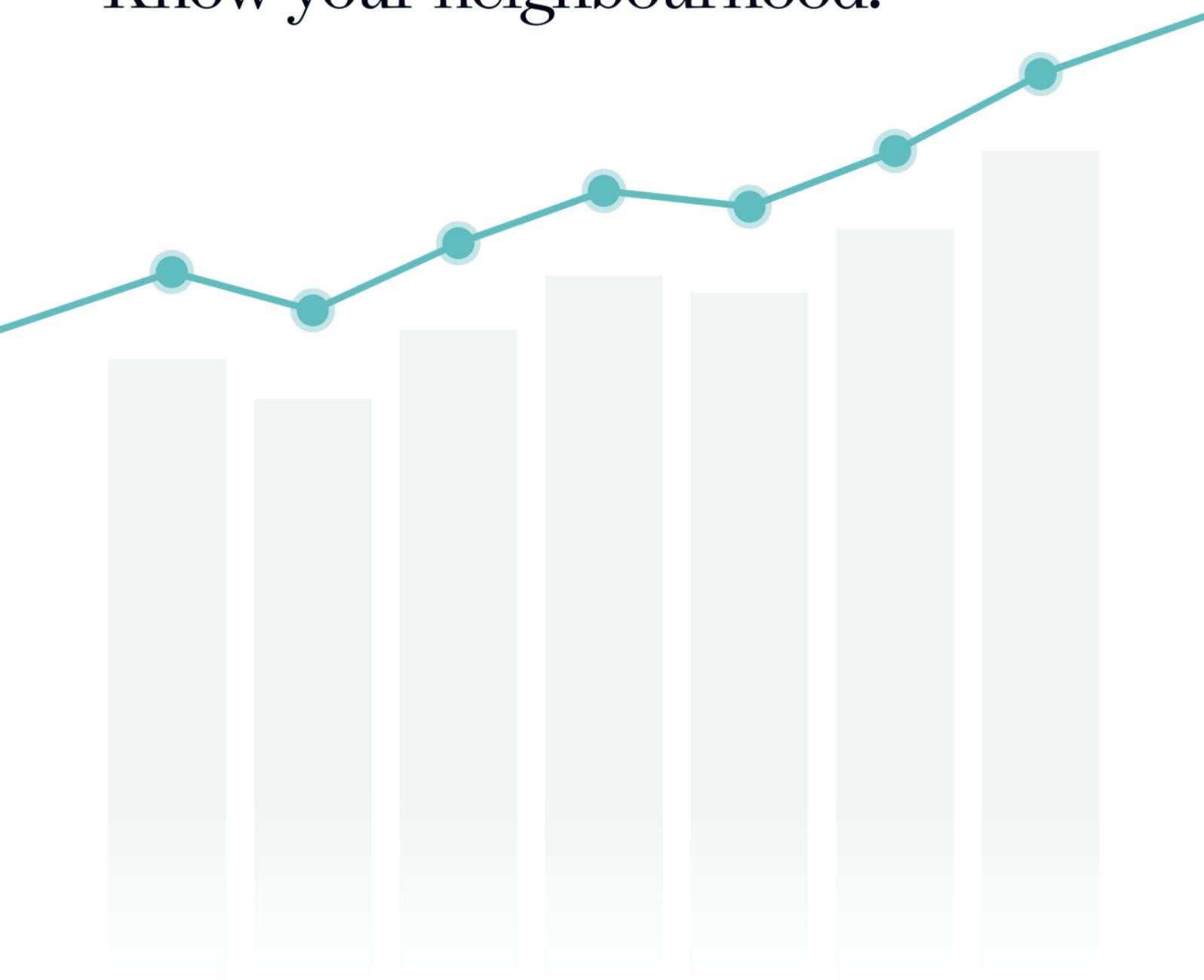


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$3.11m**

Quarterly Price Change

**-5.13% ↓**

## Median Unit Price\*

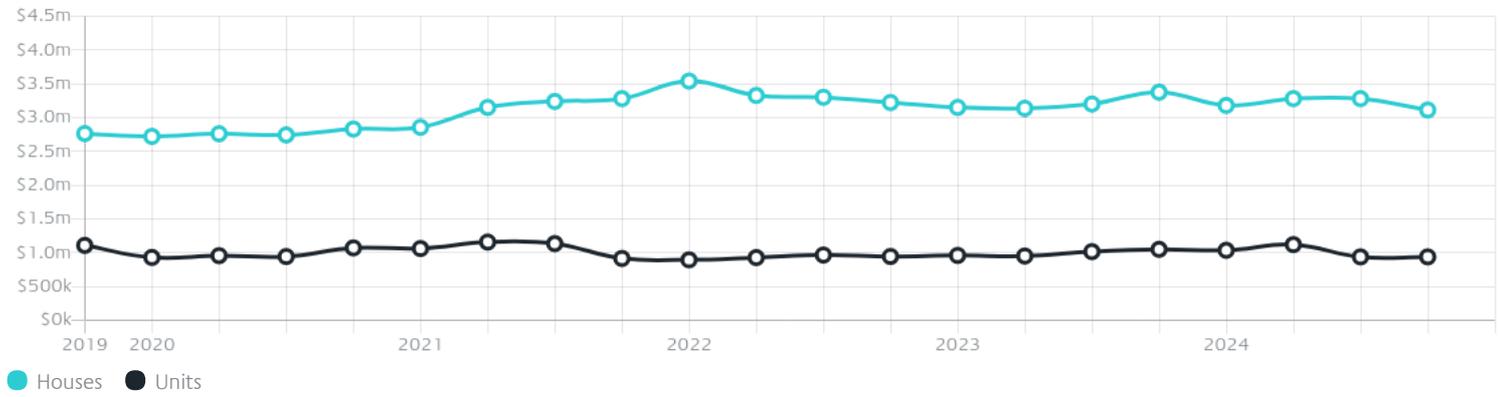
Median

**\$938k**

Quarterly Price Change

**0.00% ↓**

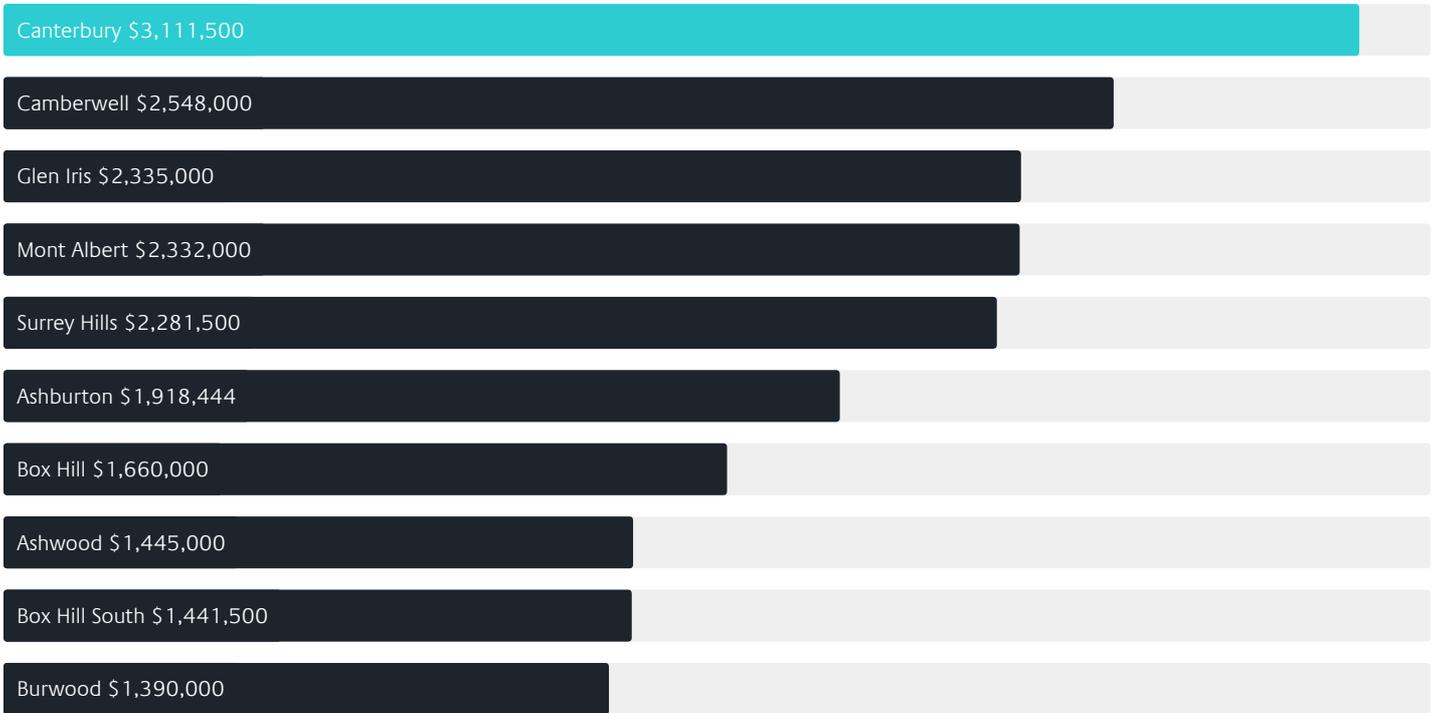
## Quarterly Price Change\*



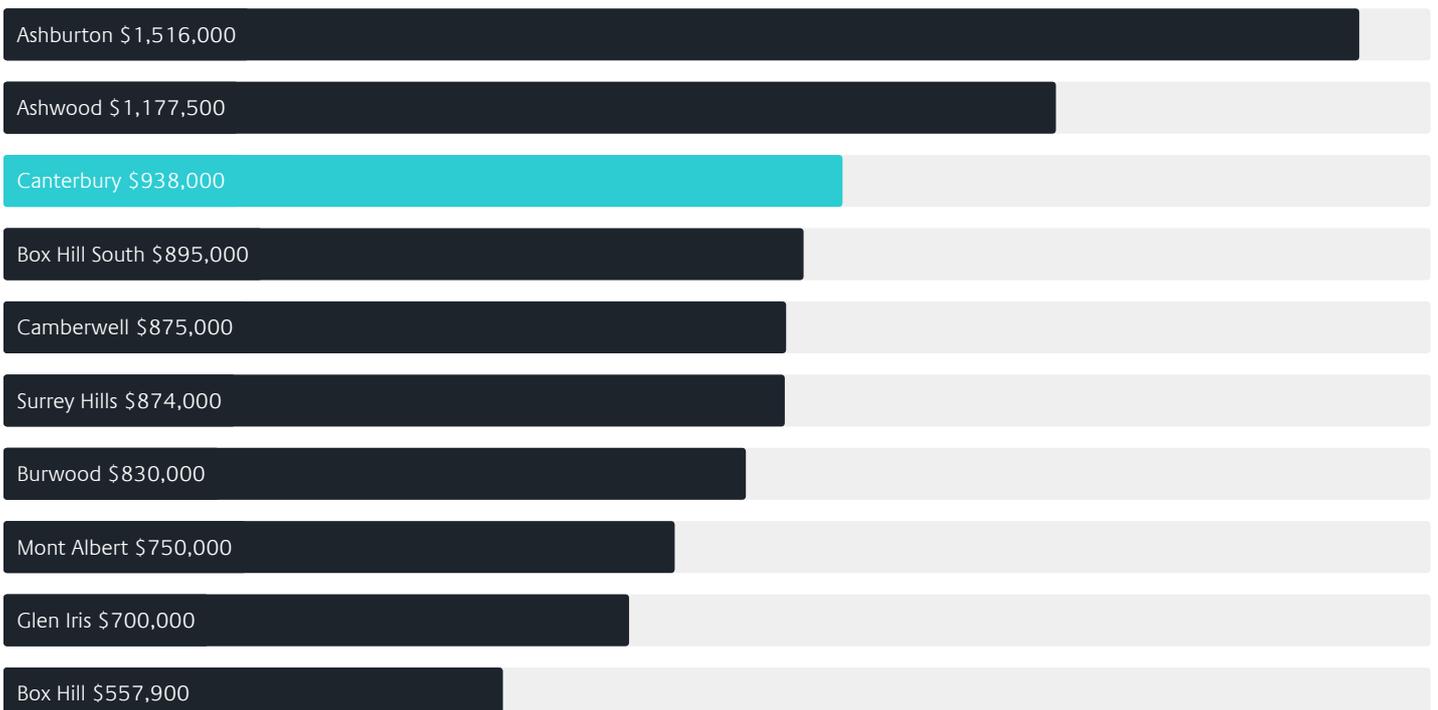
# Surrounding Suburbs

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## Median House Sale Price\*

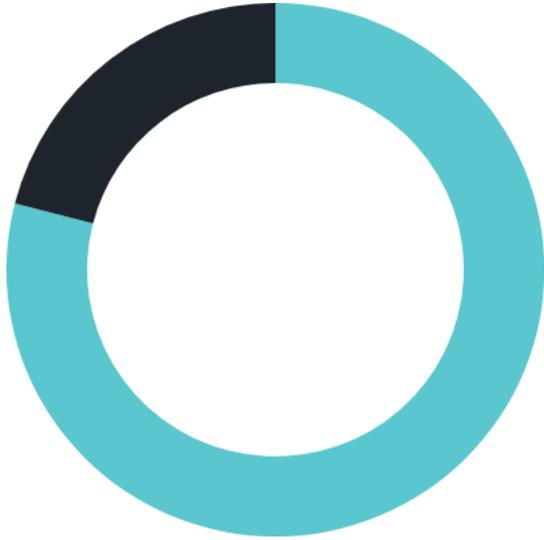


## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 79%  
● Private 21%

## Auction Clearance Rate<sup>\*</sup>

73.33%

## Median Days on Market<sup>^</sup>

31 days

## Average Hold Period<sup>\*</sup>

8.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 65% ● Units 35%

## Ownership<sup>^</sup>



● Owned Outright 52% ● Mortgaged 33% ● Rented 16%

## Population<sup>^</sup>

7,800

## Median Asking Rent per week<sup>\*</sup>

\$1,125

## Population Growth<sup>^</sup>

-3.18%

## Rental Yield<sup>\*</sup>

1.6%

## Median Age<sup>^</sup>

46 years

## Median Household Size<sup>^</sup>

2.7 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 14 Boronia St Canterbury	5	House	\$3,030,000	15 Mar 2025
 3/41 Rochester Rd Canterbury	4	Townhouse	\$1,850,000	15 Mar 2025
 1/43 Faversham Rd CANTERBURY	3	Townhouse	\$2,325,000	15 Mar 2025
 10/67 Wattle Valley Rd Canterbury	2	Apartment	\$670,000	24 Feb 2025
 30 Rubens Gr Canterbury	3	House	\$4,060,000	19 Feb 2025
 174 Mont Albert Rd Canterbury	4	House	\$2,460,000	15 Feb 2025
 105/85 Maling Rd Canterbury	2	Strata Unit/Flat	\$640,000	06 Feb 2025
 2/9 Highfield Rd Canterbury	2	Unit	\$1,020,000	22 Jan 2025
 2/44 Warburton Rd Canterbury	4	House	\$2,900,000	18 Dec 2024
 7 Highfield Rd Canterbury	4	House	\$2,450,000	17 Dec 2024
 4/124 Canterbury Rd Canterbury	2	Unit	\$855,000	14 Dec 2024
 33 Wattle Valley Rd CANTERBURY	5	House	\$4,900,000	12 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 77 Mont Albert Rd Canterbury	4	House	\$3,300,000	08 Dec 2024
 7/15 Maling Rd Canterbury	2	Flat/Unit/Apartment	\$920,000	07 Dec 2024
 18 Rubens Gr Canterbury	5	House	\$4,680,000	05 Dec 2024
 5A Kendall St Canterbury	4	Townhouse	\$3,050,000	05 Dec 2024
 38 Wentworth Av Canterbury	4	House	\$5,600,000	05 Dec 2024
 23 Alexandra Av Canterbury	6	House	\$5,850,000	30 Nov 2024
 5a Byron St CANTERBURY	3	House	\$2,608,888	30 Nov 2024
 9 Avenue Athol Canterbury	4	House	\$2,760,000	30 Nov 2024
 7 Burnside Av Canterbury	5	House	\$3,400,000	30 Nov 2024
 1 Parlington St Canterbury	4	House	\$2,890,000	30 Nov 2024
 2 Burnside Av Canterbury	4	House	\$2,980,000	28 Nov 2024
 9 Alexandra Av Canterbury	5	House	\$7,200,000	24 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 49 Warburton Rd Canterbury	4	House	\$2,232,000	23 Nov 2024
 37 Myrtle Rd Canterbury	3	House	\$1,850,000	20 Nov 2024
 14 Margaret St Canterbury	5	House	\$2,860,000	17 Nov 2024
 7a Maling Rd Canterbury	3	House	\$2,350,000	16 Nov 2024
 1/20 Chaucer Cr Canterbury	2	Apartment	\$840,000	16 Nov 2024
 9 Boronia St CANTERBURY	4	House	\$2,905,000	16 Nov 2024
 12 Willandra Av Canterbury	3	House	\$2,120,000	10 Nov 2024
 47 Mangarra Rd Canterbury	6	House	\$3,140,800	09 Nov 2024
 23 Boronia St Canterbury	4	House	\$3,050,000	09 Nov 2024
 12 Logan St Canterbury	4	House	\$2,920,000	09 Nov 2024
 226 Canterbury Rd Canterbury	3	House	\$2,088,000	28 Oct 2024
 66 Alexandra Av Canterbury	5	House	\$5,580,000	26 Oct 2024



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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