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# Suburb Statistics Report

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## Area Profile

The size of Mount Martha is approximately 30 square kilometres. It has 31 parks covering nearly 8% of total area.

The population of Mount Martha in 2006 was 15,173 people. By 2011 the population was 17,084 showing a population growth of 12% in the area during that time.

The predominant age group in Mount Martha is 0-14 years.

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

In general, people in Mount Martha work in a Professional occupation.

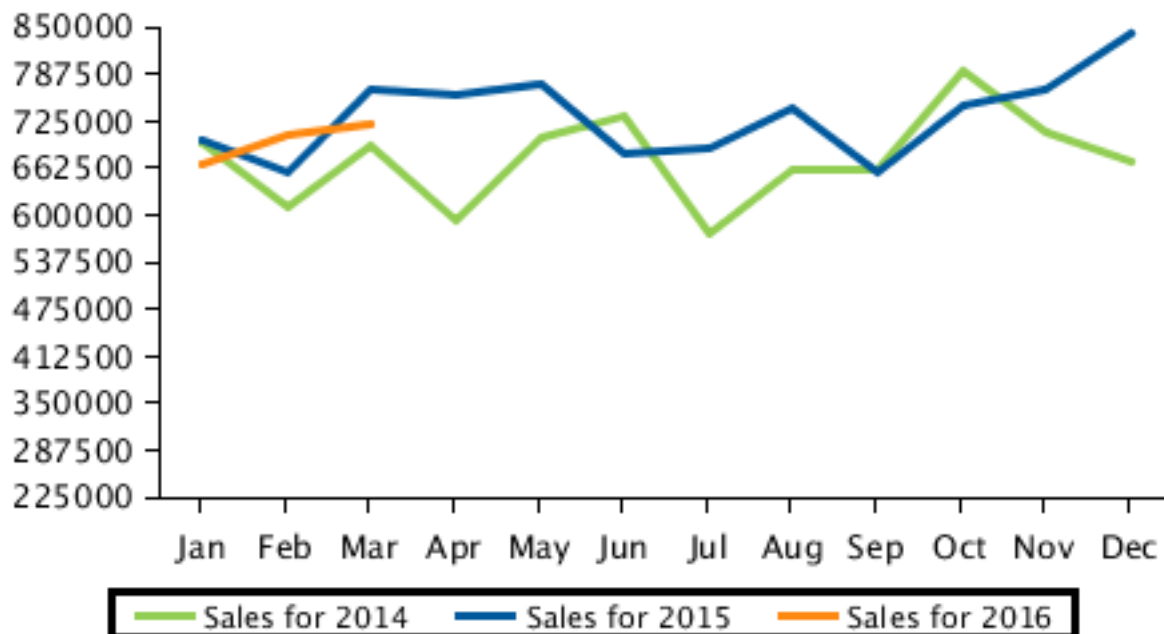
In 2006, 83.4% of the homes in Mount Martha were owner-occupied compared with 83.3% in 2011.

Currently the median sales price of houses in the area is 720,000.

### Median Sale Price

| Period    | Year 2014<br>Median Price | Year 2015<br>Median Price | Year 2016<br>Median Price |
|-----------|---------------------------|---------------------------|---------------------------|
| January   | \$697,250                 | \$700,000                 | \$667,500                 |
| February  | \$610,000                 | \$655,000                 | \$707,500                 |
| March     | \$693,750                 | \$765,000                 | \$720,000                 |
| April     | \$593,200                 | \$760,000                 | \$0                       |
| May       | \$702,000                 | \$775,000                 | \$0                       |
| June      | \$732,500                 | \$680,000                 | \$0                       |
| July      | \$575,000                 | \$687,500                 | \$0                       |
| August    | \$661,000                 | \$740,000                 | \$0                       |
| September | \$660,000                 | \$657,500                 | \$0                       |
| October   | \$790,000                 | \$744,500                 | \$0                       |
| November  | \$710,000                 | \$768,000                 | \$0                       |
| December  | \$671,250                 | \$842,500                 | \$0                       |

### Median Sale Price

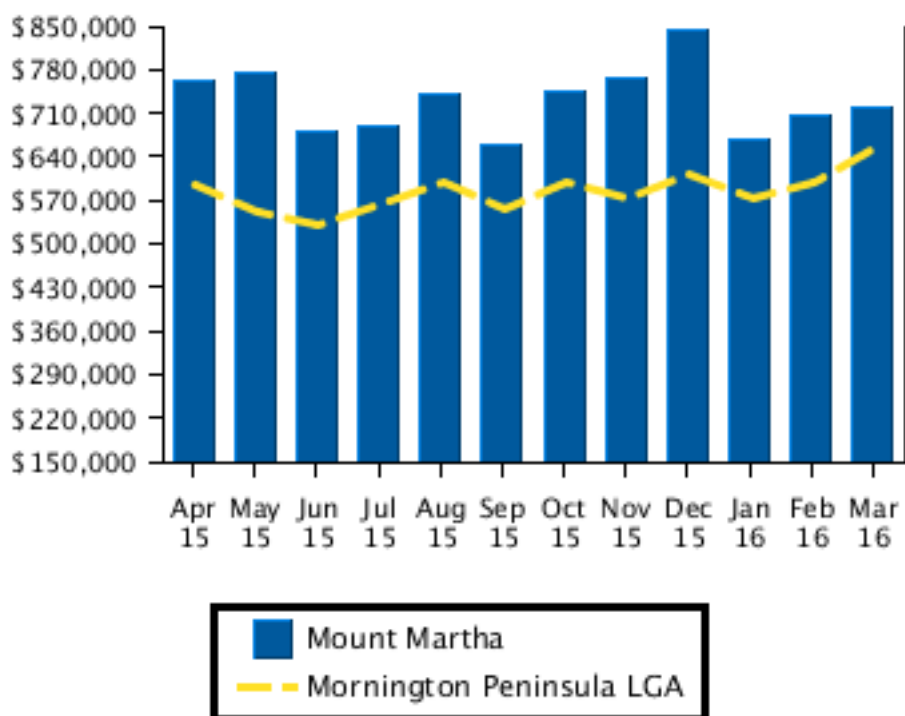


## Recent Median Sale Prices

### Recent Median House Sale Prices

| Period         | Mount Martha<br>Median Price | Mornington Peninsula LGA<br>Median Price |
|----------------|------------------------------|--|
| March 2016     | \$720,000                    | \$655,000                                |
| February 2016  | \$707,500                    | \$600,000                                |
| January 2016   | \$667,500                    | \$575,000                                |
| December 2015  | \$842,500                    | \$610,000                                |
| November 2015  | \$768,000                    | \$573,000                                |
| October 2015   | \$744,500                    | \$600,000                                |
| September 2015 | \$657,500                    | \$555,000                                |
| August 2015    | \$740,000                    | \$600,000                                |
| July 2015      | \$687,500                    | \$566,500                                |
| June 2015      | \$680,000                    | \$530,000                                |
| May 2015       | \$775,000                    | \$550,000                                |
| April 2015     | \$760,000                    | \$592,500                                |

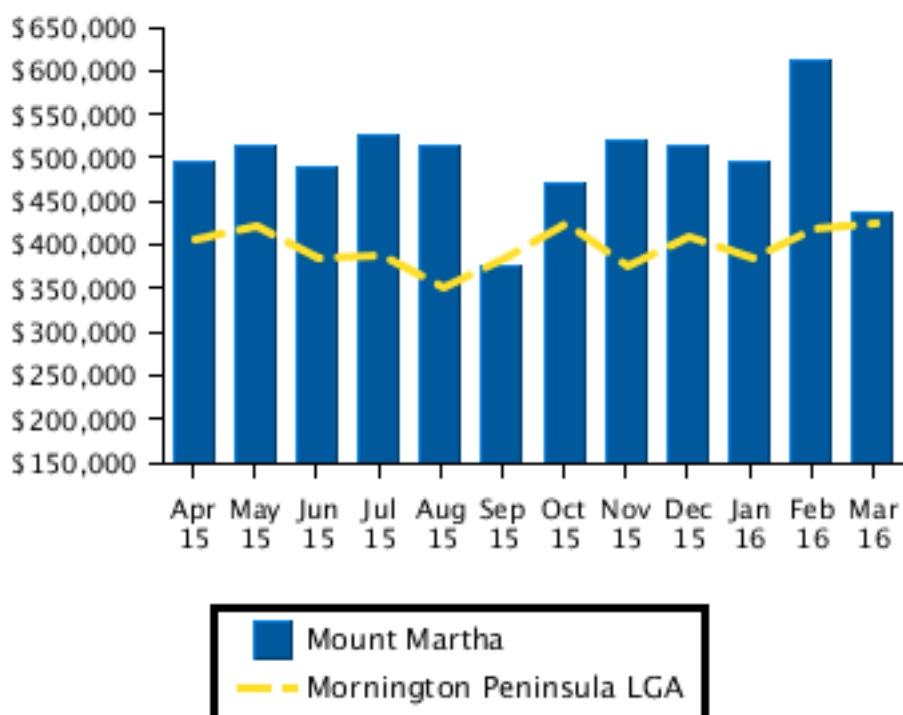
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

| Period         | Mount Martha<br>Median Price | Mornington Peninsula LGA<br>Median Price |
|----------------|------------------------------|--|
| March 2016     | \$435,500                    | \$425,000                                |
| February 2016  | \$613,000                    | \$417,500                                |
| January 2016   | \$495,000                    | \$384,750                                |
| December 2015  | \$515,000                    | \$410,000                                |
| November 2015  | \$520,000                    | \$374,250                                |
| October 2015   | \$470,000                    | \$425,000                                |
| September 2015 | \$376,000                    | \$383,500                                |
| August 2015    | \$512,500                    | \$350,000                                |
| July 2015      | \$525,000                    | \$388,500                                |
| June 2015      | \$489,000                    | \$384,000                                |
| May 2015       | \$512,000                    | \$420,000                                |
| April 2015     | \$495,500                    | \$405,000                                |

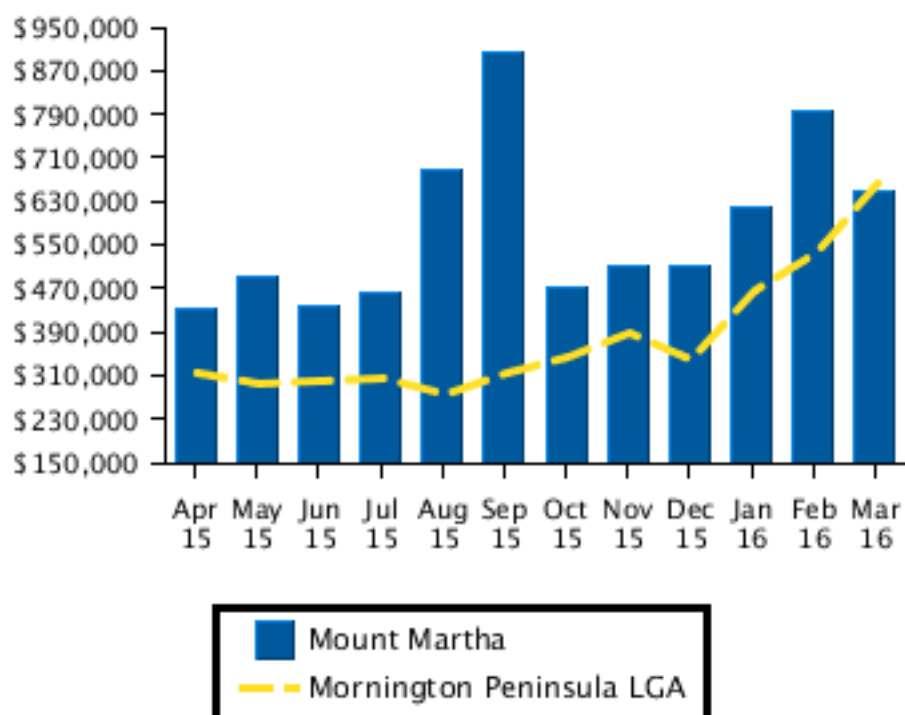
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

| Period         | Mount Martha<br>Median Price | Mornington Peninsula LGA<br>Median Price |
|----------------|------------------------------|--|
| March 2016     | \$650,000                    | \$662,500                                |
| February 2016  | \$795,000                    | \$537,500                                |
| January 2016   | \$617,500                    | \$467,500                                |
| December 2015  | \$509,500                    | \$337,500                                |
| November 2015  | \$509,500                    | \$385,750                                |
| October 2015   | \$471,250                    | \$342,500                                |
| September 2015 | \$902,500                    | \$312,500                                |
| August 2015    | \$689,250                    | \$275,000                                |
| July 2015      | \$460,000                    | \$305,000                                |
| June 2015      | \$435,000                    | \$299,000                                |
| May 2015       | \$490,000                    | \$295,000                                |
| April 2015     | \$434,500                    | \$313,500                                |

## Recent Median Land Sale Prices

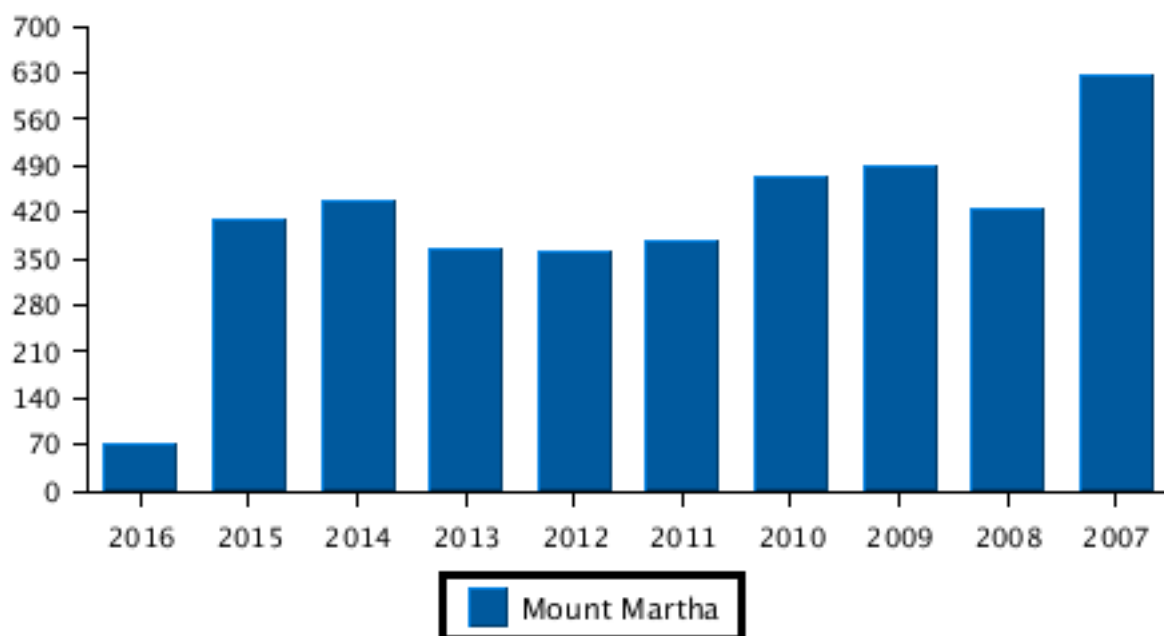


## Sales Per Annum

### House Sales Per Annum

| Period | Mount Martha |
|--------|--------------|
|        | Number       |
| 2016   | 70           |
| 2015   | 407          |
| 2014   | 436          |
| 2013   | 364          |
| 2012   | 362          |
| 2011   | 376          |
| 2010   | 473          |
| 2009   | 490          |
| 2008   | 423          |
| 2007   | 624          |

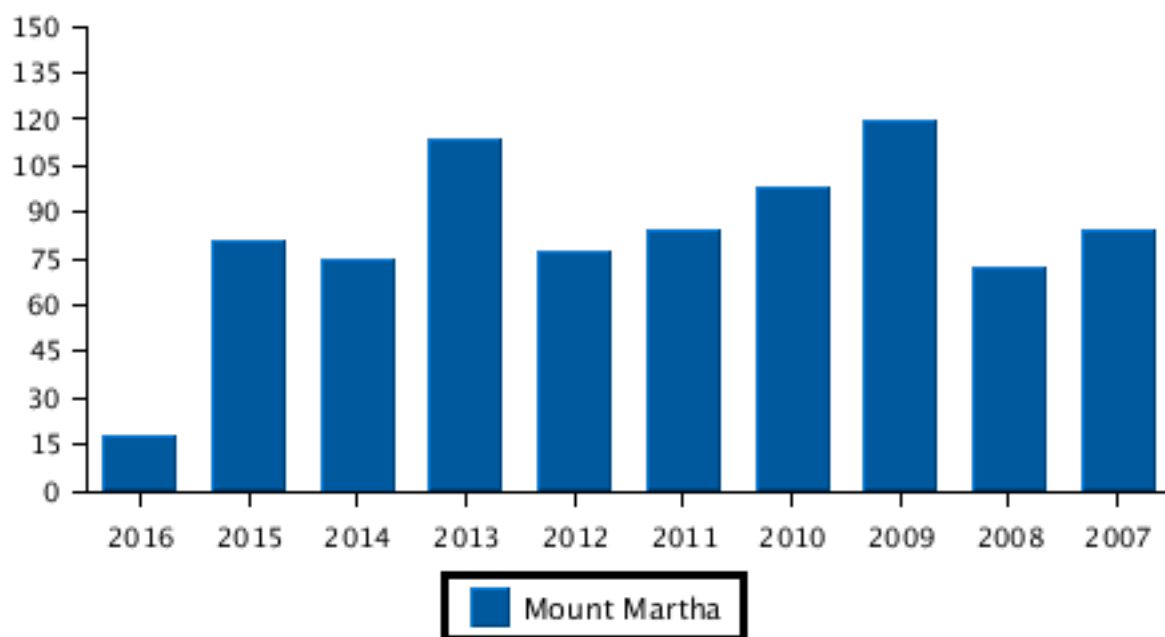
### House Sales Per Annum



### Unit Sales Per Annum

| Period | Mount Martha<br>Number |
|--------|------------------------|
| 2016   | 18                     |
| 2015   | 81                     |
| 2014   | 75                     |
| 2013   | 113                    |
| 2012   | 77                     |
| 2011   | 84                     |
| 2010   | 98                     |
| 2009   | 119                    |
| 2008   | 72                     |
| 2007   | 84                     |

### Unit Sales Per Annum

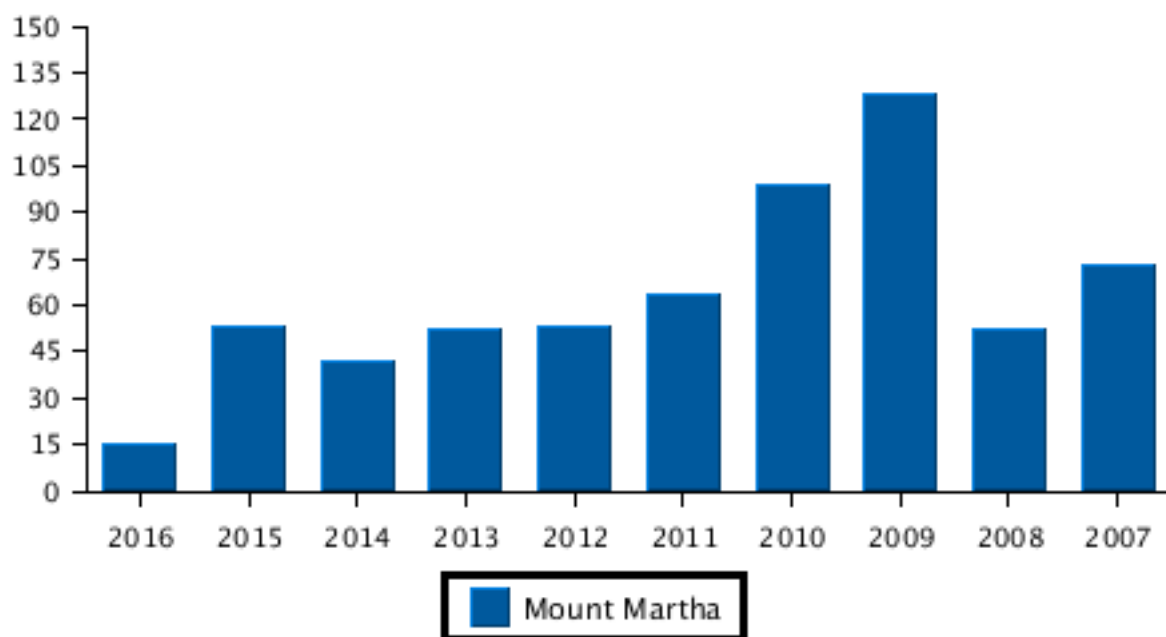




## Land Sales Per Annum

| Period | Mount Martha |
|--------|--------------|
|        | Number       |
| 2016   | 15           |
| 2015   | 53           |
| 2014   | 42           |
| 2013   | 52           |
| 2012   | 53           |
| 2011   | 63           |
| 2010   | 99           |
| 2009   | 128          |
| 2008   | 52           |
| 2007   | 73           |

## Land Sales Per Annum

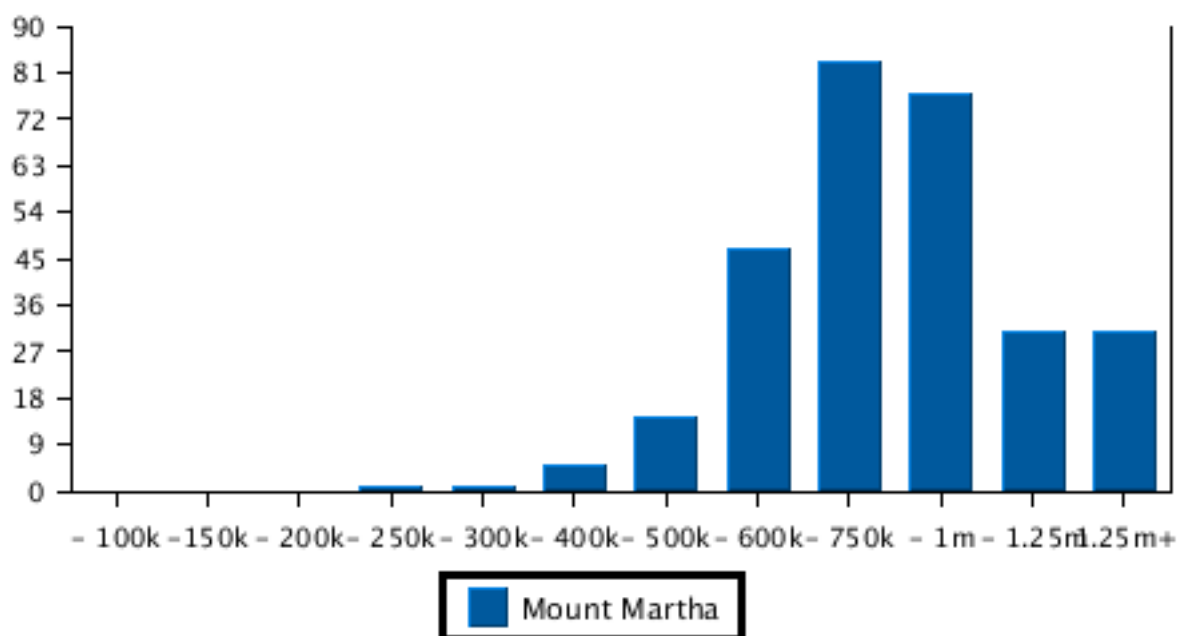


## Sales By Price

### House Sale by Price (12 months)

| Price        | Mount Martha |
|--------------|--------------|
|              | Number       |
| 0 - 100k     | 0            |
| 101 - 150k   | 0            |
| 151 - 200k   | 0            |
| 201 - 250k   | 1            |
| 251 - 300k   | 1            |
| 301 - 400k   | 5            |
| 401 - 500k   | 14           |
| 501 - 600k   | 47           |
| 601 - 750k   | 83           |
| 751 - 1m     | 77           |
| > 1m - 1.25m | 31           |
| 1.25m+       | 31           |

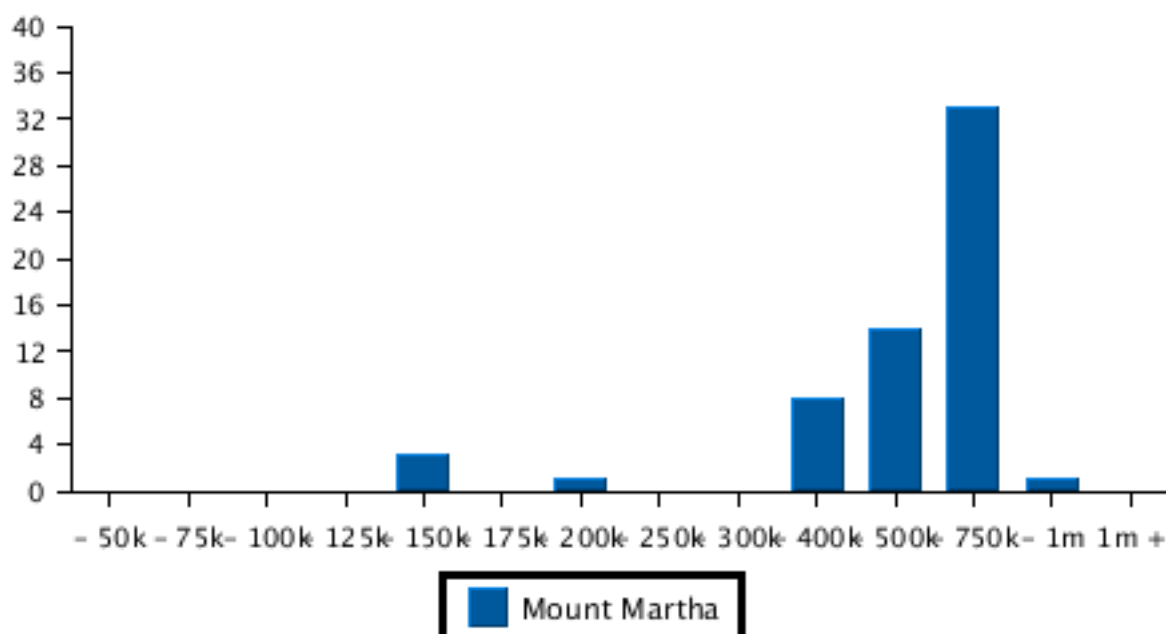
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

| Price      | Mount Martha |
|------------|--------------|
|            | Number       |
| 0 - 50k    | 0            |
| 51 - 75k   | 0            |
| 76 - 100k  | 0            |
| 101 - 125k | 0            |
| 126 - 150k | 3            |
| 151 - 175k | 0            |
| 176 - 200k | 1            |
| 201 - 250k | 0            |
| 251 - 300k | 0            |
| 301 - 400k | 8            |
| 401 - 500k | 14           |
| 501 - 750k | 33           |
| 751 - 1m   | 1            |
| 1m +       | 0            |

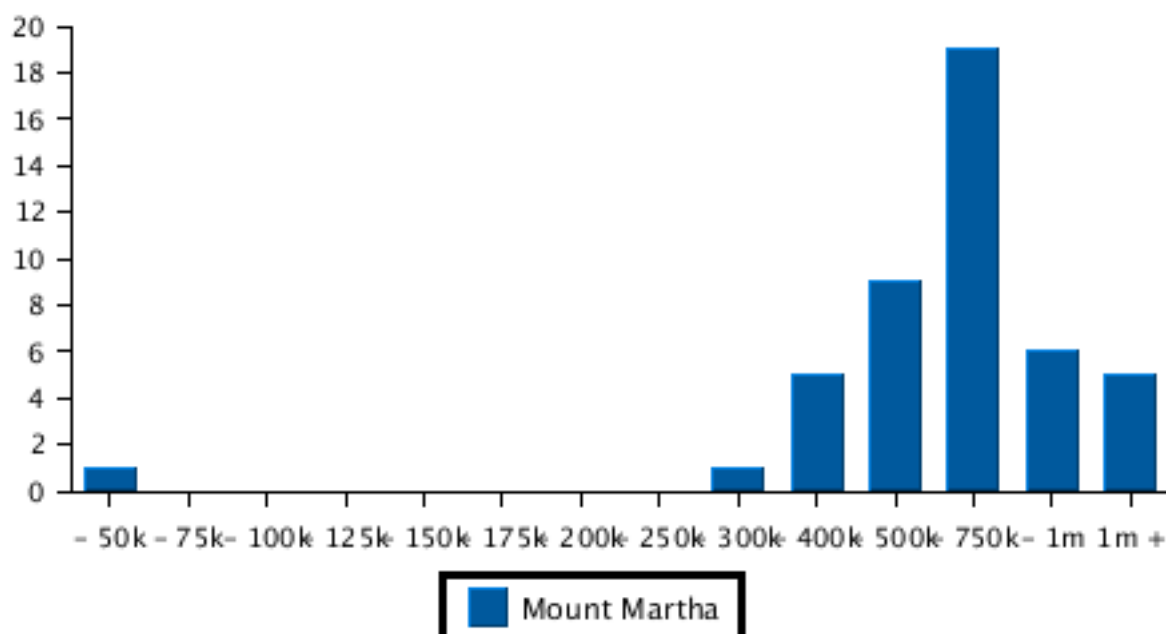
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

| Price      | Mount Martha |
|------------|--------------|
|            | Number       |
| 0 - 50k    | 1            |
| 51 - 75k   | 0            |
| 76 - 100k  | 0            |
| 101 - 125k | 0            |
| 126 - 150k | 0            |
| 151 - 175k | 0            |
| 176 - 200k | 0            |
| 201 - 250k | 0            |
| 251 - 300k | 1            |
| 301 - 400k | 5            |
| 401 - 500k | 9            |
| 501 - 750k | 19           |
| 751 - 1m   | 6            |
| 1m +       | 5            |

## Land Sales By Price (12 months)

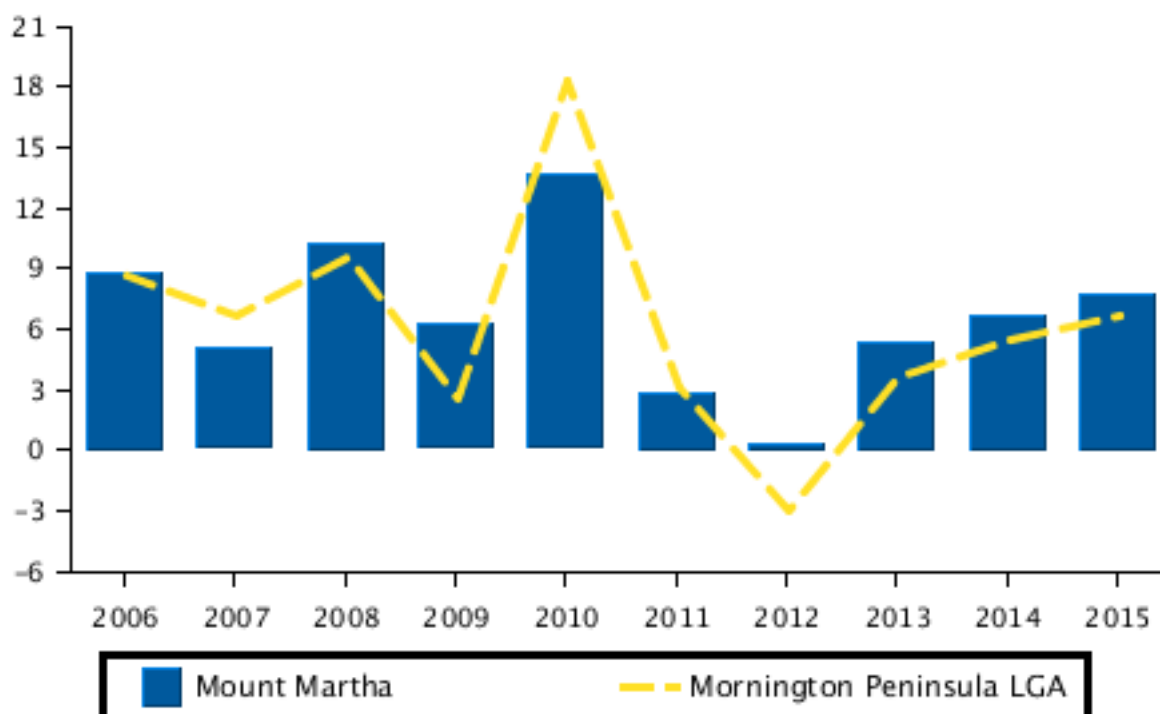


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

| Period | Mount Martha | Mornington Peninsula LGA |
|--------|--------------|--------------------------|
|        | % Change     | % Change                 |
| 2015   | 7.7%         | 6.6%                     |
| 2014   | 6.7%         | 5.5%                     |
| 2013   | 5.3%         | 3.6%                     |
| 2012   | 0.3%         | -3%                      |
| 2011   | 2.8%         | 3.1%                     |
| 2010   | 13.6%        | 18.3%                    |
| 2009   | 6.2%         | 2.5%                     |
| 2008   | 10.2%        | 9.6%                     |
| 2007   | 5%           | 6.7%                     |
| 2006   | 8.8%         | 8.6%                     |

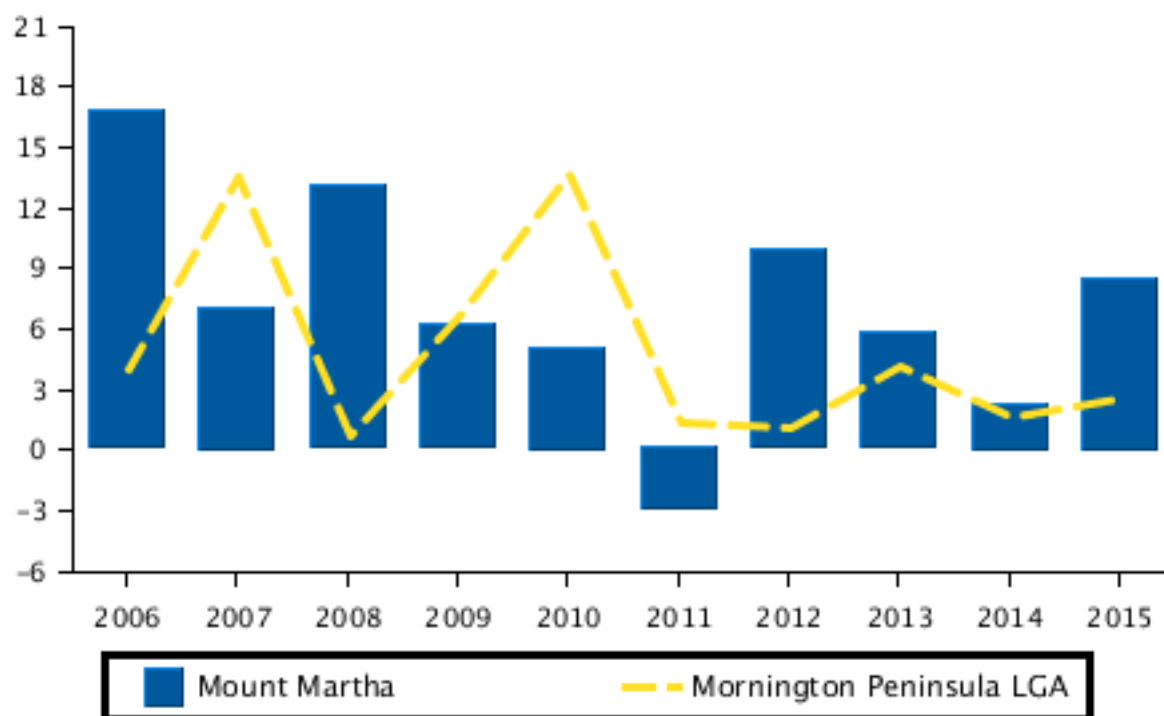
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

| Period | Mount Martha<br>% Change | Mornington Peninsula LGA<br>% Change |
|--------|--------------------------|--------------------------------------|
| 2015   | 8.5%                     | 2.6%                                 |
| 2014   | 2.3%                     | 1.6%                                 |
| 2013   | 5.8%                     | 4.1%                                 |
| 2012   | 9.9%                     | 1.1%                                 |
| 2011   | -3.1%                    | 1.4%                                 |
| 2010   | 5.1%                     | 13.6%                                |
| 2009   | 6.2%                     | 6.7%                                 |
| 2008   | 13.1%                    | 0.7%                                 |
| 2007   | 7.1%                     | 13.5%                                |
| 2006   | 16.8%                    | 4%                                   |

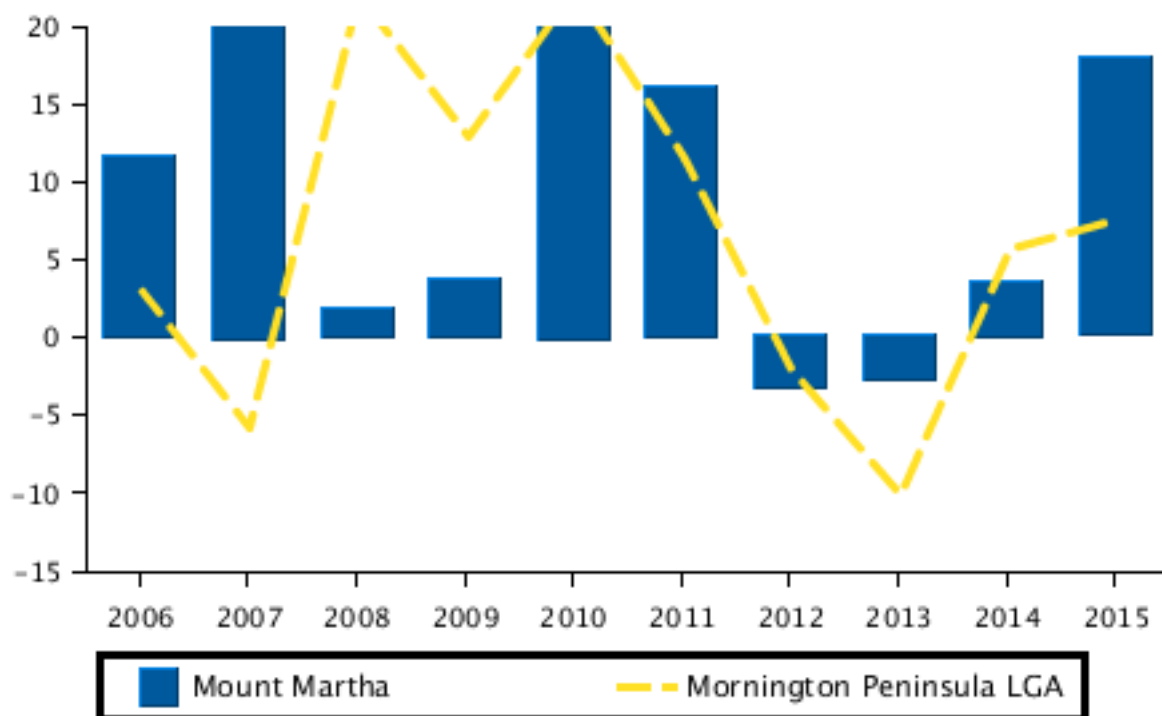
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

| Period | Mount Martha<br>% Change | Mornington Peninsula LGA<br>% Change |
|--------|--------------------------|--------------------------------------|
| 2015   | 18%                      | 7.5%                                 |
| 2014   | 3.7%                     | 5.6%                                 |
| 2013   | -3%                      | -10.1%                               |
| 2012   | -3.5%                    | -2.1%                                |
| 2011   | 16.2%                    | 11.5%                                |
| 2010   | 34.5%                    | 22.3%                                |
| 2009   | 3.8%                     | 12.8%                                |
| 2008   | 1.9%                     | 21.9%                                |
| 2007   | 26.5%                    | -5.9%                                |
| 2006   | 11.7%                    | 3%                                   |

### Capital Growth in Median Prices (Land)

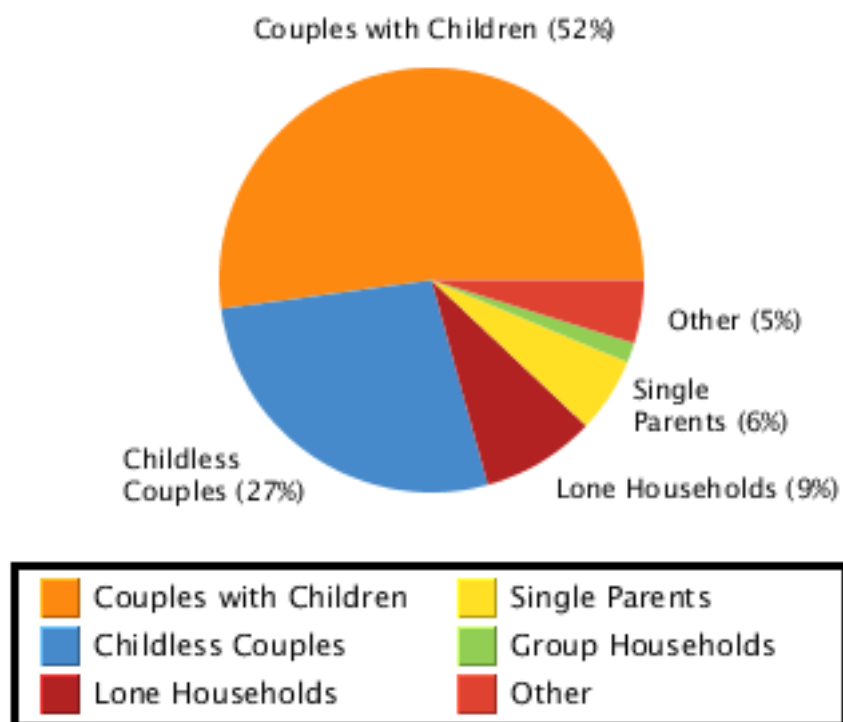


# Household

## Household Structure

| Type                  | Percent |
|-----------------------|---------|
| Couples with Children | 52.1    |
| Childless Couples     | 27.1    |
| Lone Households       | 8.7     |
| Single Parents        | 5.7     |
| Other                 | 4.8     |
| Group Households      | 1.5     |

## Household Structure

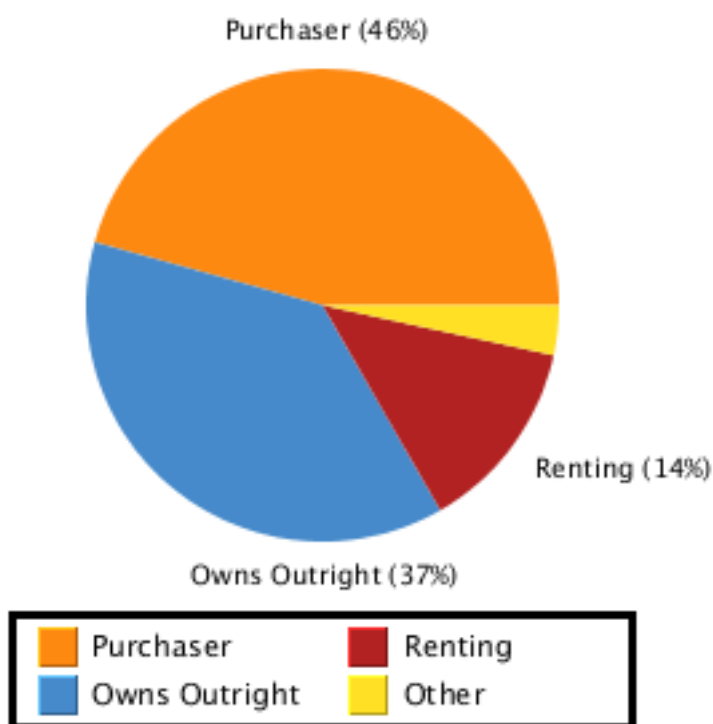




## Household Occupancy

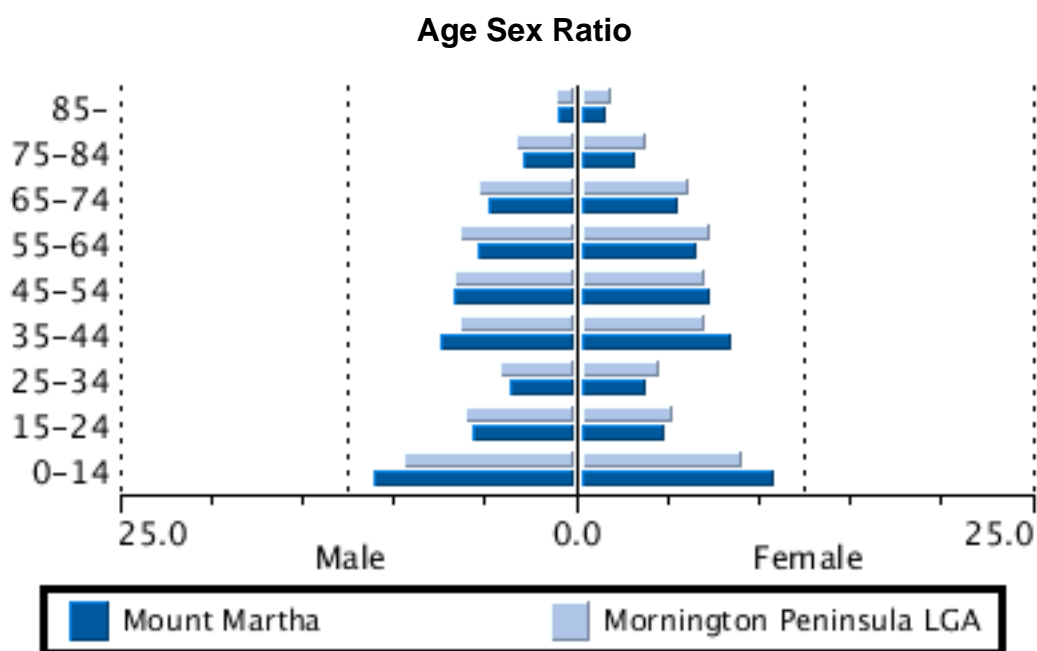
| Type          | Percent |
|---------------|---------|
| Purchaser     | 45.7    |
| Owns Outright | 37.6    |
| Renting       | 13.3    |
| Other         | 3.4     |

## Household Occupancy



## Age Sex Ratio

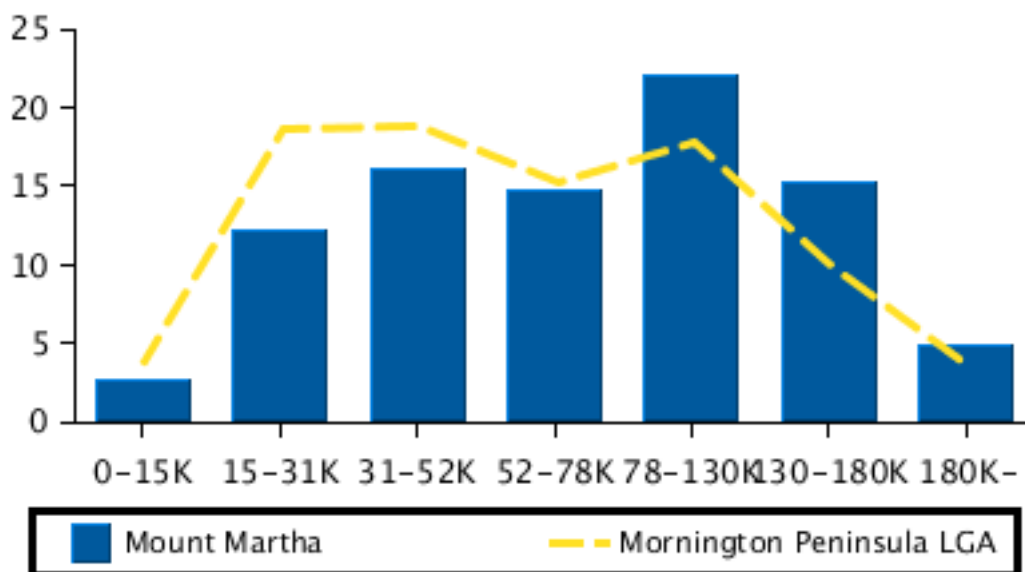
| Age Group | Mount Martha |          | Mornington Peninsula LGA |          |
|-----------|--------------|----------|--------------------------|----------|
|           | Male %       | Female % | Male %                   | Female % |
| 0-14      | 11.1         | 10.7     | 9.4                      | 9.0      |
| 15-24     | 5.6          | 4.8      | 6.0                      | 5.2      |
| 25-34     | 3.6          | 3.7      | 4.1                      | 4.5      |
| 35-44     | 7.4          | 8.4      | 6.3                      | 7.0      |
| 45-54     | 6.6          | 7.2      | 6.6                      | 7.0      |
| 55-64     | 5.4          | 6.5      | 6.3                      | 7.2      |
| 65-74     | 4.7          | 5.5      | 5.4                      | 6.0      |
| 75-84     | 2.9          | 3.2      | 3.3                      | 3.8      |
| 85-       | 0.9          | 1.6      | 1.1                      | 1.8      |



## Household Income

| Income Range | Mount Martha % | Mornington Peninsula LGA % |
|--------------|----------------|----------------------------|
| 0-15K        | 2.7            | 3.9                        |
| 15-31K       | 12.2           | 18.7                       |
| 31-52K       | 16.0           | 18.8                       |
| 52-78K       | 14.7           | 15.3                       |
| 78-130K      | 22.0           | 17.7                       |
| 130-180K     | 15.2           | 9.9                        |
| 180K-        | 4.9            | 3.5                        |

Household Income



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