

JellisCraig

LOWER PLENTY

Suburb Report

Know your neighbourhood.



LOWER PLENTY SUBURB REPORT

Median House Price*

Median

\$1.55m

Quarterly Price Change

-1.77% ↓

Median Unit Price*

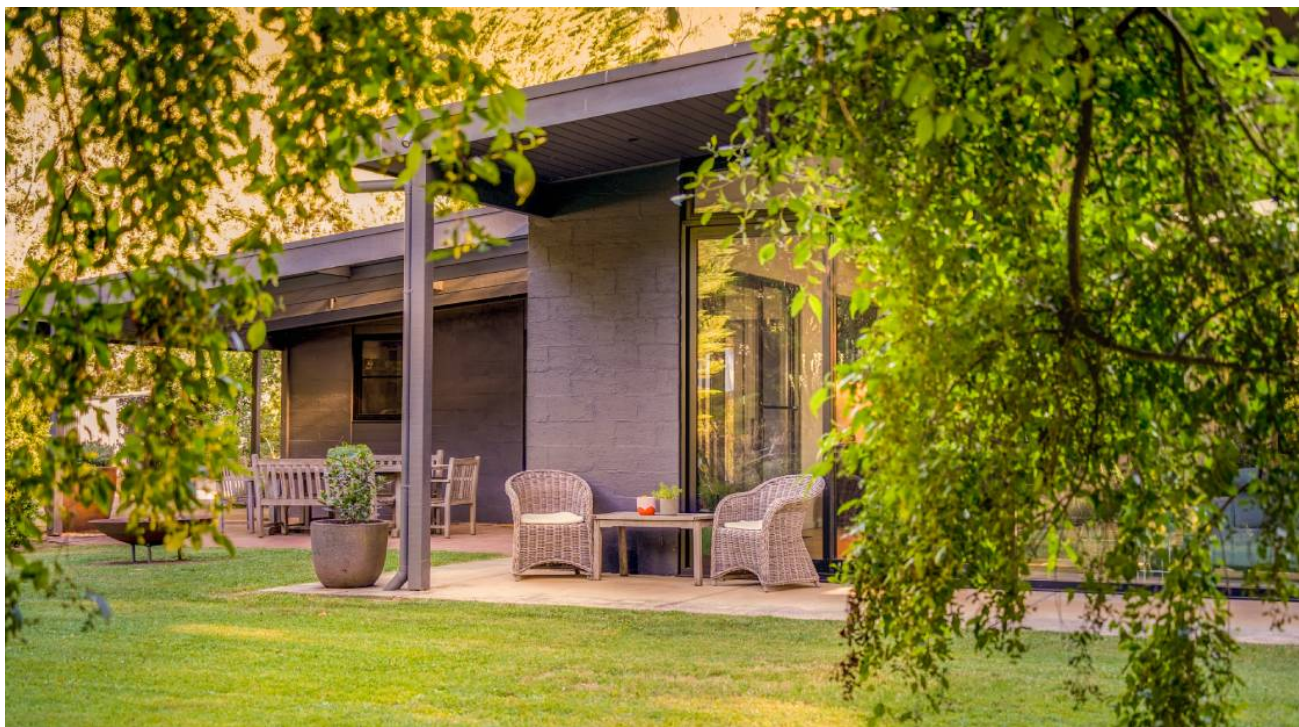
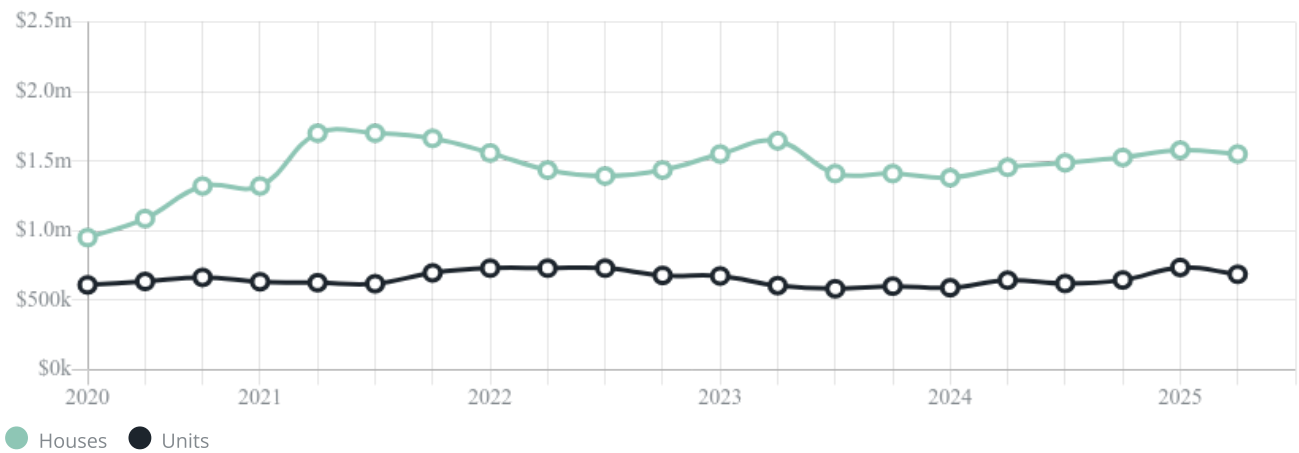
Median

\$687k

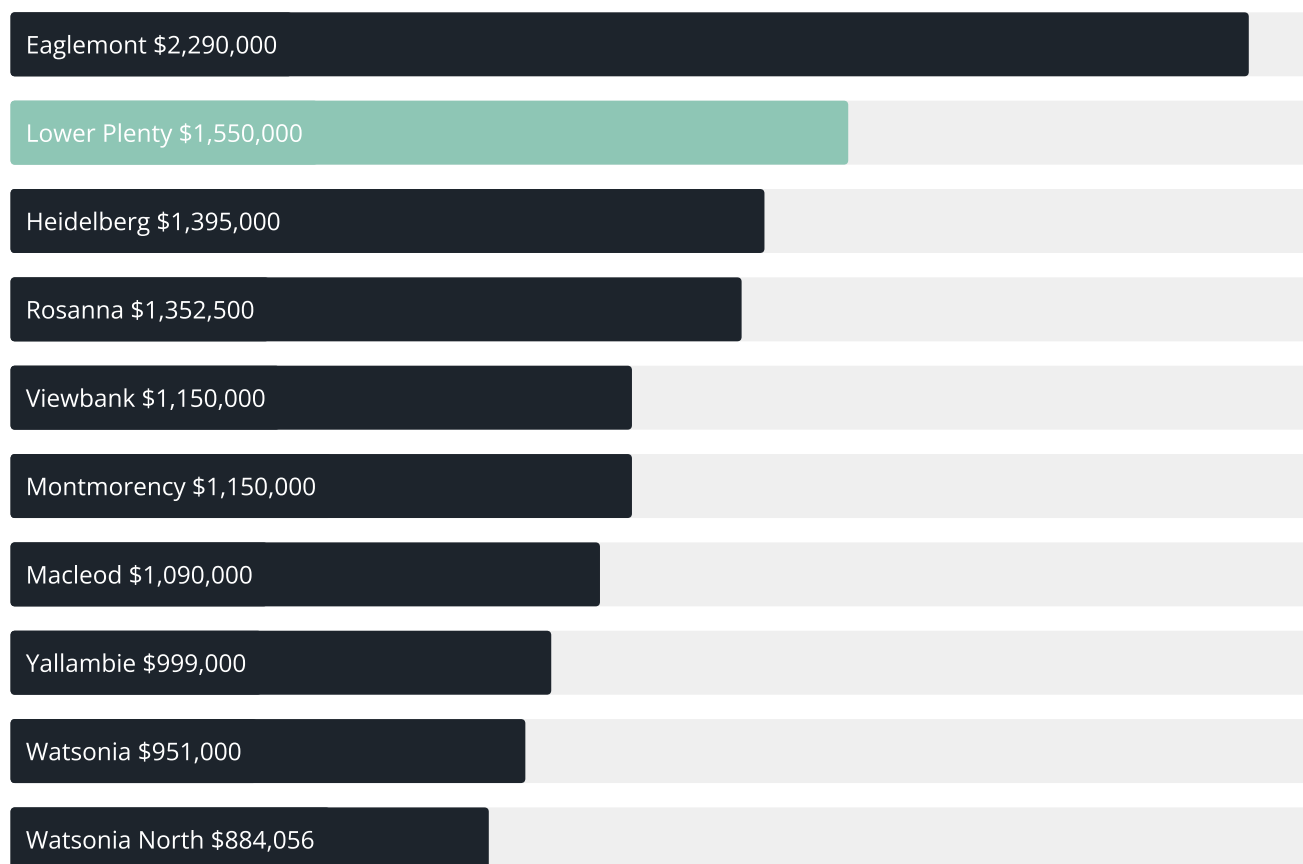
Quarterly Price Change

-6.59% ↓

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



LOWER PLENTY SUBURB REPORT

Sale Method*



Auction Clearance Rate*

66.67%

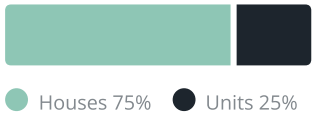
Median Days on Market^

27 days

Average Hold Period*

7.3 years

Dwelling Type^



Ownership^



Population^

3,962

Median Asking Rent per week*

\$555

Population Growth^

1.82%

Rental Yield*

1.91%

Median Age^








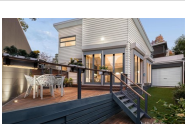


45 years

Median Household Size^











2.5 people

LOWER PLENTY 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
 7/6 Main Rd Lower Plenty	2	Unit	\$660,000	31 Jul 2025
 1/123 Main Rd Lower Plenty	2	Unit	\$440,000	07 Jul 2025
 4/98 Main Rd Lower Plenty	2	Unit	\$545,000	07 Jul 2025
 3/8 Longs Rd LOWER PLENTY	3	Unit	\$850,000	03 Jul 2025
 18/123 Main Rd Lower Plenty	3	Unit	\$460,000	27 Jun 2025
 34/123 Main Rd Lower Plenty	2	Apartment	\$475,000	25 Jun 2025
 2/129 Main Rd Lower Plenty	3	Townhouse	\$705,500	25 Jun 2025
 2/183 Main Rd Lower Plenty	2	Townhouse	\$662,500	19 Jun 2025
 1/10 Kett St Lower Plenty	2	Unit	\$735,000	24 May 2025
 23 Rangeview Rd Lower Plenty	3	House	\$1,390,000	20 May 2025

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/157 Main Rd Lower Plenty	3	Flat/Unit/Apartment	\$715,000	09 May 2025
 3/47 Edwards St Lower Plenty	3	Townhouse	\$900,000	30 Apr 2025
 49/123 Main Rd Lower Plenty	2	Unit	\$385,000	28 Apr 2025
 7/129-131 Main Rd Lower Plenty	2	Unit	\$640,000	23 Apr 2025
 7/39 Main Rd Lower Plenty	2	Unit	\$635,000	08 Apr 2025
 4/45 Alma St LOWER PLENTY	3	Unit	\$820,000	05 Apr 2025
 2/41 Panorama Av Lower Plenty	3	House	\$700,000	27 Mar 2025
 10 Yarra Hill Cl Lower Plenty	4	House	\$2,250,000	26 Mar 2025
 2/5 Longs Rd Lower Plenty	2	Unit	\$750,000	14 Mar 2025
 6 Amberley Way Lower Plenty	5	House	\$4,860,000	28 Feb 2025

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Cavanagh Rd Lower Plenty	2	Unit	\$750,000	26 Feb 2025
 3 Cheverton Rd Lower Plenty	2	House	\$1,600,000	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
 11 Rangeview Rd Lower Plenty	3	House	\$2,175,000	05 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
 20 Philip St Lower Plenty	4	House	\$1,450,000	20 Jan 2025
 229 Old Eltham Rd Lower Plenty	3	House	\$1,586,000	20 Jan 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* 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.