



# Market update

June Quarter 2009

From the desk of ...

Paul Kounnas, Director of Hudson Bond Real Estate

THE 'REAL' REPORT  
SUBSCRIBE ONLINE 

Median house prices in Melbourne indicate that prices have jumped by \$36,000 in the June Quarter to \$441,875. This represents a nine percent (9%) increase in the median house prices for the quarter.

The alarmingly large quarterly increase has been boosted by record first-home buyer numbers, low interest rates, booming population growth and soaring consumer confidence levels.

In the Manningham area the reported median house prices for the quarter ranged from a negative 6.7% for Doncaster East to a ridiculous increase of 52% in Warrandyte. I continue to question the usefulness of median house prices when you see such crazy quarterly fluctuations.

The suburb of Kew reported the largest increase in median house prices, a whopping 62%. Whenever there is unrealistic large price fluctuations the medium house price data is not a reliable measure of what the market is doing.

■ **Hudson Bond Real Estate**  
751 Doncaster Road, Doncaster 3108.  
Phone: 9840 7700



B409814F

## Median House Prices in the Manningham area

	Jun 09 Median	Mar 09 Median	Jun 08 Median	Quarterly Change	Annual Change
<b>Doncaster</b>	\$650,000	\$590,000	\$639,900	10.2%	1.6%
<b>Doncaster East</b>	\$595,000	\$637,550	\$576,300	-6.7%	3.2%
<b>Donvale*</b>	\$670,444	\$575,000	\$667,000	16.6%	0.5%
<b>Templestowe</b>	\$772,500	\$675,100	\$795,000	14.4%	-2.8%
<b>Templestowe Lower</b>	\$603,300	\$548,000	\$570,000	10.1%	5.8%
<b>Bulleen*</b>	\$639,875	\$543,000	\$626,800	17.8%	2.1%
<b>Warrandyte*</b>	\$847,500	\$557,000	\$576,000	52.2%	47.1%
<b>Melbourne</b>	\$441,875	\$405,500		9%	
<b>Park Orchards*</b>	Not enough data to produce a median House Price				

\* Indicates a median price based on a small sample (less than 30 house sales)

Median price data sourced from REIV

More real estate news online at [www.hudsonbond.com.au](http://www.hudsonbond.com.au)