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Suburb Statistics Report

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Area Profile

The size of Somerville is approximately 38 square kilometres. It has 20 parks covering nearly 1% of total area.

The population of Somerville in 2006 was 10,704 people. By 2011 the population was 10,747 showing a stable population in the area during that time.

The predominant age group in Somerville is 0-14 years.

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

In general, people in Somerville work in a non-specific occupation.

In 2006, 80.0% of the homes in Somerville were owner-occupied compared with 77.8% in 2011.

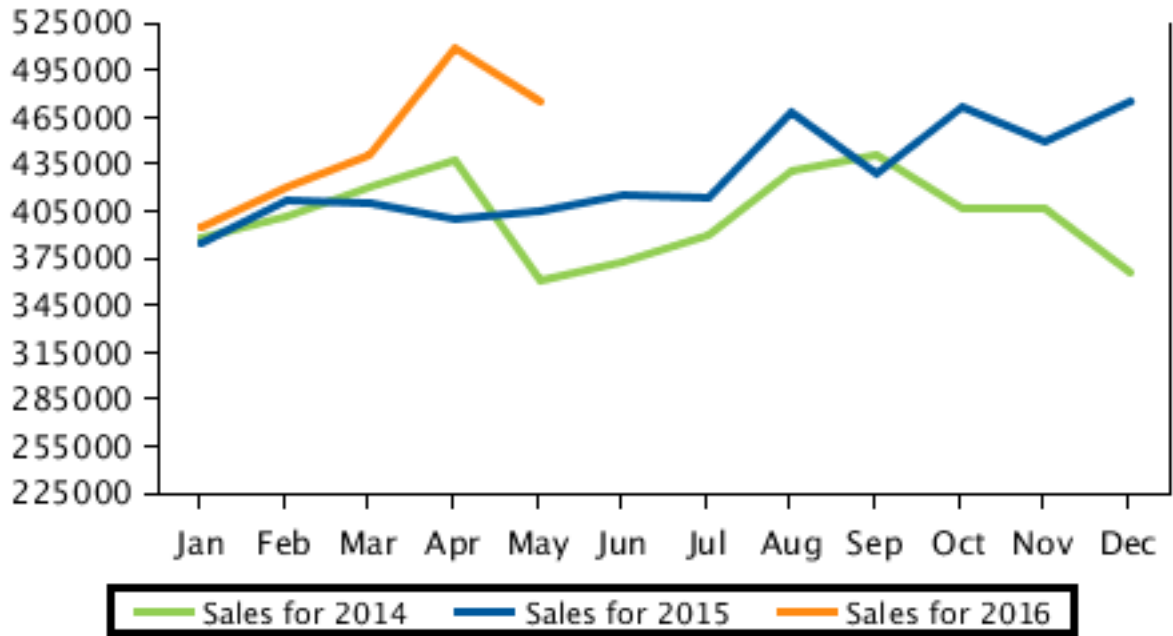
Currently the median sales price of houses in the area is 474,250.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$387,685	\$384,000	\$395,000
February	\$401,000	\$412,500	\$420,500
March	\$420,000	\$409,250	\$440,000
April	\$437,500	\$400,000	\$508,750
May	\$360,000	\$405,000	\$474,250
June	\$372,500	\$415,000	\$0
July	\$390,000	\$413,000	\$0
August	\$430,000	\$468,750	\$0
September	\$440,000	\$428,500	\$0
October	\$406,000	\$471,000	\$0
November	\$407,000	\$450,000	\$0
December	\$366,000	\$475,000	\$0



Median Sale Price



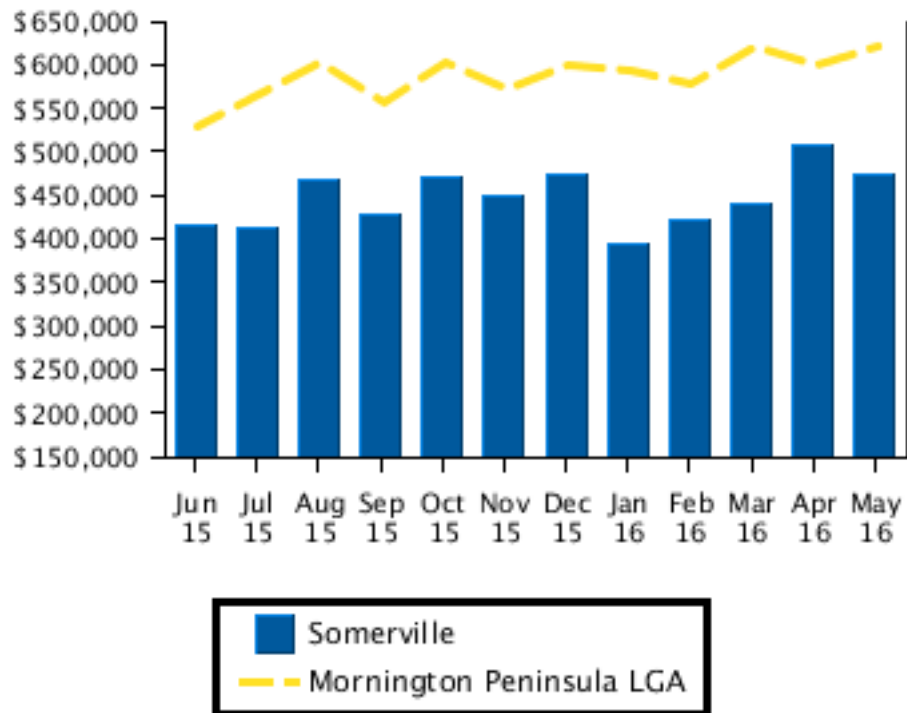


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Somerville Median Price	Mornington Peninsula LGA Median Price
May 2016	\$474,250	\$620,000
April 2016	\$508,750	\$600,000
March 2016	\$440,000	\$620,000
February 2016	\$420,500	\$577,500
January 2016	\$395,000	\$592,500
December 2015	\$475,000	\$600,000
November 2015	\$450,000	\$573,000
October 2015	\$471,000	\$602,500
September 2015	\$428,500	\$557,500
August 2015	\$468,750	\$602,500
July 2015	\$413,000	\$567,000
June 2015	\$415,000	\$530,000

Recent Median House Sale Prices

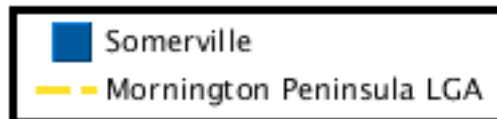
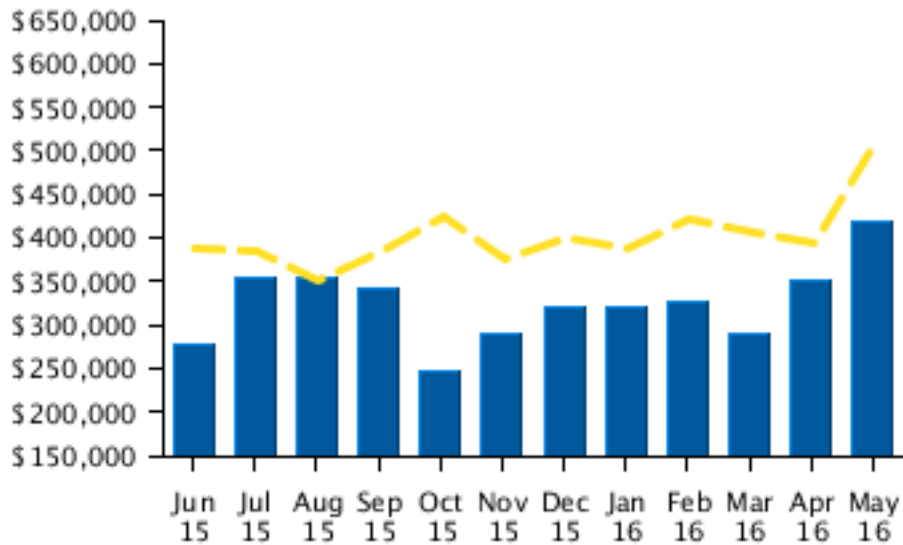




Recent Median Unit Sale Prices

Period	Somerville Median Price	Mornington Peninsula LGA Median Price
May 2016	\$417,500	\$511,250
April 2016	\$350,000	\$392,500
March 2016	\$290,000	\$405,000
February 2016	\$325,500	\$420,000
January 2016	\$318,750	\$389,000
December 2015	\$318,750	\$399,500
November 2015	\$290,000	\$376,000
October 2015	\$248,000	\$425,000
September 2015	\$341,500	\$383,500
August 2015	\$352,500	\$350,000
July 2015	\$352,500	\$385,000
June 2015	\$277,500	\$387,000

Recent Median Unit Sale Prices

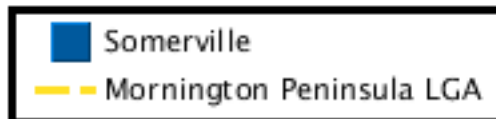
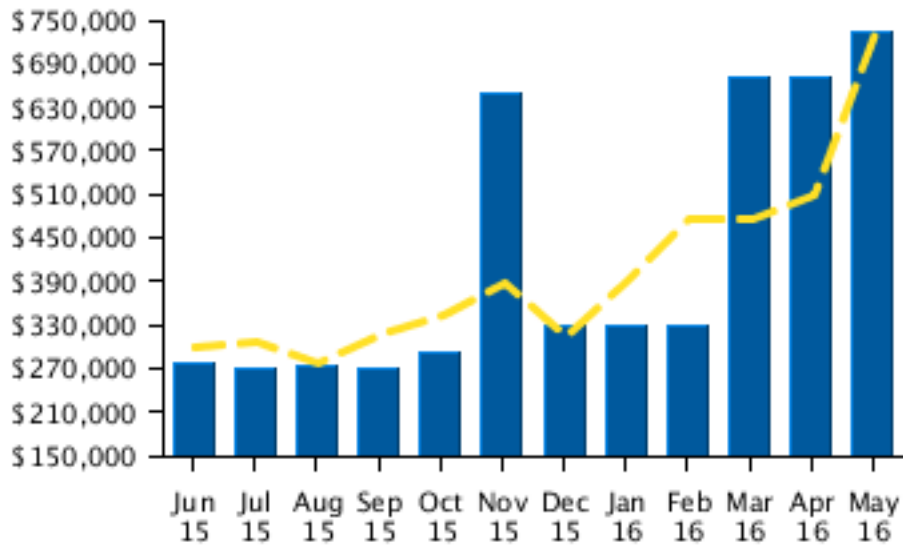




Recent Median Land Sale Prices

Period	Somerville Median Price	Mornington Peninsula LGA Median Price
May 2016	\$734,000	\$735,000
April 2016	\$670,000	\$509,000
March 2016	\$670,000	\$475,000
February 2016	\$330,000	\$475,000
January 2016	\$330,000	\$392,500
December 2015	\$330,000	\$315,000
November 2015	\$650,000	\$388,750
October 2015	\$291,500	\$345,000
September 2015	\$269,000	\$319,000
August 2015	\$275,000	\$277,500
July 2015	\$268,000	\$305,000
June 2015	\$278,000	\$299,500

Recent Median Land Sale Prices



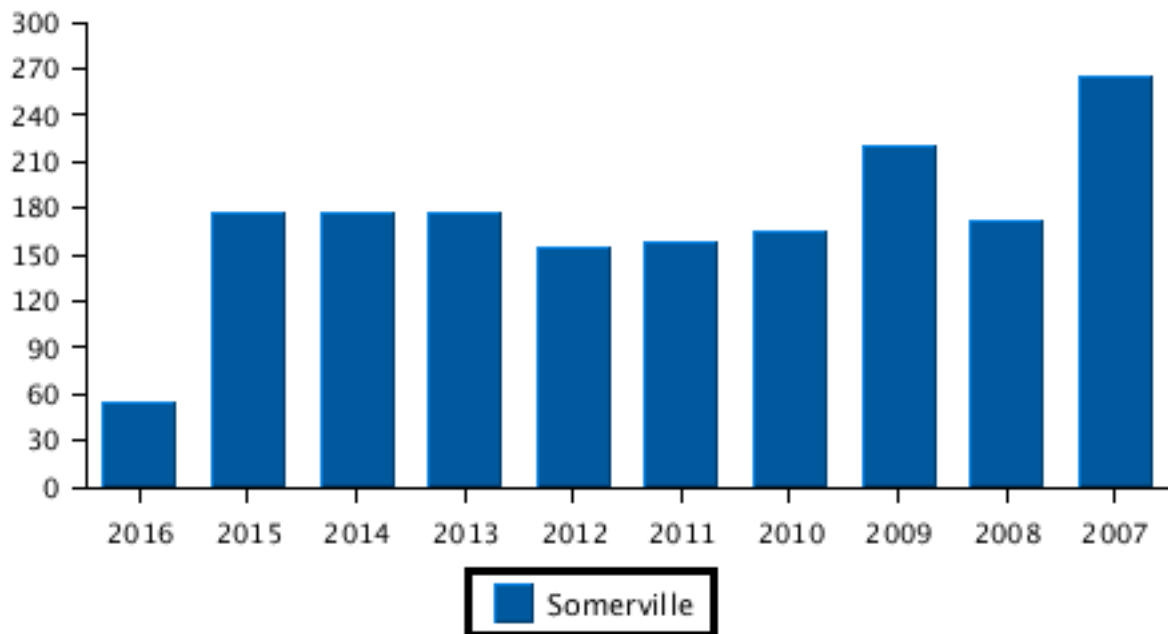


Sales Per Annum

House Sales Per Annum

Period	Somerville
	Number
2016	54
2015	177
2014	176
2013	176
2012	154
2011	158
2010	165
2009	219
2008	171
2007	265

House Sales Per Annum

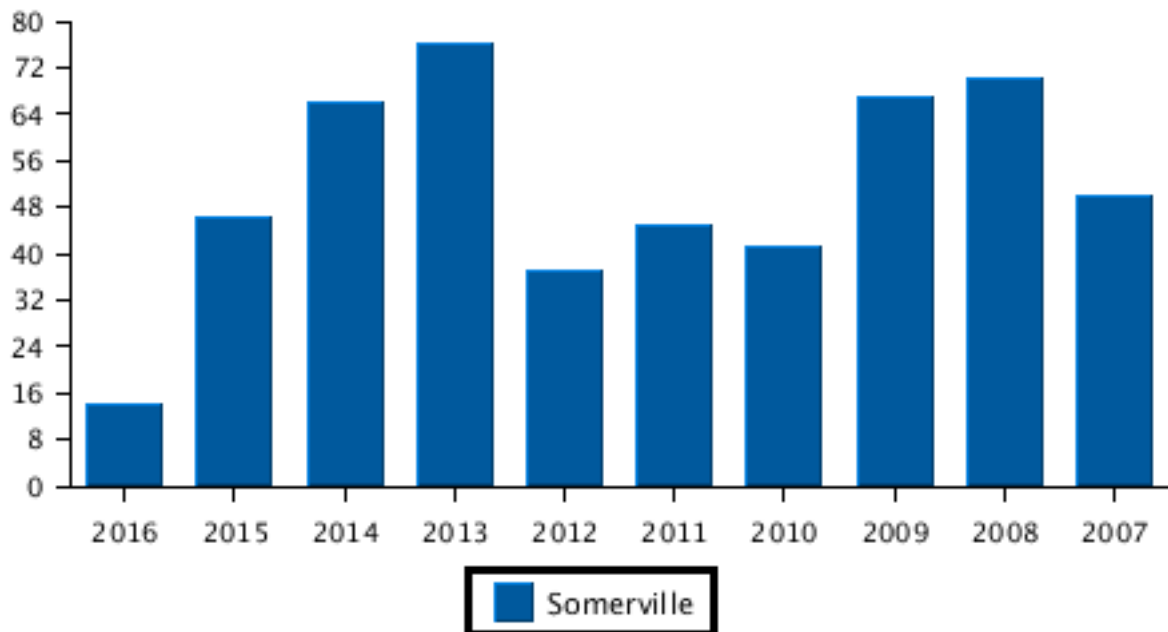




Unit Sales Per Annum

Period	Somerville Number
2016	14
2015	46
2014	66
2013	76
2012	37
2011	45
2010	41
2009	67
2008	70
2007	50

Unit Sales Per Annum

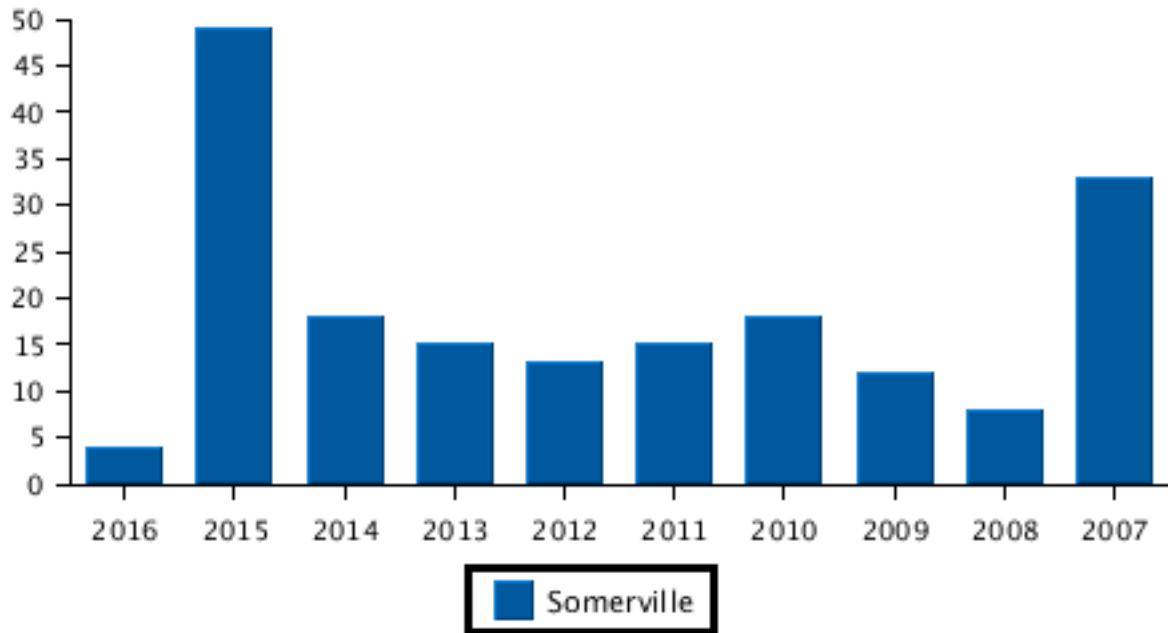




Land Sales Per Annum

Period	Somerville Number
2016	4
2015	49
2014	18
2013	15
2012	13
2011	15
2010	18
2009	12
2008	8
2007	33

Land Sales Per Annum



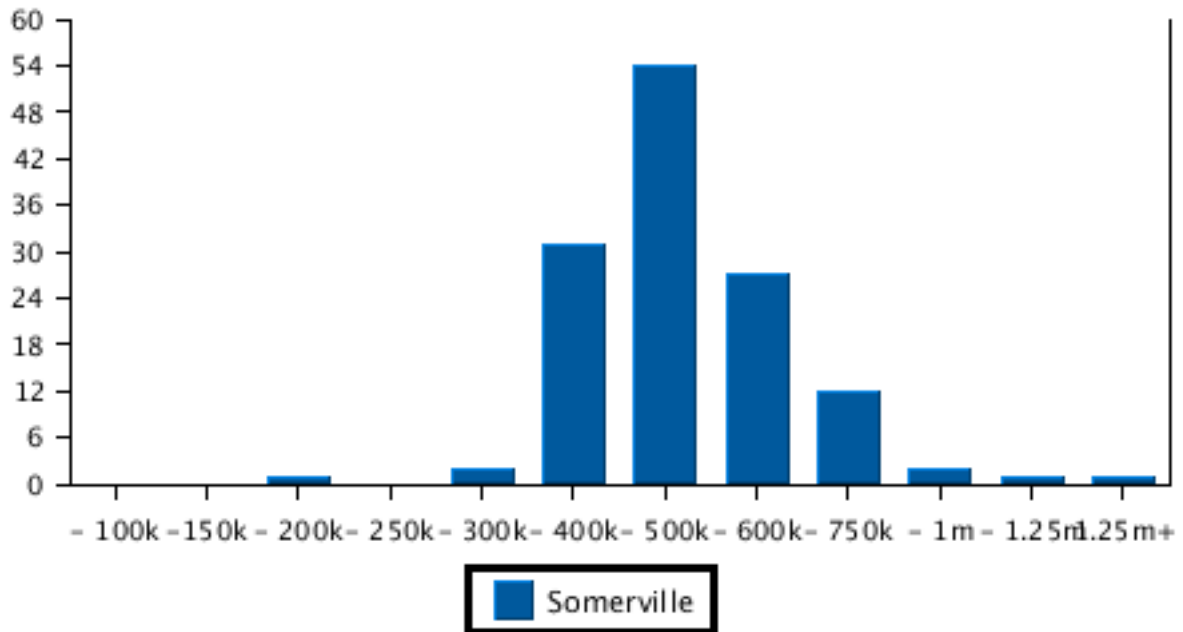


Sales By Price

House Sale by Price (12 months)

Price	Somerville	
		Number
0 - 100k		0
101 -150k		0
151 - 200k		1
201 - 250k		0
251 - 300k		2
301 - 400k		31
401 - 500k		54
501 - 600k		27
601 - 750k		12
751 - 1m		2
> 1m - 1.25m		1
1.25m+		1

House Sales By Price (12 months)

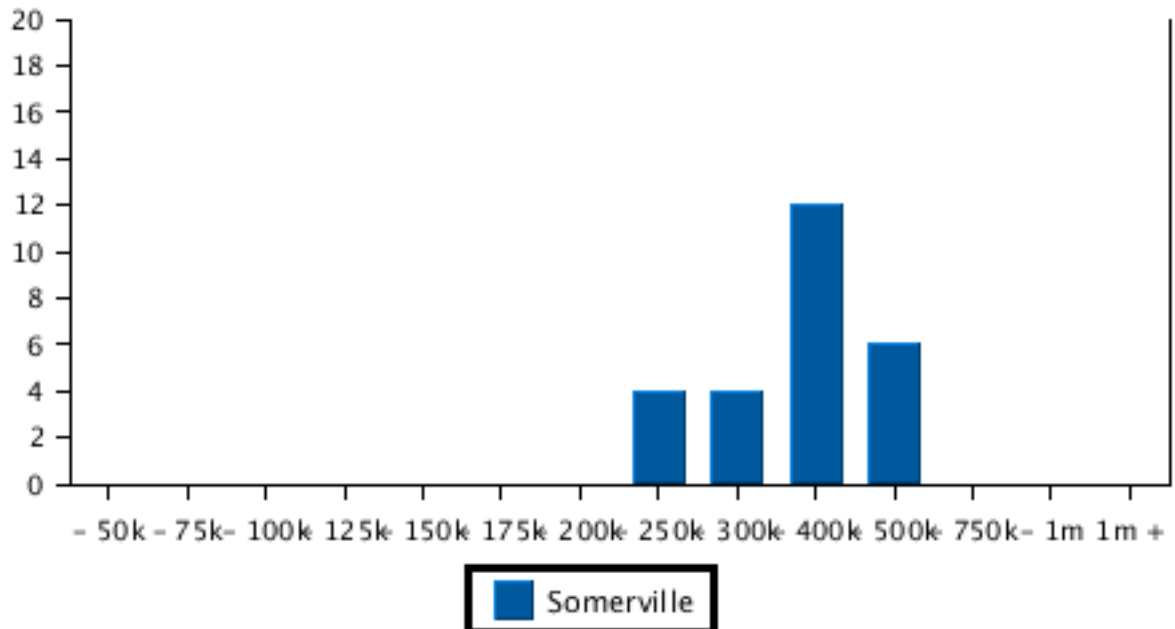




Unit Sale by Price (12 months)

Price	Somerville	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	4	
251 - 300k	4	
301 - 400k	12	
401 - 500k	6	
501 - 750k	0	
751 - 1m	0	
1m +	0	

Unit Sales By Price (12 months)

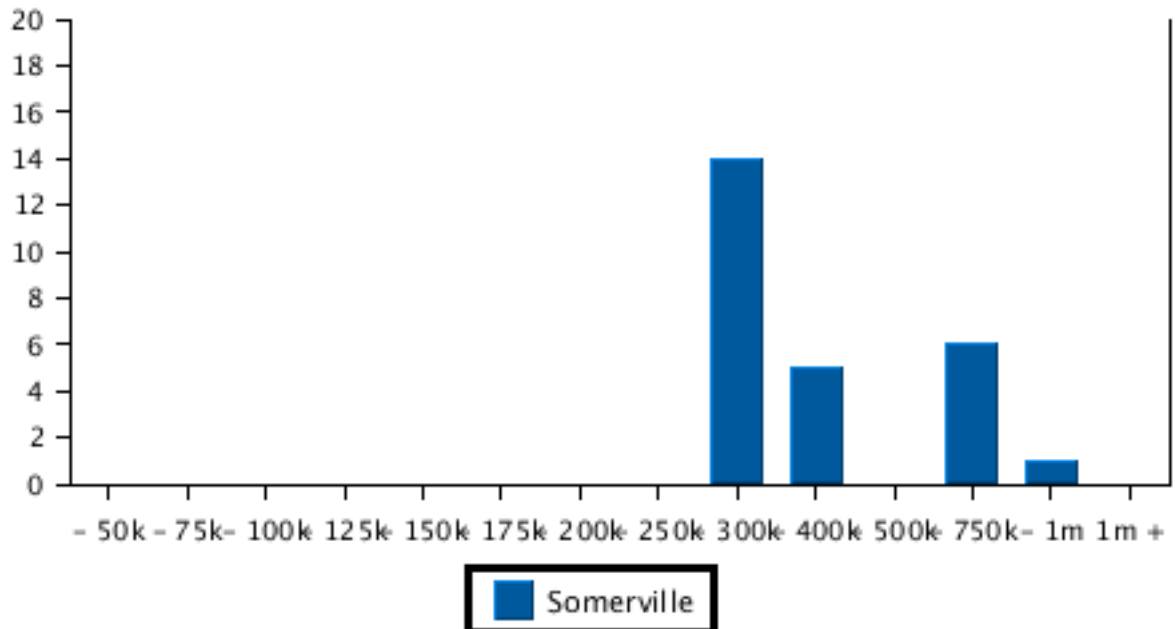




Land Sale by Price (12 months)

Price	Somerville	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	14	
301 - 400k	5	
401 - 500k	0	
501 - 750k	6	
751 - 1m	1	
1m +	0	

Land Sales By Price (12 months)

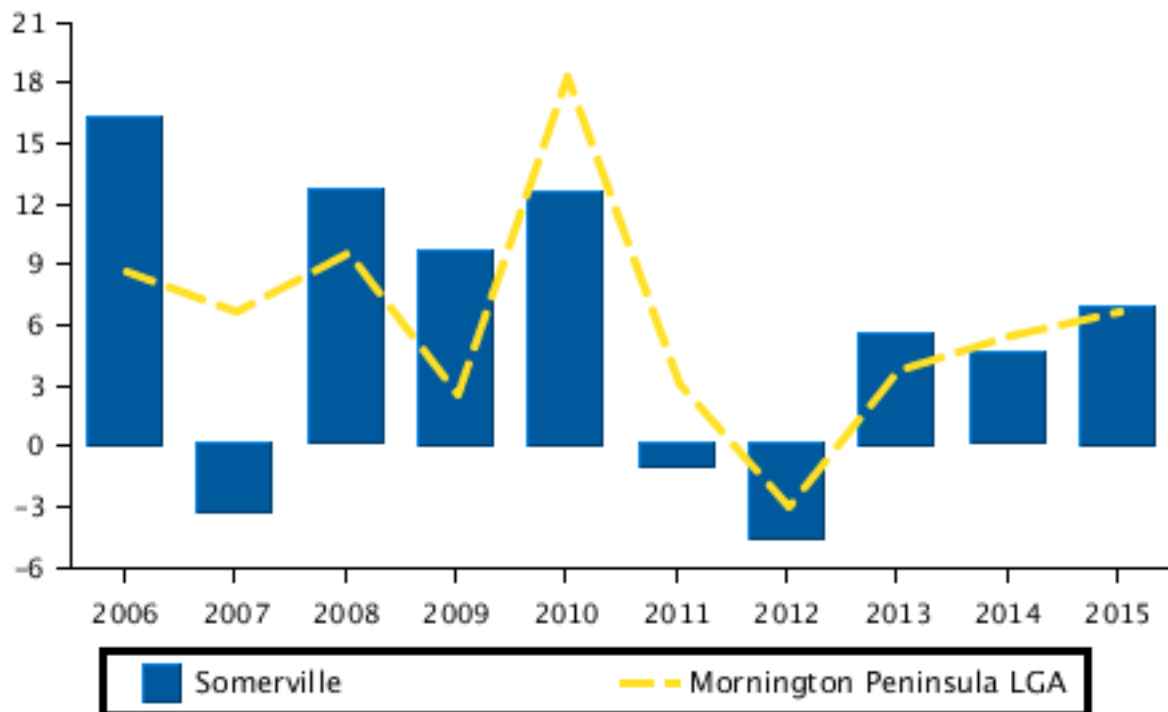


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Somerville % Change	Mornington Peninsula LGA % Change
2015	6.9%	6.6%
2014	4.6%	5.4%
2013	5.6%	3.7%
2012	-4.8%	-3%
2011	-1.2%	3.1%
2010	12.6%	18.3%
2009	9.7%	2.5%
2008	12.7%	9.6%
2007	-3.5%	6.7%
2006	16.3%	8.6%

Capital Growth in Median Prices (Houses)

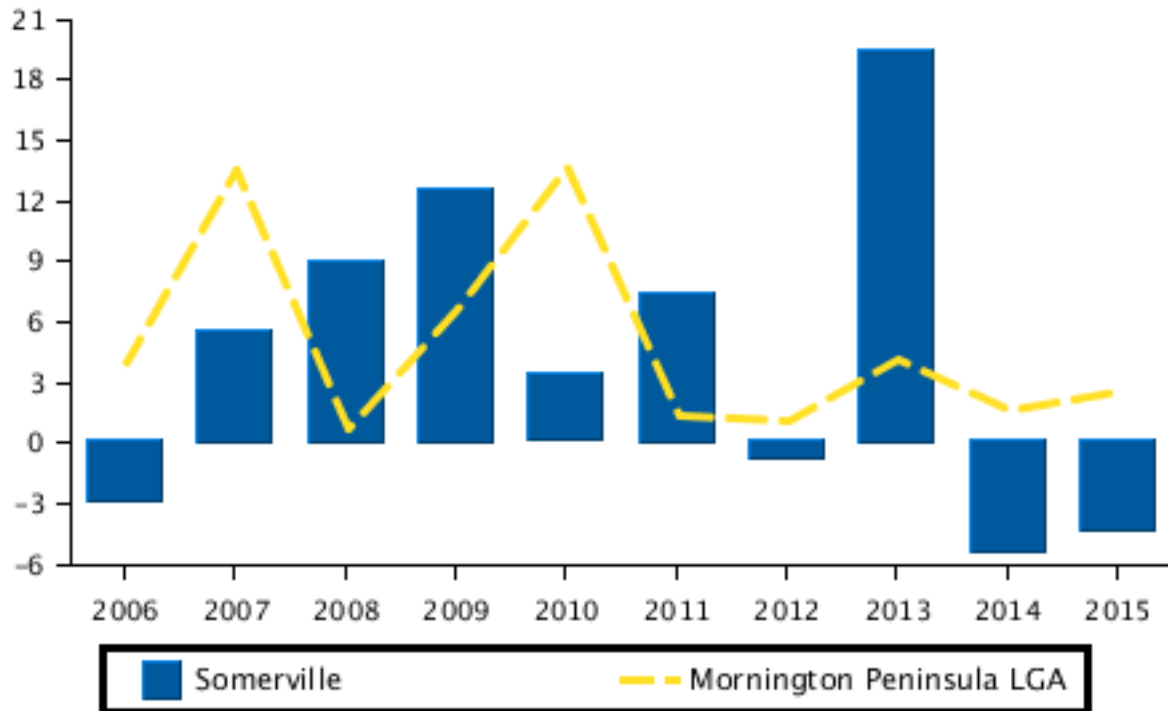




Capital Growth in Median Prices (Unit)

Period	Somerville % Change	Mornington Peninsula LGA % Change
2015	-4.5%	2.6%
2014	-5.6%	1.6%
2013	19.5%	4.1%
2012	-1%	1.1%
2011	7.5%	1.4%
2010	3.4%	13.6%
2009	12.6%	6.7%
2008	9%	0.7%
2007	5.6%	13.5%
2006	-3.1%	4%

Capital Growth in Median Prices (Unit)

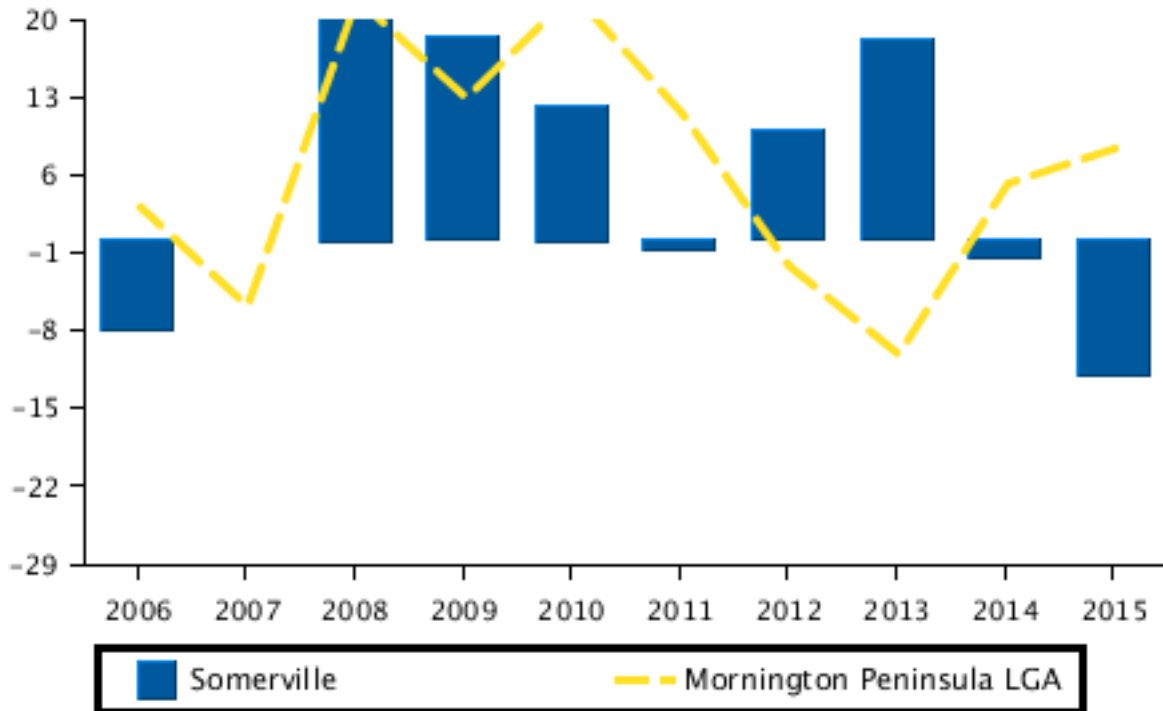




Capital Growth in Median Prices (Land)

Period	Somerville % Change	Mornington Peninsula LGA % Change
2015	-12.4%	8.4%
2014	-1.7%	5.3%
2013	18.2%	-10.1%
2012	10%	-2.1%
2011	-1.1%	11.5%
2010	12.3%	22.3%
2009	18.4%	12.8%
2008	27.6%	21.9%
2007	-33.4%	-5.9%
2006	-8.4%	3%

Capital Growth in Median Prices (Land)



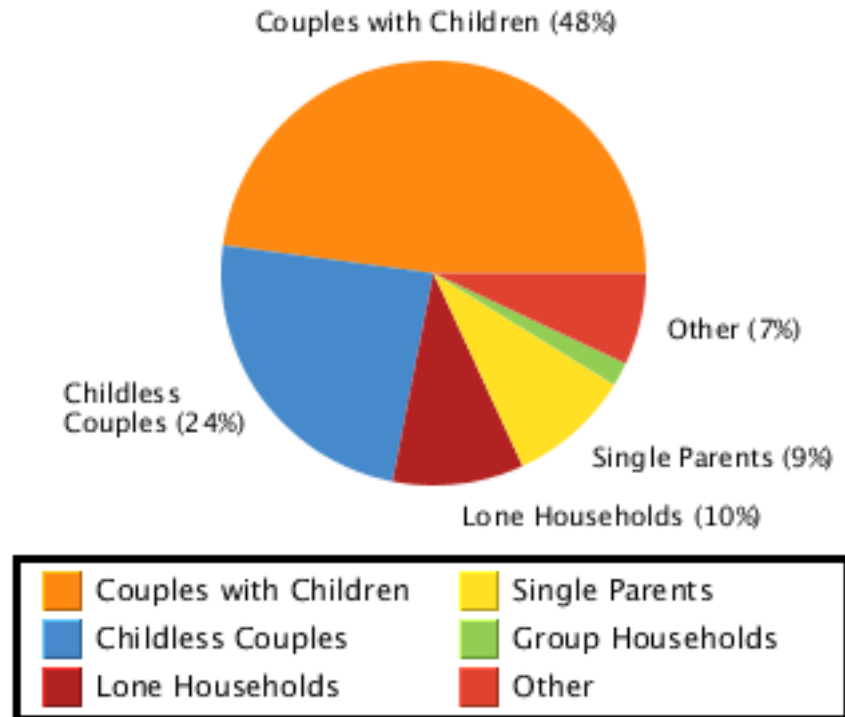


Household

Household Structure

Type	Percent
Couples with Children	47.9
Childless Couples	24.0
Lone Households	10.0
Single Parents	9.3
Other	7.0
Group Households	1.8

Household Structure

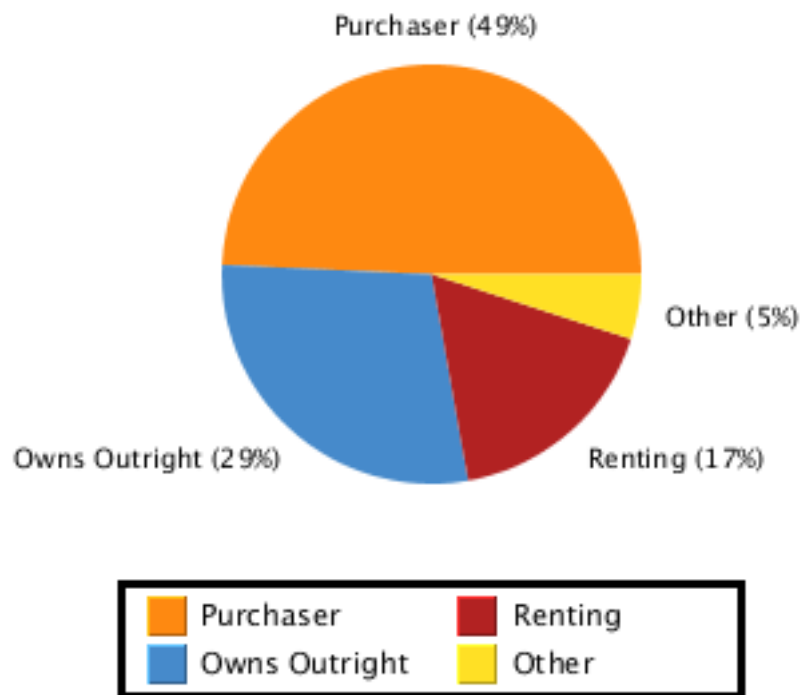




Household Occupancy

Type	Percent
Purchaser	49.3
Owns Outright	28.5
Renting	17.2
Other	5.0

Household Occupancy

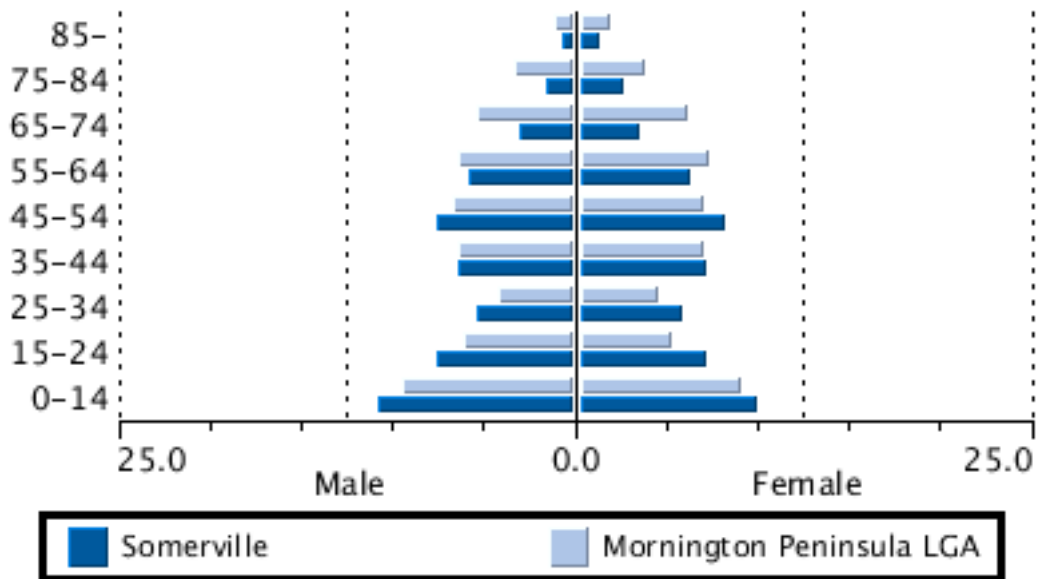




Age Sex Ratio

Age Group	Somerville		Mornington Peninsula LGA	
	Male %	Female %	Male %	Female %
0-14	10.8	9.9	9.4	9.0
15-24	7.5	7.1	6.0	5.2
25-34	5.4	5.8	4.1	4.5
35-44	6.3	7.1	6.3	7.0
45-54	7.6	8.1	6.6	7.0
55-64	5.8	6.2	6.3	7.2
65-74	3.0	3.4	5.4	6.0
75-84	1.5	2.5	3.3	3.8
85-	0.7	1.3	1.1	1.8

Age Sex Ratio

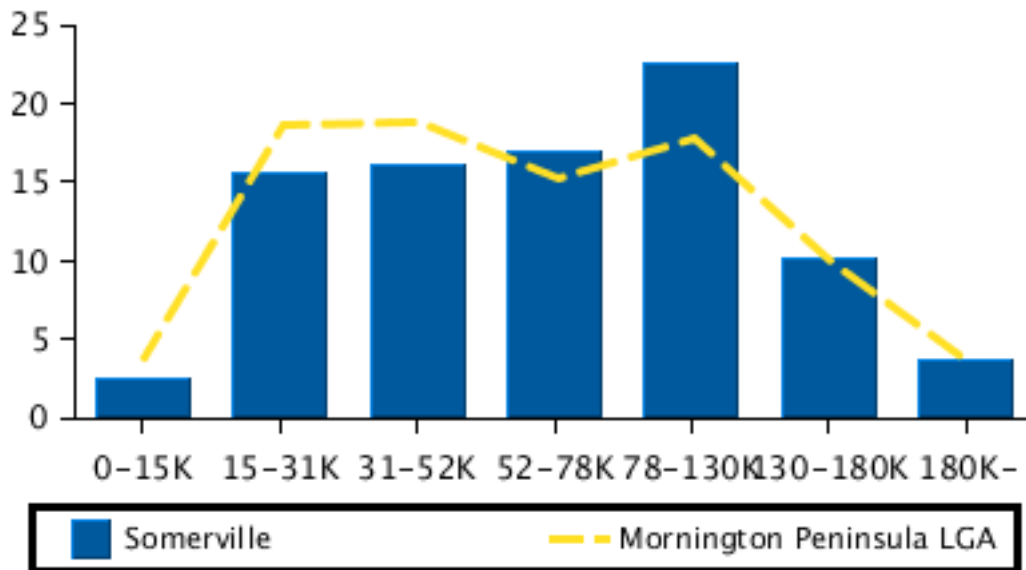




Household Income

Income Range	Somerville %	Mornington Peninsula LGA %
0-15K	2.5	3.9
15-31K	15.6	18.7
31-52K	16.0	18.8
52-78K	17.0	15.3
78-130K	22.5	17.7
130-180K	10.1	9.9
180K-	3.6	3.5

Household Income





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