

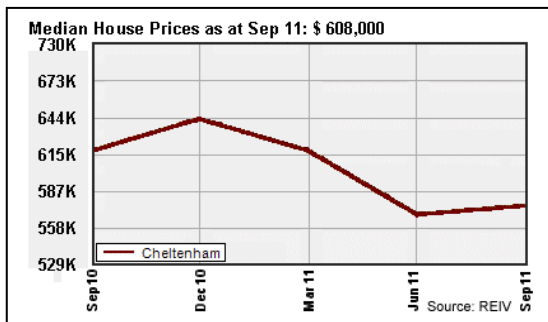
# Market Update

Market Indicators  
Issue: 15  
To Sep 11  
Quarterly Update

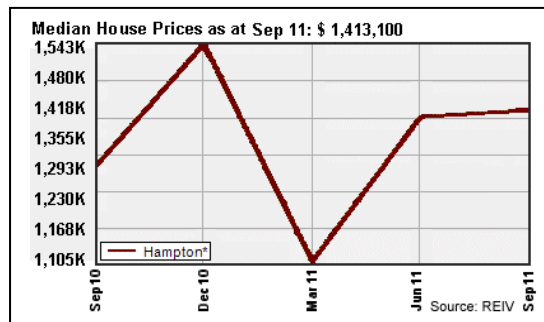
## IMPORTANT Market Information

**Median House Prices** A median house price reflects the mid-price in a series of sales. It is the preferred measuring tool, as using the average price can be misleading when significantly high or low sales figures have occurred. These graphs are a guide only. A clearer picture of market activity, along with assessment of individual property values, is best obtained through discussions with a trusted agent.

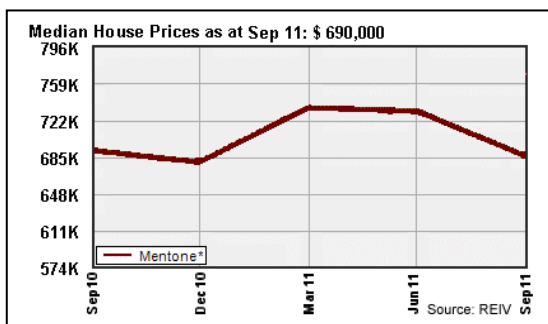
### CHELTENHAM



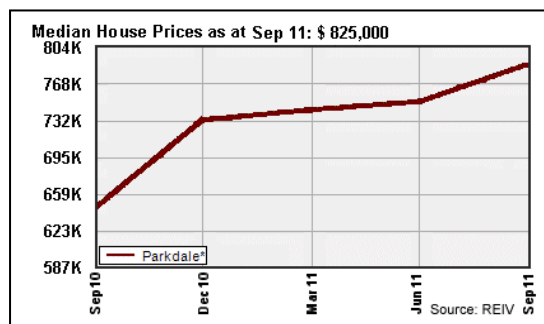
### HAMPTON



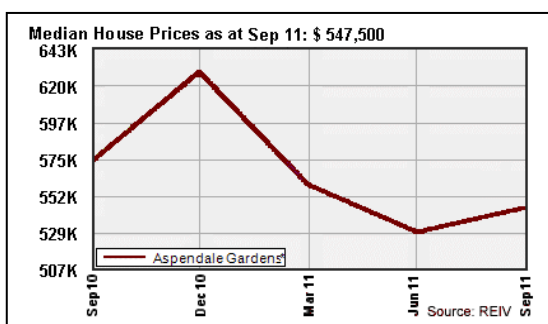
### MENTONE



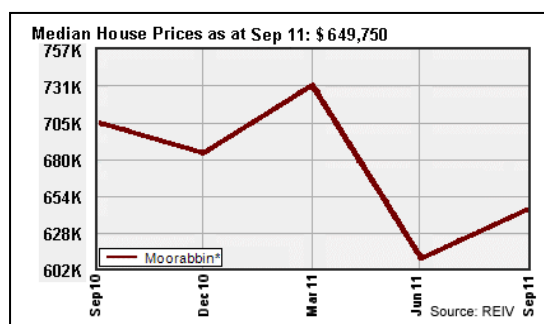
### PARKDALE



### ASPENDALE GARDENS



### MOORABBIN



### Know the market & reap the benefits



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

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Buying? Selling?

**Knowledge  
Is Power!**

Malcolms has access to Median House Prices for all suburbs in our extensive network:

- Aspendale
- Aspendale Gardens
- Baumaris
- 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
- Sandringham

# HOUSING CHARTS

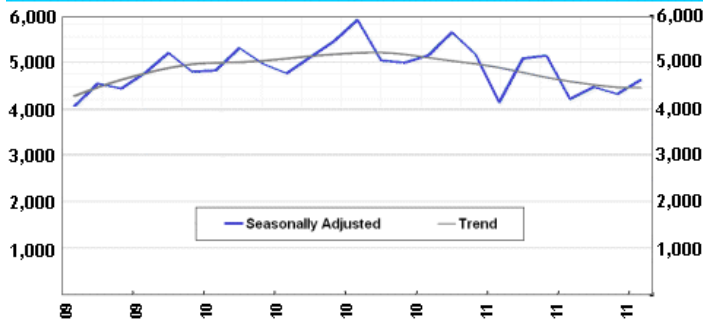
Malcolms is a Proud Member of the



## KNOWLEDGE IS POWER!

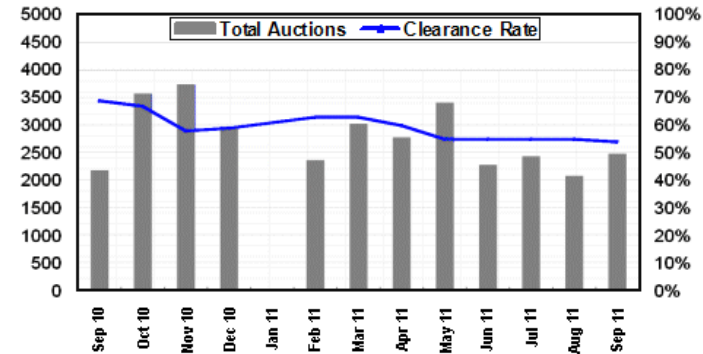
Understanding market trends helps you make more informed decisions. Whether buying or selling your home or commercial property, or starting or expanding an investment portfolio, this important decision affects your future financial security. Accessing, understanding and interpreting the broad range of available market information, together with a trusted professional, is a wise investment into your future.

### Number of Dwelling Units Approved (Victoria) 2yrs



Source: ABS

### REIV Auction Results - 1yr

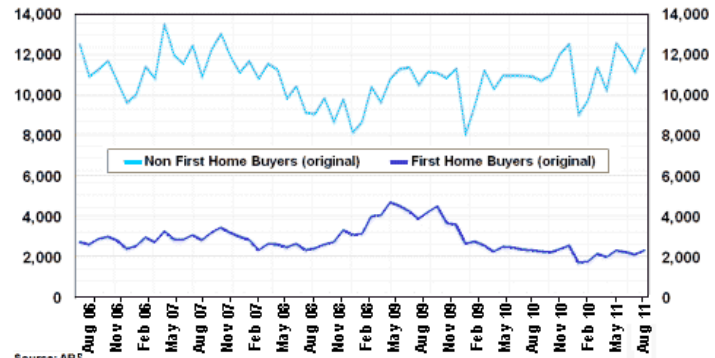


Source: REIV



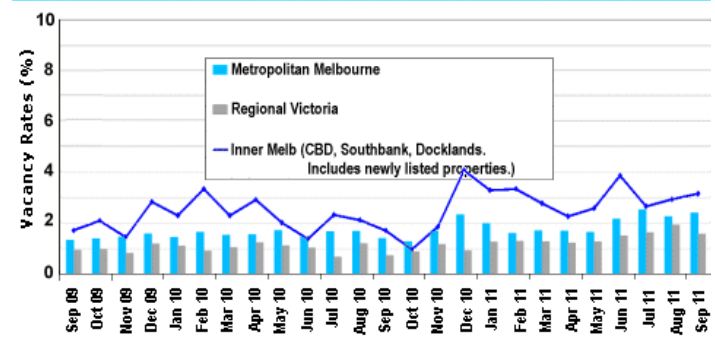
Royal Melbourne Golf Club, Black Rock  
Home of the Presidents Cup

### Housing Finance Commitments by type of borrower (Victoria)



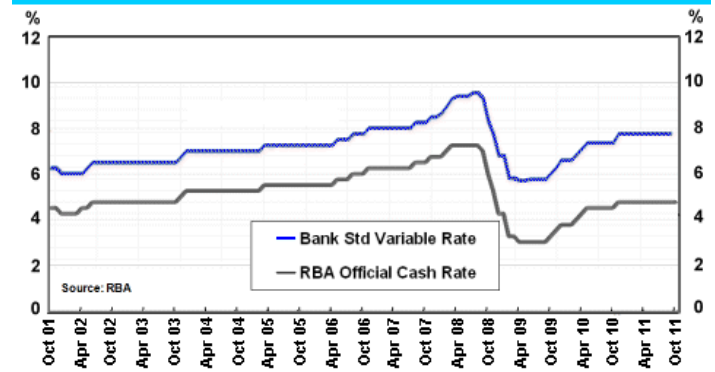
Source: ABS

### Vacancy Rates: Last Two Years



Source: REIV Survey

### Interest Rates - Last 10 Years



Source: RBA

Source REIV

### Register with Malcolms

Receive details of the latest sales listings that match your requirements. Register online at [www.malcolms.net.au](http://www.malcolms.net.au), or simply complete a buyer registration form at your nearest Malcolms office – and we'll do the work for you!