

property victoria

Mid-priced properties abound across Victoria

Homebuyers looking for a mid-priced property can still find thousands across the state, particularly in Melbourne's outer-metropolitan suburbs.

Monash has the highest number of mid-priced houses (on land less than five hectares), with 23,013 houses valued between \$300,000 and \$400,000

Statistics from the 2006 revaluation* analysed by Valuer-General Victoria show Monash also topped the state for the number of houses valued between \$400,000 and \$500,000 with 12,946 properties.

Whitehorse has the second highest number with 22,332 houses valued \$300,000 to \$400,000.

And you can still find mid-priced homes in Melbourne's inner-suburbs with Moreland (18,651 properties) and Darebin (14,948) making the state's 'top 10' list for homes valued \$300,000 to \$400,000 — with the third and fifth highest numbers in the state respectively.

The outer-metropolitan areas of Kingston, Mornington Peninsula, Knox, Banyule and Manningham rounded-out the 'top 10' list along with the regional Greater Geelong.

In regional Victoria, Greater Geelong was followed by Ballarat with 3415

houses and Greater Bendigo with 2275 properties.

Rural areas with the highest number of houses valued between \$300,000 and \$400,000 are Bass Coast (3345), East Gippsland (1683) and La Trobe (1761).

Units and apartments

Mid-priced units and apartments are also in strong supply, particularly in the inner-metropolitan municipalities of Melbourne (7501), Glen Eira (7324), Port Phillip (7081) and Boroondara (5906).

Outer-metropolitan areas also recorded high numbers of units and apartments valued between \$300,000 and \$400,000 with Whitehorse, Stonnington, Monash, Bayside, and Kingston all making the state's 'top 10'.

Greater Geelong has the highest number of units and apartments valued \$300,000 to \$400,000 in regional Victoria followed by Warrnambool and Ballarat.

Rural municipalities with the most mid-priced units and apartments include Bass Coast, Surf Coast and East Gippsland.

**Figures as at 1 January 2006. Some suburbs may have experienced market movement since the 2006 state-wide biennial revaluation.*

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Property Victoria is produced by Land Victoria, Department of Sustainability and Environment.

Land Victoria is the Victorian Government's key program for land administration and land information.

Property Victoria is produced using information from key Land Victoria business areas to highlight areas of property activity across Victoria.


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Ten municipalities with the highest number of houses valued \$300,000 to \$400,000



| Municipality | No of houses |
|----------------------|--------------|
| Monash | 23,013 |
| Whitehorse | 22,332 |
| Moreland | 18,651 |
| Kingston | 18,380 |
| Darebin | 14,948 |
| Mornington Peninsula | 14,195 |
| Greater Geelong | 13,179 |
| Knox | 12,997 |
| Banyule | 12,925 |
| Manningham | 12,754 |

Houses valued \$400,000 to \$500,000

Manningham has the second highest number of houses valued \$400,000 to \$500,000 with 9523 properties.


The inner-metropolitan areas of Darebin, Moonee Valley, Yarra and Moreland all recorded high numbers of mid-priced homes along with the outer-metropolitan areas of Whitehorse, Mornington Peninsula, Glen Eira and Kingston.

In regional Victoria Greater Geelong has the highest number of properties valued \$400,000 to \$500,000 at 4587 followed by Ballarat (911) and Warrnambool (617).

Rural areas with the highest number of houses valued between \$400,000 and \$500,000 are Surf Coast (1959), Bass Coast (1177) and East Gippsland (643).

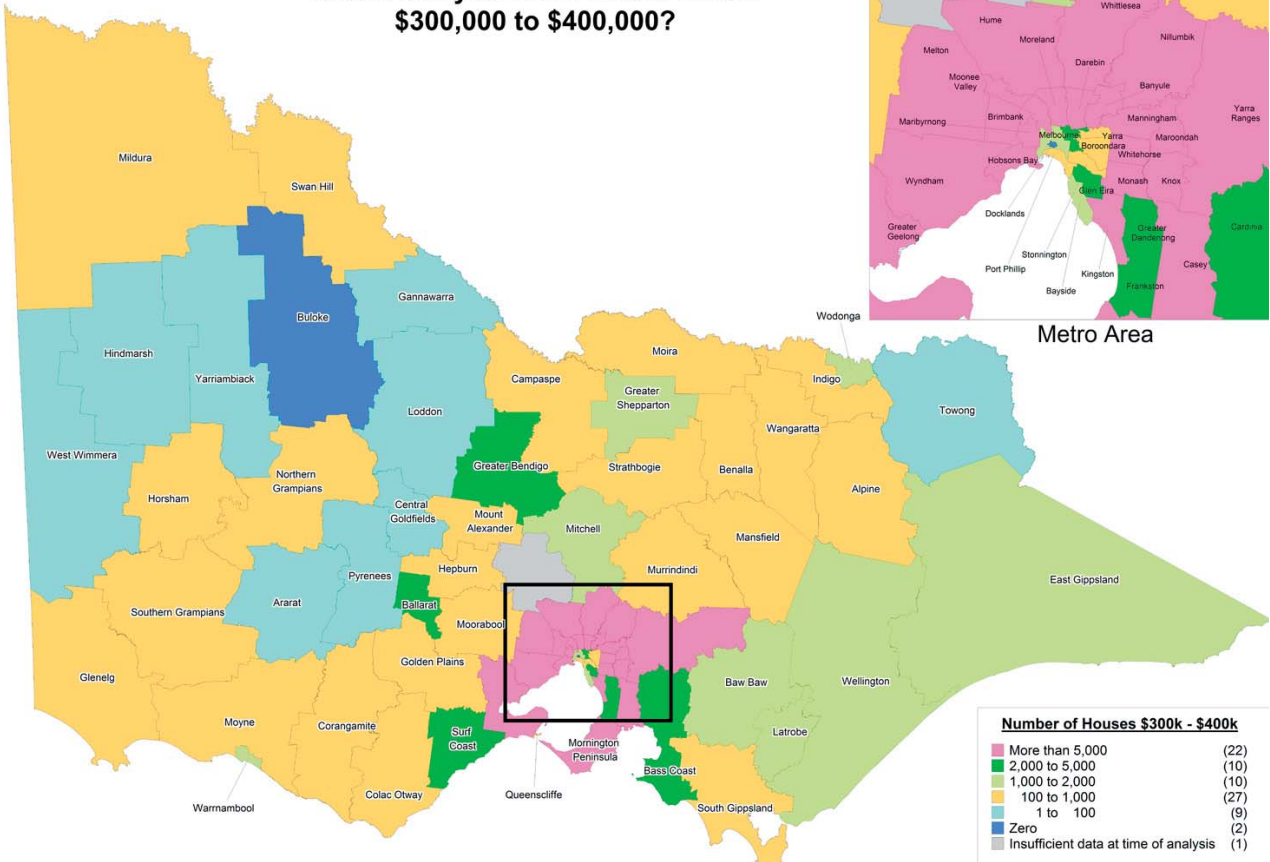
**Figures as at 1 January 2006. Some suburbs may have experienced market movement since the 2006 state-wide biennial revaluation.*

Ten municipalities with the highest number of houses valued \$400,000 to \$500,000

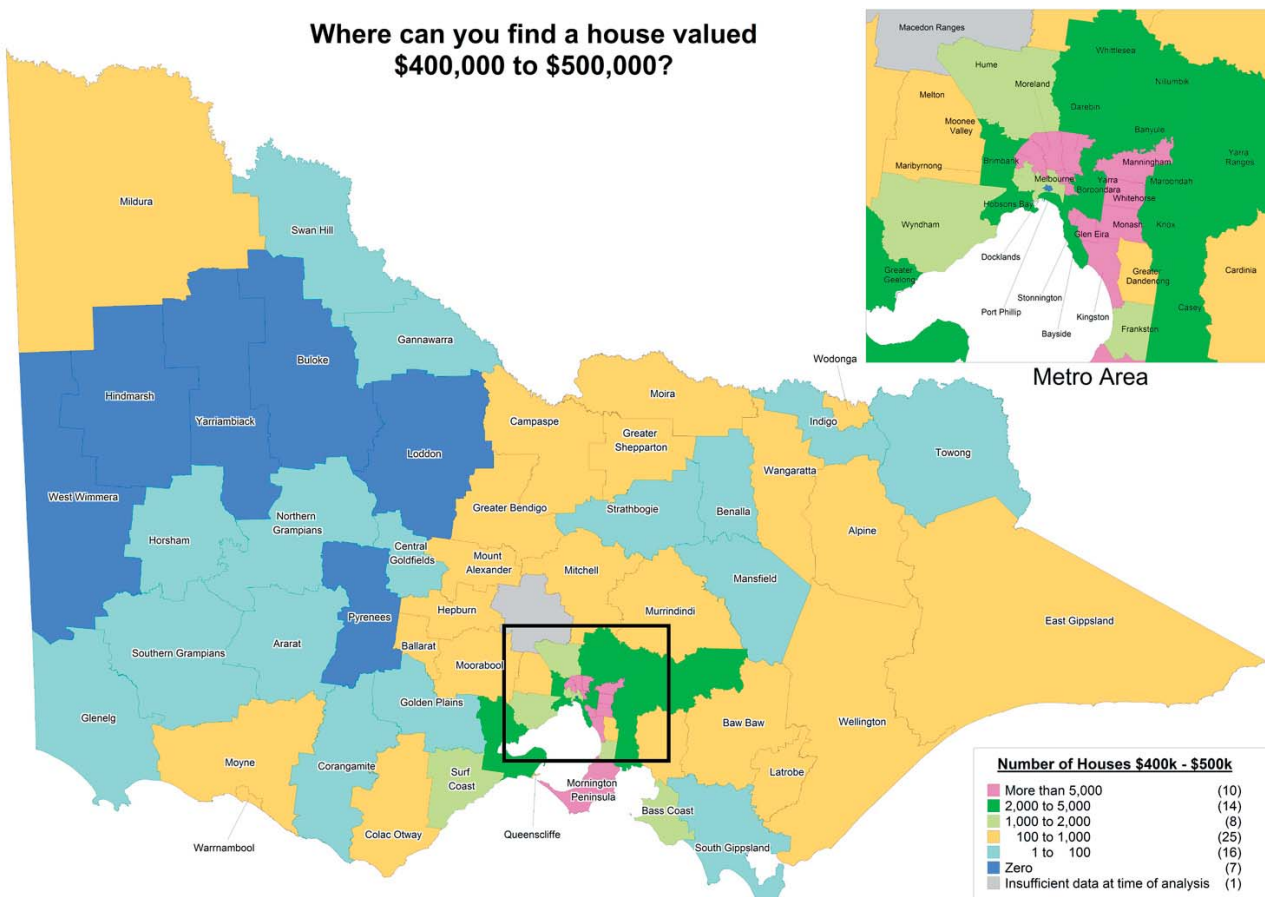


| Municipality | No of houses |
|----------------------|--------------|
| Monash | 12,946 |
| Manningham | 9523 |
| Darebin | 9018 |
| Whitehorse | 8405 |
| Mornington Peninsula | 7769 |
| Moonee Valley | 7520 |
| Glen Eira | 7448 |
| Yarra | 7327 |
| Moreland | 7235 |
| Kingston | 6504 |

Where can you find a house valued \$300,000 to \$400,000?



Where can you find a house valued \$400,000 to \$500,000?



Ten municipalities with the highest number of units and apartments valued \$300,000 to \$400,000



| Municipality | No of units/apartments |
|--------------|------------------------|
| Melbourne | 7501 |
| Glen Eira | 7324 |
| Port Phillip | 7081 |
| Boroondara | 5906 |
| Whitehorse | 5568 |
| Stonnington | 5301 |
| Monash | 4649 |
| Bayside | 3556 |
| Kingston | 2998 |
| Darebin | 2727 |

Units valued \$400,000 to \$500,000

Glen Eira has the highest number of units and apartments valued \$400,000 to \$500,000 with 3896 properties.

The inner-metropolitan areas of Boroondara, Port Phillip, Bayside, Stonnington and Melbourne all recorded high numbers of mid-priced units and apartments along with the outer-metropolitan areas of Whitehorse, Monash and Manningham.

In regional Victoria Greater Geelong has the highest number of units and apartments valued \$400,000 to \$500,000 with 238, followed by Warrnambool (29) and Ballarat (26).

Rural areas with the highest number of units and apartments in the category are Surf Coast (179), Bass Coast (92) and Colac Otway (71).

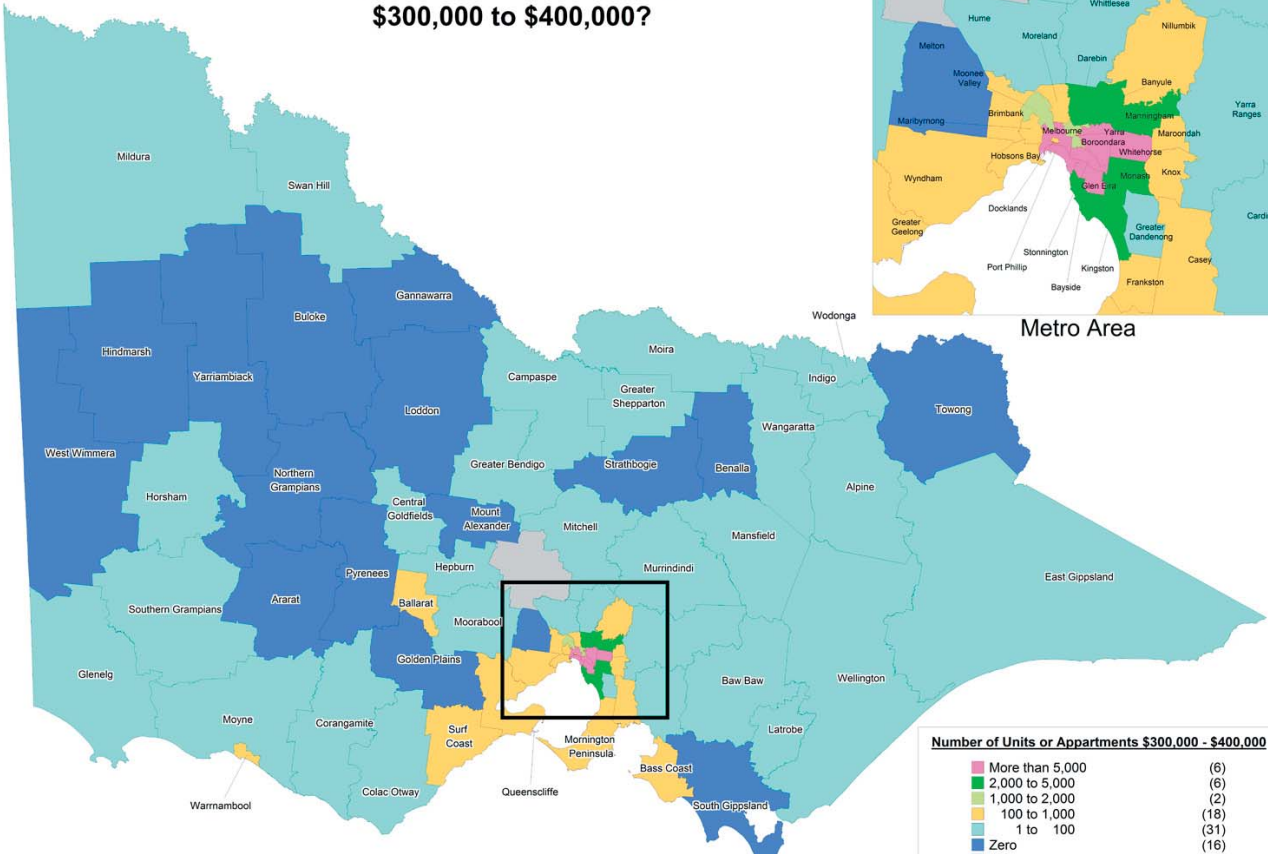
**Figures as at 1 January 2006. Some suburbs may have experienced market movement since the 2006 state-wide biennial revaluation.*

Ten municipalities with the highest number of units and apartments valued \$400,000 to \$500,000

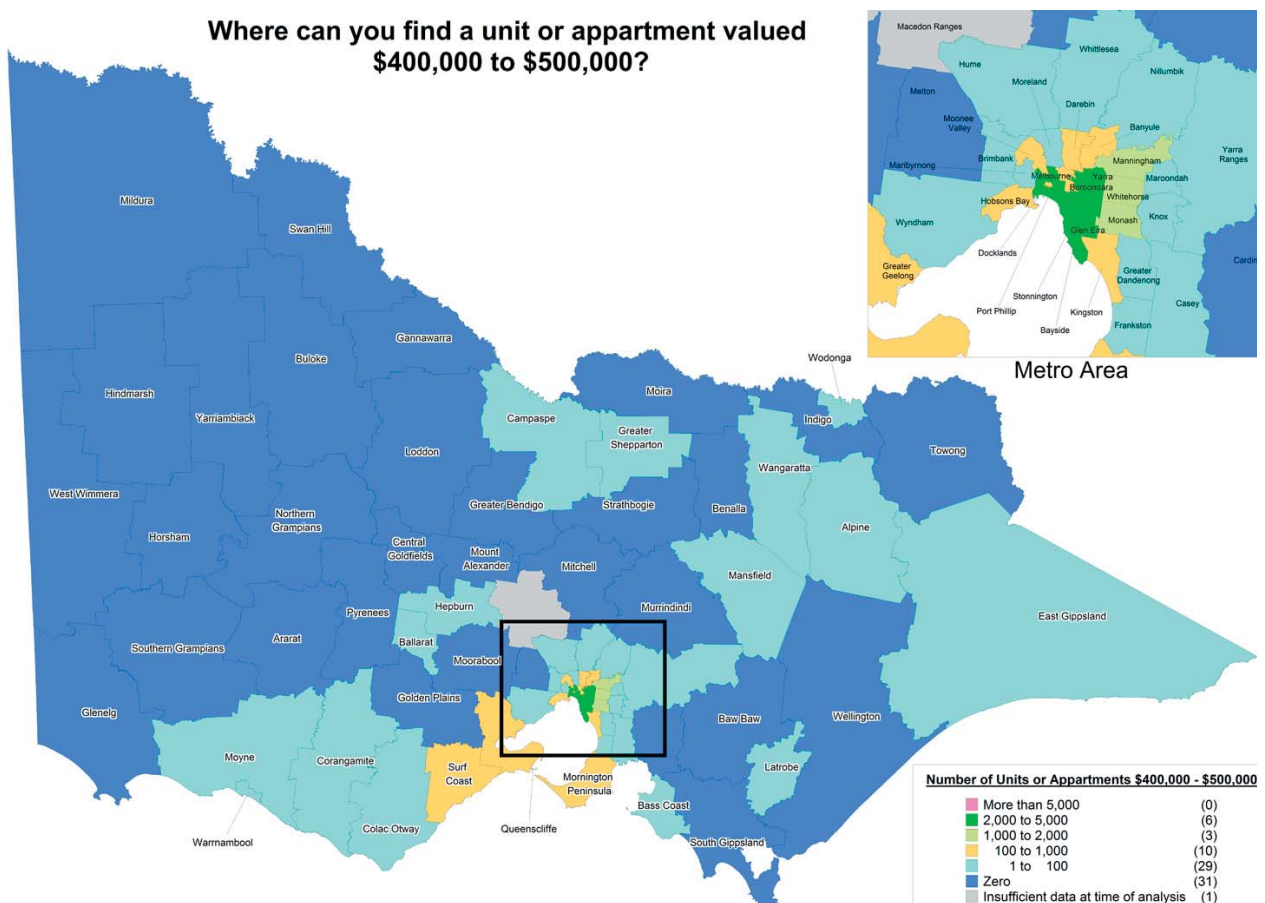


| Municipality | No of units/apartments |
|--------------|------------------------|
| Glen Eira | 3896 |
| Boroondara | 3254 |
| Port Phillip | 2732 |
| Bayside | 2680 |
| Stonnington | 2604 |
| Melbourne | 2524 |
| Whitehorse | 1485 |
| Monash | 1465 |
| Manningham | 1244 |
| Docklands | 683 |

Where can you find a unit or apartment valued \$300,000 to \$400,000?



Where can you find a unit or apartment valued \$400,000 to \$500,000?




Municipality overview

The following table provides an overview of the number of houses and units in each municipality valued between \$300,000 and \$400,000 and those valued between \$400,000 and \$500,000, as at 1 January 2006 — the date of the last state-wide biennial revaluation.




| Municipality | Houses \$300k–\$400k | Houses \$400k–\$500k | Units/ apartments \$300k–\$400k | Units/ apartments \$400k–\$500k |
|--------------------|-------------------------|-------------------------|---------------------------------------|---------------------------------------|
| Alpine | 471 | 192 | 26 | 7 |
| Ararat | 22 | 2 | 0 | 0 |
| Ballarat | 3415 | 911 | 103 | 26 |
| Banyule | 12,925 | 4515 | 2241 | 513 |
| Bass Coast | 3345 | 1177 | 246 | 92 |
| Baw Baw | 1299 | 303 | 5 | 0 |
| Bayside | 1199 | 2584 | 3556 | 2680 |
| Benalla | 228 | 50 | 0 | 0 |
| Boroondara | 816 | 3939 | 5906 | 3254 |
| Brimbank | 7146 | 2025 | 149 | 14 |
| Buloke | 0 | 0 | 0 | 0 |
| Campaspe | 726 | 146 | 33 | 4 |
| Cardinia | 2355 | 477 | 4 | 0 |
| Casey | 11,048 | 2567 | 206 | 39 |
| Central Goldfields | 44 | 5 | 1 | 0 |
| Colac Otway | 752 | 462 | 81 | 71 |
| Corangamite | 282 | 97 | 15 | 3 |
| Darebin | 14,948 | 9018 | 2727 | 584 |
| Docklands | 0 | 0 | 903 | 683 |
| East Gippsland | 1683 | 643 | 86 | 29 |
| Frankston | 4742 | 1974 | 312 | 91 |
| Gannawarra | 70 | 4 | 0 | 0 |
| Glen Eira | 4645 | 7448 | 7324 | 3896 |
| Glenelg | 261 | 71 | 1 | 0 |
| Golden Plains | 146 | 5 | 0 | 0 |
| Greater Bendigo | 2275 | 475 | 35 | 0 |
| Greater Dandenong | 2624 | 791 | 49 | 4 |
| Greater Geelong | 13,179 | 4587 | 661 | 238 |

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| Municipality | Houses \$300k–\$400k | Houses \$400k–\$500k | Units/ apartments \$300k–\$400k | Units/ apartments \$400k–\$500k |
|----------------------|-------------------------|-------------------------|---------------------------------------|---------------------------------------|
| Greater Shepparton | 1962 | 359 | 37 | 4 |
| Hepburn | 440 | 126 | 25 | 7 |
| Hindmarsh | 2 | 0 | 0 | 0 |
| Hobsons Bay | 6809 | 2948 | 862 | 291 |
| Horsham | 470 | 91 | 4 | 0 |
| Hume | 5170 | 1909 | 10 | 1 |
| Indigo | 295 | 43 | 2 | 0 |
| Kingston | 18,380 | 6504 | 2998 | 595 |
| Knox | 12,997 | 3847 | 427 | 30 |
| Latrobe | 1761 | 316 | 6 | 1 |
| Loddon | 5 | 0 | 0 | 0 |
| Manningham | 12,754 | 9523 | 2552 | 1244 |
| Mansfield | 215 | 53 | 7 | 2 |
| Maribyrnong | 7732 | 1950 | 544 | 75 |
| Maroondah | 10,681 | 2605 | 457 | 8 |
| Melbourne | 1871 | 1456 | 7501 | 2524 |
| Melton | 5419 | 927 | 0 | 0 |
| Mildura | 600 | 160 | 3 | 0 |
| Mitchell | 1228 | 333 | 1 | 0 |
| Moira | 700 | 195 | 8 | 0 |
| Monash | 23,013 | 12,946 | 4649 | 1465 |
| Moonee Valley | 12,460 | 7520 | 1455 | 273 |
| Moorabool | 849 | 161 | 10 | 0 |
| Moreland | 18,651 | 7235 | 311 | 49 |
| Mornington Peninsula | 14,195 | 7769 | 903 | 324 |
| Mount Alexander | 422 | 107 | 0 | 0 |
| Moyne | 458 | 214 | 59 | 11 |
| Murrindindi | 585 | 180 | 2 | 0 |
| Nillumbik | 6146 | 2612 | 252 | 21 |
| Northern Grampians | 149 | 21 | 0 | 0 |



| Municipality | Houses \$300k–\$400k | Houses \$400k–\$500k | Units/ apartments \$300k–\$400k | Units/ apartments \$400k–\$500k |
|--------------------|-------------------------|-------------------------|---------------------------------------|---------------------------------------|
| Port Phillip | 944 | 3285 | 7081 | 2732 |
| Pyrenees | 7 | 0 | 0 | 0 |
| Queenscliffe | 476 | 542 | 64 | 54 |
| South Gippsland | 437 | 83 | 0 | 0 |
| Southern Grampians | 288 | 56 | 4 | 0 |
| Stonnington | 918 | 3071 | 5301 | 2604 |
| Strathbogie | 192 | 35 | 0 | 0 |
| Surf Coast | 3428 | 1959 | 240 | 179 |
| Swan Hill | 401 | 92 | 5 | 0 |
| Towong | 61 | 6 | 0 | 0 |
| Wangaratta | 875 | 310 | 4 | 1 |
| Warrnambool | 1957 | 617 | 135 | 29 |
| Wellington | 1061 | 318 | 2 | 0 |
| West Wimmera | 1 | 0 | 0 | 0 |
| Whitehorse | 22,332 | 8405 | 5568 | 1485 |
| Whittlesea | 9026 | 2678 | 77 | 2 |
| Wodonga | 1780 | 501 | 3 | 1 |
| Wyndham | 6162 | 1258 | 128 | 19 |
| Yarra | 4880 | 7327 | 1901 | 667 |
| Yarra Ranges | 10,476 | 3361 | 6 | 1 |
| Yarriambiack | 2 | 0 | 0 | 0 |

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