

Report date: Fri Mar 6, 2015

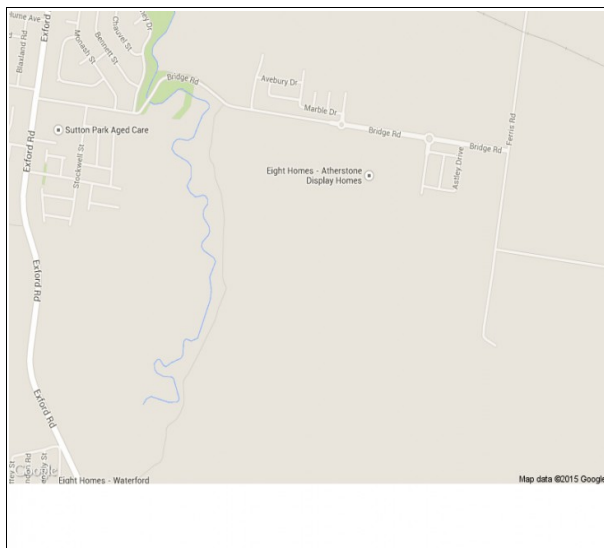
Suburb Report

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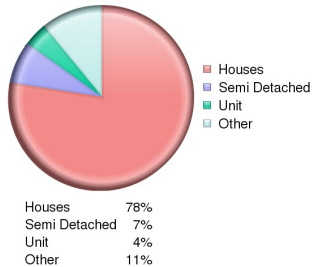
Melton South 3338 VIC

Median Value of Houses in the Suburb:	\$233,000
Median Value of Units in the Suburb:	\$192,000
No. of People who live in the Suburb (ABS data):	8916
No. of Dwellings in the Suburb:	5155
No. of Houses in the Suburb:	4275
No. of Units in the Suburb:	880

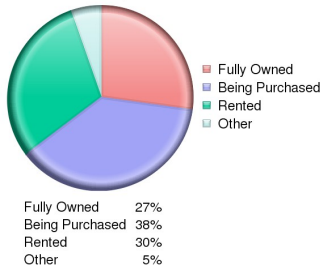


Demographics

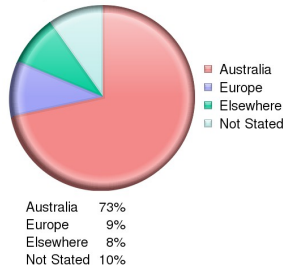
Dwelling Type - Melton South 3338



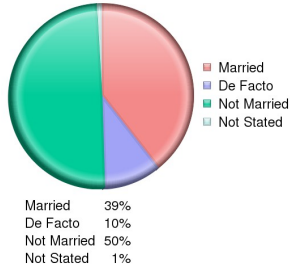
Home Ownership - Melton South 3338



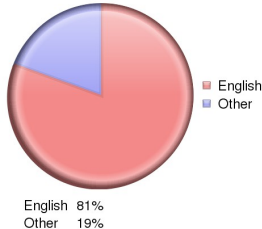
Birthplace - Melton South 3338



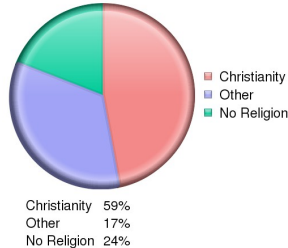
Marital Status - Melton South 3338



Language Spoken - Melton South 3338



Religion - Melton South 3338



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Street Information

The Number of Streets in the Suburb: 253
 The Number of Streets in the Postcode: 566

Houses - Top 5 Streets by Median Value:

Street Name	Median Dollar Value
Greens Rd	\$599,202
Strathulloh Cct	\$523,117
Grey Box Dr	\$427,244
Castletown Bvd	\$390,445
Swaney Ct	\$363,847

Street with Highest Value House:
Ferris Rd

Houses - Lowest 5 Streets by Median Value:

Street Name	Median Dollar Value
Warranooke St	\$167,115
Cheryl St	\$193,837
Ladbroke St	\$209,215
Lang Rd	\$210,269
Hazel St	\$212,874

Street with Lowest Value House:
Stockwell St

Units - Top 5 Streets by Median Value:

Street Name	Median Dollar Value
Birdswing Tce	\$277,291
Equine Cct	\$248,687
Austin Pl	\$248,197
Bernard Dr	\$237,564
Stockwell St	\$233,945

Street with Highest Value Unit:
Staughton St

Units - Lowest 5 Streets by Median Value:

Street Name	Median Dollar Value
Coburns Rd	\$146,773
Bridge Rd	\$147,394
Mapleton Bvd	\$149,882
Abbott St	\$155,158
Bennett St	\$159,883

Street with Lowest Value Unit:
Denny Pl

Market Activity

Number of Properties Listed for Sale:	69
Estimated Days on the Market:	151 days
Estimated Number of Sales in the Last 3 Months:	39
Estimated Number of Sales in the Same Period Last Year:	77
Current Percentage of Properties on the Market (Melton South):	1.34%
Current Percentage of Properties on the Market (Melbourne Metro):	0.89%

A Median Value House in the Suburb



Located: **2 RICHARD RD
Melton South 3338 VIC**

Estimated Value: **\$232,463**



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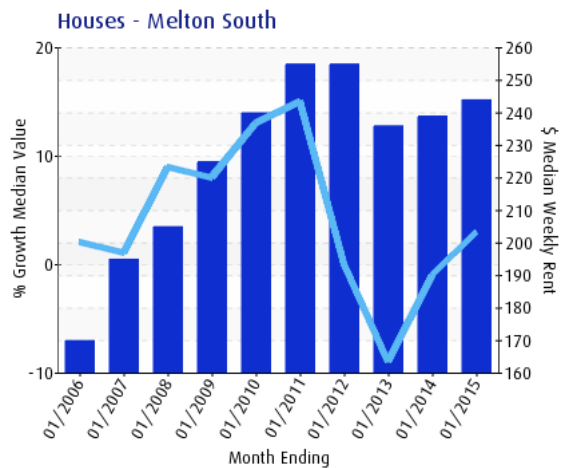
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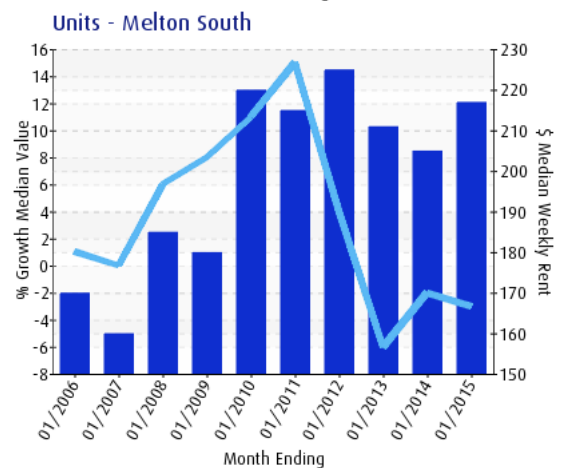
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Statistics

Houses				
Year	Median Value	Median Weekly Rental	%pa Growth Median Value	Capitalised Annual Yield
01/2015	\$233,000	\$240	3%	6%
01/2014	\$227,000	\$240	-1%	5%
01/2013	\$229,000	\$240	-9%	5%
01/2012	\$251,000	\$260	0%	5%
01/2011	\$251,000	\$260	15%	5%
01/2010	\$219,000	\$240	13%	6%
01/2009	\$194,000	\$230	8%	6%
01/2008	\$180,000	\$210	9%	6%
01/2007	\$166,000	\$200	1%	6%
01/2006	\$165,000	\$170	2%	6%



Units				
Year	Median Value	Median Weekly Rental	%pa Growth Median Value	Capitalised Annual Yield
01/2015	\$192,000	\$220	-3%	6%
01/2014	\$197,000	\$210	-2%	6%
01/2013	\$201,000	\$210	-6%	6%
01/2012	\$213,000	\$230	4%	5%
01/2011	\$205,000	\$220	15%	6%
01/2010	\$179,000	\$220	11%	6%
01/2009	\$162,000	\$180	8%	6%
01/2008	\$150,000	\$190	6%	6%
01/2007	\$142,000	\$160	0%	6%
01/2006	\$142,000	\$170	1%	6%



Contact Information

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