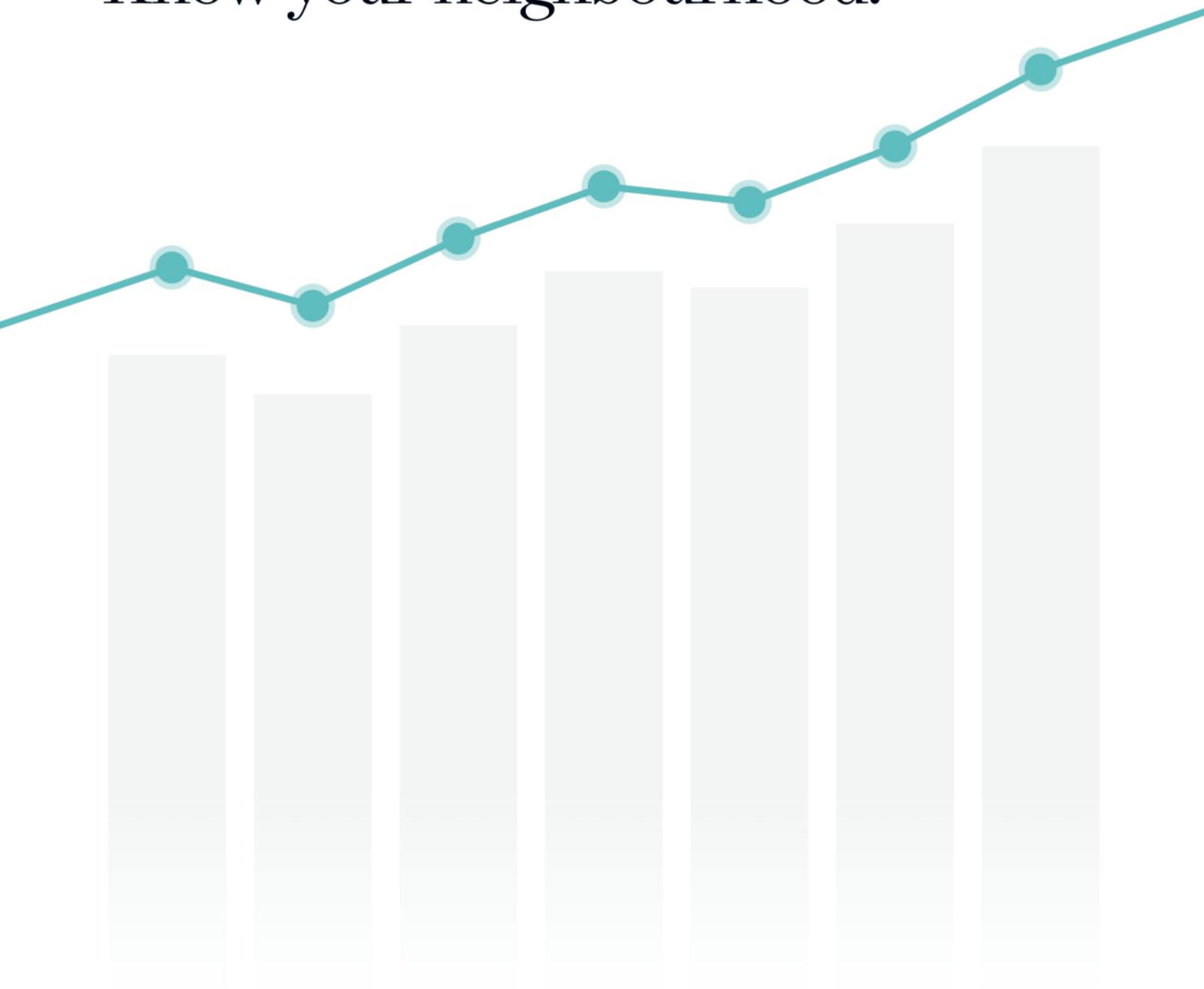


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$835k**

Quarterly Price Change

**0.96% ↑**

## Median Unit Price\*

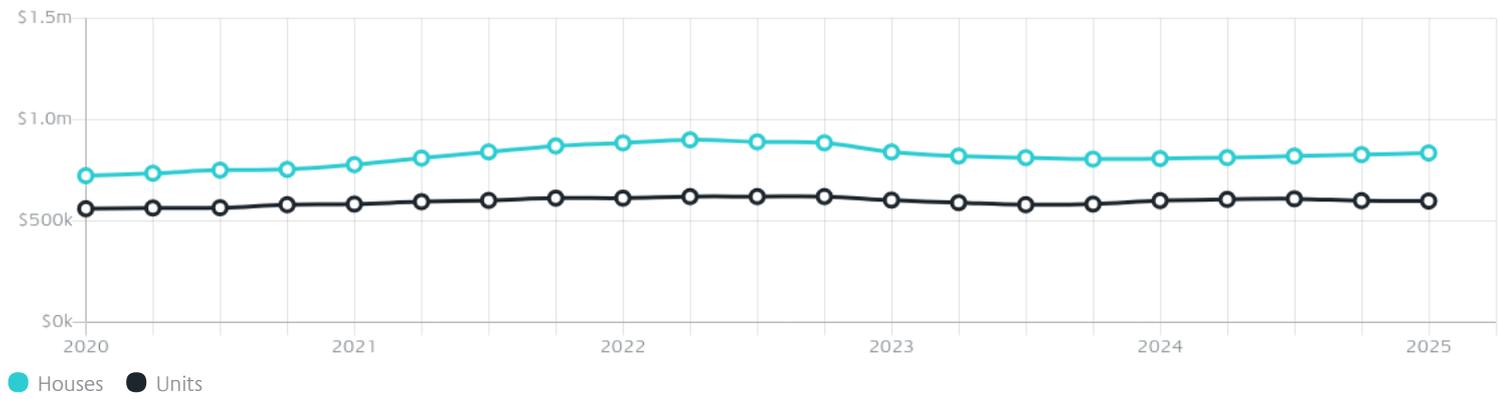
Median

**\$598k**

Quarterly Price Change

**-0.33% ↓**

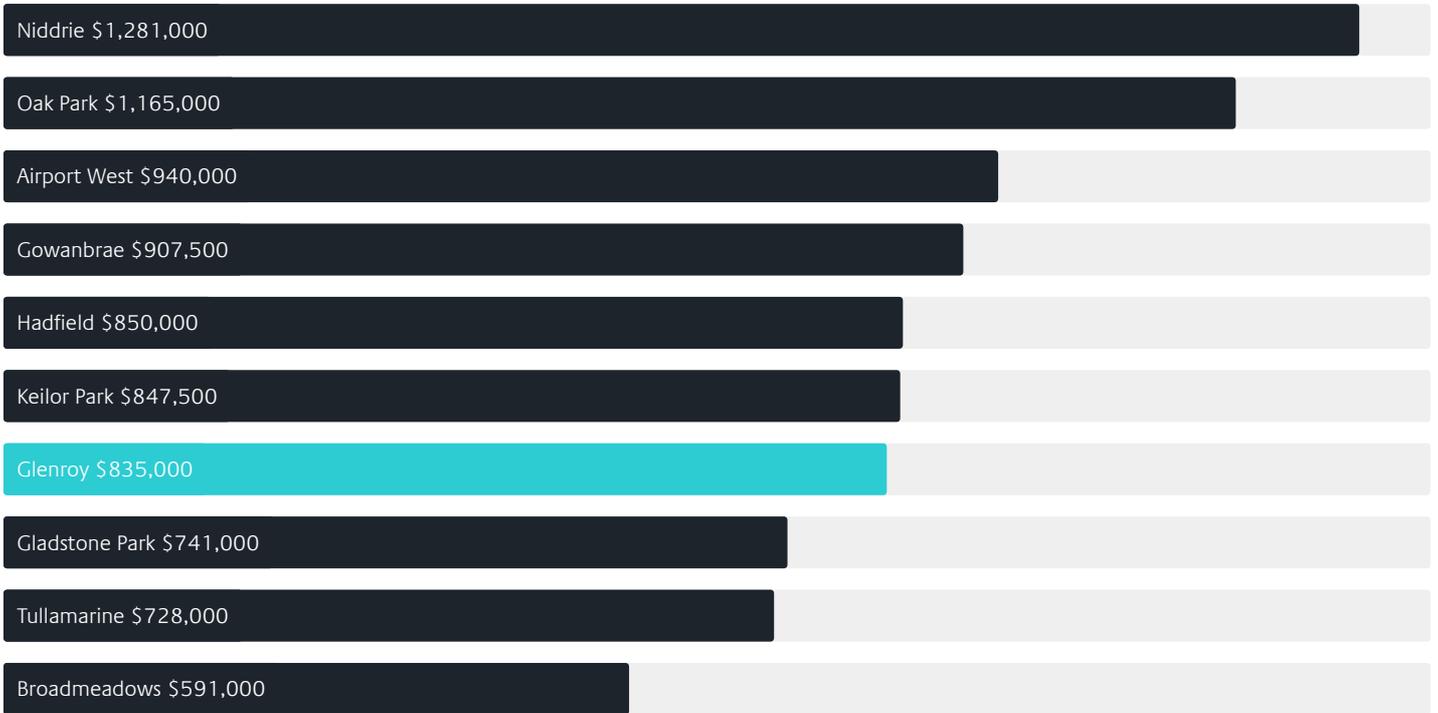
## Quarterly Price Change\*



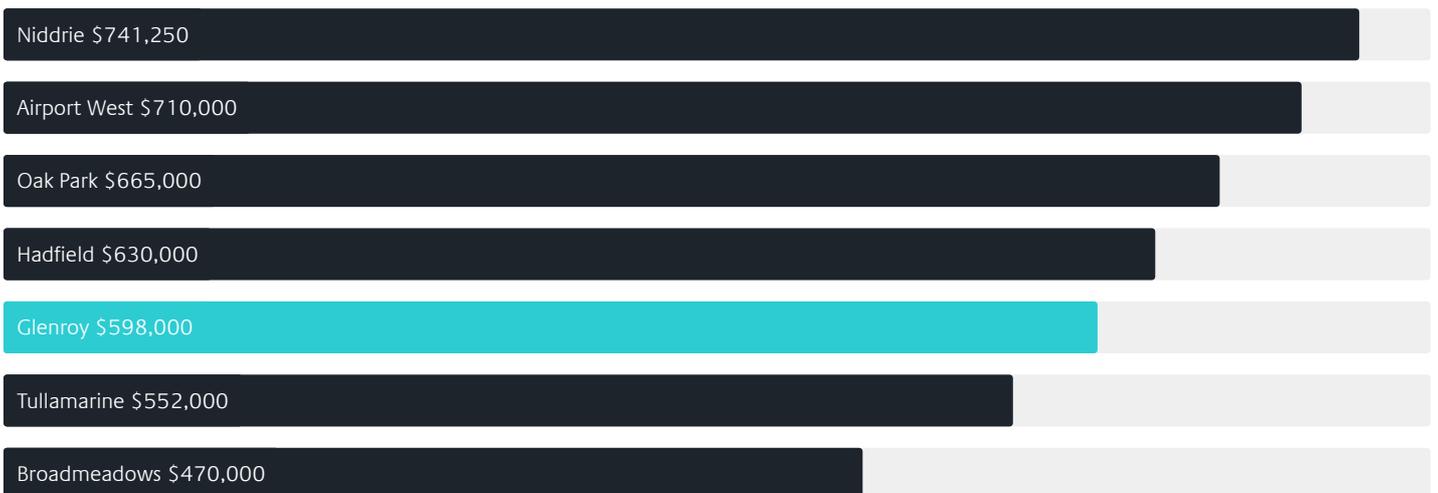
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 45%  
● Private 55%

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

86.84%

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

30 days

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

5.3 years

# Insights

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



● Houses 58% ● Units 42%

## Ownership<sup>^</sup>



● Owned Outright 30% ● Mortgaged 36% ● Rented 34%

## Population<sup>^</sup>

23,792

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

\$550

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

6.95%

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

3.34%

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

34 years

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

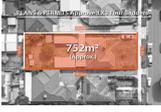
2.6 people

# 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
 2/117 Hilton St Glenroy	3	Townhouse	\$625,000	02 Jun 2025
 22/836 Pascoe Vale Rd Glenroy	2	Apartment	\$375,000	31 May 2025
 95a Daley St Glenroy	3	Unit	\$635,000	31 May 2025
 19 Mackinnon Gr Glenroy	3	House	\$1,100,000	30 May 2025
 1/7 Caldwell St Glenroy	3	Unit	\$750,000	29 May 2025
 1/62 Widford St Glenroy	3	House	\$710,222	28 May 2025
 1/83 Daley St Glenroy	3	Villa	\$670,000	26 May 2025
 4/21 Clovelly Av Glenroy	3	Townhouse	\$738,000	26 May 2025
 1/48 Isla Av Glenroy	3	Townhouse	\$750,000	24 May 2025
 10 Damian Ct Glenroy	4	House	\$840,000	24 May 2025
 8A Sim Cr Glenroy	4	House	\$965,000	24 May 2025
 53 View St Glenroy	4	House	\$860,000	21 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/92 Beatty Av Glenroy	3	House	\$632,000	19 May 2025
 43 Hubert Av Glenroy	5	House	\$1,000,000	19 May 2025
 7/2-4 Mckerchar St Glenroy	2	Unit	\$550,000	19 May 2025
 5 Augustine Tce Glenroy	3	House	\$600,000	17 May 2025
 23 Mackinnon Gr Glenroy	4	House	\$853,500	16 May 2025
 3/20 Grandview St GLENROY	2	Townhouse	\$672,000	14 May 2025
 19 Gervase Av Glenroy	3	House	\$645,000	13 May 2025
 2/12 Hilda St Glenroy	3	Townhouse	\$626,000	13 May 2025
 2/47 Sadie St Glenroy	2	Unit	\$564,000	10 May 2025
 7a Farview St Glenroy	3	House	\$912,000	10 May 2025
 3/76 Beatty Av Glenroy	2	Unit	\$577,500	08 May 2025
 41 Plumpton Av Glenroy	3	House	\$807,500	08 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Caldwell St Glenroy	3	House	\$1,020,000	08 May 2025
 3/9 Prospect St Glenroy	3	Townhouse	\$740,000	07 May 2025
 3/1 Chapman Av Glenroy	3	Unit	\$639,000	06 May 2025
 3/14 Langton St Glenroy	3	Unit	\$695,000	05 May 2025
 55 Maude Av Glenroy	2	House	\$631,000	03 May 2025
 118 Widford St GLENROY	3	House	\$650,000	03 May 2025
 1/148 Hilton St GLENROY	3	Townhouse	\$660,000	03 May 2025
 58 John St Glenroy	8	House	\$1,554,000	03 May 2025
 62 Tarana Av Glenroy	4	House	\$1,020,000	03 May 2025
 24 Freeman Dr Glenroy	4	House	\$1,225,000	03 May 2025
 68 Belair Av Glenroy	3	House	\$702,000	03 May 2025
 46 Daley St Glenroy	3	House	\$725,000	02 May 2025

# Jellis Craig

Pascoe Vale Office  
84 Cumberland Road, Pascoe Vale  
03 9989 9575

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

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