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INSIDE PERSPECTIVE

AGENT



THE SECRET AGENT REPORT

VOLUME 6 - APRIL 2013. MELBOURNE'S BUILDING STYLES: PART ONE.

CREATE

BY SECRET AGENT




INTRODUCING SECRET AGENT'S DESIGN AND CONSTRUCT DIVISION:
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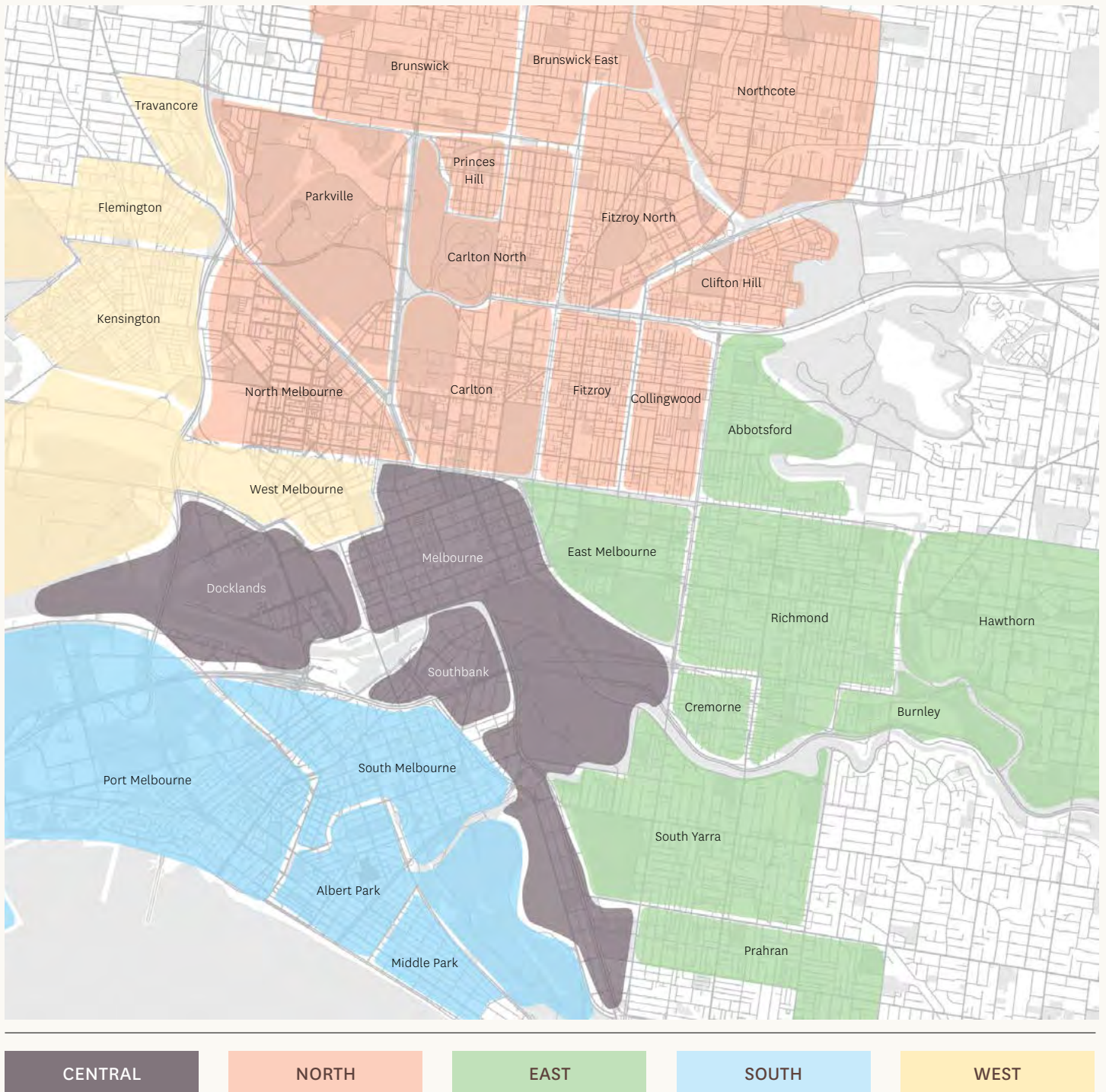
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SUBURBS ADDRESSED IN THIS REPORT

Figure 1: Inner Suburbs by Locational Classification



The data upon which this report is based was sourced from: The Australian Bureau of Statistics (www.abs.gov.au/census), The Department of Human Resources, Google Maps (maps.google.com.au), propertydata.com.au, Land Victoria (www.land.vic.gov.au), realestateveiw.com.au, Domain (domain.com.au), realestate.com.au, rpdata.com, Fairfax, Residex and various individual real estate agents operating in inner Melbourne.

A MESSAGE FROM THE FOUNDER OF SECRET AGENT

PAUL OSBORNE

Welcome to The Secret Agent Report - Melbourne's Building Styles: Part One!

With one third of the year behind us, 2013 is moving quickly for the property market. Raw data allows some truth to be omitted, and our first-hand observation of the year so far has seen a mixed outcome for buyers and sellers.

Many owners are reducing asking prices and lowering reserve expectations on auctions. This is true for many suburban property owners, as well as city-dwelling apartment owners that are trying to sell modern, generic apartments.

The investor has still been slow to surface for 2013. Interest rates have helped spur their return, but not to the levels seen in 2009 and 2010. The driving force so far has been the owner occupier seeking a high level of quality, and they have been ruthless in this pursuit. A home and vendor that don't quite meet those standards of quality will be chasing the market - rather than the market chasing them. Our notable sales for the month are shown to the right.

In this issue we dig a little deeper in the world of period styles. This design feature is part one of two, and focuses on our much-loved early styles: Victorian, Federation, Edwardian, and Californian Bungalows.

What separates a Victorian to an Edwardian? When were these homes built? What can be done to them in terms of renovation?

Written by Julian Faelli who heads up the *Create By Secret Agent* service, this issue is a fascinating walk through of Melbourne's classic styles.

Melburnians are mesmerised by period homes and the act of bringing them into the new era with renovations. Period homes are the largest accommodation style sourced by inner-city home buyers. Enjoy part one of this design feature!



82 Toorak Road West, South Yarra
\$4,365,000

Grand Italianate Victorian property. A big South Yarra sale opposite Fawkner park.



10 Erin Street, Richmond
Undisclosed sale between \$2.6m - \$2.8m.

Another 'Boom Style' Italianate Victorian in Richmond.



93 Raglan Street, South Melbourne
Undisclosed sale between \$1.8m - \$2.0m

Prominent Victorian Terrace close to all the action.



18 Rowe Street, Fitzroy North
\$1,900,000

Positioned near Edinburgh Gardens, another big Victorian sale.



24/125 Oxford Street, Collingwood
\$1,512,000

Raising the bar in Collingwood. Penthouse cracks the \$1.5m milestone in Collingwood, showing the increased attraction to this once troubled spot.

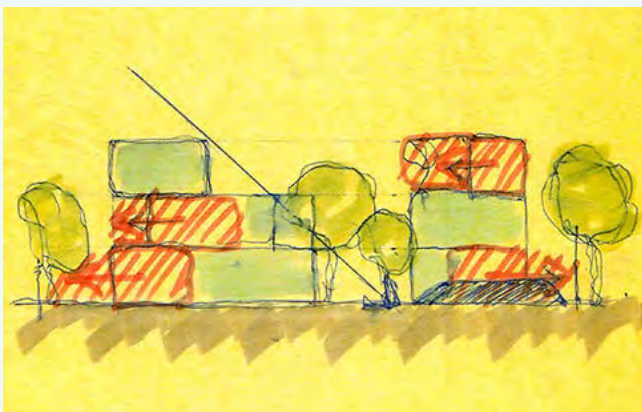
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INTRODUCES:

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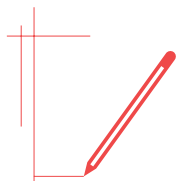
Unlock hidden value in your property through smart design and simple construction methods.
Be inspired and re-create your environment.
Tailor a property to make it work with the way you live.



At CREATE we believe that engaging environments make for a better life. Whether you're a family or single professional, functional and well designed spaces should be accessible to all.

Contact CREATE, lead by Julian Faelli, to discuss your upcoming project or use in conjunction with your Secret Agent search.

Julian has years of experience in Design and is ideal to help with your next project. Please contact us on 9349 4333 or contact julian@secretagent.com.au



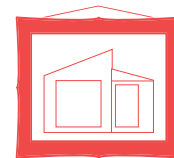
IDEA

The kernel stage of the project.
Creating the inspired space that you're after starts here.



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An idea is only as good as its implementation.
All bases are covered: research, due diligence, project feasibility and costings, legals, design development.



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MELBOURNE'S BUILDING STYLES: PART ONE

JULIAN FAELLI

Melbourne's diverse built environment is a reflection of our relatively brief and fast paced history. The city has grown from the banks of the Yarra since 1835 when John Batman and John Fawkner crossed Bass Strait to explore the shores of Port Phillip. The small village they founded was surveyed and sold at public auction shortly after. Hoddell's grid that shaped the character of Melbourne's CBD was born.

This report into Melbourne's housing styles from 1840 to 1930 provides a short overview of how the style and construction

methods have changed over the years. Each building style brings with it distinct features that can present both opportunities and challenges when improving a property. Every property is different, however we have identified some common traits.

Further into this report we look at a Victorian Terrace, and highlight it as a case study on how they can be renovated to improve their livability. In the next edition of The Secret Agent Report we will look at housing styles from 1930 onwards.





EARLY VICTORIAN 1840 - 1860

After Melbourne's land sales in 1837, the temporary public accommodation of canvas tents and wooden shacks began to give way to a more permanent Melbourne – one built of masonry.

The private ownership of land reflected a new-found confidence in the colony. Buildings that were constructed in the Early Victorian era were simple and often rectangular forms built in rendered masonry or rough-cut bluestone.

Small two-roomed cottages with hipped roofs made of slate and corrugated iron were constructed for the poor. At the time, both materials had to be imported from England.

Outside, these early Victorian houses were epitomized by their simple picket fences and basic planting. External colours tended to be cream with Brunswick green or deep red highlights for the simple window frames.

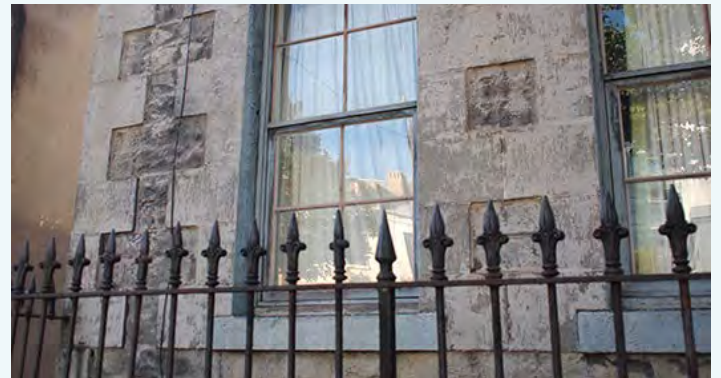
Walls of the houses were generally masonry and were hard plastered, whitewashed, and wallpapered. Even the hessian interiors of timber cottages were wallpapered.

The 1849 establishment of the Melbourne Building Act quickly improved the standard of construction in the growing city. Many of the remaining timber cottages were proclaimed a fire risk by the authorities and subsequently pulled down.

The discovery of gold in 1851 brought rapid progress to the state. Within two years the foundation stones were laid for both Melbourne University and the State Library. Melbourne's population grew to 125 000 people by 1861 with the help of wealth made from the goldfields. This led to the creation of some of Melbourne's earliest suburbs: Fitzroy, Collingwood, Richmond, and St Kilda. These were soon followed by newer suburbs: North Melbourne (Hotham), South Melbourne (Emerald Hill), Essendon, and Hawthorn.



EARLY VICTORIAN



BLUE STONE & IRON DETAILING

WHY WE LIKE THEM

- They are often quite simple in plan
- Located in sought after areas close to the city
- They have character built into them

WHY WE'RE CAREFUL...

- Some of these structures are rapidly approaching their two hundredth birthday and, although many were overbuilt at the time, the Australian climate and shifting soils can take their toll leading to costly rectification works.
- They are often protected by heritage overlays. Both a blessing and a curse, this means that any works to the property will need a trip pass Heritage Victoria, the Council, and possibly the National Trust for approval.

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AMESS STREET - TERRACE CASE STUDY



CLASSIC LATE VICTORIAN FRONTAGE

Amess Street in Carlton North has many classic examples of a Victorian terraces. The property pictured, with its deep but narrow (5.3 metre frontage) block presents challenges when looking to renovate and open up the living area towards the rear.

As is typical to most terraces the original house had an external toilet but, over the years the built fabric has slowly crept up to it. The bathroom and laundry now have the aspect to the rear yard - not the ideal living arrangement!

The site itself is East-West facing, with the light court oriented to the North. This is ideal to let natural light into the kitchen, bathrooms and bedrooms.

To our eyes, it's wise to retain as much of the existing built fabric as possible. Demolition and relocation of the existing wet areas would enable the addition of a full width living room at the rear. This would then free the narrow centre of the house for a large galley kitchen with a bathroom beyond. With the exception of the living area, all would be accommodated within the existing built fabric. For those that need more than two bathrooms, a master bedroom suite could follow the same footprint of the new build below. This change would reduce the size of the ground floor bathroom to fit the staircase near the proposed kitchen.

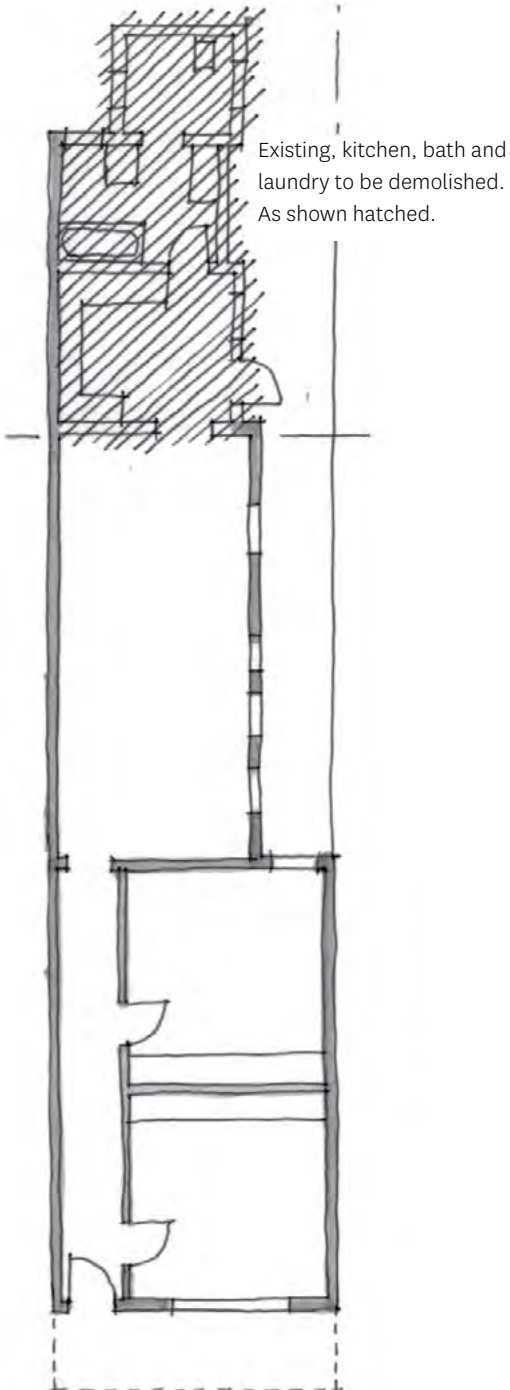


THE DENSITY AND DEPTH OF THE VICTORIAN TERRACE SUBDIVISIONS BECOME APPARENT WHEN VIEWED FROM THE AIR

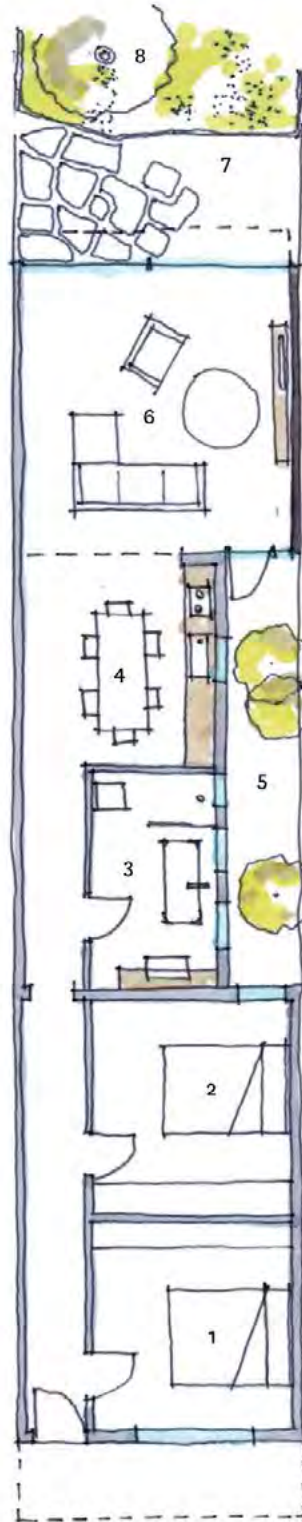


AMESS STREET - TERRACE CASE STUDY

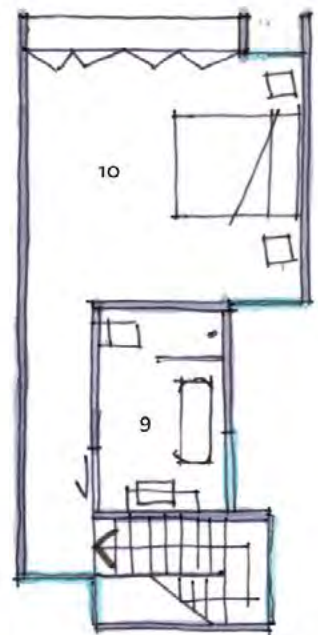
EXISTING CONDITIONS



PROPOSED GROUND FLOOR



PROPOSED SECOND STOREY MASTER BEDROOM SUITE



Ground floor renovation only;

- 1. Bedroom
- 2. Bedroom
- 3. Bathroom
- 4. Kitchen
- 5. Light Court
- 6. Living
- 7. Paved Area
- 8. Landscaping

With second storey addition;

- 9. Ensuite
- 10. Master Bedroom

LATE VICTORIAN 1875 - 1901

Terrace houses and attached cottages started to become the dominant housing types of the Late Victorian era. For the first time in the new colony buildings were becoming adorned. Cast Iron lacework and fine detailing to the masonry parapets are characteristic of the era. Italianate styling with its rhythms and repetition of decoration, began to rise in popularity. It was 'Marvellous Melbourne' at its finest as the population jumped to half a million people by 1880.

The filigree and decoration of the exteriors were reflected on the inside as well. With interiors becoming more ornate and decorated as the spoils of Melbourne's growth were spent on design and decoration. The stock market crash and depression of the 1890's put a quick end to this and severely impacted the city's building and construction industry.

Fantastic examples of these ornate Victorian terraces can be found in South Yarra and Parkville.



LATE VICTORIAN

WHY WE LIKE THEM

- Located in desirable areas close to the city
- Well-proportioned and generous

WHY WE'RE CAREFUL...

- Narrow width and deep blocks can make sunlight access a challenge
- Wet areas are often located at the rear of the property
- Many are the victims of older renovations and restorations

EDWARDIAN & FEDERATION 1901 - WW1



EDWARDIAN STYLE



FEDERATION STYLE

The new century ushered in Federation of the states and a heroic outlook for Australia. This rising confidence was once again reflected in Melbourne with larger houses being built on larger allotments. The city was spreading past its inner-urban heartland with bigger blocks being sold in the next ring of suburbs: North Carlton, Brunswick, and Ascot Vale.

Double brick was the dominant construction technique for Edwardian housing. Red bricks were used with flush struck joints finished in white mortar. The massing of Edwardian houses is dominated by the bold roof lines often quite 'cut-up' nature. Hipped roofs in Edwardian houses were punctured by bold gable ends. The gables were made a feature with timber fretwork and stucco finish in between. Dormer windows sometimes popped out of the large roof planes. The roofing was often finished in tiles, slate, and painted with a galvanized sheet.

Internally, the Edwardian houses generally have high ceilings often near 3.6m (by way of comparison new residential construction is typically 2.7m). Timber panelling and built-in furniture were characteristic of the grander Edwardian residences. The typical plan for an Edwardian house is four to six large rooms each opening off a central corridor.

Larger L-shaped verandahs wrapping around the entry appeared in response to the harsh Australian summer. Cast iron fenestration fell out of favour for more substantial timber fretwork.

WHY WE LIKE THEM

- High ceilings
- Generous setbacks and allotments (when they were built)
- Large rooms
- Perfect canvas to renovate for a large family home
- Timber floorboards throughout
- Strong double brick construction

WHY WE'RE CAREFUL...

- Kitchens and bathrooms normally have to be moved
- Double brick construction can make alterations difficult

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QUEEN ANNE 1895 - 1910

The 'Queen Anne' style is a distinct subset of the Edwardian era. Queen Anne residences are typically larger buildings and are often built on prominent corner sites, with deep red brick being the building material of choice. Grand elements offset the bulk of the buildings; for example, large chimneys emerging from the hipped roofs. The tower elements also serve to break up the form. The roofs are often slate clad, but tended to change to terracotta tiles later in the period.

Inside generous ceiling heights and Baltic pine floorboards define the character of the spaces. The front rooms and entry often have stained glass features at a high level.

Brick and iron palisade fences are typical original features externally, and some even retain the ordered original planting. Great examples can be found in well-established suburbs such as Carlton and Albert Park.

WHY WE LIKE THEM

- Large house with presence
- Often well-positioned on larger blocks or elevated sites
- High ceilings

WHY WE'RE CAREFUL...

- Their size and complexity can lead to large maintenance costs



THE QUEEN ANNE STYLE IN ALL ITS GLORY

BUNGALOW 1910 - 1930



TYPICAL EXAMPLE OF THE BUNGALOW STYLE



THE BAY WINDOW

The Californian Bungalows popularity in Melbourne followed the rise of American culture and style imported to the city via celluloid. The airiness and features of the Bungalows suited the Australian climate just as well as California.

Postwar scarcity is evidenced by the lack of decoration of the bungalows compared to earlier building styles. Bungalows are constructed with timber and typically have large front verandahs topped with a tiled gable roof. Wide verandah piers in masonry visually anchor the lighter structures. One particular stylistic touch is the use of timber battening to the gable ends with roughcast render beyond, also seen in the Edwardian style.

Californian bungalows are typically four rooms, arranged two by two alongside a central corridor. Bay windows were a feature of many of the front rooms. The rears of most bungalows have been subject to renovations in the past, with varying success.

Good bungalows can be found in any number of Melbourne's suburbs due to their popularity. Northcote in particular has some great examples.

WHY WE LIKE THEM

Good blank canvases, easy to work with due to the all timber construction

WHY WE'RE CAREFUL...

- Often un-insulated, leading to large heating and cooling cost
- All timber construction, recommended building inspection to check for termite damage and dry rot, good sub floor ventilation is essential



INNER MELBOURNE APARTMENTS - PRICE COMPARISONS



Table 1: Inner Melbourne Apartments - Price Comparisons

	PREVIOUS QUARTER (Oct, Nov & Dec 2012)				QUARTER (Jan, Feb, Mar 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Docklands	633,432	576,500	304,000	1,420,000	764,703	670,000	380,000	3,495,000
Melbourne	606,253	485,000	130,000	3,550,000	587,037	480,000	145,500	4,080,000
Southbank	627,568	545,000	260,000	2,200,000	673,134	562,500	200,000	2,600,000
Brunswick	401,661	390,000	260,000	603,000	511,206	490,000	290,000	775,000
Brunswick East	443,400	440,000	370,000	620,000	453,688	445,000	190,000	710,000
Carlton	526,214	506,250	270,000	840,000	496,333	502,500	173,000	903,000
Carlton North	446,000	460,000	335,000	532,500	438,000	459,000	380,000	475,000
Collingwood	533,750	536,000	213,000	935,000	606,917	488,500	287,500	1,512,000
Fitzroy	528,023	526,750	222,000	820,000	621,600	635,000	409,000	825,000
Fitzroy North	459,643	455,000	300,000	641,000	462,600	418,000	216,000	642,000
Northcote	427,711	436,000	249,500	660,000	479,563	525,500	302,500	640,000
North Melbourne	477,875	452,500	160,000	840,000	422,750	407,000	315,000	554,500
Parkville	588,375	578,000	447,500	750,000	485,250	484,500	315,000	657,000
Princes Hill	-	-	-	-	330,500	330,500	320,000	341,000
Abbotsford	507,833	520,000	241,000	890,000	428,196	425,000	355,000	520,000
East Melbourne	577,233	523,750	264,500	927,000	757,006	727,500	180,000	1,640,000
Hawthorn	495,166	466,600	285,000	756,000	464,786	424,900	230,000	815,000
Prahran	499,341	470,000	115,000	825,000	494,844	494,250	112,500	815,000
Richmond	449,806	435,000	272,000	800,000	536,708	471,250	278,000	1,585,000
South Yarra	578,994	565,000	206,500	1,725,000	582,271	490,000	221,500	2,250,000
Albert Park	402,375	373,000	241,000	690,000	522,857	480,000	300,000	905,000
Middle Park	665,000	680,000	550,000	750,000	642,667	672,000	500,000	756,000
Port Melbourne	676,852	615,000	340,000	1,210,000	675,329	650,000	382,300	1,365,000
South Melbourne	569,118	520,000	375,000	836,000	692,033	511,000	300,000	2,530,000
Flemington	345,375	341,000	148,000	450,000	363,050	374,000	321,000	385,000
Kensington	375,105	365,000	262,500	495,000	404,100	410,000	280,000	491,000
Travancore	462,857	476,000	340,000	564,000	336,092	330,275	325,000	353,000
West Melbourne	617,000	540,000	495,000	825,000	429,333	451,000	267,000	570,000

Table compiled from data collected from October 2012 to March 2013. A dash indicates no recorded sales for the month. Burnley, Cremorne and Clifton Hill were omitted due to insufficient data. This table does not include student housing apartments.



INNER MELBOURNE TOWNHOUSES - PRICE COMPARISONS



Table 3: Inner Melbourne Townhouses - Price Comparisons

	PREVIOUS QUARTER (Oct, Nov & Dec 2012)				QUARTER (Jan, Feb, Mar 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Brunswick	621,923	615,000	520,000	768,000	899,500	901,250	575,500	1,220,000
Brunswick East	657,333	667,000	570,000	730,000	598,750	583,000	445,000	730,000
Carlton	717,000	717,000	717,000	717,000	777,000	777,000	769,000	785,000
Carlton North	635,667	622,000	620,000	665,000	763,500	763,500	587,000	940,000
Clifton Hill	717,000	717,000	681,500	665,000	830,000	847,500	645,000	980,000
Collingwood	682,333	697,000	600,000	750,000	-	-	-	-
Fitzroy	793,300	793,300	647,100	939,500	728,500	728,500	715,000	742,000
Fitzroy North	816,250	832,500	670,000	930,000	880,000	790,000	725,000	1,215,000
Northcote	729,188	693,750	677,000	880,000	683,450	639,500	545,000	875,000
North Melbourne	859,125	856,250	724,000	1,000,000	759,250	765,000	598,000	917,500
Parkville	-	-	-	-	1,188,500	1,188,500	1,012,000	1,365,000
Princes Hill	663,000	663,000	663,000	663,000	-	-	-	-
Abbotsford	766,667	730,000	695,000	875,000	610,000	610,000	610,000	610,000
Cremonne	774,800	734,000	691,000	875,000	1,175,000	1,075,000	850,000	1,600,000
Hawthorn	831,000	805,000	555,000	1,300,000	844,500	896,500	635,000	950,000
Prahran	780,000	780,000	780,000	780,000	1,700,000	1,700,000	1,700,000	1,700,000
Richmond	773,362	725,000	530,000	1,260,000	809,714	880,000	600,000	1,019,000
South Yarra	1,114,429	955,000	761,000	1,775,000	1,244,333	1,177,500	751,000	1,820,000
Albert Park	1,800,000	1,800,000	1,800,000	1,800,000	2,170,000	2,170,000	1,290,000	3,050,000
Port Melbourne	1,079,000	1,079,000	777,000	1,345,000	1,257,857	1,410,000	875,000	1,650,000
South Melbourne	765,500	765,500	651,000	880,000	1,205,000	1,175,000	1,020,000	1,420,000
Flemington	624,875	596,750	530,000	776,000	600,000	600,000	600,000	600,000
Kensington	593,938	628,750	400,000	715,000	585,563	568,500	470,000	808,000
Travancore	-	-	-	-	535,000	535,000	535,000	535,000
West Melbourne	880,667	925,000	720,000	997,000	978,000	978,000	956,000	1,000,000

Table compiled from data collected from October 2012 to March 2013. A dash indicates no recorded sales for the month. Burnley, Middle Park and East Melbourne were omitted due to insufficient data.



Table 4: Inner Melbourne Townhouses - 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																																
Brunswick East																																
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Fitzroy																																
Fitzroy North																																
Northcote																																
North Melbourne																																
Parkville																																
Abbotsford																																
Cremorne																																
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Port Melbourne																																
South Melbourne																																
Flemington																																
Kensington																																
Travancore																																
West Melbourne																																

Table compiled from data collected from October 2012 to March 2013. * Indicates a quarterly median value calculated using under 5 sales. Burnley, Collingwood, East Melbourne, Princes Hill and Middle Park were omitted due to insufficient data.



INNER MELBOURNE HOUSES - PRICE COMPARISONS



Table 5: Inner Melbourne Houses - Price Comparisons

	PREVIOUS QUARTER (Oct, Nov & Dec 2012)				QUARTER (Jan, Feb, March 2013)			
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	Lowest Sale	Highest Sale
Brunswick	745,670	675,500	510,000	1,362,500	810,654	713,000	445,000	1,505,000
Brunswick East	789,272	786,000	540,000	1,025,000	865,600	840,000	711,000	1,020,000
Carlton	709,625	698,000	650,000	792,500	1,133,833	1,237,500	665,000	1,426,000
Carlton North	1,077,152	970,000	570,000	2,171,000	960,801	864,500	635,000	1,760,000
Clifton Hill	1,095,750	933,250	591,000	2,650,000	879,000	765,000	675,000	1,425,000
Collingwood	703,818	660,000	565,000	900,000	806,727	780,000	599,000	1,240,000
Fitzroy	1,300,394	1,165,000	620,000	2,820,000	855,625	827,500	612,000	1,260,000
Fitzroy North	1,143,365	952,500	693,500	2,647,000	1,101,950	1,018,500	655,000	1,900,000
Northcote	877,689	820,000	550,000	1,780,000	1,123,768	1,100,000	480,000	2,390,000
North Melbourne	834,700	736,500	485,000	1,420,000	660,600	570,000	393,000	1,090,000
Parkville	1,680,000	1,680,000	1,670,000	1,690,000	-	-	-	-
Princes Hill	1,617,400	1,642,000	940,000	2,600,000	1,425,000	980,000	920,000	2,375,000
Abbotsford	704,577	705,000	540,000	910,000	891,286	855,000	607,000	1,180,000
Burnley	800,250	800,250	725,000	875,500	-	-	-	-
Cremorne	757,786	760,000	615,000	872,500	598,500	598,500	572,000	625,000
East Melbourne	2,476,250	2,540,000	2,025,000	2,800,000	3,890,000	3,890,000	2,625,000	5,155,000
Hawthorn	1,626,786	1,391,000	720,000	3,250,000	1,598,100	1,420,000	785,000	4,415,000
Prahran	1,042,902	910,000	751,500	2,700,000	1,037,722	958,750	645,000	1,955,000
Richmond	903,900	769,000	565,000	1,850,000	979,092	885,000	626,000	2,670,000
South Yarra	1,775,500	1,591,000	628,000	4,050,000	1,543,500	1,182,500	660,000	4,365,000
Albert Park	1,473,650	1,380,000	760,000	3,325,000	1,668,750	1,705,000	730,000	3,340,000
Middle Park	1,502,833	1,530,000	957,500	1,935,000	1,419,286	1,175,000	1,040,000	2,205,000
Port Melbourne	1,073,136	925,000	661,500	4,100,000	943,717	905,000	615,000	1,541,000
South Melbourne	960,875	910,000	600,000	1,890,000	956,906	969,750	539,000	1,965,000
Flemington	742,357	670,000	405,000	1,425,000	778,045	786,000	477,500	971,000
Kensington	785,382	710,000	395,000	1,775,000	837,955	750,000	550,000	1,500,000
Travancore	1,435,000	1,435,000	590,000	2,280,000	905,000	905,000	905,000	905,000
West Melbourne	1,139,000	910,500	525,000	2,210,000	1,031,000	1,031,000	1,031,000	1,031,000

Table compiled from data collected from October 2012 to March 2013. A dash indicates no recorded sales for the month.



Table 6: 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								713,000																									
Brunswick East									840,000																								
Carlton																																	
Carlton North									864,500																								
Clifton Hill									765,000																								
Collingwood									780,000																								
Fitzroy									827,500																								
Fitzroy North																																	
Northcote																																	
North Melbourne																																	
Princes Hill																																	
Abbotsford																																	
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 October 2012 to March 2013. * Indicates a quarterly median value calculated using under 5 sales. Burnley and Parkville were omitted due to insufficient data.

INNER MELBOURNE HOUSES - SQUARE METRE RATE COMPARISONS



Table 7: Inner Melbourne Houses - Quarterly Square Metre Rate Comparison

	PREVIOUS QUARTER (Oct, Nov & Dec 2012)				QUARTER (Jan, Feb, March 2013)			
	Average \$/sqm	Median \$/sqm	Lowest \$/sqm	Highest \$/sqm	Average \$/sqm	Median \$/sqm	Lowest \$/sqm	Highest \$/sqm
Brunswick	3,280	2,527	1,194	8,284	2,622	2,848	1,699	5,733
Brunswick East	2,826	3,146	1,411	4,749	2,474	2,310	1,828	6,046
Carlton	6,004	6,227	4,926	7,127	6,666	6,132	3,100	13,904
Carlton North	5,246	5,805	2,539	9,488	6,664	6,751	3,770	10,957
Clifton Hill	4,153	4,239	2,527	6,417	4,392	4,312	3,135	6,337
Collingwood	4,317	4,722	2,960	6,627	4,644	4,690	3,437	8,183
Fitzroy	5,601	6,071	2,135	12,573	6,773	7,014	4,697	8,794
Fitzroy North	4,212	4,711	1,643	10,040	4,708	5,837	2,000	9,865
Northcote	2,417	2,361	1,353	5,433	2,640	2,962	1,266	5,957
North Melbourne	7,145	6,672	4,124	16,965	4,115	4,411	2,773	5,182
Parkville	7,192	7,367	6,252	8,481	-	-	-	-
Princes Hill	4,743	4,842	3,509	5,239	4,646	4,828	3,925	4,920
Abbotsford	4,268	4,398	2,731	7,837	3,546	3,716	2,527	4,909
Burnley	5,780	5,896	5,296	6,496	-	-	-	-
Cremorne	4,951	5,385	2,561	9,461	4,674	4,740	4,068	5,411
East Melbourne	5,166	8,394	1,968	10,925	7,573	8,266	6,806	9,726
Hawthorn	3,054	3,249	1,364	6,938	2,787	2,899	1,550	7,210
Prahran	3,886	4,597	2,190	6,696	4,125	4,447	2,790	6,591
Richmond	4,414	4,412	1,323	10,563	4,447	4,573	2,229	8,320
South Yarra	5,258	4,758	3,240	12,855	6,249	5,258	3,999	9,450
Albert Park	7,598	8,264	4,684	10,992	6,238	6,467	2,827	11,545
Middle Park	6,874	6,754	4,893	10,941	8,004	7,147	5,921	10,959
Port Melbourne	5,190	5,844	1,850	16,239	5,293	5,763	2,474	10,681
South Melbourne	6,128	6,814	4,003	10,059	6,352	6,751	4,000	10,978
Flemington	3,234	4,028	2,302	6,220	2,694	2,634	1,961	4,649
Kensington	3,430	3,896	2,050	5,508	2,797	3,303	1,471	5,280
Travancore	1,931	2,597	1,733	3,460	1,536	1,536	1,536	1,536
West Melbourne	5,160	5,103	3,159	6,752	4,395	4,395	4,395	4,395

Table compiled from data collected from October 2012 to March 2013. A dash indicates no recorded sales for the quarter.



Figure 2: Inner Melbourne Houses - Quarterly Median Square Metre Rates - Mapped by Suburb

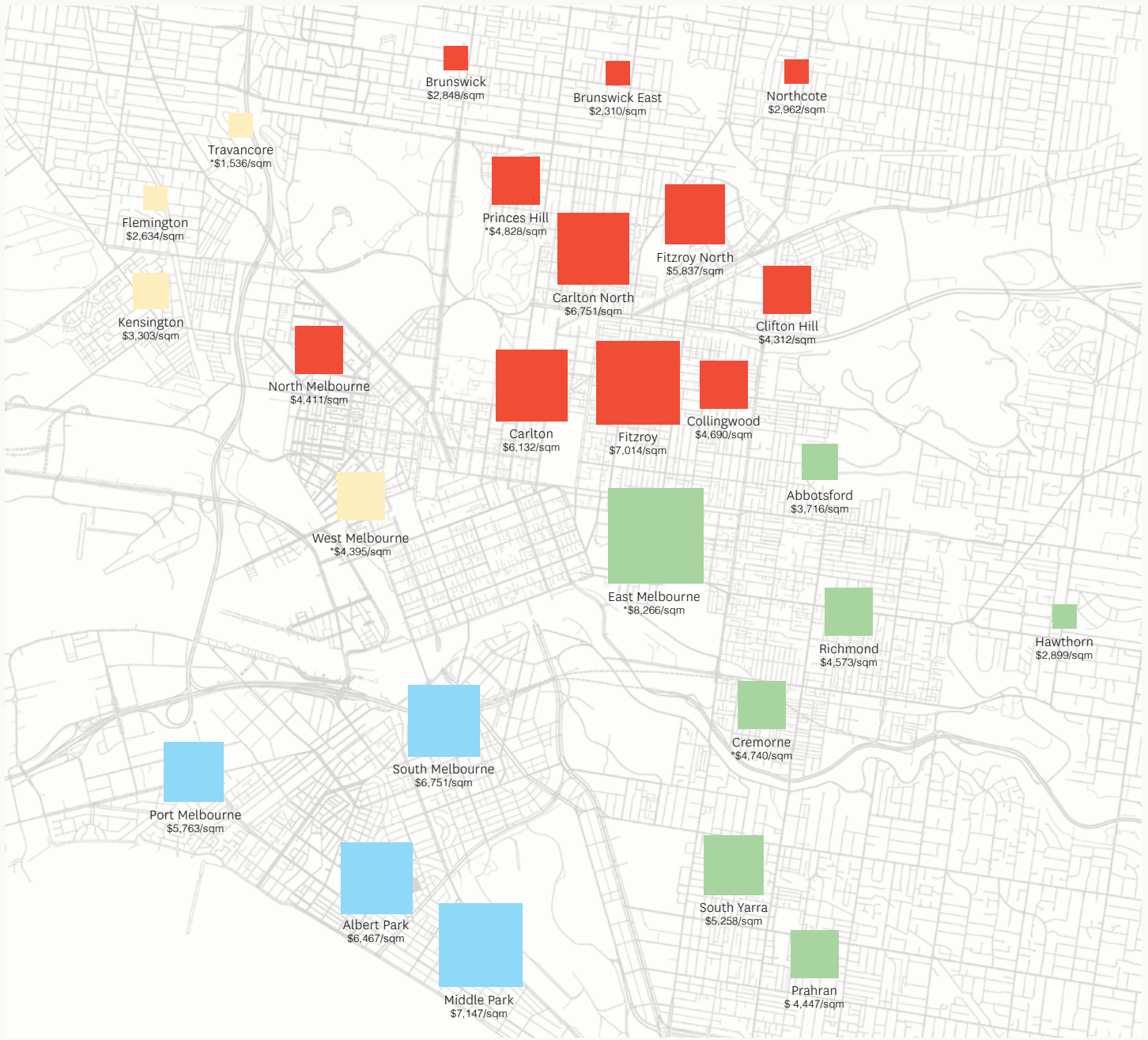



Table compiled from data collected from January to March 2013. * Indicates a quarterly median value calculated using under 5 sales. Burnley and Parkville were omitted due to insufficient data.

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