

Suburb Statistics Report

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Area Profile

The size of Melrose Park is approximately 1 square kilometres.

It has 3 parks covering nearly 1% of total area.

The population of Melrose Park in 2006 was 2,094 people.

By 2011 the population was 2,135 showing a population growth of 2.0% in the area during that time.

The predominant age group in Melrose Park is 25-34 years.

Households in Melrose Park are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments.

In general, people in Melrose Park work in a professional occupation.

In 2006, 66.5% of the homes in Melrose Park were owner-occupied compared with 65.3% in 2011.

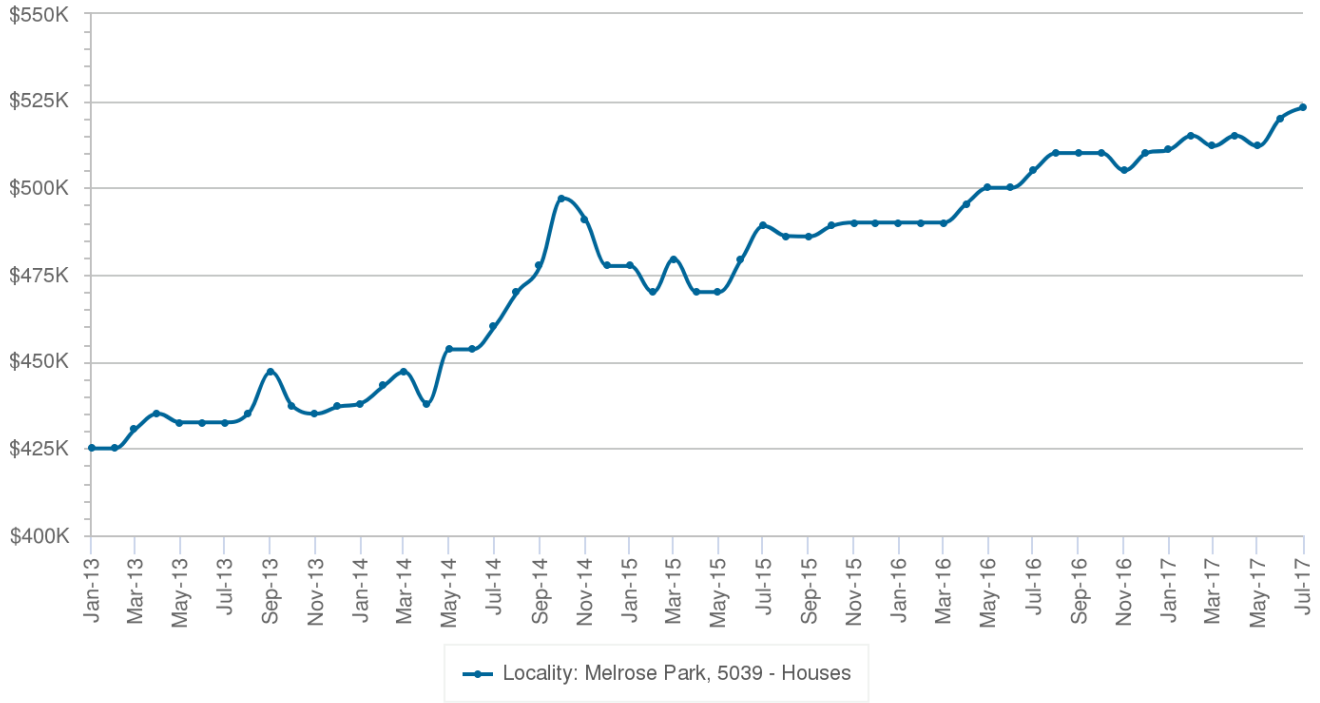
Currently the median sales price of houses in the area is \$523,050.

Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$425,000	\$438,000	\$477,500	\$490,000	\$511,000
February	\$425,000	\$443,000	\$470,000	\$490,000	\$515,000
March	\$430,500	\$447,000	\$479,500	\$490,000	\$512,000
April	\$435,000	\$438,000	\$470,000	\$495,500	\$515,000
May	\$432,500	\$453,500	\$470,000	\$500,000	\$512,000
June	\$432,500	\$453,500	\$479,500	\$500,000	\$520,100
July	\$432,500	\$460,000	\$489,000	\$505,000	\$523,050
August	\$435,000	\$470,000	\$486,125	\$510,000	n/a
September	\$447,000	\$477,500	\$486,000	\$510,000	n/a
October	\$437,000	\$497,000	\$489,000	\$510,000	n/a
November	\$435,000	\$491,000	\$490,000	\$505,000	n/a
December	\$437,000	\$477,500	\$490,000	\$510,000	n/a

Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

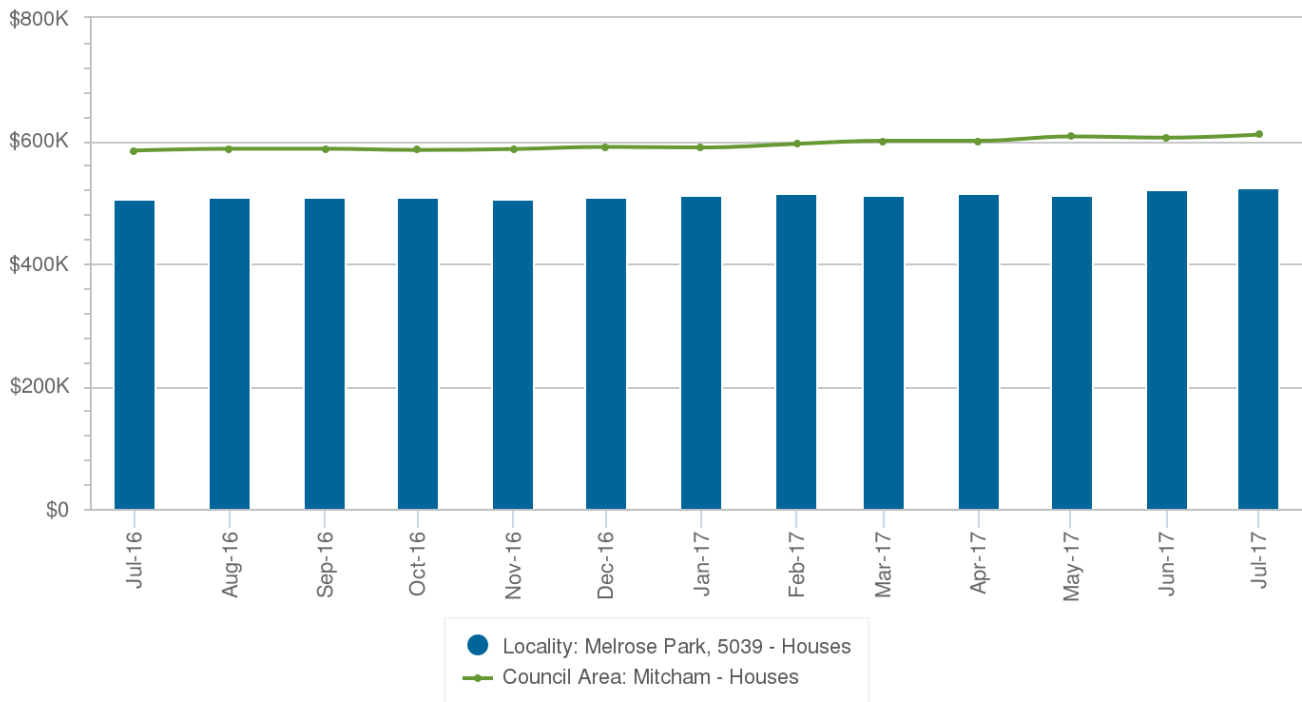
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Melrose Park	Mitcham
	Median Price	Median Price
July 2017	\$523,050	\$610,000
June 2017	\$520,100	\$605,000
May 2017	\$512,000	\$607,000
April 2017	\$515,000	\$600,000
March 2017	\$512,000	\$600,000
February 2017	\$515,000	\$595,000
January 2017	\$511,000	\$589,055
December 2016	\$510,000	\$590,000
November 2016	\$505,000	\$586,500
October 2016	\$510,000	\$585,000
September 2016	\$510,000	\$587,000
August 2016	\$510,000	\$587,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



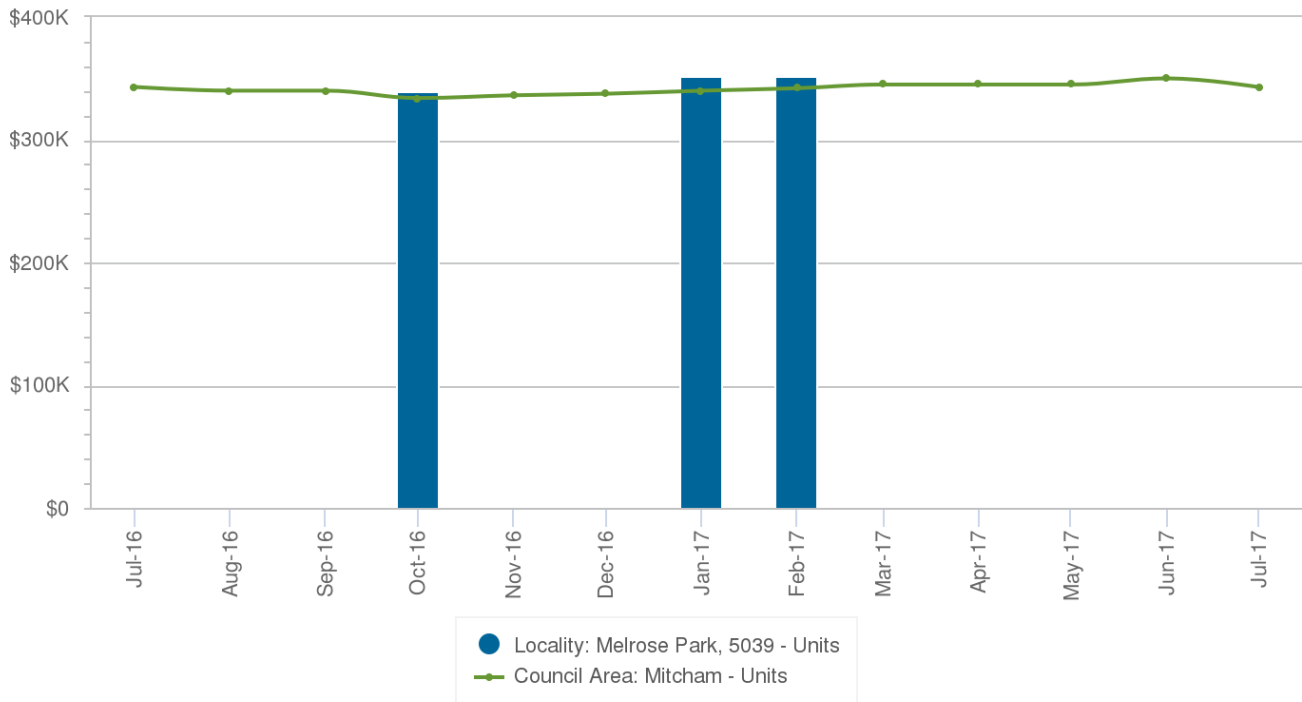
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Melrose Park Median Price	Mitcham Median Price
July 2017	n/a	\$342,750
June 2017	n/a	\$350,000
May 2017	n/a	\$345,000
April 2017	n/a	\$345,000
March 2017	n/a	\$345,000
February 2017	\$352,500	\$342,000
January 2017	\$352,500	\$340,000
December 2016	n/a	\$337,500
November 2016	n/a	\$336,250
October 2016	\$340,000	\$334,000
September 2016	n/a	\$340,000
August 2016	n/a	\$340,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

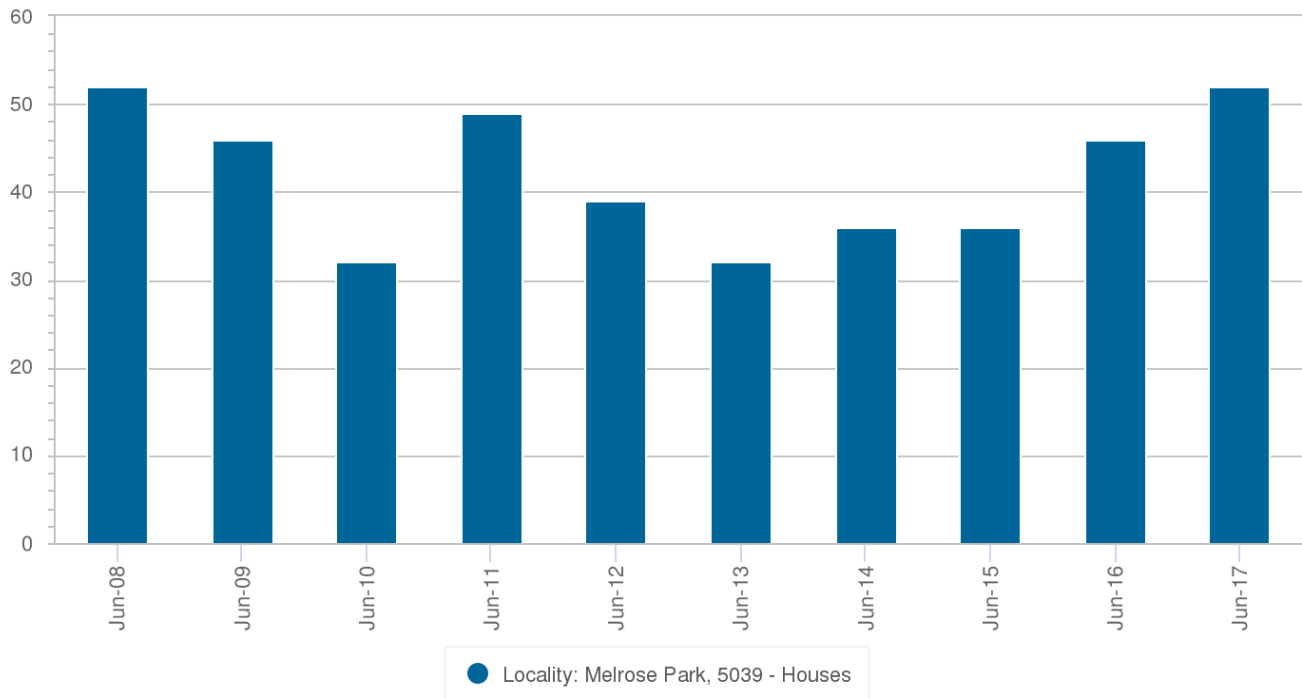
Sales Per Annum

Sales Per Annum (House)

Period Ending	Melrose Park Number
Jun 2017	52
Jun 2016	46
Jun 2015	36
Jun 2014	36
Jun 2013	32
Jun 2012	39
Jun 2011	49
Jun 2010	32
Jun 2009	46
Jun 2008	52

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



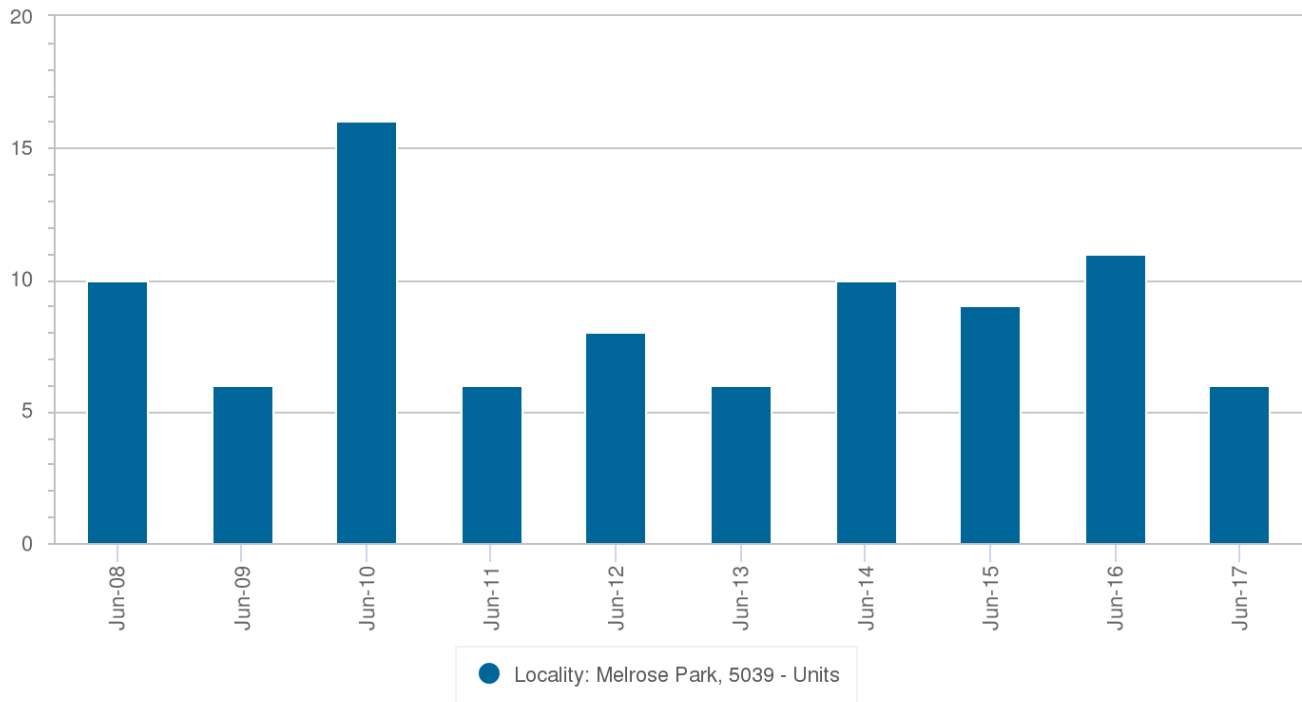
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Melrose Park Number
Jun 2017	6
Jun 2016	11
Jun 2015	9
Jun 2014	10
Jun 2013	6
Jun 2012	8
Jun 2011	6
Jun 2010	16
Jun 2009	6
Jun 2008	10

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

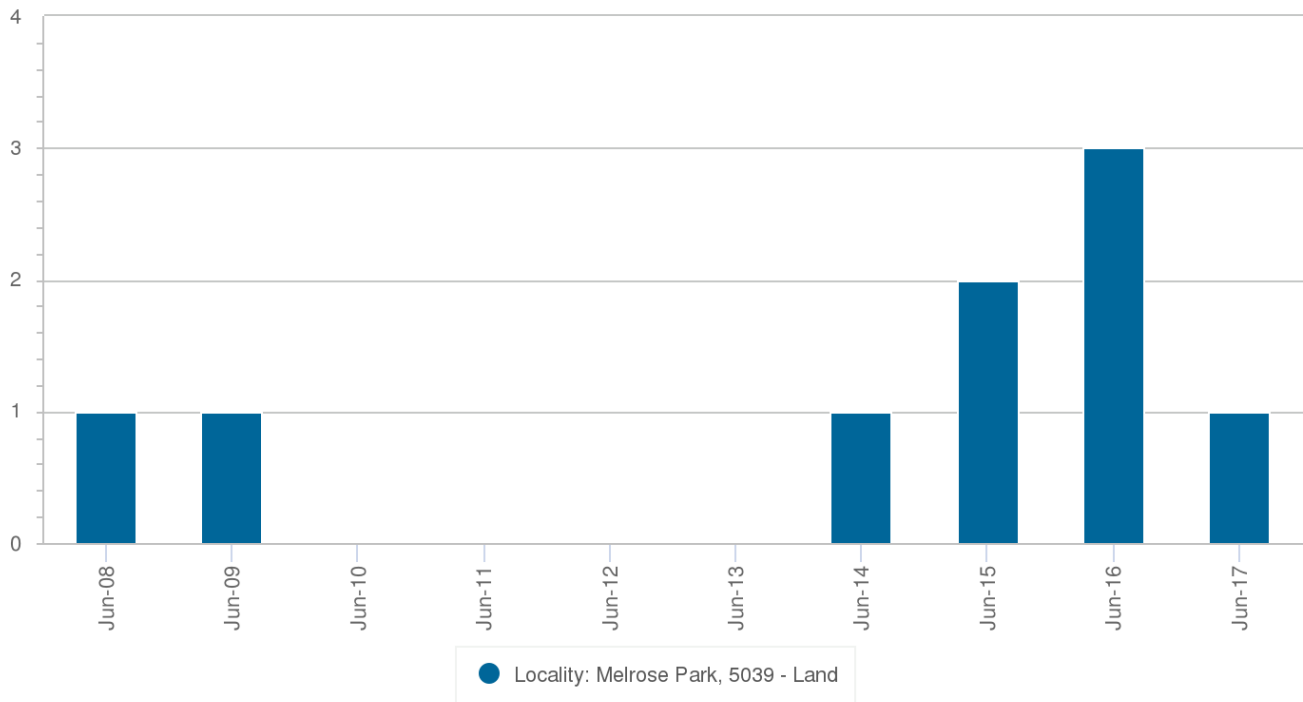


Sales Per Annum (Land)

Period Ending	Melrose Park Number
Jun 2017	1
Jun 2016	3
Jun 2015	2
Jun 2014	1
Jun 2013	0
Jun 2012	0
Jun 2011	0
Jun 2010	0
Jun 2009	1
Jun 2008	1

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



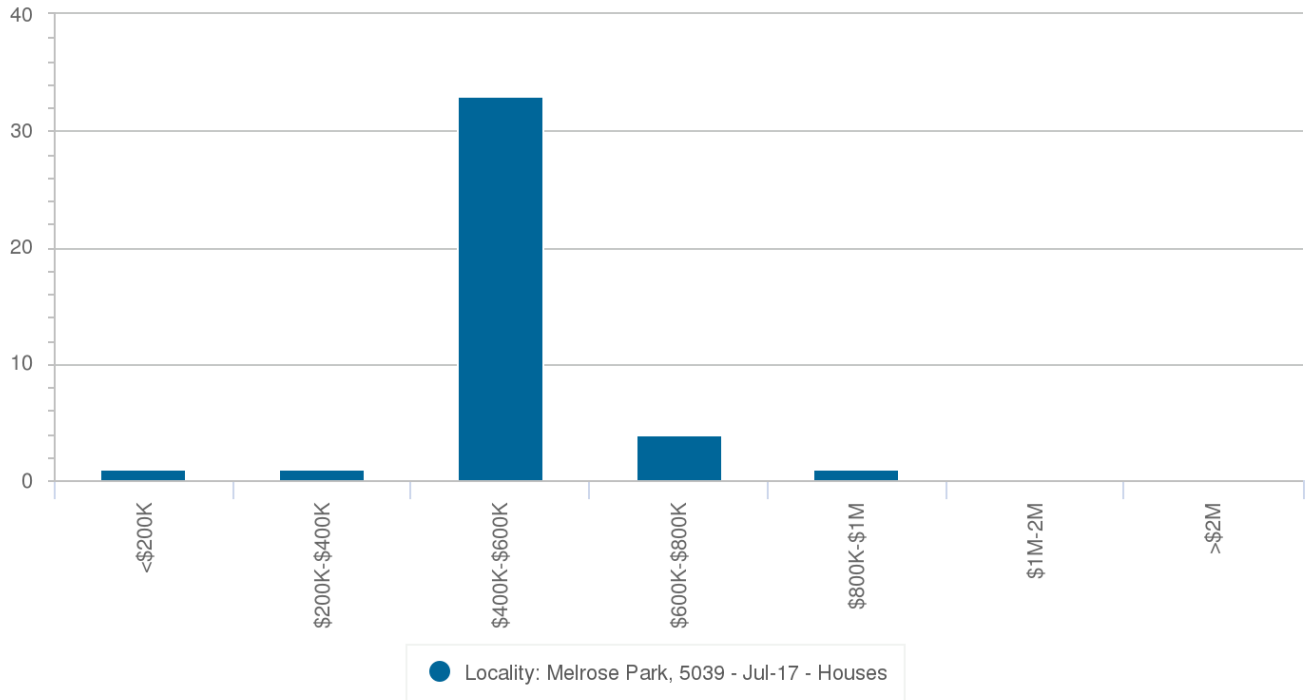
Sales By Price

Sales By Price - 12 months (House)

Price	Melrose Park	
	Price	Number
<\$200K		1
\$200K-\$400K		1
\$400K-\$600K		33
\$600K-\$800K		4
\$800K-\$1M		1
\$1M-\$2M		0
>\$2M		0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

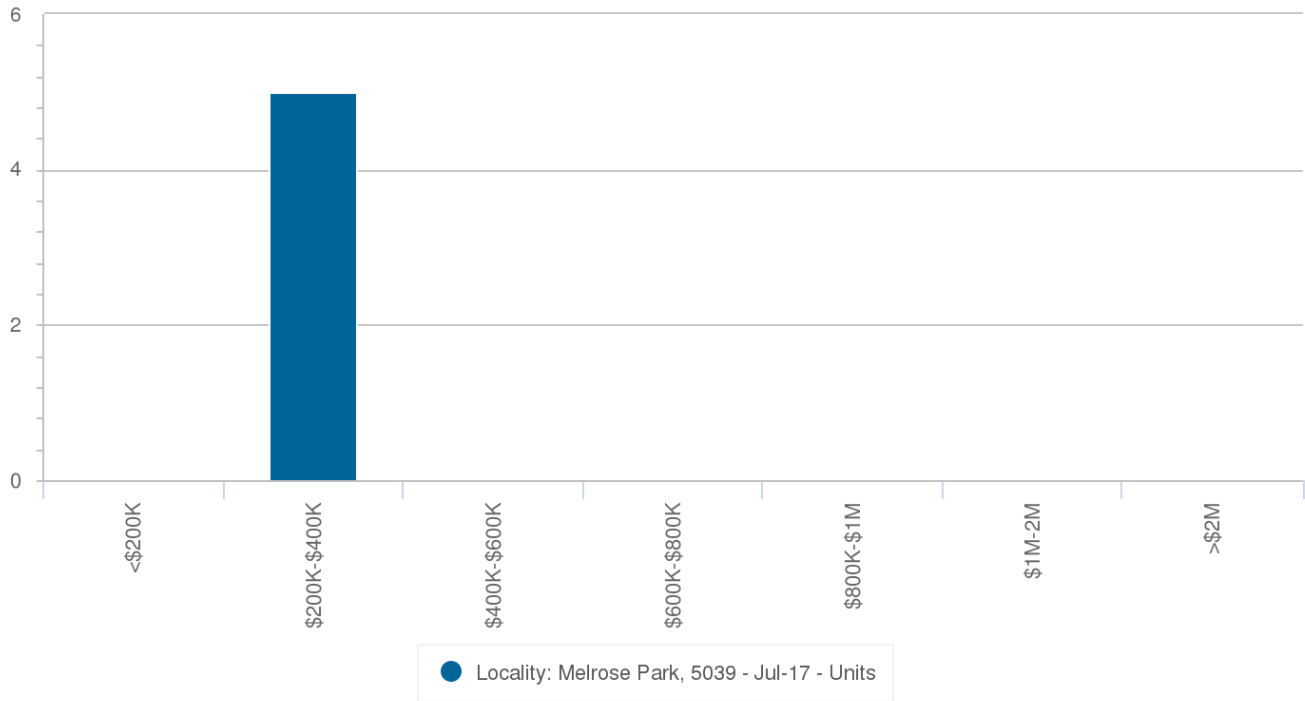


Sales By Price - 12 months (Unit)

Price	Melrose Park	
	Number	
<\$200K	0	
\$200K-\$400K	5	
\$400K-\$600K	0	
\$600K-\$800K	0	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

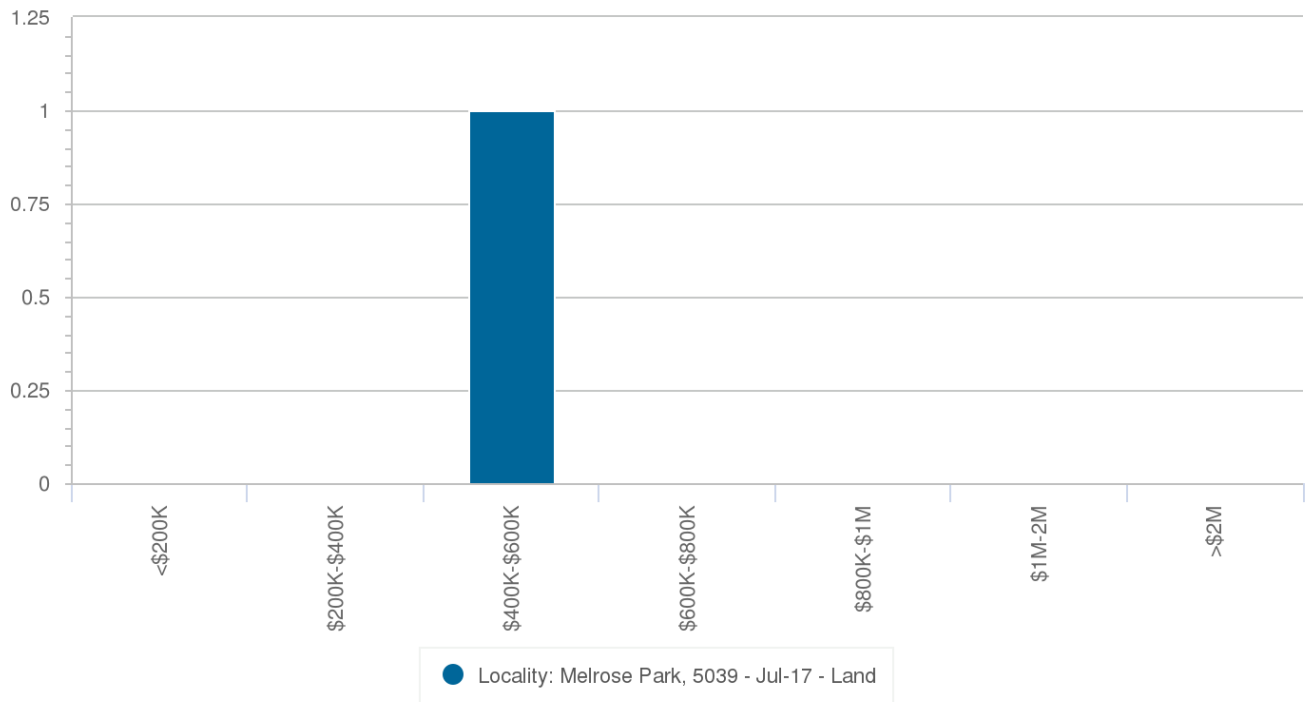


Sales By Price - 12 months (Land)

Price	Melrose Park	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	1	
\$600K-\$800K	0	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

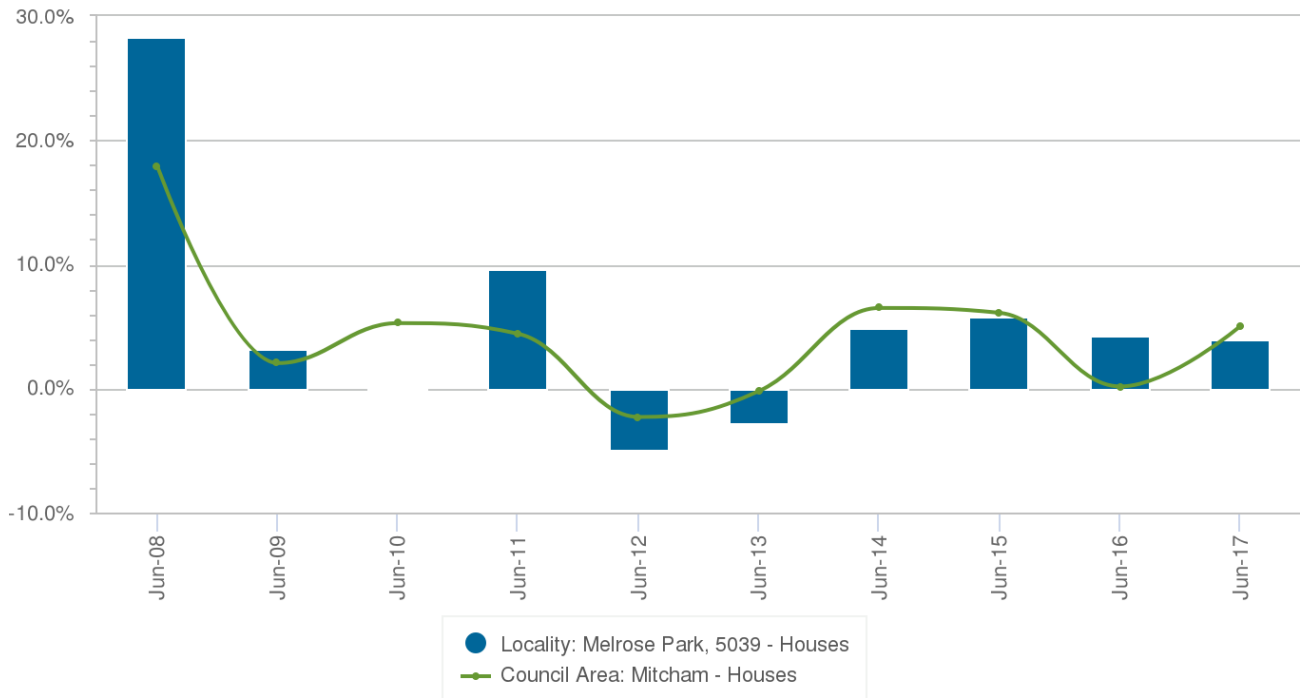
Change in Median Price

Change in Median Price (House)

Period	Melrose Park	Mitcham
	% Change	% Change
Jun 2017	4.02%	5.05%
Jun 2016	4.28%	0.16%
Jun 2015	5.73%	6.09%
Jun 2014	4.86%	6.48%
Jun 2013	-2.81%	-0.2%
Jun 2012	-4.91%	-2.3%
Jun 2011	9.6%	4.4%
Jun 2010	-0.23%	5.26%
Jun 2009	3.13%	2.04%
Jun 2008	28.28%	17.85%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



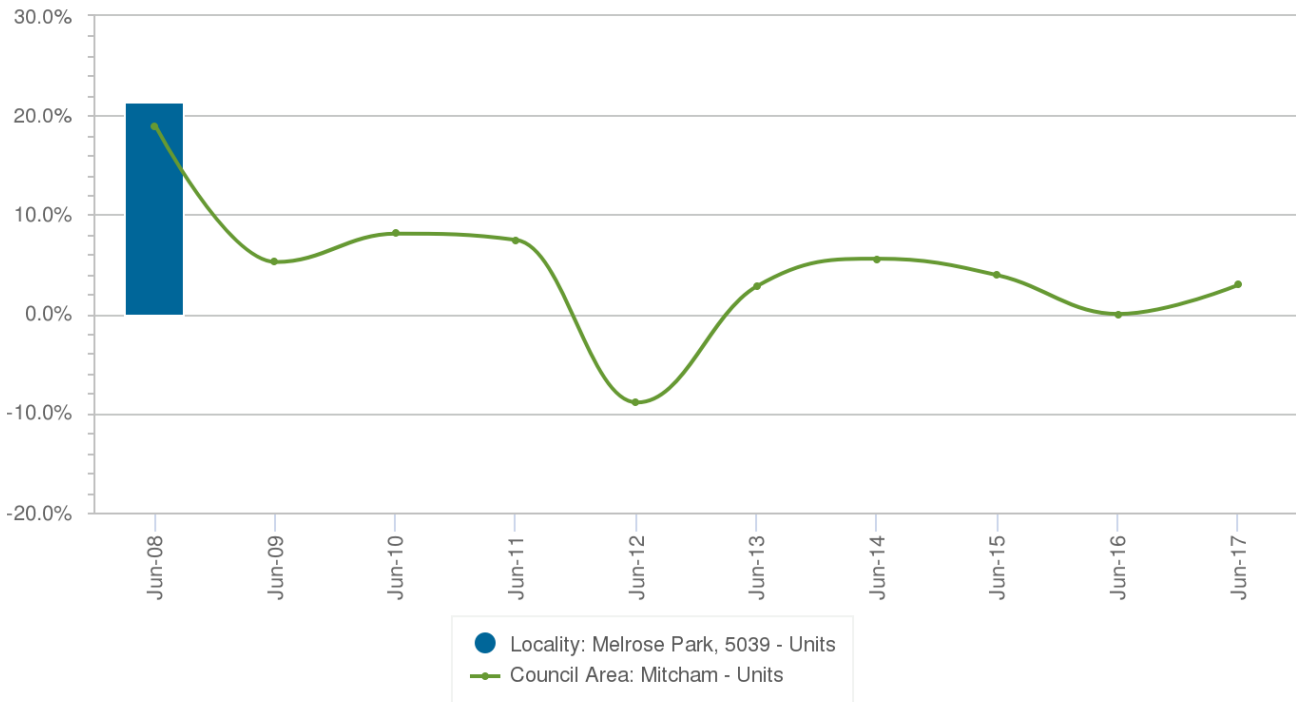
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Melrose Park	Mitcham
	% Change	% Change
Jun 2008	21.32%	18.92%
Jun 2007	0%	0%
Jun 2006	0%	0%
Jun 2005	0%	0%
Jun 2004	0%	0%
Jun 2003	0%	0%
Jun 2002	0%	0%
Jun 2001	0%	0%
Jun 2000	0%	0%
Jun 1999	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Melrose Park	Mitcham
	% Change	% Change
Jun 2016	0%	-4.62%
Jun 2015	0%	3.17%
Jun 2014	0%	-10%
Jun 2013	0%	7.69%
Jun 2012	0%	-0.31%
Jun 2011	0%	5.16%
Jun 2010	0%	6.9%
Jun 2009	0%	20.83%
Jun 2008	0%	-17.1%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period



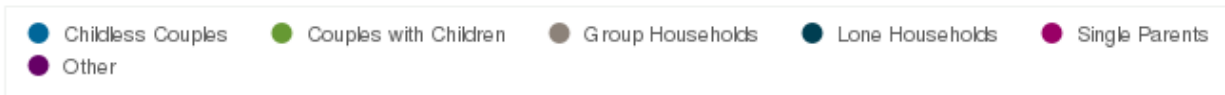
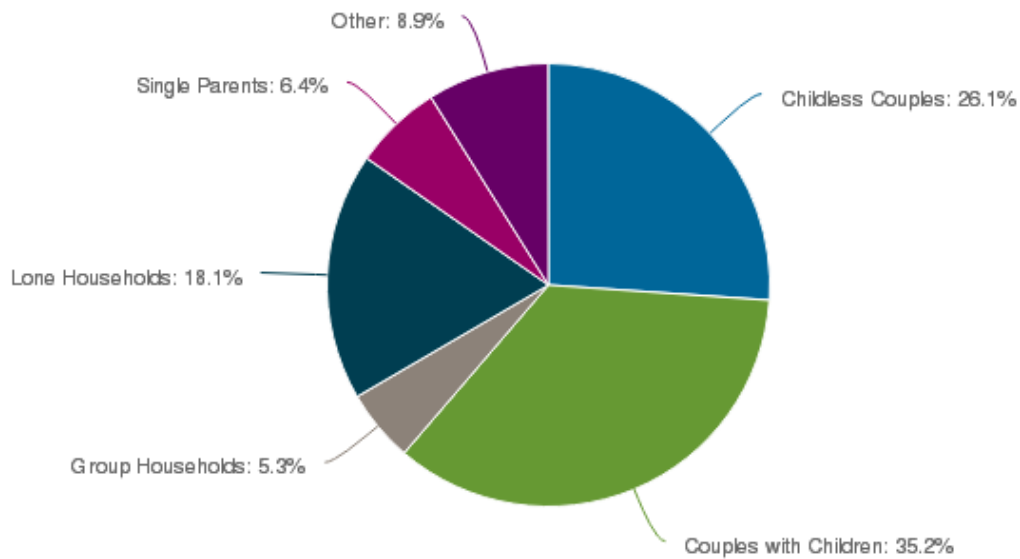
Household

Household Structure

Type	Percent
Couples with Children	35.2
Childless Couples	26.1
Lone Households	18.1
Other	8.9
Single Parents	6.4
Group Households	5.3

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



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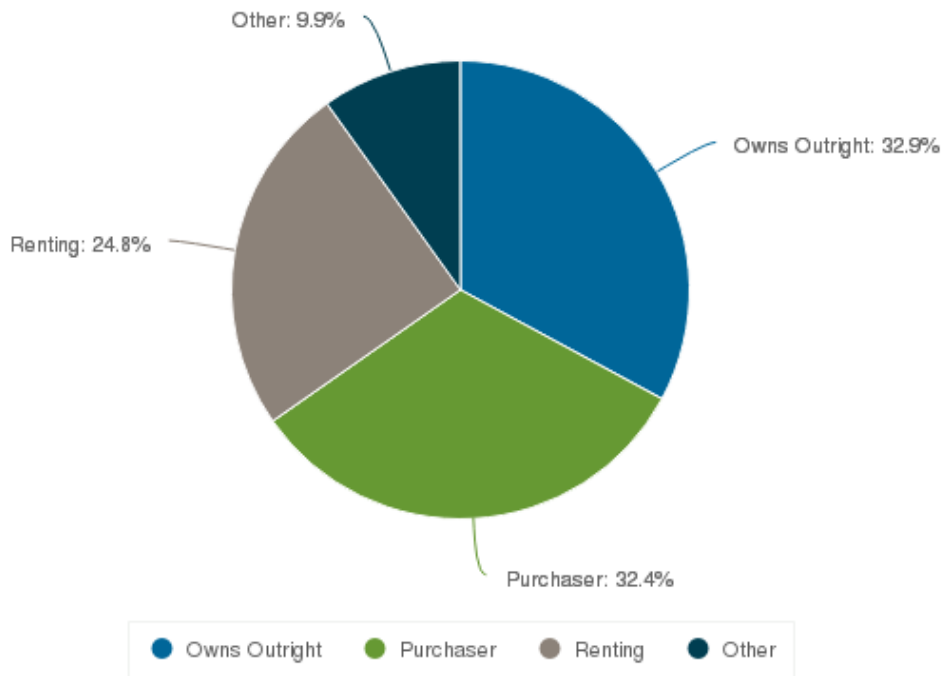


Household Occupancy

Type	Percent
Owens Outright	32.9
Purchaser	32.4
Renting	24.8
Other	9.9

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Household Occupancy



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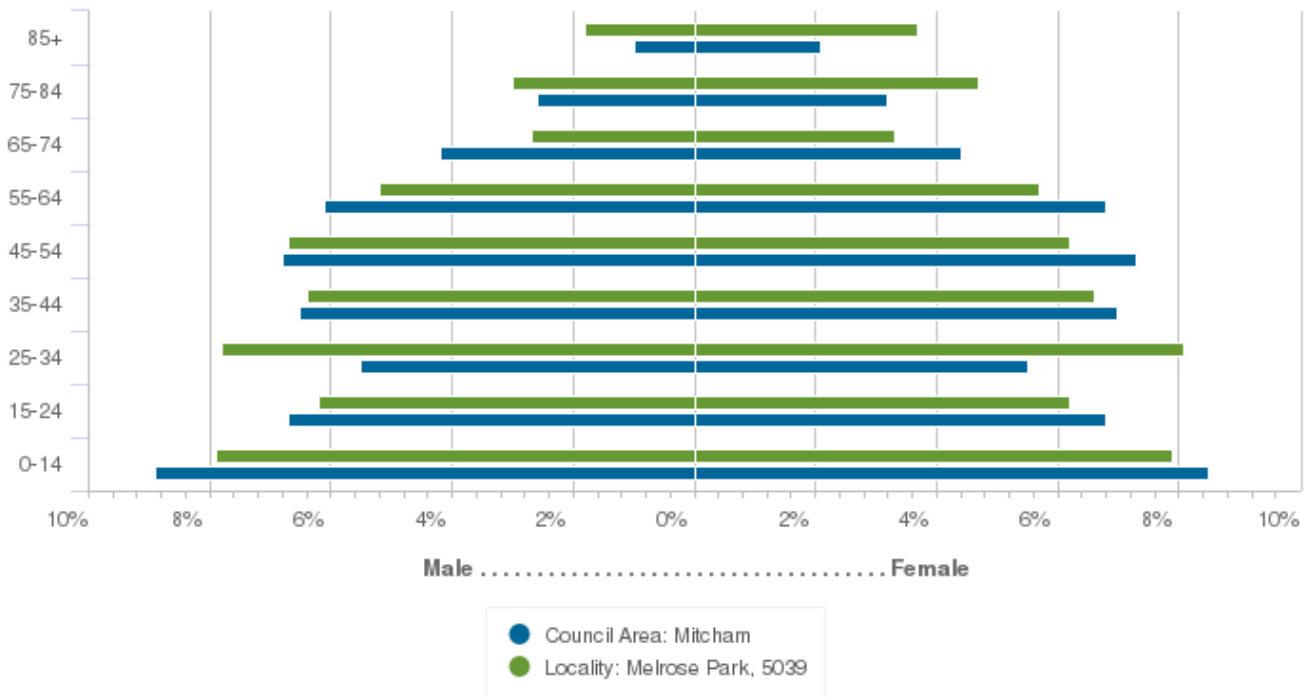
Age Sex Ratio

Age Sex Ratio

Age Group	Melrose Park		Mitcham	
	Male %	Female %	Male %	Female %
0-14	7.9	7.9	8.9	8.5
15-24	6.2	6.2	6.7	6.8
25-34	7.8	8.1	5.5	5.5
35-44	6.4	6.6	6.5	7.0
45-54	6.7	6.2	6.8	7.3
55-64	5.2	5.7	6.1	6.8
65-74	2.7	3.3	4.2	4.4
75-84	3.0	4.7	2.6	3.2
85+	1.8	3.7	1.0	2.1

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Age Sex Ratio



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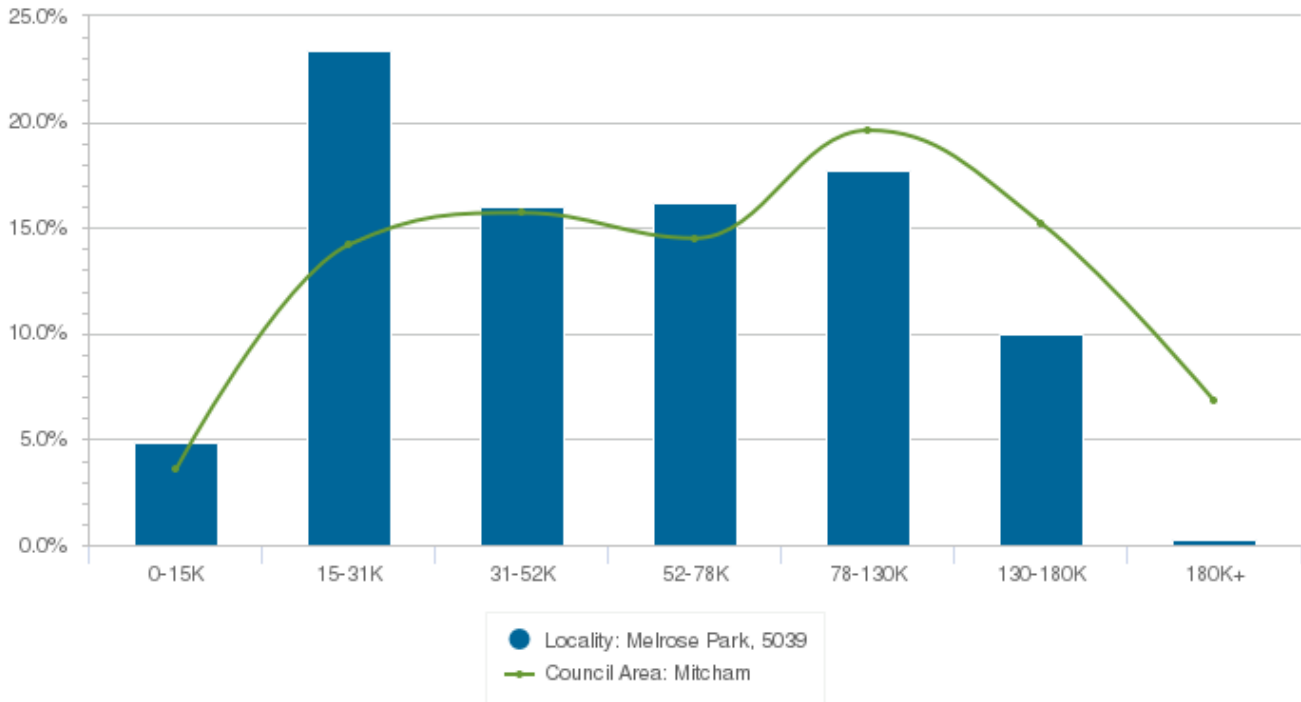
Household Income

Household Income

Income Range	Melrose Park %	Mitcham %
0-15K	4.9	3.6
15-31K	23.4	14.2
31-52K	16.0	15.7
52-78K	16.2	14.5
78-130K	17.7	19.6
130-180K	10.0	15.2
180K+	0.3	6.8

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Household Income



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