

### Area Profile

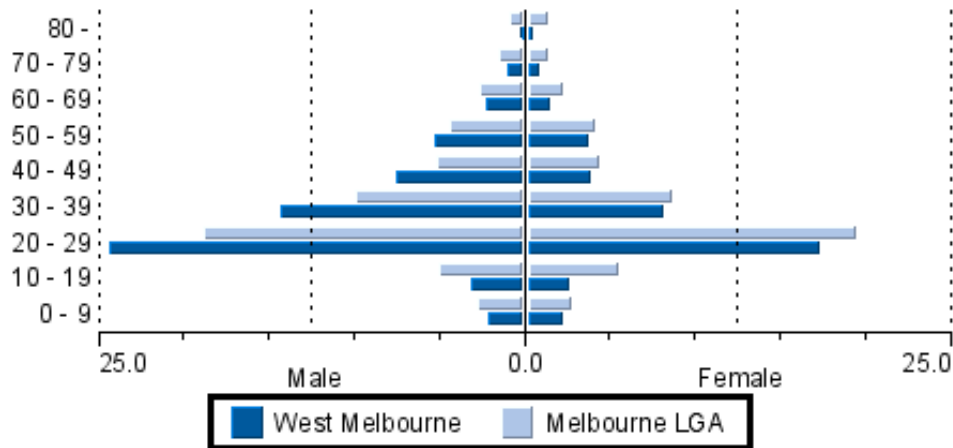
The size of West Melbourne is approximately 6 km<sup>2</sup>. It has 5 parks covering nearly 2% of the total area. The population of West Melbourne in 2001 was 2,670 people. By 2006 the population was 3,045 showing a population growth of 14% in the area during that time. The predominant age group in West Melbourne is 20 – 29 years.

Households in West Melbourne are primarily lone occupant and are likely to be repaying over \$2000.00 per month on mortgage repayments. In general, people in West Melbourne work in a professional occupation. In 2001, 36% of the homes in West Melbourne were owner-occupied compared with 41% in 2006.

Currently the median sale price of houses in the area is \$980,500.

### Demographics

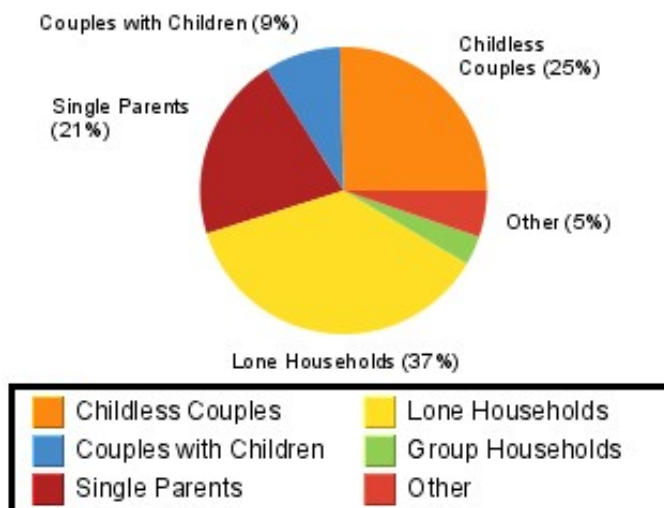
#### Age Sex Ratio - 2006



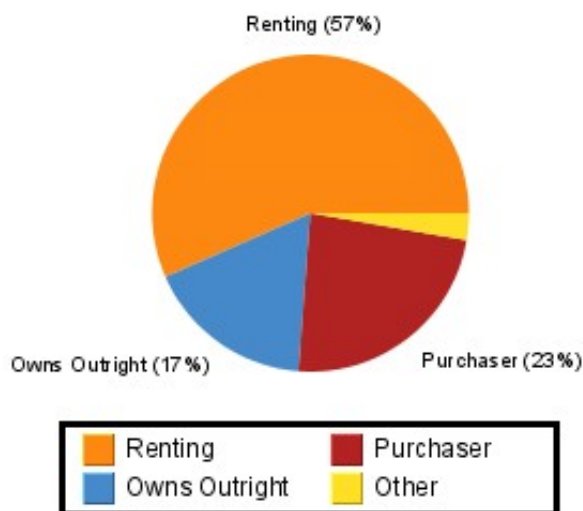
#### Household Income (%)



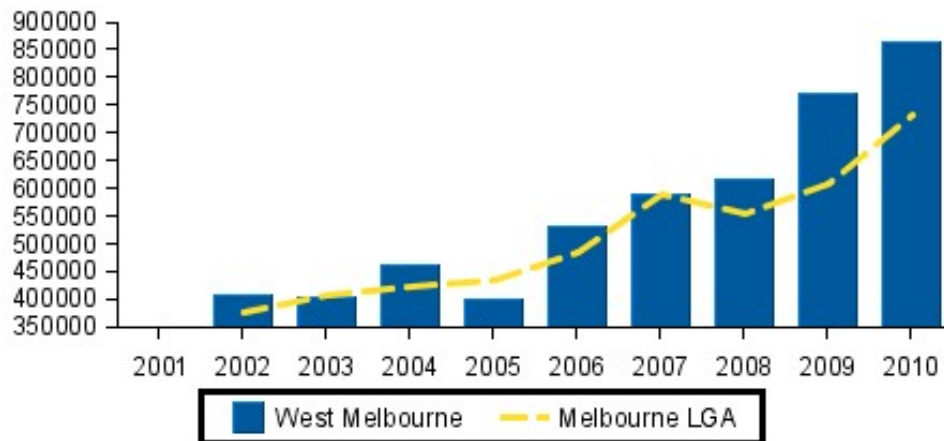
## Household Structure



## Household Occupancy - 2006



### Median Prices (Past 5 Years)



### Capital Growth in Median Prices

	West Melbourne	Melbourne LGA
period	% Change	% Change
2011	23.5%	-5.1%
2010	11.8%	20.5%
2009	25.4%	9.3%
2008	4.7%	-5.9%
2007	10.8%	21.6%

### Recent Median Sale Prices (graphed)



### Recent Median Sale Prices

	West Melbourne	Melbourne LGA
period	median price	median price
June 2011	\$ 980,500	\$ 941,000
May 2011	\$ 997,499	\$ 678,000
April 2011	\$ 997,499	\$ 732,000
March 2011	\$ 1,080,000	\$ 676,250
February 2011	\$ 1,080,000	\$ 680,000
January 2011	\$ 938,000	\$ 654,750
December 2010	\$ 938,000	\$ 808,000
November 2010	\$ 590,000	\$ 667,750
October 2010	\$ 590,000	\$ 727,500
September 2010	\$ 590,000	\$ 657,500
August 2010	\$ 590,000	\$ 819,000
July 2010	\$ 665,000	\$ 682,000

### Median Prices (Past 5 Years)



### Capital Growth in Median Prices

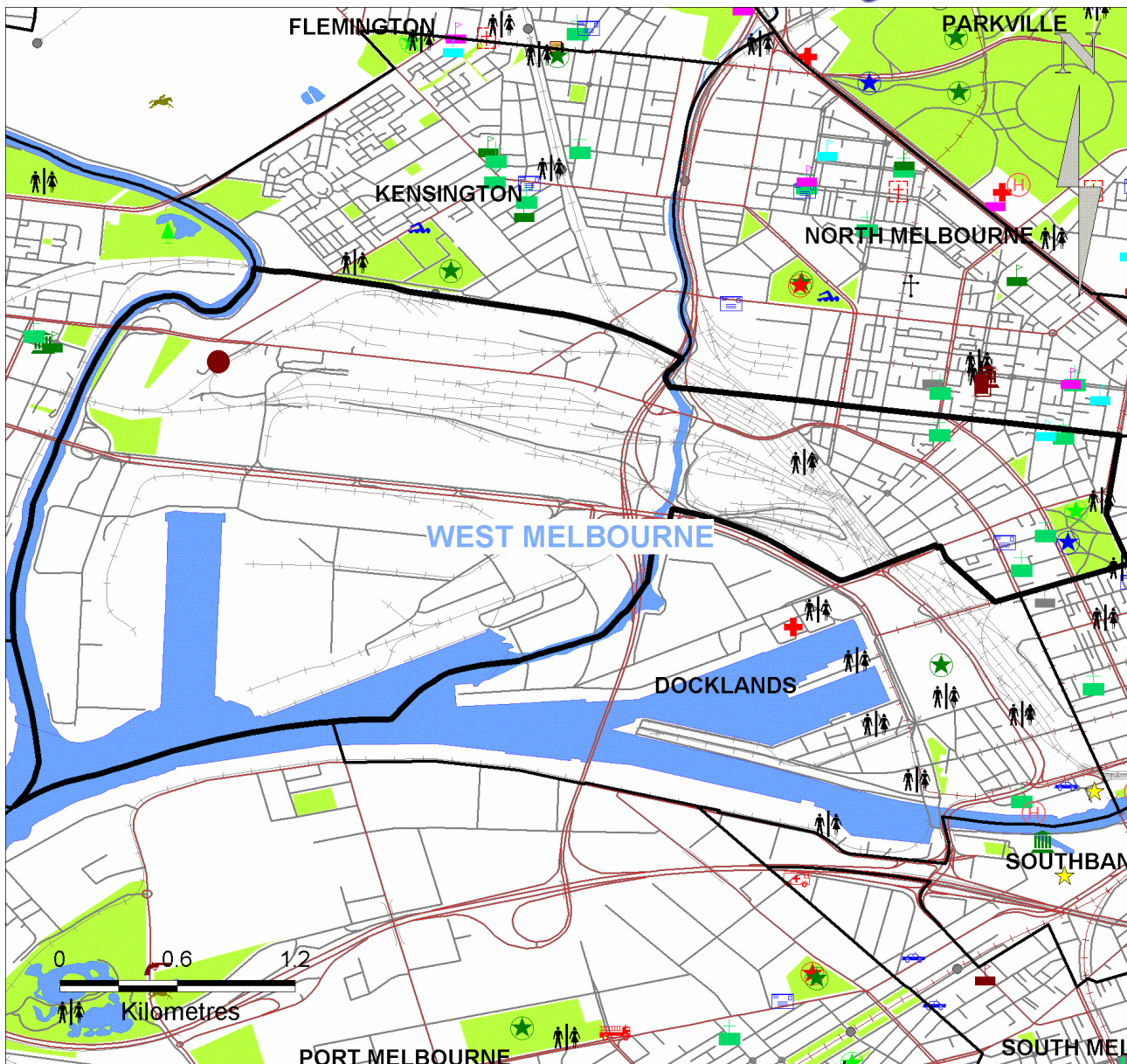
	West Melbourne	Melbourne LGA
period	% Change	% Change
2011	-9.1%	-2.2%
2010	7.2%	12.2%
2009	10.7%	3.8%
2008	0.4%	0.5%
2007	11.9%	9.2%

### Recent Median Sale Prices (graphed)



### Recent Median Sale Prices

	West Melbourne	Melbourne LGA
period	median price	median price
June 2011	\$ 750,000	\$ 458,250
May 2011	\$ 458,750	\$ 467,500
April 2011	\$ 465,000	\$ 455,000
March 2011	\$ 481,000	\$ 450,000
February 2011	\$ 492,500	\$ 438,000
January 2011	\$ 490,000	\$ 440,000
December 2010	\$ 591,000	\$ 460,000
November 2010	\$ 583,750	\$ 500,001
October 2010	\$ 475,000	\$ 471,500
September 2010	\$ 564,500	\$ 450,000
August 2010	\$ 459,250	\$ 447,810
July 2010	\$ 499,000	\$ 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			

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**Contact RP Data Ltd:**

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Within Australia	1300 789 449
Outside Australia	(+61) 7 3114 9999

Email us: [support@myrp.com.au](mailto:support@myrp.com.au)

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