

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.03m**

Quarterly Price Change

**-2.14% ↓**

## Median Unit Price\*

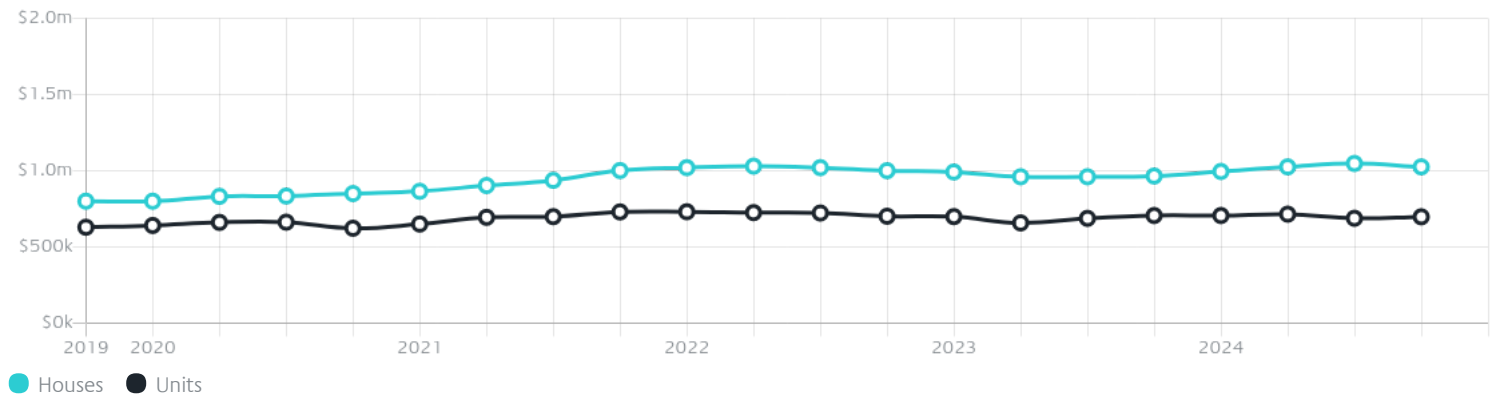
Median

**\$698k**

Quarterly Price Change

**1.38% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 28%  
● Private 72%

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

61.9%

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

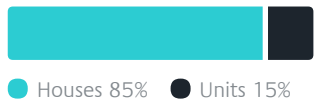
28 days

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

8.1 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 85% ● Units 15%

Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 45% ● Rented 15%

Population<sup>^</sup>

21,070

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

\$600

Population Growth<sup>^</sup>

1.20%

Rental Yield<sup>\*</sup>

2.89%

Median Age<sup>^</sup>








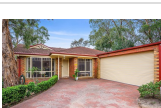

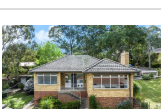

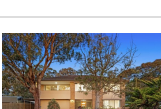
41 years

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)











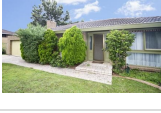

Address	Bedrooms	Type	Price	Sold
 2 Desmond Ct GREENSBOROUGH	3	House	\$1,050,000	21 Dec 2024
 4 Sapphire Ct Greensborough	3	Townhouse	\$637,500	17 Dec 2024
 67 Hailes St Greensborough	3	House	\$780,000	16 Dec 2024
 232 Elder St Greensborough	4	House	\$1,200,000	14 Dec 2024
 179 St Helena Rd Greensborough	4	House	\$1,115,500	14 Dec 2024
 3/7 Louis St Greensborough	3	Unit	\$695,000	13 Dec 2024
 2/8 Vermont Pde Greensborough	3	Unit	\$820,000	12 Dec 2024
 4/19 River St Greensborough	3	Unit	\$750,000	11 Dec 2024
 33 Eastgate Dr Greensborough	3	House	\$966,000	10 Dec 2024
 25 Hebden St GREENSBOROUGH	4	House	\$840,000	08 Dec 2024
 14 Scotland Av Greensborough	3	House	\$615,000	07 Dec 2024
 2 Pamburra Ct Greensborough	4	House	\$1,070,000	06 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/82-84 Diamond Creek Rd Greensborough	2	Unit	\$550,000	06 Dec 2024
 161 Henry St Greensborough	3	House	\$950,000	05 Dec 2024
 34 Brentwick Dr Greensborough	4	House	\$1,080,000	03 Dec 2024
 96 Delta Rd Greensborough	3	House	\$775,000	03 Dec 2024
 5 Clydebank St Greensborough	2	House	\$698,000	02 Dec 2024
 12 Doris St Greensborough	4	House	\$1,402,000	30 Nov 2024
 1/3 Willis St Greensborough	3	House	\$1,105,000	30 Nov 2024
 134 Nell St Greensborough	3	House	\$7,450,000	27 Nov 2024
 17/143 St Helena Rd Greensborough	4	House	\$1,200,000	27 Nov 2024
 5/71 Nell St GREENSBOROUGH	3	Townhouse	\$912,000	26 Nov 2024
 52-54 Avandina Cr Greensborough	4	House	\$1,330,000	26 Nov 2024
 15 Manatunga Cirt Greensborough	4	House	\$1,215,000	26 Nov 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Warralong Av Greensborough	3	House	\$860,000	26 Nov 2024
 36 Crana Gr Greensborough	4	House	\$1,010,000	23 Nov 2024
 1/20 Louis St Greensborough	2	Unit	\$586,000	22 Nov 2024
 1/177 Henry St Greensborough	3	House	\$1,005,000	21 Nov 2024
 2/163 Mountain View Rd Greensborough	3	House	\$803,000	21 Nov 2024
 37 Cairns St Greensborough	3	House	\$1,162,500	20 Nov 2024
 32 Bannerman Av Greensborough	3	House	\$720,000	19 Nov 2024
 6 Hamish Ct Greensborough	3	House	\$980,000	18 Nov 2024
 5 Holiday Ct Greensborough	4	House	\$1,006,000	16 Nov 2024
 51 Adeline St Greensborough	4	House	\$1,190,000	16 Nov 2024
 2 Barkala Cl Greensborough	3	House	\$1,111,000	15 Nov 2024
 41a Scotland Av Greensborough	3	House	\$995,000	15 Nov 2024



Greensborough Office  
Shop 3, Ground Floor, 68 Main Street, Greensborough  
03 9432 1444

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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