

# TO CONNECT OR DISCONNECT?



# The Inside Perspective

## 3 TO CONNECT OR DISCONNECT?

This month, Secret Agent will discuss the implications of connectedness in designing spaces. Is there such thing as being too connected? We believe that limiting connection is just as important in both the home and the workplace.

*"I'll tell you what hermits realize. If you go off into a far, far forest and get very quiet, you'll come to understand that you're connected with everything."*

*Alan Watts*

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View our Scorecard summary online

# To Connect or Disconnect?

by Jodie Walker

**Designers and business owners alike are starting to turn away from the open floor plan and back to a more compartmentalised environment.**

**With all the distractions in our daily lives, the last thing we need is more distraction from the people directly around us.**

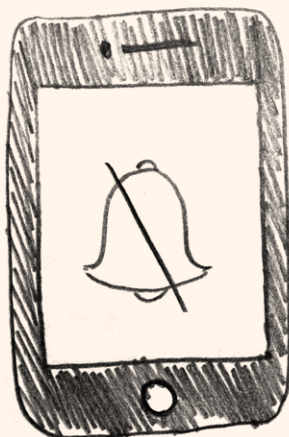
Many years ago now, someone had the bright idea of knocking down the walls that separated the rooms in our homes and spaces in our offices, to design what we now know as an open floor plan. Open floor plans in both the home and office allow for greater social interaction and an increased feeling of connectedness. Whilst these changes in the way we live, work and socialise were meant to be positive, there is another side to the story. Technological advances with the internet, smart phones and social media have meant that we don't necessarily need an open layout in our immediate environment to feel connected to others. Through the internet we are immediately connected to the entire world regardless of the type of room we are sitting in.

The implications of this connectedness will be discussed in this month's The Secret Agent Report. Is there such thing as too much connectedness? We believe that designing spaces to be disconnected is just as important. A balance must be found not only for productivity but also for our wellbeing.

## **SPACE IN THE HOME**

The concept of space is as simple as it is complicated. We can think of space as the immediate environment surrounding us. We can also think of the space in our heads. When we have a mind cluttered with things to do and problems to solve we can't possibly think clearly on the task in front of us. If we don't have space we don't function optimally. Many creatives will tell you that they need a particular kind of environment to do their best work.

Traditionally in the home, rooms were divided into distinct spaces with individual functions. For example the home had a separate kitchen, lounge room and dining room, each with four walls and a door to close them off into an individual compartment. Cooking was a chore and had no social function





like it does these days so it made sense for the kitchen to be more of a distinct work space. By removing the walls between the kitchen and living/dining areas it enabled cooking to become less of a chore because the person cooking could now interact with their family and friends.

There are many benefits to an open floor plan including better natural light, line of sight, more spacious rooms and a contemporary aesthetic. They can allow for a better dynamic between family and friends.

**However, most of us have become so accustomed to open layouts that we don't gain from them anymore. Our minds are in other places.**

Instead of having to make conversation with the person cooking for example, we can entertain ourselves at the same time on our phones.

There are of course pros and cons to every situation. An open floor plan allows a parent to watch their children doing homework on the dining room table. They can make sure the child is not being distracted by phones or social media. However, maybe that parent is the distraction and they don't even know it. If the child was doing their homework in isolation in their own private space maybe they would be more efficient. Then they could spend more quality time together as a family afterwards. There is no right or wrong answer here, it is simply food for thought to demonstrate how complicated the concept of space can be.

#### **SPACE IN THE WORKPLACE**

In the office setting, open floor plans encourage collaboration and sharing of ideas to accelerate innovation. For many employees though, open office spaces mean more distractions and less privacy, leading to a more stressful work environment. "Since employees feel as if they constantly need to give the appearance of productivity, they start to multitask more, which often leads to frustration and ineffectiveness." (Pena, 2017)

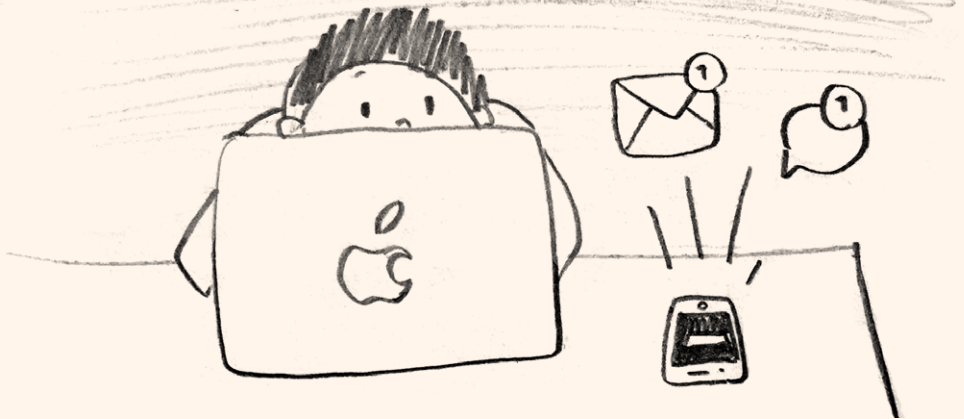
Even if we ditched the open floor plans and went back to designing spaces with closed rooms, our lives would not be distraction free thanks to technology. This has enabled us to become professionals at interrupting ourselves. A colleague stopping to ask a question is something that might happen every hour or so, however the constant influx of emails, text messages and notifications means that we now have the opportunity to distract ourselves multiple times an hour. In some cases, perhaps hundreds of times an hour.

It has been estimated that once you lose focus on the task at hand, it takes you another 23 minutes to return to that task. (Mark, 2015) Even if our concentration is only interrupted for a few seconds, it still takes over 20 minutes to get back to where we were. Productivity could therefore be greatly improved if we gave ourselves the space to focus.

**Further, when we are constantly changing the direction of our attention, our ability to think deeply decreases, meaning our work may be of a lower quality.**

Another problem with technology in the workplace is that there is an expectation to be faster. There is a sense of immediacy of action. We cannot wait to open a notification or an email. When we do open it there is an expectation to reply straight away. We used to check the mail once a day and deal with it all in one go. Now it is a continuous process in most of our days, unless we block off certain times to check it. For some, even just the thought of the inbox piling up if left unchecked for an hour or so can be a subconscious distraction from whatever they are working on.

It isn't all bad of course. Technology has enabled us to work more efficiently. Open plan offices also promote a workplace where employees can ask for help when they need it, rather than dwelling on a problem on their own. They are more likely to waste time working it out by themselves if in an enclosed space because the barrier to asking for help is higher. It feels more like you are interrupting someone if you have



to go knock on their door and so you may be less likely to ask for help. This may be good for the person who doesn't get interrupted but long term it doesn't help with office productivity or staff performance.

#### BALANCE

With the expectation to be faster, along with the constant interruptions, whether they be from other people or inflicted by ourselves, our work and home lives have become such that we are always doing two or even three things at once. Our attention spans are decreasing daily. We sit and watch TV whilst checking social media and replying to messages. We eat dinner whilst checking emails. We go and catch up with friends at a restaurant and make sure our phones are in our line of sight. Even when our friends and family are right in front of us, we are often consumed by what is going on in the online world rather than with them.

**The past few decades have seen our lives become increasingly 'busy' but it doesn't mean we are more productive. Many productivity studies show stalling productivity rates across the Western economies.**

Distractions and self interruptions play a role here. They make us feel like we are busy because we are dealing with ten things at a time. In reality we would be more productive if we could focus on one thing without constantly being interrupted.

These days, it takes a certain type of person to be able to do a single thing at a time. They must be disciplined enough to be able to block out everything else and focus on what is important at that particular moment. This is only possible within the right environment - generally it needs to be free from notifications, emails and people. We need a space that encourages deep thinking and allows us to get into a flow, especially when it comes to producing good quality work.

**The problem is that this space is different for everyone. Some find it necessary to have some background noise and can work surrounded by people, others need to be in an enclosed room with the door shut with no noise or people in sight.**

When it comes to designing environments, whether it be in the home or office, that cater to many different types of people, it is best to have a balance between both open and closed spaces. The most effective way to do this is to have activity based work areas where different spaces within the office have particular purposes. For example, there might be a room for private meetings, an area for collaboration and creative work, and a silent area for concentrating. Employees can switch between areas based on the type of work they are doing at that particular moment in time. They have the opportunity to work away from distractions if they choose or to work amongst people.

However the problem with this is that employees must be willing to switch different work settings and many do not like to do this when given the chance. (Hoendervanger, 2016) It can also create more work since employees have to set up their work space each day, and potentially multiple times a day as they move around the office.

These types of activity based work offices are expensive to design and set up. Plus in some industries they may not be utilised and therefore simply be a waste of space. A solution to these issues is the concept of hot desks. This is where employees do not have their own desk allocated and must find a spot to sit and work each day when they enter the office. The drawback here is that many employees don't like having to find a desk each day and there are increasing demands on them as a result of the shared work space (such as distractions and negative relationships from colleagues)

as well as less perceived support from supervisors. (Morrison and Macky, 2017) Further, it has been estimated that face to face interaction actually decreases, by about 70%, when boundaries are removed from the office. (Berstein and Turban, 2018) It may seem like hot desks should enable collaboration yet in reality they may have the opposite affect and decrease productivity in the office.

## HEALTH

Having a break from distractions not only allows for better work but also gives our brains a much needed rest. The fact is that we can only do so much and at some point trying to do it all will take a toll on our bodies.

It is popular to be busy. It looks unproductive and even lazy to sit and do nothing. Silence is not appreciated and interruptions from self or from others lead us to constantly be switched “on”.

**There is evidence to suggest that people tend to work faster and in a more stressed state when they know they are going to be interrupted.**

(Mark, 2015)

Stress is a contributing factor to many of the chronic conditions that plague our lives including heart disease and diabetes. “Research shows that almost every system in the body can be influenced by chronic stress. When chronic stress goes unreleased, it suppresses the body’s immune system and ultimately manifests as illness.” (Salleh, 2008)

If we want to be more productive then we need to first prioritise our health. A well functioning body is going to achieve far more in a day than one that is stressed, tired and not quite 100%. Taking time away from our daily work to focus



on our physical and mental wellbeing may feel like we are going to get behind, but as the saying goes, one step back and two steps forward.

Time in our life to sit and be present is crucial. We need to take time to stop our brains from going a million miles an hour, thinking about everything and instead just pay attention to the space immediately around us - the smells, the sounds, the sights. If we take the time to recharge our brains and our bodies, we will be more efficient throughout the rest of the day. This doesn’t mean we have to go and meditate for an hour during the day; that isn’t realistic for most of us.

This means getting away from all electronics and distractions. This can easily be achieved by going for a walk without your phone in your hand. This is perhaps the only type of self interruption we should be allowing in our days. We need to create the space in our lives to “sit quietly and smell the flowers” and in doing so we will be better off both physically and mentally. (Bulletin, 2005)

## CONCLUSION

Many people complain about not having enough time in the day, whether that be to finish their work or do some form of exercise. If we were not distracted so many times throughout the day we might be more productive and have that time to get even more done. Or we might even have the time to take a moment to stop and just be, which could do wonders for our wellbeing.

Creating a space that fosters this is not an easy task, especially because many of the interruptions we deal with daily are self inflicted. There needs to be a balance between open and closed, connected and disconnected, on and off.

The point of this report is to encourage the nation’s builders and developers to consider these points when designing spaces. Not only would it be beneficial for the population, but for the bottom line as well! ♦

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# Top Sales

JUL 2018

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- 1 **\$1,021,000** 2/887 Drummond Street, Carlton North
- 2 **\$1,470,000** 403/416 Gore Street, Fitzroy
- 3 **\$1,530,000** 12 Herbert Street, Northcote
- 4 **\$1,910,000** 207 Little Page Street, Middle Park
- 5 **\$1,950,000** 2 Ferry Crescent, Brunswick West
- 6 **\$1,926,000** 12 Victoria Street, St Kilda
- 7 **\$2,130,000** 62 Bennett Street, Fitzroy North
- 8 **\$2,740,000** 208/339 Williamstown Road, Port Melbourne
- 9 **\$2,740,000** 18 Page Street, Albert Park
- 10 **\$2,155,000** 20 Wellington Street, Richmond

# Quarterly Scorecard

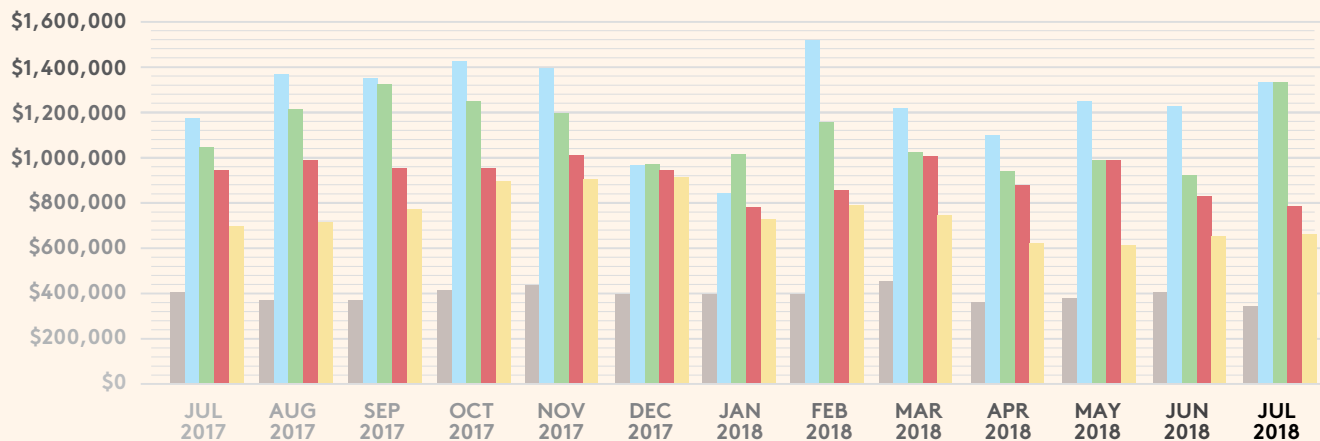
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MAY - JUL 2018

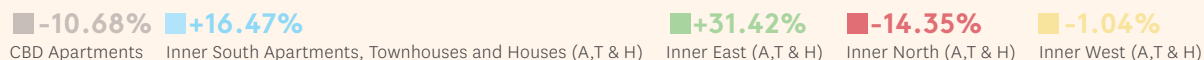
	Apartments			Houses			Townhouses		
QUARTERLY GROWTH/DECLINE	<b>-5.10%</b>	↓		<b>+0.72%</b>	↑		<b>-8.71%</b>	↓	
MEDIAN PRICE	\$540,000			\$1,400,000			\$922,500		
AVERAGE PRICE	\$604,072			\$1,550,877			\$978,608		
MEDIAN SQM	-			\$6,009	<b>-10.8%</b>	↓	\$4,002	<b>-59.2%</b>	↓
STOCK INVENTORY	4,142	<b>-0.3%</b>	↓	936	<b>+14.6%</b>	↑	392	<b>+4.3%</b>	↑
	 <b>BOOM</b> Brunswick ↑			-			-		
	 <b>BUST</b> <ul style="list-style-type: none"> <li>Abbotsford ↓</li> <li>East Melbourne ↓</li> <li>Melbourne ↓</li> <li>Northcote ↓</li> <li>South Melbourne ↓</li> <li>West Melbourne ↓</li> </ul>			<ul style="list-style-type: none"> <li>Carlton ↓</li> <li>Hawthorn ↓</li> <li>Kensington ↓</li> <li>North Melbourne ↓</li> <li>Prahran ↓</li> </ul>			-		

YEAR ON YEAR LOOK

## Median Prices



JUL 2017 - JUL 2018 GROWTH/DECLINE



### SUMMARY

- Prices continue their retreat especially when reviewing price per m2.
- Auction clearance rates remain sluggish and remain in decline.

### LEGEND

1. Inner Melbourne is defined by suburbs falling into the 8km radius of the CBD.
2. Overall growth/decline is based on changes in median price between quarters.
3. A boom! is recorded when a category records three consecutive quarters of positive growth.
4. A bust! is recorded when a category records two consecutive quarters of negative growth.



# Quarterly Turnover

MAY - JUL 2018

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		PREVIOUS QUARTER (FEB, MAR, APR 2018)				CURRENT QUARTER (MAY, JUN, JUL 2018)			
		Apartments	Apartments (by area)	Houses & Townhouses	Houses & Townhouses (by area)	Apartments	Apartments (by area)	Houses & Townhouses	Houses & Townhouses (by area)
<b>Central</b>	Docklands	1.22%		4.44%		2.07%		-	
	Melbourne	0.85%	<b>0.95%</b>	-	<b>20.59%</b>	0.88%	<b>1.18%</b>	-	<b>19.75%</b>
	Southbank	1.09%		-		1.51%		-	
<b>Inner North</b>	Brunswick	0.95%		0.70%		0.98%		0.45%	
	Brunswick East	1.32%		0.48%		1.80%		0.60%	
	Carlton	0.54%		0.45%		0.48%		0.53%	
	Carlton North	0.57%		0.57%		0.76%		0.57%	
	Clifton Hill	1.20%		0.60%		0.40%		0.82%	
	Collingwood	1.06%	<b>0.83%</b>	0.51%	<b>0.49%</b>	1.50%	<b>0.87%</b>	0.38%	<b>0.46%</b>
	Fitzroy	0.59%		0.83%		0.78%		0.45%	
	Fitzroy North	0.50%		0.70%		1.16%		0.70%	
	North Melbourne	1.14%		0.47%		0.62%		0.68%	
	Northcote	1.14%		0.57%		1.19%		0.57%	
	Parkville	0.70%		0.43%		0.94%		0.57%	
Princes Hill	-		0.49%		0.41%		0.16%		
<b>Inner East</b>	Abbotsford	2.95%		1.51%		3.12%		0.80%	
	Burnley	-		0.98%		0.68%		1.47%	
	Cremorne	0.55%		1.18%		1.10%		0.59%	
	East Melbourne	0.56%	<b>0.96%</b>	0.18%	<b>0.42%</b>	0.81%	<b>1.02%</b>	-	<b>0.33%</b>
	Hawthorn	0.99%		0.35%		0.93%		0.20%	
	Prahran	0.78%		0.61%		1.04%		0.48%	
	Richmond	1.12%		0.92%		1.01%		0.83%	
	South Yarra	0.79%		0.94%		0.95%		0.29%	
<b>Inner South</b>	Albert Park	0.59%		0.33%		0.59%		0.42%	
	Middle Park	0.84%	<b>1.00%</b>	0.77%	<b>0.92%</b>	0.42%	<b>0.92%</b>	0.43%	<b>0.72%</b>
	Port Melbourne	1.22%		0.51%		0.97%		0.57%	
	South Melbourne	0.85%		0.55%		1.03%		0.59%	
<b>Inner West</b>	Flemington	0.83%		0.58%		0.30%		0.79%	
	Kensington	0.87%	<b>0.96%</b>	0.95%	<b>0.88%</b>	0.95%	<b>0.96%</b>	0.95%	<b>0.80%</b>
	Travancore	1.66%		1.12%		3.53%		0.37%	
	West Melbourne	0.94%		0.60%		0.83%		0.80%	

Total sales for the period against total housing supply. Table compiled from data collected from February to July 2018.  
Total private dwellings information from the 2011 Census Report from the Australian Bureau of Statistics.

# Apartments

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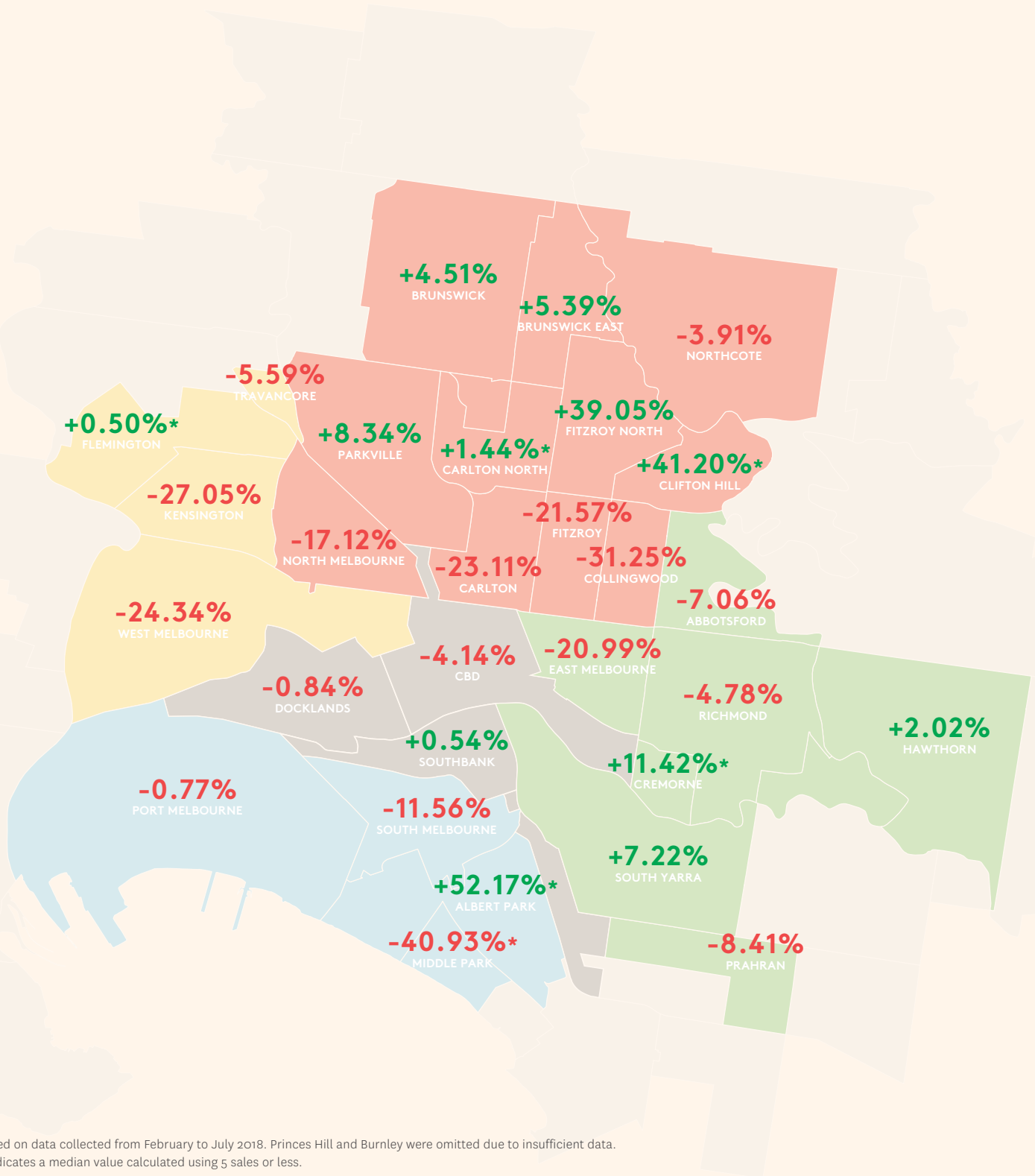
## PRICE COMPARISONS BY ROLLING QUARTERS

	PREVIOUS QUARTER (FEB, MAR, APR 2018)				CURRENT QUARTER (MAY, JUN, JUL 2018)				
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	% change	Lowest Sale	Highest Sale
Docklands	\$681,650	\$595,000	\$399,000	\$1,870,000	\$637,398	\$590,000	↓ -0.84%	\$316,000	\$1,600,000
Melbourne	\$583,550	\$532,000	\$72,500	\$2,100,000	\$563,813	\$510,000	↓ -4.14%	\$195,000	\$2,400,000
Southbank	\$620,670	\$560,000	\$283,500	\$2,685,000	\$617,095	\$563,000	↑ 0.54%	\$287,500	\$2,300,000
Brunswick	\$504,431	\$510,000	\$250,000	\$792,500	\$552,133	\$533,000	↑ 4.51%	\$220,000	\$1,095,000
Brunswick East	\$479,750	\$417,500	\$300,000	\$925,000	\$515,526	\$440,000	↑ 5.39%	\$315,000	\$1,175,000
Carlton	\$622,500	\$621,000	\$178,000	\$1,705,000	\$484,340	\$477,500	↓ -23.11%	\$157,000	\$771,000
Carlton North	*\$920,750	*\$695,000	\$665,000	\$1,402,250	*\$671,250	*\$705,000	↑ 1.44%	\$480,000	\$795,000
Clifton Hill	\$542,625	\$610,500	\$347,000	\$675,000	*\$862,000	*\$862,000	↑ 41.20%	\$749,000	\$975,000
Collingwood	\$911,916	\$640,000	\$209,000	\$2,425,000	\$554,764	\$440,000	↓ -31.25%	\$190,000	\$1,960,000
Fitzroy	\$785,153	\$765,000	\$395,000	\$1,300,000	\$746,205	\$600,000	↓ -21.57%	\$340,000	\$1,505,000
Fitzroy North	\$499,583	\$504,500	\$400,000	\$599,000	\$767,035	\$701,500	↑ 39.05%	\$330,500	\$2,135,000
North Melbourne	\$588,967	\$555,000	\$342,000	\$1,140,000	\$509,235	\$460,000	↓ -17.12%	\$300,000	\$785,000
Northcote	\$555,613	\$562,000	\$341,000	\$890,000	\$585,304	\$540,000	↓ -3.91%	\$331,000	\$1,250,000
Parkville	\$917,583	\$647,500	\$350,000	\$1,800,000	\$697,875	\$701,500	↑ 8.34%	\$442,000	\$1,000,000
Princes Hill	-	-	-	-	*\$785,000	*\$785,000		\$785,000	\$785,000
Abbotsford	\$598,052	\$518,000	\$328,000	\$1,415,000	\$547,188	\$481,444	↓ -7.06%	\$351,000	\$930,000
Burnley	-	-	-	-	*\$544,000	*\$544,000		\$544,000	\$544,000
Cremorne	*\$390,000	*\$390,000	\$390,000	\$390,000	*\$434,555	*\$434,556	↑ 11.42%	\$434,111	\$435,000
East Melbourne	\$1,035,695	\$810,000	\$210,000	\$2,860,000	\$692,730	\$640,000	↓ -20.99%	\$238,000	\$1,275,000
Hawthorn	\$554,872	\$544,000	\$133,000	\$1,051,000	\$686,209	\$555,000	↑ 2.02%	\$275,000	\$2,675,000
Prahran	\$549,261	\$580,000	\$168,000	\$860,000	\$508,125	\$531,250	↓ -8.41%	\$130,000	\$930,000
Richmond	\$645,125	\$575,000	\$315,000	\$1,420,000	\$639,440	\$547,500	↓ -4.78%	\$315,000	\$1,720,000
South Yarra	\$860,440	\$571,250	\$299,000	\$6,125,000	\$637,370	\$612,500	↑ 7.22%	\$285,000	\$1,320,000
Albert Park	*\$934,000	*\$690,000	\$690,000	\$1,422,000	*\$1,176,666	*\$1,050,000	↑ 52.17%	\$530,000	\$1,950,000
Middle Park	*\$785,750	*\$702,500	\$588,000	\$1,150,000	*\$415,000	*\$415,000	↓ -40.93%	\$395,000	\$435,000
Port Melbourne	\$839,715	\$650,000	\$349,000	\$2,610,000	\$812,161	\$645,000	↓ -0.77%	\$422,000	\$2,740,000
South Melbourne	\$661,943	\$644,500	\$365,000	\$1,250,000	\$581,809	\$570,000	↓ -11.56%	\$295,000	\$950,000
Flemington	\$392,928	\$398,000	\$272,500	\$640,000	*\$456,200	*\$400,000	↑ 0.50%	\$189,000	\$910,000
Kensington	\$525,818	\$536,000	\$362,000	\$692,000	\$410,333	\$391,000	↓ -27.05%	\$282,000	\$575,000
Travancore	\$434,125	\$376,000	\$290,000	\$688,000	\$378,382	\$355,000	↓ -5.59%	\$292,500	\$525,500
West Melbourne	\$603,361	\$608,000	\$345,000	\$890,000	\$573,412	\$460,000	↓ -24.34%	\$330,000	\$952,000

Table compiled from data collected from February to July 2018. 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.

# Apartments

## QUARTERLY MEDIAN CHANGE BY SUBURB



Based on data collected from February to July 2018. Princes Hill and Burnley were omitted due to insufficient data.  
\* indicates a median value calculated using 5 sales or less.

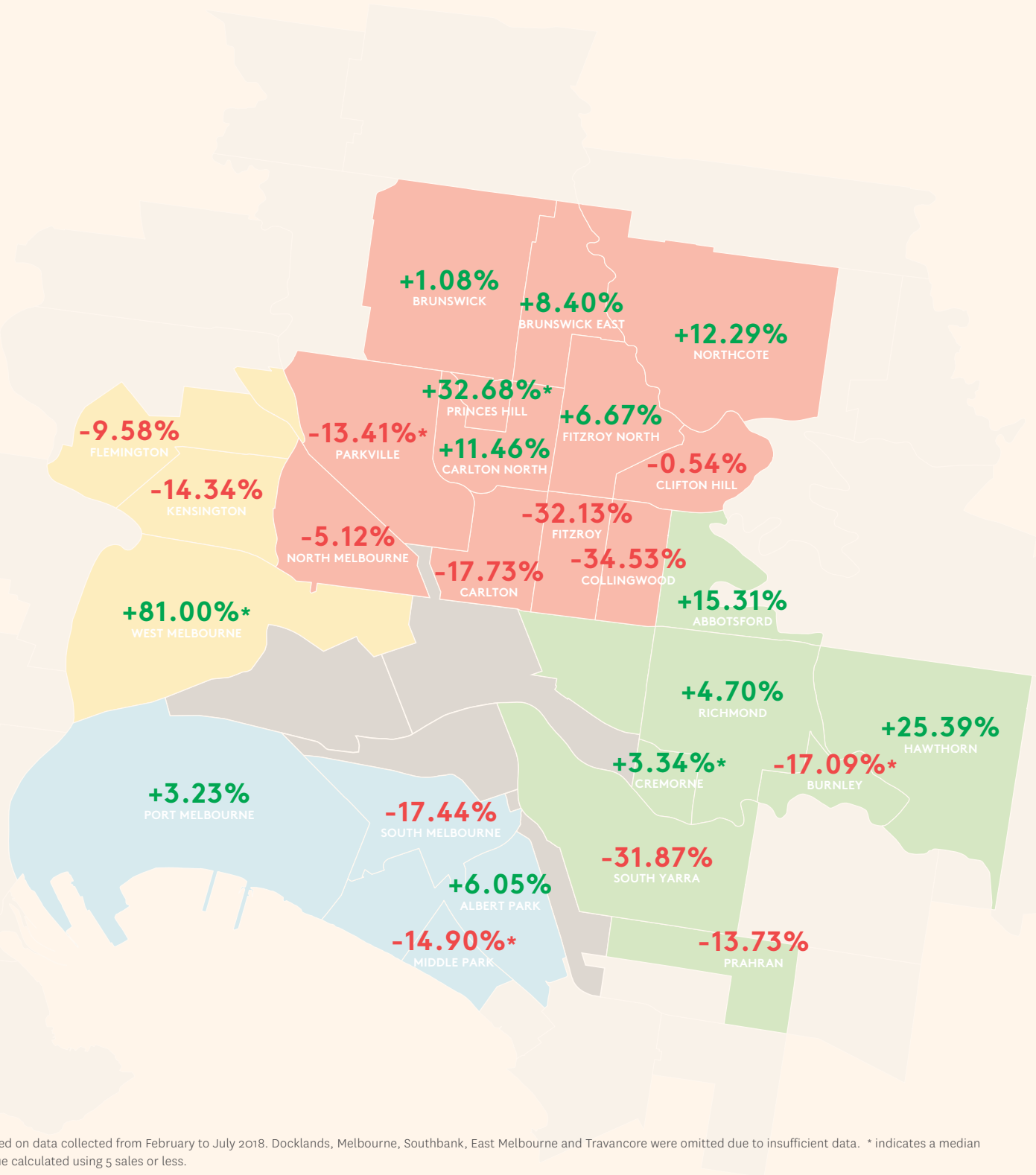
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	PREVIOUS QUARTER (FEB, MAR, APR 2018)				CURRENT QUARTER (MAY, JUN, JUL 2018)				
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	% change	Lowest Sale	Highest Sale
Docklands	*\$1,970,000	*\$1,970,000	\$1,970,000	\$1,970,000	-	-		-	-
Melbourne	-	-	-	-	-	-		-	-
Southbank	-	-	-	-	-	-		-	-
Brunswick	\$1,217,554	\$1,160,000	\$865,000	\$1,845,000	\$1,157,187	\$1,172,500	↑ 1.08%	\$460,000	\$1,789,000
Brunswick East	\$1,368,222	\$1,190,000	\$765,000	\$2,750,000	\$1,315,090	\$1,290,000	↑ 8.40%	\$1,050,000	\$1,630,000
Carlton	*\$1,279,400	*\$1,410,000	\$535,000	\$1,750,000	\$1,375,000	\$1,160,000	↓ -17.73%	\$900,000	\$2,400,000
Carlton North	\$1,289,250	\$1,265,000	\$821,000	\$1,900,000	\$1,517,833	\$1,410,000	↑ 11.46%	\$1,110,000	\$2,029,999
Clifton Hill	\$1,425,500	\$1,382,500	\$1,040,000	\$2,000,000	\$1,420,250	\$1,375,000	↓ -0.54%	\$900,000	\$2,152,500
Collingwood	\$1,525,750	\$1,403,000	\$1,050,000	\$2,330,000	\$937,833	\$918,500	↓ -34.53%	\$843,000	\$1,100,000
Fitzroy	\$2,081,333	\$2,015,000	\$1,045,000	\$3,700,000	\$1,380,000	\$1,367,500	↓ -32.13%	\$850,000	\$1,975,000
Fitzroy North	\$1,642,770	\$1,387,500	\$846,000	\$3,840,000	\$1,670,428	\$1,480,000	↑ 6.67%	\$1,000,000	\$2,570,000
North Melbourne	*\$1,501,400	*\$1,270,000	\$858,000	\$2,911,000	\$1,595,000	\$1,205,000	↓ -5.12%	\$790,000	\$4,600,000
Northcote	\$1,517,294	\$1,362,500	\$665,000	\$2,700,000	\$1,577,710	\$1,530,000	↑ 12.29%	\$711,000	\$2,630,000
Parkville	*\$2,135,000	*\$2,135,000	\$2,025,000	\$2,245,000	*\$2,137,875	*\$1,848,750	↓ -13.41%	\$1,515,000	\$3,339,000
Princes Hill	*\$1,617,000	*\$1,530,000	\$1,201,000	\$2,120,000	*\$2,030,000	*\$2,030,000	↑ 32.68%	\$2,030,000	\$2,030,000
Abbotsford	\$1,141,443	\$1,200,000	\$775,000	\$1,515,000	\$1,379,687	\$1,383,750	↑ 15.31%	\$920,000	\$1,720,000
Burnley	*\$1,576,500	*\$1,576,500	\$1,213,000	\$1,940,000	*\$1,346,333	*\$1,307,000	↓ -17.09%	\$1,232,000	\$1,500,000
Cremorne	\$1,352,666	\$1,272,500	\$1,251,000	\$1,650,000	*\$1,478,333	*\$1,315,000	↑ 3.34%	\$965,000	\$2,155,000
East Melbourne	*\$1,350,000	*\$1,350,000	\$1,350,000	\$1,350,000	-	-		-	-
Hawthorn	\$2,644,625	\$1,595,000	\$1,265,000	\$9,010,000	\$2,204,428	\$2,000,000	↑ 25.39%	\$1,676,000	\$3,835,000
Prahran	\$1,679,233	\$1,646,000	\$835,000	\$2,610,000	\$1,742,000	\$1,420,000	↓ -13.73%	\$1,085,000	\$3,600,000
Richmond	\$1,449,289	\$1,287,500	\$680,000	\$3,000,000	\$1,452,297	\$1,348,000	↑ 4.70%	\$730,000	\$2,420,000
South Yarra	\$2,485,416	\$2,055,000	\$1,300,000	\$6,710,000	\$1,667,142	\$1,400,000	↓ -31.87%	\$755,000	\$3,300,000
Albert Park	\$2,132,772	\$1,900,000	\$1,323,000	\$3,850,000	\$2,145,857	\$2,015,000	↑ 6.05%	\$1,250,000	\$3,320,000
Middle Park	\$2,704,777	\$2,450,000	\$1,711,000	\$5,575,000	*\$3,213,000	*\$2,085,000	↓ -14.90%	\$1,910,000	\$5,440,000
Port Melbourne	\$1,615,300	\$1,470,000	\$610,000	\$2,465,000	\$1,652,437	\$1,517,500	↑ 3.23%	\$868,000	\$2,700,000
South Melbourne	\$1,660,176	\$1,720,000	\$1,050,000	\$3,050,000	\$1,792,363	\$1,420,000	↓ -17.44%	\$940,000	\$3,776,000
Flemington	\$948,250	\$976,500	\$760,000	\$1,120,000	\$921,785	\$883,000	↓ -9.58%	\$802,500	\$1,200,000
Kensington	\$1,209,269	\$1,122,500	\$790,000	\$1,705,000	\$1,059,458	\$961,500	↓ -14.34%	\$588,000	\$1,720,000
Travancore	*\$1,120,666	*\$972,000	\$940,000	\$1,450,000	-	-		-	-
West Melbourne	*\$1,326,000	*\$1,326,000	\$1,326,000	\$1,326,000	*\$2,400,000	*\$2,400,000	↑ 81.00%	\$2,400,000	\$2,400,000

Table compiled from data collected from February to July 2018. 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.

# Houses

## QUARTERLY MEDIAN CHANGE BY SUBURB



Based on data collected from February to July 2018. Docklands, Melbourne, Southbank, East Melbourne and Travancore were omitted due to insufficient data. \* indicates a median value calculated using 5 sales or less.

# Townhouses

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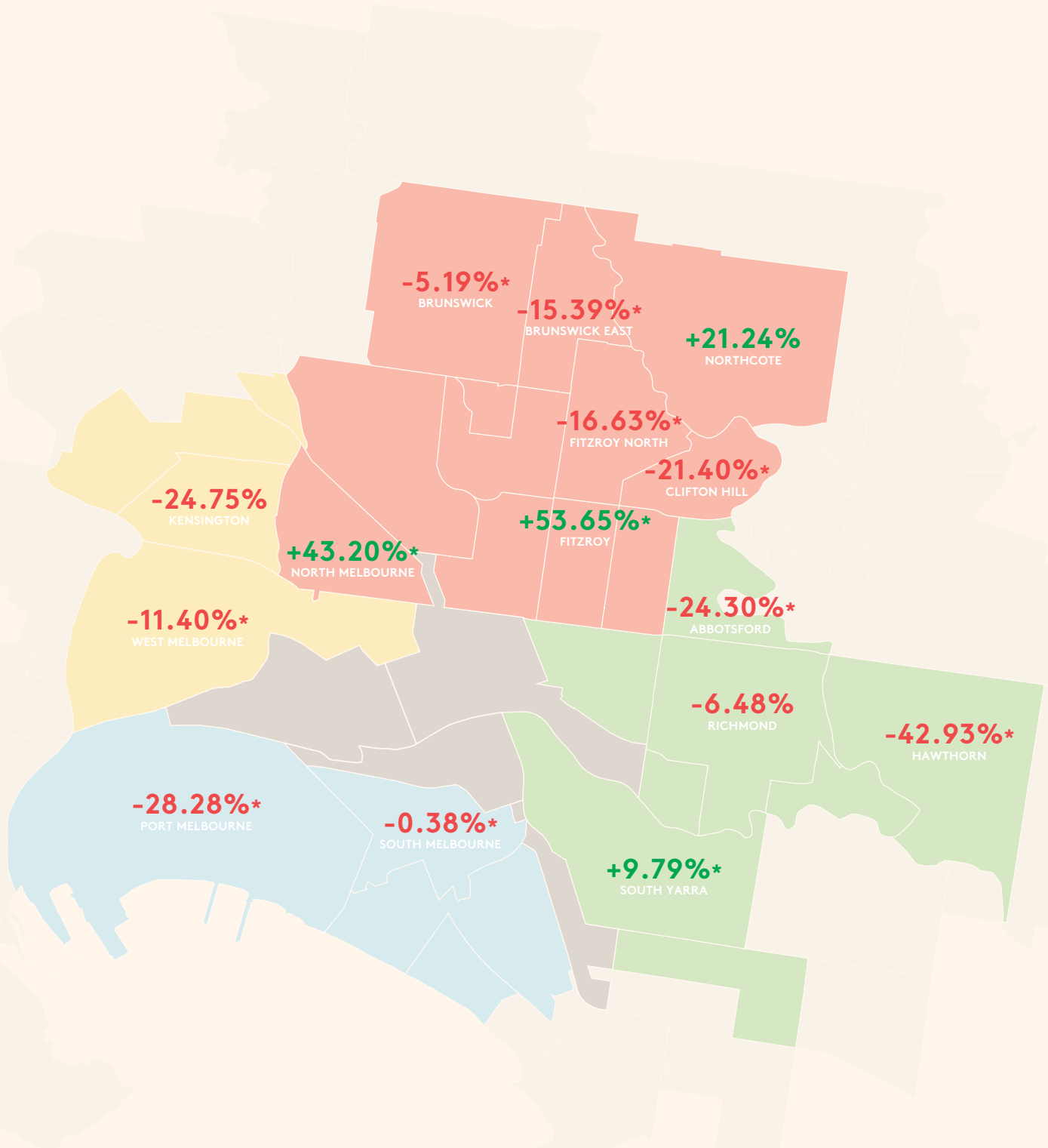
## PRICE COMPARISONS BY ROLLING QUARTERS

	PREVIOUS QUARTER (FEB, MAR, APR 2018)				CURRENT QUARTER (MAY, JUN, JUL 2018)				
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	Median Price	% change	Lowest Sale	Highest Sale
Docklands	*\$1,920,000	*\$1,920,000	\$1,920,000	\$1,920,000	-	-		-	-
Melbourne	-	-	-	-	-	-		-	-
Southbank	-	-	-	-	-	-		-	-
Brunswick	\$965,833	\$920,500	\$832,000	\$1,315,000	*\$896,375	*\$872,750	↓ -5.19%	\$740,000	\$1,100,000
Brunswick East	*\$895,000	*\$960,000	\$720,000	\$1,005,000	*\$828,625	*\$812,250	↓ -15.39%	\$615,000	\$1,075,000
Carlton	*\$1,420,000	*\$1,420,000	\$1,420,000	\$1,420,000	-	-		-	-
Carlton North	-	-	-	-	-	-		-	-
Clifton Hill	*\$1,196,000	*\$1,196,000	\$935,000	\$1,457,000	*\$1,038,000	*\$940,000	↓ -21.40%	\$880,000	\$1,420,000
Collingwood	-	-	-	-	-	-		-	-
Fitzroy	*\$753,000	*\$753,000	\$753,000	\$753,000	*\$1,157,000	*\$1,157,000	↑ 53.65%	\$1,157,000	\$1,157,000
Fitzroy North	*\$1,010,000	*\$1,010,000	\$1,010,000	\$1,010,000	*\$919,500	*\$842,000	↓ -16.63%	\$795,000	\$1,199,000
North Melbourne	*\$877,750	*\$845,000	\$810,000	\$1,011,000	*\$1,233,750	*\$1,210,000	↑ 43.20%	\$950,000	\$1,565,000
Northcote	\$783,083	\$723,750	\$707,000	\$1,080,000	\$837,611	\$877,500	↑ 21.24%	\$495,000	\$1,100,000
Parkville	*\$1,100,000	*\$1,100,000	\$1,100,000	\$1,100,000	-	-		-	-
Princes Hill	-	-	-	-	-	-		-	-
Abbotsford	\$1,220,833	\$1,245,000	\$1,050,000	\$1,375,000	*\$942,500	*\$942,500	↓ -24.30%	\$765,000	\$1,120,000
Burnley	-	-	-	-	-	-		-	-
Cremorne	-	-	-	-	-	-		-	-
East Melbourne	-	-	-	-	-	-		-	-
Hawthorn	*\$1,330,000	*\$1,330,000	\$1,190,000	\$1,470,000	*\$759,000	*\$759,000	↓ -42.93%	\$759,000	\$759,000
Prahran	-	-	-	-	*\$1,310,000	*\$1,310,000		\$1,310,000	\$1,310,000
Richmond	\$1,011,000	\$1,002,500	\$611,000	\$1,417,000	\$1,113,416	\$937,500	↓ -6.48%	\$737,000	\$2,500,000
South Yarra	*\$1,280,333	*\$1,185,000	\$935,000	\$1,721,000	*\$1,301,000	*\$1,301,000	↑ 9.79%	\$1,301,000	\$1,301,000
Albert Park	-	-	-	-	-	-		-	-
Middle Park	-	-	-	-	-	-		-	-
Port Melbourne	*\$1,352,500	*\$1,352,500	\$1,025,000	\$1,680,000	*\$1,096,666	*\$970,000	↓ -28.28%	\$937,500	\$1,382,500
South Melbourne	*\$1,305,000	*\$1,305,000	\$1,085,000	\$1,525,000	*\$1,300,000	*\$1,300,000	↓ -0.38%	\$1,300,000	\$1,300,000
Flemington	-	-	-	-	*\$826,250	*\$795,000		\$790,000	\$925,000
Kensington	\$1,015,586	\$1,020,000	\$512,000	\$1,270,000	\$821,793	\$767,500	↓ -24.75%	\$582,500	\$1,200,000
Travancore	-	-	-	-	*\$1,850,000	*\$1,850,000		\$1,850,000	\$1,850,000
West Melbourne	*\$1,061,000	*\$1,061,000	\$972,000	\$1,150,000	*\$1,155,333	*\$940,000	↓ -11.40%	\$920,000	\$1,606,000

Table compiled from data collected from February to July 2018. 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.

# Townhouses

## QUARTERLY MEDIAN CHANGE BY SUBURB




Based on data collected from February to July 2018. Docklands, Melbourne, Southbank, Carlton, Carlton North, Collingwood, Parkville, Princes Hill, Burnley, Cremorne, East Melbourne, Prahran, Albert Park, Middle Park, Flemington and Travancore were omitted due to insufficient data. \* indicates a median value calculated using 5 sales or less.

# SECRET

INSIDE PERSPECTIVE

# AGENT



## To Connect or Disconnect?

Vol.7o Aug 2018

### Words

Jodie Walker

### Data

Daniel Schulz

### Design

Sheng Yi Lee

The data upon which this report is based was sourced from:  
The Australian Bureau of Statistics ([abs.gov.au/census](http://abs.gov.au/census)),  
REIV ([reiv.com.au/property-data/auction-results](http://reiv.com.au/property-data/auction-results)),  
The Department of Human Resources, Google Maps,  
Land Victoria ([land.vic.gov.au](http://land.vic.gov.au)), [realestateview.com.au](http://realestateview.com.au),  
[realestate.com.au](http://realestate.com.au), [domain.com.au](http://domain.com.au), Fairfax, Residex, various  
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**info@secretagent.com.au**  
**(+61) 3 9349 4333**