

VIC State Property Update

If you're considering buying your first home, upgrading your current one or investing, gathering some information about the current situation in the property market in your state and local area can be really helpful.

The below snapshots about median house prices and affordability, together with median rents and rental affordability, are current as at the end of the June quarter 2018 and are sourced with permission from Real Estate Institute of Australia (REIA) data.

VIC House Prices



Median house prices in Melbourne decreased by 0.6% over the June quarter, but increased by 3.4% over the previous year.

In regional Victoria, median house prices increased in all zones for the quarter, with a 1.5% increase in Geelong, 1.6% in Bendigo and 2.1% in Ballarat. Melbourne Outer also recorded an increase (0.5%), while Melbourne Inner (-4.9) and Melbourne Middle (-5.4%) experienced decreases.

VIC Housing Affordability



Housing affordability declined in Victoria during the June quarter with the proportion of income required to meet home loan repayments increasing to 34.4%.

This represents an increase of 0.9% compared to the same quarter in 2017, meaning affordability has also deteriorated over the past 12 months.

VIC Rent Prices



Over the June quarter, the median rent for a 3BR house in Melbourne decreased by 1.3% (to \$395/week) but increased by 3.9% over the previous year.

VIC Rent Affordability



The June quarter has seen rental affordability improve in Victoria with the proportion of household income required to cover median rent decreasing to 23.3%, a reduction of 0.5% from the previous quarter.

Over the last 12 months however, affordability has marginally declined, with the proportion of income needed for rent payments increasing by 0.2%.

Fast facts – June Quarter 2018

\$765,098

Quarterly Australian weighted median house price

\$590,935

Quarterly Australian weighted median other dwellings price

Median house prices up

Hobart 2.8% to \$506,000
Brisbane 1.0% to \$525,000
Adelaide 0.3% to \$471,000

Median house prices down

Melbourne -0.6% to \$840,000
Darwin -1.0% to \$500,000
Sydney -1.4% to \$1,144,217
Perth -1.9% to \$505,000
Canberra -5.0% to \$627,000

Vacancy rates

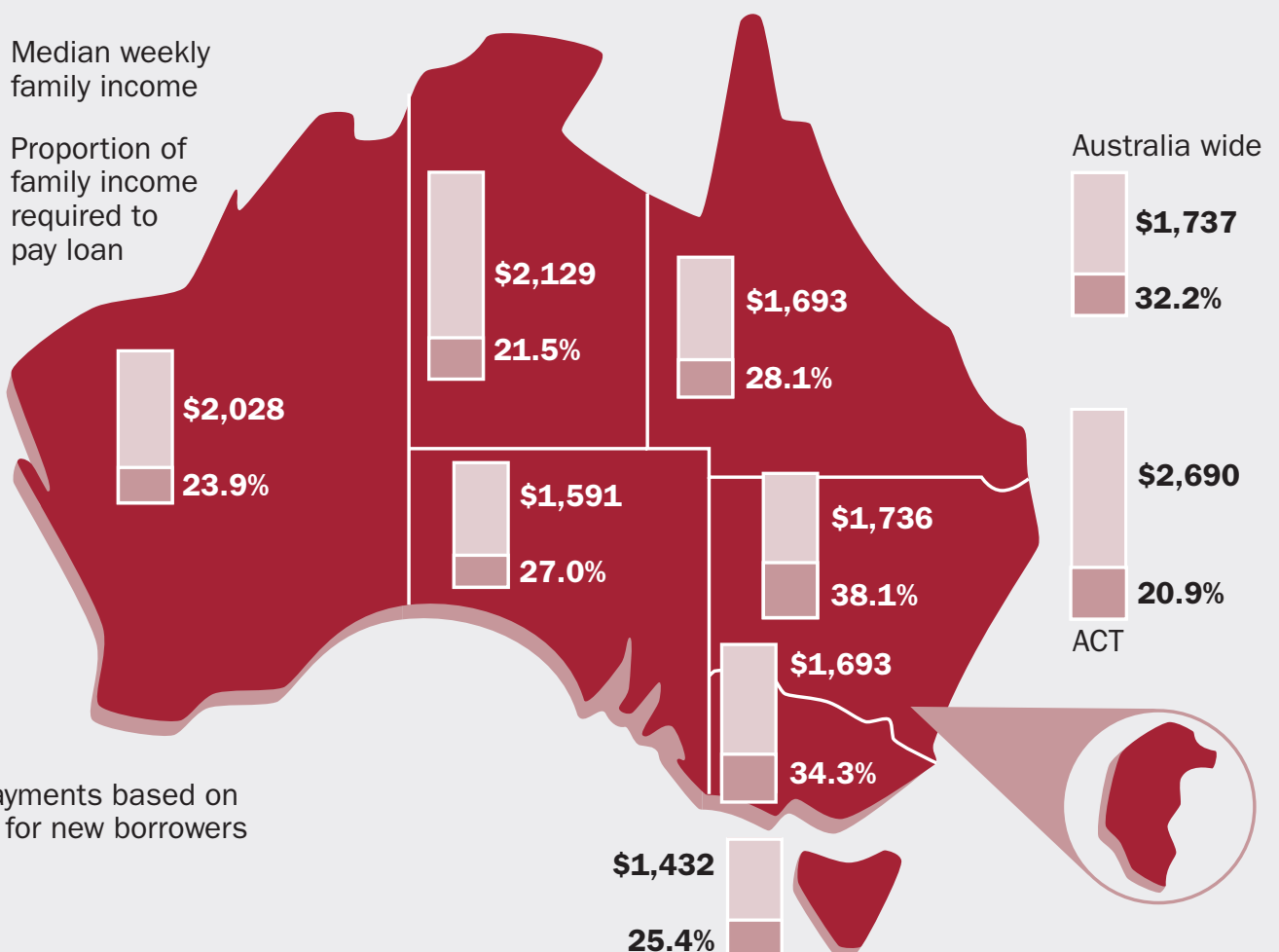
Sydney 2.5%
Melbourne 1.9%
Brisbane 2.2%
Adelaide n/a
Perth 4.7%
Canberra 0.8%
Hobart 1.7%
Darwin 5.6%

REIA – Real Estate Market Facts

A Quarterly Review of Major Property Markets in Australia, June Quarter 2018

Proportion of family income required to meet loan repayments & median weekly family income.

- Median weekly family income
- Proportion of family income required to pay loan



Repayments based on data for new borrowers