

Suburb **INSIGHTS**

3084
EAGLEMONT



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.34m

Quarterly Price Change

-10.24% ↓

Median Unit Price*

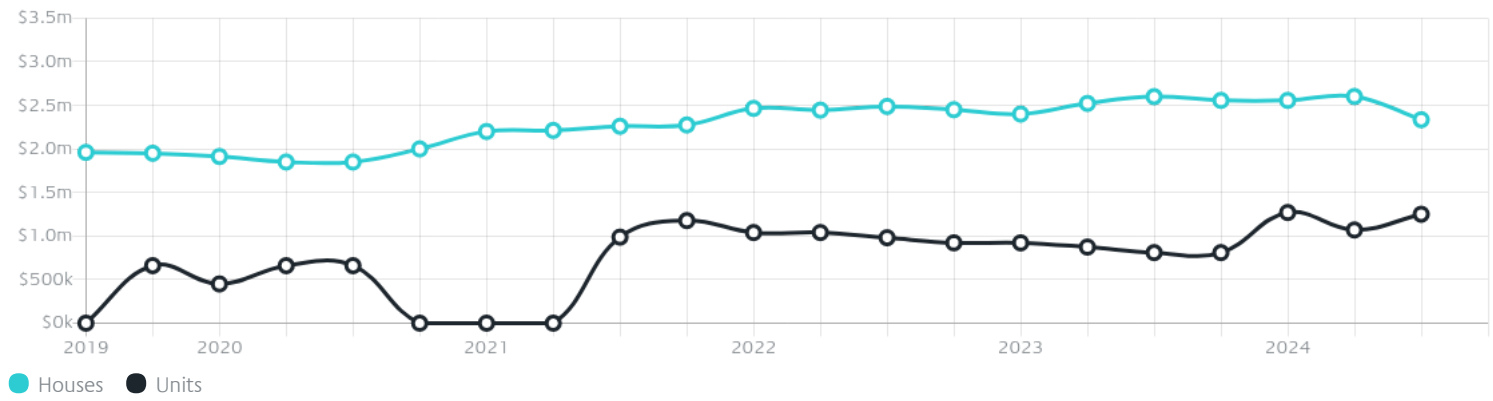
Median

\$1.25m

Quarterly Price Change

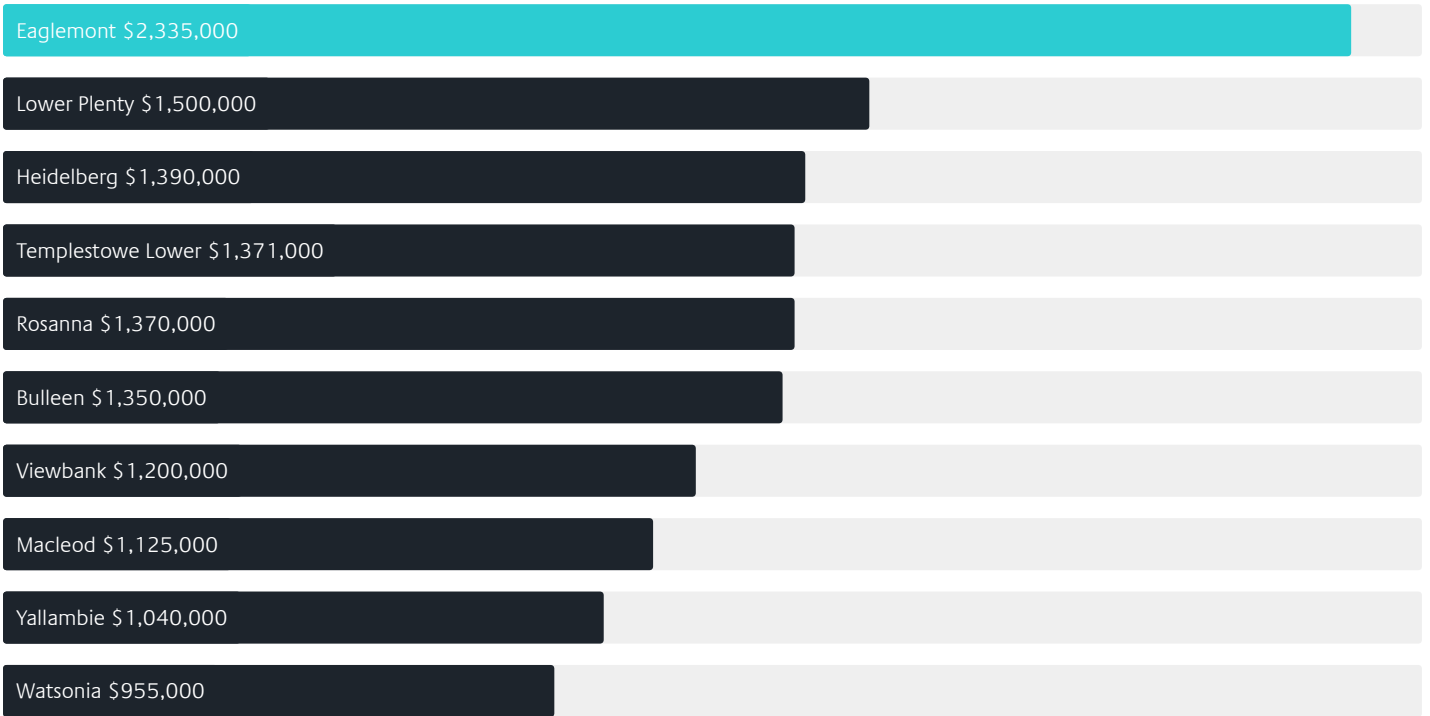
16.82% ↑

Quarterly Price Change*

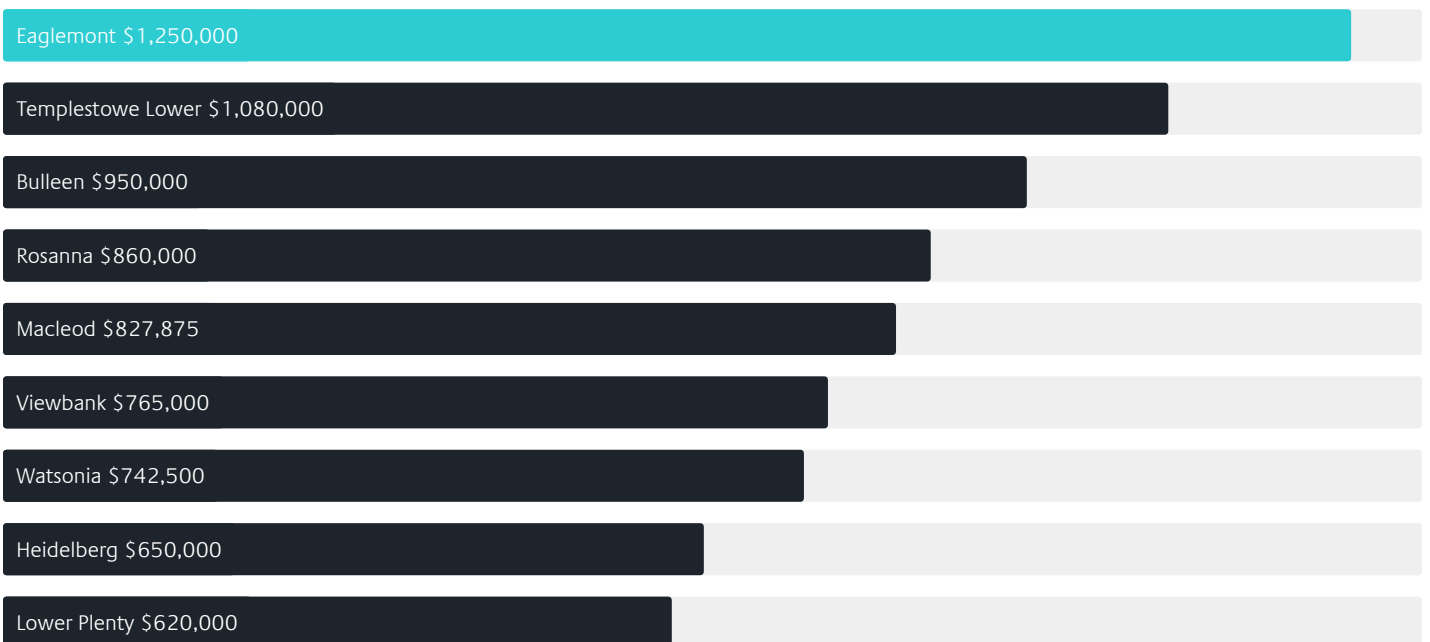


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

63.64%

Median Days on Market[^]

31 days

Average Hold Period^{*}

9.2 years

Insights

Dwelling Type[^]



● Houses 79% ● Units 21%

Ownership[^]



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

Population[^]

3,960

Median Asking Rent per week^{*}

\$800

Population Growth[^]

2.25%

Rental Yield^{*}

1.79%

Median Age[^]













46 years

Median Household Size[^]











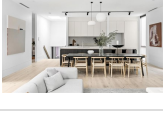

2.7 people

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

Address	Bedrooms	Type	Price	Sold
 31 The Righi Eaglemont	4	House	\$3,000,000	30 Nov 2024
 14 Charlton Rd Eaglemont	4	House	\$2,525,000	22 Nov 2024
 9/110 Maltravers Rd Eaglemont	2	Apartment	\$680,000	12 Nov 2024
 5 Lawrence St Eaglemont	5	House	\$2,106,000	09 Nov 2024
 2 Caerleon Ct Eaglemont	3	House	\$1,715,000	03 Oct 2024
 54 Alandale Rd Eaglemont	2	House	\$1,575,000	21 Sep 2024
 122 The Righi Eaglemont	4	House	\$2,421,500	14 Sep 2024
 8/139 Locksley Rd Eaglemont	2	Townhouse	\$795,000	12 Sep 2024
 109 Studley Rd Eaglemont	4	House	\$1,664,000	09 Sep 2024
 362 Lower Heidelberg Rd Eaglemont	3	House	\$1,515,000	25 Aug 2024
 5/10 Ashby Gr Eaglemont	2	Unit	\$580,000	17 Aug 2024
 11 Charlton Rd Eaglemont	4	House	\$2,150,000	03 Aug 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102/35 Mount St Eaglemont	2	Apartment	\$1,250,000	28 Jul 2024
 3/129 Studley Rd Eaglemont	2	Unit	\$807,500	27 Jul 2024
 118 Maltravers Rd Eaglemont	3	House	\$1,750,000	27 Jul 2024
 21 Outlook Dr Eaglemont	5	House	\$4,805,000	27 Jul 2024
 2 Ashby Gr Eaglemont	3	House	\$1,875,000	25 Jul 2024
 101 Banksia St Eaglemont	4	House	\$1,500,000	11 Jul 2024
 43 Outlook Dr Eaglemont	4	House	\$3,380,000	15 Jun 2024
 131 Banksia St Eaglemont	3	House	\$1,760,000	06 Jun 2024
 38 Devon St Eaglemont	4	House	\$1,950,000	29 May 2024
 49 Carlsberg Rd Eaglemont	5	House	\$4,530,000	28 May 2024
 87 Banksia St Eaglemont	4	House	\$2,750,000	22 May 2024
 3 Awaba St Eaglemont	5	House	\$3,475,000	19 May 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 29 Hawdon St EAGLEMONT	4	House	\$4,200,000	19 May 2024
 54 Maltravers Rd Eaglemont	5	House	\$2,335,000	19 May 2024
 5 Devon St Eaglemont	3	House	\$3,300,000	15 May 2024
 22 Silverdale Rd Eaglemont	5	House	\$2,800,000	11 May 2024
 1/431 Lower Heidelberg Rd Eaglemont	3	House	\$1,015,000	09 May 2024
 18 Ormond Rd Eaglemont	2	House	\$2,200,000	01 May 2024
 3/12-14 Silverdale Rd Eaglemont	4	Townhouse	\$1,665,000	13 Apr 2024
 35 Silverdale Rd Eaglemont	3	House	\$2,910,000	08 Apr 2024
 18/10 Ashby Gr Eaglemont	1	Apartment	\$451,000	03 Apr 2024
 417 Lower Heidelberg Rd Eaglemont	3	House	\$1,350,000	26 Mar 2024
 6 Warne St Eaglemont	3	House	\$1,880,000	22 Mar 2024
 45 Outlook Dr Eaglemont	5	House	\$2,950,000	22 Mar 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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