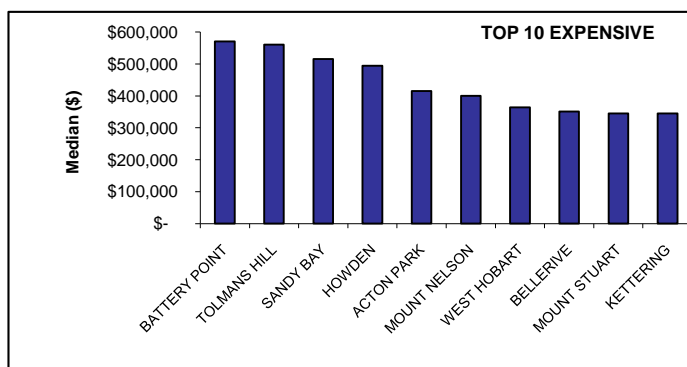


RESIDENTIAL SNAPSHOT: House Prices - December Quarter 2005



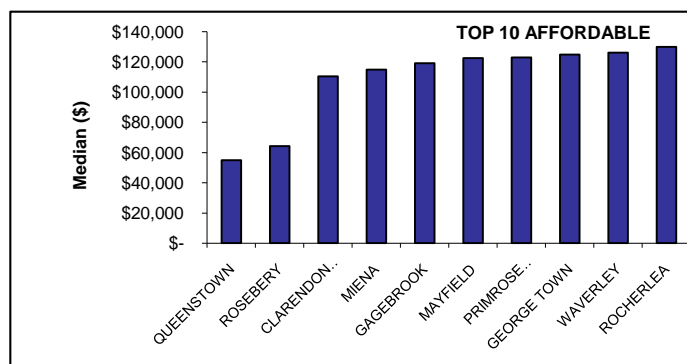
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-04 to Dec-05
BATTERY POINT	3	\$ 570,000	-5.0%
TOLMANS HILL	3	\$ 560,000	21.1%
SANDY BAY	39	\$ 515,000	8.4%
HOWDEN	3	\$ 494,000	47.7%
ACTON PARK	7	\$ 415,000	-15.3%
MOUNT NELSON	7	\$ 400,000	18.5%
WEST HOBART	22	\$ 363,500	-3.3%
BELLERIVE	17	\$ 351,000	11.4%
MOUNT STUART	9	\$ 345,000	-10.4%
KETTERING	4	\$ 344,250	86.1%



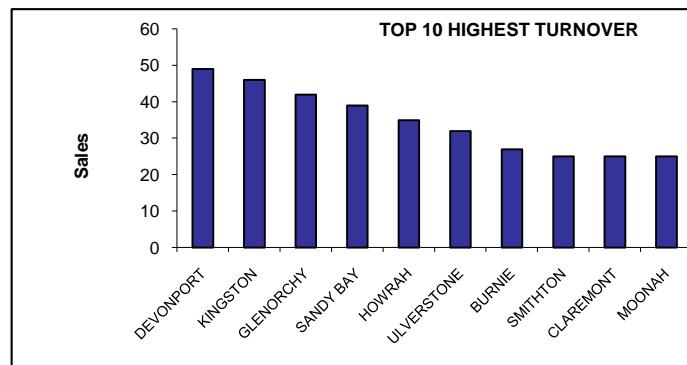
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-04 to Dec-05
QUEENSTOWN	7	\$ 55,000	5.8%
ROSEBERY	3	\$ 64,200	2.3%
CLARENDON VALE	6	\$ 110,500	16.6%
MIENA	5	\$ 115,000	65.5%
GAGEBROOK	6	\$ 119,250	na
MAYFIELD	8	\$ 122,500	3.8%
PRIMROSE SANDS	12	\$ 123,000	-10.9%
GEORGE TOWN	10	\$ 125,000	6.4%
WAVERLEY	4	\$ 126,250	7.0%
ROCHERLEA	3	\$ 130,000	na



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Dec-04 to Dec-05
DEVONPORT	49	\$ 180,000	4.0%
KINGSTON	46	\$ 285,000	8.5%
GLENORCHY	42	\$ 187,000	2.7%
SANDY BAY	39	\$ 515,000	8.4%
HOWRAH	35	\$ 285,000	-0.2%
ULVERSTONE	32	\$ 192,500	-1.3%
BURNIE	27	\$ 139,000	-18.2%
SMITHTON	25	\$ 170,000	29.3%
CLAREMONT	25	\$ 195,000	14.7%
MOONAH	25	\$ 208,000	4.0%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Sep-05 to Dec-05
ROMAINE	3	\$ 308,000	76.3%
COLES BAY	3	\$ 305,000	69.4%
PENGUIN	5	\$ 265,000	59.4%
SCOTTSDALE	10	\$ 296,000	56.6%
WYNYARD	9	\$ 225,000	55.2%
SPREYTON	10	\$ 281,000	48.7%
EVANDALE	3	\$ 337,500	48.4%
PORT SORELL	12	\$ 234,500	43.4%
MOTNROSE	5	\$ 270,000	36.7%
CRADOC	3	\$ 235,000	34.3%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Dec-04 to Dec-05
EVANDALE	3	\$ 337,500	141.1%
SCOTTSDALE	10	\$ 296,000	95.4%
KETTERING	4	\$ 344,250	86.1%
PENGUIN	5	\$ 265,000	67.2%
MIENA	5	\$ 115,000	65.5%
ST LEONARDS	6	\$ 183,315	52.8%
HOWDEN	3	\$ 494,000	47.7%
PORT SORELL	12	\$ 234,500	42.1%
WESTBURY	10	\$ 195,000	41.8%
GLEBE	2	\$ 454,000	40.8%

Disclaimer

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