

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.58m**

Quarterly Price Change

**3.47% ↑**

## Median Unit Price\*

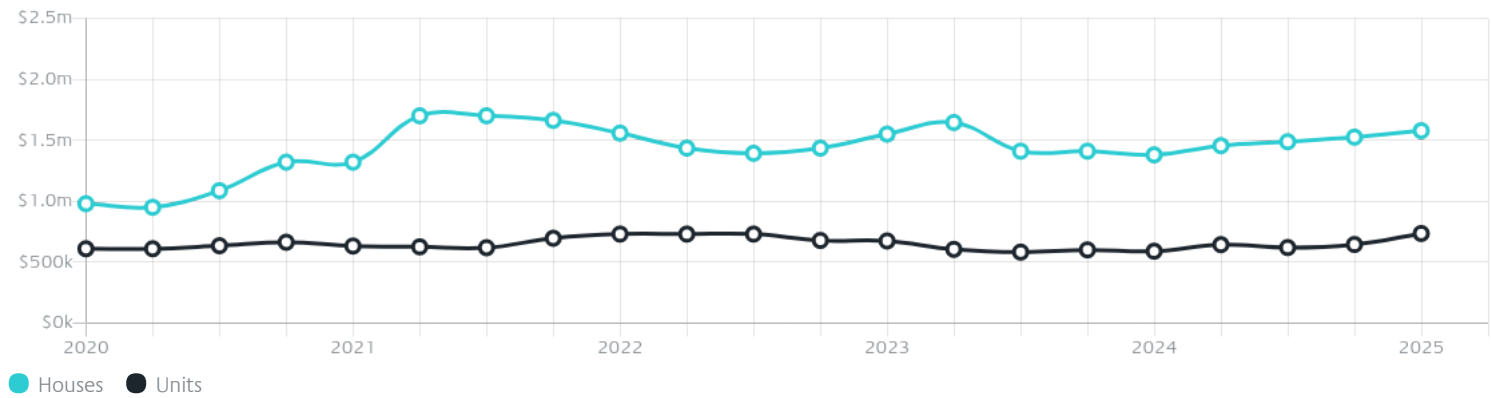
Median

**\$735k**

Quarterly Price Change

**13.95% ↑**

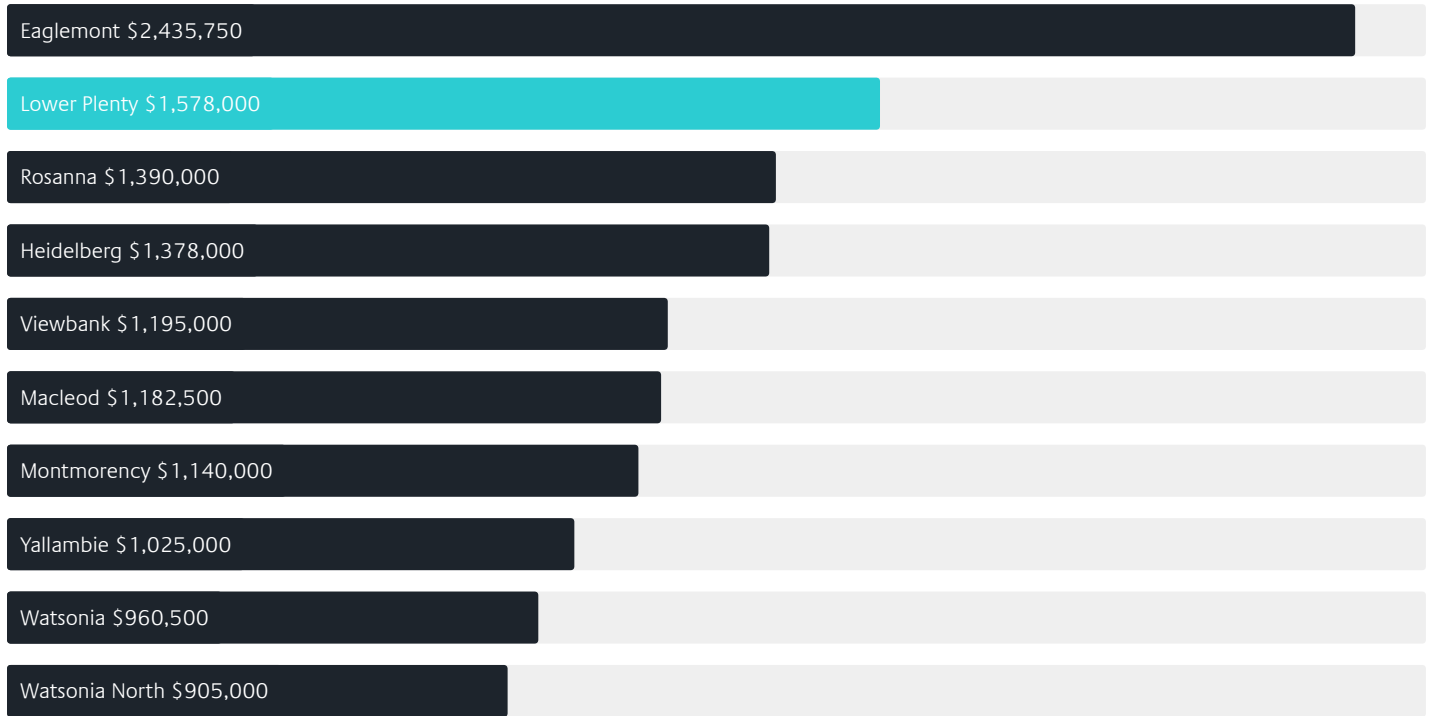
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 42%  
● Private 58%

Auction Clearance Rate\*

40%

Median Days on Market^

26 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^








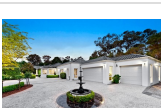


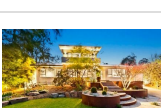
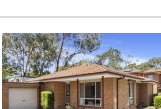
45 years

Median Household Size^









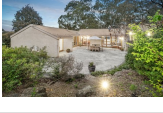
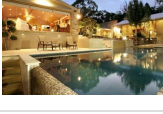
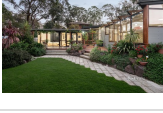

2.5 people

# 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](https://jellisicraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 1/10 Kett St Lower Plenty	2	Unit	\$735,000	24 May 2025
 3/47 Edwards St Lower Plenty	3	Townhouse	\$900,000	30 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
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 7 Roseburn Ct Lower Plenty	6	House	\$5,300,000	31 Dec 2024
 179 Old Eltham Rd Lower Plenty	4	House	\$1,753,000	23 Dec 2024
 48 Rosehill Rd Lower Plenty	4	House	\$3,410,000	23 Dec 2024
 46 Panorama Av Lower Plenty	4	House	\$1,550,000	17 Dec 2024
 148 Bonds Rd Lower Plenty	3	House	\$1,550,000	16 Dec 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



Eltham Office  
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03 9431 1222

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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