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**THE SECRET AGENT REPORT**

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# PLANNING

**WHAT YOU NEED TO KNOW ABOUT THE NEW CHANGES**

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## PLANNING CHANGES

JULIAN FAELLI

New planning reforms were announced by the state planning minister Matthew Guy on the 1st of July this year. They are significant changes that will affect where and how development is managed in the city. It's going to take a while for a clear picture to emerge on how the changes will affect investment, but in the meantime here is a quick wrap-up;

Three new residential zones have been created, Neighbourhood Residential, General Residential and Growth Residential. They aim to make it clear in the planning framework where higher density development such as townhouses and units can be located. The new Neighbourhood residential zone will bring the biggest changes, with only dual occupancy development being permitted (not encouraged). This change will likely bring to an end the 4-5 unit/townhouse developments we have seen in suburbs such as Preston and Reservoir.

The scheme will curtail the growth in established areas, restricting any development to mixed use and growth residential zones - mainly located on busier roads near public transport. It's a bid to protect 'neighbourhood character' in many areas that have been overrun with medium density

housing stock in predominately single dwelling subdivisions. This type of low density townhouse/unit has proven to be popular in the market as a affordable entry point for accommodation in the inner city.

There have also been one commercial zone and a revamp of the mixed use zone announced as part of the reforms. The commercial zoning frees up the use of land allowing for smaller supermarkets and the like where only big box retail may have been permitted previously. The mixed use zoning is also encouraging higher density residential growth. Expect to see it in parts of Brunswick, Footscray and similar ex industrial locations.

As the new residential and commercial zones have been incorporated into the planning scheme, councils now have until July next year to decide how to distribute the zoning across their municipalities.

**Secret Agent spoke to planning firm Glossop Town Planning to see a different perspective on the new changes. John Glossop's detailed comments provide further insight.**

## WHAT YOU NEED TO KNOW ABOUT VICTORIA'S PLANNING CHANGES

JOHN GLOSSOP

The recently approved amendments to Victoria's residential, commercial, industrial and rural zones are listed below.

Table 1: Zone Change Breakdown

Delete Nine existing Zones	Create Five New Zones	Amend 12 Existing Zones
*Residential 1 Zone *Residential 2 Zone *Residential 3 Zone **Priority Development Zone Business 1 Zone Business 2 Zone Business 3 Zone Business 4 Zone Business 5 Zone	Residential Growth Zone General Residential Zone Neighbourhood Residential Zone Commercial 1 Zone Commercial 2 Zone	Low Density Residential Zone Mixed Use Zone Township Zone Rural Living Zone Green Wedge Zone Green Wedge A Zone Rural Conservation Zone Farming Zone Rural Activity Zone Industrial 1 Zone Industrial 2 Zone Industrial 3 Zone

More information is available at [www.dpcd.vic.gov.au/planning](http://www.dpcd.vic.gov.au/planning)

The development of the reformed zones followed recommendations from a Ministerial appointed advisory committee and from submissions to the process from interested stakeholders.

The implementation process commenced with the release and immediate introduction of the new commercial and industrial zones on 15 July 2013. The new rural zones were introduced into Victorian planning schemes in September 2013.

#### THE REFORMED RESIDENTIAL ZONES

The most controversial aspect of the reformed zones process is the development, application and timing of the new residential zones. The existing Residential 1 Zone, Residential 2 Zone and Residential 3 Zone are to be replaced by three new residential zones:

- The Residential Growth Zone;
- The General Residential Zone; and
- The Neighbourhood Residential Zone.

Councils will have 12 months from 1 July 2013 to introduce the new residential zones into their local planning schemes. Where councils have not finalised an amendment to implement the new residential zones by 1 July 2014, the General Residential Zone will be implemented to replace all land zoned Residential 1, 2 and 3.

The following section describes the key changes to three of the residential zones (namely the Residential Growth Zone, the General Residential Zone and the Neighbourhood Residential Zone).

#### Residential Growth Zone

The key features of this zone are as follows:

- The zone purpose encourages diverse housing types and increased densities up to and including four storeys. This zone will work as a transitional zone between areas of more and less intensive development.
- Sets a discretionary height limit of 13.5 metres for dwellings and residential buildings with the ability for a council to specify a mandatory height limit through the schedule to the zone.
- Allows complementary uses including Shop, Food and drink premises, Medical centre and Place of worship without a permit if conditions limiting their location and scale are met.

#### General Residential Zone

The key features of this zone are as follows:

- The zone purpose provides for a diversity of housing types and moderate housing growth, and requires development to respect neighbourhood character and implement neighbourhood character policy guidelines.
- A discretionary height limit of 9 metres ('ResCode' standard) with the ability for a council to specify a mandatory height limit through the schedule to the zone.
- Allows complementary uses including Medical centre and place of worship without a permit if conditions limiting their location and scale are met.

#### Neighbourhood Residential Zone

The key features of this zone are as follows:

- The zone purpose manages areas where there are limited opportunities to increase residential development and requires development to respect identified neighbourhood character.
- A maximum of two dwellings allowed on a lot with the ability for a council to specify a different number in a schedule to the zone.
- A mandatory height limit of 8 metres for dwellings and residential buildings with the ability for a council to specify a mandatory height limit in a schedule to the zone to take account of existing built form.
- Allows complementary uses including Medical centre and Place of worship without a permit if conditions limiting their location and scale are met. This includes a maximum floor area of 250 square metres and a requirement to adjoin a major road for both of these uses.

HOW WILL COUNCILS APPLY THESE ZONES?

At present, town planning professionals are struggling to advise clients on how these changes will affect their land. The following table has been prepared by the State government, setting out locational criteria for councils to consider when applying these new zones to land in their municipality.

Even though this information has been released, many councils have yet to complete the level of strategic work necessary to provide the justification to apply the reformed zones to their municipality.

We expect that metropolitan councils will complete this process this year (or at least by early next year). Many regional and rural councils, however, may not have the resources to do so in time.

It is also unclear whether councils will be required to go through a public process to apply these new zones (giving landowners and others a say in the application of the zones) or whether the Minister will simply approve the zones at his sole discretion.

The following table elaborates on the principals for applying the new zones.

Table 1: Principles for applying the new residential zones

New Residential Zone			Principles in Applying Zones
Zone	Purpose	Likely Application	Principles can be deduced from the purpose of zones (and should be considered together)*
RGZ	Enables new housing growth and diversity in appropriate locations	In appropriate locations near activities areas, town centres, train stations and other areas suitable for increased housing activity such as smaller strategic redevelopment sites	<ul style="list-style-type: none"> <li>• Locations offering good access to services, transport and other infrastructure</li> <li>• Areas which provide a transition between areas of more intensive use and development and areas of restricted housing growth</li> <li>• Areas where there is mature market demand for higher density outcomes</li> </ul>
GRZ	Respects and preserves neighbourhood character while allowing moderate housing growth and diversity	In most residential areas where moderate growth and diversity of housing that is consistent with existing neighbourhood character is to be provided	<ul style="list-style-type: none"> <li>• Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character</li> <li>• Areas where moderate housing growth and housing diversity is encouraged</li> </ul>
NRZ	Restricts housing growth in areas identified for urban preservation	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, environmental or landscape significance	<ul style="list-style-type: none"> <li>• Areas with a neighbourhood character that is sought to be retained</li> <li>• Areas where more than 80% of lots currently accommodate detached dwellings</li> <li>• Areas with Neighbourhood Character Overlays</li> <li>• Residential areas with Heritage Overlays (such as larger heritage precincts, rather than individually recognised heritage sites)</li> <li>• Areas of identified environmental or landscape significance</li> <li>• Areas which may not have good supporting transport infrastructure or other infrastructure, facilities and services and are not likely to be improved in the medium to longer term</li> </ul>

\* Other principles and criteria may be required by councils to suit local circumstances. Recreated from Advisory Note 50 - Reformed Residential Zones from the Department of Transport, Planning and Local Infrastructure. (Full document accessible here: [http://www.dpcd.vic.gov.au/\\_data/assets/pdf\\_file/0010/197362/AN50-Reformed-residential-zones-July-2013.pdf](http://www.dpcd.vic.gov.au/_data/assets/pdf_file/0010/197362/AN50-Reformed-residential-zones-July-2013.pdf))

## THE GLEN EIRA EXAMPLE

The City of Glen Eira was the first Victorian council to adopt the reformed residential zones into its planning scheme.

On August 5, 2013, the Minister for Planning Matthew Guy approved an amendment to implement the reformed Residential planning zones. The Premier of Victoria's website said that this provided 'a significant leap forward in clarity and protection for local residents'.

The Minister for Planning said:

**"Today marks a historic day for Victoria and for residents across the City of Glen Eira who can now breathe easier in the knowledge that housing densification will be clearly directed to defined areas. The days of unclear rules around residential growth are over. Homeowners in suburbs such as Bentleigh, McKinnon, Ormond, Carnegie and Glenhuntly will now understand where development will be directed and what areas will be clearly protected. The reforms to Victoria's residential planning zones in Glen Eira will also make life easier for Council planners and other decision makers including VCAT which has struggled to interpret the one size fits all approach of Labour's Melbourne 2030."**

(source: <http://www.premier.vic.gov.au/media-centre/media-releases/7514-reformed-planning-zones-to-protect-glen-eira.html>).

Relevantly, the Neighbourhood Residential Zone was applied to nearly 80% of all residentially zoned land in the City of Glen Eira. This means that these areas will be protected from apartment and unit style development with a maximum of only two homes permitted per lot with a two storey (eight metre) height limit.

It was interesting to note that this change occurred without public consultation and landowners in Glen Eira were not given the ability to comment on, let alone object to the proposed changes.

## DISCUSSION

The most significant change to Victorian planning schemes is arguably the application of the Neighbourhood Residential Zone ('NRZ'). This zone will apply a mandatory 8 metre height limit and limit dwelling density to 2 dwellings per lot. Many landowners and developers are fearful that the application of this zone to their land will effectively prevent it from being developed with most forms of medium density housing.

Other councils are likely to try to emulate the approach taken by Glen Eira and prospective purchasers interested in developing land for townhouses or apartments should take this into account as part of their pre-purchase due diligence. On the other hand, zones such as the Residential Growth Zone and the new Commercial and Industrial Zones will provide greater flexibility for landowners to apply for planning permits. Now more than ever, it is critical for landowners to obtain expert pre-purchase advice on the implications of these reforms on their investment decisions.

**John Glossop, Glossop Town Planning**  
[www.glossopco.com.au](http://www.glossopco.com.au)

## LOOKING AT THE MARKET

FROM THE FOUNDER OF SECRET AGENT, PAUL OSBORNE

Welcome to the start of October.

The Melbourne market has commenced its ascent into Spring with a robust September start.

In the past six months we've noticed a rebound in interest for residential real estate, in the past two months we have seen this amplified.

The discussion on whether this is an incoming boom or not is as topical as any time within the past decade. The media headlines of Boom or Bust are frequenting most news services at the moment.

It is clear that the low cash rate has helped push up housing demand, and simple fundamentals are not at play here. We would expect to see rapidly rising rents in line with strong price growth, however we still see a subdued rental market with the vacancy rate slowing trending upwards over the past few years.

Conditions are ripe for over exuberance playing its hand over the next few months before Christmas. Purchasing requires great patience, especially at the moment. The right property, in the right location at the right price are careful considerations that all need to align.

Over the month of September we noticed plenty of competition within the \$600,000 - \$1,400,000 price bracket. Many of these buyers are trading up and have had the benefits of selling their own properties to the 1st home buyer demographics. The inner city market has been robust for some time for its entry point stock, especially when further incentives were in play before the commencement of this financial year.

The top end is awakening, however there is still plenty of caution within this market at the moment. The competition is mainly being fuelled by the more affordable sections of the market.

We look forward to October, and remind prospective buyers not to get panicked at missing the market. There is always an opportunity.



**27 Gray Street, Brunswick. Sold for \$861,000.**

Located west of Sydney Rd this semi detached sold very well last weekend. It's neat presentation and location opposite a small park and on the doorstep of Parkville certainly helped reinforce the strong results we have seen around Brunswick recently.



**152 Rupert Street, Collingwood. Sold for \$707,000.**

The demand has continued in Collingwood and Fitzroy with this neat and clean single fronted fetching over \$700,000. It shows the importance of a good aspect, as although tiny the block was oriented East-West with the living areas enjoying unobstructed Northern light.

## INNER MELBOURNE APARTMENTS PRICE COMPARISONS BY ROLLING QUARTERS



Table 3: Inner Melbourne Apartments - Price Comparisons

	PREVIOUS QUARTER (APR, MAY & JUN 2013)				QUARTER (JUL, AUG & SEP 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Docklands	624,733	560,000	275,000	1,775,000	611,181 ↓	549,500 ↓	295,000	1,300,000
Melbourne	487,343	437,000	124,000	2,400,000	534,878 ↑	455,000 ↑	132,000	3,012,500
Southbank	586,514	550,000	330,000	1,185,000	648,319 ↑	548,000 ↓	351,000	3,380,000
Brunswick	446,817	411,000	207,500	816,000	421,915 ↓	422,000 ↑	280,000	782,650
Brunswick East	441,100	440,000	238,000	670,000	465,389 ↑	461,000 ↑	373,000	526,000
Carlton	348,836	303,000	120,000	710,000	383,712 ↑	336,000 ↑	129,000	815,000
Carlton North	408,333	409,000	305,000	480,000	508,014 ↑	507,000 ↑	270,100	720,000
Clifton Hill	*524,250	*490,000	460,000	657,000	*462,167 ↓	*440,500 ↓	420,000	526,000
Collingwood	494,418	535,000	133,000	675,000	564,000 ↑	560,000 ↑	189,000	1,226,000
Fitzroy	580,125	568,000	265,000	855,000	547,167 ↓	584,000 ↑	279,000	821,000
Fitzroy North	342,125	319,250	210,000	507,500	489,214 ↑	487,500 ↑	320,000	710,000
North Melbourne	464,294	440,000	287,000	641,000	512,000 ↑	490,500 ↑	352,000	733,000
Northcote	496,675	508,250	312,000	745,000	411,308 ↓	400,000 ↓	275,000	575,000
Parkville	419,500	419,000	290,000	595,000	501,167 ↑	535,000 ↑	347,000	635,000
Princes Hill	-	-	-	-	-	-	-	-
Abbotsford	517,625	491,000	429,000	681,000	648,625 ↑	577,500 ↑	335,000	937,000
Burnley	*352,500	*352,500	320,000	385,000	*320,000 ↓	*320,000 ↓	320,000	320,000
Cremorne	*433,000	*433,000	420,000	446,000	*667,000 ↑	*667,000 ↑	667,000	667,000
East Melbourne	995,417	590,000	240,000	6,175,000	783,227 ↓	713,500 ↑	435,000	1,635,000
Hawthorn	551,330	483,000	255,000	1,375,000	519,145 ↓	479,750 ↓	137,000	1,250,000
Prahran	529,433	525,000	252,000	1,315,000	508,679 ↓	480,000 ↓	265,000	960,000
Richmond	471,645	470,300	165,000	925,000	503,098 ↑	480,500 ↑	265,000	1,155,000
South Yarra	615,614	555,000	235,000	1,745,000	691,343 ↑	510,500 ↓	270,000	3,900,000
Albert Park	*420,000	*360,000	285,000	615,000	*640,500 ↑	*640,500 ↑	541,000	740,000
Middle Park	711,000	680,000	640,000	800,000	570,750 ↓	616,500 ↓	300,000	750,000
Port Melbourne	699,829	617,500	390,000	1,965,000	707,662 ↑	653,000 ↑	336,000	1,325,000
South Melbourne	509,375	514,500	352,500	730,000	740,364 ↑	530,000 ↑	357,500	2,130,000
Flemington	297,350	281,750	220,000	425,000	370,000 ↑	386,000 ↑	270,000	450,000
Kensington	404,182	410,000	335,000	460,000	439,625 ↑	437,500 ↑	315,000	551,000
Travancore	*495,000	*495,000	495,000	495,000	377,375 ↓	368,000 ↓	327,000	455,000
West Melbourne	529,833	552,500	360,000	680,000	543,309 ↑	530,000 ↓	416,000	730,000

Table compiled from data collected from April to September 2013. A dash indicates no recorded sales for the quarter, inability to show a quarterly change or no quarterly change. Directional arrows indicate change in comparison to the previous rolling quarter. This table does not include student housing apartments. \* indicates an average or median value calculated using 5 sales or less.





## INNER MELBOURNE TOWNHOUSES PRICE COMPARISONS BY ROLLING QUARTERS



Table 5: Inner Melbourne Townhouses - Price Comparisons

	PREVIOUS QUARTER (APR, MAY & JUN 2013)				QUARTER (JUL, AUG & SEP 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Brunswick	632,917	630,250	507,000	741,000	673,444 ↑	676,000 ↑	467,000	855,000
Brunswick East	609,813	610,000	437,500	726,000	650,250 ↑	633,750 ↑	540,000	789,000
Carlton	*750,000	*750,000	750,000	750,000	*1,285,667 ↑	*797,000 ↑	700,000	2,360,000
Carlton North	783,667	621,000	550,000	1,180,000	-	-	-	-
Clifton Hill	779,167	804,250	685,000	850,500	-	-	-	-
Collingwood	*800,000	*800,000	800,000	800,000	*785,833 ↓	*827,500 ↑	605,000	925,000
Fitzroy	812,750	765,750	665,000	1,050,000	-	-	-	-
Fitzroy North	794,000	791,000	710,000	909,000	*878,500 ↑	*745,000 ↓	633,000	1,257,500
North Melbourne	779,750	750,000	620,000	999,000	*825,000 ↑	*825,000 ↑	825,000	825,000
Northcote	697,971	710,000	516,000	1,100,000	665,520 ↓	655,000 ↓	494,000	805,000
Parkville	*730,000	*730,000	730,000	730,000	*1,015,000 ↑	*1,015,000 ↑	1,015,000	1,015,000
Princes Hill	-	-	-	-	*720,000 -	*720,000 -	720,000	720,000
Abbotsford	*756,000	*681,000	680,000	907,000	*662,500 ↓	*675,000 ↓	600,000	712,500
Burnley	*850,000	*850,000	850,000	850,000	-	-	-	-
Cremorne	-	-	-	-	-	-	-	-
East Melbourne	*1,275,000	*1,275,000	1,275,000	1,275,000	*3,700,000 ↑	*3,700,000 ↑	3,700,000	3,700,000
Hawthorn	1,092,500	1,135,000	770,000	1,370,000	*1,236,944 ↑	*1,236,944 ↑	585,000	1,888,888
Prahran	974,000	940,000	701,000	1,320,000	1,235,400 ↑	1,112,000 ↑	900,000	1,910,000
Richmond	852,486	760,000	516,000	1,625,000	913,206 ↑	812,000 ↑	524,000	1,495,000
South Yarra	1,190,889	1,020,000	710,000	2,320,000	1,249,429 ↑	1,063,000 ↑	879,000	1,850,000
Albert Park	*927,500	*927,500	670,000	1,185,000	*2,018,750 ↑	*1,875,000 ↑	1,775,000	2,550,000
Middle Park	*1,150,250	*1,150,250	1,050,500	1,250,000	-	-	-	-
Port Melbourne	1,154,400	1,182,500	805,000	1,345,000	1,051,375 ↓	1,058,000 ↓	740,000	1,240,000
South Melbourne	*895,250	*895,250	670,500	1,120,000	*855,750 ↓	*855,750 ↓	579,000	1,132,500
Flemington	*661,000	*661,000	661,000	661,000	-	-	-	-
Kensington	611,808	600,000	485,000	808,000	620,462 ↑	612,000 ↑	372,000	864,000
Travancore	-	-	-	-	-	-	-	-
West Melbourne	*671,000	*647,000	585,000	805,000	*926,500 ↑	*926,500 ↑	926,500	926,500

Table compiled from data collected from April to September 2013. A dash indicates no recorded sales for the quarter, inability to show a quarterly change or no quarterly change. Directional arrows indicate change in comparison to the previous rolling quarter. \* indicates an average or median value calculated using 5 sales or less.



## INNER MELBOURNE HOUSES PRICE COMPARISONS BY ROLLING QUARTERS



Table 7: Inner Melbourne Houses - Price Comparisons

	PREVIOUS QUARTER (APR, MAY & JUN 2013)				QUARTER (JUL, AUG & SEP 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Brunswick	778,560	732,500	430,000	1,430,000	756,230 ↓	749,000 ↑	550,000	1,303,000
Brunswick East	803,700	724,250	580,000	1,257,000	970,950 ↑	895,750 ↑	650,000	1,295,000
Carlton	1,183,688	1,036,500	715,000	2,065,000	1,183,833 ↑	899,500 ↓	651,000	2,930,000
Carlton North	1,123,056	898,000	741,000	2,609,000	990,950 ↓	910,000 ↑	635,000	1,922,000
Clifton Hill	1,000,067	890,000	695,000	1,710,000	870,833 ↓	838,000 ↓	707,000	1,150,000
Collingwood	803,000	797,500	530,000	1,220,000	826,745 ↑	722,500 ↓	660,000	1,565,000
Fitzroy	1,019,500	852,000	646,000	1,750,000	1,117,500 ↑	1,085,000 ↑	793,000	1,510,000
Fitzroy North	1,029,741	950,000	600,000	2,225,000	1,011,750 ↓	930,000 ↓	675,000	1,736,000
North Melbourne	983,375	900,000	621,500	1,901,000	865,853 ↓	690,000 ↑	560,000	2,000,000
Northcote	876,919	820,000	539,500	2,125,000	882,674 ↑	836,000 ↑	570,000	2,010,000
Parkville	1,247,200	1,200,000	675,000	1,700,000	*1,668,125 ↓	*1,160,000 ↓	652,500	3,700,000
Princes Hill	1,473,417	1,216,250	682,000	3,300,000	*2,597,000 ↑	*2,920,000 ↑	921,000	3,950,000
Abbotsford	831,025	817,500	618,000	1,383,000	904,389 ↑	850,000 ↑	662,500	1,241,000
Burnley	*1,740,000	*1,740,000	1,740,000	1,740,000	*857,500 ↓	*857,500 ↓	780,000	935,000
Cremorne	*781,000	*789,500	710,000	835,000	1,082,400 ↑	950,000 ↑	786,000	1,545,000
East Melbourne	2,317,000	2,202,500	1,380,000	3,620,000	2,130,000 ↓	1,765,000 ↓	1,180,000	3,810,000
Hawthorn	1,778,168	1,575,000	805,000	3,200,000	1,668,088 ↓	1,500,000 ↓	850,000	4,095,000
Prahran	1,250,609	985,000	615,000	4,690,000	1,118,630 ↓	937,000 ↓	630,500	3,250,000
Richmond	923,123	850,500	615,888	2,200,000	1,020,529 ↑	876,000 ↑	560,000	2,880,000
South Yarra	1,451,302	1,267,500	381,000	5,110,000	1,980,942 ↑	1,335,000 ↑	825,300	8,020,000
Albert Park	1,667,984	1,231,000	582,500	4,300,000	1,659,875 ↓	1,627,500 ↑	920,500	3,031,000
Middle Park	1,760,077	1,620,000	950,000	3,930,000	1,980,875 ↑	1,347,500 ↓	847,000	4,675,000
Port Melbourne	938,516	903,000	591,000	1,712,000	1,165,318 ↑	1,000,000 ↑	690,000	2,430,000
South Melbourne	1,352,526	1,080,000	620,000	4,525,000	1,116,760 ↓	1,155,000 ↑	585,000	1,900,000
Flemington	757,923	710,000	550,000	1,501,000	777,154 ↑	680,000 ↓	495,000	1,600,000
Kensington	779,980	715,750	535,000	1,350,000	709,440 ↓	690,000 ↓	419,000	1,130,000
Travancore	*1,425,000	*1,425,000	950,000	1,900,000	*850,000 ↓	*850,000 ↓	850,000	850,000
West Melbourne	889,500	819,000	700,000	1,220,000	727,383 ↓	686,750 ↓	455,300	1,050,000

Table compiled from data collected from April to September 2013. A dash indicates no recorded sales for the quarter, inability to show a quarterly change or no quarterly change. Directional arrows indicate change in comparison to the previous rolling quarter. \* indicates an average or median value calculated using 5 sales or less.



Table 8: Inner Melbourne Houses - Quarterly Median Prices

	400,000	450,000	500,000	550,000	600,000	650,000	700,000	750,000	800,000	850,000	900,000	950,000	1,000,000	1,050,000	1,100,000	1,150,000	1,200,000	1,250,000	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	1,550,000	1,600,000	1,650,000	1,700,000	1,750,000	1,800,000	1,850,000 +			
Brunswick								749,000																									
Brunswick East										895,750																							
Carlton										899,500																							
Carlton North											910,000																						
Clifton Hill									838,000																								
Collingwood											722,500																						
Fitzroy																																	
Fitzroy North																																	
North Melbourne																																	
Northcote																																	
Parkville																																	
Princes Hill																																	
Abbotsford																																	
Burnley																																	
Cremorne																																	
East Melbourne																																	
Hawthorn																																	
Prahran																																	
Richmond																																	
South Yarra																																	
Albert Park																																	
Middle Park																																	
Port Melbourne																																	
South Melbourne																																	
Flemington																																	
Kensington																																	
Travancore																																	
West Melbourne																																	

Table compiled from data collected from July to September 2013. \* indicates a median value calculated using 5 sales or less.

# SECRET INSIDE PERSPECTIVE AGENT



THE SECRET AGENT REPORT  
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