

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.34m**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

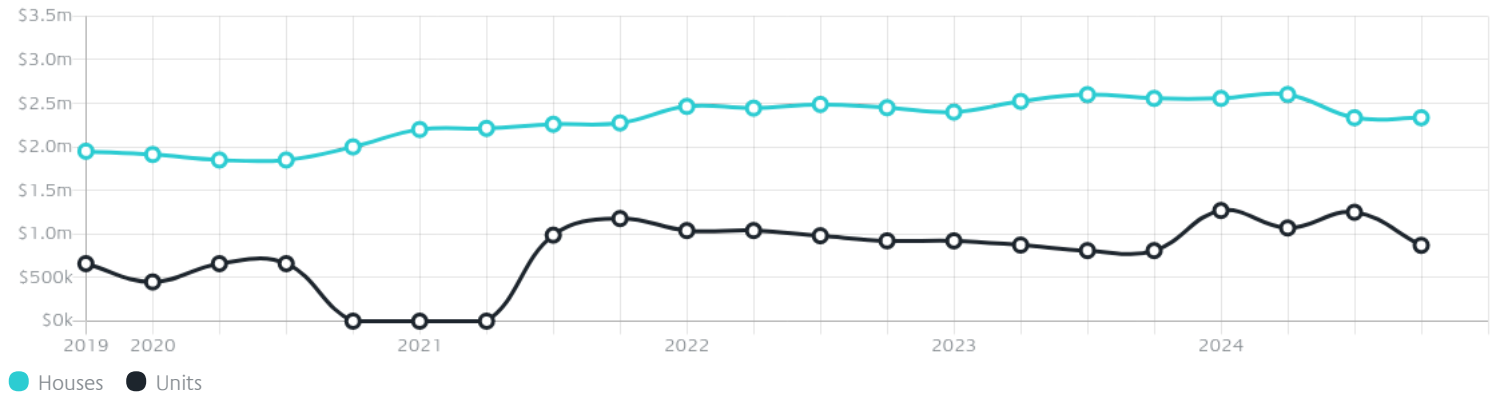
Median

**\$870k**

Quarterly Price Change

**-30.40% ↓**

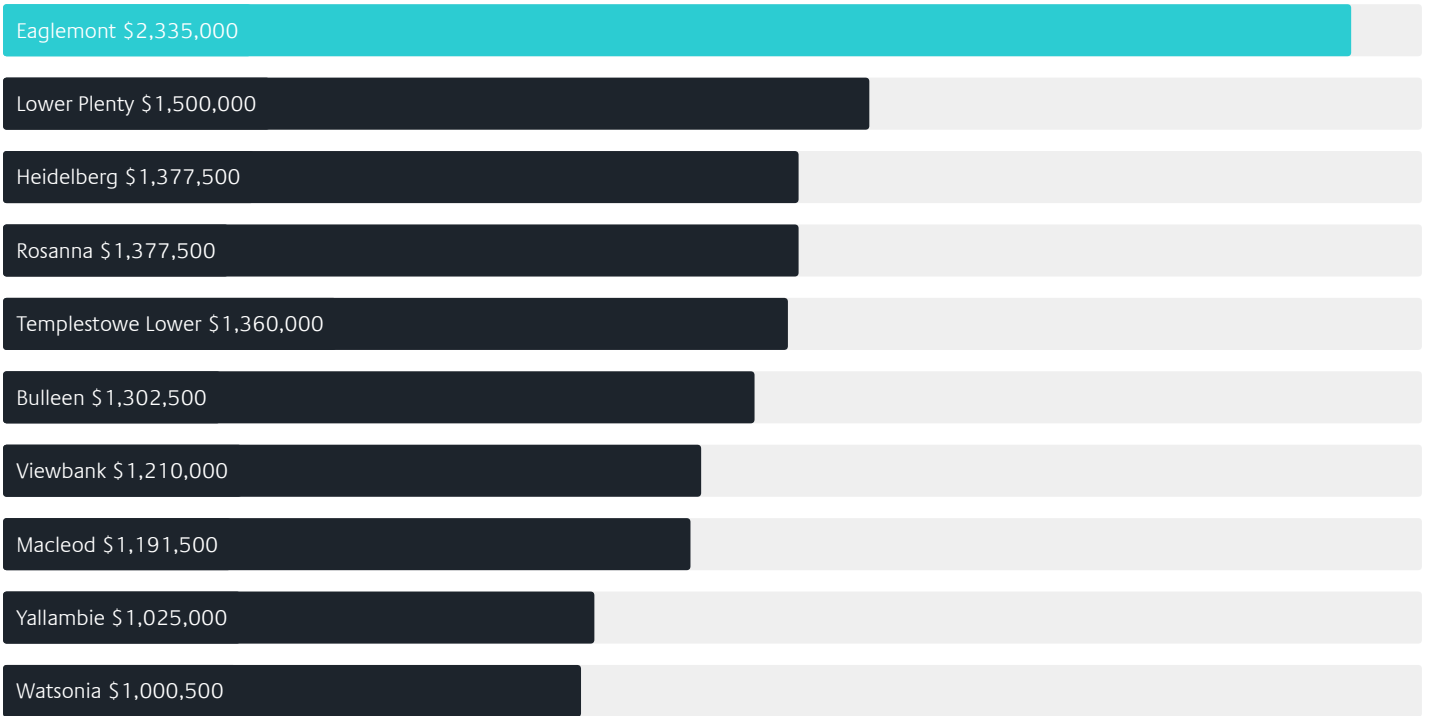
## Quarterly Price Change\*



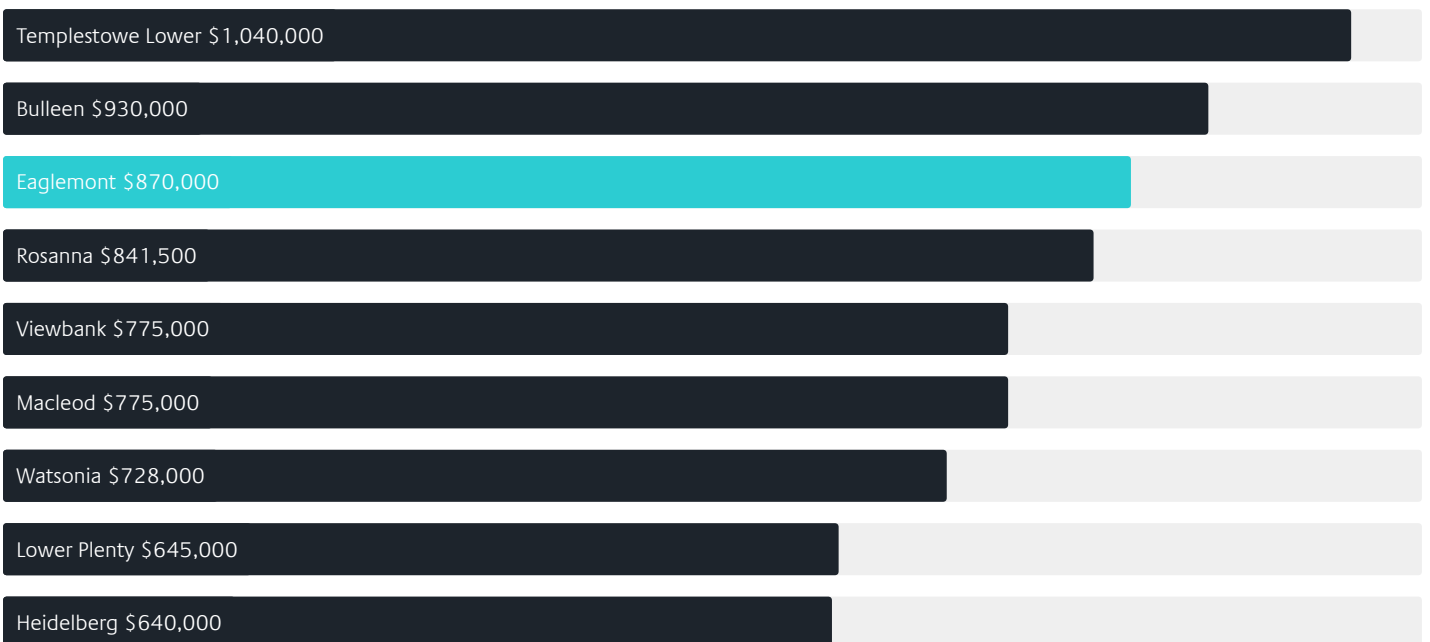
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 54%  
● Private 46%

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

71.43%

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

46 days

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

9.2 years

# Insights

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



● Houses 79% ● Units 21%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

3,960

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

\$830

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

2.25%

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

1.79%

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











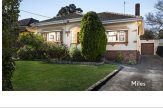

46 years

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








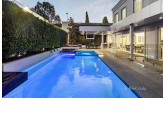


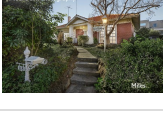

2.7 people

# 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
 22 The Righi Eaglemont	5	House	\$2,570,000	20 Dec 2024
 31 The Righi Eaglemont	4	House	\$3,000,000	30 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
 5 Glen Dr Eaglemont	3	House	\$2,850,000	01 Nov 2024
 38 Mount Eagle Rd Eaglemont	3	House	\$1,730,000	21 Oct 2024
 40 Devon St Eaglemont	4	House	\$1,959,000	20 Oct 2024
 5/126 Locksley Rd Eaglemont	4	Townhouse	\$1,680,000	19 Oct 2024
 2 Caerleon Ct Eaglemont	3	House	\$1,715,000	03 Oct 2024
 28 Ormond Rd Eaglemont	4	House	\$3,220,000	25 Sep 2024
 54 Alandale Rd Eaglemont	2	House	\$1,575,000	21 Sep 2024
 122 The Righi Eaglemont	4	House	\$2,406,500	14 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/139 Locksley Rd Eaglemont	2	Townhouse	\$795,000	12 Sep 2024
 25 Devon St Eaglemont	5	House	\$4,030,000	10 Sep 2024
 109 Studley Rd Eaglemont	4	House	\$1,664,000	09 Sep 2024
 20 The Righi Eaglemont	3	House	\$2,100,000	29 Aug 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
 63 Devon St Eaglemont	5	House	\$6,215,000	31 Jul 2024
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 17 The Righi Eaglemont	4	House	\$2,980,000	14 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
 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

# Jellis Craig

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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