

LOVE & CO

NORTHERN REPORT



APR - JUN 2025

Welcome

This quarter has felt like riding the shifting waves of the property market. After a quieter start to the year, activity is picking up again and buyer interest is returning. Sellers who've been watching and waiting are starting to test the waters, and the results so far have been encouraging.

Across Australia, the property market is showing steady growth. According to CoreLogic, national dwelling values rose by 0.5% in May, rounding out a 1.7% lift over the first five months of 2025. This growth follows recent interest rate cuts, which have given buyers a welcome boost in borrowing power. One standout trend has been the rise in first-home buyer activity, with lending to this group increasing by 16% since February. While affordability and cost of living pressures remain top of mind for many, these latest figures show that confidence is slowly returning to the market.

Some areas across the country are seeing stronger results than others. Queensland's regional centres like Toowoomba and Springfield-Redbank are leading the way, thanks to their relative affordability and strong demand for lifestyle properties. Meanwhile, Melbourne and Sydney are seeing more moderate growth, with Melbourne recording a 0.4% increase in dwelling values in

May. While the pace isn't rapid, the direction is positive, giving sellers reason to feel more optimistic than they did at the start of the year.

Zooming in on Victoria, the signs of recovery continue. Melbourne's median dwelling value reached \$786,158 in April, marking the third consecutive month of growth. However, the city's annual change is still sitting at -2.2%, a reminder that while conditions are improving, we're not yet seeing a full bounce back. The combination of recent policy adjustments, interest rate cuts and seasonal buyer demand is helping to stabilise the market. Many buyers remain value-focused, with well-presented and correctly priced homes attracting strong interest.

If you're a property owner thinking about your next move, now could be a great time to start the conversation. With buyer confidence lifting and competition starting to build, positioning your property ahead of the traditional spring rush could work in your favour. Our team at Love & Co has the local knowledge and experience to help you understand your options. Whether you're curious about what your home is worth or you're ready to make plans, we're here to support you.

This quarter, our Darebin offices

delivered some strong results for local sellers. At 162 Broadhurst Avenue, Reservoir, the property sold for \$900,000, finishing well above the quoted range after attracting competitive interest on auction day. Over in Thornbury, 26 Ethel Street exceeded expectations with a result well above the top end of its price guide, underscoring the depth of buyer interest in the area. This result reflects the strong demand we're seeing for quality, character-filled homes in sought-after pockets of Darebin. These outcomes highlight that with the right strategy and local expertise, great results are still being achieved.

Over the next few pages, you'll find a breakdown of our standout sales for Q2, along with the latest data on median prices, annual change in median values, rental yields, and median rent per week. If you're reviewing your portfolio or considering your next investment move, feel free to get in touch. We'd be happy to help.

Thanks for taking the time to catch up with this quarter's market wrap. We'll be back with another update next quarter. In the meantime, if you'd like more personalised insights or a property appraisal, get in touch with our team.

*any home value index percentage referenced is from CoreLogic but may be updated retrospectively by them.

Our Latest Stand Out Sales



RESERVOIR

162 Broadhurst Avenue

3 Beds | 1 Bath | 4 Cars

Sold for \$900,000



RESERVOIR

158 Hughes Parade

4 Beds | 3 Baths | 2 Cars

Sold for \$1,060,000



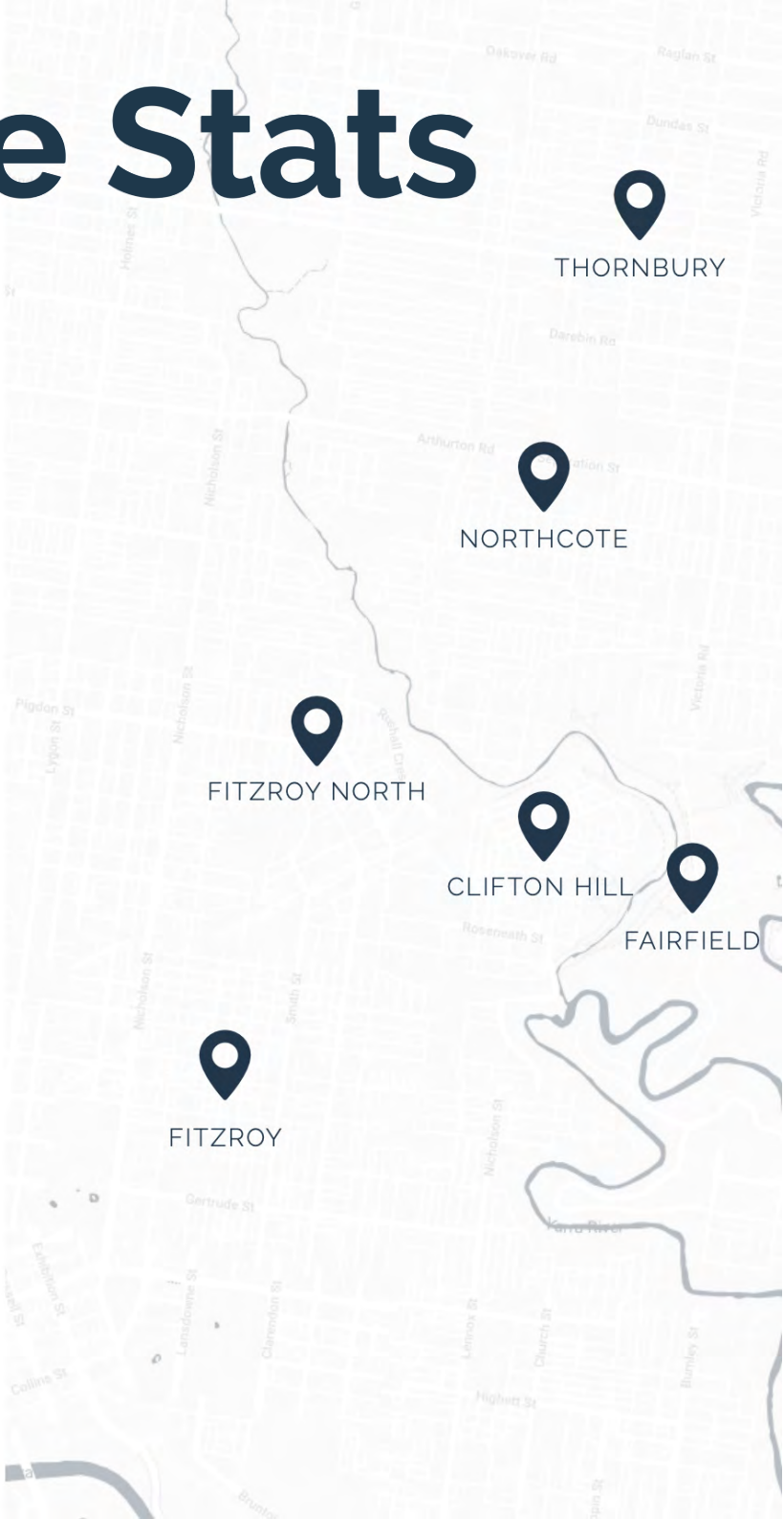
RESERVOIR

2/71 McFadzean Avenue

3 Beds | 1 Bath | 2 Cars

Sold for \$737,000

The Stats



THORBURY



NORTHCOTE



FITZROY NORTH



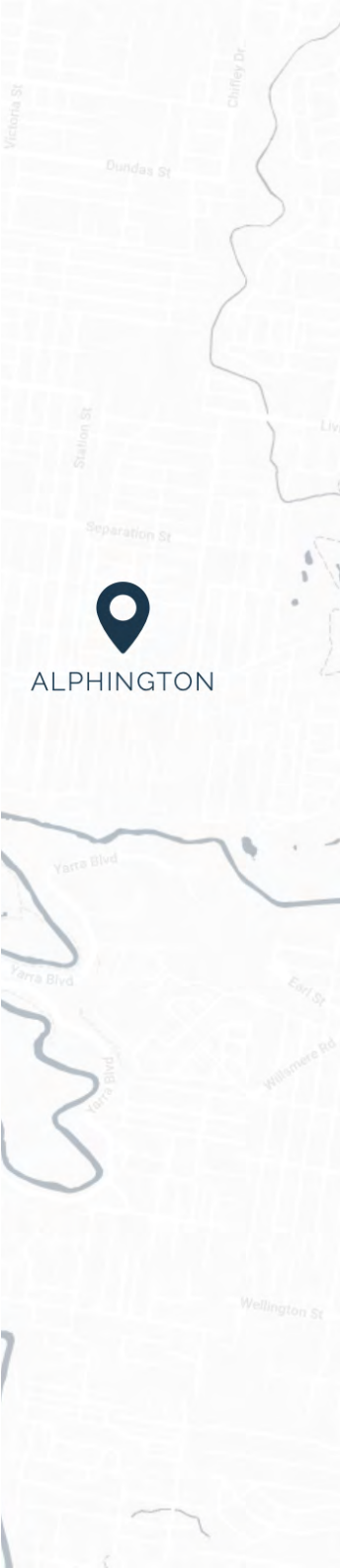
CLIFTON HILL



FAIRFIELD



FITZROY



ALPHINGTON

	Median Price	Change in Median Price	Rent Yield	Median Rent/pw
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ALPHINGTON

House	\$1,973,881	-6.0%	2.3%	\$850
Unit	\$722,911	-6.4%	4.2%	\$620

CLIFTON HILL

House	\$1,686,406	-5.6%	2.9%	\$850
Unit	\$712,975	-9.2%	4.3%	\$620

FAIRFIELD

House	\$1,796,940	0.3%	2.4%	\$650
Unit	\$628,845	-8.3%	4.2%	\$450

FITZROY

House	\$1,685,108	-3.50%	2.9%	\$800
Unit	\$760,916	-5.0%	4.5%	\$660

FITZROY NORTH

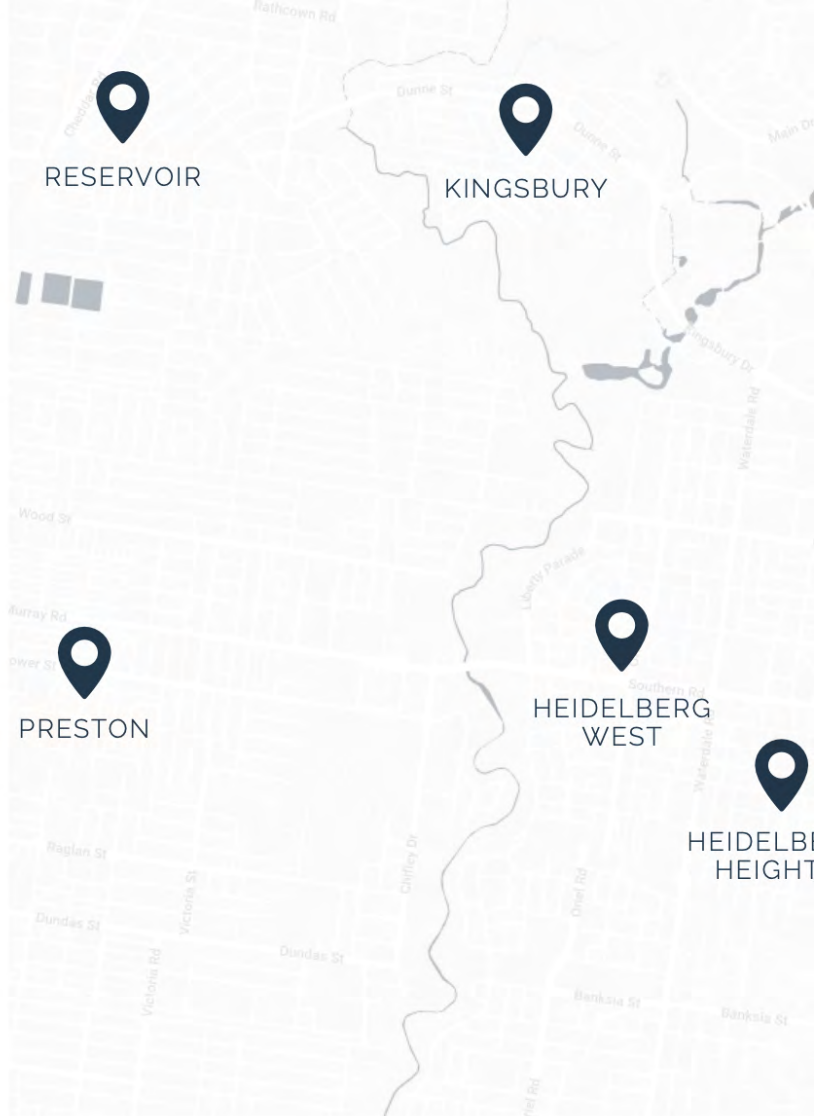
House	\$1,682,487	-4.6%	2.9%	\$790
Unit	\$698,476	-6.0%	4.5%	\$610

HEIDELBERG

House	\$1,422,428	-1.6%	2.7%	\$550
Unit	\$628,038	-6.4%	4.3%	\$530

HEIDELBERG HEIGHTS

House	\$904,058	-2.30%	3.3%	\$595
Unit	\$704,812	1.7%	4.5%	\$590



The Stats

Disclaimer: We (the agent/cy) have endeavoured to show all sales reported by all agents & individuals as listed on publicly available sources. We believe this information to be accurate, whilst all care has been taken, no representation has been made and no responsibility is accepted for the accuracy of the whole or any part of this document. Please disregard this publication if your property is exclusively listed with another agent. Properties displayed are only those which have been publicly listed and sold by multiple agents/cies in the area. We advise you seek independent advice on your area statistics if you are thinking of buying or selling.



	Median Price	Change in Median Price	Rent Yield	Median Rent/pw
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HEIDELBERG WEST

House	\$820,504	-2.4%	3.5%	\$550
Unit	\$655,850	-2.7%	4.5%	\$590

KINGSBURY

House	\$859,464	-3.1%	3.4%	\$500
Unit	\$542,163	-8.0%	4.8%	\$485

NORTHCOTE

House	\$1,729,735	-1.9%	2.6%	\$750
Unit	\$639,094	-0.5%	4.9%	\$560

PRESTON

House	\$1,162,869	-1.0%	3.0%	\$600
Unit	\$596,454	-4.2%	4.7%	\$550

RESERVOIR

House	\$923,965	-2.2%	3.3%	\$550
Unit	\$610,330	-1.5%	4.5%	\$510

HEIDELBERG WEST

House	\$820,504	-2.4%	3.5%	\$550
Unit	\$655,850	-2.7%	4.5%	\$590

Meet the Team



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JOHN GIOTSIDIS
0410 522 195



JUDE KATTAN
0450 848 255



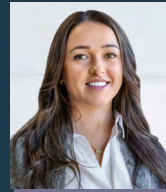
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THEO ANGELOPOULOS
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What our clients are saying

"James just sold my property in record time and for an exceptional price. He works effortlessly to get you the best price. I have been a client of James's now for well over 4 years. His understanding of the market is something I have ever seen. James is my go to man for anything that has to do with real estate."

Vendor

"What stood out working with Jim and Rob on the sale of our property was the clear and considered communication, their excellent knowledge of the industry and the level of trust we felt in our dealings. Jim and Rob treated our business as important, both proceeded in a highly collaborative manner with us, and valued our goals at each step of the selling process. Highly recommend both Jim and Rob for your future selling needs."

Vendor

"Kannan was very professional and knowledgeable regarding our property sale. He is an honest and sincere person and communicated well with us during the transactional process of the sale. We would recommend Kannan to anyone who needs to buy or sell a home."

Vendor

"Theo's communication and persistence was greatly appreciated for the sale of my unit in early 2025. Highly recommend Theo to anyone selling their property."

Vendor



How Will These Trends Shape Your Property's Future?

Our team is here to support your property journey every step of the way. If you have questions about how these suburb trends could impact your investments, reach out—we'd be happy to provide personalised insights and advice. Let's ensure your property is set up for success in the current market!

SCAN TO ENQUIRE





We'd love to hear from you.

We're proud to be part of our community, working from multiple offices to better support you. Feel free to reach out and book a meeting at the Love & Co office that suits you.

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