

ANNUAL

Market
Indicators

5-Year Period
October 2009

IMPORTANT FACTS *for* Informed Decision-Making

Quarterly Median House Prices – Capital Cities (000's)

Year	Quarter	Syd	Melb	Bris	Adel	Perth	Canb	Hob	Dar
2004	Sep	543	352	300	263	253	350	256	259.6
	Dec	546	370	309	270	275	360	265	260
2005	Mar	536	345	307.5	275	285	360	271	275
	Jun	528	360	310	275	295	348	260	279.8
	Sep	520	355	310	275	310	340.5	266.5	300
	Dec	518	372.4	320	278	335.9	369	276.5	328
	2006	Mar	516	356	324	279	360	375	282.5
	Jun	523	371.1	326	287	400	380.1	277	350
	Sep	520.3	381	330	289	440	393	290	385
	Dec	523.6	393	339.5	295	457	410	290	370
2007	Mar	516.5	380.5	345	304	465	420	294	390
	Jun	525.5	415	366.3	312.8	455	426.5	310	395
	Sep	538.4	420	383.5	325	463.5	445	317	400
	Dec	551	472.5	410	355	470	477.5	330	412.5
	2008	Mar	554	430	416.5	365	465	465	335
	Jun	542	450	420.3	370	448	467.8	325	423.3
	Sep	529	430	410	365	436	435	320.9	426
	Dec	536	423	398	360	420	445.5	321.75	432
2009	*Mar	527	410	399	353	430.0	450	315	455
	*Jun	544	441.9	419	359	450.0	458	336	537.1

Vacancy Rates, All Rented Dwellings June Each Year %

Year	Quarter	Syd	Mel	Bri	Ade	Per	Can	Hob	Dar
2005	June	2.5	2.6	1.9	1.8	2.5	2.7	2.2	1.9
2006	June	2.1	1.7	2.2	1.6	1.8	2.0	2.2	2.4
2007	June	1.4	1.4	1.5	1.3	2.1	2.4	2.3	1.2
2008	June	1.1	1.0	2.2	1.5	2.8	2.0	2.4	0.3
2009	June	1.3	1.4	3.0	1.4	3.5	1.5	2.1	0.8

Residential Investment Property Returns: 3 Bedroom Houses %

	Syd	Mel	Bri	Ade	Per	Can	Hob	Dar
Annual Yield: Jun 08-09	2.7	2.8	3.4	3.4	3.3	3.6	3.9	4.3
Q'ly Return: Mar 09-Jun 09	3.7	9.7	5.9	2.0	5.5	3.1	7.7	20.3
Annual Return: Jun 08-09	2.2	1.0	3.0	0.2	3.8	1.5	7.3	32.1
Average return 5 years: Jun 04 – Jun 09	1.3	5.7	10.0	12.0	15.1	8.4	11.2	18.8
Average return 10 years: Jun 99 – Jun 09	9.4	10.5	15.0	15.5	15.1	15.0	16.2	15.1

Source REIA

220 Charman Road, CHELTENHAM 9884 1355
83 Balcombe Road, MENTONE 9584 2522
878 Nepean Highway, HAMPTON 9553 1822
507 Main Street, MORDIALLOC 9580 7377

Malcolms' Extensive Network Spans:

Aspendale - Aspendale Gardens - Beaumaris - Bentleigh - Bentleigh East - Black Rock - Brighton East
Chelsea - Cheltenham - Dingley - Edithvale - Hampton - Hampton East - Heatherton - Highett
McKinnon - Mentone - Moorabbin - Oakleigh South - Ormond - Parkdale - Patterson Lakes

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