

Area Profile

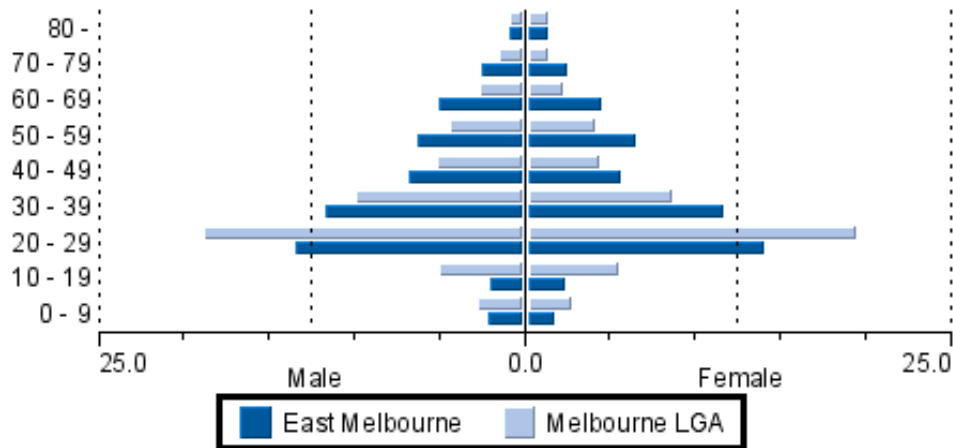
The size of East Melbourne is approximately 2 km². It has 10 parks covering nearly 43% of the total area. The population of East Melbourne in 2001 was 4,930 people. By 2006 the population was 4,337 showing a population decline of 12% in the area during that time. The predominant age group in East Melbourne is 20 – 29 years.

Households in East Melbourne are primarily sole parent and are likely to be repaying over \$2000.00 per month on mortgage repayments. In general, people in East Melbourne work in a professional occupation. In 2001, 37% of the homes in East Melbourne were owner-occupied compared with 37% in 2006.

Currently the median sale price of houses in the area is \$1,545,500.

Demographics

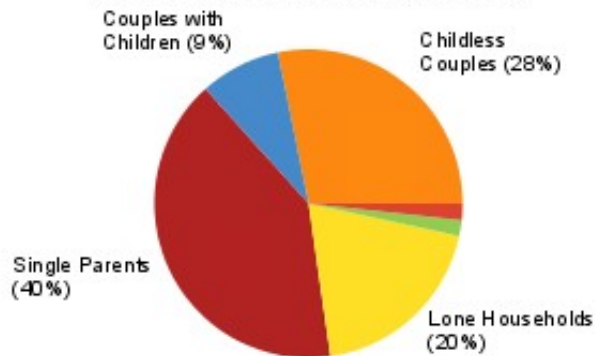
Age Sex Ratio - 2006



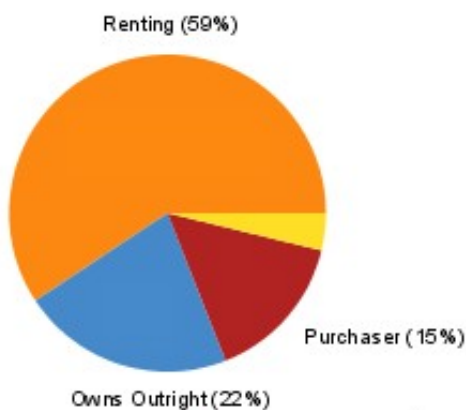
Household Income (%)



Household Structure



Household Occupancy - 2006



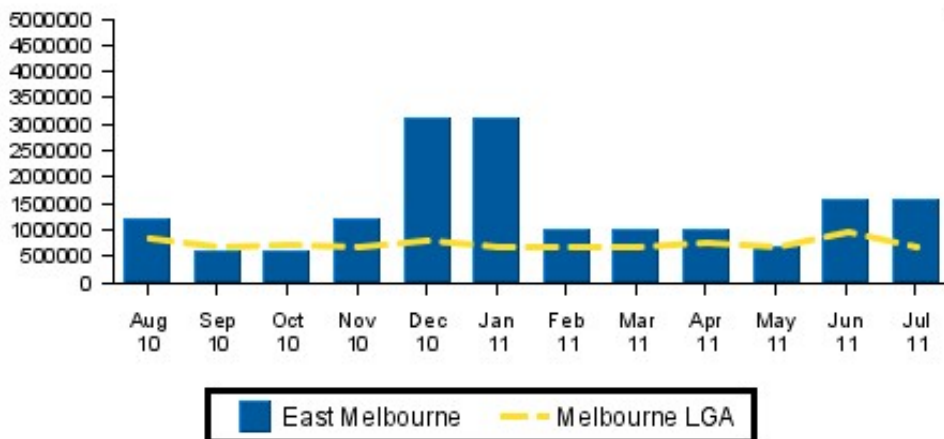
Median Prices (Past 5 Years)



Capital Growth in Median Prices

	East Melbourne	Melbourne LGA
period	% Change	% Change
2011	-20.6%	-5.1%
2010	23.5%	20.5%
2009	7.4%	9.3%
2008	-37.7%	-5.9%
2007	24.4%	21.6%

Recent Median Sale Prices (graphed)



Recent Median Sale Prices

period	East Melbourne median price	Melbourne LGA median price
June 2011	\$ 1,545,500	\$ 941,000
May 2011	\$ 670,000	\$ 678,000
April 2011	\$ 1,000,000	\$ 732,000
March 2011	\$ 1,000,000	\$ 676,250
February 2011	\$ 1,000,000	\$ 680,000
January 2011	\$ 3,130,000	\$ 654,750
December 2010	\$ 3,130,000	\$ 808,000
November 2010	\$ 1,200,000	\$ 667,750
October 2010	\$ 604,250	\$ 727,500
September 2010	\$ 604,250	\$ 657,500
August 2010	\$ 1,201,750	\$ 819,000
July 2010	\$ 1,850,000	\$ 682,000

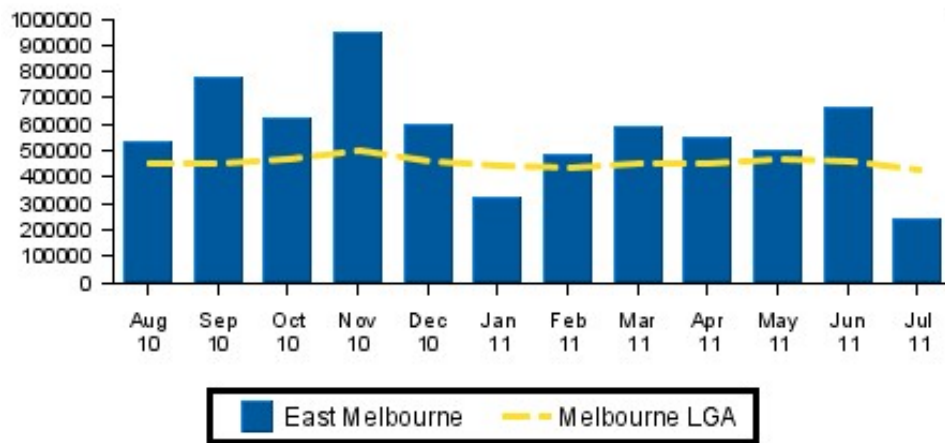
Median Prices (Past 5 Years)



Capital Growth in Median Prices

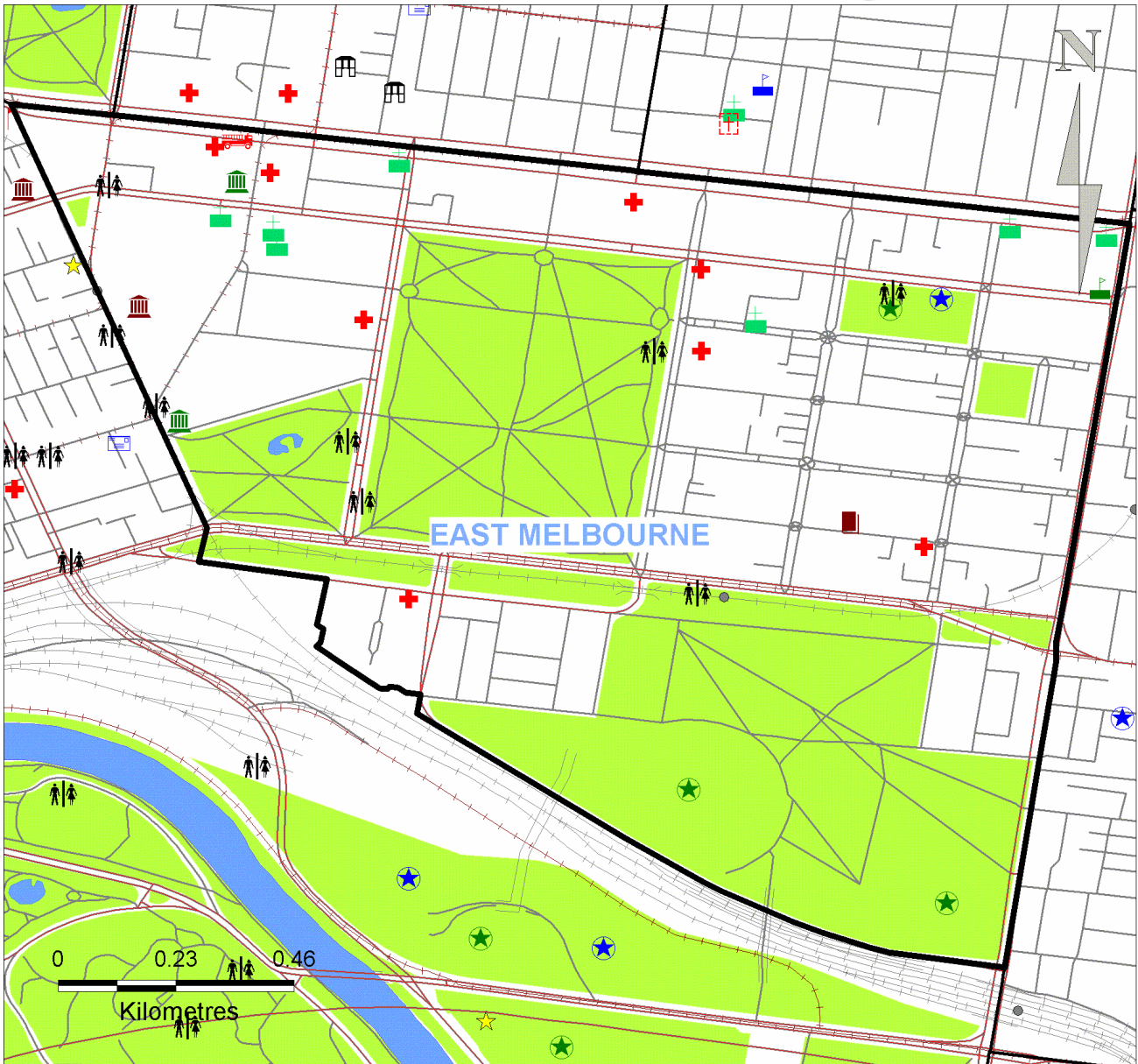
	East Melbourne	Melbourne LGA
period	% Change	% Change
2011	-15.4%	-2.2%
2010	29.3%	12.2%
2009	18.5%	3.8%
2008	-9.2%	0.5%
2007	16.5%	9.2%

Recent Median Sale Prices (graphed)



Recent Median Sale Prices

period	East Melbourne median price	Melbourne LGA median price
June 2011	\$ 660,000	\$ 458,250
May 2011	\$ 499,000	\$ 467,500
April 2011	\$ 545,000	\$ 455,000
March 2011	\$ 587,500	\$ 450,000
February 2011	\$ 480,750	\$ 438,000
January 2011	\$ 320,000	\$ 440,000
December 2010	\$ 595,000	\$ 460,000
November 2010	\$ 950,000	\$ 500,001
October 2010	\$ 621,000	\$ 471,500
September 2010	\$ 778,000	\$ 450,000
August 2010	\$ 533,000	\$ 447,810
July 2010	\$ 649,000	\$ 456,250



Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot	Technical/Business / Trade College	Racecourse	Defence
Airport	/ Train Station	Waste Disposal	Cemetery / Crematorium	Ferry Terminal
	Helipad			

Thank you for your interest in the Free Suburb Profile from RP Data Ltd. We hope the report has been helpful to you.

Contact RP Data Ltd:

If you have any questions about myrp.com.au, RP Data's Property Reports or RP Data Ltd's other services please contact RP Data Ltd by phone or email.

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