

Speculative Vacancies in Melbourne 2010

Appendix 2: Estimated Vacancies by Suburb

Suburb	Total	OL	OL<x <50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Docklands	995	150	82	15.08%	23.32%
Williams Landing	639	51	69	7.98%	18.78%
Melbourne East	708	89	43	12.57%	18.64%
Truganina	1,855	108	185	5.82%	15.80%
Tarneit	5,961	309	480	5.18%	13.24%
Brooklyn	765	47	53	6.14%	13.07%
South Kingsville	857	69	38	8.05%	12.49%
Warburton	992	46	71	4.64%	11.79%
Carlton South	1,364	98	59	7.18%	11.51%
Derrimut	1,551	48	130	3.09%	11.48%
Essendon North	1,126	84	42	7.46%	11.19%
Albion	1,764	81	109	4.59%	10.77%
Niddrie	2,291	138	108	6.02%	10.74%
Mernda	2,436	29	228	1.19%	10.55%
Altona	4,962	285	185	5.74%	9.47%
Essendon	8,585	535	258	6.23%	9.24%
Airport West	3,293	167	136	5.07%	9.20%
Footscray	5,859	282	254	4.81%	9.15%
Braybrook	3,105	123	161	3.96%	9.15%
Maidstone	2,907	116	142	3.99%	8.88%
Point Cook	9,159	309	498	3.37%	8.81%
Richmond	10,195	531	343	5.21%	8.57%
Cremorne	631	27	27	4.28%	8.56%
East Melbourne	2,297	109	84	4.75%	8.40%
Collingwood	2,286	101	89	4.42%	8.31%
Abbotsford	2,192	93	89	4.24%	8.30%
Yarra Junction	872	29	43	3.33%	8.26%

Suburb	Total	0L	0L<x<50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Doreen	3,749	36	272	0.96%	8.22%
Sunshine	4,318	192	160	4.45%	8.15%
Deer Park	6,369	211	308	3.31%	8.15%
Fitzroy	3,600	191	100	5.31%	8.08%
Ascot Vale	5,592	262	189	4.69%	8.07%
Flemington	3,285	158	106	4.81%	8.04%
West Melbourne	1,558	63	61	4.04%	7.96%
Ardeer	1264	50	48	3.96%	7.75%
West Footscray	4,515	178	172	3.94%	7.75%
Newport	5,293	222	185	4.19%	7.69%
Melbourne	9,686	190	548	1.96%	7.62%
Olinda	581	13	31	2.24%	7.57%
Kingsville	1,734	77	52	4.44%	7.44%
Spotswood	1,025	40	35	3.90%	7.32%
Essendon West	551	27	13	4.90%	7.26%
Carlton North	3,224	99	135	3.07%	7.26%
Wyndham Vale	5,461	122	272	2.23%	7.21%
Altona North	4,523	151	172	3.34%	7.14%
Clayton	1,530	16	93	1.05%	7.12%
St Albans	13,388	512	428	3.82%	7.02%
Carlton	5,047	71	282	1.41%	6.99%
Moonee Ponds	6,020	233	183	3.87%	6.91%
Laverton	2,166	66	83	3.05%	6.88%
North Melbourne	3,881	141	123	3.63%	6.80%
Clifton Hill	3,015	107	97	3.55%	6.77%
Maribyrnong	4,110	136	141	3.31%	6.74%
Strathmore	3,070	116	90	3.78%	6.71%
Williamstown	5,816	190	198	3.27%	6.67%
Box Hill	4,468	50	247	1.12%	6.65%
Healesville	2,868	76	112	2.65%	6.56%
Tullamarine	3,082	89	110	2.89%	6.46%
Millgrove	747	13	35	1.74%	6.43%
Seddon	2,015	63	66	3.13%	6.40%
Ringwood East	4,456	40	243	0.90%	6.35%
Aberfeldie	1,482	54	40	3.64%	6.34%
Campbellfield	1,804	25	89	1.39%	6.32%
Plenty	636	11	29	1.73%	6.29%

Suburb	Total	0L	0L<x<50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Travancore	576	19	17	3.30%	6.25%
Ferny Creek	563	9	26	1.60%	6.22%
Yarraville	6,145	182	200	2.96%	6.22%
Parkville	1,779	54	55	3.04%	6.13%
Seaholme	782	20	27	2.56%	6.01%
Heidelberg Heights	2,950	32	145	1.08%	6.00%
Princes Hill	723	19	24	2.63%	5.95%
Box Hill North	4,831	43	241	0.89%	5.88%
Glenroy	8,398	70	419	0.83%	5.82%
Epping	9,198	69	462	0.75%	5.77%
Fitzroy North	4,444	115	139	2.59%	5.72%
Williamstown North	508	13	16	2.56%	5.71%
Balwyn	542	57	254	1.03%	5.61%
Notting Hill	935	5	47	0.53%	5.56%
Pascoe Vale	6,798	63	308	0.93%	5.46%
Avondale Heights	4,480	108	136	2.41%	5.45%
Altona Meadows	7,364	243	158	3.30%	5.45%
Wandin North	900	21	28	2.33%	5.44%
Blackburn	5,489	49	249	0.89%	5.43%
Keilor East	5,302	138	144	2.60%	5.32%
Mont Albert North	2,170	14	100	0.65%	5.25%
Kew East	2,679	27	112	1.01%	5.19%
Wallan	2,783	51	93	1.83%	5.17%
Macleod	3,908	38	164	0.97%	5.17%
Burnley	1,476	38	38	2.57%	5.15%
Rosanna	3,496	22	157	0.63%	5.12%
Montmorency	3,785	25	168	0.66%	5.10%
Caroline Springs	6,511	115	217	1.77%	5.10%
Ringwood	7,495	53	327	0.71%	5.07%
Chadstone	3,433	24	150	0.70%	5.07%
Mitcham	6,616	58	277	0.88%	5.06%
Briar Hill	1,334	9	58	0.67%	5.02%
Werribee	15,236	439	319	2.88%	4.98%
Launching Place	745	15	22	2.01%	4.97%
Sunshine North	3,689	79	104	2.14%	4.96%
Sunshine West	5,638	109	169	1.93%	4.93%
Burwood	5,257	33	226	0.63%	4.93%

Suburb	Total	0L	0L<x<50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Ivanhoe	5,034	49	199	0.97%	4.93%
Broadmeadows	3,868	32	158	0.83%	4.91%
Nunawading	4,549	42	181	0.92%	4.90%
Reservoir	20,413	147	845	0.72%	4.86%
Burnside	2,878	37	102	1.29%	4.83%
Emerald	1,994	18	78	0.90%	4.81%
Croydon	10,810	93	424	0.86%	4.78%
Yarra Glen	889	10	32	1.12%	4.72%
Sydenham	3,723	100	75	2.69%	4.70%
Brunswick	9,996	124	335	1.24%	4.59%
Doncaster	8,128	66	305	0.81%	4.56%
Coburg North	2,836	23	106	0.81%	4.55%
Mount Waverley	13,372	103	504	0.77%	4.54%
Kensington	3,881	69	107	1.78%	4.53%
Heidelberg West	2,186	19	80	0.87%	4.53%
Oakleigh East	2,083	12	81	0.58%	4.46%
Lower Plenty	1,530	21	47	1.37%	4.44%
Monbulk	1,103	21	28	1.90%	4.44%
Heidelberg	2,568	24	90	0.93%	4.44%
Cockatoo	1,434	16	47	1.12%	4.39%
Lilydale	6,077	49	217	0.81%	4.38%
Preston	13,021	100	467	0.77%	4.35%
Ashburton	2,940	23	105	0.78%	4.35%
Kilsyth	4,304	47	140	1.09%	4.34%
Whittlesea	1,597	22	47	1.38%	4.32%
Surrey Hills	5,419	39	194	0.72%	4.30%
Kew	10,048	111	318	1.10%	4.27%
Doncaster East	10,694	70	376	0.65%	4.17%
Badger Creek	593	12	12	2.02%	4.05%
Thornbury	8,306	42	291	0.51%	4.01%
Malvern East	8,459	55	279	0.65%	3.95%
Balwyn North	7,809	56	252	0.72%	3.94%
Mount Dandenong	508	11	9	2.17%	3.94%
Hawthorn East	5,865	42	188	0.72%	3.92%
Coburg	10,473	77	330	0.74%	3.89%
South Morang	6,846	59	207	0.86%	3.89%
Fairfield	2,821	16	93	0.57%	3.86%

Suburb	Total	0L	0L<x <50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Watsonia	2,190	6	78	0.27%	3.84%
Gowanbrae	861	10	23	1.16%	3.83%
Woori Yallock	1,082	16	25	1.48%	3.79%
Camberwell	8,421	45	271	0.53%	3.75%
Craigieburn	10,828	64	342	0.59%	3.75%
Keilor Park	1,057	17	22	1.61%	3.69%
Northcote	9,619	58	296	0.60%	3.68%
Box Hill South	3,110	20	94	0.64%	3.67%
Ashwood	2,446	20	69	0.82%	3.64%
Kingsbury	1,377	7	43	0.51%	3.63%
Pascoe Vale South	3,867	22	116	0.57%	3.57%
Hoppers Crossing	13,845	253	239	1.83%	3.55%
Cairnlea	2,381	33	51	1.39%	3.53%
Seville	737	7	19	0.95%	3.53%
Eaglemont	1,532	13	41	0.85%	3.52%
Oak Park	2,441	18	68	0.74%	3.52%
Brunswick East	3,994	22	118	0.55%	3.51%
Taylors Hill	3,339	48	69	1.44%	3.50%
Fawkner	4,905	22	149	0.45%	3.49%
Eltham	6,844	51	186	0.75%	3.46%
Greensborough	8,185	43	240	0.53%	3.46%
Mount Evelyn	3,269	39	74	1.19%	3.46%
Glen Waverley	15,297	90	435	0.59%	3.43%
Heathmont	3,649	22	103	0.60%	3.43%
Lalor	7,396	32	221	0.43%	3.42%
Jacana	799	3	24	0.38%	3.38%
Vermont	4,060	21	116	0.52%	3.37%
Bellfield (Greater Melbourne)	713	4	20	0.56%	3.37%
Hurstbridge	1,192	11	29	0.92%	3.36%
Roxburgh Park	5,507	27	157	0.49%	3.34%
Diamond Creek	3,896	25	105	0.64%	3.34%
Forest Hill	4,099	19	117	0.46%	3.32%
Keilor	2,297	44	31	1.92%	3.27%
Glen Iris	9,869	56	266	0.57%	3.26%
North Warrandyte	977	11	20	1.13%	3.17%
Malvern	4,068	20	109	0.49%	3.17%
Bulleen	4,452	34	107	0.76%	3.17%

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Toorak	1,143	10	26	0.87%	3.15%
Research	797	10	15	1.25%	3.14%
Hawthorn	9,901	51	259	0.52%	3.13%
Blackburn North	2,813	16	72	0.57%	3.13%
Wattle Glen	576	8	10	1.39%	3.13%
Westmeadows	2,268	17	53	0.75%	3.09%
Delahey	2,790	37	49	1.33%	3.08%
Mont Albert	2,048	12	50	0.59%	3.03%
Mooroolbark	7,599	38	192	0.50%	3.03%
Hillside	5,143	72	81	1.40%	2.97%
Bayswater North	3,485	16	87	0.46%	2.96%
Thomastown	7,738	28	200	0.36%	2.95%
Canterbury	3,114	19	72	0.61%	2.92%
Alphington	1,987	10	48	0.50%	2.92%
Blackburn South	3,923	11	103	0.28%	2.91%
Hadfield	2,345	17	51	0.72%	2.90%
Warrandyte	1,870	23	31	1.23%	2.89%
Coolaroo	1,123	3	29	0.27%	2.85%
Chirnside Park	3,441	27	71	0.78%	2.85%
Kealba	1,154	13	19	1.13%	2.77%
Templestowe Lower	5,257	30	114	0.57%	2.74%
Donvale	4,600	25	98	0.54%	2.67%
Templestowe	6,059	39	121	0.64%	2.64%
Deepdene	834	5	17	0.60%	2.64%
Ivanhoe East	1,454	12	26	0.83%	2.61%
Mulgrave	6,725	28	147	0.42%	2.60%
Armadale	1,930	6	44	0.31%	2.59%
Keilor Downs	3,607	45	48	1.25%	2.58%
Croydon North	2,786	22	48	0.79%	2.51%
Attwood	997	5	20	0.50%	2.51%
Greenvale	3,643	32	59	0.88%	2.50%
Wonga Park	1,187	10	19	0.84%	2.44%
Mill Park	10,547	37	217	0.35%	2.41%
Bundoora	9,401	42	184	0.45%	2.40%
Albanvale	1,812	16	27	0.88%	2.37%
Seabrook	1,738	18	23	1.04%	2.36%
Montrose	2,266	17	36	0.75%	2.34%

Suburb	Total	0L	0L<x <50L	Estimate Definite Vacancy	Estimated Genuine Vacancy
Kings Park	2,857	34	32	1.19%	2.31%
Keilor Lodge	565	7	6	1.24%	2.30%
Croydon South	1,736	9	29	0.52%	2.19%
Park Orchards	1,214	10	15	0.82%	2.06%
Warranwood	1,526	14	17	0.92%	2.03%
Viewbank	2,659	16	38	0.60%	2.03%
Kilsyth South	962	3	16	0.31%	1.98%
Burwood East	3,902	18	59	0.46%	1.97%
Ringwood North	3,454	16	51	0.46%	1.94%
St Helena	852	3	12	0.35%	1.76%
Dallas	2,099	4	32	0.19%	1.72%
Coldstream	663	1	10	0.15%	1.66%
Taylors Lakes	5,174	33	52	0.64%	1.64%
Vermont South	4,169	15	52	0.36%	1.61%
Watsonia North	1,417	3	19	0.21%	1.55%
Gladstone Park	3,236	4	44	0.12%	1.48%
Meadow Heights	4,538	10	54	0.22%	1.41%
Eltham North	2,272	4	28	0.18%	1.41%
Wheelers Hill	6,927	19	71	0.27%	1.30%
Yallambie	1,338	5	9	0.37%	1.05%
Croydon Hills	1,691	6	10	0.35%	0.95%
Total	935,305	15,237	30,983	1.63%	4.94%