

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.50m**

Quarterly Price Change

**0.84% ↑**

## Median Unit Price\*

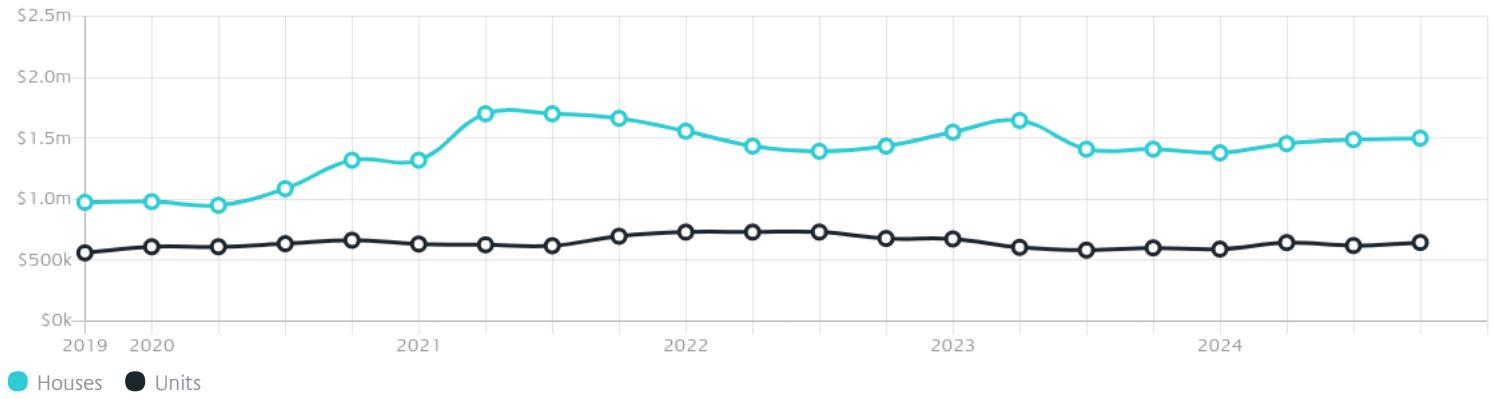
Median

**\$645k**

Quarterly Price Change

**4.03% ↑**

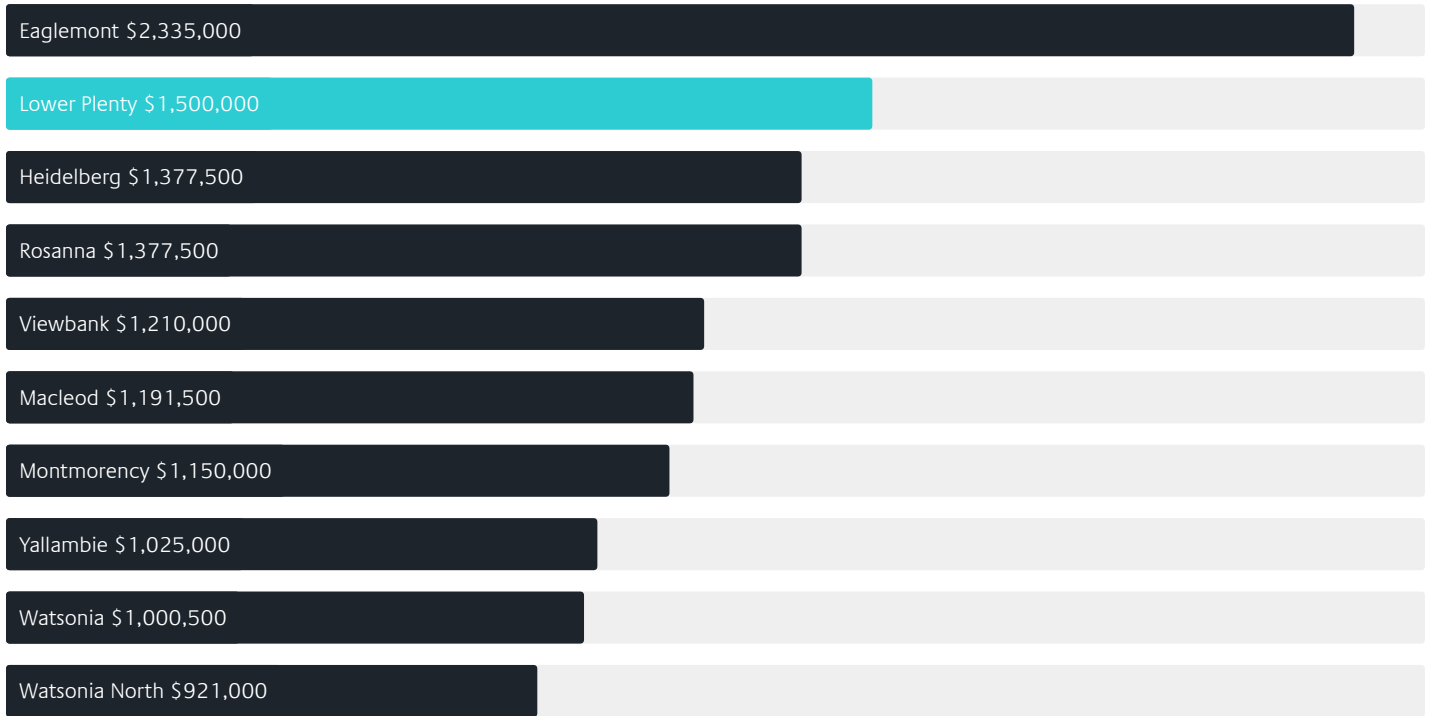
## Quarterly Price Change\*



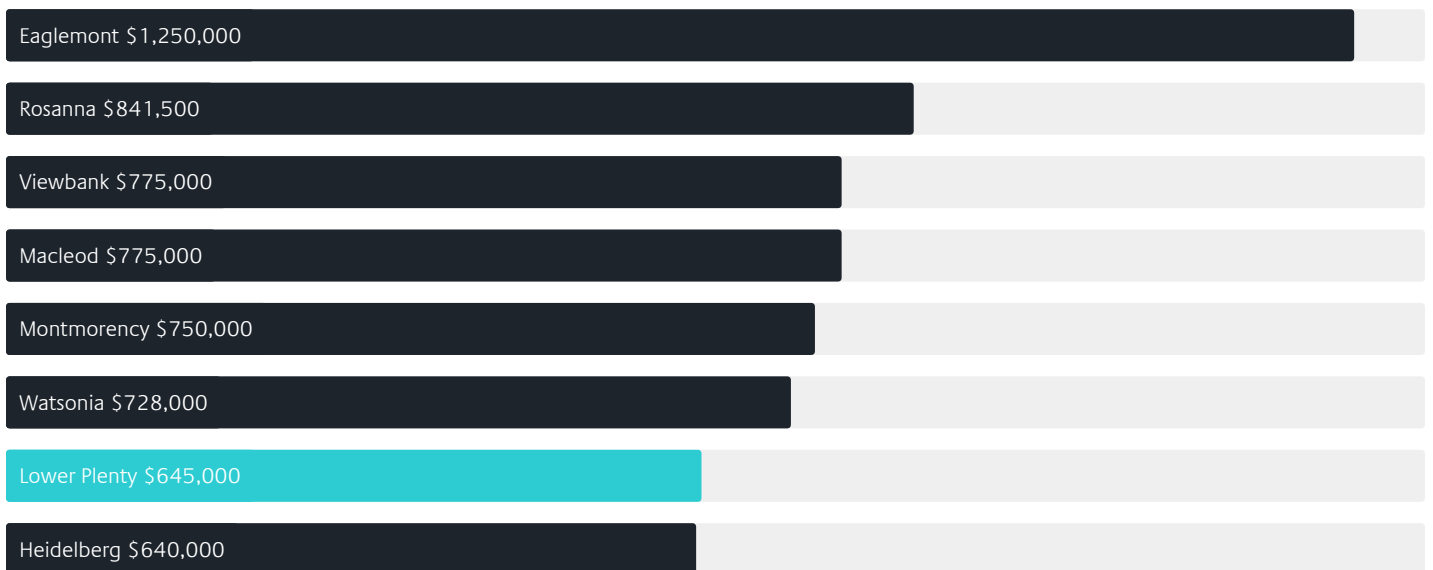
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 19%  
● Private 81%

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

33.33%

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

56 days

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

7.3 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 75% ● Units 25%

Ownership<sup>^</sup>



● Owned Outright 46% ● Mortgaged 41% ● Rented 13%

Population<sup>^</sup>

3,962

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

\$555

Population Growth<sup>^</sup>

1.82%

Rental Yield<sup>\*</sup>

1.91%

Median Age<sup>^</sup>











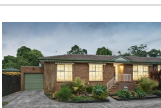
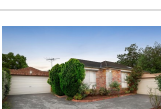
45 years

Median Household Size<sup>^</sup>










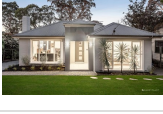


2.5 people

# Sold Properties~








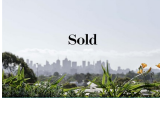


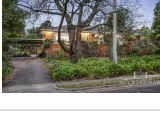

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/5 Longs Rd Lower Plenty	2	Unit	\$750,000	14 Mar 2025
 3 Cheverton Rd Lower Plenty	2	House	\$1,600,000	26 Feb 2025
 1/1 Cavanagh Rd Lower Plenty	2	Unit	\$750,000	26 Feb 2025
 9 Rangeview Rd LOWER PLENTY	4	House	\$2,328,000	21 Feb 2025
 2/160 Main Rd Lower Plenty	2	Villa	\$651,000	07 Feb 2025
 1/43 Edwards St Lower Plenty	2	Unit	\$750,000	31 Jan 2025
 3/169 Main Rd Lower Plenty	2	Unit	\$606,500	29 Jan 2025
 102 Rosehill Rd Lower Plenty	3	Land	\$1,085,000	28 Jan 2025
 229 Old Eltham Rd Lower Plenty	3	House	\$1,586,000	20 Jan 2025
 20 Philip St Lower Plenty	4	House	\$1,450,000	20 Jan 2025
 3/178 Main Rd Lower Plenty	3	Unit	\$900,000	10 Jan 2025
 5/25 Alma St Lower Plenty	3	Unit	\$722,000	08 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 179 Old Eltham Rd Lower Plenty	4	House	\$1,753,000	23 Dec 2024
 46 Panorama Av Lower Plenty	4	House	\$1,550,000	17 Dec 2024
 205 Main Rd Lower Plenty	7	House	\$1,000,000	13 Dec 2024
 13 Carisbrook Cr Lower Plenty	3	House	\$1,050,000	29 Nov 2024
 2/36 Cheverton Rd Lower Plenty	3	House	\$855,000	26 Nov 2024
 227 Old Eltham Rd Lower Plenty	3	House	\$990,000	25 Nov 2024
 6/201 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$545,000	20 Nov 2024
 31 Cleveland Av Lower Plenty	4	House	\$2,900,000	13 Nov 2024
 1/12 Glenauburn Rd Lower Plenty	3	Unit	\$1,305,000	08 Nov 2024
 197 Old Eltham Rd Lower Plenty	4	House	\$1,250,000	31 Oct 2024
 2/115 Main Rd Lower Plenty	2	Unit	\$645,000	28 Oct 2024
 127 Bonds Rd Lower Plenty	4	House	\$3,565,000	23 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 192 Main Rd Lower Plenty	5	House	\$905,000	07 Oct 2024
 30 Old Eltham Rd Lower Plenty	4	House	\$1,710,000	05 Oct 2024
 3/119 Main Rd Lower Plenty	2	Unit	\$590,000	03 Oct 2024
 3/151 Main Rd Lower Plenty	3	Unit	\$735,000	30 Sep 2024
 216 Old Eltham Rd Lower Plenty	5	House	\$2,450,000	28 Sep 2024
 76 Bonds Rd Lower Plenty	4	House	\$2,330,000	16 Sep 2024
 30/123 Main Rd Lower Plenty	2	Unit	\$430,000	16 Sep 2024
 14 Lynwood Cr Lower Plenty	4	House	\$1,475,000	13 Sep 2024
 1 Rosehill Rd Lower Plenty	3	House	\$1,580,000	10 Sep 2024
 2/18 Alma St Lower Plenty	2	Unit	\$570,000	09 Sep 2024
 8 Prosperity Rd Lower Plenty	3	House	\$1,020,000	03 Sep 2024
 4/26 Panorama Av Lower Plenty	4	House	\$1,350,000	02 Sep 2024



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

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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