

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.34m**

Quarterly Price Change

**-1.58% ↓**

## Median Unit Price\*

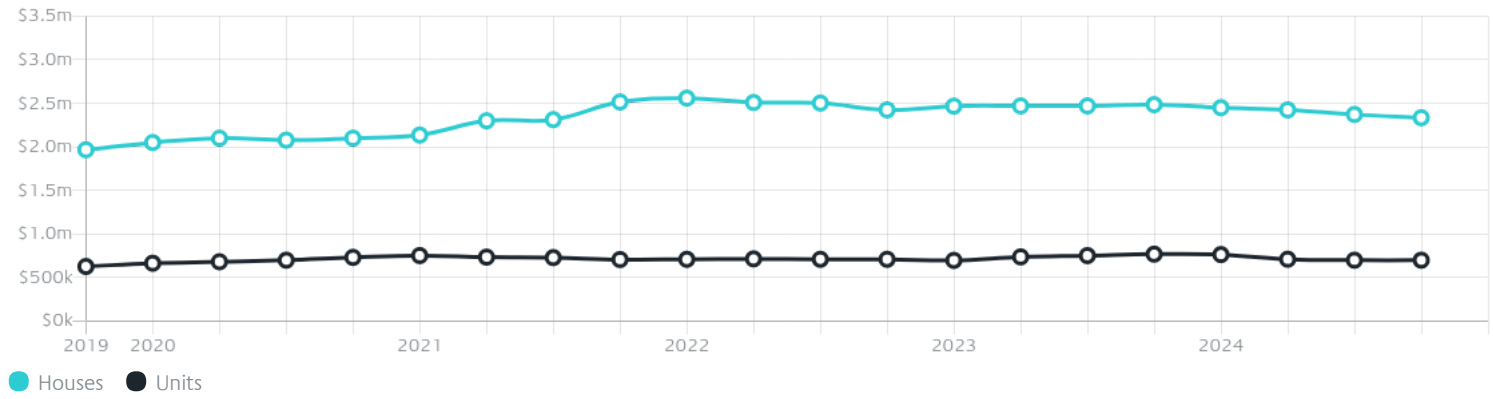
Median

**\$700k**

Quarterly Price Change

**0.00% ↓**

## Quarterly Price Change\*



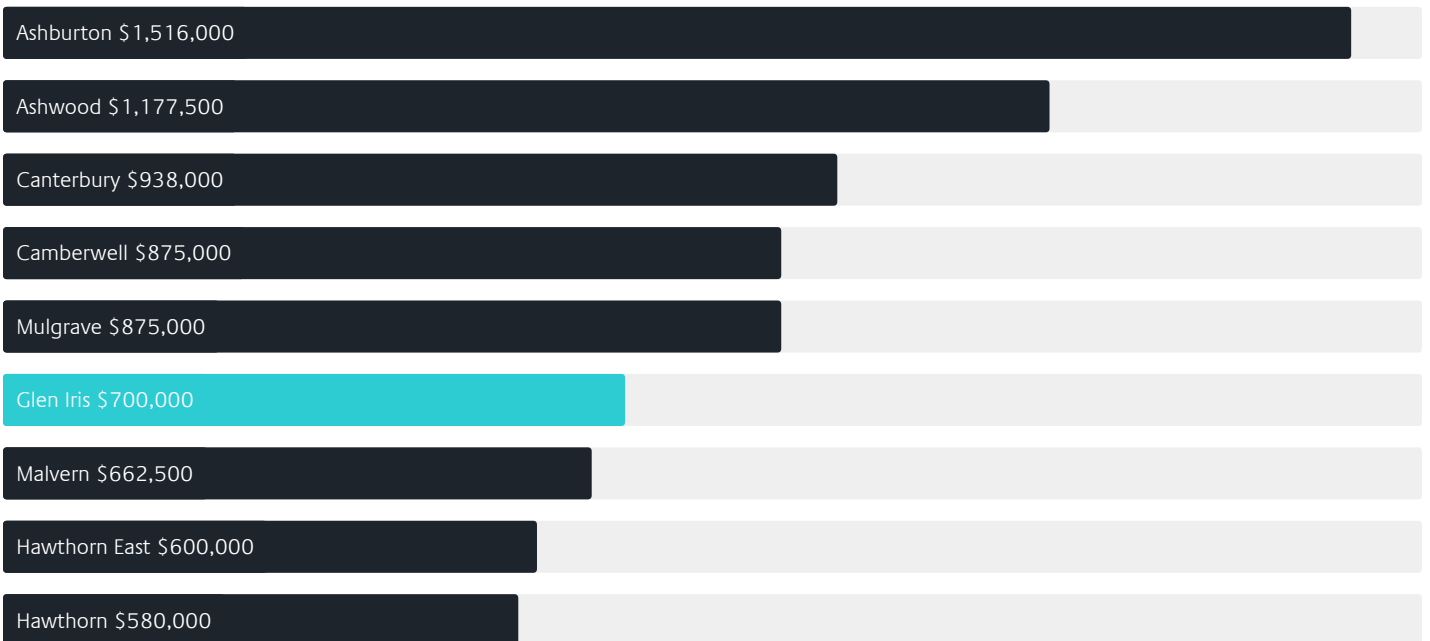
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 62%  
● Private 38%

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

69.12%

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

26 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>










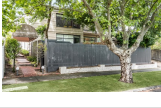


40 years

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











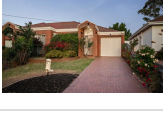

2.5 people

# Sold Properties~









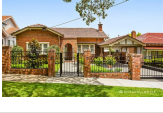
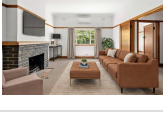


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 8/1529 Malvern Rd Glen Iris	2	Apartment	\$620,000	21 Jan 2025
 111/1557 Malvern Rd Glen Iris	2	Apartment	\$703,000	16 Jan 2025
 2/443 Burke Rd Glen Iris	2	Townhouse	\$750,000	11 Jan 2025
 115/1639 Malvern Rd Glen Iris	2	Apartment	\$659,000	31 Dec 2024
 4/32 Edgar St Glen Iris	2	Apartment	\$550,000	29 Dec 2024
 4 Viewbank Rd Glen Iris	4	House	\$2,550,000	22 Dec 2024
 4/6 Yeovil Rd Glen Iris	3	Unit	\$998,000	18 Dec 2024
 3/1587 Malvern Rd Glen Iris	2	Strata Unit/Flat	\$320,000	13 Dec 2024
 42 Summerhill Rd Glen Iris	4	House	\$2,700,000	12 Dec 2024
 1/12 Belmont Av Glen Iris	1	Unit	\$351,000	11 Dec 2024
 61 Pascoe St Glen Iris	4	House	\$2,020,000	10 Dec 2024
 405/1567 High St Glen Iris	1	Strata Unit/Flat	\$1,060,000	09 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/19 Trent St Glen Iris	3	Townhouse	\$1,080,000	07 Dec 2024
 84 Glen Iris Rd Glen Iris	4	House	\$2,150,000	07 Dec 2024
 4/36-38 Osborne Av Glen Iris	3	Unit	\$1,110,000	07 Dec 2024
 103/770c Toorak Rd Glen Iris	1	Strata Unit/Flat	\$436,500	05 Dec 2024
 107 High St Glen Iris	5	House	\$1,960,000	04 Dec 2024
 23 Van Ness Av Glen Iris	3	House	\$1,650,000	03 Dec 2024
 12/1557 Malvern Rd Glen Iris	2	Apartment	\$755,000	01 Dec 2024
 32 Gardiner Pde Glen Iris	3	House	\$2,690,000	30 Nov 2024
 1/19 Alfred Rd Glen Iris	3	Strata Unit/Flat	\$1,419,000	30 Nov 2024
 4/233 Burke Rd Glen Iris	2	Strata Unit/Flat	\$885,000	30 Nov 2024
 5a Lithgow St Glen Iris	3	House	\$1,400,000	30 Nov 2024
 15 Goodwin St Glen Iris	3	House	\$2,330,000	28 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 504/770d Toorak Rd Glen Iris	2	Strata Unit/Flat	\$531,000	27 Nov 2024
 41 Dorrington Av Glen Iris	4	House	\$3,593,000	27 Nov 2024
 2/5 Denman Av Glen Iris	3	Unit	\$1,380,000	25 Nov 2024
 95 Glen Iris Rd Glen Iris	3	House	\$1,855,000	23 Nov 2024
 6 Essex St Glen Iris	2	House	\$1,126,000	23 Nov 2024
 102/1683 Malvern Rd Glen Iris	2	Apartment	\$590,000	21 Nov 2024
 53A Peate Av Glen Iris	5	House	\$3,765,000	21 Nov 2024
 6/9 Osborne Av Glen Iris	2	Unit	\$535,000	21 Nov 2024
 38 Beryl St Glen Iris	5	House	\$3,000,000	20 Nov 2024
 12 Denman Av Glen Iris	2	House	\$1,030,000	20 Nov 2024
 216A Tooronga Rd Glen Iris	4	House	\$1,630,000	19 Nov 2024
 1/5 Denman Av Glen Iris	3	Villa	\$1,350,000	16 Nov 2024



Please contact your local Jellis Craig office

[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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