

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.20m**

Quarterly Price Change

**0.41% ↑**

## Median Unit Price\*

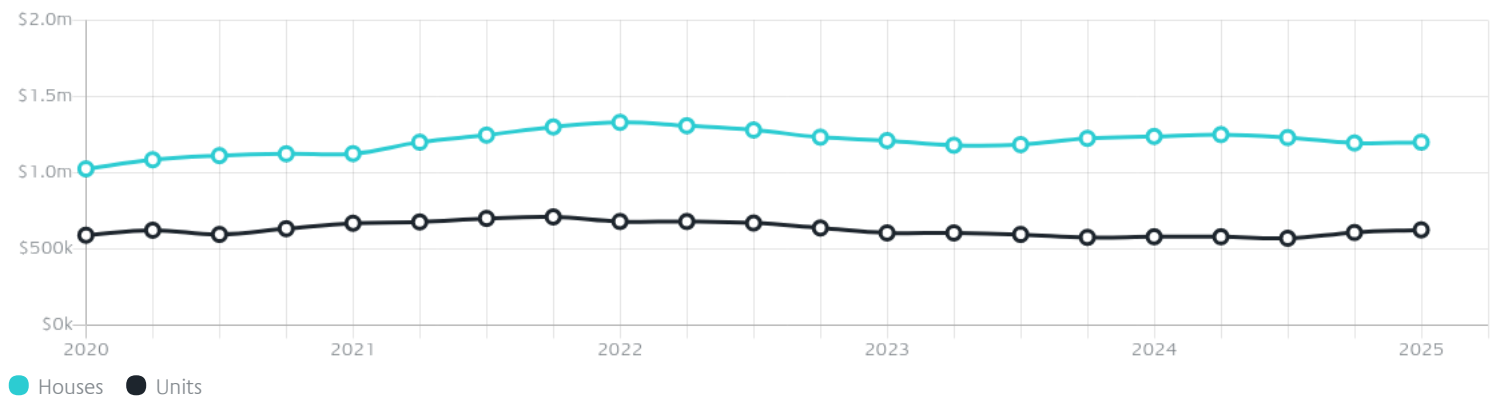
Median

**\$625k**

Quarterly Price Change

**2.79% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 65%  
● Private 35%

Auction Clearance Rate\*

88.99%

Median Days on Market^

26 days

Average Hold Period\*

7.3 years

## Insights

Dwelling Type^



● Houses 65% ● Units 35%

Ownership^



● Owned Outright 35% ● Mortgaged 35% ● Rented 30%

Population^

26,574

Median Asking Rent per week\*

\$700

Population Growth^

1.49%

Rental Yield\*

2.97%

Median Age^









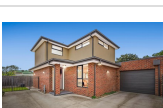
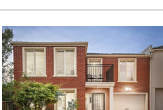

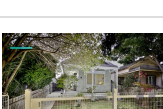
37 years

Median Household Size^










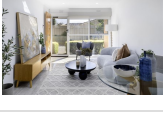


2.5 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 29 Beaumonde St COBURG	4	Townhouse	\$856,500	31 May 2025
 36 Nelson St Coburg	3	House	\$1,215,000	31 May 2025
 22 Watchtower Rd Coburg	2	House	\$735,000	31 May 2025
 1/2 Hudson St Coburg	2	Apartment	\$600,500	31 May 2025
 89 Nicholson St Coburg	3	House	\$920,000	30 May 2025
 171 Gordon St Coburg	4	House	\$1,325,000	25 May 2025
 8 Ryan St Coburg	3	House	\$1,155,000	24 May 2025
 18 Kerferd St Coburg	2	House	\$1,183,000	24 May 2025
 2/37 Preston St Coburg	3	Townhouse	\$1,120,000	24 May 2025
 11 Parklane Mews Coburg	3	Townhouse	\$875,000	24 May 2025
 10/3 Wardens Wlk Coburg	1	Apartment	\$428,000	23 May 2025
 33 Wellington St Coburg	3	House	\$1,350,000	22 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/46 The Grove Coburg	2	Apartment	\$646,000	21 May 2025
 34 Phillips St Coburg	3	House	\$1,251,000	21 May 2025
 17/95 Harding St Coburg	2	Apartment	\$635,000	19 May 2025
 23 Eric St Coburg	3	House	\$885,000	17 May 2025
 30 Higinbotham St Coburg	3	House	\$1,260,000	17 May 2025
 26 Cole Cr Coburg	3	House	\$1,500,000	17 May 2025
 28 Phillips St Coburg	3	House	\$1,439,000	17 May 2025
 2/170 Gordon St Coburg	2	Unit	\$740,000	16 May 2025
 71 Ohea St Coburg	3	House	\$830,000	16 May 2025
 3/121 Gordon St Coburg	2	Unit	\$527,000	16 May 2025
 16 Geake St Coburg	3	House	\$900,000	14 May 2025
 16/1 Manna Gum Ct Coburg	3	Townhouse	\$960,000	13 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/27 The Grove Coburg	1	Unit	\$210,000	12 May 2025
 304/19 Pentridge Blvd Coburg	1	Apartment	\$441,000	11 May 2025
 16 Station St Coburg	4	House	\$1,175,000	10 May 2025
 96 Shaftsbury St Coburg	4	House	\$1,560,000	10 May 2025
 183 The Avenue Coburg	2	House	\$1,310,000	10 May 2025
 14 Coburg St Coburg	3	House	\$1,470,000	10 May 2025
 3/37 Loch St Coburg	2	Townhouse	\$810,000	08 May 2025
 5 Berg Pl COBURG	4	Townhouse	\$805,000	07 May 2025
 11 Park St Coburg	2	House	\$1,015,000	04 May 2025
 59 Reynard St Coburg	2	House	\$955,000	03 May 2025
 13/40-50 Stockade Av Coburg	3	Townhouse	\$843,000	03 May 2025
 9 Hawthorn St Coburg	4	House	\$1,500,000	03 May 2025



Brunswick Office  
179 Sydney Rd, Brunswick  
03 9387 5888

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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