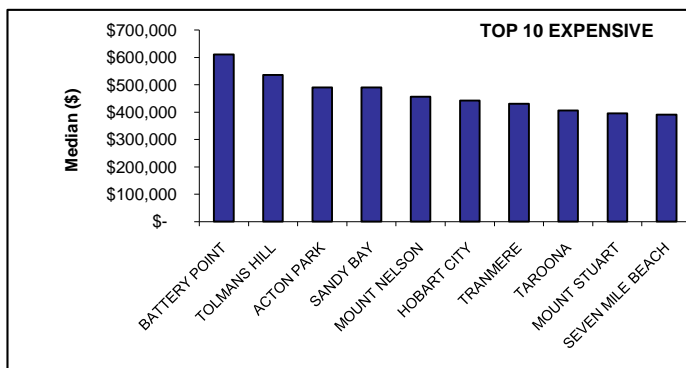


RESIDENTIAL SNAPSHOT: House Prices - September Quarter 2005



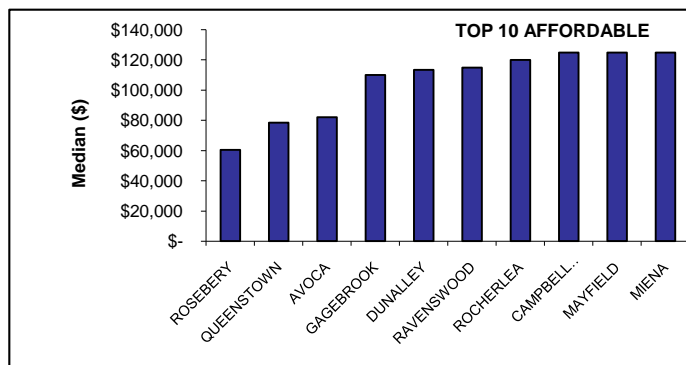
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Sep-04 to Sep-05
BATTERY POINT	5	\$ 610,000	-11.6%
TOLMANS HILL	3	\$ 535,000	18.6%
ACTON PARK	7	\$ 490,000	7.7%
SANDY BAY	37	\$ 490,000	-6.0%
MOUNT NELSON	8	\$ 456,250	39.3%
HOBART CITY	3	\$ 442,000	63.7%
TRANMERE	3	\$ 430,000	-2.3%
TAROONA	7	\$ 405,000	39.7%
MOUNT STUART	8	\$ 395,500	11.4%
SEVEN MILE BEACH	3	\$ 390,000	5.0%



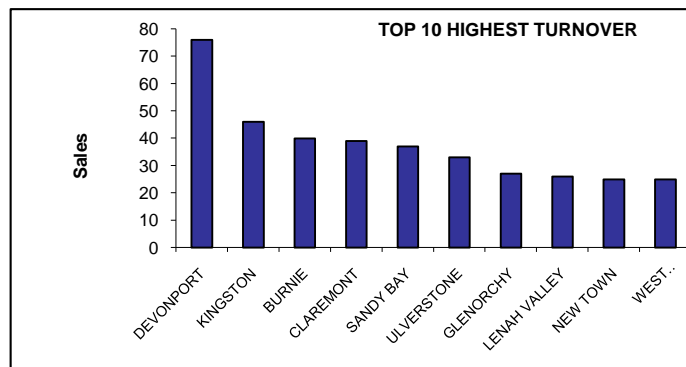
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Sep-04 to Sep-05
ROSEBERY	6	\$ 60,500	-0.8%
QUEENSTOWN	6	\$ 78,500	14.6%
AVOCA	3	\$ 82,000	na
GAGEBROOK	7	\$ 110,000	-
DUNALLEY	3	\$ 113,500	na
RAVENSWOOD	14	\$ 115,000	-5.7%
ROCHERLEA	6	\$ 120,000	-2.0%
CAMPBELL TOWN	9	\$ 125,000	-0.8%
MAYFIELD	3	\$ 125,000	19.0%
MIENA	3	\$ 125,000	100.0%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Sep-04 to Sep-05
DEVONPORT	76	\$ 175,000	-
KINGSTON	46	\$ 261,000	-0.7%
BURNIE	40	\$ 150,500	-2.9%
CLAREMONT	39	\$ 195,000	23.2%
SANDY BAY	37	\$ 490,000	-6.0%
ULVERSTONE	33	\$ 183,000	3.7%
GLENORCHY	27	\$ 235,000	34.3%
LENAH VALLEY	26	\$ 278,000	-2.5%
NEW TOWN	25	\$ 292,000	-8.8%
WEST LAUNCESTON	25	\$ 272,500	10.8%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Jun-05 to Sep-05
MOUNTAIN RIVER	4	\$ 362,500	81.3%
LATROBE	7	\$ 255,000	67.2%
MOUNT NELSON	8	\$ 456,250	65.0%
SMITHTON	17	\$ 232,000	60.0%
NEW NORFOLK	7	\$ 235,000	54.6%
BEACONSFIELD	4	\$ 176,000	49.2%
ST MARYS	3	\$ 208,000	48.6%
QUEENSTOWN	6	\$ 78,500	42.7%
ROSNY	5	\$ 320,000	42.2%
MOLE CREEK	3	\$ 260,000	40.5%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Sep-04 to Sep-05
MIENA	3	\$ 125,000	100.0%
ST MARYS	3	\$ 208,000	80.9%
LATROBE	7	\$ 255,000	78.9%
WESTBURY	7	\$ 249,000	77.9%
MOLE CREEK	3	\$ 260,000	76.3%
SMITHTON	17	\$ 232,000	71.9%
HOBART CITY	3	\$ 442,000	63.7%
NEW NORFOLK	7	\$ 235,000	59.3%
ROSETTA	11	\$ 295,000	55.3%
PRIMROSE SANDS	10	\$ 152,000	52.0%

Disclaimer

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