

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.50m

Quarterly Price Change

0.84% ↑

Median Unit Price*

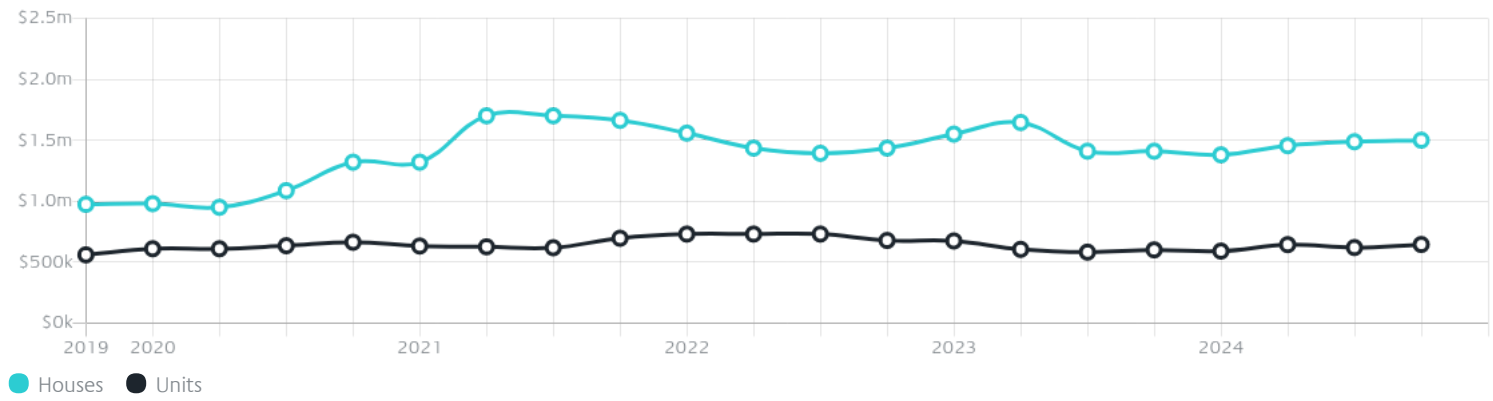
Median

\$645k

Quarterly Price Change

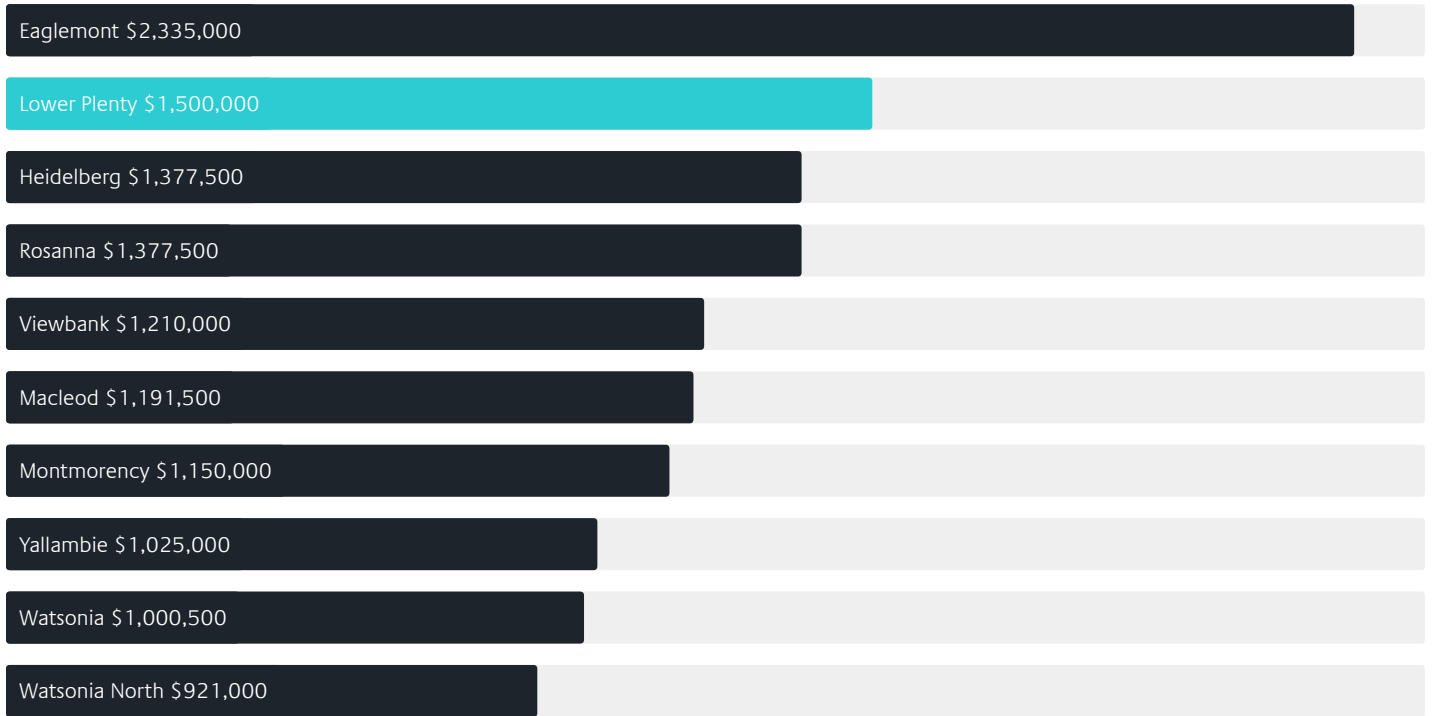
4.03% ↑

Quarterly Price Change*

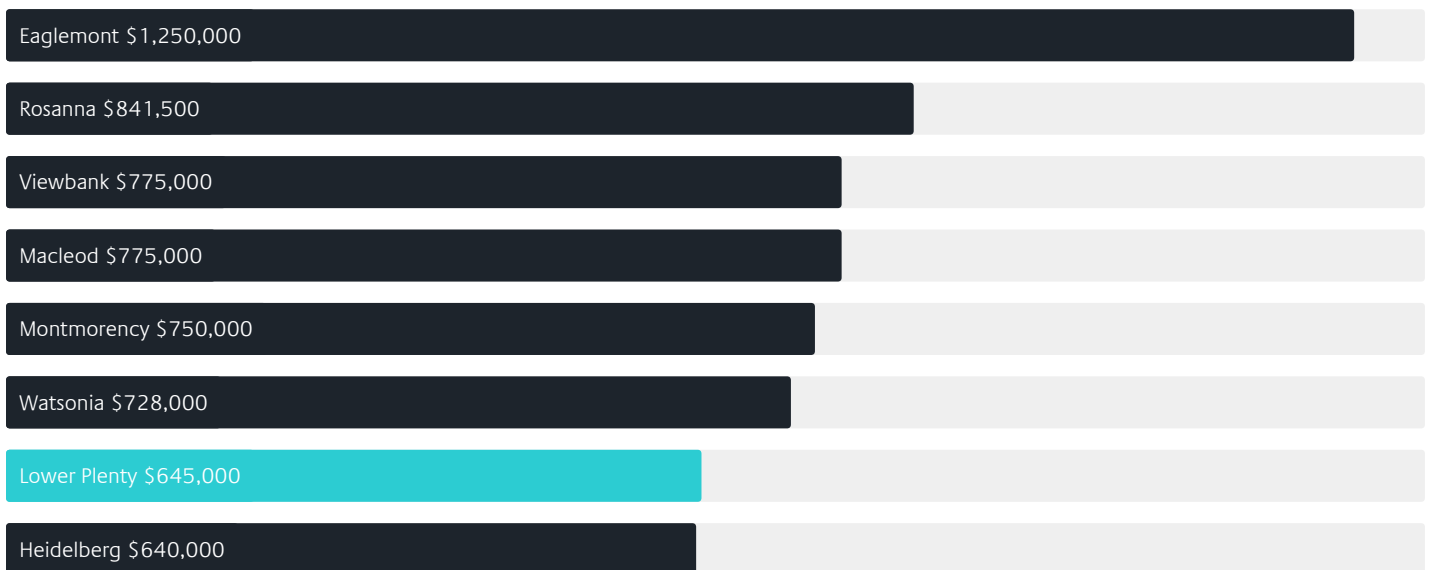


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

42 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^{*}

\$555

Population Growth[^]

1.82%

Rental Yield^{*}

1.91%

Median Age[^]













45 years

Median Household Size[^]









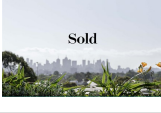



2.5 people

Sold Properties~










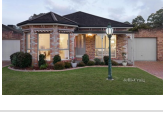


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 5/25 Alma St Lower Plenty	3	Unit	\$722,000	08 Jan 2025
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 Sold 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 Beckett Ct Lower Plenty	3	House	\$1,350,000	14 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



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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