



NATIONAL MEDIAN PROPERTY PRICE MOVEMENTS

Quarterly data

September 2004 – December 2004

This information has been produced from the *Commonwealth Bank Property Value Guide*, which must be acknowledged as the source in all usage of this information.

STATE MEDIAN HOUSE PRICES – Quarterly

Area	3 months to Sept 2004 (\$)	3 months to Dec 2004 (\$)	Change (Quarter) (\$)	Change (Quarter) (%)
National	300,000	300,000	0	0.0
New South Wales	400,000	400,000	0	0.0
Victoria	280,000	285,000	5,000	1.8
Queensland	287,000	297,850	10,850	3.8
South Australia	245,000	250,000	5,000	2.0
Western Australia	250,000	258,221	8,221	3.3
Tasmania	200,000	200,000	0	0.0
ACT	380,000	400,000	20,000	5.3
Northern Territory	250,000	260,000	10,000	4.0

STATE MEDIAN UNIT PRICES – Quarterly

Area	3 months to Sept 2004 (\$)	3 months to Dec 2004 (\$)	Change (Quarter) (\$)	Change (Quarter) (%)
National	280,000	280,000	0	0.0
New South Wales	360,000	360,000	0	0.0
Victoria	259,500	250,000	-9,500	-3.7
Queensland	240,000	245,000	5,000	2.1
South Australia	196,000	192,000	-4,000	-2.0
Western Australia	200,000	220,000	20,000	10.0
Tasmania	152,500	160,000	7,500	4.9
ACT	307,500	296,000	-11,500	-3.7
Northern Territory	175,000	195,000	20,000	11.4



CAPITAL CITY MEDIAN HOUSE PRICES – Quarterly

Area	3 months to Sept 2004 (\$)	3 months to Dec 2004 (\$)	Change (Quarter) (\$)	Change (Quarter) (%)
National	340,000	350,000	10,000	2.9
Sydney	550,000	555,000	5,000	0.9
Melbourne	305,000	315,000	10,000	3.3
Brisbane	340,000	350,000	10,000	2.9
Adelaide	260,000	265,000	5,000	1.9
Perth	265,000	280,000	15,000	5.7
Hobart	229,000	246,250	17,250	7.5
Canberra	380,000	400,000	20,000	5.3
Darwin	250,000	267,000	17,000	6.8

CAPITAL CITY MEDIAN UNIT PRICES – Quarterly

Area	3 months to Sept 2004 (\$)	3 months to Dec 2004 (\$)	Change (Quarter) (\$)	Change (Quarter) (%)
National	300,000	300,000	0	0.0
Sydney	380,000	380,000	0	0.0
Melbourne	270,000	265,000	-5,000	-1.9
Brisbane	250,000	250,000	0	0.0
Adelaide	200,000	192,000	-8,000	-4.0
Perth	207,000	220,000	13,000	6.3
Hobart	180,000	180,000	0	0.0
Canberra	315,000	295,000	-20,000	-6.3
Darwin	185,000	205,000	20,000	10.8

Fact Sheet Fact Sheet Fact

Commonwealth Bank

Commonwealth Bank of Australia
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Notes to editors:

- When referencing data from this media release, the Commonwealth Bank *Property Value Guide*, www.commbank.com.au/propertyvalueguide must be quoted clearly as the source.
- The Commonwealth Bank *Property Value Guide* is an information service created to provide timely, accurate property price information to media and the public.
- 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.
- 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.
- The data provided in this release is based solely on property sales transaction data (purchase of existing and purchase of newly erected dwellings) collected throughout the Commonwealth Bank's loan application process.

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