$252,750 \$360,000 \$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$150,000 \$159,000 \$285,000 \$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$165,000 \$167,700 \$285,000 \$355,000 \$310,000 \$270,000 \$270,000 \$300,000	5.3% 7.9% 1.8% 0.5% -2.6%	-4.20% 2.30% 1.80% -0.40%
ARARAT \$135,000 \$171,500 CITY OF BALLARAT \$237,125 \$290,000 ALFREDTON \$285,000 \$353,500 BALLARAT CENTRAL \$235,000 \$282,500 BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$252,750 \$360,000 \$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$159,000 \$285,000 \$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$167,700 \$285,000 \$355,000 \$310,000 \$270,000 \$270,000 \$300,000	7.9% 1.8% 0.5% -2.6%	2.30% 1.80% -0.40%
CITY OF BALLARAT \$237,125 \$290,000 ALFREDTON \$285,000 \$353,500 BALLARAT CENTRAL \$235,000 \$282,500 BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$360,000 \$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$285,000 \$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$285,000 \$355,000 \$310,000 \$270,000 \$270,000 \$300,000	1.8% 0.5% -2.6%	1.80% -0.40%
ALFREDTON \$285,000 \$353,500 BALLARAT CENTRAL \$235,000 \$282,500 BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$355,000 \$310,000 \$270,000 \$270,000 \$300,000	0.5% -2.6%	-0.40%
ALFREDTON \$285,000 \$353,500 BALLARAT CENTRAL \$235,000 \$282,500 BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$399,500 \$377,475 \$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$351,750 \$290,000 \$263,900 \$282,500 \$282,500 \$300,000	\$355,000 \$310,000 \$270,000 \$270,000 \$300,000	0.5% -2.6%	-0.40%
BALLARAT EAST \$211,000 \$261,950 BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$309,500 \$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$263,900 \$282,500 \$282,500 \$300,000	\$270,000 \$270,000 \$300,000		
BALLARAT NORTH \$248,500 \$293,000 BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$335,000 \$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$282,500 \$282,500 \$300,000	\$270,000 \$300,000	-0.7%	-8.90%
BLACK HILL* \$247,750 \$281,000 BROWN HILL \$266,875 \$318,500	\$335,250 \$377,500 \$481,250 \$340,000 \$325,000	\$282,500 \$300,000	\$300,000	0 70/	-3.00%
BROWN HILL \$266,875 \$318,500	\$377,500 \$481,250 \$340,000 \$325,000	\$300,000		3.7% -0.5%	8.50% -6.30%
	\$481,250 \$340,000 \$325,000		\$280,000	6.2%	13.80%
BUNINYONG \$315,000 \$379,000	\$325,000		\$376,250	0.0%	0.70%
CANADIAN* \$235,500 \$290,000		\$291,000	\$310,000	-0.3%	-6.50%
DELACOMBE \$256,250 \$285,000		\$285,000	\$300,000	0.0%	-5.00%
GOLDEN POINT (BALLARAT) \$209,000 \$237,750 INVERMAY PARK* \$358,750 \$376,500	\$281,250 \$424,750	\$245,000 \$378,500	\$249,500 \$365,000	-3.0% -0.5%	-4.70% 3.20%
LAKE GARDENS* \$393,750 \$443,750	\$552,500	\$427,500	\$350,000	3.8%	26.80%
LAKE WENDOUREE* \$392,500 \$578,750	\$727,500	\$600,000	\$583,500	-3.5%	-0.80%
MINERS REST* \$305,000 \$320,000	\$355,000	\$316,250	\$325,000	1.2%	-1.50%
MITCHELL PARK* \$250,000 \$284,000	\$315,000	\$270,000	¢240.000	5.2%	2.500/
MOUNT CLEAR* \$258,500 \$299,000 MOUNT HELEN* \$318,500 \$365,000	\$351,000 \$443,750	\$300,000 \$365,000	\$310,000 \$330,000	-0.3% 0.0%	-3.50% 10.60%
MOUNT PLEASANT* \$220,000 \$273,000	\$325,000	\$260,000	\$262,500	5.0%	4.00%
NERRINA* \$403,750 \$479,750	\$541,250	\$470,000	\$435,000	2.1%	10.30%
NEWINGTON* \$290,000 \$320,000	\$357,000	\$341,500	\$282,500	-6.3%	13.30%
REDAN* \$200,000 \$240,000	\$267,500	\$234,950	\$245,000	2.1%	-2.00%
SEBASTOPOL \$212,250 \$240,375 SOLDIERS HILL \$246,750 \$315,000	\$269,125 \$393,750	\$245,000 \$320,000	\$239,000 \$285,000	-1.9% -1.6%	0.60% 10.50%
WENDOUREE \$210,000 \$235,000	\$257,625	\$230,000	\$285,000	2.2%	4.40%
WEID OUT #250,000	Ψ201,020	Ψ200,000	Ψ220,000	2.270	11 10 70
BASS COAST \$300,750 \$377,500	\$497,000	\$382,500	\$394,000	-1.3%	-4.20%
CAPE WOOLAMAI* \$290,000 \$347,500	\$445,625	\$345,000	\$404,000	0.7%	-14.00%
COWES \$302,500 \$355,500	\$489,500	\$359,000	\$343,000	-1.0%	3.60%
INVERLOCH* \$421,250 \$491,250 RHYLL* \$348,750 \$410,000	\$605,000 \$456,000	\$467,500 \$420,000	\$450,000	5.1% -2.4%	9.20%
SAN REMO* \$343,000 \$425,000	\$515,000	\$410,000		3.7%	
SMITHS BEACH* \$335,625 \$362,750	\$497,500	\$452,500		-19.8%	
SURF BEACH* \$278,750 \$320,000	\$351,250	\$320,000		0.0%	
VENTNOR* \$280,000 \$440,000	\$465,000	\$430,000		2.3%	
BAW BAW \$245,000 \$310,000	\$410,000	\$315,000	\$295,000	-1.6%	5.10%
DROUIN \$250,000 \$305,000	\$364,813	\$305,000	\$327,000	0.0%	-6.70%
LONGWARRY* \$268,500 \$276,000	\$310,000	\$285,000	\$289,750	-3.2%	-4.70%
TOONGABBIE* \$234,000 \$305,000	\$335,000	\$280,000		8.9%	
WARRAGUL \$254,000 \$326,000	\$427,500	\$335,000	\$295,000	-2.7%	10.50%
BENALLA* \$158,500 \$193,500	\$220,000	\$205,000	\$258,000	-5.6%	-25.00%
BENALLA* \$160,000 \$197,000	\$234,750	\$220,000	\$250,000	-10.5%	-21.20%
	****	*	***		
BULOKE* \$52,500 \$68,000 DONALD* \$52,500 \$68,000	\$111,500 \$141,000	\$100,000	\$82,000	-32.0%	-17.10%
\$62,000	Ψ111,000				
CAMPASPE \$194,000 \$261,000	\$342,500	\$267,500	\$273,500	-2.4%	-4.60%
ECHUCA \$224,000 \$287,500	\$360,625	\$292,000	\$296,250	-1.5%	-3.00%
KYABRAM* \$185,000 \$214,000	\$255,000	\$220,750	\$207,500	-3.1%	3.10%
ROCHESTER* \$167,500 \$192,500	\$256,000	\$196,000	\$210,000	-1.8%	-8.30%
CENTRAL GOLDFIELDS \$165,000 \$219,250	\$280,000	\$200,000	\$197,000	9.6%	11.30%
DUNOLLY* \$167,500 \$188,000	\$225,000	\$180,750	\$150,000	4.0%	25.30%
MARYBOROUGH \$157,000 \$195,000	\$270,000	\$190,000	\$199,000	2.6%	-2.00%
001 40 0TWAY	* 0.45.000	\$000.500	£207 F00	0.00/	00 500/
COLAC-OTWAY \$179,000 \$227,500 APOLLO BAY* \$415,000 \$455,000	\$345,000 \$520,000	\$232,500 \$430,000	\$327,500	-2.2% 5.8%	-30.50%
COLAC* \$185,000 \$204,500	\$235,875	\$206,000	\$223,000	-0.7%	-8.30%
* · · · · · · · · · · · · · · · · · · ·	¥/-	,,	, -,		
EAST GIPPSLAND \$220,000 \$290,000	\$365,000	\$295,000	\$279,000	-1.7%	3.90%
BAIRNSDALE \$207,500 \$252,000	\$314,000	\$253,000	\$245,000	-0.4%	2.90%
BRUTHEN* \$167,750 \$215,000 EAGLE POINT* \$221,500 \$275,000	\$255,500 \$324,000	\$212,500 \$230,000	\$182,000 \$259,500	1.2% 19.6%	18.10% 6.00%
EASTWOOD* \$300,000 \$322,000	\$350,000	\$230,000	\$259,500	0.0%	-6.90%
LAKES ENTRANCE* \$195,250 \$265,000	\$311,500	\$269,750	\$288,500	-1.8%	-8.10%
METUNG* \$300,000 \$343,000	\$506,500	\$343,000	\$310,500	0.0%	10.50%
NEWLANDS ARM* \$306,500 \$322,500	\$450,000	\$319,000		1.1%	
ORBOST* \$135,750 \$167,250	\$213,875	\$174,750 \$311,350	¢207 E00	-4.3% 1.2%	0.600/
PAYNESVILLE \$250,000 \$315,000 RAYMOND ISLAND* \$220,000 \$335,000	\$380,000 \$358,750	\$311,250 \$325,000	\$287,500 \$310,000	1.2% 3.1%	9.60% 8.10%
WY YUNG* \$272,500 \$330,000	\$400,000	\$330,000	\$346,000	0.0%	-4.60%
GANNAWARRA* \$80,000 \$105,000	\$185,000 \$470,000	\$105,000	\$165,000	0.0%	-36.40%
COHUNA* \$87,500 \$100,000	\$170,000	\$95,000		5.3%	

*Indicates that less than 50 sales were recorded during 12 months ending period

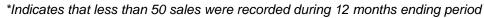
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Area	Lower Quartile	Sep-13 Median	Upper Quartile	Jun-13 Median	Sep-12 Median	Quarterly Change	Annual Change
GLENELG*	\$174,000	\$240,000	\$285,250	\$240,000	\$251,000	0.0%	-4.40%
PORTLAND*	\$172,000	\$240,000	\$287,000	\$240,000	\$250,000	0.0%	-4.00%
GOLDEN PLAINS	\$268,000	\$355,000	\$431,000	\$327,500	\$340,000	8.4%	4.40%
BANNOCKBURN*	\$330,250	\$405,000	\$448,250	\$405,000	\$370,000	0.0%	9.50%
SMYTHESDALE*	\$248,125	\$281,250	\$313,500	\$281,250		0.0%	
CITY OF GREATER BENDIGO	\$260,500	\$315,000	\$385,000	\$310,000	\$300,000	1.6%	5.00%
BENDIGO	\$268,500	\$305,000	\$390,750	\$305,000	\$316,250	0.0%	-3.60%
CALIFORNIA GULLY*	\$202,500	\$245,000	\$283,750	\$244,000	\$230,000	0.4%	6.50%
EAGLEHAWK	\$239,000	\$300,000	\$330,500	\$300,000	\$265,000	0.0%	13.20%
EAST BENDIGO* EPSOM*	\$282,500 \$290,000	\$348,000 \$315,000	\$388,500 \$325,000	\$341,750 \$314,975	\$271,000 \$325,000	1.8% 0.0%	28.40% -3.10%
FLORA HILL*	\$275,000	\$310,000	\$335,000	\$305,250	\$300,000	1.6%	3.30%
GOLDEN SQUARE	\$245,875	\$292,000	\$362,500	\$291,500	\$277,250	0.2%	5.30%
HEATHCOTE*	\$222,500	\$272,000	\$312,500	\$258,000	\$230,000	5.4%	18.30%
HUNTLY*	\$316,875	\$350,000	\$377,250	\$356,000	# 205 000	-1.7%	47.500/
IRONBARK* JUNORTOUN*	\$288,125 \$418,000	\$311,500 \$465,000	\$336,250 \$512,000	\$300,000 \$465,000	\$265,000 \$472,500	3.8% 0.0%	17.50% -1.60%
KANGAROO FLAT	\$255,000	\$280,000	\$326,750	\$276,000	\$280,000	1.4%	0.00%
KENNINGTON*	\$270,000	\$312,000	\$410,000	\$290,000	\$306,500	7.6%	1.80%
LONG GULLY*	\$206,000	\$234,500	\$270,000	\$235,000	\$225,000	-0.2%	4.20%
MAIDEN GULLY*	\$375,000	\$440,000	\$480,000	\$430,000	\$400,000	2.3%	10.00%
NORTH BENDIGO* QUARRY HILL*	\$208,750 \$317,500	\$248,500 \$390,000	\$297,600 \$440,000	\$252,250 \$378,000	\$250,000 \$295,000	-1.5% 3.2%	-0.60% 32.20%
SPRING GULLY*	\$298,000	\$335,000	\$395,000	\$376,000	\$327,500	0.8%	2.30%
STRATHDALE	\$330,000	\$395,000	\$485,000	\$375,000	\$399,950	5.3%	-1.20%
STRATHFIELDSAYE*	\$340,000	\$395,000	\$428,000	\$395,000	\$390,000	0.0%	1.30%
WHITE HILLS*	\$250,000	\$271,500	\$335,000	\$271,500	\$262,500	0.0%	3.40%
CITY OF GREATER GEELONG	\$325,000	\$405,000	\$518,688	\$390,000	\$380,000	3.8%	6.60%
BARWON HEADS*	\$582,500	\$740,000	\$915,000	\$755,000	\$657,500	-2.0%	12.50%
BELL PARK*	\$257,875	\$290,000	\$349,250	\$295,000	\$285,000	-1.7%	1.80%
BELL POST HILL*	\$325,125	\$337,250	\$390,500	\$336,000	\$312,000	0.4%	8.10%
BELMONT	\$314,375 \$305,000	\$350,000 \$350,000	\$402,500 \$420,000	\$350,000	\$358,000 \$350,000	0.0% 1.4%	-2.20% 0.00%
CLIFTON SPRINGS* CORIO*	\$206,000	\$350,000 \$226,465	\$260,000	\$345,000 \$233,500	\$350,000	-3.0%	-2.00%
DRYSDALE*	\$337,500	\$402,500	\$472,500	\$345,500	\$377,000	16.5%	6.80%
EAST GEELONG*	\$307,125	\$396,000	\$504,250	\$426,000	\$385,000	-7.0%	2.90%
GEELONG*	\$420,000	\$460,000	\$518,250	\$471,500	\$520,000	-2.4%	-11.50%
GEELONG WEST	\$377,500	\$445,000	\$540,500	\$427,750	\$416,500	4.0%	6.80%
GROVEDALE HAMLYN HEIGHTS*	\$311,750 \$313,000	\$352,500 \$371,500	\$400,000 \$397,028	\$350,000 \$352,500	\$348,500 \$349,500	0.7% 5.4%	1.10% 6.30%
HERNE HILL*	\$306,875	\$328,000	\$362,250	\$315,000	\$325,000	4.1%	0.90%
HIGHTON	\$398,500	\$455,000	\$580,000	\$461,250	\$490,000	-1.4%	-7.10%
LARA*	\$316,500	\$430,000	\$457,500	\$367,000	\$355,000	17.2%	21.10%
LEOPOLD	\$306,250	\$360,000	\$414,472	\$345,000	\$340,000	4.3%	5.90%
MANIFOLD HEIGHTS* NEWCOMB*	\$455,250 \$258,250	\$534,750 \$276,000	\$638,000 \$303,313	\$500,000 \$270,000	\$273,000	6.9% 2.2%	1.10%
NEWTOWN (GEELONG)	\$448,875	\$557,500	\$688,250	\$510,000	\$460,000	9.3%	21.20%
NORLANE*	\$182,250	\$192,500	\$212,500	\$187,250	\$190,500	2.8%	1.00%
OCEAN GROVE	\$410,000	\$466,250	\$575,000	\$460,000	\$469,000	1.4%	-0.60%
POINT LONSDALE*	\$502,000	\$605,000	\$770,000	\$647,500	\$606,250	-6.6%	-0.20%
PORTARLINGTON*	\$347,000	\$390,000	\$457,500	\$400,000	\$405,000	-2.5%	-3.70%
SOUTH GEELONG* ST ALBANS PARK*	\$380,000 \$280,000	\$409,000 \$294,000	\$431,375 \$310,000	\$308,000	\$410,000 \$322,500	-4.5%	-0.20% -8.80%
WANDANA HEIGHTS*	\$482,125	\$580,000	\$594,250	\$570,000	ψ022,000	1.8%	0.0070
WAURN PONDS*	\$443,750	\$485,000	\$560,000	\$475,000	\$452,500	2.1%	7.20%
WHITTINGTON*	\$237,000	\$260,000	\$308,000	\$251,000	\$238,500	3.6%	9.00%
CITY OF GREATER SHEPPARTON	\$210,250	\$261,373	\$360,000	\$250,000	\$240,000	4.5%	8.90%
KIALLA*	\$315,000	\$385,000	\$425,000	\$375,000	\$342,500	2.7%	12.40%
MOOROOPNA*	\$160,000	\$207,000	\$234,250	\$201,000	\$232,500	3.0%	-11.00%
SHEPPARTON	\$202,375	\$245,000	\$321,250	\$234,250	\$230,000	4.6%	6.50%
HEDRIJON	\$255,000	\$332,500	\$461,250	\$335,000	\$385,000	-0.7%	-12 600/
HEPBURN CLUNES*	\$255,000 \$177,500	\$332,500 \$240,000	\$461,250 \$262,500	\$335,000 \$260,000	φ ა ου,000	-0.7% -7.7%	-13.60%
CRESWICK	\$239,125	\$285,000	\$359,000	\$287,500	\$238,500	-0.9%	19.50%
DAYLESFORD*	\$323,750	\$351,000	\$448,750	\$350,000	\$452,500	0.3%	-22.40%
TRENTHAM*	\$372,500	\$427,500	\$525,000		\$332,000		28.80%
HORSHAM*	\$146,000	\$209,000	\$267,570	\$219,000	\$228,000	-4.6%	-8.30%
HORSHAM*	\$146,000	\$209,000	\$267,370	\$213,500	\$217,000	- 4.6 %	-7.40%
INDIGO*	\$190,000 \$228,750	\$245,000 \$214,750	\$352,000 \$346,500	\$302,000 \$317,500	\$246,000	-18.9%	-0.40%
BEECHWORTH* RUTHERGLEN*	\$228,750 \$189,750	\$314,750 \$226,000	\$346,500 \$249,375	\$317,500		-0.9%	
	φ100,100	Ψ220,000	Ψ2-10,010				
CITY OF LA TROBE	\$170,000	\$235,000	\$315,000	\$240,000	\$245,000	-2.1%	-4.10%
CHURCHILL	\$162,554	\$190,500	\$250,000	\$186,000	\$182,250	2.4%	4.50%
HAZELWOOD NORTH*	\$391,250	\$395,000	\$470,500				

*Indicates that less than 50 sales were recorded during 12 months ending period

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MOEP	Area	Lower Quartile	Sep-13 Median	Upper Quartile	Jun-13 Median	Sep-12 Median	Quarterly Change	Annual Change
NEWBOOLUSHY	MOE*	\$124,000	\$165,000	\$225,000	\$165,000	\$170,000	0.0%	-2.90%
TRABARI GON 165T* \$355,000 \$325,000 \$325,000 \$327,000 \$347,000 \$347,000 \$44,000	MORWELL	\$130,000	\$166,000	\$210,000	\$165,000	\$165,000	0.6%	0.60%
TRABARI GON 165T* \$355,000 \$325,000 \$325,000 \$327,000 \$347,000 \$347,000 \$44,000	NEWBOROUGH*	\$163,500	\$207,500	\$248,750	\$206,250	\$235,000	0.6%	-11.70%
TRARPAIGN EAST** \$80,000 \$190,000 \$307,000 -1,30% -1,00%	TRARALGON	\$225,000		\$355,000		\$287,750		
YALLOURN NORTH* \$90,000 \$125,000 \$138,750 \$10,205						. ,		
YENNAR* \$201,750 \$343,750 \$485,000 \$485,000 \$486,750 \$2.1% \$17.0%								
GISSEONE					,,	\$255,000		-16.20%
KYNETON								
MACEBON* \$448,750 \$541,250 \$672,000 \$682,000 \$480,000 3.1% 12.80% NEW GISBORNE* \$455,000 \$520,000 \$360,000 \$470,000 7.1% 11.70% NEW GISBORNE* \$455,000 \$520,000 \$360,000 \$470,000 7.1% 11.70% NEW GISBORNE* \$455,000 \$583,000 \$450,000 \$470,000 7.1% 11.50% NEW GISBORNE* \$455,000 \$580,000 \$490,000 \$405,000 1.10% 4.80% NEW GISBORNE* \$450,000 \$490,000 \$405,000 1.10% 4.80% NEW GISBORNE* \$450,000 \$405,000 1.10% 4.80% NEW GISBORNE* \$450,000 \$450,000 1.10% 4.80% NEW GISBORNE* \$450,000 \$450,000 1.00% 2.20% NEW GISBORNE* \$450,000 \$450,000 1.00% 2.20% NEW GISBORNE* \$450,000 \$450,000 1.00% 2.20% NEW GISBORNE* \$450,000 \$450,000 \$450,000 \$450,000 \$450,000 1.00% 2.20% NEW GISBORNE* \$450,000 \$225,000 \$420,000 \$225,000 \$450,000 \$470,000 2.20% 5.50% NEW GISBORNE* \$450,000 \$225,000 \$225,000 \$225,000 \$470,000 2.20% 5.50% NEW GISBORNE* \$450,000 \$225,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$470,000 \$250,000 \$270,000 \$450,000 \$250,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$270,000 \$260,000 \$								
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RIDDELS GREEK								
ROMSEY*								
MILDURA \$172,000 \$225,000 \$225,000 \$220,000 \$220,000 \$0.0% \$4.89%								
MILDURA \$172,000 \$225,000 \$225,000 \$220,000 \$0.0% \$2.00% \$187,VAPLE* \$212,000 \$225,000 \$226,500 \$226,500 \$276,000 \$1.05% \$1.45,000 \$1.05% \$1.45,000 \$1.05% \$1.45,000 \$1.05% \$1.45,000 \$1.05% \$1.45,000 \$1.05% \$1.25,000 \$2.05% \$1.00% \$2.25,000 \$2.05% \$1.00% \$2.25% \$1								
IRYMPLE*	WOODEND	\$385,000	\$495,000	\$570,000	\$490,000	\$520,000	1.0%	-4.80%
MERBERIN' \$130,500 \$180,000 \$195,000 \$175,050 \$147,000 2.8% 5.50% RED CLIFFS' \$111,500 \$170,000 \$225,5000 \$218,000 2.2% 5.50% RED CLIFFS' \$111,500 \$170,000 \$225,5000 \$218,000 2.2% 5.50% RED CLIFFS' \$111,500 \$170,000 \$225,5000 \$218,000 1.5% 2.20% MITCHELL \$278,750 \$335,000 \$421,875 \$325,500 \$325,500 3.6% 4.40% \$220,000 \$210,000 3.6% 4.40% \$220,000 \$220,000 \$210,000 3.6% 4.40% \$220,000 \$220,000 \$220,000 \$220,000 \$210,000 3.8% 4.40% \$200,000 \$222,500 \$220,000 \$210,000 3.8% 4.40% \$200,000 \$222,500 \$222,500 \$228,000 3.8% 4.40% \$200,000 \$200,000 \$222,500 \$228,000 3.8% 4.40% \$200,000 \$200,00			·	•				
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RED CLIFES' \$131,500 \$170,000 \$225,000 \$167,500 \$174,000 \$1.5% \$2.20% MITCHELL \$278,750 \$325,000 \$421,875 \$320,000 \$318,000 \$1.6% \$2.20% \$16,000 \$305,000 \$272,500 \$320,000 \$210,000 \$2								
MITCHELL \$278,750 \$325,000 \$420,625 \$320,000 \$318,000 \$1.6% \$2.20% \$1.60% \$2.20% \$2.20,000								
KILMORE* \$293.750 \$335,000 \$421,875 \$333,3500 \$350,000 \$1.9% \$4.40% \$WALLAN* \$195,000 \$200,000 \$272,500 \$320,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$200,000 \$220,000 \$2	RED CLIFFS*	\$131,500	\$170,000	\$225,000	\$167,500	\$174,000	1.5%	-2.30%
KILMORE* \$989,750 \$345,000 \$421,875 \$323,500 \$359,500 \$3.6% \$4.40% WALLAN* \$197,500 \$240,500 \$247,500 \$247,500 \$320,000 \$210,000 \$200,000 \$220,000 \$210,000 \$220,000 \$210,000 \$220	MITCHELL	\$278,750	\$325,000	\$420,625	\$320,000	\$318,000	1.6%	2.20%
SEYMOUR* \$169.000 \$272.500 \$220.000 \$210.000 \$-9.1% \$-4.80%			·	•		-		
WALLAN' \$297,500 \$449,500 \$459,750 \$337,750 \$320,000 0.8% 6.40%								
NATHALIA' NIMURKAH' YARRAWONGA' S244,500 S263,500 S229,000 S229,000 S229,000 S220,000 S220,000 S201,000 S201,000 S201,000 S201,000 S220,000 S220,000 S220,000 S201,000 S201,000 S201,000 S202,0000 S202,000 S202,0								
NIMBURKAH* \$167.000 \$220.000 \$220.000 \$220.000 \$201.000 0.0% 9.95% YARRAWONGA* \$244,500 \$263,500 \$293,500 \$287,250 \$299,000 -8.3% -11.90% 11.90% ARCHUS MARSH* \$325.000 \$335.000 \$338.000 \$338.500 \$339.000 \$338.500 \$339.0			·	•				
VARRAWONGA* \$244,500 \$283,500 \$290,500 \$287,250 \$299,000 \$8.3% \$11,90%	NATHALIA*	\$128,500	\$182,750	\$223,750		\$205,000	0.0%	
MOORABOOL \$309,250 \$365,000 \$441,875 \$360,000 \$343,000 \$1.44% 6.40%	NUMURKAH*	\$167,000	\$220,000	\$229,000	\$220,000	\$201,000	0.0%	9.50%
BACCHUS MARSH' \$325,000 \$336,000 \$336,000 \$336,000 \$335,000 \$32	YARRAWONGA*	\$244,500	\$263,500	\$290,500	\$287,250	\$299,000	-8.3%	-11.90%
BACCHUS MARSH' \$325,000 \$325,000 \$339,000 \$335,000 \$325,000 \$325,000 \$384,000 \$325,000 \$384,000 \$385,000 \$386,000 \$38	MOORABOOL	\$309.250	\$365.000	\$481.875	\$360.000	\$343,000	1.4%	6.40%
DARLEY*		•	·					
LALLAL* \$323,000 \$375,000 \$455,000 \$354,000 5.9%								
CAMPBELLS CREEK* CASTLEMAINE \$322,500 \$388,000 \$437,000 \$389,575 \$395,000 \$348,000 \$-1,8% \$11,50% MALDON* \$227,280 \$286,285 \$359,375 \$293,500 \$320,000 \$-2,5% \$-10,50% MOYNE \$272,000 \$330,000 \$423,000 \$322,500 \$229,000 \$2.3% \$13,80% MURRINDINDI' KINGLAKE* \$275,000 \$333,000 \$390,000 \$322,500 \$370,000 \$-6,5% \$7.00% KINGLAKE* \$275,000 \$333,000 \$390,000 \$369,000 \$410,000 \$-9,8% \$-18,80% PYRENEES \$145,000 \$199,000 \$250,000 \$195,000 \$210,000 \$-2,6% \$-18,80% AVOCA' \$155,000 \$199,000 \$237,500 \$195,000 \$210,000 \$-2,6% \$-70% BEAUFORT* \$147,000 \$188,500 \$205,000 \$188,500 \$205,000 \$178,000 \$-2,6% \$-6,70% BEAUFORT* \$147,000 \$188,500 \$205,000 \$188,500 \$205,000 \$178,000 \$-2,6% \$-6,70% BEAUFORT* \$147,000 \$188,500 \$205,000 \$188,500 \$205,000 \$178,000 \$-2,6% \$-6,70% BEAUFORT* \$147,000 \$188,500 \$205,000 \$188,500 \$205,000 \$178,000 \$-2,6% \$-6,70% BEAUFORT* \$147,000 \$188,500 \$205,000 \$188,500 \$205,000 \$178,000 \$-12,8% \$-3,20% SUITH GIPPSLAND \$218,000 \$247,000 \$240,000 \$247,500 \$24						,		
CAMPBELLS CREEK* CASTLEMAINE \$322,500 \$388,000 \$477,000 \$395,000 \$348,000 \$1.8% \$11,50% MALDON* \$227,280 \$286,250 \$359,375 \$2893,500 \$320,000 \$2.5% \$10,50% MOYNE \$272,000 \$330,000 \$423,000 \$322,500 \$229,000 \$2.3% \$13,80% MURRINDINDI* \$307,500 \$336,000 \$329,000 \$322,500 \$290,000 \$2.3% \$13,80% MURRINDINDI* \$307,500 \$333,000 \$390,000 \$322,500 \$370,000 \$410,000 \$237,000 \$309,000 \$309,000 \$410,000 \$	MOUNT ALEXANDER	\$310,750	\$370,000	\$460,000	\$368,000	\$350,000	0.5%	5.70%
CASTLEMAINE MALDON' \$237,250 \$286,250 \$388,000 \$342,000 \$342,000 \$320,000 \$230,000 \$2.5% \$10.50% MOYNE \$272,000 \$330,000 \$3423,000 \$322,500 \$290,000 \$2.3% \$13.80% MURRINDINDI' \$307,500 \$330,000 \$330,000 \$3423,000 \$322,500 \$290,000 \$370		\$320,000	\$377,000	\$430,000	\$369,750	\$421,250		
MALDON* \$237,250 \$286,250 \$359,375 \$293,500 \$320,000 -2.5% -10.50% MOYNE \$272,000 \$330,000 \$423,000 \$322,500 \$290,000 2.3% 13.80% MURRINDINDI* \$307,500 \$396,000 \$527,500 \$423,500 \$370,000 -6.5% 7.00% KINGLAKE* \$275,000 \$333,000 \$390,000 \$369,000 \$410,000 -9.8% -18.80% PYRENEES \$145,000 \$190,000 \$250,000 \$195,000 \$2178,000 -2.6% 6.70% BEAUFORT* \$1447,000 \$188,500 \$220,000 \$188,500 \$205,000 -12.8% -3.00% SKIPTON* \$159,000 \$605,000 \$805,000 \$263,500 \$700,000 -12.8% -3.20% QUEENSCLIFF* \$520,000 \$605,000 \$805,000 \$805,000 \$705,000 -12.8% -3.20% SOUTH GIPPSLAND \$219,000 \$247,000 \$317,500 \$240,000 \$262,500 \$29,00 \$270,000 0.4% -3								
MURRINDINDI* KINGLAKE* \$275,000 \$333,000 \$527,500 \$369,000 \$410,000 -9.8% -18.80% PYRENEES \$145,000 \$190,000 \$250,000 \$195,000 \$195,000 \$178,000 -2.6% 6.70% BEAUFORT* \$147,000 \$188,500 \$220,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$188,500 \$205,000 \$10,000 -2.6% 6.70% 6	MALDON*							
RINGLAKE* \$275,000 \$333,000 \$390,000 \$410,000 -9.8% -18.80%	MOYNE	\$272,000	\$330,000	\$423,000	\$322,500	\$290,000	2.3%	13.80%
RINGLAKE* \$275,000 \$333,000 \$390,000 \$410,000 -9.8% -18.80%	MURRINDINDI*	\$307,500	\$396,000	\$527,500	\$423,500	\$370,000	-6.5%	7.00%
AVOCA* BEAUFORT* \$147,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$12.8% \$155,000 \$12.8% \$155,000 \$12.8% \$155,000 \$12.8% \$130,000 \$12.8% \$155,000 \$12.8% \$155,000 \$12.8% \$155,000 \$12.8% \$	KINGLAKE*	\$275,000	\$333,000	\$390,000	\$369,000	\$410,000	-9.8%	-18.80%
AVOCA* BEALFORT* \$147,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$188,500 \$220,000 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,500 \$280,000 \$280,500 \$280,000 \$280	PYRENEES	\$145,000	\$190,000	\$250,000	\$195,000	\$210,000	-2 6%	-9 50%
BEALFORT* SKIPTON* \$147,000 \$159,000 \$188,500 \$240,000 \$205,000 \$240,000 0.0% -8.00% QUEENSCLIFFE* QUEENSCLIFF* \$520,000 \$541,125 \$682,500 \$865,500 \$805,000 \$865,500 \$700,000 \$705,000 -12.8% -13.60% SOUTH GIPPSLAND VENUS BAY* \$219,000 \$218,000 \$247,000 \$240,000 \$262,500 \$239,000 2.9% -5.90% SOUTHERN GRAMPIANS* HAMILTON* \$202,000 \$205,500 \$265,000 \$336,000 \$260,000 \$270,000 1.90% STRATHBOGIE* NAGAMBIE* \$194,750 \$257,500 \$340,000 \$366,500 \$335,000 \$305,000 \$301,000 5.3% 22.40% SURF COAST SHIRE TORQUAY \$168,250 \$166,250 \$227,500 \$279,000 \$273,500 \$221,000 \$247,250 \$250,000 1.0% -8.00% WANGARATTA* WARRAMBOOL* \$168,500 \$245,000 \$210,000 \$210,000 \$250,000 \$221,000 \$247,250 \$250,000 -1.1% -8.00% WELLINGTON SHIRE GLENGARRY* HEYFIELD* LOCH SPORT* LONGFORD* \$191,000 \$295,500 \$281,000 \$240,000 \$260,000 \$221,000 \$269,000 \$222,500 \$269,000 \$221,000 \$269,000 \$221,000 \$269,000 \$221,000 \$269,000 \$221,000 \$269,000 \$200,000 \$200,000 \$200,000				•		-		
SKIPTON* \$159,000 \$187,000 \$240,000 QUEENSCLIFFE* QUEENSCLIFF* \$520,000 \$605,000 \$805,000 \$693,500 \$700,000 -12.8% -13.60% SOUTH GIPPSLAND VENUS BAY* \$219,000 \$247,000 \$317,500 \$240,000 \$262,500 2.9% -5.90% SOUTHERN GRAMPIANS* HAMILTON* \$202,000 \$265,000 \$342,000 \$260,000 \$270,000 -0.7% -1.10% STRATHBOGIE* NAGAMBIE* \$194,750 \$340,000 \$408,750 \$335,000 \$260,000 1.5% 22.40% SURF COAST SHIRE TORQUAY \$542,500 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$250,000 \$247,250 -1.1% -8.00% WELLINGTON SHIRE GLENGARRY* \$255,000 \$313,500 \$340,000 \$250,000 \$269,000 4.4% -3.00% WELLINGTON SHI								
QUEENSCLIFF* \$541,125 \$682,500 \$852,500 \$705,000 -12.8% -3.20% SOUTH GIPPSLAND VENUS BAY* \$219,000 \$247,000 \$317,500 \$240,000 \$262,500 2.9% -5.90% SOUTHERN GRAMPIANS* \$202,000 \$265,000 \$342,000 \$260,000 -0.7% -1.10% HAMILTON* \$205,500 \$267,000 \$335,000 \$269,000 \$270,000 -0.7% -1.10% STRATHBOGIE* \$194,750 \$340,000 \$408,750 \$335,000 \$301,000 5.3% 22.40% SURF COAST SHIRE \$531,250 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$247,250 -1.1% -3.00% GLENGARRY* \$2					ψ100,300	Ψ203,000	0.070	-0.0070
QUEENSCLIFF* \$541,125 \$682,500 \$852,500 \$705,000 -12.8% -3.20% SOUTH GIPPSLAND VENUS BAY* \$219,000 \$247,000 \$317,500 \$240,000 \$262,500 2.9% -5.90% SOUTHERN GRAMPIANS* \$202,000 \$265,000 \$342,000 \$260,000 -0.7% -1.10% HAMILTON* \$205,500 \$267,000 \$335,000 \$269,000 \$270,000 -0.7% -1.10% STRATHBOGIE* \$194,750 \$340,000 \$408,750 \$335,000 \$301,000 5.3% 22.40% SURF COAST SHIRE \$531,250 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$247,250 -1.1% -3.00% GLENGARRY* \$2	QUEENSCLIFFE*	\$520,000	\$605,000	\$805,000	\$693,500	\$700,000	-12.8%	-13.60%
VENUS BAY* \$218,000 \$240,000 \$295,000 \$239,000 \$247,500 0.4% -3.00%	QUEENSCLIFF*		\$682,500	\$852,500		\$705,000	-12.8%	-3.20%
VENUS BAY* \$218,000 \$240,000 \$295,000 \$239,000 \$247,500 0.4% -3.00%	SOUTH GIPPSLAND	\$219.000	\$247.000	\$317.500	\$240.000	\$262.500	2.9%	-5.90%
HAMILTON* \$205,500 \$267,000 \$335,000 \$269,000 \$270,000 -0.7% -1.10%			•			-		
STRATHBOGIE* \$194,750 \$340,000 \$408,750 \$335,000 \$301,000 5.3% \$22.40% SURF COAST SHIRE \$531,250 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WARRNAMBOOL* \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 \$6.8% -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LONGFORD* \$343,000 \$160,000 \$305,000 \$175,000 \$222,500 \$9.1% 7.90% ROSEDALE* \$213,125 <th< td=""><td>SOUTHERN GRAMPIANS*</td><td>\$202,000</td><td>\$265,000</td><td>\$342,000</td><td></td><td>\$260,000</td><td></td><td>1.90%</td></th<>	SOUTHERN GRAMPIANS*	\$202,000	\$265,000	\$342,000		\$260,000		1.90%
NAGAMBIE* \$257,500 \$368,500 \$401,250 \$350,000 \$301,000 5.3% 22.40% SURF COAST SHIRE \$531,250 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WANGARATTA* \$165,000 \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$343,750 0.0% -8.80% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$447,000 \$298,000	HAMILTON*	\$205,500	\$267,000	\$335,000	\$269,000	\$270,000	-0.7%	-1.10%
SURF COAST SHIRE \$531,250 \$605,000 \$740,000 \$605,000 \$590,000 0.0% 2.50% TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WARRNAMBOOL* \$165,000 \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$4437,000 \$510,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$	STRATHBOGIE*	\$194,750	\$340,000	\$408,750	\$335,000		1.5%	
TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WANGARATTA* \$165,000 \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$343,750 0.0% -8.80% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%	NAGAMBIE*	\$257,500	\$368,500	\$401,250	\$350,000	\$301,000	5.3%	22.40%
TORQUAY \$542,500 \$616,250 \$728,125 \$610,000 \$580,000 1.0% 6.30% WANGARATTA* \$168,250 \$227,500 \$273,500 \$230,000 \$247,250 -1.1% -8.00% WANGARATTA* \$165,000 \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$343,750 0.0% -8.80% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%	SURF COAST SHIRE	\$531,250	\$605,000	\$740,000	\$605,000	\$590,000	0.0%	2.50%
WANGARATTA* \$165,000 \$197,200 \$250,000 \$221,000 \$247,250 -10.8% -20.20% WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$343,750 0.0% -8.80% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 \$220,000 \$222,500 9.1% 7.90% MAFFRA \$191,500 \$240,000 \$235,000 \$220,000 \$222,500 9.1% 7.90% ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%	TORQUAY		\$616,250			\$580,000	1.0%	6.30%
WARRNAMBOOL* \$255,000 \$313,500 \$407,500 \$313,500 \$343,750 0.0% -8.80% WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 MAFFRA \$191,500 \$240,000 \$298,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 \$247,850 \$247,850 0.0%						-		
WELLINGTON SHIRE \$191,000 \$261,000 \$325,000 \$250,000 \$269,000 4.4% -3.00% GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 \$247,850 \$0.0% \$0.0%	WANGARATTA*	\$165,000	\$197,200	\$250,000	\$221,000	\$247,250	-10.8%	-20.20%
GLENGARRY* \$242,500 \$289,000 \$368,850 \$310,000 -6.8% HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 \$220,000 \$222,500 9.1% 7.90% MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%	WARRNAMBOOL*	\$255,000	\$313,500	\$407,500	\$313,500	\$343,750	0.0%	-8.80%
HEYFIELD* \$165,625 \$216,000 \$280,500 \$180,000 \$175,000 20.0% 23.40% LOCH SPORT* \$139,000 \$160,000 \$305,000 \$175,000 -8.6% -8.6% LONGFORD* \$295,500 \$437,000 \$510,000 *** *** 7.90% MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 *** 0.0% *** ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0% ***				•		\$269,000		-3.00%
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LONGFORD* \$295,500 \$437,000 \$510,000 MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%						\$175,000		23.40%
MAFFRA \$191,500 \$240,000 \$298,000 \$220,000 \$222,500 9.1% 7.90% NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%					\$175,000		-8.6%	
NEWRY* \$182,500 \$190,000 \$235,000 ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%								
ROSEDALE* \$213,125 \$247,850 \$321,250 \$247,850 0.0%					\$220,000	\$222,500	9.1%	7.90%
			\$190,000					
SALE \$230,000 \$280,000 \$340,000 \$280,000 \$296,500 0.0% -5.60%								
	SALE	\$230,000	\$280,000	\$340,000	\$280,000	\$296,500	0.0%	-5.60%





Area	Lower Quartile	Sep-13 Median	Upper Quartile	Jun-13 Median	Sep-12 Median	Quarterly Change	Annual Change
STRATFORD*	\$213,750	\$235,000	\$291,500	\$220,000	\$295,000	6.8%	-20.30%
WURRUK*	\$302,250	\$465,000	\$491,250	\$450,000		3.3%	
WODONGA	\$227,000	\$262,000	\$325,000	\$250,000	\$289,750	4.8%	-9.60%
WEST WODONGA*	\$230,000	\$262,000	\$323,750	\$249,000	\$302,000	5.2%	-13.20%
WODONGA	\$219,250	\$249,000	\$319,625	\$249,000	\$283,000	0.0%	-12.00%
YARRIAMBIACK*	\$67,500	\$86,000	\$117,500	\$92,000	\$87,000	-6.5%	-1.10%
WARRACKNABEAL*	\$83,750	\$102,500	\$120,000	\$105,000	-	-2.4%	

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