

JellisCraig

GOWANBRAE

Suburb Report

Know your neighbourhood.



GOWANBRAE SUBURB REPORT

Median House Price*

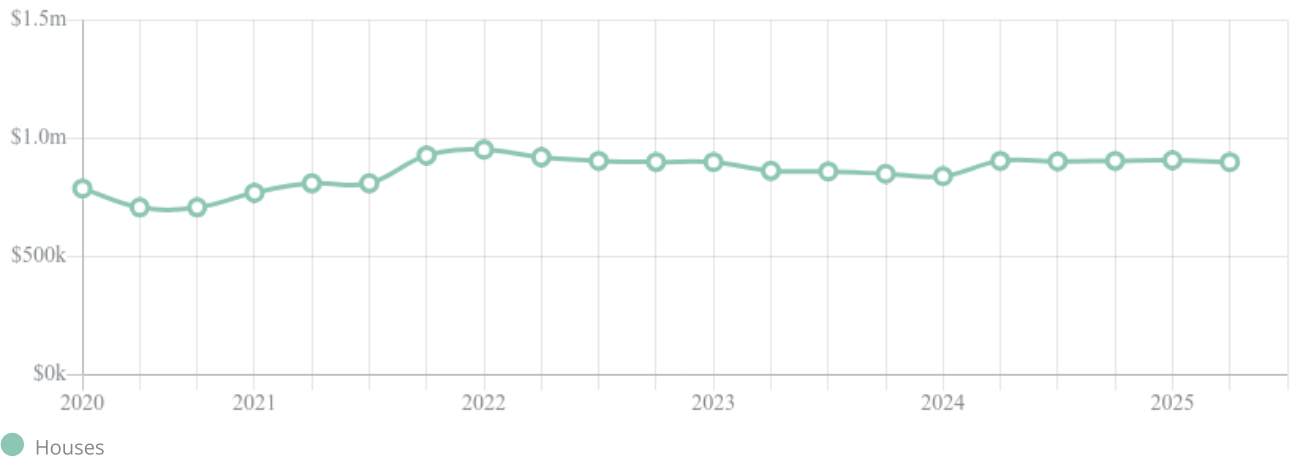
Median

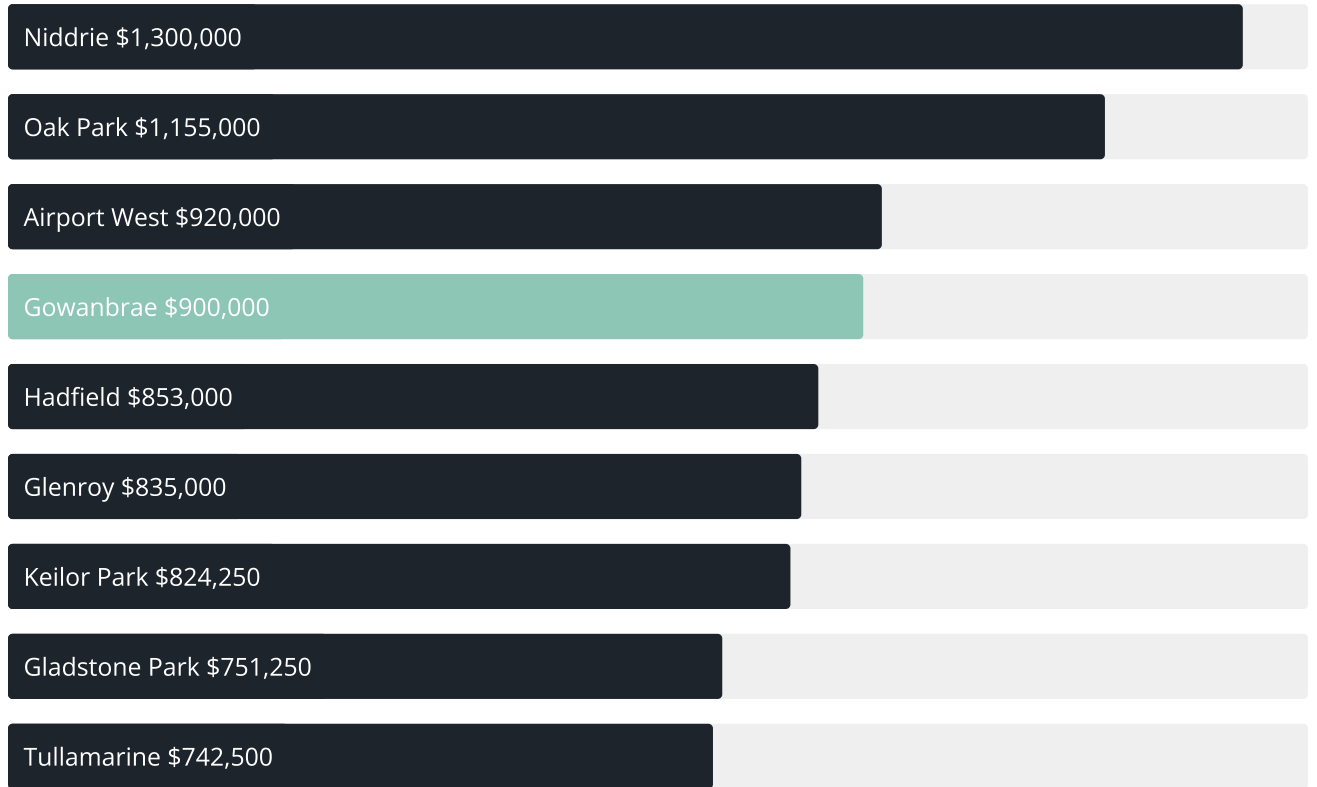
\$900k

Quarterly Price Change

-0.82%↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

GOWANBRAE SUBURB REPORT

Sale Method*



● Auction 82%
● Private 18%

Auction Clearance Rate*

88.89%

Median Days on Market^

25 days

Average Hold Period*

7.1 years

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



● Owned Outright 34% ● Mortgaged 55% ● Rented 11%

Population^

2,971

Median Asking Rent per week*

\$578

Population Growth^

7.14%

Rental Yield*

3.26%

Median Age^

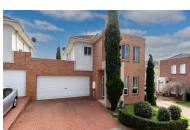
40 years

Median Household Size^

2.7 people

GOWANBRAE SUBURB REPORT

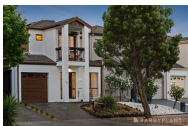
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 160 Gowanbrae Dr Gowanbrae	4	House	\$1,300,000	20 Sep 2025
 9 Birk Ct GOWANBRAE	3	House	\$888,000	06 Sep 2025
 139 Gowanbrae Dr Gowanbrae	3	House	\$1,097,000	30 Aug 2025
 9 Daffodil Ct Gowanbrae	3	House	\$910,500	09 Aug 2025
 7/74 Rutherglen Cr Gowanbrae	4	House	\$801,000	09 Aug 2025
 71 Bluebell Cr GOWANBRAE	2	House	\$695,000	08 Aug 2025
 26 Hannah Pascoe Dr GOWANBRAE	4	House	\$1,585,000	01 Aug 2025
 6 Kalmia Mews Gowanbrae	3	House	\$821,000	14 Jul 2025
 64 Marigold Cr Gowanbrae	4	House	\$1,104,000	10 Jul 2025
 9 Balerno Ccl Gowanbrae	3	House	\$740,000	06 Jul 2025

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Seggan Ccl Gowanbrae	3	Townhouse	\$664,000	25 Jun 2025
 159 Gowanbrae Dr Gowanbrae	5	House	\$1,226,000	21 Jun 2025
 178 Gowanbrae Dr GOWANBRAE	3	House	\$755,500	31 May 2025
 61 Rutherglen Cr Gowanbrae	3	House	\$880,000	28 May 2025
 84 Marigold Cr Gowanbrae	4	House	\$1,116,000	24 May 2025
 72 Marigold Cr Gowanbrae	4	House	\$1,110,000	07 May 2025
 24 Vanderloo Rd Gowanbrae	2	House	\$665,000	03 May 2025
 29 Seggan Ccl Gowanbrae	3	House	\$633,000	01 Apr 2025
 39 Seggan Ccl Gowanbrae	3	Townhouse	\$730,000	30 Mar 2025
 31 Balerno Ccl Gowanbrae	3	House	\$660,000	06 Mar 2025

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Bluebell Cr Gowanbrae	4	House	\$910,000	03 Mar 2025
 110 Gowanbrae Dr Gowanbrae	4	House	\$1,075,000	15 Feb 2025
 16 Hannah Pascoe Dr Gowanbrae	5	House	\$1,500,000	01 Feb 2025
 13 Kalmia Mews Gowanbrae	4	House	\$810,000	30 Jan 2025
 10 Wonga Pl Gowanbrae	4	House	\$1,474,500	24 Jan 2025
 16 Daffodil Ct GOWANBRAE	3	House	\$880,000	17 Jan 2025
 121 Gowanbrae Dr Gowanbrae	3	House	\$773,000	13 Dec 2024
 4 Thistle Brook Ct Gowanbrae	4	House	\$1,620,000	27 Nov 2024
 27 Seggan Ccl Gowanbrae	2	Unit	\$561,000	18 Nov 2024
 9 Adelaide Blvd Gowanbrae	4	House	\$1,500,000	22 Oct 2024



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

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.