

# CEILING HEIGHT



# The Inside Perspective

## 3 CEILING HEIGHT

This month, Secret Agent discusses the indirect implications that ceiling heights can have on our daily lives.

*"The sun never knew how great it was until it hit the side of a buildng."*

*Louis Kahn*

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# Ceiling Height

by Jodie Walker

**Ceiling height not only changes the look and feel of a room, but also has an impact on your psychology.**

Low ceilings tend to create a more cosy and intimate feeling whereas tall ceilings promote grandeur and luxury. However, if not designed well, low ceilings can leave a room feeling cramped and tall ceilings can make a room feel cold. Both have their place and often we don't have a choice in terms of the height of the ceiling in our homes and offices. What is interesting is the indirect implications ceiling heights have on our daily lives.

In this report Secret Agent discusses some of these. There is increasing awareness of the way our environment impacts our behaviours and the way we think. Some rooms simply feel good when you enter them. Ceiling height is one element of a room that can contribute to a positive feeling. Of course the materials used, proportion, lighting and the overall dynamic of the room can influence how we perceive an enclosed space. For the purpose of this report Secret Agent will be focusing on ceiling height as we believe this is one of the most overlooked features when it comes to buying real estate.

## **THE IMPACT OF HIGH CEILINGS**

One of the most popular types of real estate in Melbourne is the warehouse apartment. These are known to be spacious and airy with open layouts. Often record prices are achieved when it comes to their value. Other than the fact they are trendy, scarce and in prime locations, warehouse apartments are also loved for their high ceilings. Similarly older houses and apartments which have high ceilings are often preferred to more modern homes because of this trait.

Secret Agent has previously conducted research on ceiling heights to show that they do in fact increase a property's value by a significant amount. Desirability and value go hand in hand. If something is more desirable by more people then of course the sales price is going to be higher. Other studies



Warehouse apartment at  
11/109 Oxford St, Collingwood  
Image from realestateview.com.au

on ceiling height have confirmed this desirability. Overall people prefer ceilings that are around 3 metres high. (Baird, Cassidy and Kurr, 1978) This is a lot higher than the standard 2.4-metre ceilings we see these days.

What is it about higher ceilings then that makes them so desirable? In terms of real estate transactions, buyers usually see higher ceilings as a positive despite the fact that they make maintenance more difficult and expensive. A room with higher ceilings is not only more costly to build but also more expensive to heat. A significant cost of household living is electricity and high ceilings thus have a large impact on this. Another example is when you have to repair broken lights hanging from high ceilings. If the ceiling is so high that a normal ladder cannot reach then this can add to the electrician's bill.

It doesn't logically make sense that people would pay more for a house with a high ceiling over a lower one. It can therefore be assumed that there is something else causing us to prefer high ceilings.

There is evidence to suggest that people like to be in spaces that they also find beautiful. This makes intuitive sense.

A study in which participants were asked to rank photographs of interiors based on how beautiful they thought they were found that willingness to live in a space was higher if the room had a higher beauty ranking. (Ritterfeld and Cupchik, 1996) Ceiling height may have an impact on someone's perception of beauty. It has been hypothesised that people will be more likely to judge a space as beautiful if it has a high ceiling, and this may affect someone's decision to enter or exit that space. (Vartanian Et Al, 2014) Further, whether someone perceives a space as enclosed or open will also have an affect on this judgement of beauty.

**In their study, Vartanian et al (2014) found that ceiling heights do affect judgements of beauty. Participants were more likely to judge spaces with high ceilings as beautiful.**

However, rooms with high ceilings were no more likely to be entered. In other words, ceiling heights do not impact approach-avoidance decisions. Perceived enclosure on the other hand did have an affect on both beauty judgments and whether someone chooses to enter or exit a space. Participants were more likely to exit an enclosed space than an open one, and they judged open spaces as more beautiful. No one wants to feel restricted. This study demonstrated that the perception of being enclosed as well as ceiling height has an impact on how attractive a room is to the eye. There is a preference for spaces where the perceived ability to move through that space is high.

Our preference of a particular room comes down to more than how it looks. How it makes us feel is perhaps even more important. A room may look large at first glance, but may feel small when you actually step inside. I'm sure you have had the experience of viewing photos of bedrooms in a realestate advertisement, or even a hotel listing, and thought they look big and spacious only to discover that they feel tiny when you visit them in person.

Room volume can be perceived differently depending on the amount of furniture in a room, the placement of that furniture and of course the dimensions of the room - including ceiling height. Even if we have the width and length given to us in an advertisement, the same 3 x 3 metre (width/depth) room can feel a lot different depending on the one dimension that is usually not listed - the height.

It is undeniable that high ceilings add to the particular character of warehouse apartments and older Victorian homes. People do not buy ceiling height, they buy character because ultimately this is what makes them feel good about being in that home.

### HIGH, LOW OR IN BETWEEN

When it comes to real estate it is difficult to please everyone. Despite the fact that some features do very well, it doesn't mean that there is a conclusive answer of what is good or bad. There are always exceptions and when human bodies are involved context becomes important. We love to make black and white statements however in the instance of ceiling height it really does depend on the circumstance and person. The same study that found people prefer high ceilings in general, also found that the preferred height of a ceiling varies with function of that room.

**When participants imagined listening or dining for example they preferred a high ceiling, but when they imagined reading a book they preferred a low ceiling.**  
(Baird, Cassidy and Kurr, 1978)

Just like there is a case for choosing a closed floor plan over the more trendy open floor plan, there is also a case for choosing low ceilings over high ones.

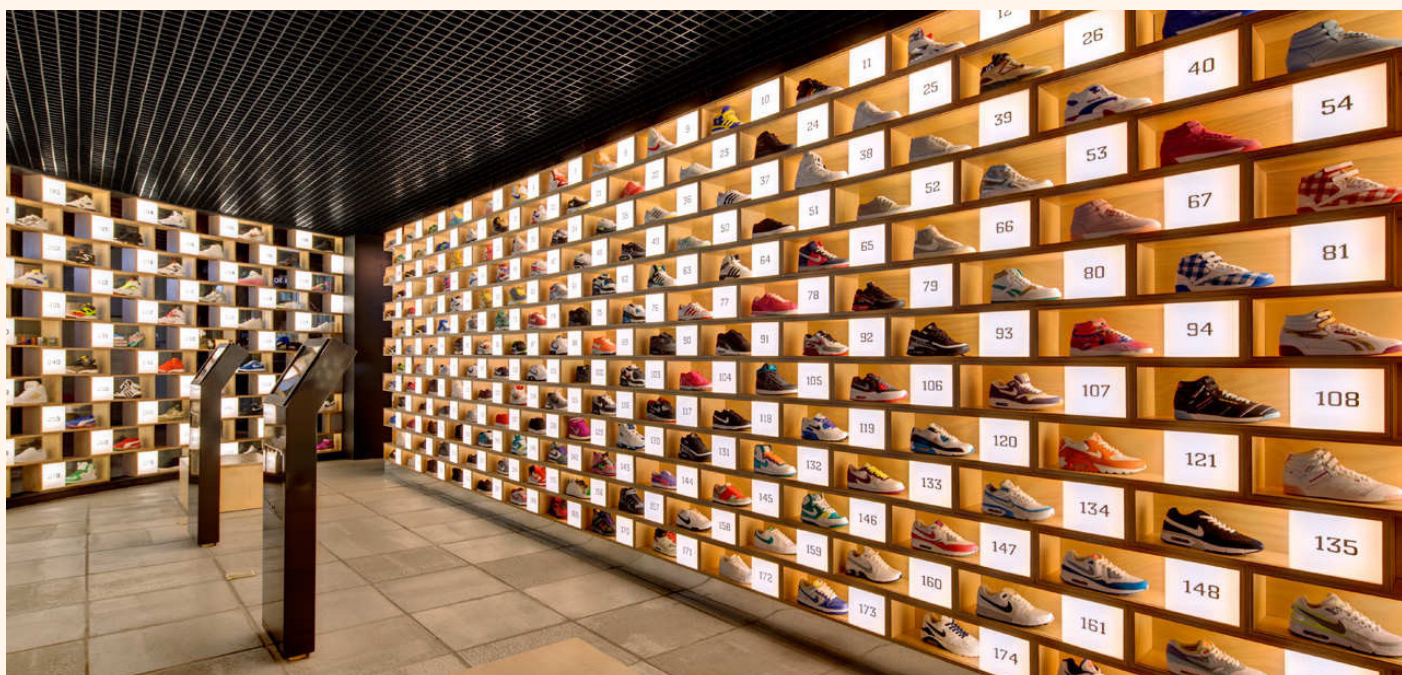
Further, if you consider the fact that ceiling height is perceived in relation to your body height then there can be no perfect

ceiling height. Someone who is over 6 foot tall would have a very different experience walking through a 2.4m high room than someone who is only 5 foot tall. The taller you are the more sensitive you will be to lower ceilings. For short people a tall ceiling may even have a negative effect by being just that little bit too high.

Ultimately ceiling height is important to think about when buying or selling a home. A home that makes a person feel trapped or confined is likely to leave them feeling less inclined to want to live there compared to a home that makes a person feel at ease. Therefore, if you are selling a home with low ceilings then it may be useful to implement some design strategies to portray higher ceilings without having to make structural changes. For example, you can paint your walls and the ceiling in the same colour to blur the line between when the wall ends and ceiling begins. Furniture such as tall, skinny bookshelves, and curtains that hang from the ceiling can also help to create an illusion of height.

If you are buying real estate and think that a property is going to suit you in every way but end up feeling like something isn't quite right as you walk through, the height of the ceilings may be partly to blame. It may be possible to make it appear higher and it does mean that maintenance of the home will be cheaper. You have to decide whether it is something you can get used to or not and if the benefits are worth it to you. At the end of the day it comes down to personal preference.

Ceiling height should also be considered in commercial spaces such as restaurants, offices and retail stores.



Low ceiling at the Sneakerology store in Sydney. Designed by Facet Studio.  
Photo by Katherine Lu (Taken from ArchDaily)

**In the case of retail environments, it has been shown that low ceilings can evoke feelings of confinement which leads to detailed, item specific processing in the brain.**

(Meyers-Levy and Zhu, 2007)

This is good for selling products which require more detailed, analytical thinking to fully understand the product. On the other hand, high ceilings, like you would usually see in a gallery, elicit feelings of freedom that lead to more abstract processing. This is better for selling art and products which require you to think more creatively in order to understand how they work or will benefit you. If these findings can be generalised to office spaces as well then it would make sense to ensure that offices which require creative work have higher ceilings than those that require work of a more analytical nature.

## CONCLUSION

It is known that generally people prefer higher ceilings compared to lower ones. Ceiling height has an effect on our perception of a room in terms of its beauty and also how we feel in that room.

A room's height contributes to the overall character of a space. By changing our psychological state, spaces that we occupy can have an impact on so much more than we give credit for. This has implications in office spaces, retail environments, restaurants and our home. ♦

## REFERENCES

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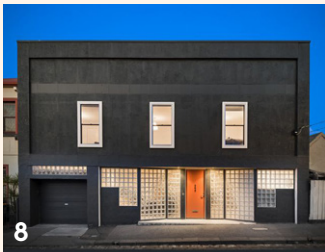


High ceiling at the National Gallery of Victoria, during the MoMA at NGV exhibition  
Photo by Tom Ross (Taken from <https://grazia.com.au/articles/moma-ngv-exhibition-2018/>)

# Top Sales

SEP 2018

Ceiling Height  
Vol.72 Oct 2018





- 1 **\$2,292,000** 20 Blanche Street, Richmond
- 2 **\$2,080,000** 22 Little Barkly Street, Carlton
- 3 **\$2,060,000** 23 Wright Street, Middle Park
- 4 **\$2,500,000** 29 South Crescent, Northcote
- 5 **\$1,910,000** 67 Market Street, Kensington
- 6 **\$1,630,000** 78 Spensley Street, Clifton Hill
- 7 **\$2,950,000** 108 Park Street, South Yarra
- 8 **\$1,900,000** 268 Fitzroy Street, Fitzroy
- 9 **\$6,440,000** 1501/505 St Kilda Road, Melbourne
- 10 **\$2,715,000** 141 Fenwick Street, Carlton North

# Quarterly Scorecard

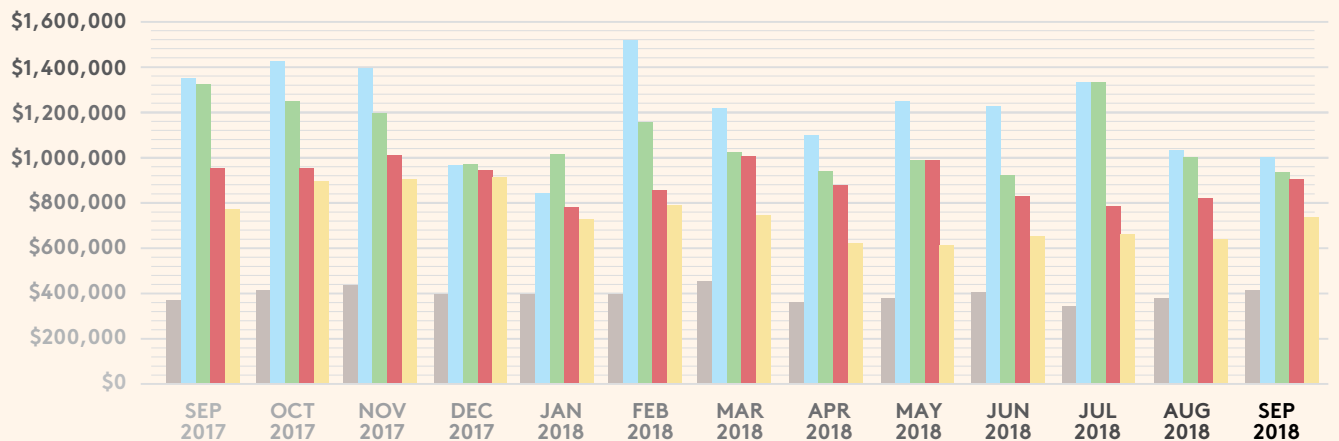
Ceiling Height  
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JUL - SEP 2018

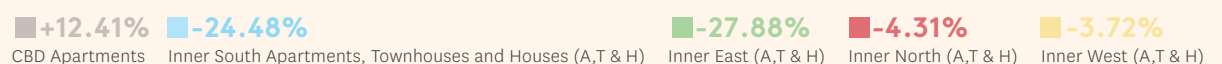
|                          | Apartments  |  |             | Houses   |                            |   | Townhouses    |       |   |
|--------------------------|---|--|-------------|--|----------------------------|---|---------------|-------|---|
| QUARTERLY GROWTH/DECLINE | <b>+0.90%</b>   | ↑  |             | <b>-4.29%</b>  | ↓                          |   | <b>+2.82%</b> | ↑     |   |
| MEDIAN PRICE             | \$560,000   |  |             | \$1,315,000  |                            |   | \$966,500     |       |   |
| AVERAGE PRICE            | \$605,431   |  |             | \$1,450,194  |                            |   | \$1,085,348   |       |   |
| MEDIAN SQM               | -   |  |             | \$5,643  | -0.02%                     | ↓ | \$4,148       | +2.2% | ↑ |
| STOCK INVENTORY          | 4,291   | -0.1%  | ↓           | 1,126  | +0.2%                      | ↑ | 447           | +8.5% | ↑ |
|                          |  BOOM  | <b>Clifton Hill</b>  | ↑           | <b>Richmond</b>  | ↑                          |   | -             |       |   |
|                          |  BUST | <b>Fitzroy</b><br><b>Travancore</b><br><b>West Melbourne</b> | ↓<br>↓<br>↓ | <b>Brunswick East</b><br><b>Burnley</b><br><b>Collingwood</b><br><b>Fitzroy</b><br><b>North Melbourne</b><br><b>Port Melbourne</b> | ↓<br>↓<br>↓<br>↓<br>↓<br>↓ |   | -             |       |   |

YEAR ON YEAR LOOK

## Median Prices



SEP 2017 - SEP 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

JUL - SEP 2018

Ceiling Height  
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|                    |                 | PREVIOUS QUARTER (APR, MAY, JUN 2018) |                         |                        |                                     | CURRENT QUARTER (JUL, AUG, SEP 2018) |                         |                        |                                     |
|--------------------|-----------------|---------------------------------------|-------------------------|------------------------|-------------------------------------|--------------------------------------|-------------------------|------------------------|-------------------------------------|
|                    |                 | Apartments                            | Apartments<br>(by area) | Houses &<br>Townhouses | Houses &<br>Townhouses<br>(by area) | Apartments                           | Apartments<br>(by area) | Houses &<br>Townhouses | Houses &<br>Townhouses<br>(by area) |
| <b>Central</b>     | Docklands       | 2.15%                                 |                         | 2.22%                  |                                     | 1.58%                                |                         | -                      |                                     |
|                    | Melbourne       | 0.92%                                 | <b>1.18%</b>            | -                      | <b>4.20%</b>                        | 0.81%                                | <b>1.02%</b>            | -                      | <b>12.18%</b>                       |
|                    | Southbank       | 1.37%                                 |                         | -                      |                                     | 1.29%                                |                         | -                      |                                     |
| <b>Inner North</b> | Brunswick       | 0.72%                                 |                         | 0.58%                  |                                     | 0.95%                                |                         | 0.37%                  |                                     |
|                    | Brunswick East  | 2.17%                                 |                         | 0.52%                  |                                     | 1.13%                                |                         | 0.32%                  |                                     |
|                    | Carlton         | 0.54%                                 |                         | 0.68%                  |                                     | 0.37%                                |                         | 0.61%                  |                                     |
|                    | Carlton North   | 0.57%                                 |                         | 0.77%                  |                                     | 0.19%                                |                         | 0.34%                  |                                     |
|                    | Clifton Hill    | 0.60%                                 |                         | 0.92%                  |                                     | 0.40%                                |                         | 0.33%                  |                                     |
|                    | Collingwood     | 1.50%                                 | <b>0.86%</b>            | 0.64%                  | <b>0.86%</b>                        | 1.23%                                | <b>0.67%</b>            | 0.38%                  | <b>0.36%</b>                        |
|                    | Fitzroy         | 0.73%                                 |                         | 0.64%                  |                                     | 0.59%                                |                         | 0.51%                  |                                     |
|                    | Fitzroy North   | 1%                                    |                         | 0.82%                  |                                     | 0.58%                                |                         | 0.45%                  |                                     |
|                    | North Melbourne | 0.70%                                 |                         | 0.57%                  |                                     | 0.66%                                |                         | 0.68%                  |                                     |
|                    | Northcote       | 1.29%                                 |                         | 0.64%                  |                                     | 0.83%                                |                         | 0.51%                  |                                     |
|                    | Parkville       | 0.82%                                 |                         | 0.86%                  |                                     | 0.58%                                |                         | 0.14%                  |                                     |
|                    | Princes Hill    | 0.41%                                 |                         | 0.49%                  |                                     | -                                    |                         | -                      |                                     |
| <b>Inner East</b>  | Abbotsford      | 2.77%                                 |                         | 0.96%                  |                                     | 2.95%                                |                         | 0.72%                  |                                     |
|                    | Burnley         | 0.68%                                 |                         | 0.98%                  |                                     | -                                    |                         | 0.49%                  |                                     |
|                    | Cremorne        | 1.10%                                 |                         | 0.98%                  |                                     | -                                    |                         | 0.59%                  |                                     |
|                    | East Melbourne  | 0.88%                                 | <b>1.09%</b>            | 0.18%                  | <b>0.28%</b>                        | 0.50%                                | <b>0.88%</b>            | 0.18%                  | <b>0.42%</b>                        |
|                    | Hawthorn        | 1.08%                                 |                         | 0.20%                  |                                     | 0.78%                                |                         | 0.23%                  |                                     |
|                    | Prahran         | 0.89%                                 |                         | 0.44%                  |                                     | 1.01%                                |                         | 0.48%                  |                                     |
|                    | Richmond        | 1.12%                                 |                         | 0.87%                  |                                     | 1.01%                                |                         | 0.63%                  |                                     |
|                    | South Yarra     | 1.06%                                 |                         | 0.33%                  |                                     | 0.77%                                |                         | 0.18%                  |                                     |
| <b>Inner South</b> | Albert Park     | 0.59%                                 |                         | 0.45%                  |                                     | 0.20%                                |                         | 0.21%                  |                                     |
|                    | Middle Park     | 0.42%                                 | <b>0.85%</b>            | 0.43%                  | <b>0.47%</b>                        | 0.63%                                | <b>0.69%</b>            | 0.17%                  | <b>0.37%</b>                        |
|                    | Port Melbourne  | 0.88%                                 |                         | 0.66%                  |                                     | 0.66%                                |                         | 0.63%                  |                                     |
|                    | South Melbourne | 0.99%                                 |                         | 0.79%                  |                                     | 0.89%                                |                         | 0.35%                  |                                     |
| <b>Inner West</b>  | Flemington      | 0.54%                                 |                         | 0.86%                  |                                     | 0.30%                                |                         | 0.58%                  |                                     |
|                    | Kensington      | 1.03%                                 | <b>1.24%</b>            | 1.09%                  | <b>0.86%</b>                        | 1.35%                                | <b>0.77%</b>            | 0.75%                  | <b>0.51%</b>                        |
|                    | Travancore      | 4.16%                                 |                         | 0.74%                  |                                     | 1.25%                                |                         | 0.37%                  |                                     |
|                    | West Melbourne  | 1.30%                                 |                         | 0.80%                  |                                     | 0.59%                                |                         | 0.20%                  |                                     |

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

# Apartments

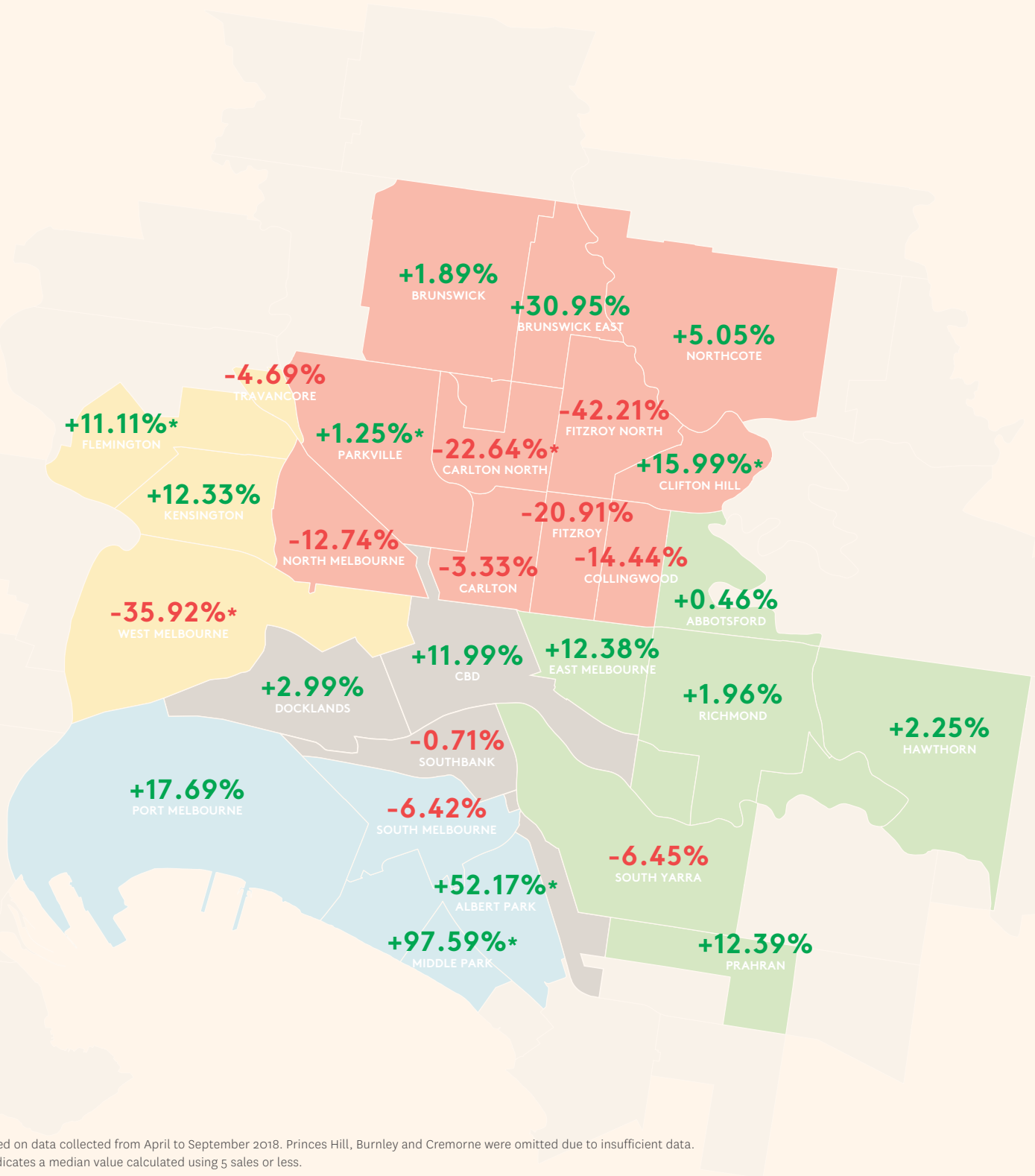
## PRICE COMPARISONS BY ROLLING QUARTERS

|                 | PREVIOUS QUARTER (APR, MAY, JUN 2018) |              |             |              | CURRENT QUARTER (JUL, AUG, SEP 2018) |              |           |             |              |
|-----------------|---------------------------------------|--------------|-------------|--------------|--------------------------------------|--------------|-----------|-------------|--------------|
|                 | Average Price                         | Median Price | Lowest Sale | Highest Sale | Average Price                        | Median Price | % change  | Lowest Sale | Highest Sale |
| Docklands       | \$658,726                             | \$602,000    | \$316,000   | \$1,600,000  | \$650,776                            | \$620,000    | ↑ 2.99%   | \$340,000   | \$1,600,000  |
| Melbourne       | \$563,149                             | \$467,000    | \$195,760   | \$2,400,000  | \$580,503                            | \$523,000    | ↑ 11.99%  | \$195,000   | \$3,409,999  |
| Southbank       | \$616,888                             | \$564,000    | \$287,500   | \$2,300,000  | \$588,213                            | \$560,000    | ↓ -0.71%  | \$305,000   | \$1,360,000  |
| Brunswick       | \$554,840                             | \$530,000    | \$365,000   | \$950,000    | \$573,489                            | \$540,000    | ↑ 1.89%   | \$370       | \$1,195,000  |
| Brunswick East  | \$489,239                             | \$420,000    | \$300,000   | \$1,175,000  | \$572,916                            | \$550,000    | ↑ 30.95%  | \$414,000   | \$1,175,000  |
| Carlton         | \$546,060                             | \$600,000    | \$162,000   | \$942,500    | \$502,705                            | \$580,000    | ↓ -3.33%  | \$157,000   | \$880,000    |
| Carlton North   | *\$690,000                            | *\$795,000   | \$480,000   | \$795,000    | *\$615,000                           | *\$615,000   | ↓ -22.64% | \$615,000   | \$615,000    |
| Clifton Hill    | *\$799,666                            | *\$749,000   | \$675,000   | \$975,000    | *\$868,750                           | *\$868,750   | ↑ 15.99%  | \$790,000   | \$947,500    |
| Collingwood     | \$841,058                             | \$599,000    | \$190,000   | \$2,425,000  | \$593,735                            | \$512,500    | ↓ -14.44% | \$375,000   | \$975,000    |
| Fitzroy         | \$785,250                             | \$717,500    | \$415,000   | \$1,505,000  | \$675,038                            | \$567,500    | ↓ -20.91% | \$340,000   | \$1,470,000  |
| Fitzroy North   | \$816,000                             | \$657,500    | \$425,000   | \$2,135,000  | \$507,714                            | \$380,000    | ↓ -42.21% | \$330,500   | \$785,000    |
| North Melbourne | \$578,184                             | \$530,000    | \$300,000   | \$1,140,000  | \$520,200                            | \$462,500    | ↓ -12.74% | \$168,000   | \$848,600    |
| Northcote       | \$560,960                             | \$525,000    | \$331,000   | \$1,250,000  | \$554,718                            | \$551,500    | ↑ 5.05%   | \$302,500   | \$850,000    |
| Parkville       | \$704,285                             | \$800,000    | \$442,000   | \$1,000,000  | *\$974,600                           | *\$810,000   | ↑ 1.25%   | \$495,000   | \$2,075,000  |
| Princes Hill    | *\$785,000                            | *\$785,000   | \$785,000   | \$785,000    | -                                    | -            | -         | -           | -            |
| Abbotsford      | \$562,337                             | \$547,500    | \$351,000   | \$930,000    | \$528,552                            | \$550,000    | ↑ 0.46%   | \$360,000   | \$760,000    |
| Burnley         | *\$544,000                            | *\$544,000   | \$544,000   | \$544,000    | -                                    | -            | -         | -           | -            |
| Cremorne        | *\$434,555                            | *\$434,556   | \$434,111   | \$435,000    | -                                    | -            | -         | -           | -            |
| East Melbourne  | \$874,340                             | \$650,000    | \$238,000   | \$2,860,000  | \$755,125                            | \$730,500    | ↑ 12.38%  | \$285,000   | \$1,700,000  |
| Hawthorn        | \$673,372                             | \$555,000    | \$190,000   | \$2,675,000  | \$578,951                            | \$567,500    | ↑ 2.25%   | \$183,000   | \$1,050,000  |
| Prahran         | \$503,583                             | \$520,500    | \$145,000   | \$750,000    | \$549,233                            | \$585,000    | ↑ 12.39%  | \$130,000   | \$930,000    |
| Richmond        | \$725,900                             | \$620,000    | \$285,000   | \$6,000,000  | \$659,625                            | \$571,500    | ↑ 1.96%   | \$302,899   | \$2,292,000  |
| South Yarra     | \$632,200                             | \$560,500    | \$325,000   | \$1,720,000  | \$677,807                            | \$580,000    | ↓ -6.45%  | \$295,000   | \$2,925,750  |
| Albert Park     | *\$1,056,666                          | *\$690,000   | \$530,000   | \$1,950,000  | *\$1,050,000                         | *\$1,050,000 | ↑ 52.17%  | \$1,050,000 | \$1,050,000  |
| Middle Park     | *\$415,000                            | *\$415,000   | \$395,000   | \$435,000    | *\$921,666                           | *\$820,000   | ↑ 97.59%  | \$735,000   | \$1,210,000  |
| Port Melbourne  | \$723,946                             | \$641,500    | \$349,000   | \$1,400,000  | \$874,871                            | \$755,000    | ↑ 17.69%  | \$425,800   | \$2,740,000  |
| South Melbourne | \$606,500                             | \$646,500    | \$295,000   | \$920,000    | \$650,027                            | \$605,000    | ↓ -6.42%  | \$330,000   | \$1,300,000  |
| Flemington      | \$434,444                             | \$360,000    | \$189,000   | \$910,000    | *\$411,400                           | *\$400,000   | ↑ 11.11%  | \$300,000   | \$589,000    |
| Kensington      | \$457,461                             | \$446,000    | \$282,000   | \$659,000    | \$490,911                            | \$501,000    | ↑ 12.33%  | \$308,000   | \$652,000    |
| Travancore      | \$391,025                             | \$357,500    | \$290,000   | \$585,000    | \$344,916                            | \$340,750    | ↓ -4.69%  | \$330,000   | \$368,000    |
| West Melbourne  | \$625,070                             | \$515,000    | \$420,000   | \$952,000    | *\$384,800                           | *\$330,000   | ↓ -35.92% | \$268,000   | \$680,000    |

Table compiled from data collected from April to September 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 April to September 2018. Princes Hill, Burnley and Cremorne were omitted due to insufficient data.  
\* indicates a median value calculated using 5 sales or less.

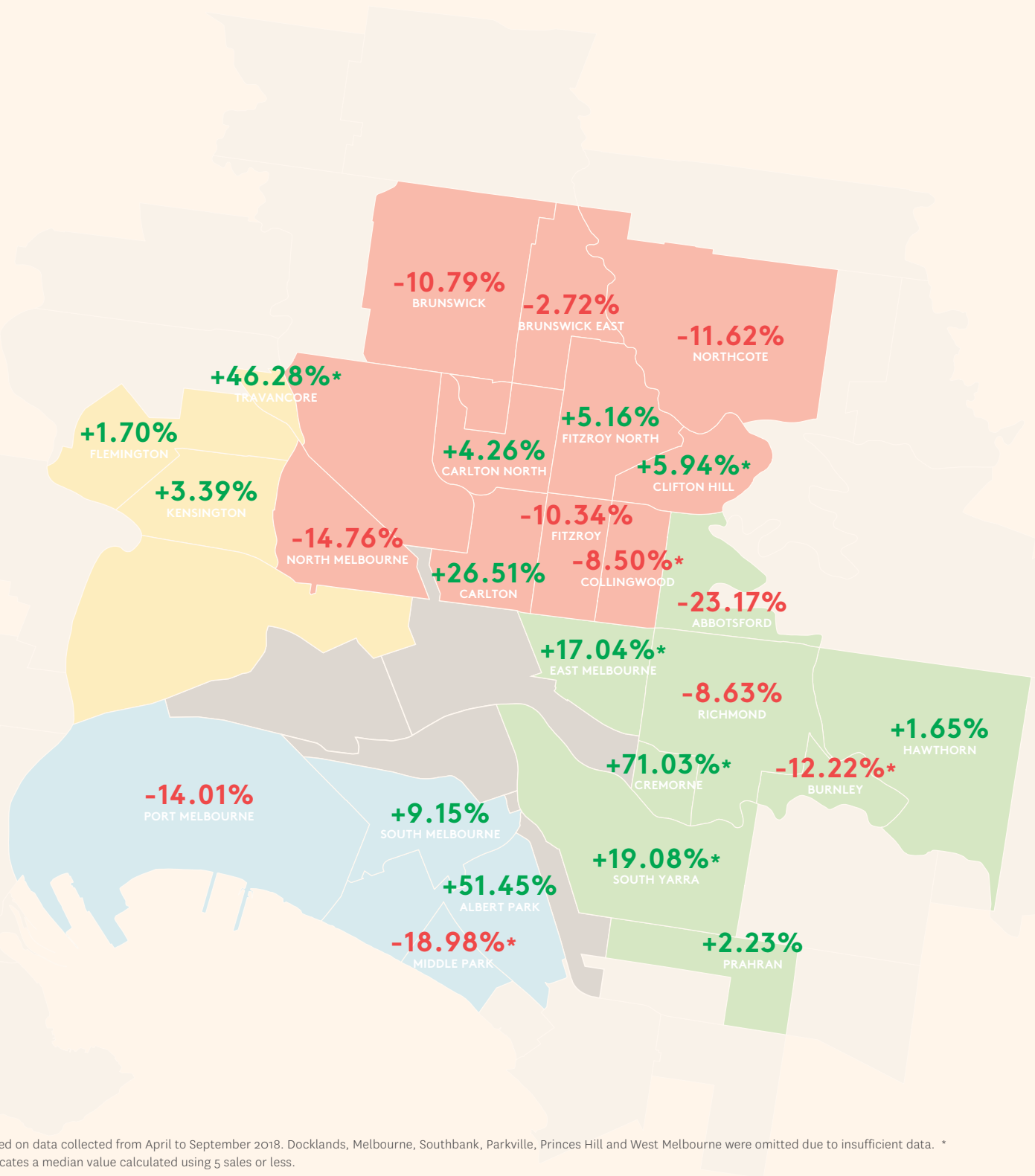
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|-----------------|---------------------------------------|--------------|-------------|--------------|--------------------------------------|--------------|-----------|-------------|--------------|
|                 | Average Price                         | 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       | \$1,198,883                           | \$1,172,500  | \$460,000   | \$1,845,000  | \$1,092,583                          | \$1,046,000  | ↓ -10.79% | \$860,000   | \$1,624,000  |
| Brunswick East  | \$1,299,700                           | \$1,285,000  | \$983,000   | \$1,630,000  | *\$1,191,400                         |              | ↓ -2.72%  | \$920,000   | \$1,382,000  |
| Carlton         | \$1,290,000                           | \$1,160,000  | \$535,000   | \$2,400,000  | \$1,375,625                          | \$1,467,500  | ↑ 26.51%  | \$455,000   | \$2,080,000  |
| Carlton North   | \$1,485,937                           | \$1,410,000  | \$821,000   | \$2,029,999  | \$1,708,333                          | \$1,470,000  | ↑ 4.26%   | \$1,034,999 | \$2,715,000  |
| Clifton Hill    | \$1,452,333                           | \$1,406,500  | \$900,000   | \$2,152,500  | *\$1,441,200                         | *\$1,490,000 | ↑ 5.94%   | \$1,020,000 | \$1,630,000  |
| Collingwood     | \$1,195,700                           | \$1,000,000  | \$843,000   | \$2,000,000  | *\$1,013,200                         | *\$915,000   | ↓ -8.50%  | \$760,000   | \$1,291,000  |
| Fitzroy         | \$1,662,222                           | \$1,490,000  | \$850,000   | \$2,600,000  | \$1,721,928                          | \$1,336,000  | ↓ -10.34% | \$1,150,000 | \$3,740,000  |
| Fitzroy North   | \$1,667,807                           | \$1,405,000  | \$846,000   | \$3,840,000  | \$1,681,285                          | \$1,477,500  | ↑ 5.16%   | \$950,000   | \$3,880,000  |
| North Melbourne | \$1,785,714                           | \$1,250,000  | \$860,000   | \$4,600,000  | \$1,264,600                          | \$1,065,500  | ↓ -14.76% | \$790,000   | \$2,625,000  |
| Northcote       | \$1,522,400                           | \$1,506,000  | \$665,000   | \$2,630,000  | \$1,419,216                          | \$1,331,000  | ↓ -11.62% | \$565,000   | \$2,500,000  |
| Parkville       | *\$2,159,300                          | *\$1,937,500 | \$1,515,000 | \$3,339,000  | -                                    | -            |           | -           | -            |
| Princes Hill    | *\$1,783,666                          | *\$2,030,000 | \$1,201,000 | \$2,120,000  | -                                    | -            |           | -           | -            |
| Abbotsford      | \$1,251,250                           | \$1,262,500  | \$775,000   | \$1,720,000  | \$1,112,722                          | \$970,000    | ↓ -23.17% | \$727,000   | \$1,620,000  |
| Burnley         | *\$1,403,500                          | *\$1,403,500 | \$1,307,000 | \$1,500,000  | *\$1,232,000                         | *\$1,232,000 | ↓ -12.22% | \$1,232,000 | \$1,232,000  |
| Cremorne        | *\$1,288,200                          | *\$1,260,000 | \$965,000   | \$1,650,000  | *\$1,936,666                         | *\$2,155,000 | ↑ 71.03%  | \$1,363,000 | \$2,292,000  |
| East Melbourne  | *\$1,350,000                          | *\$1,350,000 | \$1,350,000 | \$1,350,000  | *\$1,580,000                         | *\$1,580,000 | ↑ 17.04%  | \$1,580,000 | \$1,580,000  |
| Hawthorn        | \$2,238,500                           | \$1,967,500  | \$1,676,000 | \$3,835,000  | \$2,137,142                          | \$2,000,000  | ↑ 1.65%   | \$1,150,000 | \$3,660,000  |
| Prahran         | \$1,755,200                           | \$1,400,000  | \$1,085,000 | \$3,600,000  | \$1,547,708                          | \$1,431,250  | ↑ 2.23%   | \$1,000,000 | \$3,025,000  |
| Richmond        | \$1,448,671                           | \$1,368,000  | \$730,000   | \$2,420,000  | \$1,389,434                          | \$1,250,000  | ↓ -8.63%  | \$950,000   | \$2,200,000  |
| South Yarra     | \$1,952,875                           | \$1,415,000  | \$755,000   | \$3,625,000  | *\$2,075,000                         | *\$1,685,000 | ↑ 19.08%  | \$1,055,000 | \$3,875,000  |
| Albert Park     | \$2,155,466                           | \$1,900,000  | \$1,250,000 | \$3,850,000  | \$2,650,833                          | \$2,877,500  | ↑ 51.45%  | \$1,705,000 | \$3,090,000  |
| Middle Park     | *\$3,321,000                          | *\$2,450,000 | \$2,050,000 | \$5,440,000  | *\$1,985,000                         | *\$1,985,000 | ↓ -18.98% | \$1,910,000 | \$2,060,000  |
| Port Melbourne  | \$1,590,421                           | \$1,410,000  | \$868,000   | \$2,700,000  | \$1,405,277                          | \$1,212,500  | ↓ -14.01% | \$880,000   | \$2,726,000  |
| South Melbourne | \$1,600,466                           | \$1,420,000  | \$940,000   | \$3,776,000  | \$1,762,285                          | \$1,550,000  | ↑ 9.15%   | \$1,200,000 | \$2,700,000  |
| Flemington      | \$934,166                             | \$912,500    | \$802,500   | \$1,200,000  | \$1,012,714                          | \$928,000    | ↑ 1.70%   | \$780,000   | \$1,525,000  |
| Kensington      | \$1,054,038                           | \$1,031,000  | \$588,000   | \$1,555,000  | \$1,104,076                          | \$1,066,000  | ↑ 3.39%   | \$770,000   | \$1,720,000  |
| Travancore      | *\$940,000                            | *\$940,000   | \$940,000   | \$940,000    | *\$1,375,000                         | *\$1,375,000 | ↑ 46.28%  | \$1,375,000 | \$1,375,000  |
| West Melbourne  | *\$2,400,000                          | *\$2,400,000 | \$2,400,000 | \$2,400,000  | -                                    | -            |           | -           | -            |

Table compiled from data collected from April to September 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 April to September 2018. Docklands, Melbourne, Southbank, Parkville, Princes Hill and West Melbourne were omitted due to insufficient data. \* indicates a median value calculated using 5 sales or less.

## PRICE COMPARISONS BY ROLLING QUARTERS

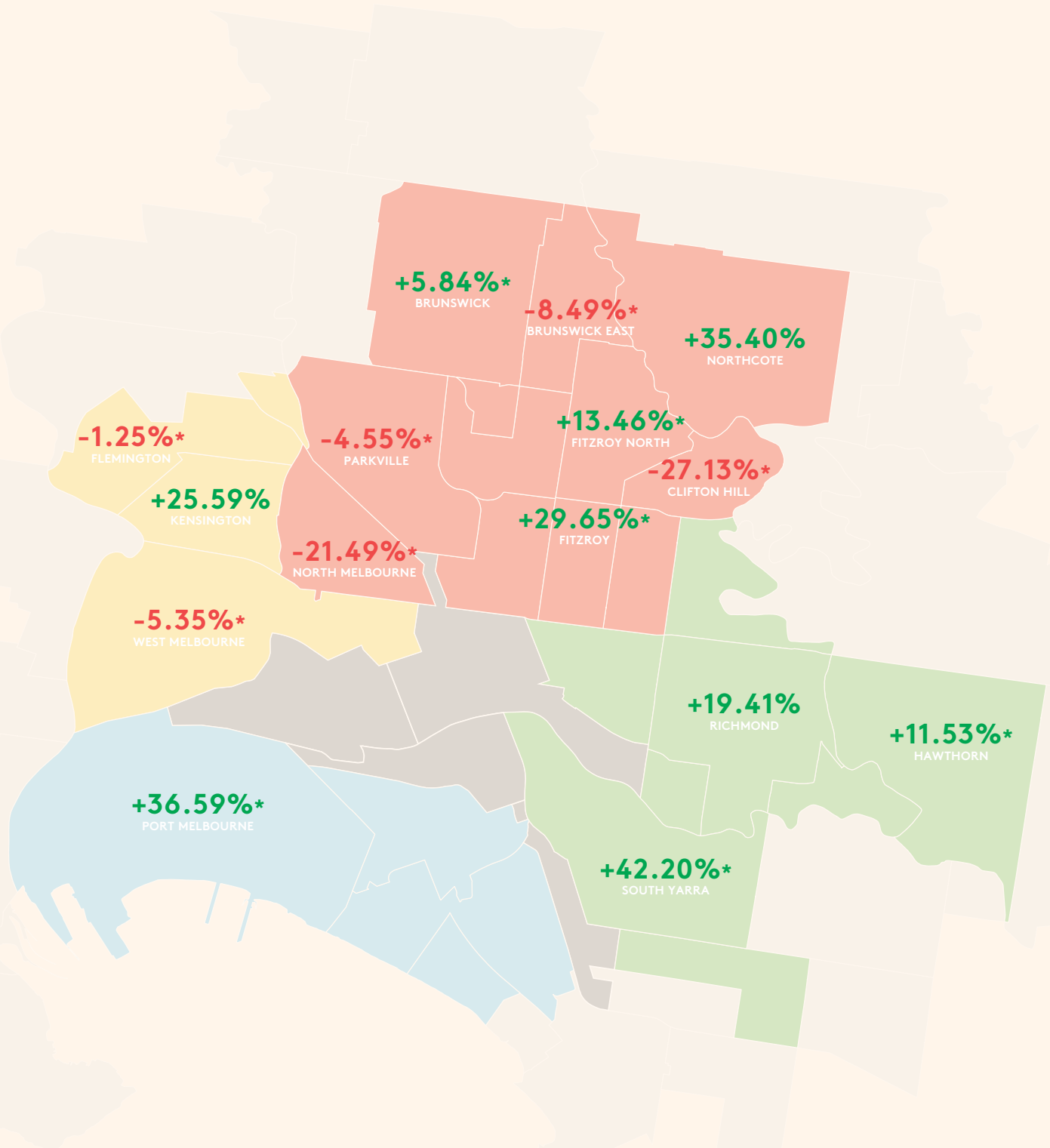
|                 | PREVIOUS QUARTER (APR, MAY, JUN 2018) |              |             |              | CURRENT QUARTER (JUL, AUG, SEP 2018) |              |           |             |              |
|-----------------|---------------------------------------|--------------|-------------|--------------|--------------------------------------|--------------|-----------|-------------|--------------|
|                 | Average Price                         | Median Price | Lowest Sale | Highest Sale | Average Price                        | Median Price | % change  | Lowest Sale | Highest Sale |
| Docklands       | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Melbourne       | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Southbank       | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Brunswick       | \$891,750                             | \$882,500    | \$740,000   | \$1,100,000  | *\$1,056,000                         | *\$934,000   | ↑ 5.84%   | \$712,000   | \$1,950,000  |
| Brunswick East  | *\$883,333                            | *\$960,000   | \$615,000   | \$1,075,000  | *\$858,166                           | *\$878,500   | ↓ -8.49%  | \$746,000   | \$950,000    |
| Carlton         | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Carlton North   | -                                     | -            | -           | -            | *\$1,036,000                         | *\$1,036,000 |           | \$1,036,000 | \$1,036,000  |
| Clifton Hill    | *\$1,038,000                          | *\$940,000   | \$880,000   | \$1,420,000  | *\$685,000                           | *\$685,000   | ↓ -27.13% | \$685,000   | \$685,000    |
| Collingwood     | -                                     | -            | -           | -            | *\$1,095,000                         | *\$1,095,000 |           | \$1,095,000 | \$1,095,000  |
| Fitzroy         | *\$1,157,000                          | *\$1,157,000 | \$1,157,000 | \$1,157,000  | *\$1,500,000                         | *\$1,500,000 | ↑ 29.65%  | \$1,500,000 | \$1,500,000  |
| Fitzroy North   | *\$929,666                            | *\$795,000   | \$795,000   | \$1,199,000  | *\$902,000                           | *\$902,000   | ↑ 13.46%  | \$889,000   | \$915,000    |
| North Melbourne | *\$1,249,000                          | *\$1,210,000 | \$1,011,000 | \$1,565,000  | *\$988,333                           | *\$950,000   | ↓ -21.49% | \$895,000   | \$1,120,000  |
| Northcote       | \$772,450                             | \$727,500    | \$495,000   | \$1,095,000  | \$988,333                            | \$985,000    | ↑ 35.40%  | \$850,000   | \$1,110,000  |
| Parkville       | *\$1,100,000                          | *\$1,100,000 | \$1,100,000 | \$1,100,000  | *\$1,050,000                         | *\$1,050,000 | ↓ -4.55%  | \$1,050,000 | \$1,050,000  |
| Princes Hill    | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Abbotsford      | *\$1,073,750                          | *\$1,130,000 | \$765,000   | \$1,270,000  | -                                    | -            |           | -           | -            |
| Burnley         | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Cremorne        | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| East Melbourne  | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Hawthorn        | *\$1,114,500                          | *\$1,114,500 | \$759,000   | \$1,470,000  | *\$1,243,000                         | *\$1,243,000 | ↑ 11.53%  | \$886,000   | \$1,600,000  |
| Prahran         | *\$1,310,000                          | *\$1,310,000 | \$1,310,000 | \$1,310,000  | -                                    | -            |           | -           | -            |
| Richmond        | \$1,123,625                           | \$1,095,000  | \$737,000   | \$2,500,000  | \$1,305,749                          | \$1,307,500  | ↑ 19.41%  | \$755,000   | \$2,150,000  |
| South Yarra     | *\$1,301,000                          | *\$1,301,000 | \$1,301,000 | \$1,301,000  | *\$1,850,000                         | *\$1,850,000 | ↑ 42.20%  | \$1,850,000 | \$1,850,000  |
| Albert Park     | -                                     | -            | -           | -            | *\$1,420,000                         | *\$1,420,000 |           | \$1,420,000 | \$1,420,000  |
| Middle Park     | -                                     | -            | -           | -            | -                                    | -            |           | -           | -            |
| Port Melbourne  | *\$1,115,000                          | *\$1,025,000 | \$937,500   | \$1,382,500  | *\$1,351,666                         | *\$1,400,000 | ↑ 36.59%  | \$970,000   | \$1,685,000  |
| South Melbourne | *\$1,300,000                          | *\$1,300,000 | \$1,300,000 | \$1,300,000  | -                                    | -            |           | -           | -            |
| Flemington      | *\$838,333                            | *\$800,000   | \$790,000   | \$925,000    | *\$790,000                           | *\$790,000   | ↓ -1.25%  | \$790,000   | \$790,000    |
| Kensington      | \$822,773                             | \$768,000    | \$512,000   | \$1,215,000  | \$931,211                            | \$964,500    | ↑ 25.59%  | \$570,900   | \$1,420,000  |
| Travancore      | *\$1,850,000                          | *\$1,850,000 | \$1,850,000 | \$1,850,000  | -                                    | -            |           | -           | -            |
| West Melbourne  | *\$1,172,666                          | *\$972,000   | \$940,000   | \$1,606,000  | *\$920,000                           | *\$920,000   | ↓ -5.35%  | \$920,000   | \$920,000    |

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# Townhouses

Ceiling Height  
Vol.72 Oct 2018

## QUARTERLY MEDIAN CHANGE BY SUBURB




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

# SECRET

INSIDE PERSPECTIVE

# AGENT



**Ceiling Height**  
**Vol.72 Oct 2018**

**Words**

Jodie Walker

**Data**

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**Design**

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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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