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## Local Government Area Statistics Report Suburban Melbourne

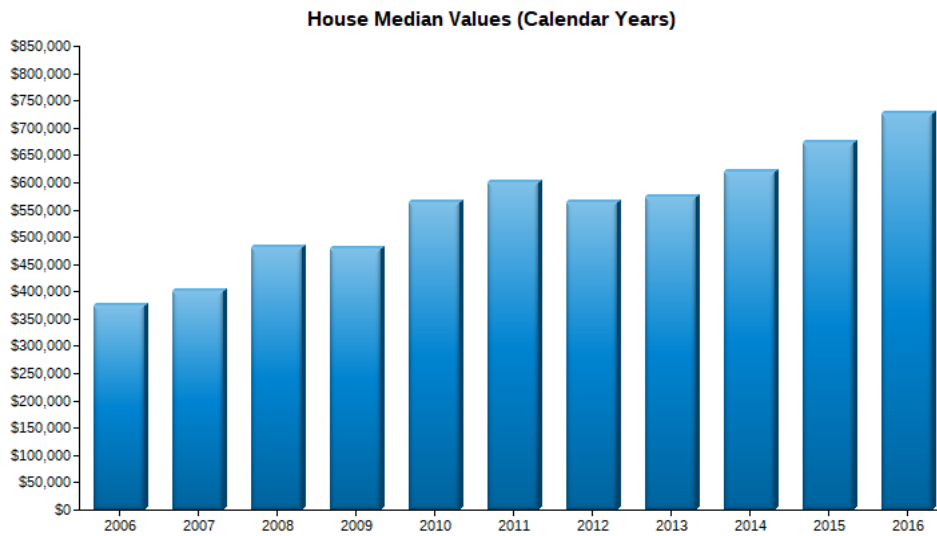
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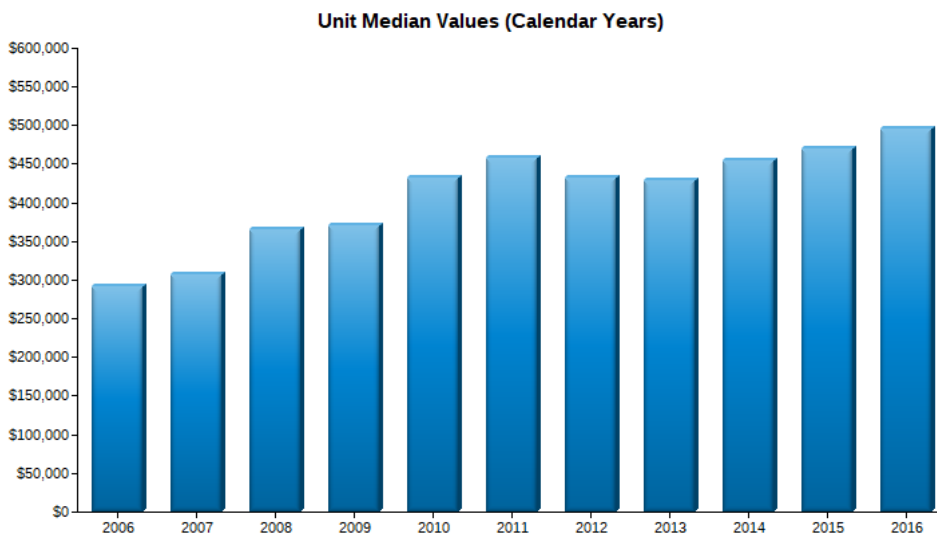
## Median Values (Houses)

The following chart illustrates the median value for houses in SUBURBAN - MELBOURNE.



## Median Values (Units)

The following chart illustrates the median value for units in SUBURBAN - MELBOURNE.



## Capital Growth & Median Values Summary

Local Government Area	House		Unit	
	10 Year Average Capital Growth	Current Median Value	10 Year Average Capital Growth	Current Median Value
Banyule	6.9% p.a	\$731,500	6.0% p.a	\$523,500
Bayside	7.6% p.a	\$1,511,500	6.5% p.a	\$730,500
Boroondara	9.3% p.a	\$1,876,000	6.1% p.a	\$644,000
Brimbank	6.8% p.a	\$461,000	5.0% p.a	\$324,500
Darebin	7.8% p.a	\$823,000	5.8% p.a	\$426,500
Glen Eira	7.5% p.a	\$1,280,500	5.5% p.a	\$561,000
Greater Dandenong	7.9% p.a	\$545,500	6.0% p.a	\$331,500
Hobsons Bay	7.1% p.a	\$692,000	5.8% p.a	\$442,500
Hume	5.0% p.a	\$391,500	4.0% p.a	\$314,500
Kingston	7.0% p.a	\$761,000	6.2% p.a	\$493,000
Knox	8.0% p.a	\$655,500	6.2% p.a	\$446,000
Manningham	9.4% p.a	\$1,098,500	7.1% p.a	\$628,000
Maribyrnong	7.5% p.a	\$734,500	6.7% p.a	\$408,500
Maroondah	7.9% p.a	\$684,500	6.9% p.a	\$460,500
Melbourne	5.4% p.a	\$1,027,500	2.7% p.a	\$486,500
Monash	9.2% p.a	\$1,030,500	6.6% p.a	\$611,500
Moonee Valley	6.5% p.a	\$895,000	5.3% p.a	\$468,000
Moreland	6.6% p.a	\$732,000	6.0% p.a	\$442,500
Nilumbik	6.5% p.a	\$704,500	6.4% p.a	\$512,500
Port Phillip	7.3% p.a	\$1,418,500	5.3% p.a	\$551,000
Stonnington	6.0% p.a	\$1,770,000	4.2% p.a	\$556,000
Whitehorse	8.5% p.a	\$1,006,000	6.9% p.a	\$617,000
Wyndham	6.1% p.a	\$387,500	4.8% p.a	\$296,500
Yarra	7.3% p.a	\$1,109,000	5.3% p.a	\$562,000

## Rental Summary

Local Government Area	House		Unit	
	10 Year Average Rental Yield	Current Median Rent	10 Year Average Rental Yield	Current Median Rent
Banyule	3.6% p.a	\$440 p/w	4.2% p.a	\$385 p/w
Bayside	3.4% p.a	\$850 p/w	3.9% p.a	\$535 p/w
Boroondara	2.6% p.a	\$760 p/w	3.9% p.a	\$440 p/w
Brimbank	4.5% p.a	\$360 p/w	5.0% p.a	\$315 p/w
Darebin	3.4% p.a	\$485 p/w	4.4% p.a	\$355 p/w
Glen Eira	3.0% p.a	\$625 p/w	4.1% p.a	\$425 p/w
Greater Dandenong	4.3% p.a	\$370 p/w	5.0% p.a	\$315 p/w
Hobsons Bay	3.6% p.a	\$430 p/w	4.3% p.a	\$365 p/w
Hume	5.0% p.a	\$355 p/w	5.3% p.a	\$315 p/w
Kingston	3.8% p.a	\$475 p/w	4.3% p.a	\$390 p/w
Knox	4.2% p.a	\$415 p/w	4.7% p.a	\$375 p/w
Manningham	3.3% p.a	\$545 p/w	4.2% p.a	\$450 p/w
Maribyrnong	3.6% p.a	\$450 p/w	4.6% p.a	\$350 p/w
Maroondah	4.0% p.a	\$425 p/w	4.6% p.a	\$375 p/w
Melbourne	3.4% p.a	\$660 p/w	4.7% p.a	\$480 p/w
Monash	3.2% p.a	\$470 p/w	4.3% p.a	\$450 p/w
Moonee Valley	3.1% p.a	\$490 p/w	4.2% p.a	\$375 p/w
Moreland	3.7% p.a	\$475 p/w	4.5% p.a	\$370 p/w
Nillumbik	4.1% p.a	\$485 p/w	4.6% p.a	\$405 p/w
Port Phillip	3.1% p.a	\$785 p/w	4.4% p.a	\$440 p/w
Stonnington	2.7% p.a	\$835 p/w	4.2% p.a	\$430 p/w
Whitehorse	3.2% p.a	\$475 p/w	4.1% p.a	\$430 p/w
Wyndham	5.1% p.a	\$345 p/w	5.3% p.a	\$290 p/w
Yarra	3.4% p.a	\$660 p/w	4.3% p.a	\$460 p/w

## Average Total Returns Over Last 10 Years

Local Government Area	Average Total Return Houses	Average Total Return Units
Banyule	10.8% p.a	10.6% p.a
Bayside	11.3% p.a	10.7% p.a
Boroondara	12.1% p.a	10.3% p.a
Brimbank	11.6% p.a	10.3% p.a
Darebin	11.5% p.a	10.6% p.a
Glen Eira	10.8% p.a	9.8% p.a
Greater Dandenong	12.6% p.a	11.4% p.a
Hobsons Bay	11.0% p.a	10.5% p.a
Hume	10.3% p.a	9.6% p.a
Kingston	11.1% p.a	10.8% p.a
Knox	12.6% p.a	11.3% p.a
Manningham	13.0% p.a	11.7% p.a
Maribyrnong	11.3% p.a	11.6% p.a
Maroondah	12.3% p.a	11.9% p.a
Melbourne	9.0% p.a	7.6% p.a
Monash	12.7% p.a	11.2% p.a
Moonee Valley	9.8% p.a	9.9% p.a
Moreland	10.5% p.a	10.8% p.a
Nillumbik	10.9% p.a	11.3% p.a
Port Phillip	10.7% p.a	9.9% p.a
Stonnington	8.8% p.a	8.6% p.a
Whitehorse	12.0% p.a	11.3% p.a
Wyndham	11.6% p.a	10.5% p.a
Yarra	11.0% p.a	9.9% p.a

## House Price Capital Growth Ranked High to Low

Local Government Area	Capital Growth Apr 2013 - Mar 2014	Capital Growth Apr 2014 - Mar 2015	Capital Growth Apr 2015 - Mar 2016
Glen Eira	11.3% p.a	11.0% p.a	19.3% p.a
Monash	12.3% p.a	15.3% p.a	18.7% p.a
Manningham	12.1% p.a	13.5% p.a	17.4% p.a
Whitehorse	13.7% p.a	16.1% p.a	16.3% p.a
Boroondara	15.3% p.a	11.7% p.a	15.7% p.a
Stonnington	7.6% p.a	11.3% p.a	15.3% p.a
Maroondah	9.9% p.a	12.6% p.a	14.8% p.a
Hobsons Bay	5.8% p.a	6.3% p.a	14.7% p.a
Greater Dandenong	7.9% p.a	10.6% p.a	14.4% p.a
Knox	8.0% p.a	13.2% p.a	14.3% p.a
Port Phillip	12.1% p.a	4.4% p.a	13.9% p.a
Bayside	10.3% p.a	6.6% p.a	13.6% p.a
Melbourne	6.3% p.a	4.8% p.a	13.4% p.a
Brimbank	3.8% p.a	8.1% p.a	12.6% p.a
Banyule	10.3% p.a	9.0% p.a	11.6% p.a
Kingston	6.5% p.a	8.5% p.a	11.5% p.a
Moonee Valley	4.3% p.a	7.0% p.a	11.5% p.a
Yarra	6.9% p.a	6.9% p.a	11.0% p.a
Darebin	8.6% p.a	6.2% p.a	10.7% p.a
Nilfumbik	6.7% p.a	4.4% p.a	9.5% p.a
Wyndham	5.5% p.a	4.7% p.a	9.3% p.a
Maribyrnong	7.9% p.a	10.9% p.a	6.6% p.a
Moreland	7.3% p.a	10.2% p.a	6.2% p.a
Hume	-0.5% p.a	7.7% p.a	4.4% p.a

## Unit Price Capital Growth Ranked High to Low

Local Government Area	Capital Growth Apr 2013 - Mar 2014	Capital Growth Apr 2014 - Mar 2015	Capital Growth Apr 2015 - Mar 2016
Maroondah	6.2% p.a	4.5% p.a	15.7% p.a
Whitehorse	8.7% p.a	8.3% p.a	12.2% p.a
Manningham	9.1% p.a	5.9% p.a	10.0% p.a
Monash	8.2% p.a	8.0% p.a	9.6% p.a
Nillumbik	2.0% p.a	7.7% p.a	9.3% p.a
Brimbank	0.5% p.a	3.6% p.a	9.2% p.a
Knox	8.7% p.a	4.3% p.a	9.0% p.a
Kingston	8.7% p.a	4.3% p.a	8.8% p.a
Darebin	3.8% p.a	2.7% p.a	8.7% p.a
Bayside	10.7% p.a	2.7% p.a	8.0% p.a
Hobsons Bay	5.3% p.a	6.0% p.a	7.5% p.a
Banyule	5.2% p.a	6.6% p.a	7.1% p.a
Moreland	4.1% p.a	3.2% p.a	6.3% p.a
Greater Dandenong	4.9% p.a	3.7% p.a	6.2% p.a
Yarra	4.4% p.a	0.8% p.a	6.1% p.a
Port Phillip	5.9% p.a	0.8% p.a	5.7% p.a
Boroondara	9.9% p.a	1.9% p.a	5.6% p.a
Hume	-0.9% p.a	3.0% p.a	5.3% p.a
Moonee Valley	5.3% p.a	4.1% p.a	5.2% p.a
Maribyrnong	2.7% p.a	6.3% p.a	4.5% p.a
Wyndham	0.9% p.a	5.2% p.a	4.5% p.a
Glen Eira	7.8% p.a	4.6% p.a	3.8% p.a
Stonnington	5.9% p.a	1.6% p.a	2.3% p.a
Melbourne	2.9% p.a	3.8% p.a	-0.6% p.a

## Definitions of Terms

Term	What is it?	What does it tell you?
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Rent	The middle number when all the rents being collected are arranged in order.	The median rent tells you how much the rent is for a typical property in an area.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order.	The median value tells you what a typical house or unit is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in. By looking at the changes in median value over time, you can gain some insight as to how the market is performing.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

## About FinancePath

Financepath is a boutique Mortgage Management company specialising in providing education and advice on home loans, investment and business loans and smart money management. We also offer a unique Property Solution to help clients find the right property for them.



## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description
	<p><b>The Residex Report</b> can help you make more profitable real estate purchase and sale decisions by understanding key market drivers. To get the best returns you need to buy property at the right time, in the right place and identify when you should sell a particular property.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis. Key concepts are explained in The Report along with guidance on how to use it.</p>
<p><b><i>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</i></b></p>	
	<p>The <b>Best Rent Report</b> is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. This Report can help you grow your portfolio quicker through stronger cash flow.</p> <p>Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research. Analysis of the 2006 Best Rent Report in December 2011 showed that the average performing unit from a region in the report out-performed the Australian average unit return by over 36 per cent. On a unit valued at \$400,000, a total return of over \$300,000 was proven; a \$110,000 improvement over the return on the average Australian Unit for the same time-frame.</p>
	<p>For investors looking for the best growth areas the <b>Top 100 Predictions Report</b> provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years. This allows investors to narrow down purchase options and to make sure they don't sell a particular property before a period of expected growth.</p> <p>This Report contains detailed market information including forecast growth rates for the top 100 suburbs.</p>
	<p>The <b>Renovators Top 100 Report</b> will help you determine the best suburbs to profit in through renovating residential property. Older suburbs with a wide spread of values are one of a range of factors that Residex uses to identify suburbs to focus on. Strong forecast capital growth is another factor utilised in selection as is future demand, which is critical to maximising capital returns. Buying the worst house in the best street in the best suburb has never been easier. Once you have decided on a suburb to renovate in by using the Renovators Top 100 report or by conducting your own research, finding the streets within a suburb likely to produce the best return is paramount. <b>The Renovators Suburb Report</b> gives a street by street analysis showing street median prices and ranges of values. The Report also provides guidance on how much to spend on renovations in a particular street to maximise your returns and avoid overcapitalising.</p>

For more information visit [www.residex.com.au](http://www.residex.com.au)

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