

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.44m

Quarterly Price Change

7.42% ↑

Median Unit Price*

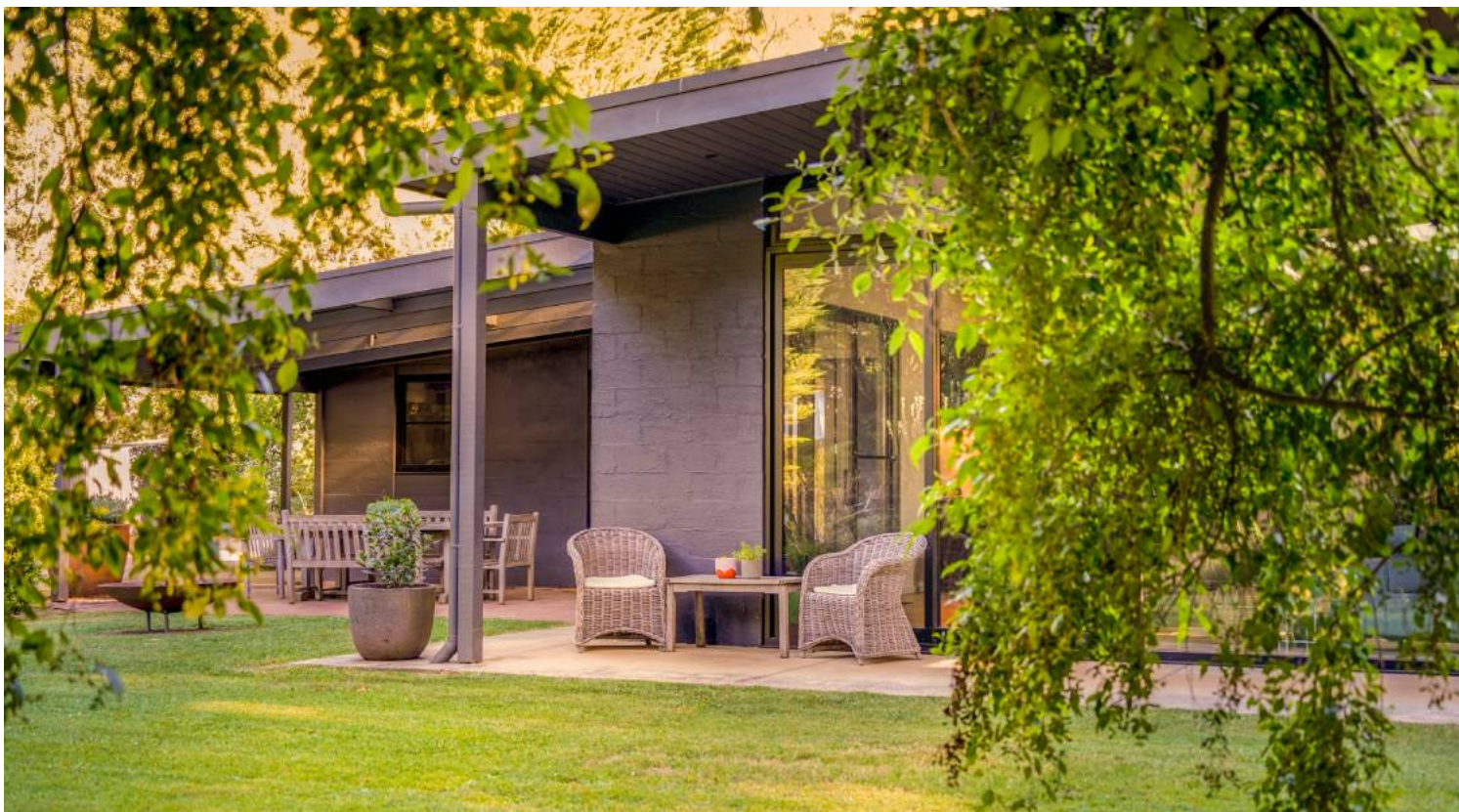
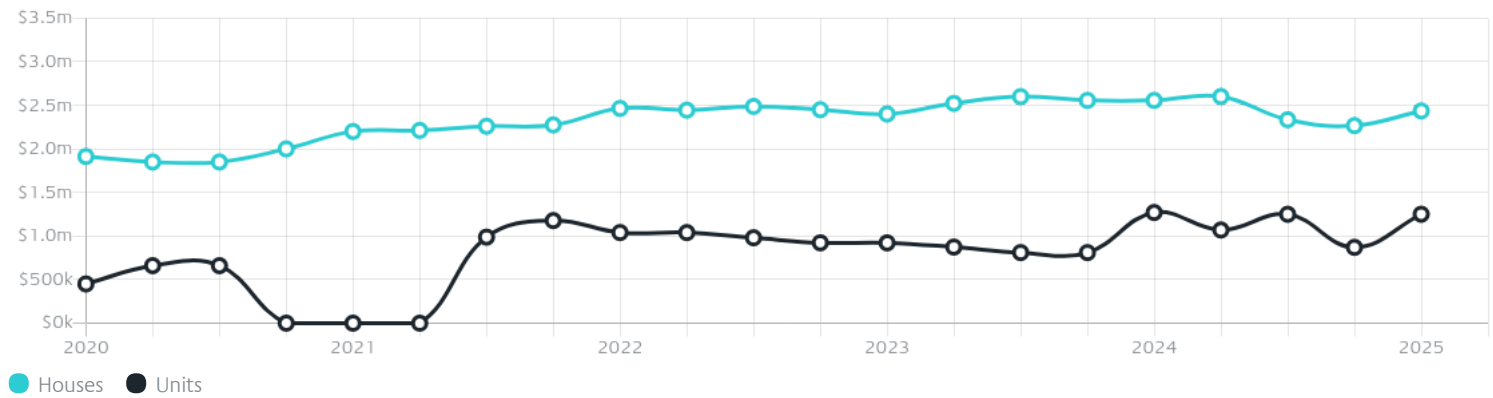
Median

\$1.25m

Quarterly Price Change

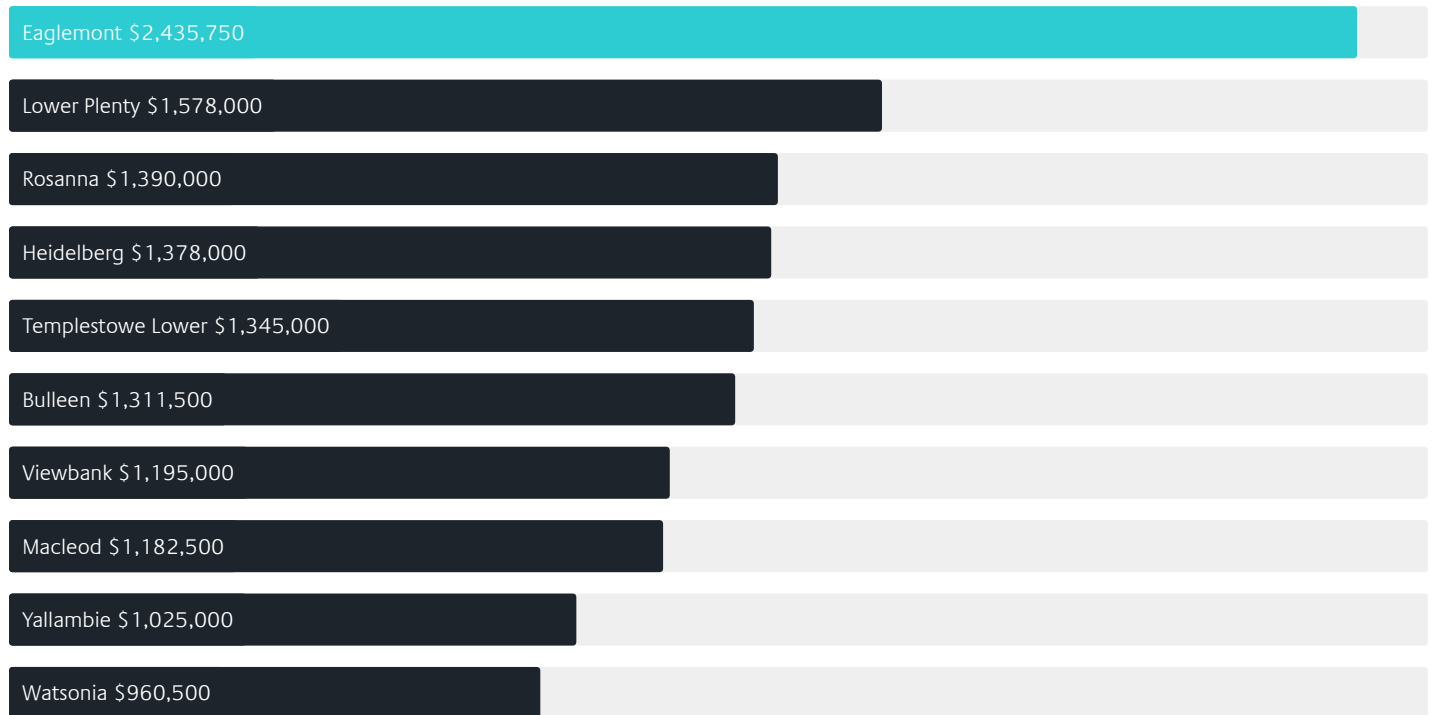
43.67% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 50%
● Private 50%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

36 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^{*}

\$845

Population Growth[^]

2.25%

Rental Yield^{*}

1.79%

Median Age[^]








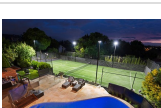
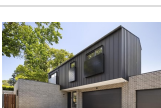
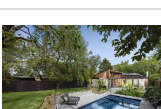
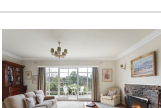
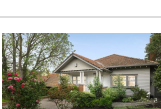
46 years

Median Household Size[^]











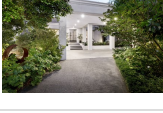

2.7 people

Sold Properties~











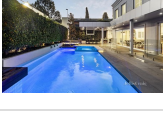

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/111 Studley Rd Eaglemont	3	Townhouse	\$1,021,500	27 May 2025
 86 Studley Rd Eaglemont	4	House	\$1,961,000	19 May 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
 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
 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
 22 The Righi Eaglemont	5	House	\$2,570,000	13 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31 The Righi Eaglemont	4	House	\$3,000,000	30 Nov 2024
 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 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

Sold Properties~

Address		Bedrooms	Type	Price	Sold
	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
	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



Ivanhoe Office
153 Upper Heidelberg Road, Ivanhoe
03 9499 7992

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.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.