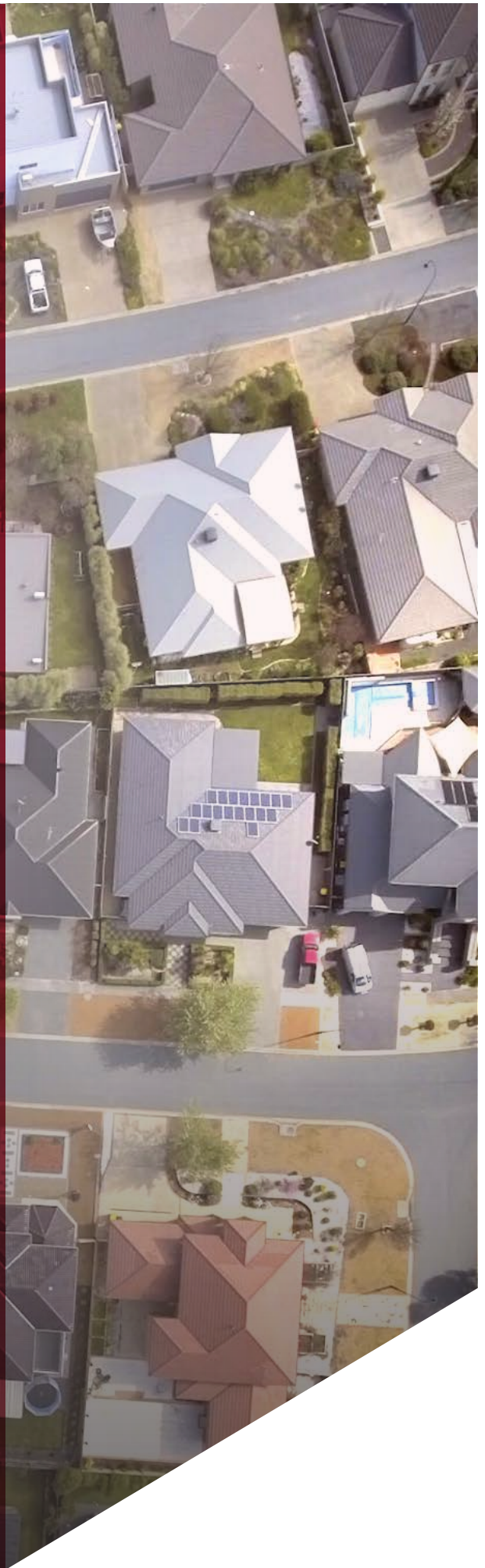


Bendigo Bank Property Report

Powered by
Core Logic.





2020 is off to a flying start with healthy gains in property values in each capital city in January, and strong gains in many regional locations, adding to last year's recovery.

How does this compare to last year?

2019 was a year of contrasts – the tail end of a large pullback in property prices, but from midyear a return to the longer-term upswing.

We now appear to be seeing some regions playing catch up on house values, having lagged the larger capital cities for several years.

Regional variances will always be seen, and the impact of drought and bushfires does add uncertainty to the outlook, but the rebuilding of impacted communities is hoped to add impetus.

The Reserve Bank of Australia is predicting an increase in residential construction activity through 2020, so together with historic lows for interest rates, it promises to be a big year!

David Robertson,
Head of Economic and Market Research at
Bendigo Bank

The data tables and insights are based on Core Logic's Best of the Best 2019, released in December 2019 and reproduced under license.

The Best of the Best 2019 highlights the top 10 regions (house & unit) nationally & across each of the capital cities based on the below criteria:

*All data highlighted is current to November 2019.

*12-month change The percentage difference between the hedonic home value index in the same period compared to 12 months ago – SA2 (Statistical Area Level 2) Regions.

*Five year change The percentage difference between the hedonic home value index in the same period compared to 5 years ago annualised. SA2 (Statistical Area Level 2) Regions.



A top line view for potential buyers

Housing prices are on the up and will continue to rise gradually throughout the year. This is similar to what we saw in the second half of 2019.

Key drivers



Notable shifts in the property market

-  **Slowing down:** Sydney and Melbourne has seen sustained rapid growth.
-  **Catching up:** Brisbane and Perth could see a rise in property values due to demographic trends improving and more affordable housing drawing people to the smaller metro cities.

For investors

Is now the time to get back in the market?

After a notable absence in 2019, investors are set to return as a force in the market.

As the RBA noted in February**, a recovery in housing investment is likely to occur in the second half of 2020 in response to lower interest rates, strong housing price growth and population growth; so the recovery in the property market has investors back in play.

**<https://rba.gov.au/publications/smp/2020/feb/overview.html>

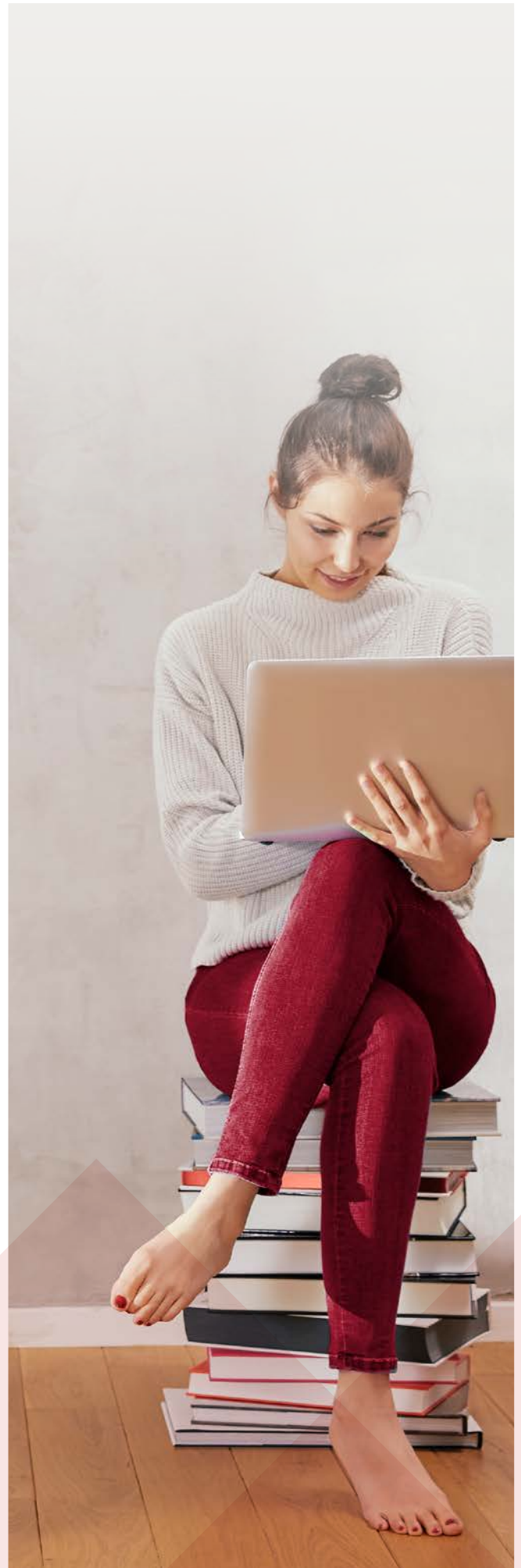
For first home buyers

In 2019, first home buyers were a strong presence in the market, making up about 30% of owner occupied mortgages*.

With various incentives on offer, and record low interest rates, first home buyers have taken advantage of the market conditions to get their foot in the door.

As 2020 is likely to see property prices again increase across the board, incentives like the federal government's new First Home Loan Deposit Scheme, and state level grants, will be worth keeping an eye out for.

*According to the ABS housing finance data for August 2019.



TOP 10 SUBURBS TO WATCH ACROSS EACH OF THE CAPITAL CITIES

2020 property trends: Location, location, location

Whether you're a first home buyer, an investor, or looking for a change. It may well be worth broadening your search to find the right property for you and your budget.

Thriving on the edge

Satellite cities close to the major capitals – think Newcastle, Wollongong, Geelong – are likely to continue to see strong interest from buyers seeking affordable housing options within a commutable distance to the major cities.

This will continue to add value to growing regional hubs which in turn will help develop more diverse local economies.

Flexible working to push the lifestyle switch

It's becoming more viable for a growing number of professionals to consider living outside the metro hubs, enabled by improving technology and a growing shift to more flexible working arrangements. The big bonus here is the better value for dollar outside of the major cities.

Boomers on the move

Sydneysiders and Melbournite's who sold their homes in the recent property boom are taking advantage of their improved wealth to purchase investment properties and holiday homes.

Likewise, baby boomers approaching retirement are also positioning themselves in these lifestyle markets and moving away from the major cities.



Top 10 movers and shakers



CLICK ICONS
TO VIEW DETAIL



Looking for a better home loan?

Find out why our customers are more satisfied than the Big 4's.*



 **Bendigo Bank**

*Roy Morgan Single Source Survey, 6 months to August 2019

National

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	St Kilda	Greater Melbourne	19.6%	\$1,584,805
2	Moranbah	Rest of Qld	19.0%	\$216,100
3	Melba	Australian Capital Territory	17.1%	\$620,471
4	Carlingford	Greater Sydney	15.4%	\$1,485,663
5	Loftus - Yarrawarra	Greater Sydney	15.2%	\$1,008,205
6	Surrey Hills (West) - Canterbury	Greater Melbourne	14.6%	\$2,514,345
7	Broadsound - Nebo	Rest of Qld	14.6%	\$96,919
8	Sydenham - Tempe - St Peters	Greater Sydney	14.5%	\$1,301,431
9	St Kilda East	Greater Melbourne	13.6%	\$1,356,886
10	Woronora Heights	Greater Sydney	13.1%	\$1,137,938

Units

#	Suburb	Region	%	Median Value
1	South Hedland	Rest of WA	22.3%	\$130,004
2	Sandringham - Black Rock	Greater Melbourne	18.6%	\$846,381
3	Kempsey Region	Rest of NSW	17.6%	\$342,693
4	Beaumaris	Greater Melbourne	17.1%	\$1,024,929
5	Bendigo	Rest of Vic.	16.5%	\$264,906
6	Bright - Mount Beauty	Rest of Vic.	16.4%	\$385,068
7	Mentone	Greater Melbourne	16.0%	\$624,396
8	Mildura - North	Rest of Vic.	15.8%	\$178,364
9	California Gully - Eaglehawk	Rest of Vic.	15.3%	\$240,054
10	Collingwood	Greater Melbourne	15.2%	\$671,988

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Risdon Vale	Greater Hobart	10.6%	\$287,669
2	Rokeby	Greater Hobart	9.9%	\$325,127
3	Hobart	Greater Hobart	9.4%	\$837,632
4	Bridgewater - Gagebrook	Greater Hobart	9.2%	\$264,347
5	South Hobart - Fern Tree	Greater Hobart	9.0%	\$662,476
6	Ardeer - Albion	Greater Melbourne	9.0%	\$642,184
7	Lenah Valley - Mount Stuart	Greater Hobart	8.9%	\$599,685
8	Denwent Park - Lutana	Greater Hobart	8.7%	\$393,445
9	New Town	Greater Hobart	8.7%	\$651,584
10	Mermaid Beach - Broadbeach	Rest of Qld	8.6%	\$1,407,849

Units

#	Suburb	Region	%	Median Value
1	Clifton Springs	Rest of Vic.	10.0%	\$409,953
2	Montrose - Rosetta	Greater Hobart	9.9%	\$306,902
3	Carrum - Patterson Lakes	Greater Melbourne	9.9%	\$673,768
4	Seymour	Rest of Vic.	9.8%	\$190,932
5	Meadow Heights	Greater Melbourne	9.6%	\$374,405
6	Campbellfield - Coolaroo	Greater Melbourne	9.6%	\$351,171
7	Moorabbin - Heatherton	Greater Melbourne	9.4%	\$656,985
8	Broadmeadows	Greater Melbourne	9.4%	\$379,086
9	Wattle Glen - Diamond Creek	Greater Melbourne	9.4%	\$590,553
10	Fawkner	Greater Melbourne	9.4%	\$479,928

TOP 10 SUBURBS TO WATCH IN EACH OF THE CAPITAL CITIES



Melbourne

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	St Kilda	Inner	19.6%	\$1,584,805
2	Surrey Hills (West) - Canterbury	Inner East	14.6%	\$2,514,345
3	St Kilda East	Inner	13.6%	\$1,356,886
4	Prahran - Windsor	Inner	12.9%	\$1,563,957
5	Kew East	Inner East	12.5%	\$1,876,665
6	Kew	Inner East	11.8%	\$2,450,617
7	Hawthorn East	Inner East	11.8%	\$2,250,477
8	Elwood	Inner	11.6%	\$2,004,460
9	Balwyn	Inner East	11.1%	\$2,516,875
10	Port Melbourne	Inner	10.7%	\$1,513,669

Units

#	Suburb	Region	%	Median Value
1	Sandringham - Black Rock	Inner South	18.6%	\$846,381
2	Beaumaris	Inner South	17.1%	\$1,024,929
3	Mentone	Inner South	16.0%	\$624,396
4	Collingwood	Inner	15.2%	\$671,988
5	Carrum - Patterson Lakes	Inner South	14.3%	\$673,768
6	Blackburn	Inner East	14.2%	\$696,854
7	Moorabbin - Heatherton	Inner South	14.2%	\$656,985
8	Blackburn South	Inner East	13.8%	\$787,207
9	Box Hill North	Inner East	13.8%	\$832,648
10	Box Hill	Inner East	13.5%	\$539,504

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Ardeer - Albion	West	9.0%	\$642,184
2	Whittlesea	North East	8.6%	\$628,935
3	Hoppers Crossing - South	West	8.5%	\$513,480
4	Laverton	West	8.4%	\$606,493
5	Melton	West	8.4%	\$404,497
6	Kings Park	West	8.3%	\$509,223
7	St Albans - South	West	8.3%	\$588,774
8	Essendon - Aberfeldie	Inner	8.1%	\$1,457,312
9	Hoppers Crossing - North	West	8.1%	\$550,480
10	Seabrook	West	8.1%	\$631,713

Units

#	Suburb	Region	%	Median Value
1	Carrum - Patterson Lakes	Inner South	9.9%	\$673,768
2	Meadow Heights	North West	9.6%	\$374,405
3	Moorabbin - Heatherton	Inner South	9.4%	\$656,985
4	Broadmeadows	North West	9.4%	\$379,086
5	Wattle Glen - Diamond Creek	North East	9.4%	\$590,553
6	Fawkner	North West	9.4%	\$479,928
7	Braybrook	West	9.2%	\$560,244
8	Preston - West	North East	9.1%	\$619,113
9	Chelsea - Bonbeach	Inner South	9.0%	\$617,267
10	Tullamarine	North West	8.7%	\$447,595

BACK



Sydney

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Carlingford	Parramatta	15.4%	\$1,485,663
2	Loftus - Yarrawarrah	Sutherland	15.2%	\$1,008,205
3	Sydenham - Tempe - St Peters	City and Inner South	14.5%	\$1,301,431
4	Woronora Heights	Sutherland	13.1%	\$1,137,938
5	Oyster Bay - Como - Jannali	Sutherland	12.7%	\$1,195,416
6	Engadine	Sutherland	12.3%	\$936,618
7	Rose Bay - Vaucluse - Watsons Bay	Eastern Suburbs	11.2%	\$5,276,201
8	Dover Heights	Eastern Suburbs	11.1%	\$3,364,976
9	Petersham - Stanmore	City and Inner South	11.1%	\$1,616,458
10	Neutral Bay - Kirribilli	North Sydney and Hornsby	10.8%	\$2,720,971

Units

#	Suburb	Region	%	Median Value
1	Sydenham - Tempe - St Peters	City and Inner South	11.5%	\$780,352
2	Kensington (NSW)	Eastern Suburbs	11.4%	\$881,090
3	Avalon - Palm Beach	Northern Beaches	11.1%	\$829,951
4	Coogee - Clovelly	Eastern Suburbs	10.2%	\$1,149,259
5	Warriewood - Mona Vale	Northern Beaches	9.8%	\$1,039,322
6	Randwick - South	Eastern Suburbs	9.6%	\$952,234
7	Maroubra - South	Eastern Suburbs	9.2%	\$906,009
8	Frenchs Forest - Belrose	Northern Beaches	8.8%	\$779,803
9	Kingsford	Eastern Suburbs	8.7%	\$850,330
10	Petersham - Stanmore	City and Inner South	8.4%	\$763,936

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Dover Heights	Eastern Suburbs	8.5%	\$3,364,976
2	Kensington	Eastern Suburbs	7.9%	\$2,464,477
3	Rose Bay - Vaucluse - Watsons Bay	Eastern Suburbs	7.8%	\$5,276,201
4	Double Bay - Bellevue Hill	Eastern Suburbs	7.6%	\$5,129,562
5	Freshwater - Brookvale	Northern Beaches	7.2%	\$2,203,133
6	Katoomba - Leura	Outer West and Blue Mountains	7.1%	\$605,811
7	Beacon Hill - Narrabeena	Northern Beaches	7.0%	\$1,466,096
8	Sydenham - Tempe - St Peters	City and Inner South	7.0%	\$1,301,431
9	Manly Vale - Allambie Heights	Northern Beaches	6.8%	\$1,792,467
10	Bondi - Tamarama - Bronte	Eastern Suburbs	6.8%	\$3,027,617

Units

#	Suburb	Region	%	Median Value
1	Warriewood - Mona Vale	Northern Beaches	7.3%	\$1,039,322
2	Avalon - Palm Beach	Northern Beaches	7.3%	\$829,951
3	Newport - Bilgola	Northern Beaches	6.8%	\$918,310
4	Maroubra - South	Eastern Suburbs	6.7%	\$906,009
5	Coogee - Clovelly	Eastern Suburbs	6.5%	\$1,149,259
6	Sydney - Haymarket - The Rocks	City and Inner South	6.5%	\$1,184,610
7	Potts Point - Woolloomooloo	City and Inner South	6.3%	\$903,100
8	Kensington	Eastern Suburbs	6.0%	\$881,090
9	Dover Heights	Eastern Suburbs	5.8%	\$1,024,111
10	North Sydney - Lavender Bay	North Sydney and Hornsby	5.7%	\$1,204,427

BACK



Brisbane

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Hawthorne	Brisbane Inner City	6.0%	\$1,337,796
2	Thorneside	East	5.7%	\$554,299
3	Camira - Gables	Ipswich	5.5%	\$391,535
4	Belmont - Gumdale	East	5.1%	\$1,132,052
5	Karana Downs	Ipswich	5.0%	\$543,431
6	Chambers Flat - Logan Reserve	Logan - Beaudesert	5.0%	\$551,812
7	Churchill - Yamanto	Ipswich	5.0%	\$372,276
8	Karalee - Borellan Point	Ipswich	4.8%	\$547,805
9	Carina Heights	South	4.7%	\$694,066
10	Carina	South	4.2%	\$682,201

Units

#	Suburb	Region	%	Median Value
1	Mitchelton	West	11.8%	\$408,745
2	Stafford	North	11.2%	\$379,017
3	Enoggera	West	10.2%	\$377,841
4	Balmoral	Brisbane Inner City	9.7%	\$495,064
5	Sherwood	West	9.0%	\$397,405
6	Bulimba	Brisbane Inner City	8.7%	\$589,912
7	Corinda	West	7.7%	\$395,075
8	Taringa	West	7.6%	\$425,705
9	Indooroopilly	West	7.3%	\$437,075
10	Bardon Brisbane	Inner City	6.9%	\$595,786

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Hawthorne	Brisbane Inner City	5.1%	\$1,337,796
2	Geebung	North	4.9%	\$569,145
3	Chermside West	North	4.5%	\$578,690
4	Robertson	South	4.4%	\$1,002,196
5	Stafford Heights	North	4.4%	\$588,512
6	Salisbury - Nathan	South	4.3%	\$580,315
7	Wavell Heights	North	4.2%	\$710,647
8	Tarragindi	South	3.9%	\$763,333
9	Stafford	North	3.9%	\$629,272
10	Aspley	North	3.9%	\$605,956

Units

#	Suburb	Region	%	Median Value
1	Wynnum West - Hemmant	East	3.4%	\$360,716
2	Bribie Island	Moreton Bay - North	3.2%	\$345,631
3	Wakerley	East	2.9%	\$420,320
4	Tingalpa	East	2.0%	\$357,560
5	Mitchelton	West	1.8%	\$408,745
6	Carseldine	North	1.8%	\$373,448
7	Seventeen Mile Rocks - Sinnamon Park	West	1.4%	\$475,561
8	Enoggera	West	1.4%	\$377,841
9	Newmarket	Brisbane Inner City	1.2%	\$444,431
10	Balmoral	Brisbane Inner City	1.0%	\$495,064

BACK



Perth

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Hazelmere - Guildford	North East	1.5%	\$503,196
2	Stirling - Osborne Park	North West	-1.6%	\$675,693
3	Tapping - Ashby - Sinagra	North West	-1.8%	\$475,393
4	Riverton - Shelley - Rossmoyne	South East	-2.2%	\$749,039
5	Mindarie - Quinns Rocks - Jindalee	North West	-2.4%	\$529,306
6	Nedlands - Dalkeith - Crawley	Inner	-3.1%	\$1,607,239
7	Carramar	North West	-3.2%	\$395,636
8	Hillarys	North West	-3.3%	\$796,076
9	Middle Swan - Herne Hill	North East	-3.5%	\$355,938
10	Serpentine - Jarrahdale	South East	-3.9%	\$618,858

Units

#	Suburb	Region	%	Median Value
1	Morley	North East	1.0%	\$302,478
2	Safety Bay - Shoalwater	South West	0.8%	\$225,162
3	Bassendean - Eden Hill - Ashfield	North East	0.7%	\$300,822
4	North Perth	Inner	-0.4%	\$427,162
5	Como South	East	-1.2%	\$448,639
6	Beckenham - Kenwick - Langford	South East	-1.7%	\$274,303
7	Maylands	North East	-3.0%	\$269,299
8	Midland - Guildford	North East	-3.1%	\$222,925
9	Rivervale - Kewdale - Cloverdale	South East	-4.3%	\$288,253.9
10	Mount Lawley - Inglewood	Inner	-4.6%	\$341,047.3

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Nedlands - Dalkeith - Crawley	Inner	-0.4%	\$1,607,239
2	Mosman Park - Peppermint Grove	Inner	-0.5%	\$1,477,560
3	Swanbourne - Mount Claremont	Inner	-0.7%	\$1,364,224
4	Claremont	Inner	-1.0%	\$1,455,247
5	Cottesloe	Inner	-1.3%	\$1,824,837
6	Subiaco - Shenton Park	Inner	-1.7%	\$1,186,273
7	Floreat	Inner	-2.0%	\$1,254,074
8	North Perth	Inner	-2.1%	\$877,372
9	Wembley - West Leederville - Glendalough	Inner	-2.2%	\$1,032,618
10	City Beach	Inner	-2.2%	\$1,692,146

Units

#	Suburb	Region	%	Median Value
1	Sorrento - Marmion	North West	-3.7%	\$380,059
2	Scarborough	North West	-3.8%	\$432,553
3	Fremantle	South West	-3.9%	\$469,499
4	Trigg - North Beach - Watermans Bay	North West	-3.9%	\$514,391
5	Como South	East	-4.1%	\$448,639
6	Morley North	East	-4.1%	\$302,478
7	Bassendean - Eden Hill - Ashfield	North East	-4.3%	\$300,822
8	South Kensington	South East	-4.7%	\$497,229
9	Booragoon	South West	-4.8%	\$480,879
10	Mount Lawley - Inglewood	Inner	-4.8%	\$341,047

BACK



Adelaide

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Adelaide Hills	Central and Hills	8.0%	\$586,179
2	Mount Barker	Central and Hills	6.2%	\$427,815
3	Lobethal - Woodside	Central and Hills	6.0%	\$502,876
4	Mount Barker Region	Central and Hills	6.0%	\$467,154
5	Redwood Park	North	5.8%	\$395,787
6	Hahndorf - Echunga	Central and Hills	5.6%	\$687,955
7	Gawler - North	North	5.3%	\$417,696
8	Craigmore - Blakeview	North	5.0%	\$310,148
9	Willunga	South	5.0%	\$585,014
10	Uraidla - Summertown	Central and Hills	4.5%	\$748,258

Units

#	Suburb	Region	%	Median Value
1	Brighton	South	10.0%	\$372,658
2	Enfield - Blair Athol	North	8.7%	\$253,662
3	Goodwood - Millswood	Central and Hills	8.5%	\$380,895
4	North Adelaide	Central and Hills	7.8%	\$475,059
5	Glenelg	South	7.3%	\$393,147
6	Modbury Heights	North	6.9%	\$289,533
7	Mount Barker	Central and Hills	5.6%	\$280,432
8	Burnside - Wattle Park	Central and Hills	5.4%	\$386,035
9	Mawson Lakes - Globe Derby Park	North	5.1%	\$264,681
10	Adelaide	Central and Hills	4.9%	\$389,614

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Prospect	Central and Hills	4.4%	\$729,067
2	Uraidla - Summertown	Central and Hills	4.2%	\$748,258
3	Colonel Light Gardens	South	4.0%	\$699,893
4	Nailsworth - Broadview	Central and Hills	3.8%	\$712,384
5	Unley - Parkside	Central and Hills	3.6%	\$979,602
6	Payneham - Felixstow	Central and Hills	3.5%	\$694,895
7	Goodwood - Millswood	Central and Hills	3.5%	\$908,103
8	Fulham	West	3.5%	\$700,234
9	Lobethal - Woodside	Central and Hills	3.5%	\$502,876
10	Adelaide	Central and Hills	3.4%	\$768,933

Units

#	Suburb	Region	%	Median Value
1	North Haven	West	3.7%	\$319,000
2	Beverley	West	3.3%	\$297,443
3	Seaton - Grange	West	3.3%	\$317,012
4	Goodwood - Millswood	Central and Hills	2.7%	\$380,895
5	Modbury Heights	North	2.6%	\$289,533
6	Northgate - Oakden - Gilles Plains	North	2.6%	\$307,567
7	Flinders Park	West	2.5%	\$283,819
8	Largs Bay - Semaphore	West	2.5%	\$297,527
9	Adelaide	Central and Hills	2.5%	\$389,614
10	Mount Barker	Central and Hills	2.4%	\$280,432

BACK



Hobart

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Risdon Vale	Hobart	10.9%	\$287,669
2	Bridgewater - Gagebrook	Hobart	9.5%	\$264,347
3	Dodges Ferry - Lewisham	Hobart	9.4%	\$355,360
4	New Norfolk	Hobart	8.8%	\$288,652
5	Kingston Beach - Blackmans Bay	Hobart	8.5%	\$624,101
6	Taroona - Bonnet Hill	Hobart	8.4%	\$716,348
7	Austins Ferry - Granton	Hobart	8.3%	\$487,651
8	Rokeby	Hobart	7.9%	\$325,127
9	South Arm	Hobart	7.2%	\$617,268
10	Cambridge	Hobart	7.1%	\$668,175

Units

#	Suburb	Region	%	Median Value
1	Moonah	Hobart	10.1%	\$331,791
2	Glenorchy	Hobart	9.9%	\$301,576
3	Claremont	Hobart	7.6%	\$297,095
4	Austins Ferry - Granton	Hobart	7.5%	\$319,053
5	Derwent Park - Lutana	Hobart	7.5%	\$344,006
6	Mount Nelson - Dynnyrne	Hobart	6.8%	\$392,207
7	Rokeby	Hobart	6.7%	\$364,937
8	Mornington - Warrane	Hobart	5.7%	\$411,523
9	Lindisfarne - Rose Bay	Hobart	5.4%	\$385,818
10	Howrah - Tranmere	Hobart	4.2%	\$420,658

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Risdon Vale	Hobart	10.6%	\$287,669
2	Rokeby	Hobart	9.9%	\$325,127
3	Hobart	Hobart	9.4%	\$837,632
4	Bridgewater - Gagebrook	Hobart	9.2%	\$264,347
5	South Hobart - Fern Tree	Hobart	9.0%	\$662,476
6	Lenah Valley - Mount Stuart	Hobart	8.9%	\$599,685
7	Derwent Park - Lutana	Hobart	8.7%	\$393,445
8	New Town	Hobart	8.7%	\$651,584
9	Howrah - Tranmere	Hobart	8.5%	\$559,953
10	West Moonah	Hobart	8.4%	\$451,330

Units

#	Suburb	Region	%	Median Value
1	Montrose - Rosetta	Hobart	9.9%	\$306,902
2	Derwent Park - Lutana	Hobart	9.3%	\$344,006
3	Glenorchy	Hobart	9.2%	\$301,576
4	Moonah	Hobart	8.9%	\$331,791
5	Kingston - Huntingfield	Hobart	8.3%	\$390,201
6	Lenah Valley - Mount Stuart	Hobart	7.7%	\$402,874
7	Austins Ferry - Granton	Hobart	7.6%	\$319,053
8	Margate - Snug	Hobart	7.2%	\$373,649
9	Mount Nelson - Dynnyrne	Hobart	7.0%	\$392,207
10	Lindisfarne - Rose Bay	Hobart	7.0%	\$385,818

BACK



Canberra

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Melba	ACT	17.1%	\$620,471
2	Isaacs	ACT	12.2%	\$998,838
3	Weetangera	ACT	12.1%	\$912,529
4	Latham	ACT	12.1%	\$548,840
5	Higgins	ACT	11.5%	\$553,932
6	Spence	ACT	9.7%	\$564,819
7	Hackett	ACT	9.2%	\$863,794
8	Ainslie	ACT	9.0%	\$1,018,544
9	Garran	ACT	8.3%	\$1,093,376
10	Holder	ACT	8.3%	\$687,342

Units

#	Suburb	Region	%	Median Value
1	Kambah	ACT	5.0%	\$417,268
2	Bonython	ACT	4.7%	\$495,148
3	Campbell	ACT	3.8%	\$494,737
4	Lawson	ACT	3.8%	\$517,195
5	Civic	ACT	3.6%	\$520,242
6	Wright	ACT	2.4%	\$400,154
7	Gordon	ACT	1.9%	\$411,170
8	Isabella Plains	ACT	1.9%	\$408,363
9	Hawker	ACT	1.7%	\$344,092
10	Griffith	ACT	1.6%	\$473,013

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Moncrieff	ACT	8.6%	\$703,685
2	Pearce	ACT	7.6%	\$880,425
3	Ainslie	ACT	7.4%	\$1,018,544
4	Casey	ACT	7.4%	\$694,141
5	Chifley	ACT	7.0%	\$785,225
6	Lyons	ACT	6.9%	\$1,151,967
7	Garran	ACT	6.9%	\$1,093,376
8	Giralang	ACT	6.8%	\$638,113
9	Isaacs	ACT	6.8%	\$998,838
10	Melba	ACT	6.8%	\$620,471

Units

#	Suburb	Region	%	Median Value
1	Wright	ACT	5.8%	\$400,154
2	Civic	ACT	4.6%	\$520,242
3	Palmerston	ACT	4.3%	\$443,914
4	Lawson	ACT	4.2%	\$517,195
5	Ngunnawal	ACT	3.2%	\$413,763
6	Kambah	ACT	2.9%	\$417,268
7	Gordon	ACT	2.7%	\$411,170
8	Nicholls	ACT	2.6%	\$579,812
9	Isabella Plains	ACT	2.6%	\$408,363
10	Franklin	ACT	2.3%	\$378,949

BACK



Darwin

Top 10 movers and shakers

Greatest 12 month change

Houses

#	Suburb	Region	%	Median Value
1	Palmerston - South	Darwin	5.7%	\$460,095
2	Bakewell	Darwin	2.7%	\$409,046
3	Rapid Creek	Darwin	1.5%	\$468,555
4	Rosebery - Bellamack	Darwin	-1.0%	\$518,868
5	Durack - Marlow Lagoon	Darwin	-4.9%	\$462,034
6	Driver	Darwin	-8.9%	\$368,955
7	Palmerston - North	Darwin	-9.0%	\$445,648
8	Weddell	Darwin	-9.3%	\$465,920
9	Humpty Doo	Darwin	-14.5%	\$493,258
10	Virginia	Darwin	-14.8%	\$536,574

Units

#	Suburb	Region	%	Median Value
1	Rapid Creek	Darwin	1.0%	\$295,682
2	Fannie Bay - The Gardens	Darwin	-3.7%	\$355,580
3	Woolner - Bayview - Winnellie	Darwin	-4.2%	\$355,953
4	Larrakeyah	Darwin	-5.4%	\$368,709
5	Stuart Park	Darwin	-5.6%	\$333,043
6	Darwin City	Darwin	-7.4%	\$324,804
7	Coconut Grove	Darwin	-7.4%	\$268,360
8	Nightcliff	Darwin	-8.1%	\$262,920
9	Parap	Darwin	-14.5%	\$250,079

Greatest 5 year change

Houses

#	Suburb	Region	%	Median Value
1	Palmerston - South	Darwin	2.1%	\$460,095
2	Rapid Creek	Darwin	-0.9%	\$468,555
3	Rosebery - Bellamack	Darwin	-3.5%	\$518,868
4	Jingili	Darwin	-4.4%	\$440,362
5	Malak - Marrara	Darwin	-4.8%	\$428,941
6	Tiwi	Darwin	-4.8%	\$449,201
7	Wulagi	Darwin	-5.2%	\$409,757
8	Weddell	Darwin	-5.4%	\$465,920
9	Moil	Darwin	-5.4%	\$437,450
10	Anula	Darwin	-5.5%	\$408,892

Units

#	Suburb	Region	%	Median Value
1	Rapid Creek	Darwin	-6.6%	\$295,682
2	Coconut Grove	Darwin	-7.5%	\$268,360
3	Darwin City	Darwin	-8.1%	\$324,804
4	Parap	Darwin	-8.8%	\$250,079
5	Stuart Park	Darwin	-8.9%	\$333,043
6	Fannie Bay - The Gardens	Darwin	-9.3%	\$355,580
7	Larrakeyah	Darwin	-9.4%	\$368,709
8	Nightcliff	Darwin	-9.4%	\$262,920
9	Woolner - Bayview - Winnellie	Darwin	-10.2%	\$355,953

BACK



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