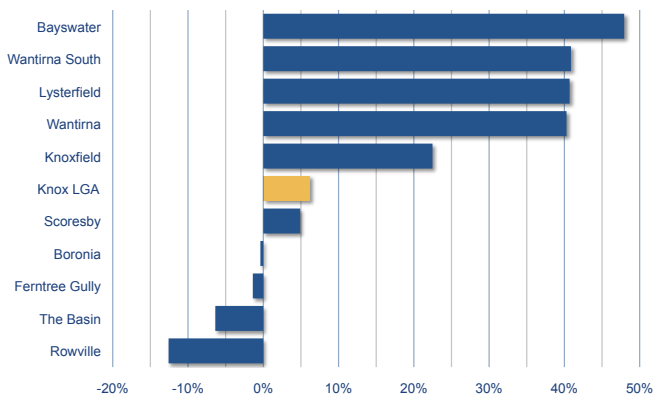


PROPERTY MARKET

House Sales

The median house price in the City of Knox was \$412,000 in January 2010, representing an annual increase of 6.2% when compared to the level recorded in January 2009 (\$388,000).

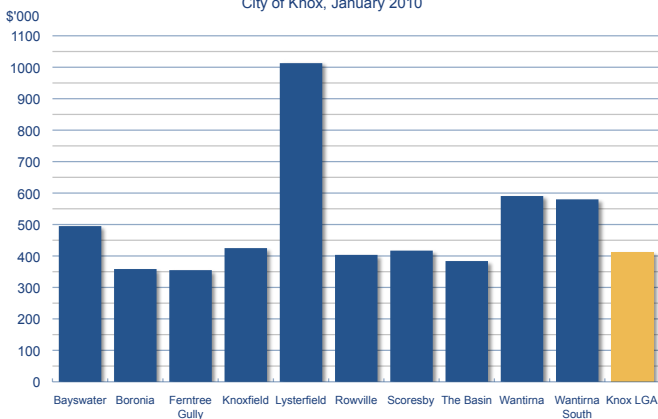
Median House Prices
Annual Growth, Yr to January 2010



Source: RPData

Within the City of Knox, the suburbs of Bayswater (up 47.9%), Wantirna South (up 40.9%) and Lysterfield (up 40.7%) recorded the highest annual increases in house prices over the year to January 2010.

Median House Prices
City of Knox, January 2010

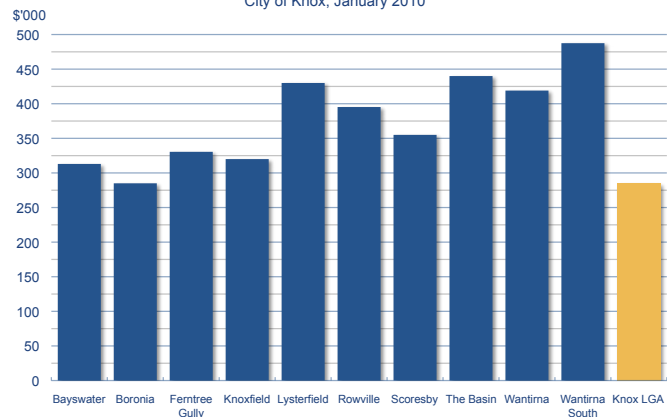


Source: RPData

Unit / Townhouse Sales

The median sales price for units / apartments in the City of Knox was \$285,000 in January 2010, which represented a decrease of 13.0% from the average recorded in January 2009 (\$327,500).

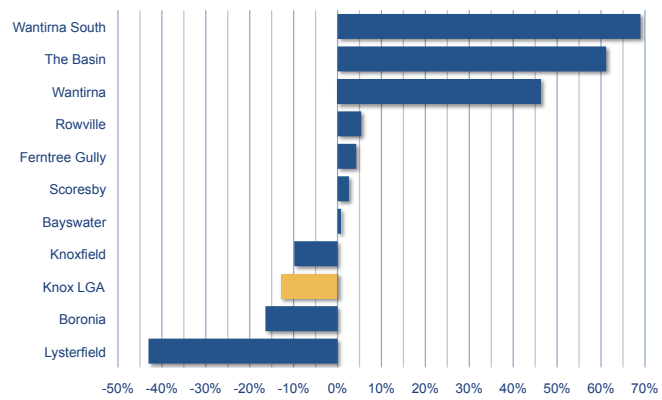
Median Unit Prices
City of Knox, January 2010



Source: RPData

The suburbs that experienced the highest annual increases in unit prices over the year to the September Quarter 2007 were Wantirna South (up 69.0%), The Basin (up 61.2%) and Wantirna (46.2%).

Median Unit Prices
Annual Growth, Yr to January 2010



Source: RPData

Median Sales Prices (\$)

Locality	Separate houses		Units / townhouses	
	Level January 2010	Ann % chg	Level January 2010	Ann % chg
Bayswater	495,000	47.9	313,000	0.8
Boronia	358,500	-0.4	285,000	-16.4
Ferntree Gully	355,000	-1.4	330,500	4.3
Knoxfield	425,000	22.5	320,000	-9.9
Lysterfield	1,013,000	40.7	430,000	-43.0
Rowville	403,500	-12.6	395,250	5.4
Scoresby	417,000	4.9	355,000	2.6
The Basin	383,875	-6.4	440,000	61.2
Wantirna	590,593	40.3	419,000	46.2
Wantirna South	580,000	40.9	487,500	69.0
City of Knox	412,000	6.2	285,000	-13.0

Source: RPData