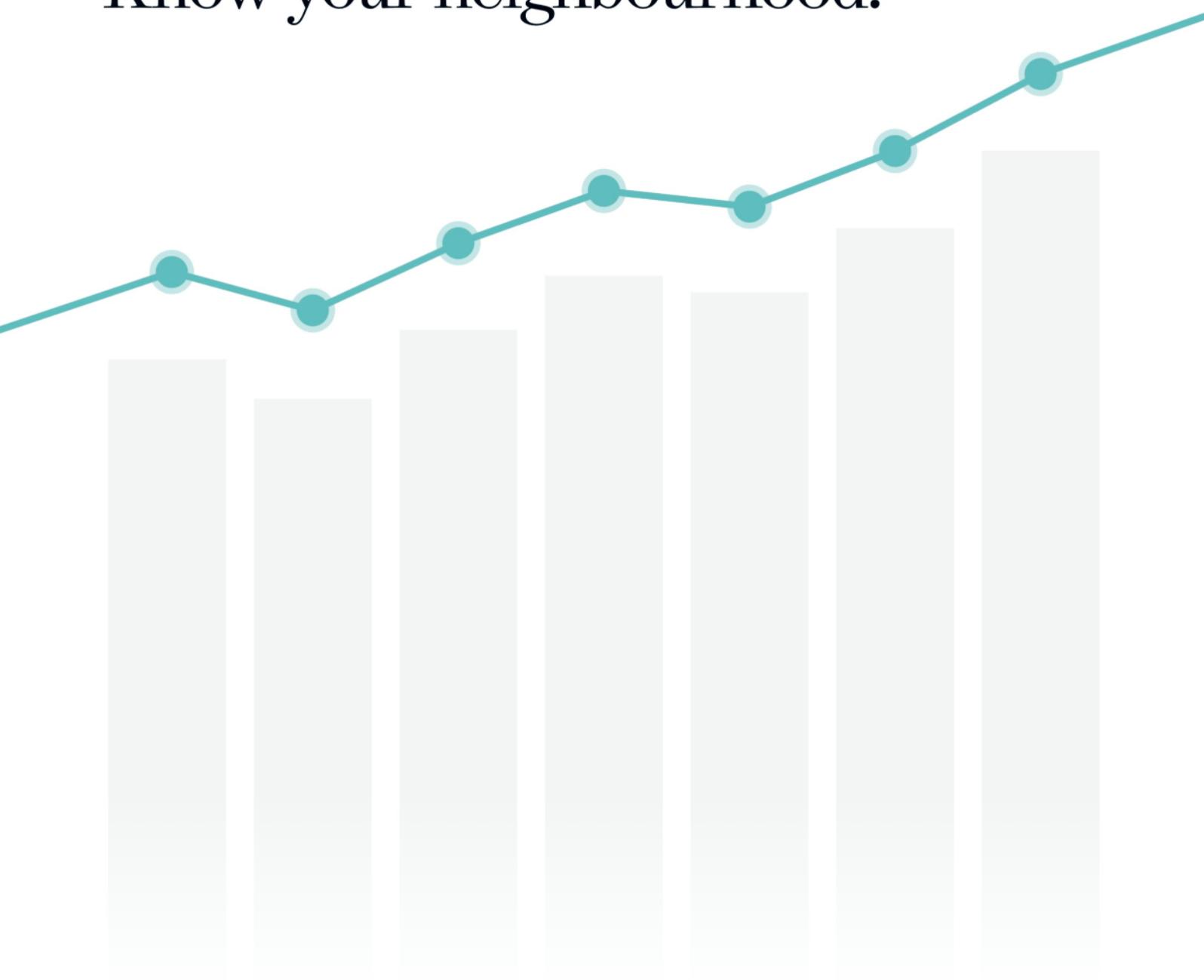


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.34m**

Quarterly Price Change

**-1.58% ↓**

## Median Unit Price\*

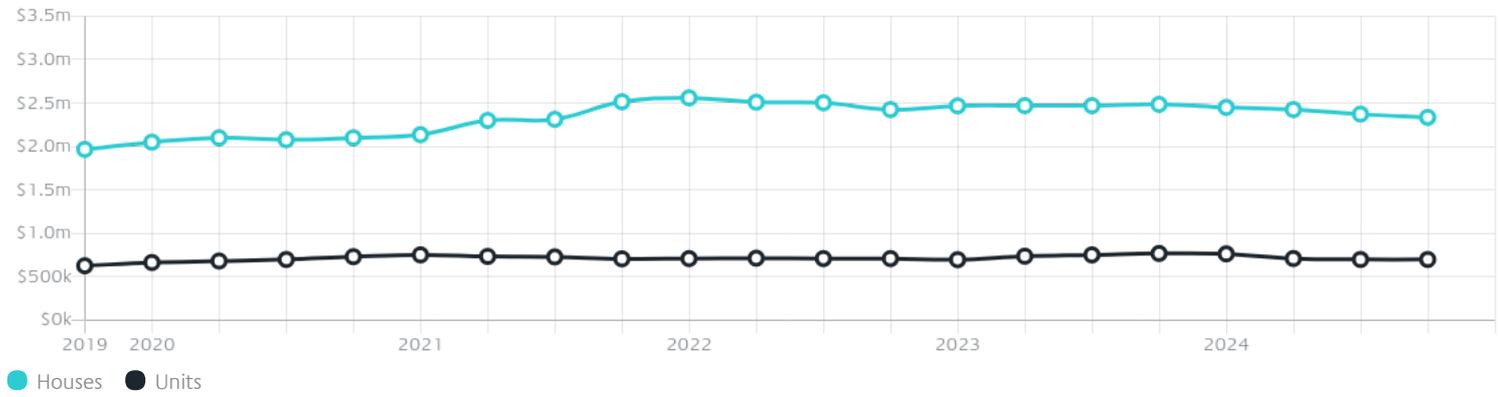
Median

**\$700k**

Quarterly Price Change

**0.00% ↓**

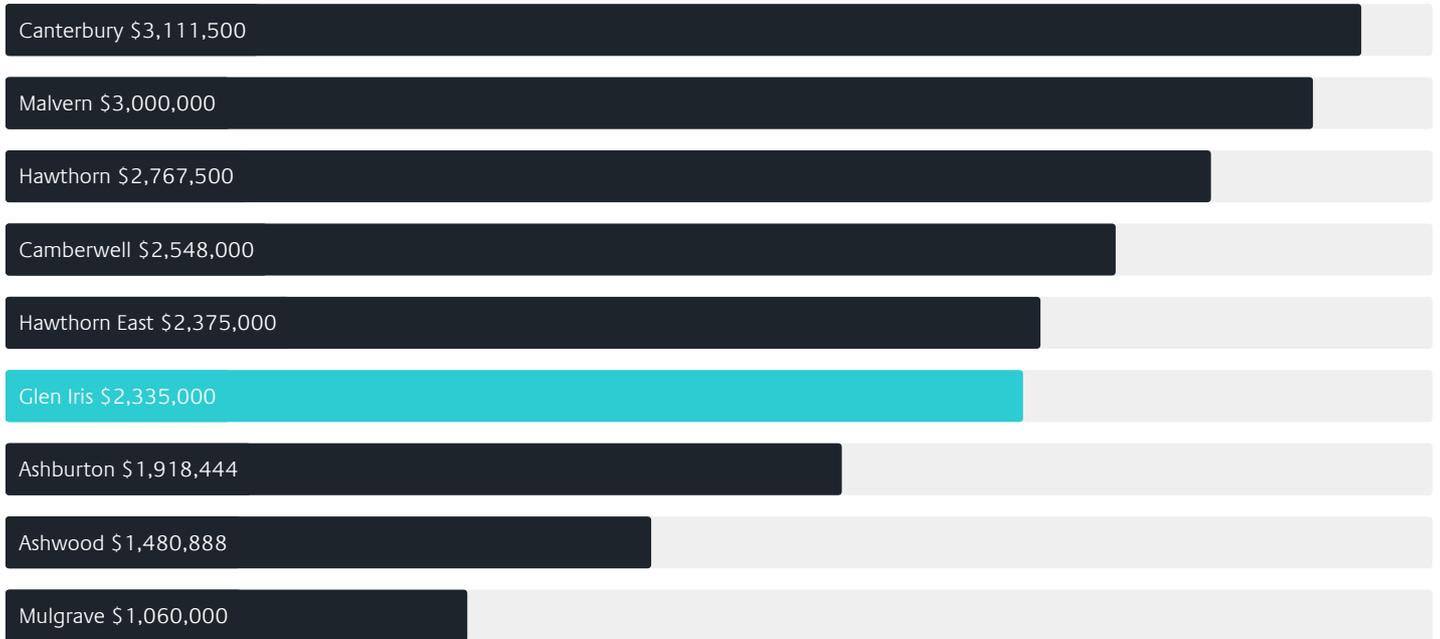
## Quarterly Price Change\*



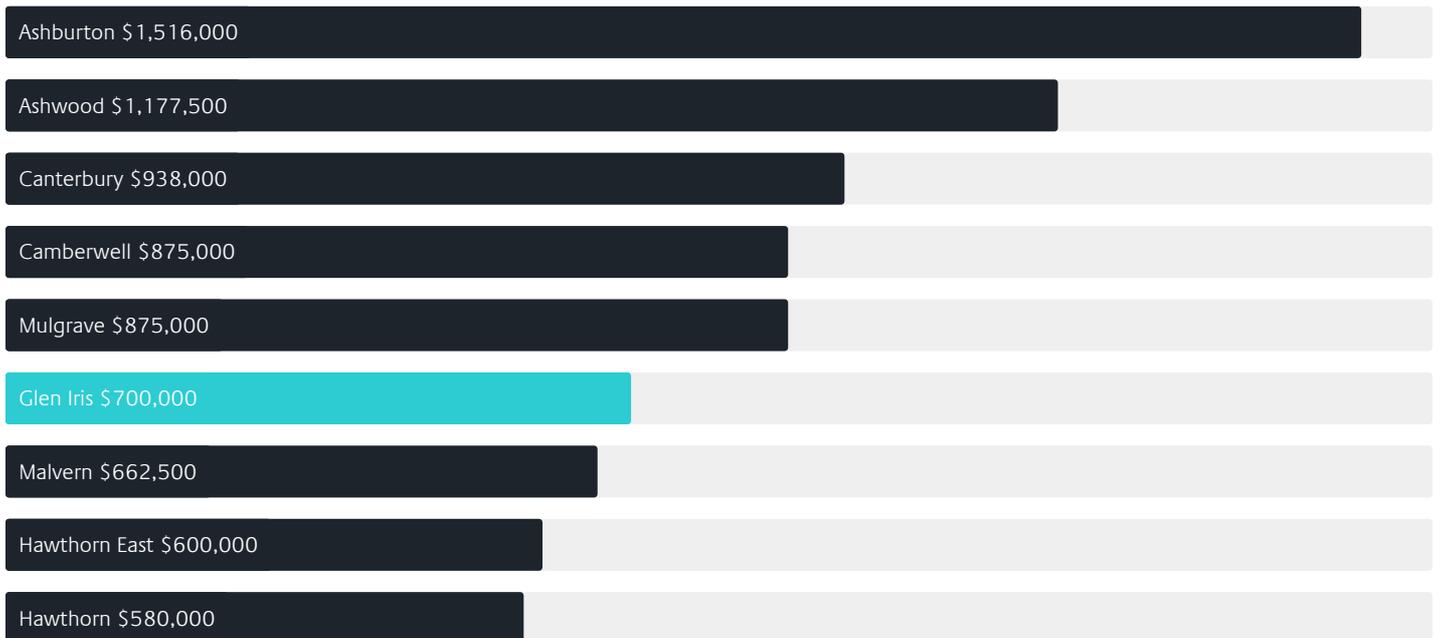
# Surrounding Suburbs

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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>

76.19%

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

25 days

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

7.8 years

# Insights

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



● Houses 55% ● Units 45%

## Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 36% ● Rented 25%

## Population<sup>^</sup>

26,131

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

\$890

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

3.42%

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

1.87%

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

40 years

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

2.5 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
 1399 High St Glen Iris	2	House	\$1,320,000	29 Mar 2025
 1a Montague Av Glen Iris	4	House	\$2,125,000	29 Mar 2025
 22 Kardinia Rd Glen Iris	4	House	\$2,885,000	29 Mar 2025
 3/5 King St Glen Iris	3	Townhouse	\$1,407,000	29 Mar 2025
 9-11 Sinclair Av Glen Iris	4	House	\$2,350,000	29 Mar 2025
 108/1557 Malvern Rd Glen Iris	2	Apartment	\$595,000	18 Mar 2025
 8/14 Osborne Av Glen Iris	1	Apartment	\$280,000	15 Mar 2025
 6/2 Belmont Av Glen Iris	2	Apartment	\$601,000	09 Mar 2025
 3 Seaton St Glen Iris	3	House	\$322,500	06 Mar 2025
 207/25 Trent St Glen Iris	2	Apartment	\$615,000	01 Mar 2025
 4/12 Station Av Glen Iris	2	Villa	\$767,000	01 Mar 2025
 3/34 Belmont Av.N Glen Iris	3	Townhouse	\$1,590,000	28 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Charles St Glen Iris	4	House	\$1,990,000	28 Feb 2025
 7 Bonnyview St Glen Iris	4	House	\$3,160,000	26 Feb 2025
 2/58 Edgar St Glen Iris	2	Strata Unit/Flat	\$786,000	25 Feb 2025
 2/58 Edgar St.N Glen Iris	2	Townhouse	\$786,000	24 Feb 2025
 30 Rix St Glen Iris	3	House	\$1,702,500	22 Feb 2025
 8A Chester St Glen Iris	4	House	\$1,900,000	20 Feb 2025
 1/1452 Malvern Rd Glen Iris	2	Apartment	\$650,000	17 Feb 2025
 2/1 Alfred Rd Glen Iris	2	House	\$1,120,000	17 Feb 2025
 8 Bell St Glen Iris	4	House	\$3,250,000	15 Feb 2025
 4/11 Belmont Av Glen Iris	1	Apartment	\$310,000	15 Feb 2025
 13 Summerhill Rd Glen Iris	4	House	\$2,185,000	15 Feb 2025
 308/43 High St Glen Iris	1	Strata Unit/Flat	\$350,000	14 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21/6 Creswick St Glen Iris	2	Unit	\$720,000	13 Feb 2025
 32 Bourne Rd Glen Iris	5	House	\$4,639,000	13 Feb 2025
 5/43 Carroll Cr Glen Iris	1	Apartment	\$235,000	12 Feb 2025
 310/43 High St Glen Iris	1	Strata Unit/Flat	\$355,000	12 Feb 2025
 3 Staughton Rd Glen Iris	4	House	\$2,650,000	11 Feb 2025
 10/55 Glen Iris Rd Glen Iris	2	Unit	\$1,018,000	11 Feb 2025
 1 Faircroft Av Glen Iris	3	House	\$1,185,000	08 Feb 2025
 703/770b Toorak Rd Glen Iris	1	Strata Unit/Flat	\$355,000	04 Feb 2025
 202/19 High St Glen Iris	2	Strata Unit/Flat	\$665,000	30 Jan 2025
 205/65 Maitland St Glen Iris	2	Apartment	\$685,000	29 Jan 2025
 8/47 Carroll Cr Glen Iris	1	Strata Unit/Flat	\$538,000	24 Jan 2025
 14/70 Edgar St.N Glen Iris	1	Unit	\$237,000	23 Jan 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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