

House & Unit Statistics

LOCAL GOVERNMENT AREA

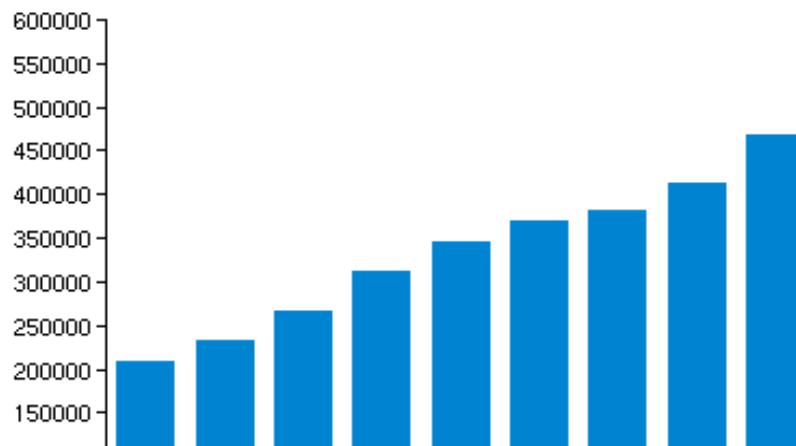
Local Government Area (LGA)

This report focusses on the Suburban - Melbourne local government area. The following statistics cover the June 2009 quarter. Statistical information is obtained from Residex Pty Limited, unless otherwise specified.

Capital Growth Houses

The following chart illustrates the median sale price for houses in Suburban - Melbourne over the last 10 years.

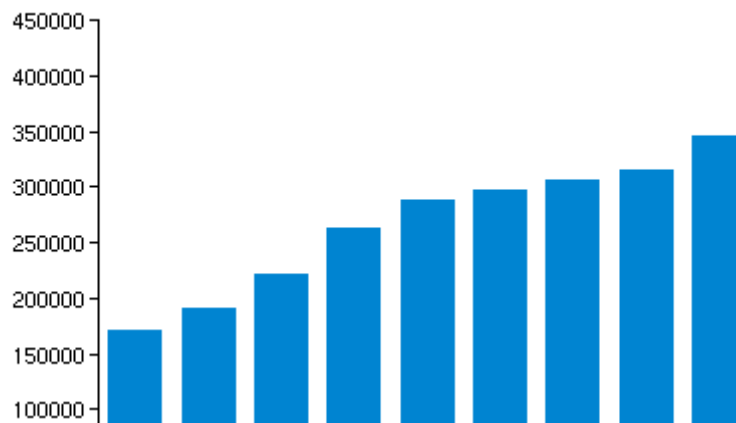
House Median Sale Prices (past 10 years)



Capital Growth Units

The following chart illustrates the median sale price for units in Suburban - Melbourne over the last 10 years.

Unit Median Sale Prices (past 10 years)



HOUSE & UNIT PRICE SUMMARY

Local Council	10 Year Average House Capital Growth p.a.	Current Median House Price	10 Year Average Unit Capital Growth p.a.	Current Median Unit Price
BANYULE	9.8%	\$492,000	9.7%	\$385,000
BAYSIDE	9.8%	\$912,000	9.1%	\$501,000
BOROONDARA	10.1%	\$1,020,000	9.9%	\$471,500
BRIMBANK	9.4%	\$323,500	9.1%	\$252,500
DAREBIN	9.9%	\$538,500	10.3%	\$324,500
GLEN EIRA	10.9%	\$831,500	10.1%	\$448,500
GREATER DANDENONG	10.2%	\$349,000	10.5%	\$255,500
HOBSONS BAY	9.3%	\$454,500	10.0%	\$331,000
HUME	7.8%	\$304,000	8.5%	\$260,000
KINGSTON	9.9%	\$509,500	10.2%	\$365,500
KNOX	9.7%	\$388,000	9.5%	\$313,000
MANNINGHAM	9.1%	\$598,000	9.4%	\$407,000
MARIBYRNONG	10.4%	\$496,500	12.4%	\$312,000
MAROONDAH	9.7%	\$413,000	10.2%	\$317,000
MELBOURNE	10.1%	\$805,500	8.4%	\$455,500
MONASH	10.3%	\$568,500	9.6%	\$418,500
MOONEE VALLEY	9.4%	\$661,000	10.8%	\$383,000
MORELAND	10.0%	\$531,000	10.7%	\$345,500
NILLUMBIK	9.1%	\$476,500	9.1%	\$351,000
PORT PHILIP	10.1%	\$988,500	8.8%	\$405,000
STONNINGTON	9.8%	\$1,238,000	9.8%	\$491,000
WHITEHORSE	10.1%	\$589,000	9.8%	\$410,500
WYNDHAM	9.1%	\$279,500	8.9%	\$232,000
YARRA	10.4%	\$738,500	11.2%	\$448,000

HOUSE & UNIT RENT SUMMARY

Local Council	10 Year Average House Rent Rate	Current House Median Rent p/week	10 Year Average Unit Rent Rate	Current Unit Median Rent p/week
BANYULE	4.4% p.a	\$340	5.1% p.a	\$350
BAYSIDE	3.5% p.a	\$605	4.5% p.a	\$375
BOROONDARA	3.1% p.a	\$500	4.5% p.a	\$390
BRIMBANK	5.3% p.a	\$290	5.6% p.a	\$260
DAREBIN	4.0% p.a	\$380	5.2% p.a	\$290
GLEN EIRA	3.4% p.a	\$485	4.6% p.a	\$375
GREATER DANDENONG	5.5% p.a	\$295	6.4% p.a	\$270
HOBSONS BAY	4.4% p.a	\$340	5.0% p.a	\$295
HUME	5.5% p.a	\$315	5.9% p.a	\$280
KINGSTON	4.6% p.a	\$385	5.2% p.a	\$315
KNOX	5.2% p.a	\$330	5.7% p.a	\$325
MANNINGHAM	4.2% p.a	\$405	5.0% p.a	\$375
MARIBYRNONG	4.3% p.a	\$355	5.7% p.a	\$285
MAROONDAH	4.8% p.a	\$340	5.6% p.a	\$305
MELBOURNE	3.6% p.a	\$480	4.5% p.a	\$370
MONASH	4.1% p.a	\$380	5.0% p.a	\$390
MOONEE VALLEY	3.5% p.a	\$385	4.8% p.a	\$315
MORELAND	4.0% p.a	\$390	5.1% p.a	\$305
NILLUMBIK	4.7% p.a	\$400	5.3% p.a	\$345
PORT PHILIP	3.2% p.a	\$540	4.9% p.a	\$380
STONNINGTON	2.8% p.a	\$620	4.4% p.a	\$415
WHITEHORSE	3.9% p.a	\$375	4.9% p.a	\$350
WYNDHAM	6.0% p.a	\$300	6.3% p.a	\$265
YARRA	3.7% p.a	\$480	4.7% p.a	\$365

AVERAGE TOTAL RETURN OVER LAST 10 YEARS

Local Council	Average Total Return Houses p.a.	Average Total Return Units p.a.
BANYULE	14.7%	15.4%
BAYSIDE	13.8%	14.1%
BOROONDARA	13.6%	14.9%
BRIMBANK	15.4%	15.4%
DAREBIN	14.4%	16.2%
GLEN EIRA	14.6%	15.3%
GREATER DANDENONG	16.4%	17.7%
HOBSONS BAY	14.2%	15.6%
HUME	13.9%	15.1%
KINGSTON	15.0%	16.0%
KNOX	15.5%	15.9%
MANNINGHAM	13.8%	15.0%
MARIBYRNONG	15.2%	18.9%
MAROONDAH	15.0%	16.4%
MELBOURNE	14.1%	13.4%
MONASH	14.9%	15.2%
MOONEE VALLEY	13.2%	16.3%
MORELAND	14.4%	16.5%
NILLUMBIK	14.3%	15.0%
PORT PHILIP	13.6%	14.2%
STONNINGTON	13.0%	14.7%
WHITEHORSE	14.5%	15.2%
WYNDHAM	15.8%	15.9%
YARRA	14.6%	16.6%

HOUSE PRICE CAPITAL GAINS RANKED HIGH TO LOW

Local Council	Capital Growth 2008-2009	Capital Growth 2007-2008	Capital Growth 2006-2007
HUME	9.5% p.a	12.5% p.a	0.9% p.a
WYNDHAM	9.4% p.a	14.6% p.a	3.2% p.a
BRIMBANK	9.0% p.a	20.2% p.a	2.7% p.a
GREATER DANDENONG	7.2% p.a	23.3% p.a	2.5% p.a
DAREBIN	5.5% p.a	18.7% p.a	8.5% p.a
NILLUMBIK	5.3% p.a	14.6% p.a	4.1% p.a
BANYULE	3.8% p.a	18.2% p.a	5.4% p.a
MAROONDAH	3.4% p.a	15.9% p.a	6.9% p.a
MARIBYRNONG	3.1% p.a	24.1% p.a	8.5% p.a
MOONEE VALLEY	3.0% p.a	22.1% p.a	8.4% p.a
MORELAND	3.0% p.a	23.3% p.a	7.0% p.a
KNOX	1.4% p.a	20.5% p.a	3.5% p.a
HOBSONS BAY	1.2% p.a	19.3% p.a	6.8% p.a
KINGSTON	1.1% p.a	19.3% p.a	7.5% p.a
YARRA	0.1% p.a	18.1% p.a	11.5% p.a
MANNINGHAM	0.0% p.a	22.5% p.a	6.5% p.a
MONASH	-1.9% p.a	25.6% p.a	6.8% p.a
GLEN EIRA	-2.3% p.a	26.1% p.a	7.0% p.a
WHITEHORSE	-2.3% p.a	20.6% p.a	9.4% p.a
MELBOURNE	-3.8% p.a	24.4% p.a	8.3% p.a
BOROONDARA	-4.7% p.a	21.2% p.a	11.0% p.a
BAYSIDE	-5.3% p.a	18.7% p.a	9.0% p.a
PORT PHILIP	-5.8% p.a	19.5% p.a	14.8% p.a
STONNINGTON	-6.7% p.a	21.1% p.a	9.5% p.a

UNIT PRICE CAPITAL GAINS RANKED HIGH TO LOW

Local Council	Capital Growth 2008-2009	Capital Growth 2007-2008	Capital Growth 2006-2007
GREATER DANDENONG	13.0% p.a	15.9% p.a	4.0% p.a
HUME	10.8% p.a	8.2% p.a	1.7% p.a
MARIBYRNONG	10.5% p.a	25.3% p.a	4.1% p.a
BANYULE	10.0% p.a	12.6% p.a	4.5% p.a
WYNDHAM	9.6% p.a	12.7% p.a	-0.4% p.a
MORELAND	9.2% p.a	22.4% p.a	2.7% p.a
MAROONDAH	8.9% p.a	15.7% p.a	5.1% p.a
KINGSTON	7.2% p.a	17.9% p.a	5.1% p.a
MOONEE VALLEY	7.2% p.a	23.1% p.a	4.0% p.a
NILLUMBIK	7.0% p.a	14.9% p.a	2.0% p.a
HOBSONS BAY	6.6% p.a	21.1% p.a	0.8% p.a
PORT PHILIP	6.4% p.a	18.5% p.a	3.2% p.a
BRIMBANK	6.3% p.a	18.4% p.a	0.2% p.a
GLEN EIRA	6.1% p.a	19.7% p.a	6.2% p.a
DAREBIN	5.8% p.a	20.2% p.a	4.1% p.a
KNOX	5.6% p.a	15.6% p.a	3.6% p.a
STONNINGTON	5.0% p.a	17.1% p.a	7.0% p.a
MANNINGHAM	3.9% p.a	15.9% p.a	4.6% p.a
YARRA	3.5% p.a	19.8% p.a	6.2% p.a
MONASH	2.4% p.a	17.2% p.a	6.3% p.a
BOROONDARA	2.2% p.a	18.8% p.a	8.1% p.a
WHITEHORSE	1.8% p.a	19.3% p.a	4.4% p.a
MELBOURNE	0.8% p.a	16.8% p.a	3.6% p.a
BAYSIDE	0.6% p.a	19.7% p.a	5.0% p.a

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