

Suburb **INSIGHTS**

3093
LOWER PLENTY



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.50m

Quarterly Price Change

3.09% ↑

Median Unit Price*

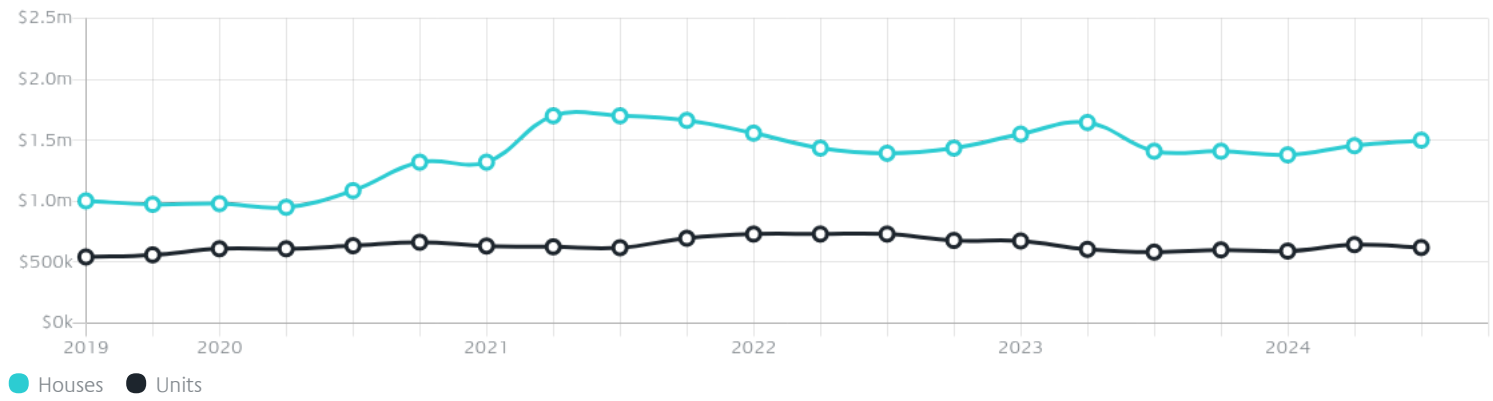
Median

\$620k

Quarterly Price Change

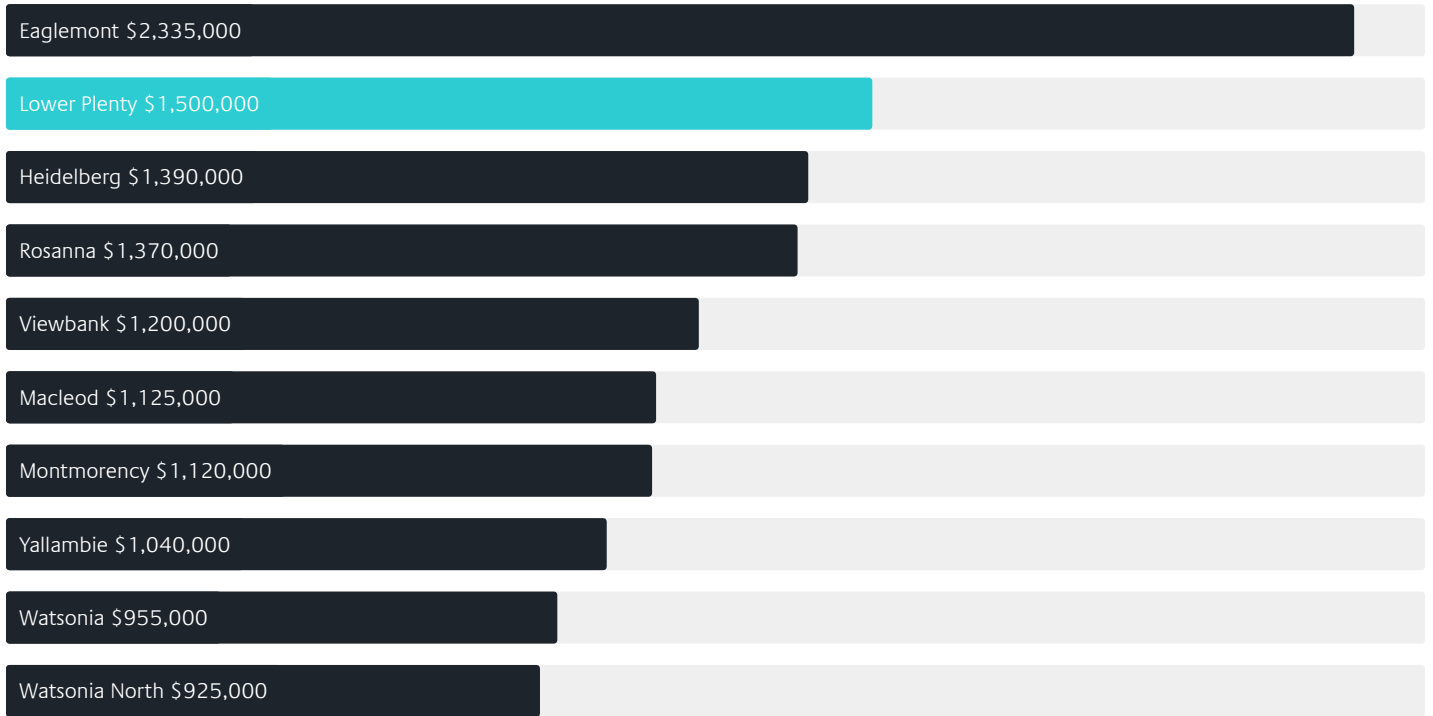
-3.71% ↓

Quarterly Price Change*

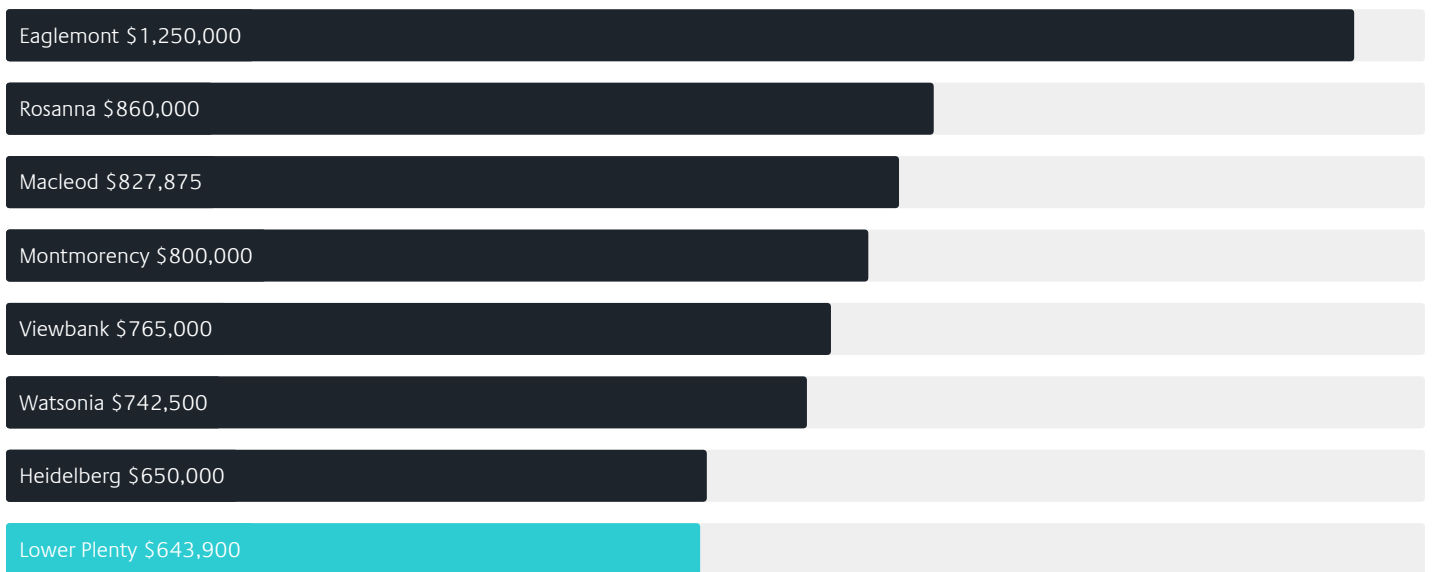


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 11%
● Private 89%

Auction Clearance Rate*

100%

Median Days on Market^

19 days

Average Hold Period*

7.3 years

Insights

Dwelling Type^



● Houses 75% ● Units 25%

Ownership^



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

Population^

3,962

Median Asking Rent per week*

\$550

Population Growth^

1.82%

Rental Yield*

1.91%

Median Age^













45 years

Median Household Size^










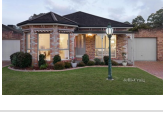


2.5 people

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

Address	Bedrooms	Type	Price	Sold
 227 Old Eltham Rd Lower Plenty	3	House	\$990,000	25 Nov 2024
 13 Carisbrook Cr Lower Plenty	3	House	\$1,050,000	23 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
 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
 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
 2/18 Alma St Lower Plenty	2	Unit	\$570,000	09 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Prosperity Rd Lower Plenty	3	House	\$1,020,000	03 Sep 2024
 143 Old Eltham Rd Lower Plenty	4	House	\$1,120,000	30 Aug 2024
 31 Glenauburn Rd Lower Plenty	3	House	\$965,000	29 Aug 2024
 4/26 Panorama Av Lower Plenty	4	Flat/Unit/Apartment	\$1,350,000	29 Aug 2024
 1/21 Main Rd Lower Plenty	1	Unit	\$317,000	21 Aug 2024
 4/28 Glenauburn Rd Lower Plenty	2	Strata Unit/Flat	\$750,000	19 Aug 2024
 6/28 Glenauburn Rd Lower Plenty	2	Unit	\$580,000	18 Aug 2024
 8 Lynwood Cr Lower Plenty	4	House	\$1,500,000	03 Aug 2024
 4/38 Alma St Lower Plenty	3	Flat/Unit/Apartment	\$710,000	30 Jul 2024
 9/14 Barongarook Ct Lower Plenty	2	Unit	\$758,000	28 Jul 2024
 6 Cheverton Rd Lower Plenty	4	House	\$3,300,000	18 Jul 2024
 147 Bonds Rd Lower Plenty	3	House	\$1,650,000	18 Jul 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/26 Panorama Av Lower Plenty	4	Strata Unit/Flat	\$1,500,000	16 Jul 2024
 1/26 Panorama Av Lower Plenty	4	Strata Unit/Flat	\$1,405,000	11 Jul 2024
 9 Sapphire Ct Lower Plenty	3	House	\$1,230,000	11 Jul 2024
 3/28 Glenauburn Rd Lower Plenty	3	House	\$1,390,000	01 Jul 2024
 5/39 Longs Rd Lower Plenty	2	Unit	\$767,500	27 Jun 2024
 2 Lakeside Dr Lower Plenty	5	House	\$2,860,000	26 Jun 2024
 54 Bonds Rd Lower Plenty	4	House	\$2,120,000	13 Jun 2024
 22/123 Main Rd Lower Plenty	3	Apartment	\$515,000	07 Jun 2024
 3/39 Panorama Av Lower Plenty	3	Unit	\$780,000	03 Jun 2024
 6/6 Main Rd Lower Plenty	2	Unit	\$690,000	27 May 2024
 159 Old Eltham Rd Lower Plenty	4	House	\$1,850,000	24 May 2024
 2/28 Glenauburn Rd Lower Plenty	3	Townhouse	\$1,310,000	23 May 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* 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.