

JellisCraig

EAGLEMONT

Suburb Report

Know your neighbourhood.



EAGLEMONT SUBURB REPORT

Median House Price*

Median

\$2.29m

Quarterly Price Change

-7.00% ↓

Median Unit Price*

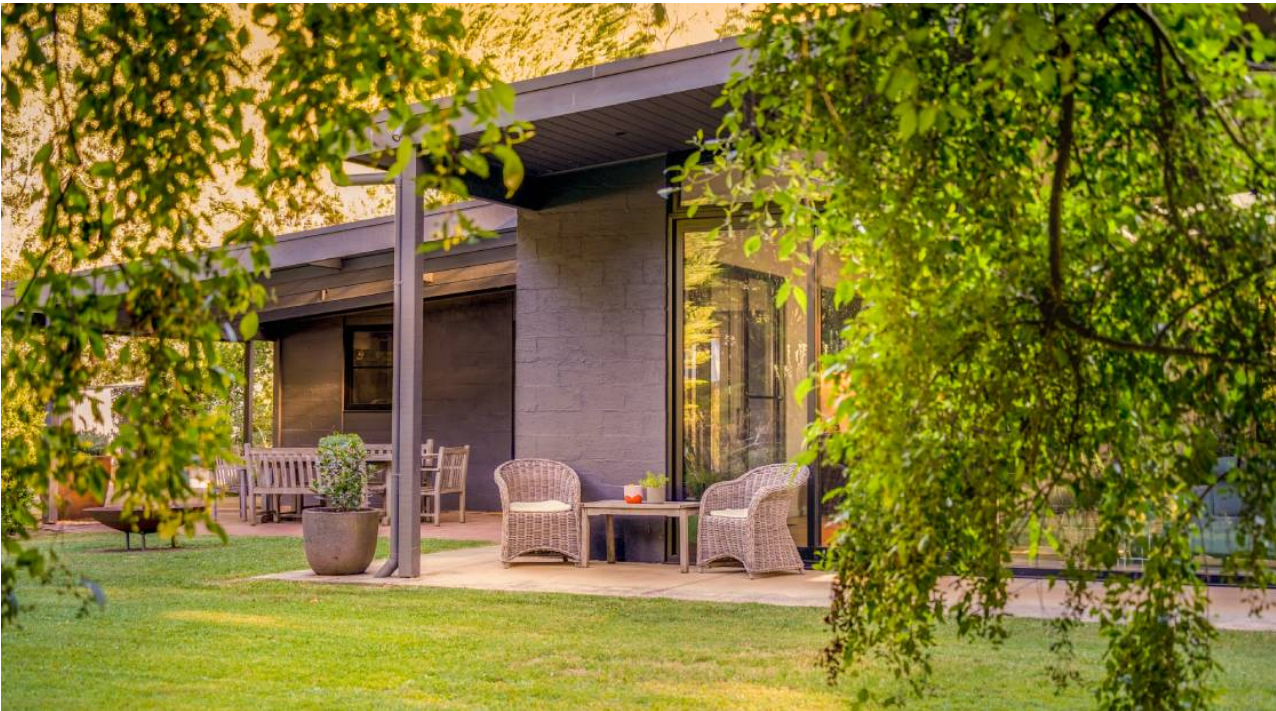
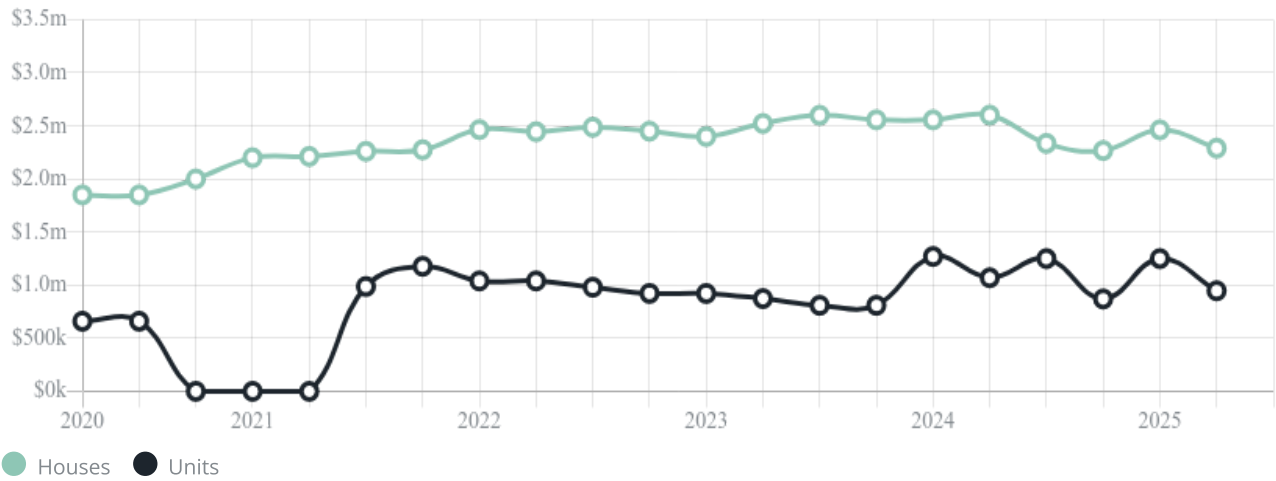
Median

\$947k

Quarterly Price Change

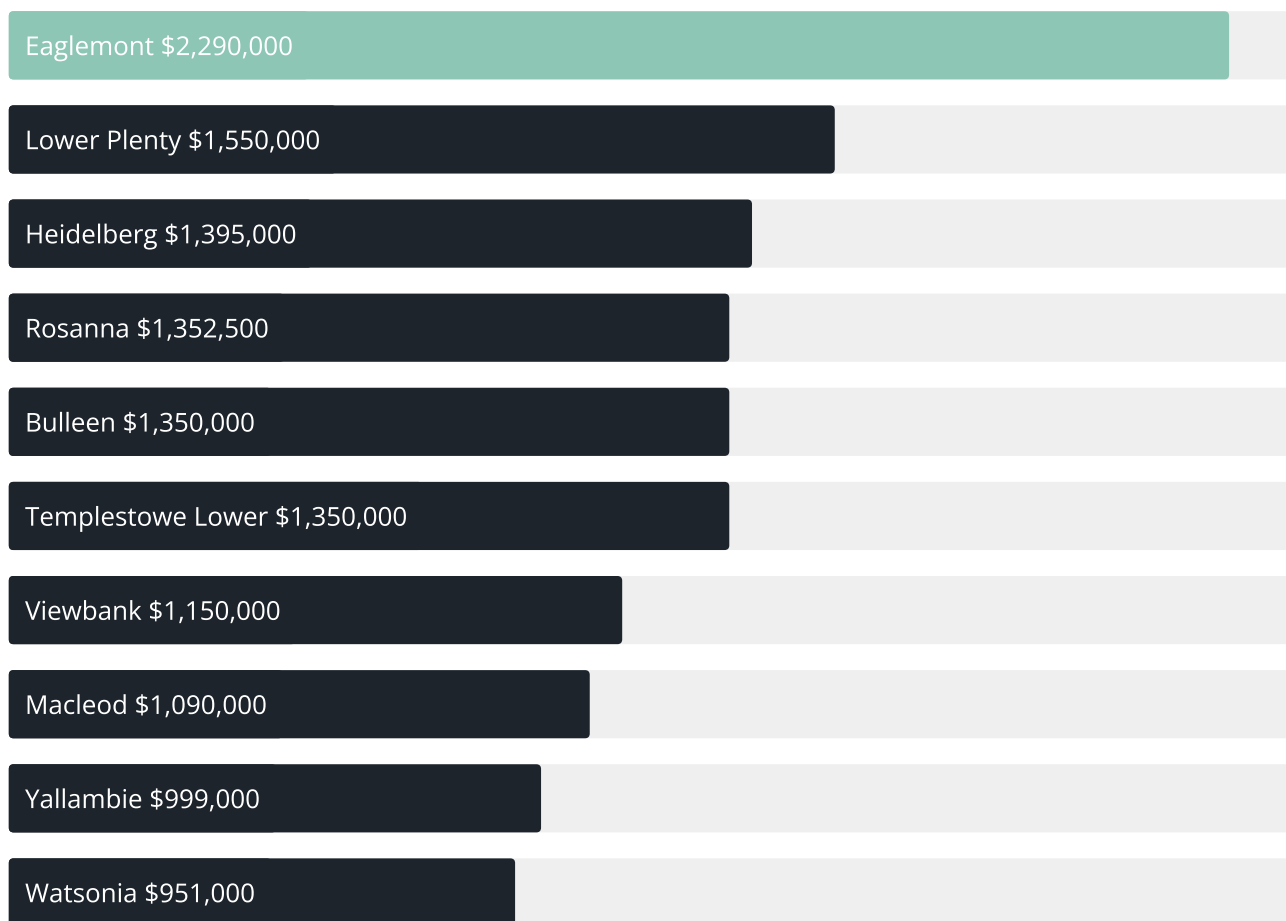
-24.22% ↓

Quarterly Price Change*

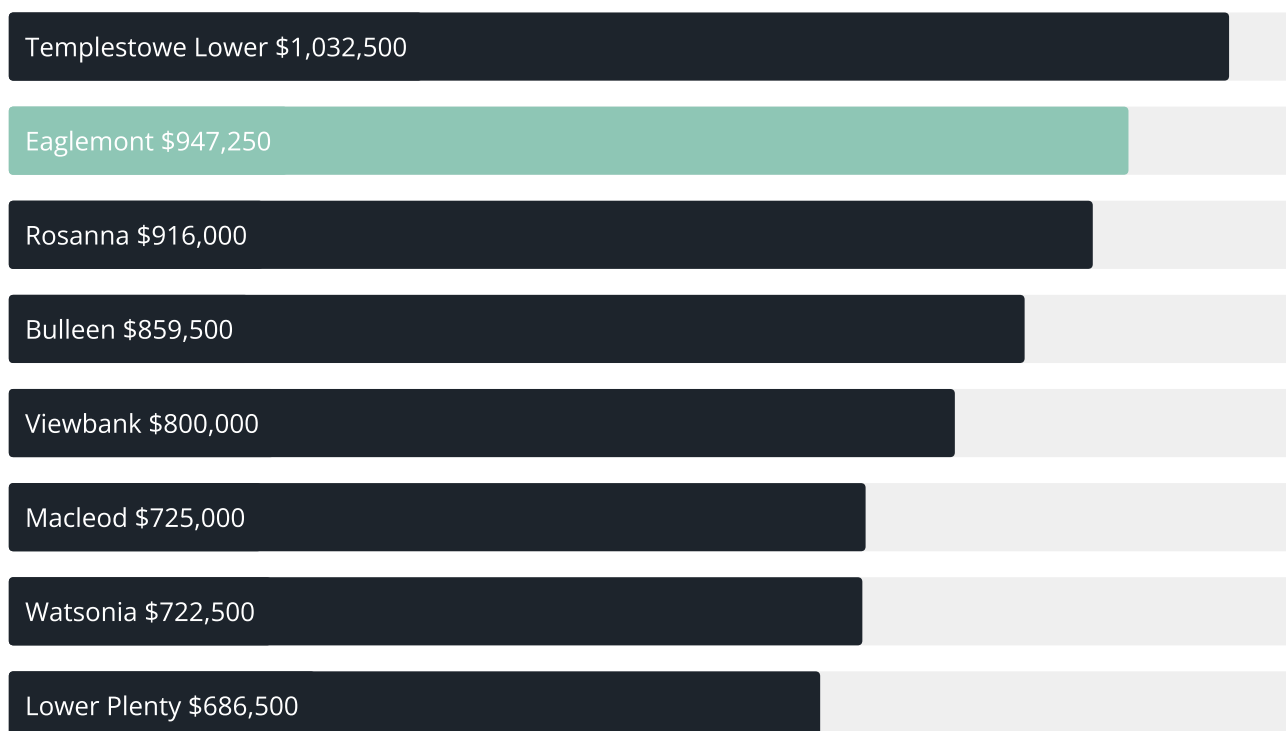


EAGLEMONT SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



EAGLEMONT SUBURB REPORT

Sale Method*



● Auction 39%
● Private 61%

Auction Clearance Rate*

100%

Median Days on Market^

26 days

Average Hold Period*

9.2 years

Dwelling Type^



● Houses 79% ● Units 21%

Ownership^



● Owned Outright 52% ● Mortgaged 31% ● Rented 18%

Population^

3,960

Median Asking Rent per week*

\$785

Population Growth^

2.25%

Rental Yield*

1.79%

Median Age^











46 years

Median Household Size^











2.7 people

EAGLEMONT SUBURB REPORT



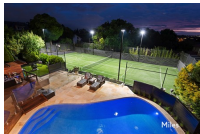







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/113-115 Banksia St Eaglemont	3	Townhouse	\$1,270,000	19 Jul 2025
 88 Studley Rd Eaglemont	4	House	\$2,110,000	19 Jul 2025
 37 Banksia St Eaglemont	3	House	\$1,407,000	30 Jun 2025
 8/404 Lower Heidelberg Rd Eaglemont	3	Apartment	\$873,000	21 Jun 2025
 3/4 Cape St Eaglemont	4	Unit	\$1,565,000	19 Jun 2025
 11 Mossman Dr Eaglemont	4	House	\$4,200,000	18 Jun 2025
 3/18 Cape St Eaglemont	1	Unit	\$415,000	12 Jun 2025
 428 Lower Heidelberg Rd Eaglemont	3	House	\$1,210,000	31 May 2025
 3/111 Studley Rd Eaglemont	3	Townhouse	\$1,021,500	27 May 2025
 8/14 Ashby Gr Eaglemont	2	Apartment	\$640,000	21 May 2025

EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 86 Studley Rd Eaglemont	4	House	\$1,961,000	19 May 2025
 385 Lower Heidelberg Rd Eaglemont	4	House	\$1,680,000	17 May 2025
 39 Durham St Eaglemont	4	House	\$1,950,000	10 May 2025
 5 Eagle Ct Eaglemont	5	House	\$4,300,000	17 Apr 2025
 4 Robina Rd Eaglemont	4	House	\$2,280,000	10 Apr 2025
 2/10 Ashby Gr Eaglemont	2	Strata Unit/Flat	\$575,000	07 Apr 2025
 43 The Righi Eaglemont	5	House	\$3,400,000	03 Apr 2025
 8 Lawrence St Eaglemont	4	House	\$2,475,000	22 Mar 2025
 36 Mount Eagle Rd Eaglemont	4	House	\$2,600,000	18 Mar 2025
 1/126 Locksley Rd Eaglemont	4	Townhouse	\$1,685,000	07 Mar 2025

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Address	Bedrooms	Type	Price	Sold
 46 Hawdon St Eaglemont	5	House	\$1,981,000	28 Feb 2025
 5/35 Mount St Eaglemont	2	Strata Unit/Flat	\$1,250,000	22 Feb 2025
 101a The Eyrie Eaglemont	4	House	\$3,550,000	21 Feb 2025
 10 Mount Eagle Rd Eaglemont	6	House	\$3,010,000	10 Feb 2025
 3/391 Lower Heidelberg Rd Eaglemont	2	Townhouse	\$1,720,000	02 Feb 2025
 6 Ashby Gr EAGLEMONT	4	House	\$3,210,000	21 Jan 2025
 657 The Boulevard Eaglemont	3	House	\$1,900,000	24 Dec 2024
 3/35 Mount St Eaglemont	3	Strata Unit/Flat	\$3,200,000	20 Dec 2024
 22 The Righi Eaglemont	5	House	\$2,570,000	13 Dec 2024
 31 The Righi Eaglemont	4	House	\$3,000,000	30 Nov 2024



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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