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MEDIAN PROPERTY PRICE MOVEMENT HIGHLIGHTS - APRIL 2004

This information has been produced from the *Commonwealth Bank Property Value Guide*.

	<i>Median house prices</i>					
	January 2004 (\$)	February 2004 (\$)	March 2004 (\$)	April 2004 (\$)	Last month change (%)	Last month change (\$)
Australia	280,000	280,000	290,000	295,000	+1.7	+5,000
New South Wales	380,000	390,000	400,000	400,000	No change	No change
Victoria	256,125	260,000	265,000	270,000	+1.9	+5,000
Queensland	270,000	270,000	275,000	280,000	+1.8	+5,000
South Australia	220,000	225,000	240,000	230,000	-4.2	-10,000
Western Australia	240,000	239,500	250,000	250,000	No change	No change
Tasmania	175,000	180,000	180,000	180,000	No change	No change
ACT	350,000	380,000	375,000	380,000	+1.3	+5,000
Northern Territory	220,000	250,000	240,000	250,000	+4.2	+10,000

	<i>Median house prices</i>					
	January 2004 (\$)	February 2004 (\$)	March 2004 (\$)	April 2004 (\$)	Last month change (%)	Last month change (\$)
Sydney	520,000	530,000	550,000	550,000	No change	No change
Melbourne	295,000	291,500	300,000	300,000	No change	No change
Brisbane	320,000	320,000	330,000	340,000	+3.0	+10,000
Adelaide	240,000	250,000	250,000	250,000	No change	No change
Perth	250,000	250,000	265,000	260,000	-1.9	-5,000
Hobart	210,000	225,000	200,000	220,000	+10.0	+20,000
Canberra	350,000	367,000	370,000	380,000	+2.7	+10,000
Darwin	220,000	260,000	240,000	251,000	+4.6	+11,000

	<i>Median unit prices</i>					
	January 2004 (\$)	February 2004 (\$)	March 2004 (\$)	April 2004 (\$)	Last month change (%)	Last month change (\$)
Australia	262,500	270,000	280,000	280,000	No change	No change
New South Wales	350,000	350,000	360,000	355,000	-1.4	-5,000
Victoria	245,050	240,000	250,000	250,000	No change	No change
Queensland	220,000	240,000	230,000	240,000	+4.3	+10,000
South Australia	187,750	170,000	177,500	179,250	+1.0	+1,750
Western Australia	200,000	190,000	210,000	198,000	-5.7	-12,000
Tasmania	135,000	155,000	150,000	137,000	-8.7	-13,000
ACT	285,000	285,000	300,000	290,000	-3.3	-10,000
Northern Territory	172,500	142,500	162,500	170,500	+4.9	+8,000



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Median unit prices

	January 2004 (\$)	February 2004 (\$)	March 2004 (\$)	April 2004 (\$)	Last month change (%)	Last month change (\$)
Sydney	370,000	385,000	381,750	375,000	-1.8	-6,750
Melbourne	250,000	250,000	252,000	265,000	+5.2	+13,000
Brisbane	225,000	230,000	226,500	231,225	+2.1	+4,725
Adelaide	195,000	170,000	180,000	180,000	No change	No change
Perth	200,000	190,000	210,000	200,000	-4.8	-10,000
Hobart	140,000	175,000	162,500	142,500	-12.3	-20,000
Canberra	282,500	300,000	300,000	292,500	-2.5	-7,500
Darwin	172,500	145,000	162,000	180,000	11.1	+18,000

Notes to editors:

1. When referencing data from this media release, the *Commonwealth Bank Property Value Guide* must be quoted clearly as the source.
2. *Commonwealth Bank Property Value Guide* is an information service created by the Commonwealth Bank to provide timely, accurate property price information to media and the public.
3. Tailored property price information to suit your specific needs can be extracted from our database at your request. Information is available from national to postcode level and can be broken down into month-to-month figures from April 2003.
4. Source: Commonwealth Bank of Australia Loan Application Data. No responsibility is accepted for the accuracy or completeness of this data. This information is an indicative guide only, based on our knowledge of the fluctuations in the property market and median property values in the areas selected.

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