

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$885k

Quarterly Price Change

1.66% ↑

Median Unit Price*

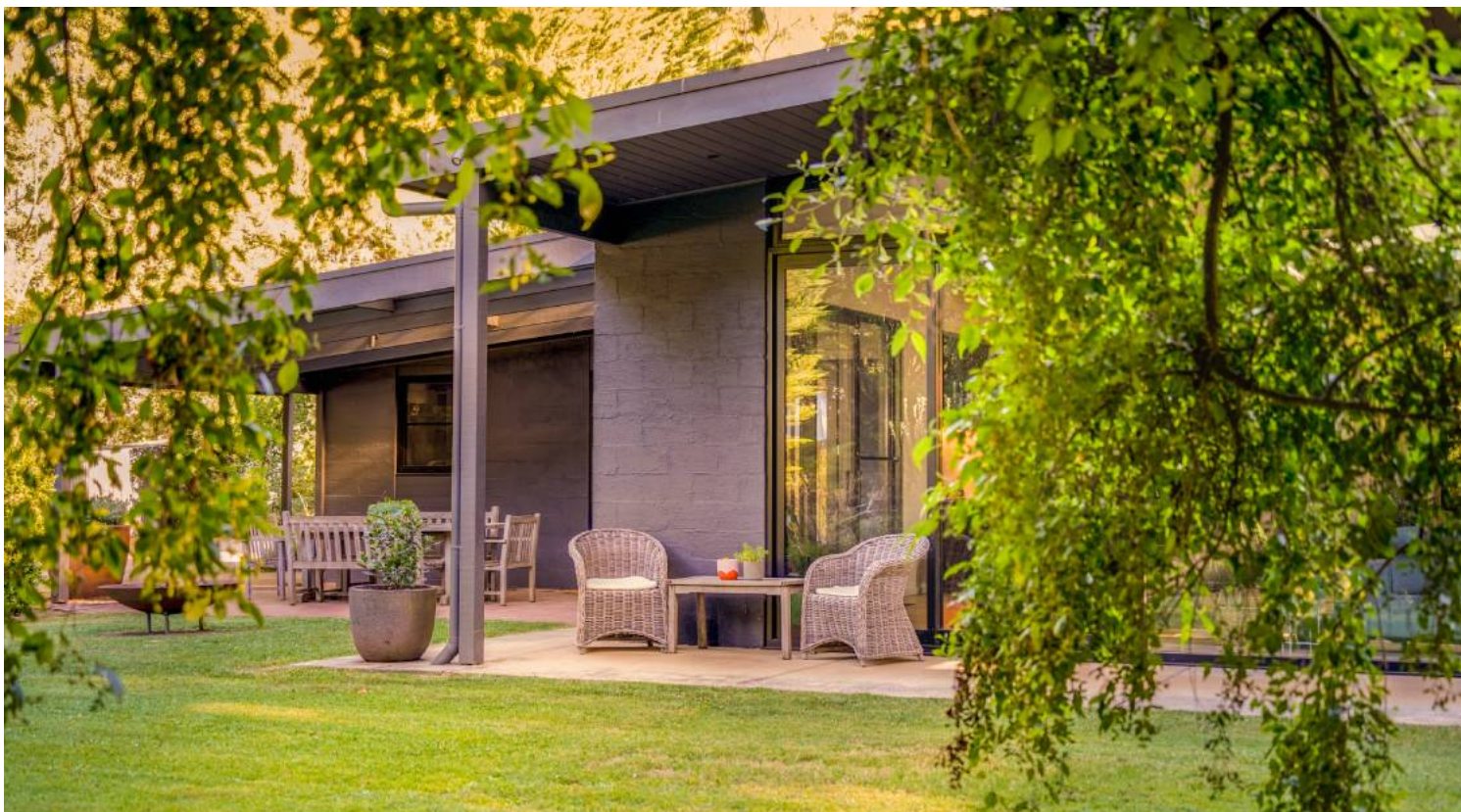
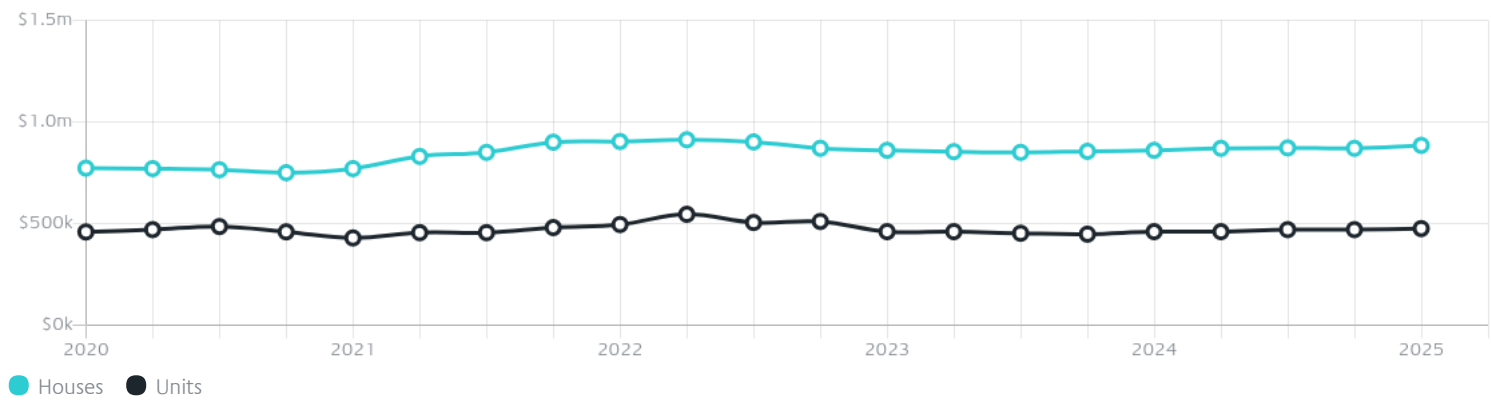
Median

\$475k

Quarterly Price Change

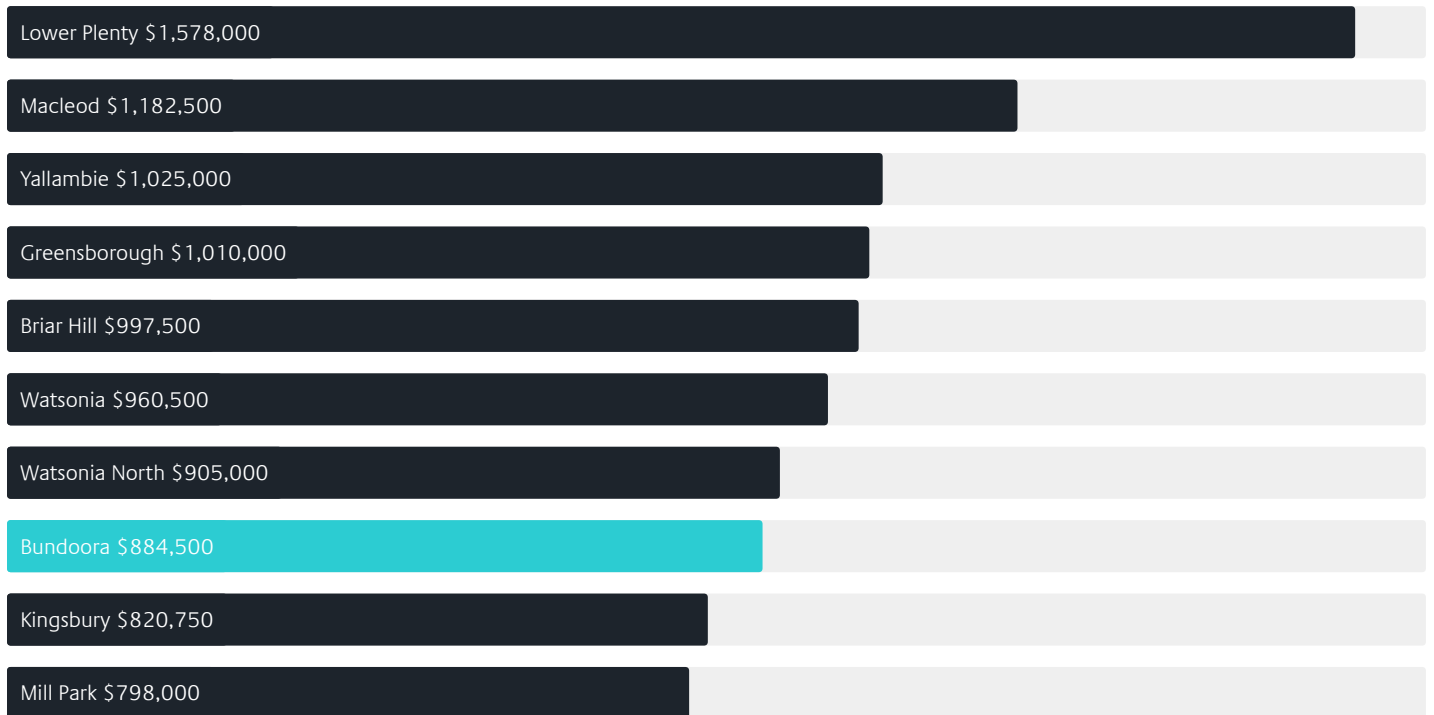
1.06% ↑

Quarterly Price Change*

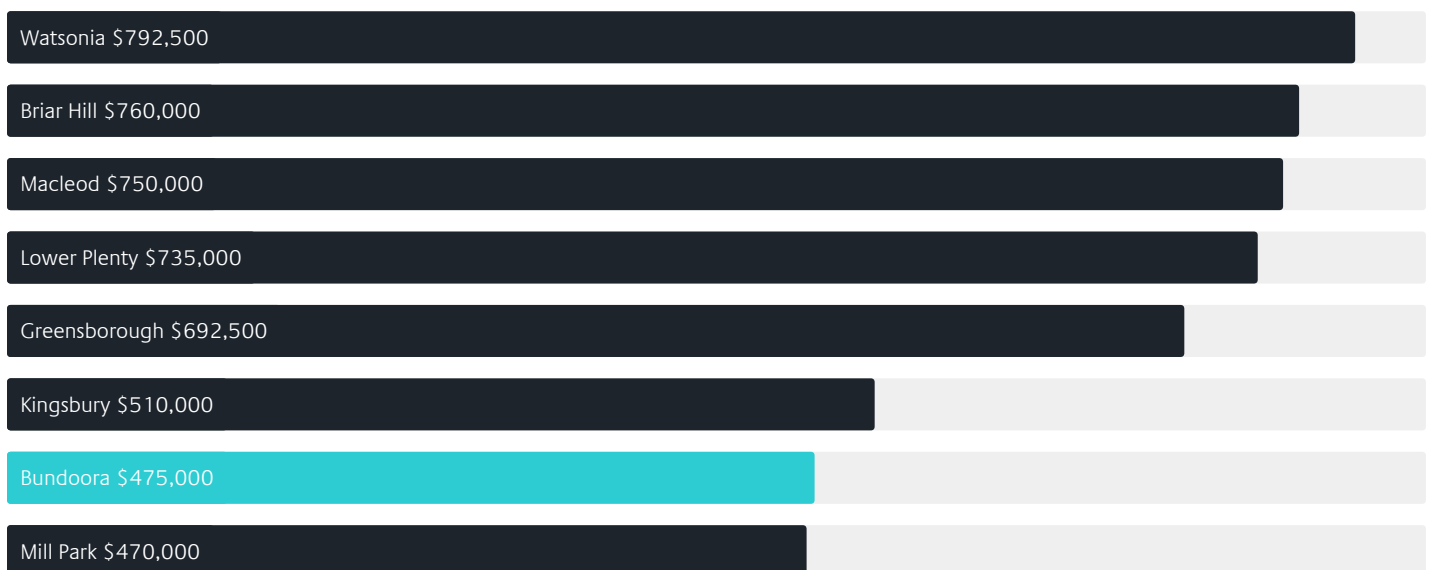


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 62%
● Private 38%

Auction Clearance Rate*

89.89%

Median Days on Market^

26 days

Average Hold Period*

6.7 years

Insights

Dwelling Type^



● Houses 76% ● Units 24%

Ownership^



● Owned Outright 40% ● Mortgaged 36% ● Rented 24%

Population^

28,068

Median Asking Rent per week*

\$570

Population Growth^

-2.04%

Rental Yield*

3.29%

Median Age^








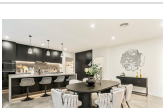
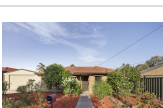

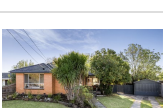

38 years

Median Household Size^









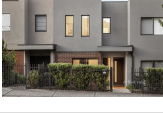

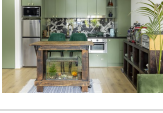

2.6 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 196 Greenhills Rd Bundoora	2	House	\$505,000	30 Apr 2025
 2/7 Plenty Rd Bundoora	2	Unit	\$520,000	26 Apr 2025
 10 Tamar St Bundoora	3	House	\$801,000	26 Apr 2025
 5/24 Mcleans Rd Bundoora	3	Unit	\$681,000	26 Apr 2025
 18 Brownhill St Bundoora	2	Unit	\$636,000	19 Apr 2025
 312/21 Plenty Rd Bundoora	1	Apartment	\$325,000	17 Apr 2025
 206/9 Zenith Rise Bundoora	1	Apartment	\$300,000	15 Apr 2025
 3 Shoalhaven St Bundoora	5	House	\$1,460,000	15 Apr 2025
 24 Larter Ct Bundoora	3	House	\$835,000	12 Apr 2025
 18 Lauder Dr Bundoora	3	House	\$655,000	12 Apr 2025
 8 Fenwick Ct Bundoora	3	House	\$825,000	12 Apr 2025
 23 Alma Rd Bundoora	4	House	\$86,250	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Windsor Cr Bundoora	4	House	\$938,000	12 Apr 2025
 59 Nickson St Bundoora	3	House	\$900,000	12 Apr 2025
 8 Trafalgar Cr Bundoora	4	House	\$921,500	12 Apr 2025
 43 Waxflower Cr Bundoora	2	Townhouse	\$455,000	11 Apr 2025
 52/1251 Plenty Rd Bundoora	3	Apartment	\$385,000	11 Apr 2025
 15 Warramunga Rd Bundoora	3	House	\$930,555	11 Apr 2025
 1/44 Japonica St Bundoora	2	Unit	\$618,500	11 Apr 2025
 48 David Cr Bundoora	3	House	\$850,000	09 Apr 2025
 5 Linacre Dr Bundoora	3	House	\$750,000	09 Apr 2025
 116 Cameron Pde Bundoora	3	House	\$1,030,000	08 Apr 2025
 4/48 Boadle Rd Bundoora	1	Apartment	\$348,000	08 Apr 2025
 35 Queens Gdns Bundoora	4	House	\$1,540,000	06 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/60 Nickson St Bundoora	3	Townhouse	\$580,000	05 Apr 2025
 34 Lemon Gum Pde Bundoora	3	Townhouse	\$746,000	05 Apr 2025
 16 Edinburgh Cirt Bundoora	3	Townhouse	\$715,000	05 Apr 2025
 22 Jacqueline Rd Bundoora	4	House	\$1,170,000	05 Apr 2025
 37 Boadle Rd Bundoora	5	House	\$1,661,000	05 Apr 2025
 5 Botanic Ct Bundoora	4	House	\$845,000	05 Apr 2025
 204/5 Zenith Rise Bundoora	2	Apartment	\$440,000	02 Apr 2025
 101B/1093 Plenty Rd Bundoora	2	Apartment	\$415,000	01 Apr 2025
 2 Witney Way Bundoora	4	House	\$967,000	29 Mar 2025
 3 Ashbrook Cirt Bundoora	4	House	\$980,000	29 Mar 2025
 59 Virginia Cr Bundoora	4	House	\$910,000	29 Mar 2025
 109/11 Copernicus Cr Bundoora	2	Strata Flat - Single OYO Flat	\$53,000	29 Mar 2025



Greensborough Office
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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