

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$675k**

Quarterly Price Change

**1.19% ↑**

## Median Unit Price\*

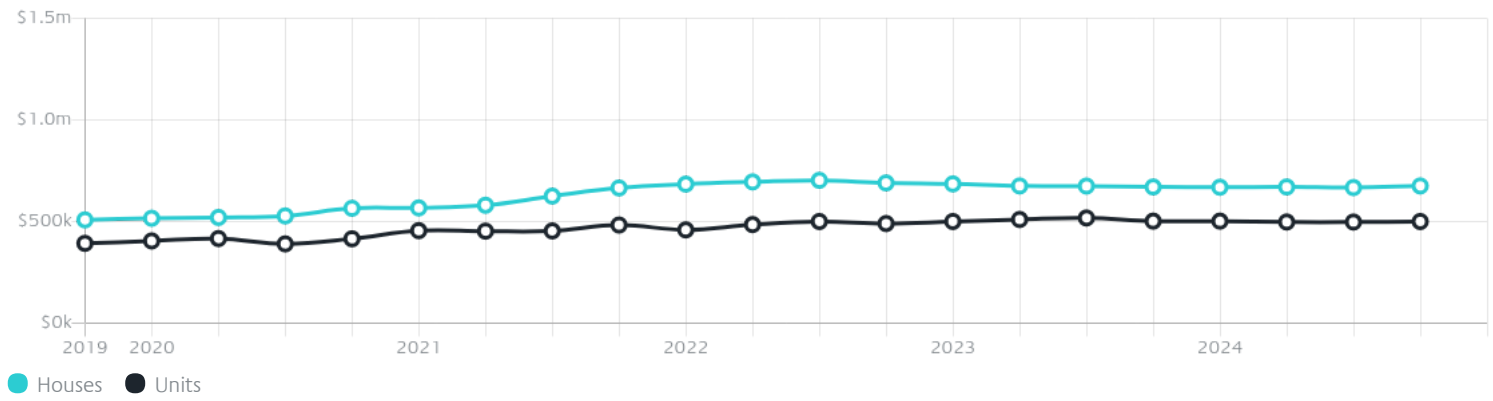
Median

**\$500k**

Quarterly Price Change

**0.50% ↑**

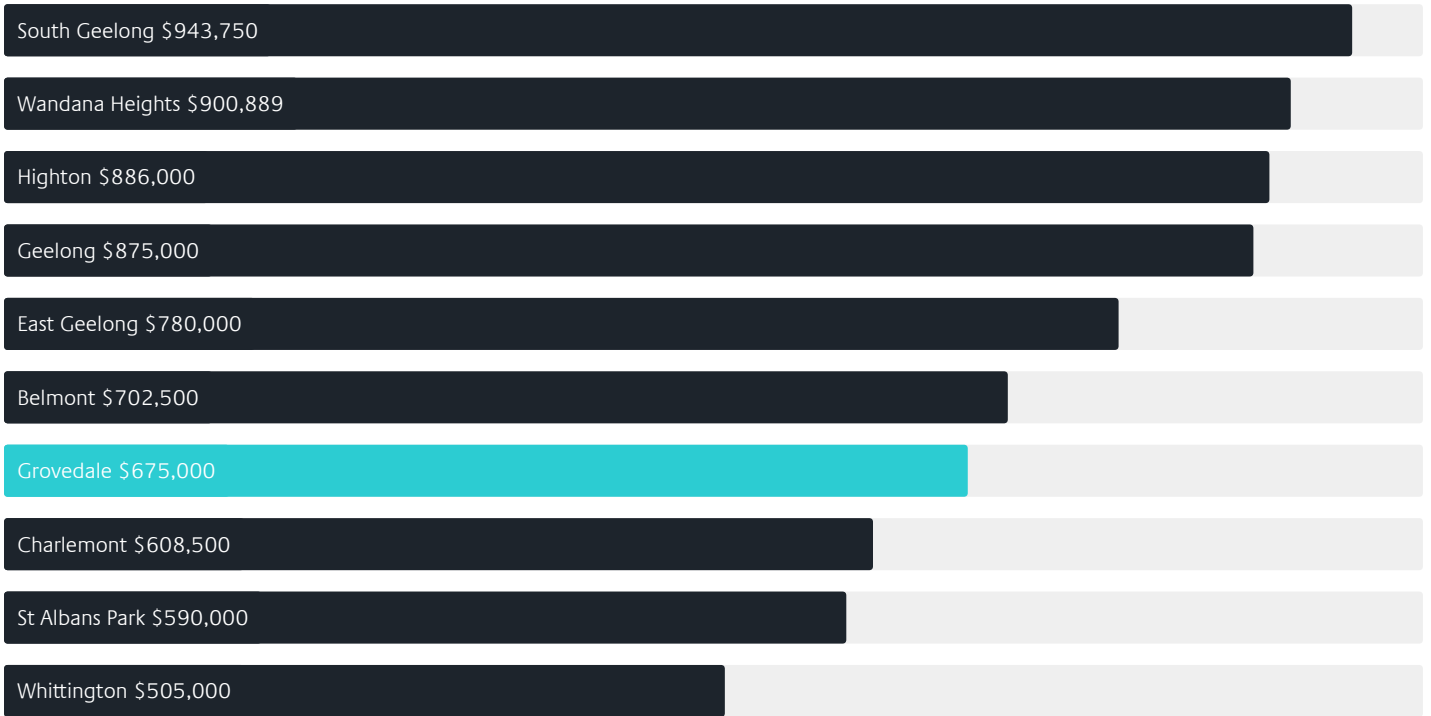
## Quarterly Price Change\*



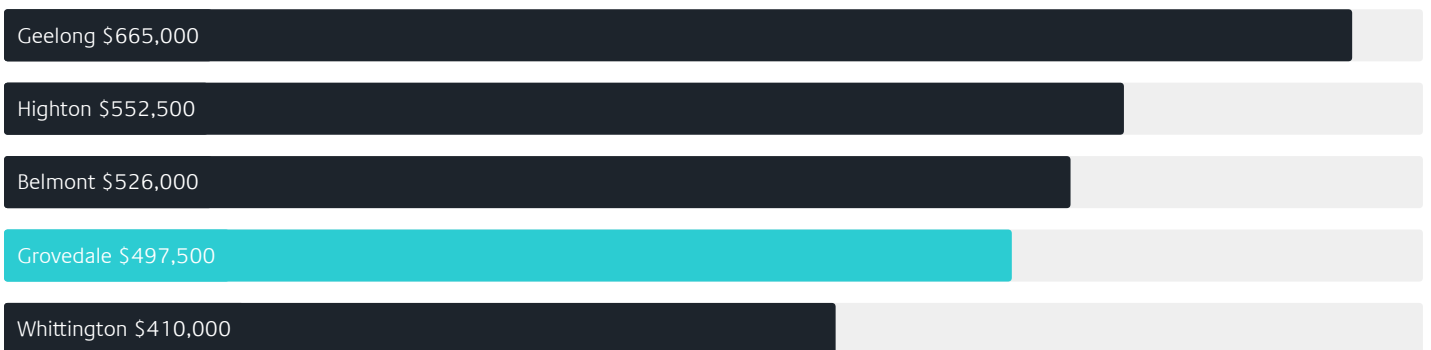
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 7%  
● Private 93%

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

100%

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

34 days

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

8.9 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 86% ● Units 14%

Ownership<sup>^</sup>



● Owned Outright 39% ● Mortgaged 39% ● Rented 22%

Population<sup>^</sup>

14,869

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

\$510

Median Age<sup>^</sup>

41 years

Rental Yield<sup>\*</sup>













3.92%

Median Household Size<sup>^</sup>













2.4 people

# Sold Properties~










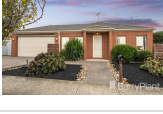
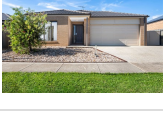

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 42 Pioneer Rd Grovedale	3	House	\$565,000	27 Mar 2025
 5 Sandalwood Ct Grovedale	4	House	\$705,000	25 Mar 2025
 44 Gloucester St Grovedale	4	House	\$661,000	25 Mar 2025
 80 Wingarra Dr Grovedale	4	House	\$817,500	20 Mar 2025
 214 Barwarre Rd Grovedale	3	House	\$520,000	18 Mar 2025
 9 Kerrie Ct Grovedale	3	House	\$710,000	16 Mar 2025
 7 Shelley Cl Grovedale	4	House	\$640,000	15 Mar 2025
 119 Church St Grovedale	3	House	\$730,000	14 Mar 2025
 87 Smith St Grovedale	3	House	\$660,000	13 Mar 2025
 21 Brettim Blvd Grovedale	4	House	\$870,000	12 Mar 2025
 10 Polley Ct Grovedale	4	House	\$975,000	07 Mar 2025
 19 Carstairs Cl Grovedale	2	House	\$582,500	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 58 Burleigh Dr Grovedale	4	House	\$650,000	03 Mar 2025
 1/41 Hindle St Grovedale	2	Unit	\$446,000	28 Feb 2025
 1/7 Banksia Pl GROVEDALE	2	House	\$492,000	27 Feb 2025
 2/9 Heyers Rd Grovedale	2	Unit	\$485,000	26 Feb 2025
 17 Griffith St Grovedale	4	House	\$750,000	26 Feb 2025
 1 Michael Ct GROVEDALE	4	House	\$843,000	25 Feb 2025
 6 Byambee Ct Grovedale	3	House	\$525,000	25 Feb 2025
 1/10 Heyers Rd Grovedale	2	Unit	\$455,000	24 Feb 2025
 13 Carstairs Cl Grovedale	3	House	\$580,000	20 Feb 2025
 2/11 Matthews St Grovedale	3	Townhouse	\$560,000	17 Feb 2025
 1 Raydon Ct Grovedale	3	House	\$680,000	17 Feb 2025
 45 Amarina Cr Grovedale	5	House	\$911,000	14 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Polley Ct Grovedale	3	House	\$758,000	14 Feb 2025
 37 Waratah Pl Grovedale	3	House	\$560,000	14 Feb 2025
 29 Barry Ct Grovedale	4	House	\$765,000	12 Feb 2025
 2 Balblair Dr Grovedale	3	House	\$605,000	11 Feb 2025
 6 Birch Ct Grovedale	4	House	\$695,000	11 Feb 2025
 1 / 134 Bailey St Grovedale	3	Townhouse	\$525,000	10 Feb 2025
 1 Griffith St Grovedale	4	House	\$565,000	07 Feb 2025
 15 Pioneer Rd Grovedale	3	House	\$570,000	07 Feb 2025
 5 / 199 Bailey St Grovedale	2	Flat / Unit / Apartment	\$472,500	04 Feb 2025
 111 Bailey St Grovedale	2	House	\$555,000	01 Feb 2025
 33 Diaz Dr Grovedale	3	House	\$612,500	30 Jan 2025
 7 Flower Ct Grovedale	4	House	\$800,000	23 Jan 2025

# Jellis Craig

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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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