

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.44m**

Quarterly Price Change

**7.42% ↑**

## Median Unit Price\*

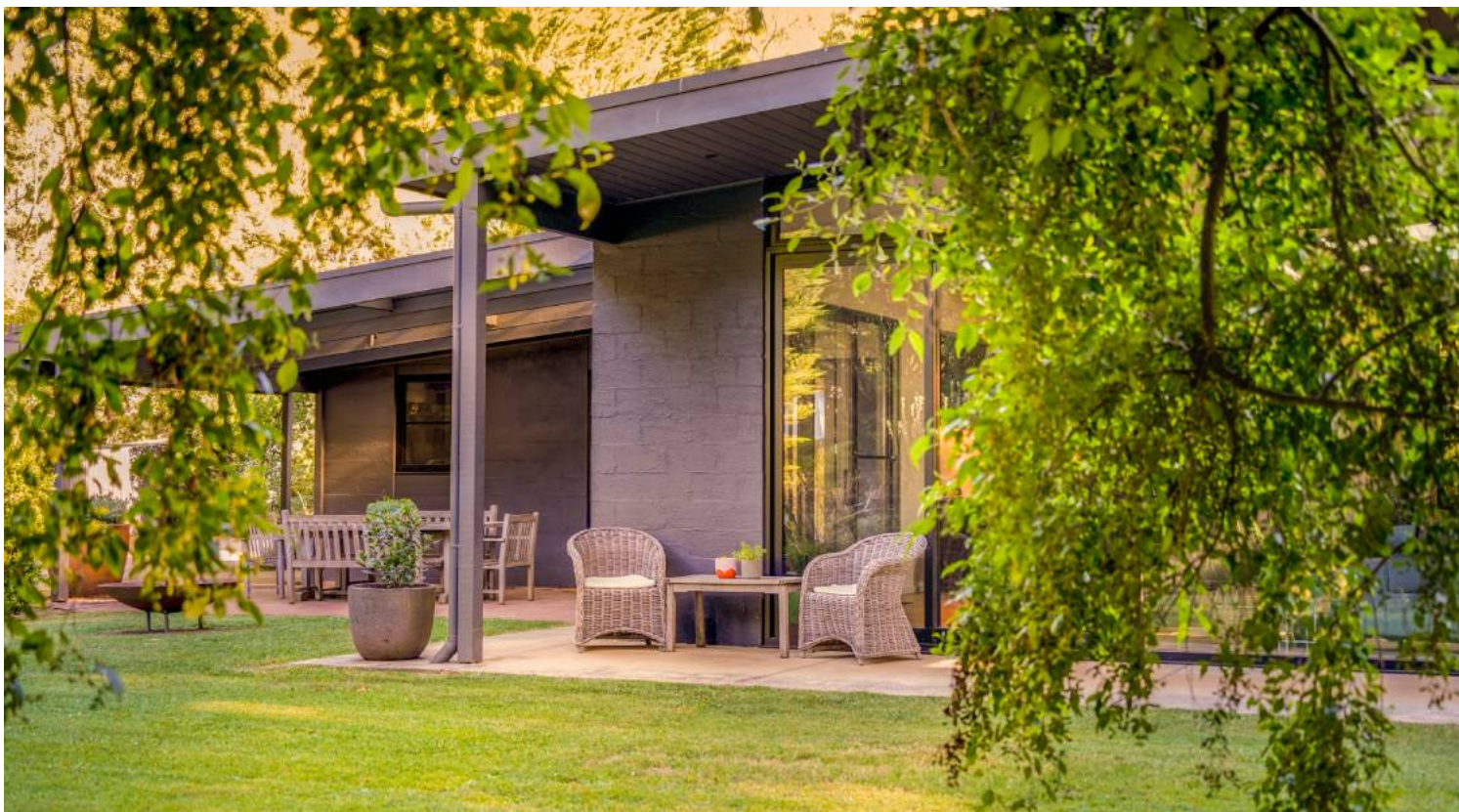
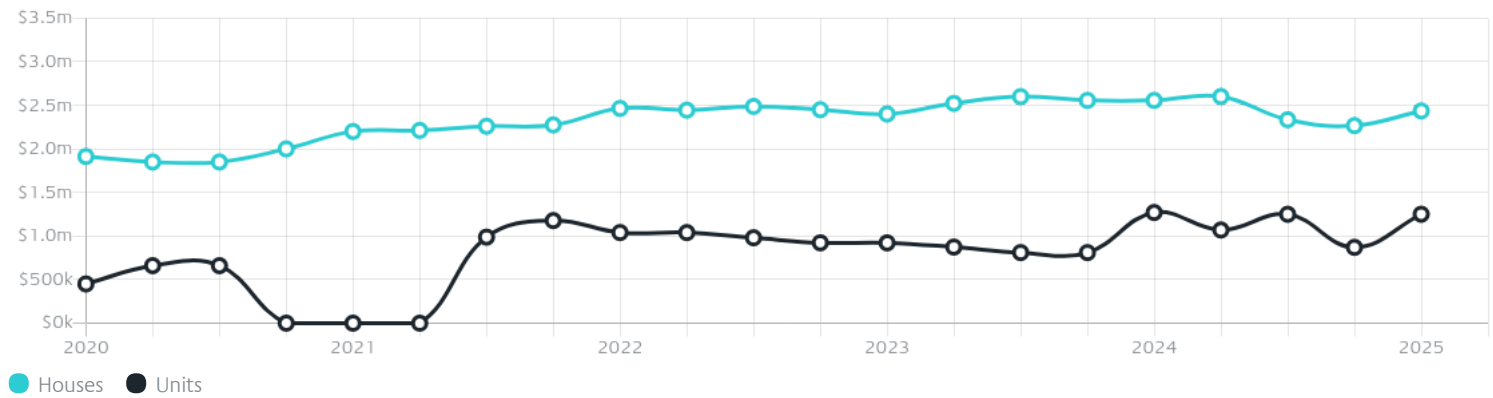
Median

**\$1.25m**

Quarterly Price Change

**43.67% ↑**

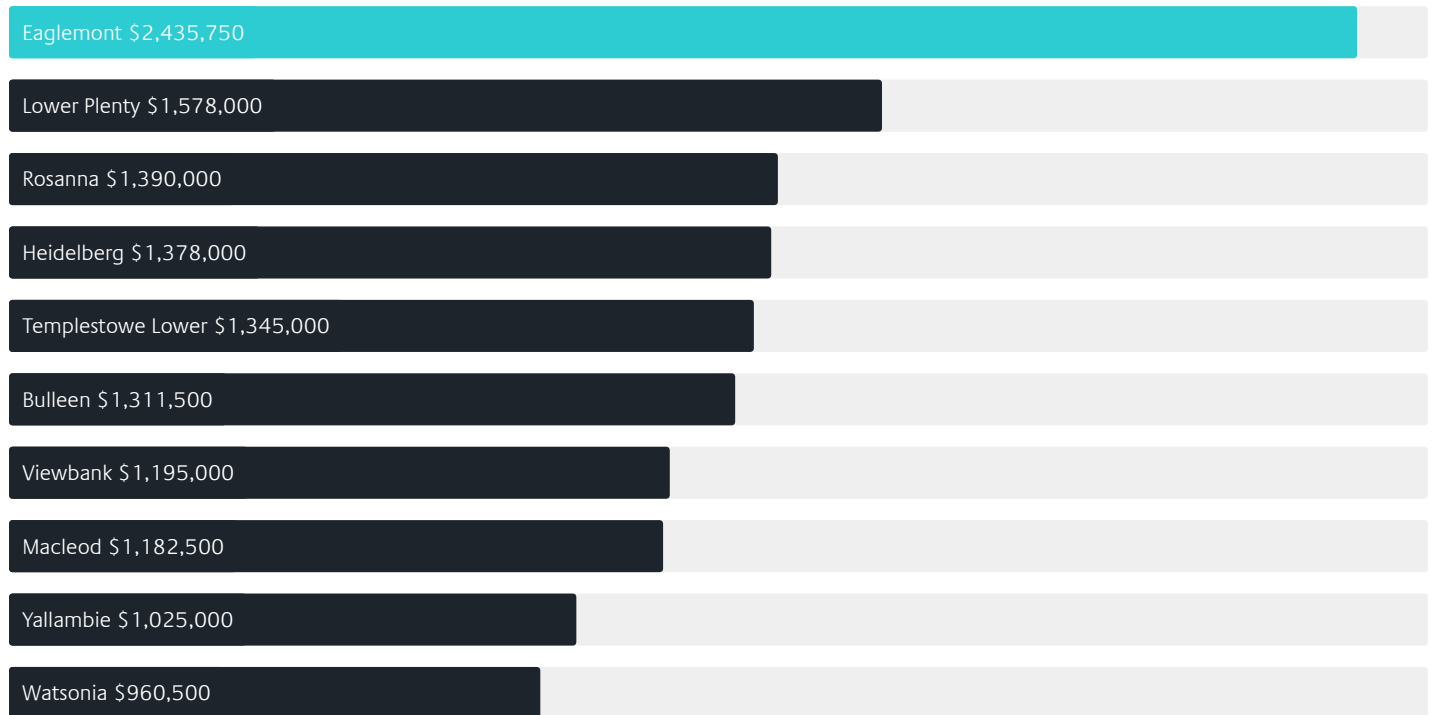
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 47%  
● Private 53%

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

87.5%

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

27 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>

\$845

Population Growth<sup>^</sup>

2.25%

Rental Yield<sup>\*</sup>

1.79%

Median Age<sup>^</sup>













46 years

Median Household Size<sup>^</sup>









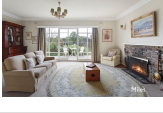

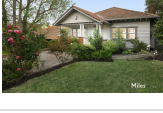

2.7 people

# 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
 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
 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
 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
 5 Eagle Ct Eaglemont	5	House	\$4,300,000	17 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Glen Dr Eaglemont	4	Land	\$2,010,000	23 Nov 2024
 400 Lower Heidelberg Rd Eaglemont	3	House	\$1,475,000	21 Nov 2024
 14 Charlton Rd Eaglemont	4	House	\$2,525,000	20 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 Brooke St Eaglemont	2	House	\$2,450,000	02 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
 402 Upper Heidelberg Rd Eaglemont	4	House	\$2,165,000	18 Oct 2024
 2 Caerleon Ct Eaglemont	3	House	\$1,715,000	03 Oct 2024



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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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