

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$3.11m**

Quarterly Price Change

**-5.13% ↓**

## Median Unit Price\*

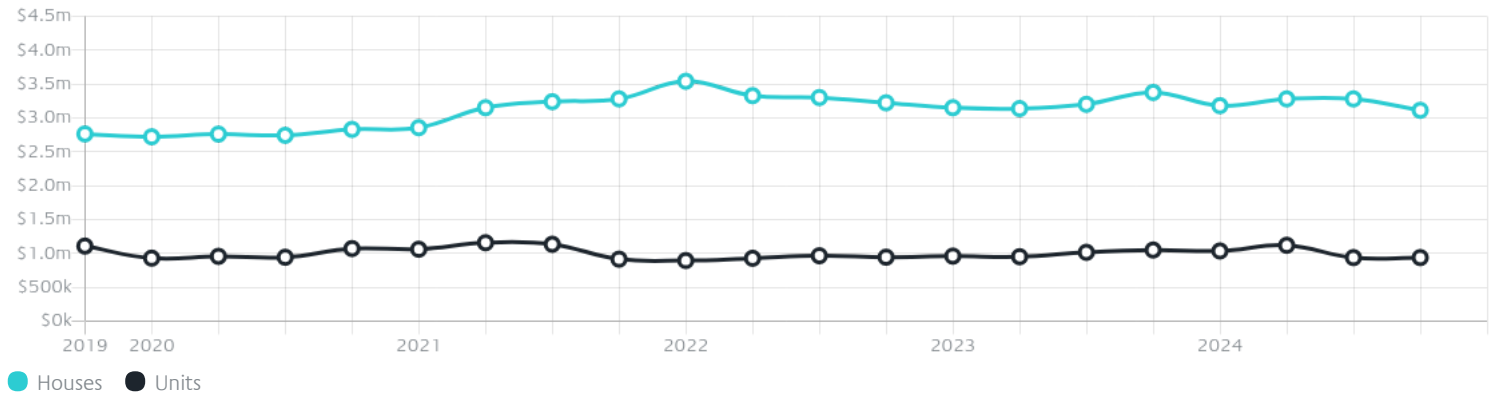
Median

**\$938k**

Quarterly Price Change

**0.00% ↓**

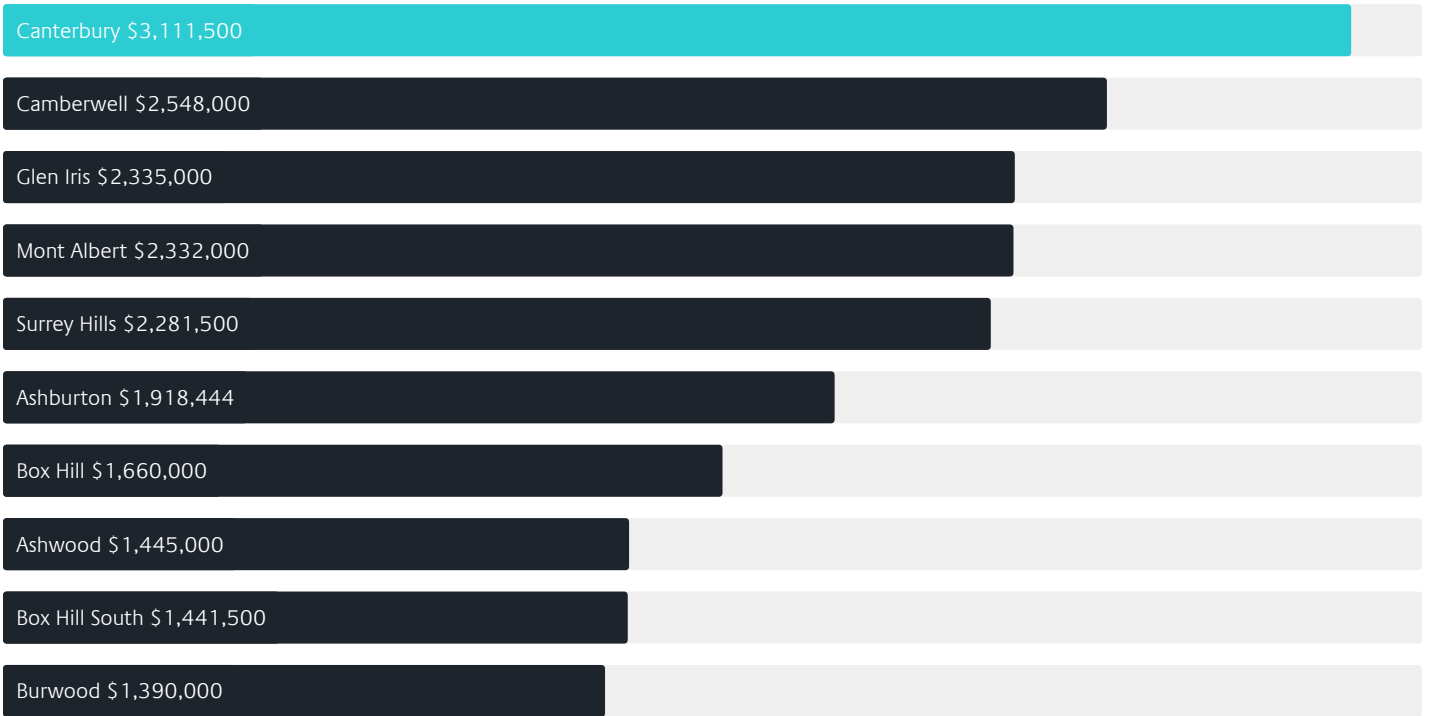
## Quarterly Price Change\*



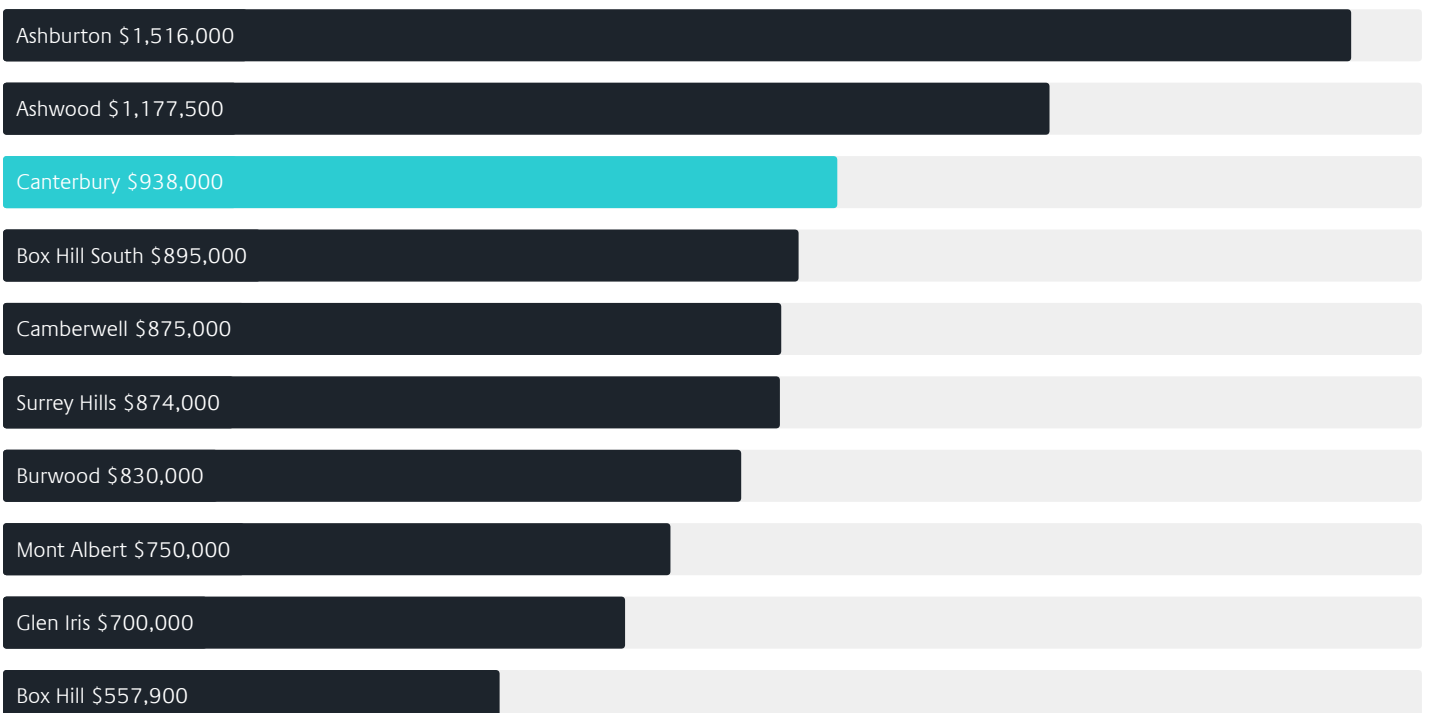
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 85%  
● Private 15%

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

71.43%

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

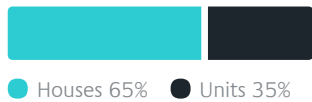
27 days

## 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>

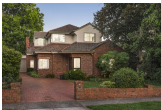











46 years

## 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
 30 Rubens Gr Canterbury	3	House	\$4,060,000	19 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
 7/15 Maling Rd Canterbury	2	Flat/Unit/Apartment	\$920,000	07 Dec 2024
 5a Byron St CANTERBURY	3	House	\$2,608,888	30 Nov 2024
 1 Parlington St Canterbury	4	House	\$2,890,000	30 Nov 2024
 9 Alexandra Av Canterbury	5	House	\$7,200,000	24 Nov 2024
 49 Warburton Rd Canterbury	4	House	\$2,232,000	23 Nov 2024
 37 Myrtle Rd Canterbury	3	House	\$1,850,000	20 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Margaret St Canterbury	5	House	\$2,860,000	17 Nov 2024
 1/20 Chaucer Cr Canterbury	2	Apartment	\$840,000	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
 12 Parlington St Canterbury	5	House	\$2,863,500	26 Oct 2024
 14 Church St Canterbury	4	House	\$2,280,000	26 Oct 2024
 9 Marden St Canterbury	4	House	\$4,000,000	24 Oct 2024
 3/44 Warburton Rd Canterbury	4	House	\$3,005,000	24 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Carinda Rd Canterbury	4	House	\$4,175,000	20 Oct 2024
 1/20 Dryden St Canterbury	2	Unit	\$1,000,000	19 Oct 2024
 18 Alexandra Av Canterbury	5	House	\$7,350,000	19 Oct 2024
 24 Monomeath Av Canterbury	4	House	\$7,700,000	17 Oct 2024
 62 Wentworth Av Canterbury	4	House	\$3,500,000	16 Oct 2024
 3 Hopetoun Av Canterbury	6	House	\$10,300,000	15 Oct 2024
 72 Wattle Valley Rd Canterbury	4	House	\$3,600,888	12 Oct 2024
 87 Mont Albert Rd Canterbury	4	House	\$4,478,000	11 Oct 2024
 1/172 Mont Albert Rd Canterbury	3	Unit	\$1,108,000	09 Oct 2024
 22 Hopetoun Av Canterbury	5	House	\$2,860,000	06 Oct 2024
 78 Wattle Valley Rd Canterbury	3	House	\$2,700,000	03 Oct 2024
 34 Alexandra Av Canterbury	5	House	\$4,800,000	02 Oct 2024



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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