

# TRUE CAPITAL GROWTH



# The Inside Perspective

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by Richard Rossman

"Price is what you pay.  
Value is what you get."

Warren Buffett

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February, March, April 2016

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# True Capital Growth

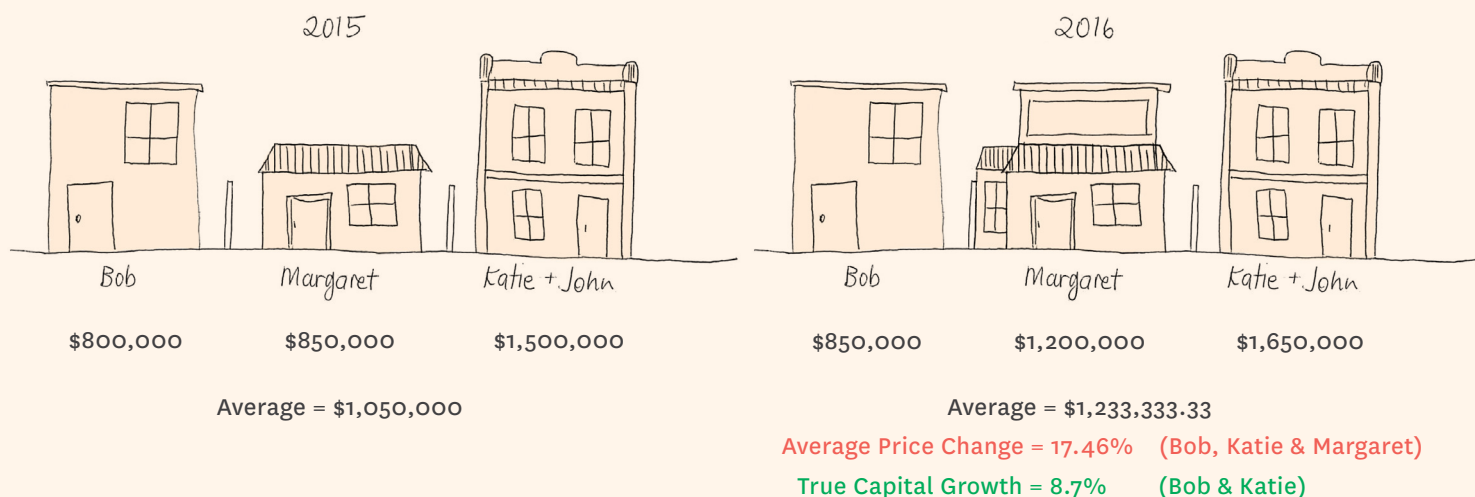
by Richard Rossman

**Changes in average property prices and actual capital growth are not the same thing. There are many factors that determine the price of a house and the average growth in property values.**

Averages are frequently relied upon to determine key indicators such as capital growth. While an average may be a quick and easy metric to measure a data set, it can also produce misleading results. This is especially true when looking at the capital growth of a suburb.

This report will start with an example to illustrate how using averages to make conclusions about property prices can lead to inaccurate results. Note that the names and figures have been created for illustrative purposes only.

In 2015, Katie and John bought their Brunswick house for \$1.5 million. Exactly one year later, they sold the same house at an auction for \$1.65 million. Bob did the same with his townhouse, selling it for \$850,000 in 2016 after purchasing it for \$800,000 in 2015. Their returns are 10% and 6.25% respectively. Margaret, on the other hand, had major renovations done to her investment property, which she purchased in 2015 for \$850,000. She sold it in 2016 at auction for \$1.2 million.



The average price for this set of houses in 2015 was \$1.05 million. In 2016, the average rose to \$1.23 million; an annual price change of 17.46%. It could be concluded that a house in Brunswick in 2016 is now worth over 17 percent more than it was last year. This is often how average price changes are interpreted and reported to the general public. However, this is an inaccurate assumption since the percentage change also includes Margaret's renovations. The more value added to properties on the market through renovations, the more inflated the average price becomes. Houses themselves tend to lose value as they age (except in some cases like rare period homes), but the land they are built on continues to appreciate, which is the true capital growth.

To summarise:

**Average Price Change: The total amount of money invested in the property market, divided by the number of properties.**

**Capital Growth: The appreciation in price of physically unchanged property (structure and land) from one sale to the next.**

In order to work out true capital growth, it is necessary to remove the properties that have had additional investments made between sale dates. In the example above, this would be Margaret's house. The annual price change of the other two properties is 8.7%. This figure represents the underlying capital growth and can be used to accurately measure return on investment.

An additional problem of averages is that they are heavily impacted by extreme values. For example, if a couple of very large houses are all sold in the same year, the average for that suburb will be pushed up. Medians are slightly more robust, but are also not immune from this issue. A total of 512 houses and townhouses transacted between January 2011 and December 2015 in Fitzroy. A simple comparison between average sale prices in 2011 and 2015 reveals an increase of approximately 9.4% per year (Table 1). That's the only thing this tells us. People spent more money on each house in 2015 than they did in 2011.

When this information is broken down into individual years (Table 2), average price fluctuations can be observed, which again highlights the limitation of using averages as indicators of capital growth. A better way to track capital growth is to track individual houses that were bought and then sold again

Table 1

Overall performance in Fitzroy for houses and townhouses (combined)

YEAR	AVERAGE PRICE	ANNUAL PRICE CHANGE
2011	\$1,020,333	
2015	\$1,403,207	9.38%

Table 2

Average price of all houses and townhouses in Fitzroy by year

YEAR	AVERAGE PRICE	ANNUAL PRICE CHANGE
2011	\$1,020,333	-
2012	\$1,116,775	9.45%
2013	\$1,055,974	-5.44%
2014	\$1,154,425	9.32%
2015	\$1,403,207	21.55%

at a later time, while remaining physically unchanged. This eliminates the many factors that plague averages.

This information prompted Secret Agent to determine the true capital growth of the inner city suburbs of Melbourne, which is the focus of the rest of the report.

### Methodology

To establish the inner Melbourne index and quarterly capital growth values, approximately 70,000 house and townhouse sales from 01/01/2000 to 31/03/2016 were collected. These were then matched based on their street address to establish repeat sales. This left a sample set of approximately 40,000 sales. Using a compounding growth formula, quarterly growth was then established between all sales of properties with the same addresses. The following suburbs were selected from each region:

- Inner North: Brunswick, Brunswick East, Carlton, Carlton North, Clifton Hill, Collingwood, Fitzroy, Fitzroy North, North Melbourne, Northcote, Parkville, Princes Hill.
- Inner South: Albert Park, Middle Park, Port Melbourne, South Melbourne.
- Inner East: Abbotsford, Burnley, Cremorne, East Melbourne, Hawthorn, Prahran, Richmond, South Yarra.
- Inner West: Flemington, Kensington, West Melbourne, Travancore.
- Inner Melbourne was defined as including all of the above suburbs.

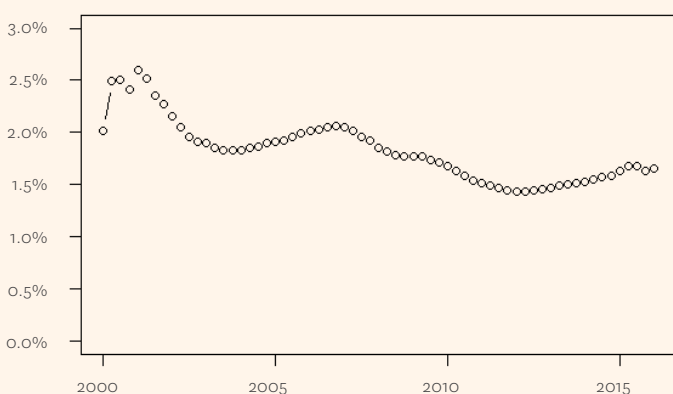
In order to minimise the impact of major structural changes between sales, any housing sales that changed in price by two or more standard deviations over any quarter between sale dates were removed. Also, if the same house had a turnover of less than one year, it was removed. This is justified by both the likelihood of the sale being entered incorrectly (i.e. twice on the same day), and the lack of measurable, meaningful price changes in the short term.

Next, the capital growth of each remaining property was assigned to each period between and including the first and last time the property was sold. So if a house was bought in February 2014 and sold again in June 2015, with a quarterly growth of 2.5%, then 2.5% would be added to Q1, Q2, Q3 and Q4 of 2014, as well as Q1 and Q2 in 2015. Once all houses had their growth assigned to all the time periods that applied, the median growth in each quarter was established.

In order to create the Inner Melbourne Housing Index, prices on the 01/01/2010 were set to 100. For each quarter going back to 2000, the average capital growth was subtracted, while for each period from 2010 until March 2016, the growth was added as a compounding figure. For example, if growth in Q2 and Q3 2010 was 3%, the index for Q2 2010 would be 103 and Q3 would be 106.09 due to compounding.

The results are depicted in Figures 1 to 6 and discussed further on the following pages.

Figure 1  
Inner Melbourne Quarterly Capital Growth

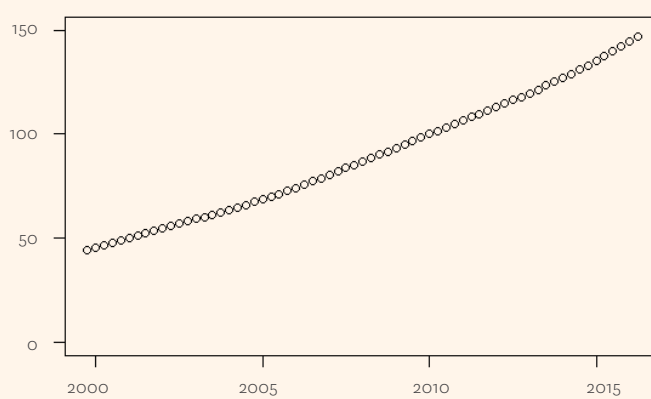


**Median Growth Q1 2016: 1.66%**  
**Annual Median Growth (Q1 2015 – Q1 2016): 6.79%**  
**Annual Median Growth (5-year average): 6.25%**

Figure 1 above shows the median quarterly capital growth in inner Melbourne. Over the entire period, growth in the early 2000's was strongest, dropping to its lowest value of just under 1.5% per quarter in 2011/2012. Since then we have seen median growth rise again, averaging 1.66% in 2015. The value has remained at this level in early 2016.

Over the past year, annualised capital growth has been above the average since 2011 (6.79% compared to 6.26% over the past 5 years). An upward trend in property value growth can be observed. At the same time, the past 5 quarters have had capital growth at around the same levels, which may be a reflection of investors being more cautious as fears of a housing bubble continue to linger. With the recent interest rate cut to a record low of 1.75%, property should remain a desired investment vessel.

Figure 2  
Inner Melbourne Housing Index (01/01/2010 prices set to 100)

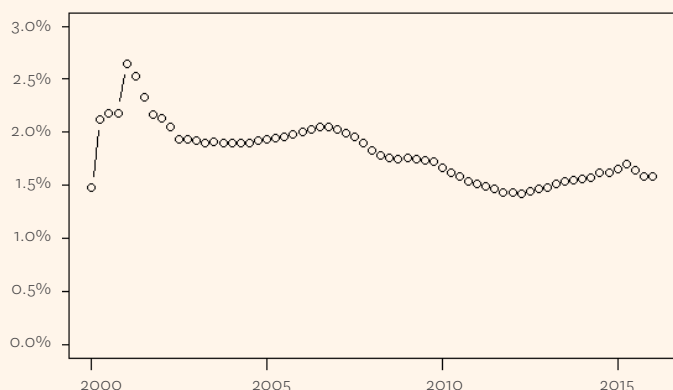


**Q1 2016 Price Level: 144.33 (up 2.32 points over the quarter)**

The housing index was constructed using resales of the same properties over time. It is an indication of how much a nominal investment in the Melbourne housing market has appreciated. This is calculated by applying the quarterly growth figure to the price level in the quarter before. This means the index is compounding in the same way an actual investment would be.

In the first quarter of 2016, the index indicated price levels have risen to 144.33. In other words, a \$100 investment in inner Melbourne property made at the start of 2010 would now be worth 44.33% more. As shown in Figure 2, this equals an annualised return of 6.25%, not adjusting for inflation. While the second quarter of 2016 has yet to close, the index indicates that price levels will rise to 146.72 by the end of the financial year.

Figure 3  
Inner East Quarterly Capital Growth



**Median Growth Q1 2016: 1.59%**  
**Annual Median Growth (Q1 2015 – Q1 2016): 6.74%**  
**Annual Median Growth (5-year average): 6.29%**

While the inner East retains a higher 5-year average capital growth rate than inner Melbourne as a whole, median capital growth over the past quarter was below that of the entire inner region (1.59% compared to 1.66%). Annual growth over the past year was also slightly lower at 6.74%. The inner East, along with the inner North, remains one of the best growth areas for Melbourne property.

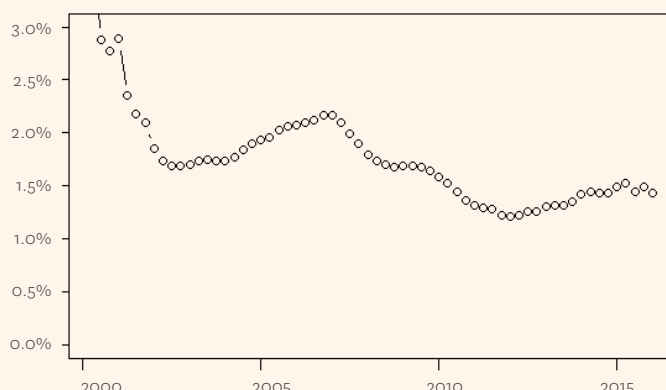
Figure 4  
Inner North Quarterly Capital Growth



**Median Growth Q1 2016: 1.50%**  
**Annual Median Growth (Q1 2015 – Q1 2016): 6.89%**  
**Annual Median Growth (5-year average): 6.58%**

The inner North has experienced three consecutive quarters of falling capital growth. Even so, annual capital growth of 6.89% over the past year was higher than in any other inner region. The same is true over the past 5 years, with median growth averaging at 6.58% p.a. since the beginning of 2011.

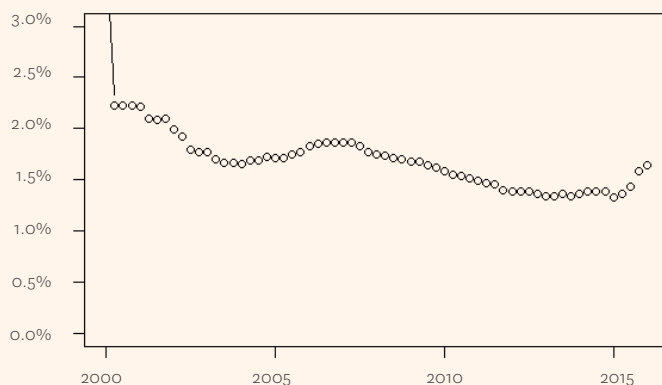
Figure 5  
Inner South Quarterly Capital Growth



**Median Growth Q1 2016: 1.44%**  
**Annual Median Growth (Q1 2015 – Q1 2016): 6.03%**  
**Annual Median Growth (5-year average): 5.55%**

The shape of the graph indicates that the inner South has been impacted by economic factors more than any other inner Melbourne area. In 2000, median growth nearly reached 3% per quarter, while in 2011/12 it barely stayed above 1.1%. Median growth of 1.44% over the last quarter was the lowest recorded in inner Melbourne. The inner South also retains the lowest 5-year average capital growth (5.55%), well below the inner Melbourne median of 6.25%.

Figure 6  
Inner West Quarterly Capital Growth



**Median Growth Q1 2016: 1.64%**  
**Annual Median Growth (Q1 2015 – Q1 2016): 5.84%**  
**Annual Median Growth (5-year average): 5.72%**

While the inner West had the lowest median change in capital prices in the past year, quarterly growth has been rising steadily since the beginning of 2015. At 1.64%, only the entire inner Melbourne region had a better median capital growth than the inner West over the first quarter of 2016. It will be interesting to see if this upward trend in growth continues throughout the rest of the year.

## Conclusion

Average housing prices are a measure of the amount of money invested in the housing market on a per house basis. Median prices suggest how the middle of the market is performing. Both of these figures are only good as indicators for these specific things.

To find out the true return on investment in Melbourne's property market, additional value created through renovations, extensions and subdivisions need to be accounted for. This can be achieved by measuring price changes of the same, unchanged property over time. Any appreciation of prices over time using this method is its true capital growth.

Secret Agent's Housing Index presents some of the most accurate investment information on Melbourne's housing market to date. To recap, the capital growth in the past year is as follows:

**Inner Melbourne (overall): 6.79%**

**Inner East: 6.74%**

**Inner North: 6.89%**

**Inner South: 6.03%**

**Inner West: 5.84%**



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# Market Review

by Richard Rossmann

A few records were broken in the past month.

For the first time since 2008, the Australian economy has experienced a quarter of deflation. While the CPI only fell by 0.2%, this still has major implications for property investors. When prices fall, the burden of debt increases. This may be a worrying sign, given low interest rates usually bring people who are more at default risk into the property market. However, it is too early to tell whether this is just noise or a signal.

On the subject of low interest rates, the RBA decided on the first Tuesday of the month to cut the cash rate to an unprecedented low of 1.75%. This was followed by the reveal of the government's "jobs and growth" budget. Looking at the bond market, it seems that neither news was well received. Bond prices have shot up, as investors seek to lock in the now relatively appealing bond yields. Short and medium term bonds (< 10yrs) are up 0.42% over the week, and long term bond prices (> 10 years) have increased 1.17%. While these may not seem like large changes, given the very short time frame they are quite telling.

CBD apartments managed to break another record, with real median prices at their highest in over 12 months. Apartments in general had a good quarter, up 3% over the past three months. Stock remains at the same level it has been over the past few months, with about 3200 listings at any given time across the inner regions.

Investing in apartments is very much a demand versus supply game and while there has been a lot of coverage on the demand side, it is just as important to get a good idea

of the types of properties out there. While one can get a good understanding by researching current supply, it is the apartments still in planning stages or under construction that will have the bigger impact on returns.

As for inner Melbourne houses and townhouses, Secret Agent's pricing index suggests an annual capital growth rate of 6.79% around inner Melbourne in the last year.



# Top Sales

APR 2016

True Capital Growth  
Vol.43 May 2016

## Residential





- 1 **\$2,010,000** 1 Brooks Street, Richmond
- 2 **\$2,151,000** 26 Alexandra Street, Thornbury
- 3 **\$1,390,000** 36 South Street, Ascot Vale
- 4 **\$4,050,000** 78 Nimmo Street, Middle Park
- 5 **\$2,925,000** 67 Merton Street, Albert Park
- 6 **\$2,370,000** 67 Waltham Street, Flemington
- 7 **\$1,430,000** 93 Noone Street, Clifton Hill
- 8 **\$2,520,000** 1018 Drummond Street, Carlton North
- 9 **\$1,490,000** A73/190 Albert Street, East Melbourne
- 10 **\$2,400,000** 126 Williams Road, Prahran

# Quarterly Scorecard

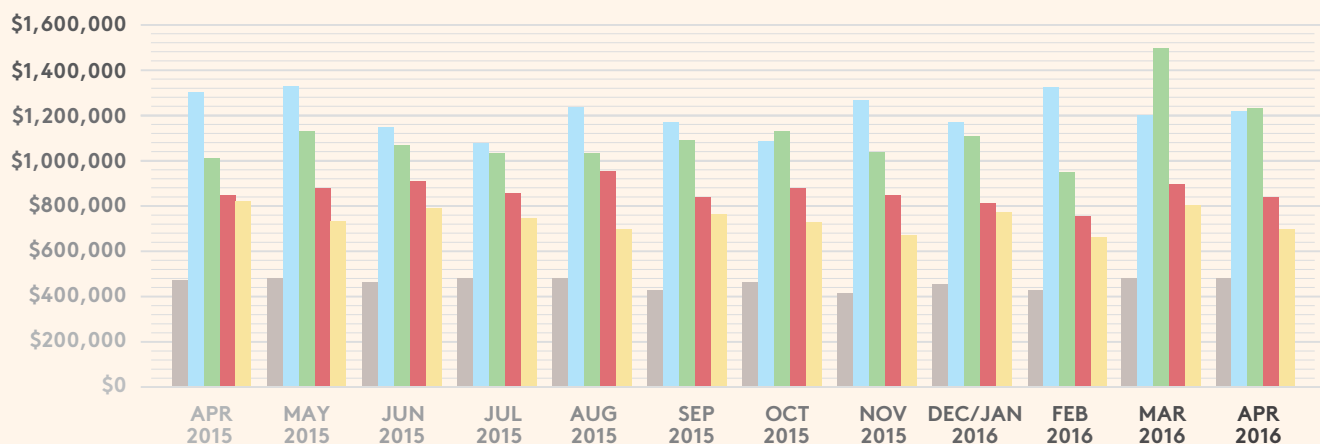
True Capital Growth  
Vol.43 May 2016

FEB - APR 2016

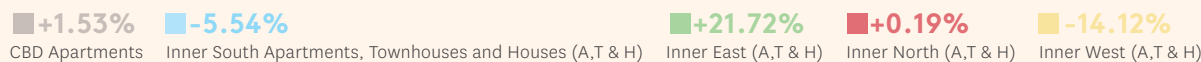
	Apartments	Houses	Townhouses
QUARTERLY GROWTH/DECLINE	<b>+3.00%</b> ↑	<b>-1.64%</b> ↓	<b>+14.11%</b> ↑
MEDIAN PRICE	\$530,444	\$1,200,000	\$910,000
AVERAGE PRICE	\$593,230	\$1,425,724	\$1,050,114
MEDIAN SQM	-	\$5,769 <b>+14.44%</b> ↑	\$7,222 <b>+10.48%</b> ↑
STOCK INVENTORY	3215 <b>+0.25%</b> ↑	318 <b>+14.39%</b> ↑	113 <b>+15.31%</b> ↑
 BOOM	<b>North Melbourne</b> ↑	<b>Brunswick East</b> ↑ <b>Flemington</b> ↑	-
 BUST	<b>Carlton North</b> ↓ <b>Fitzroy</b> ↓ <b>Middle Park</b> ↓ <b>Parkville</b> ↓ <b>Port Melbourne</b> ↓	<b>Albert Park</b> ↓ <b>Cremorne</b> ↓ <b>Port Melbourne</b> ↓ <b>Princes Hill</b> ↓	-

YEAR ON YEAR LOOK

## Median Prices



APR 2015 - APR 2016  
GROWTH/DECLINE



### NOTES

- Median price of townhouses has increased by just over 14% in the last quarter, growing for the first time since November 2015.
- Apartments overall performed well in the last quarter, however more suburbs have recently joined the bust list. CBD apartments have grown by 1.5% in the past year.
- Flemington houses continue to perform well, with its 4th quarter in the boom list.
- Stock across all property types have increased this quarter.

### 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

FEB - APR 2016

True Capital Growth  
Vol.43 May 2016

PREVIOUS QUARTER (NOV, DEC 2015, JAN 2016)      CURRENT QUARTER (FEB, MAR, APR 2016)

		Apartments	Apartments (by area)	Houses & Townhouses	Houses & Townhouses (by area)	Apartments	Apartments (by area)	Houses & Townhouses	Houses & Townhouses (by area)
<b>Central</b>	Docklands	3.65%		0.00%		3.41%		2.22%	
	Melbourne	1.52%	<b>2.22%</b>	0.00%	<b>0.00%</b>	1.52%	<b>1.79%</b>	0.00%	<b>2.22%</b>
	Southbank	3.36%		0.00%		1.71%		0.00%	
<b>Inner North</b>	Brunswick	2.06%		0.96%		1.37%		1.06%	
	Brunswick East	3.02%		1.00%		1.51%		0.88%	
	Carlton	1.67%		1.59%		1.04%		0.76%	
	Carlton North	0.95%		1.10%		1.71%		0.91%	
	Clifton Hill	1.40%		0.98%		1.40%		1.03%	
	Collingwood	4.06%	<b>1.83%</b>	0.77%	<b>1.03%</b>	2.56%	<b>1.17%</b>	0.83%	<b>0.85%</b>
	Fitzroy	1.46%		0.83%		0.82%		0.76%	
	Fitzroy North	1.16%		0.82%		1.16%		0.76%	
	North Melbourne	2.24%		1.14%		0.74%		0.83%	
	Northcote	0.93%		1.24%		1.19%		0.75%	
	Parkville	1.05%		0.86%		1.05%		0.29%	
	Princes Hill	0.83%		0.32%		0.00%		0.49%	
<b>Inner East</b>	Abbotsford	4.33%		1.35%		2.43%		0.88%	
	Burnley	4.08%		0.98%		1.36%		0.49%	
	Cremorne	1.66%		1.18%		0.00%		0.59%	
	East Melbourne	1.19%	<b>1.86%</b>	1.60%	<b>1.15%</b>	1.13%	<b>1.47%</b>	1.42%	<b>1.06%</b>
	Hawthorn	1.40%		1.08%		1.38%		0.95%	
	Prahran	2.01%		1.45%		1.64%		1.21%	
	Richmond	1.53%		1.05%		1.53%		1.21%	
	South Yarra	2.24%		1.02%		1.47%		0.91%	
<b>Inner South</b>	Albert Park	1.18%		0.53%		0.39%		0.51%	
	Middle Park	2.09%	<b>2.06%</b>	1.19%	<b>0.86%</b>	0.84%	<b>1.10%</b>	0.68%	<b>0.83%</b>
	Port Melbourne	2.44%		0.96%		1.32%		1.11%	
	South Melbourne	1.68%		1.04%		0.99%		0.99%	
<b>Inner West</b>	Flemington	0.42%		1.01%		0.89%		1.44%	
	Kensington	2.15%	<b>1.59%</b>	0.89%	<b>0.94%</b>	1.75%	<b>1.52%</b>	1.23%	<b>1.30%</b>
	Travancore	4.16%		0.00%		2.49%		1.12%	
	West Melbourne	1.65%		1.60%		1.89%		1.40%	

Total sales for the period against total housing supply. Table compiled from data collected from November 2015 to April 2016.  
Total private dwellings information from the 2011 Census Report from the Australian Bureau of Statistics.

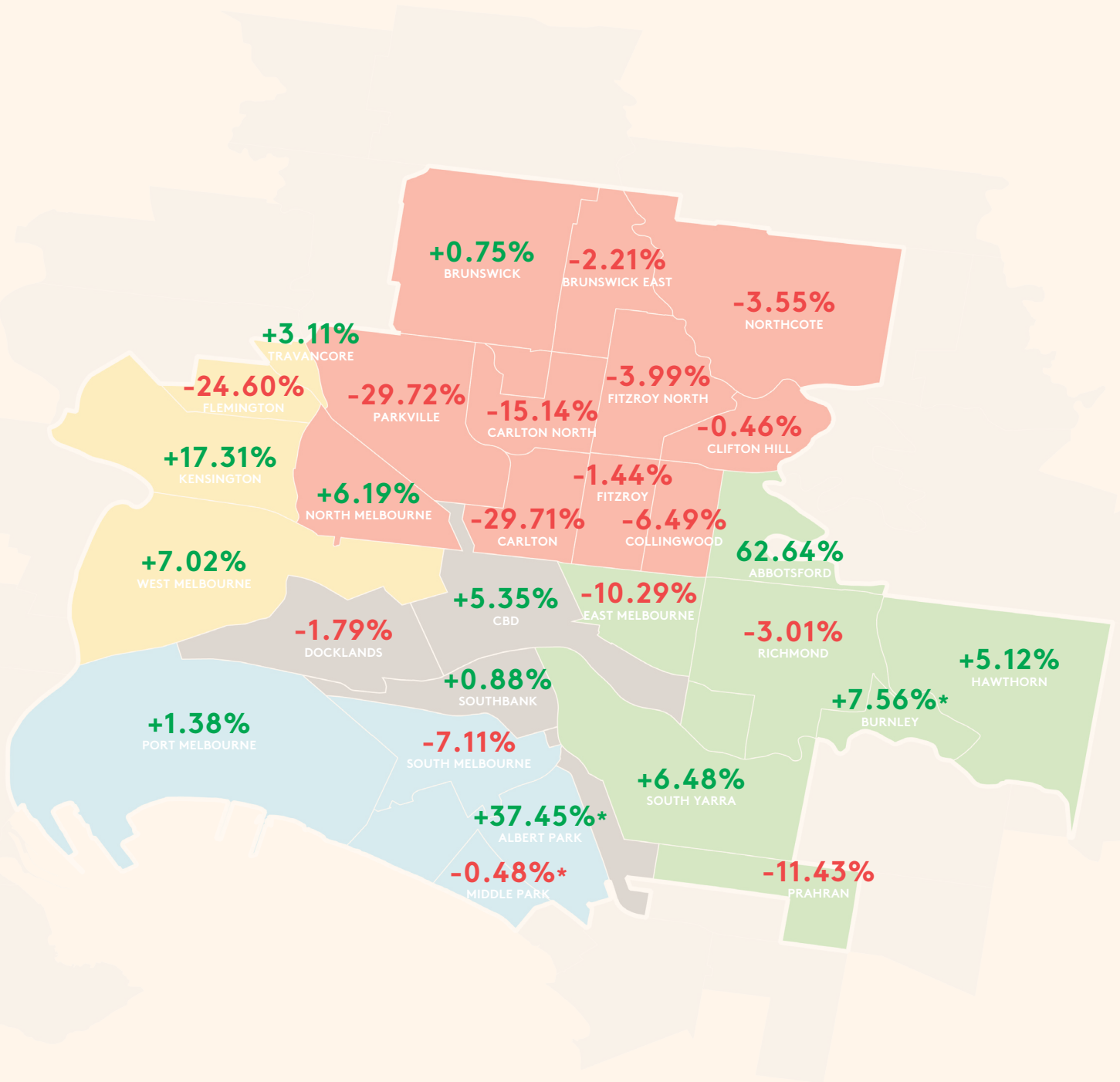
## PRICE COMPARISONS BY ROLLING QUARTERS

	PREVIOUS QUARTER (NOV, DEC 2015, JAN 2016)				CURRENT QUARTER (FEB, MAR, APR 2016)					
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	% change	Median Price	% change	Lowest Sale	Highest Sale
Docklands	\$728,711	\$599,500	\$135,000	\$1,850,000	\$702,366	↓ -3.62%	\$588,750	↓ -1.79%	\$340,000	\$1,843,000
Melbourne	\$504,017	\$430,000	\$86,800	\$2,500,000	\$486,421	↓ -3.49%	\$453,000	↑ 5.35%	\$129,000	\$2,100,000
Southbank	\$659,442	\$565,000	\$294,000	\$5,050,400	\$626,550	↓ -4.99%	\$570,000	↑ 0.88%	\$250,000	\$2,020,000
Brunswick	\$468,484	\$469,000	\$136,000	\$892,000	\$494,259	↑ 5.50%	\$472,500	↑ 0.75%	\$216,000	\$880,000
Brunswick East	\$488,431	\$452,500	\$185,000	\$1,150,000	\$466,656	↓ -4.46%	\$442,500	↓ -2.21%	\$286,000	\$793,000
Carlton	\$403,381	\$409,000	\$144,000	\$1,250,000	\$420,023	↑ 4.13%	\$287,500	↓ -29.71%	\$137,250	\$2,400,000
Carlton North	*\$562,200	*\$601,000	\$450,000	\$660,000	\$533,000	↓ -5.19%	\$510,000	↓ -15.14%	\$301,000	\$970,000
Clifton Hill	\$585,357	\$546,000	\$365,000	\$1,000,000	\$515,928	↓ -11.86%	\$543,500	↓ -0.46%	\$320,000	\$775,000
Collingwood	\$649,945	\$577,500	\$137,500	\$2,180,000	\$615,210	↓ -5.34%	\$540,000	↓ -6.49%	\$130,000	\$1,700,000
Fitzroy	\$632,721	\$626,500	\$147,273	\$1,560,000	\$692,500	↑ 9.45%	\$617,500	↓ -1.44%	\$350,000	\$2,000,000
Fitzroy North	\$568,285	\$557,500	\$207,000	\$1,200,000	\$510,464	↓ -10.17%	\$535,250	↓ -3.99%	\$326,000	\$660,000
North Melbourne	\$494,092	\$485,000	\$130,000	\$1,420,000	\$524,037	↑ 6.06%	\$515,000	↑ 6.19%	\$205,000	\$780,000
Northcote	\$517,083	\$492,500	\$339,000	\$830,000	\$484,241	↓ -6.35%	\$475,000	↓ -3.55%	\$270,000	\$790,000
Parkville	\$709,444	\$750,000	\$440,000	\$1,015,000	\$538,344	↓ -24.12%	\$527,100	↓ -29.72%	\$337,000	\$695,000
Princes Hill	*\$650,000	*\$650,000	\$640,000	\$660,000	-		-		-	-
Abbotsford	\$621,800	\$435,000	\$395,000	\$1,975,000	\$773,714	↑ 24.43%	\$707,500	↑ 62.64%	\$420,000	\$1,500,000
Burnley	\$416,583	\$430,000	\$327,500	\$499,000	*\$462,500	↑ 11.02%	*\$462,500	↑ 7.56%	\$455,000	\$470,000
Cremorne	*\$614,833	*\$510,000	\$401,000	\$933,500	-		-		-	-
East Melbourne	\$818,881	\$690,000	\$180,000	\$3,150,000	\$797,333	↓ -2.63%	\$619,000	↓ -10.29%	\$382,000	\$2,275,000
Hawthorn	\$588,063	\$507,000	\$110,000	\$4,500,000	\$564,099	↓ -4.08%	\$532,944	↑ 5.12%	\$89,000	\$1,550,000
Prahran	\$493,032	\$525,000	\$130,500	\$790,000	\$492,677	↓ -0.07%	\$465,000	↓ -11.43%	\$100,000	\$1,305,000
Richmond	\$549,029	\$531,000	\$290,000	\$1,210,000	\$542,453	↓ -1.20%	\$515,000	↓ -3.01%	\$277,000	\$1,800,000
South Yarra	\$687,724	\$549,375	\$210,000	\$3,675,000	\$639,612	↓ -7.00%	\$585,000	↑ 6.48%	\$180,000	\$1,900,000
Albert Park	\$720,916	\$819,750	\$350,000	\$944,000	*\$1,126,750	↑ 56.29%	*\$1,126,750	↑ 37.45%	\$688,500	\$1,565,000
Middle Park	\$732,250	\$732,500	\$400,000	\$1,115,000	*\$722,000	↓ -1.40%	*\$729,000	↓ -0.48%	\$550,000	\$880,000
Port Melbourne	\$851,475	\$650,000	\$205,000	\$4,050,000	\$760,178	↓ -10.72%	\$659,000	↑ 1.38%	\$410,000	\$1,850,000
South Melbourne	\$689,779	\$597,500	\$296,000	\$2,200,000	\$648,330	↓ -6.01%	\$555,000	↓ -7.11%	\$300,000	\$1,579,000
Flemington	\$352,528	\$372,700	\$150,000	\$500,000	\$340,500	↓ -3.41%	\$281,000	↓ -24.60%	\$163,000	\$529,000
Kensington	\$456,648	\$390,000	\$330,000	\$928,000	\$479,500	↑ 5.00%	\$457,500	↑ 17.31%	\$290,000	\$705,000
Travancore	\$393,950	\$369,750	\$335,000	\$566,000	\$388,375	↓ -1.42%	\$381,250	↑ 3.11%	\$274,000	\$530,000
West Melbourne	\$541,357	\$427,500	\$225,500	\$1,550,000	\$479,500	↓ -11.43%	\$457,500	↑ 7.02%	\$330,000	\$680,000

Table compiled from data collected from November 2015 to April 2016. 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 November 2015 to April 2016. Princes Hill and Cremorne were omitted due to insufficient data.

\* indicates a median value calculated using 5 sales or less.

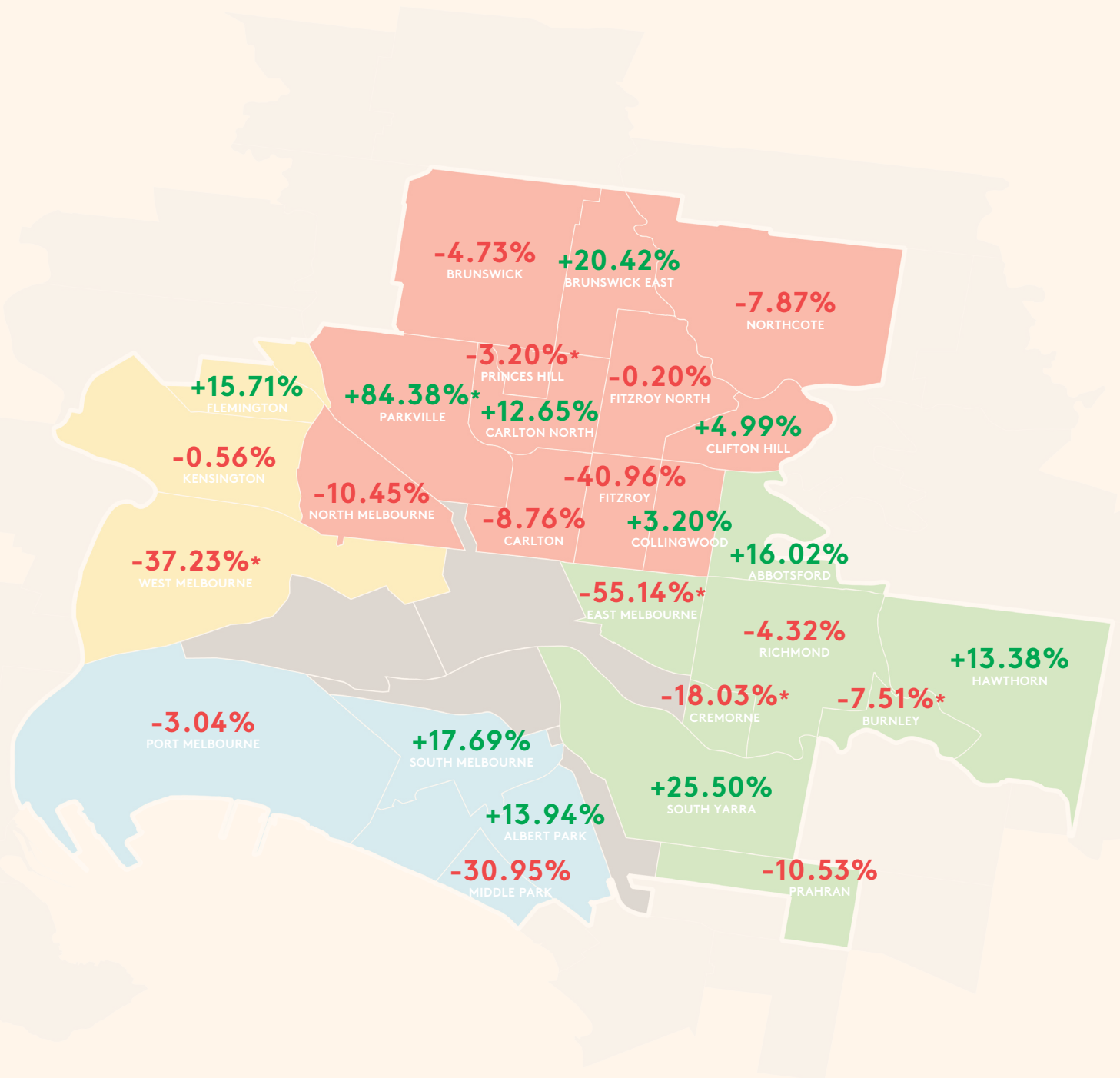
## PRICE COMPARISONS BY ROLLING QUARTERS

	PREVIOUS QUARTER (NOV, DEC 2015, JAN 2016)				CURRENT QUARTER (FEB, MAR, APR 2016)					
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	% change	Median Price	% change	Lowest Sale	Highest Sale
Docklands	-	-	-	-	-		-		-	-
Melbourne	-	-	-	-	-		-		-	-
Southbank	-	-	-	-	-		-		-	-
Brunswick	\$1,007,266	\$925,000	\$633,333	\$1,930,000	\$970,250	↓ -3.67%	\$881,250	↓ -4.73%	\$650,000	\$2,340,000
Brunswick East	\$939,277	\$957,500	\$454,000	\$1,296,000	\$1,167,388	↑ 24.29%	\$1,153,000	↑ 20.42%	\$740,000	\$1,750,000
Carlton	\$1,265,200	\$1,233,000	\$700,000	\$1,930,000	\$1,340,555	↑ 5.96%	\$1,125,000	↓ -8.76%	\$1,050,000	\$2,033,000
Carlton North	\$1,357,304	\$1,225,000	\$729,000	\$2,800,000	\$1,471,000	↑ 8.38%	\$1,380,000	↑ 12.65%	\$880,000	\$2,800,000
Clifton Hill	\$1,290,461	\$1,162,000	\$795,000	\$2,335,000	\$1,286,400	↓ -0.31%	\$1,220,000	↑ 4.99%	\$730,000	\$2,610,000
Collingwood	\$931,863	\$876,000	\$775,000	\$1,256,000	\$983,136	↑ 5.50%	\$904,000	↑ 3.20%	\$737,500	\$1,770,000
Fitzroy	\$1,514,423	\$1,617,500	\$730,000	\$2,220,000	\$1,185,333	↓ -21.73%	\$955,000	↓ -40.96%	\$711,000	\$2,036,000
Fitzroy North	\$1,368,796	\$1,220,000	\$740,000	\$4,700,000	\$1,390,557	↑ 1.59%	\$1,217,500	↓ -0.20%	\$890,000	\$2,480,000
North Melbourne	\$1,258,263	\$1,340,000	\$595,000	\$2,200,000	\$1,189,038	↓ -5.50%	\$1,200,000	↓ -10.45%	\$665,000	\$1,950,000
Northcote	\$1,276,316	\$1,112,500	\$607,000	\$3,100,000	\$1,194,380	↓ -6.42%	\$1,025,000	↓ -7.87%	\$700,000	\$3,000,000
Parkville	\$1,818,833	\$1,600,000	\$1,238,000	\$2,600,000	*\$2,950,000	↑ 62.19%	*\$2,950,000	↑ 84.38%	\$2,650,000	\$3,250,000
Princes Hill	*\$1,250,000	*\$1,250,000	\$1,250,000	\$1,250,000	*\$1,486,666	↑ 18.93%	*\$1,210,000	↓ -3.20%	\$1,100,000	\$2,150,000
Abbotsford	\$963,411	\$955,000	\$617,500	\$1,275,000	\$1,105,000	↑ 14.70%	\$1,108,000	↑ 16.02%	\$750,000	\$1,681,000
Burnley	*\$952,500	*\$952,500	\$795,000	\$1,110,000	*\$881,000	↓ -7.51%	*\$881,000	↓ -7.51%	\$881,000	\$881,000
Cremorne	\$1,265,583	\$1,220,000	\$865,000	\$1,790,000	*\$1,033,333	↓ -18.35%	*\$1,000,000	↓ -18.03%	\$955,000	\$1,145,000
East Melbourne	\$2,836,777	\$3,121,000	\$1,020,000	\$4,600,000	\$2,052,142	↓ -27.66%	\$1,400,000	↓ -55.14%	\$1,070,000	\$3,600,000
Hawthorn	\$2,275,576	\$1,887,500	\$975,000	\$6,810,000	\$2,230,600	↓ -1.98%	\$2,140,000	↑ 13.38%	\$1,077,000	\$5,000,000
Prahran	\$1,675,342	\$1,520,000	\$860,000	\$3,650,000	\$1,569,460	↓ -6.32%	\$1,360,000	↓ -10.53%	\$845,000	\$2,730,000
Richmond	\$1,297,991	\$1,215,000	\$577,500	\$4,320,000	\$1,404,808	↑ 8.23%	\$1,162,500	↓ -4.32%	\$615,000	\$5,500,000
South Yarra	\$1,842,366	\$1,361,000	\$866,667	\$8,900,000	\$2,461,475	↑ 33.60%	\$1,708,000	↑ 25.50%	\$1,002,500	\$7,150,000
Albert Park	\$2,160,529	\$1,650,000	\$985,000	\$7,400,000	\$1,987,647	↓ -8.00%	\$1,880,000	↑ 13.94%	\$1,170,000	\$3,110,000
Middle Park	\$2,698,692	\$2,290,000	\$1,441,000	\$6,565,000	\$1,747,187	↓ -35.26%	\$1,581,250	↓ -30.95%	\$1,005,000	\$3,010,000
Port Melbourne	\$1,540,791	\$1,495,500	\$765,000	\$2,900,000	\$1,460,500	↓ -5.21%	\$1,450,000	↓ -3.04%	\$920,000	\$2,475,000
South Melbourne	\$1,473,142	\$1,444,500	\$900,000	\$2,020,000	\$1,918,508	↑ 30.23%	\$1,700,000	↑ 17.69%	\$790,000	\$5,300,000
Flemington	\$966,107	\$825,750	\$480,000	\$2,112,000	\$1,137,611	↑ 17.75%	\$955,500	↑ 15.71%	\$655,000	\$2,370,000
Kensington	\$967,043	\$900,000	\$755,000	\$1,375,000	\$950,201	↓ -1.74%	\$895,000	↓ -0.56%	\$600,000	\$1,875,000
Travancore	-	-	-	-	*\$1,166,666		*\$700,000		\$650,000	\$2,150,000
West Melbourne	*\$1,292,500	*\$1,410,000	\$550,000	\$1,800,000	*\$949,000	↓ -26.58%	*\$885,000	↓ -37.23%	\$585,000	\$1,605,000

Table compiled from data collected from November 2015 to April 2016. 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 November 2015 to April 2016. Docklands, Melbourne, Southbank and Travancore were omitted due to insufficient data.  
\* indicates a median value calculated using 5 sales or less.

## PRICE COMPARISONS BY ROLLING QUARTERS

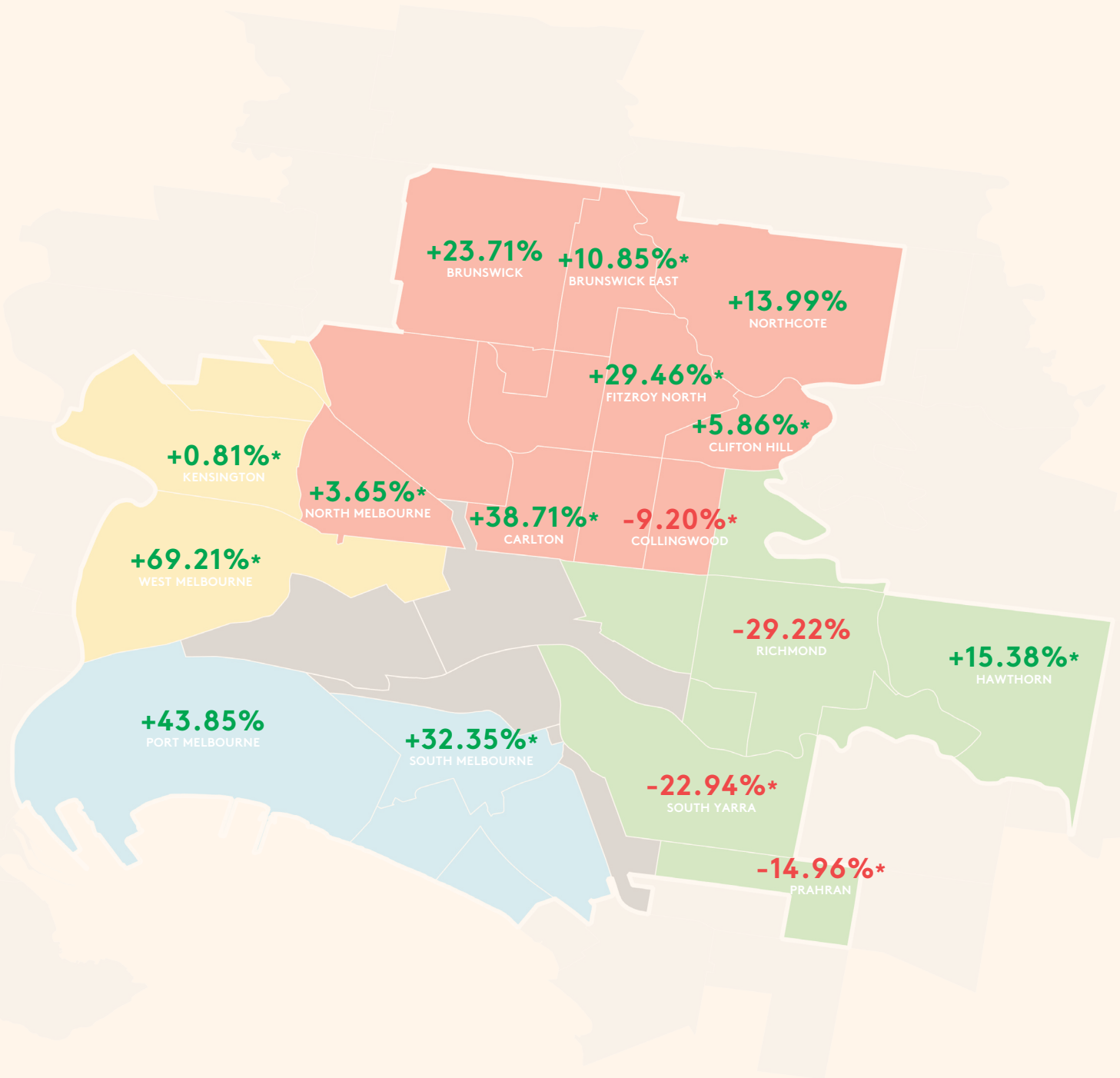
	PREVIOUS QUARTER (NOV, DEC 2015, JAN 2016)				CURRENT QUARTER (FEB, MAR, APR 2016)					
	Average Price	Median Price	Lowest Sale	Highest Sale	Average Price	% change	Median Price	% change	Lowest Sale	Highest Sale
Docklands	-	-	-	-	*\$1,450,000		*\$1,450,000		\$1,450,000	\$1,450,000
Melbourne	-	-	-	-	-		-		-	-
Southbank	-	-	-	-	-		-		-	-
Brunswick	\$659,788	\$630,500	\$512,000	\$965,000	\$752,538	↑ 14.06%	\$780,000	↑ 23.71%	\$595,000	\$903,000
Brunswick East	\$745,785	\$737,500	\$645,000	\$866,000	*\$832,500	↑ 11.63%	*\$817,500	↑ 10.85%	\$685,000	\$1,010,000
Carlton	*\$465,000	*\$465,000	\$465,000	\$465,000	*\$645,000	↑ 38.71%	*\$645,000	↑ 38.71%	\$645,000	\$645,000
Carlton North	-	-	-	-	-		-		-	-
Clifton Hill	*\$840,400	*\$955,000	\$640,000	\$990,000	*\$976,750	↑ 16.22%	*\$1,011,000	↑ 5.86%	\$665,000	\$1,220,000
Collingwood	*\$910,000	*\$910,000	\$910,000	\$910,000	*\$826,250	↓ -9.20%	*\$826,250	↓ -9.20%	\$727,500	\$925,000
Fitzroy	-	-	-	-	*\$906,666		*\$910,000		\$780,000	\$1,030,000
Fitzroy North	*\$560,000	*\$560,000	\$520,000	\$600,000	*\$725,000	↑ 29.46%	*\$725,000	↑ 29.46%	\$725,000	\$725,000
North Melbourne	*\$898,333	*\$850,000	\$795,000	\$1,050,000	*\$859,000	↓ -4.38%	*\$881,000	↑ 3.65%	\$705,000	\$991,000
Northcote	\$716,625	\$715,000	\$500,000	\$883,000	\$855,857	↑ 19.43%	\$815,000	↑ 13.99%	\$730,000	\$1,080,000
Parkville	-	-	-	-	-		-		-	-
Princes Hill	*\$1,325,000	*\$1,325,000	\$1,325,000	\$1,325,000	-		-		-	-
Abbotsford	-	-	-	-	*\$752,500		*\$752,500		\$710,000	\$795,000
Burnley	-	-	-	-	-		-		-	-
Cremorne	-	-	-	-	-		-		-	-
East Melbourne	-	-	-	-	*\$1,620,000		*\$1,620,000		\$1,620,000	\$1,620,000
Hawthorn	\$1,195,171	\$1,300,000	\$610,000	\$2,070,002	*\$1,481,666	↑ 23.97%	*\$1,500,000	↑ 15.38%	\$1,440,000	\$1,505,000
Prahran	*\$1,755,000	*\$1,755,000	\$1,755,000	\$1,755,000	*\$1,492,500	↓ -14.96%	*\$1,492,500	↓ -14.96%	\$1,195,000	\$1,790,000
Richmond	*\$1,382,500	*\$1,497,500	\$960,000	\$1,575,000	\$1,196,772	↓ -13.43%	\$1,060,000	↓ -29.22%	\$710,000	\$2,020,000
South Yarra	*\$1,638,333	*\$1,635,000	\$1,280,000	\$2,000,000	*\$1,425,000	↓ -13.02%	*\$1,260,000	↓ -22.94%	\$760,000	\$2,200,000
Albert Park	*\$1,670,000	*\$1,670,000	\$1,670,000	\$1,670,000	-		-		-	-
Middle Park	*\$1,300,000	*\$1,300,000	\$1,300,000	\$1,300,000	-		-		-	-
Port Melbourne	\$1,020,000	\$935,000	\$800,000	\$1,400,000	\$1,294,333	↑ 26.90%	\$1,345,000	↑ 43.85%	\$910,000	\$1,600,000
South Melbourne	\$1,235,000	\$1,360,000	\$850,000	\$1,530,000	*\$1,695,000	↑ 37.25%	*\$1,800,000	↑ 32.35%	\$1,185,000	\$2,100,000
Flemington	-	-	-	-	*\$563,000		*\$563,000		\$554,000	\$572,000
Kensington	*\$744,666	*\$744,000	\$725,000	\$765,000	*\$742,000	↓ -0.36%	*\$750,000	↑ 0.81%	\$613,000	\$845,000
Travancore	-	-	-	-	-		-		-	-
West Melbourne	*\$765,000	*\$755,000	\$690,000	\$860,000	*\$1,277,500	↑ 66.99%	*\$1,277,500	↑ 69.21%	\$1,230,000	\$1,325,000

Table compiled from data collected from November 2015 to April 2016. 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 November 2015 to April 2016. Docklands, Melbourne, Southbank, Carlton North, Fitzroy, Parkville, Princes Hill, Abbotsford, Burnley, Cremorne, East Melbourne, Albert Park, Middle Park, Flemington and Travancore were omitted due to insufficient data. \* indicates a median value calculated using 5 sales or less.



**True Capital Growth Report**  
**Vol. 43 May 2016**

**Words**

Richard Rossmann  
Paul Osborne

**Data**

Richard Rossmann

**Design & Cover**

Sheng Yi Lee

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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),  
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**info@secretagent.com.au**  
**(+61) 3 9349 4333**

 **@secretagentnews**

 **@curation1**