

Ahead of the pack

Suburbs where home values rose the fastest in the past three months

Location (houses)	Median value (\$m)	Change* (\$)
Longueville, NSW	5.2	242,189
Kalinga, Qld	1.9	179,211
Haberfield, NSW	3.1	156,506
Lane Cove W, NSW	3.0	129,778
Glenelg South, SA	1.9	128,112
Artarmon, NSW	3.7	127,379
Gidgegannup, WA	1.3	121,225
Teneriffe, Qld	2.3	115,603
Henley Beach Sth, SA	1.5	108,411
Wattle Park, SA	1.5	103,828

*Quarterly median

Location (units)	Median value (\$m)	Change* (\$)
Cremerne Point, NSW	1.9	99,781
Clovelly, NSW	1.7	78,998
Kensington, NSW	1.0	76,018
Coogee, NSW	1.4	66,667
Randwick, NSW	1.2	59,070
Maroubra, NSW	1.1	54,734
Kirribilli, NSW	1.8	54,140
Kurraba Point, NSW	1.6	52,181
Parkville, Vic	0.6	47,651
Little Bay, NSW	1.4	44,892

SOURCE: CORELOGIC

Location, location: The suburbs where prices are surging

Nila Sweeney

House prices in the more expensive suburbs across Sydney and Melbourne gained as much as \$242,000 over the past three months in what could become a turning point in those markets as sentiment improves, data from CoreLogic shows.

Eliza Owen, CoreLogic head of research, said the upturn in the upper end could be followed by stronger gains more broadly in the coming months.

"Some of the strongest green shoots in the quarter were happening at the high end of the market, and it shores up the view for growth in the Sydney market in the short term," she said. "If you look at the rolling quarterly growth in dwelling values through to February compared to the end of last year, it's clear that the market has had an upward inflection."

Sydney's top performing suburbs were dominated by the lower north shore, Central Coast and the inner south-west, where house prices jumped around eight times faster than the city's 0.6 per cent gain.

Longueville houses notched up the largest gain of \$242,189 in the past three months or a 4.8 per cent lift in the median to \$5.3 million, likely bolstered by strong demand from wealthy upsizers.

Houses in the inner west suburb of Haberfield climbed by \$156,506, or a 5.2 per cent increase on the median price, to \$3.14 million, while Lane Cove West racked up 4.6 per cent, or \$129,778, capital gains in the past three months.

"Haberfield and Longueville are aspirational suburbs for many buyers due to their locations and houses are tightly held, so it can get competitive when a property comes into the market," said Rich Harvey, chief executive of buyer's agency Propertybuyer. "We're seeing local upgraders actively buying in those suburbs as sentiment improves."

Thomas McGlynn, chief executive of real estate agency BresicWhitney, said demand for the upper end of the market and at entry-level was particularly strong.

"We've noticed that anything that was considered a trophy home was achieving strong results at auctions as they are often scarce. Units in the desirable suburbs are also performing well," he said.

Central Coast suburbs Kincumber, Saratoga and Davistown all clocked up 4.5 per cent gains, or around \$48,000 increase on average, while Mortdale, Narwee and Wiley Park in the inner south-west gained more than 4.4 per cent.

"Recent performance in the housing market has shown how responsive buyers can be to even the idea that the cash rate won't move higher, let alone the demand effects we could see if the cash rate moves lower at the end of the year," said Ms Owen.

In Melbourne, house prices in Carlton North, Abbotsford and Clifton Hill in the inner city, as well as Sorrento and Portsea in the Mornington Peninsula, posted the sharpest increase in the past three months, rising at least 2.8 per cent, sharply outperforming the city's 0.6 per cent decline during the same period.

Unit values in suburbs that have languished in the past couple of years such as North Melbourne, Carlton, Docklands and Southbank rebounded by up to 5.6 per cent, gaining around \$21,000 on average.

In Brisbane, inner suburb Kalinga recorded the fastest house price growth, fuelled by demand from interstate buyers, according to Zoran Solano, buyer's agent with Hot Property Buyers Agency.

"We've had a lot of people from Sydney or Melbourne who are relocating to Brisbane and are snapping up houses in Kalinga because of its bigger blocks and traditional Queenslander homes," he said.

House prices in Kalinga rose 10.3 per cent, adding \$179,211 to the median.