

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*

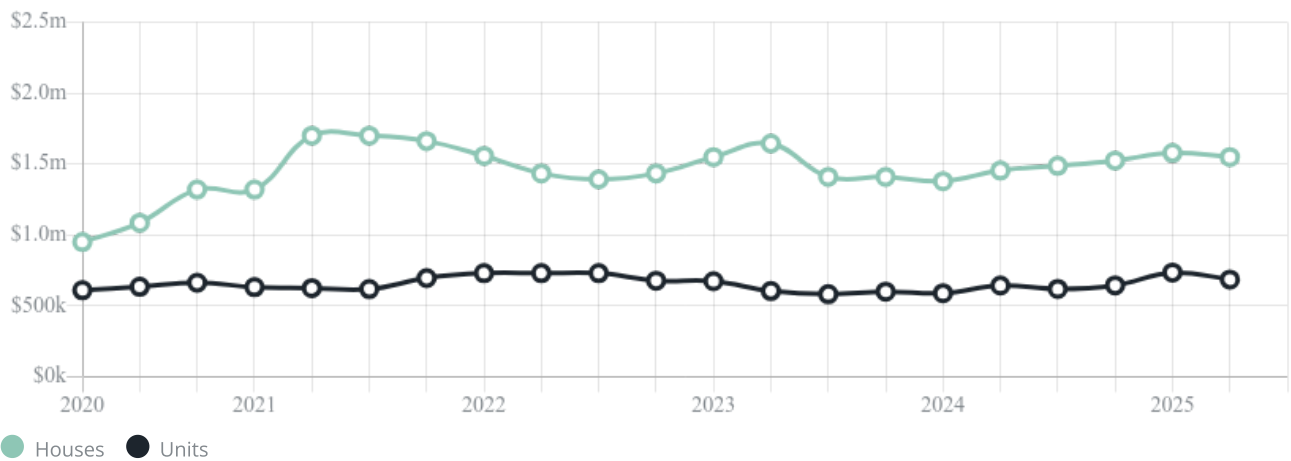
Median

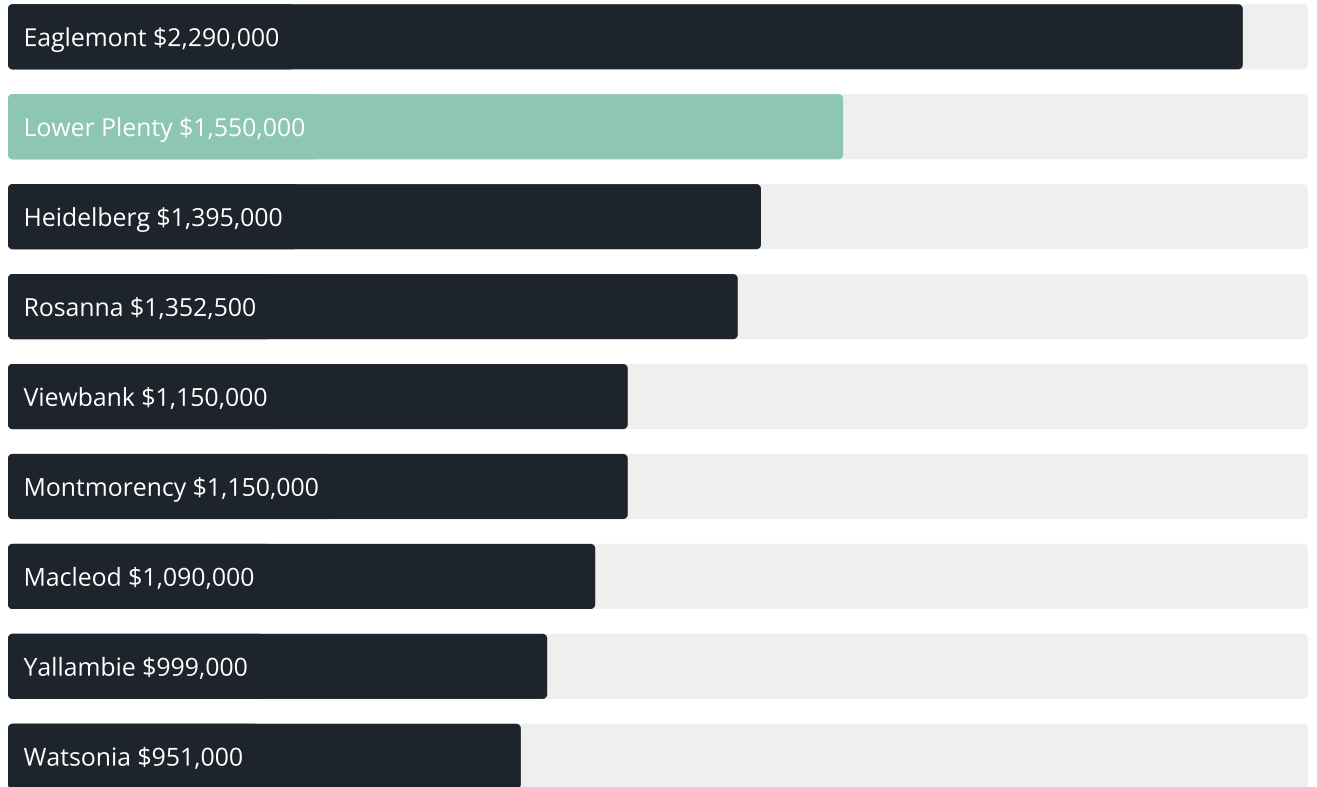
\$687k

Quarterly Price Change

-6.59% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

LOWER PLENTY SUBURB REPORT

Sale Method*



● Auction 10%
● Private 90%

Auction Clearance Rate*

50%

Median Days on Market^

39 days

Average Hold Period*

7.3 years

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

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/117 Main Rd Lower Plenty	2	Unit	\$573,000	24 Aug 2025
 27 Glenauburn Rd Lower Plenty	3	House	\$1,275,000	11 Aug 2025
 7/6 Main Rd Lower Plenty	2	Unit	\$660,000	31 Jul 2025
 11 Woodfull Rd Lower Plenty	6	House	\$2,500,000	12 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

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/183 Main Rd Lower Plenty	2	Townhouse	\$662,500	19 Jun 2025
 2 Lynwood Cr Lower Plenty	3	House	\$1,040,000	17 Jun 2025
 16 Byron Av Lower Plenty	3	House	\$1,207,500	07 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
 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
 7/129 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$640,000	23 Apr 2025

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 6 Lakeside Dr Lower Plenty	4	House	\$2,950,000	04 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
 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



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* 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.