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| **MELBOURNE'S "ugly duckling" outer west & north are leading the whole nation for house price growth, recording gains of up to 33 per cent in a year (2018).** |

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April 2018

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| Melbourne suburbs such as Wyndham, Melton, Hume and Whittlesea areas, as well as Casey in the outer southeast, are the best performing boomtowns in a very strong Melbourne market. Notable stars were Thomastown in Whittlesea, with 33 per cent annual gains, Broadmeadows in Hume, 29 per cent, and the Melton region's Melton and Melton South, both 27 per cent. The regions also racked up substantial sales activity over the past year - an indication of demand and FUTURE price boom  - none more so than Wyndham's Point Cook, with a whopping 953 house sales, Werribee, 791, and Tarneit and Hoppers Crossing, 680-odd each.The strongest price growth anywhere in Australia in the past 12 months has been those outer suburbs of Melbourne, challenged only by Newcastle in NSW. Affordability, improving infrastructure and access to jobs was driving the boom, along with a resurgence in Victoria's first-home buyer sector sparked by State Government incentives.Melbourne suburbs such as Wyndham, Melton, Hume, Whittlesea and Casey areas are still hot. Cheap property offerings outweighed their potential "stigmas", including distance from the CBD, low socio-economic status and perceived crime rate.  Buyers are not put off as these places change through gentrification, huge infrastructure developments like the tunnel projects, widened freeways, more train stations, the education precinct in the west and new airports. |

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| **MELBOURNE'S 2018 HOTSPOTS****Wyndham****Top annual growth suburbs:** Werribee (up 22% to $450,000 median house price)Hoppers Crossing (21% to $491,000)Tarneit (16% to $506,000) **Top sales activity suburbs:**Point Cook (953 house sales)Werribee (791)Tarneit (684)Hoppers Crossing (682) **Melton****Annual growth:**Melton and Melton South (both up 27% to $350,000, $363,000 median house prices respectively)Hillside and Kurunjang (15% to $601,000, $355,000)**Sales activity:**Caroline Springs (343 house sales)Melton West (353)Melton South (271) **Whittlesea****Annual growth:**Thomastown (up 33% to $636,000 median house price)Lalor (25% to $610,000)Mernda (22% to $520,000)**Sales activity:**Epping (461 house sales)Doreen (356)Mernda (22% to $520,000) **Hume****Annual growth:**Broadmeadows (up 29% to $520,000 median house price)Jacana (26% to $521,000)Gladstone Park (24% to $628,000)**Sales activity:**Craigieburn (571 house sales)Roxburgh Park (342)Greenvale (272) **Casey****Annual growth:**Cranbourne and Cranbourne West (both up 24% to $495,000, $500,000 median house prices respectively)Hallam and Narre Warren (both up 23% to $560,000, $590,000)**Sales activity:**Berwick (738 house sales)Cranbourne North (458)Narre Warren (453)Clyde North (458)*Source: CoreLogic for year to April 2018* |
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