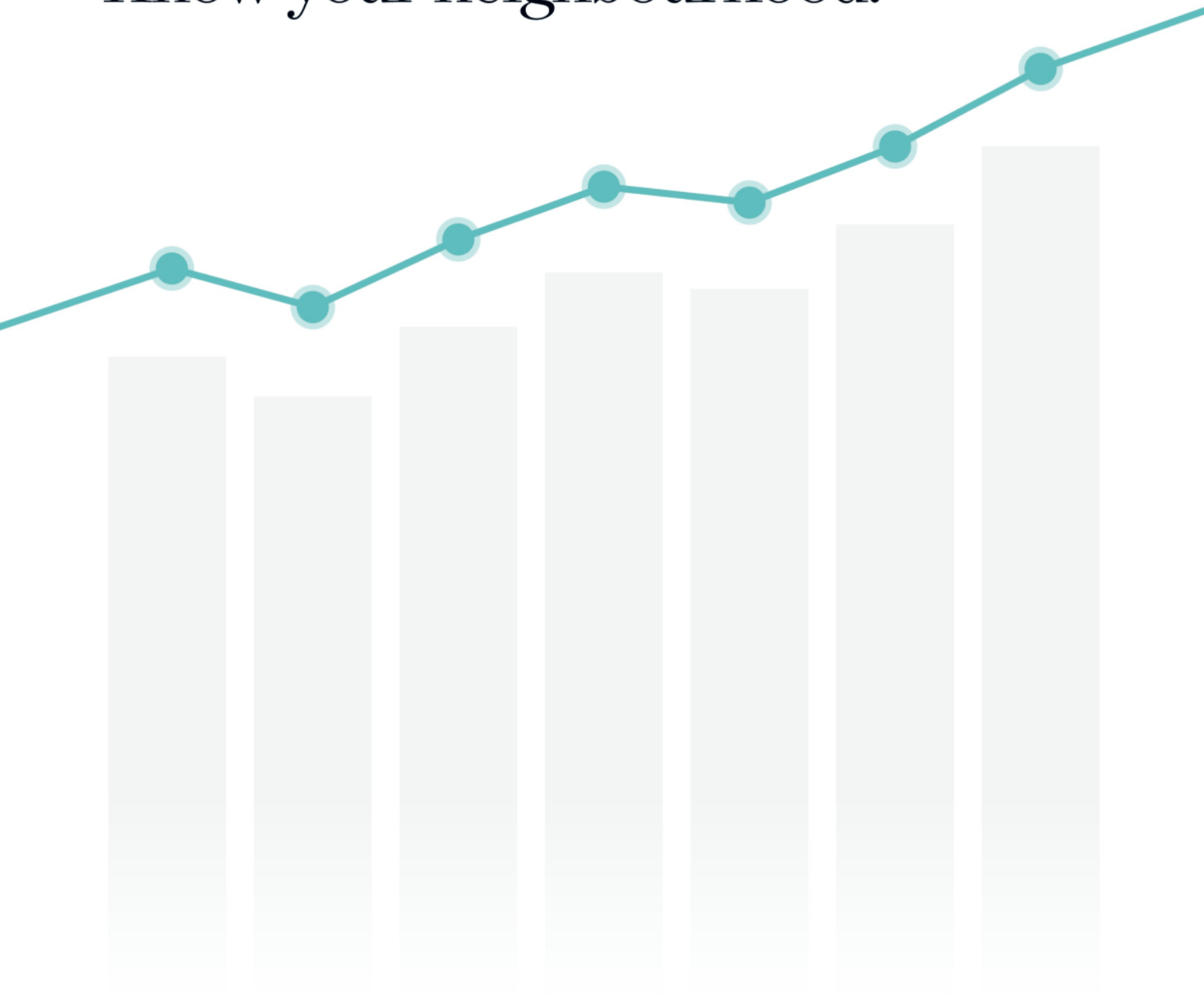


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$800k**

Quarterly Price Change

**2.56% ↑**

## Median Unit Price\*

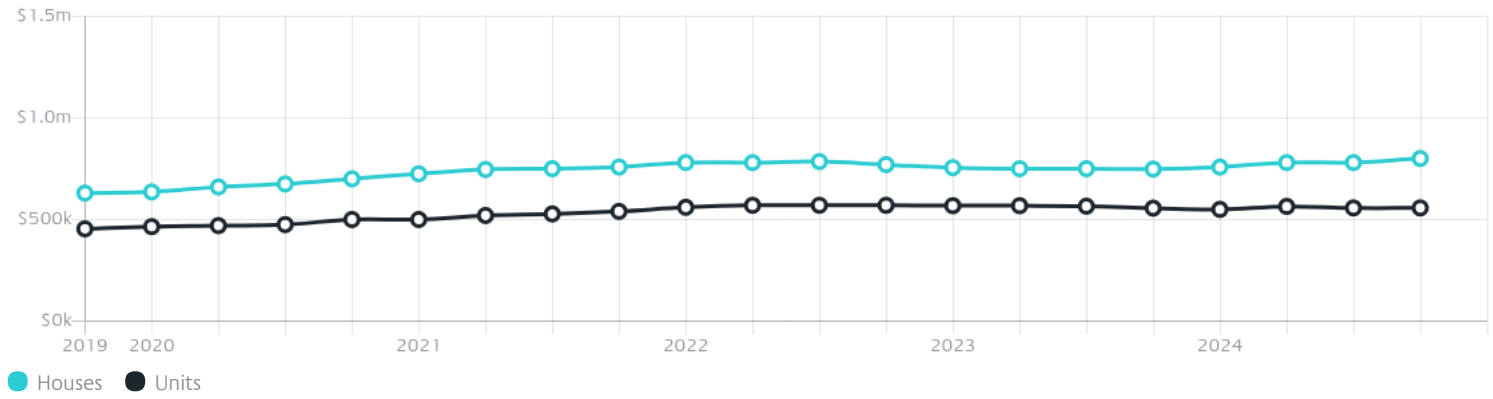
Median

**\$557k**

Quarterly Price Change

**0.00% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 34%  
● Private 66%

## Auction Clearance Rate<sup>\*</sup>

78.79%

## Median Days on Market<sup>^</sup>

33 days

## Average Hold Period<sup>\*</sup>

8.1 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 65% ● Units 35%

## Ownership<sup>^</sup>



● Owned Outright 31% ● Mortgaged 34% ● Rented 36%

## Population<sup>^</sup>

32,257

## Median Asking Rent per week<sup>\*</sup>

\$550

## Population Growth<sup>^</sup>

4.06%

## Rental Yield<sup>\*</sup>

3.54%

## Median Age<sup>^</sup>













35 years

## Median Household Size<sup>^</sup>













2.7 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/19 Rutherglen St Noble Park	3	Townhouse	\$670,000	29 Mar 2025
 30 Thomas St Noble Park	3	House	\$665,000	29 Mar 2025
 10 Karan Ct Noble Park	4	House	\$808,000	29 Mar 2025
 1/1283 Heatherton Rd Noble Park	2	Unit	\$580,000	28 Mar 2025
 184 Railway Pde Noble Park	4	House	\$802,000	28 Mar 2025
 3/16 Rutherglen St Noble Park	2	Townhouse	\$690,000	27 Mar 2025
 171 Corrigan Rd NOBLE PARK	3	House	\$770,000	27 Mar 2025
 4/2 Romsey St Noble Park	2	Townhouse	\$542,000	27 Mar 2025
 2/42 French St Noble Park	2	Unit	\$600,000	27 Mar 2025
 9 Hellyer St Noble Park	4	House	\$830,000	26 Mar 2025
 14 Maxine Ct Noble Park	3	House	\$705,000	24 Mar 2025
 144 Buckley St Noble Park	3	House	\$808,500	22 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Taranto Dr Noble Park	3	House	\$898,000	22 Mar 2025
 6 Broadoak St Noble Park	3	House	\$765,000	21 Mar 2025
 3/1259 Heatherton Rd Noble Park	4	Townhouse	\$800,000	20 Mar 2025
 2/1188 Heatherton Rd Noble Park	2	Unit	\$538,888	20 Mar 2025
 8 Avon St Noble Park	3	Townhouse	\$675,000	18 Mar 2025
 4/68-70 Chandler Rd NOBLE PARK	2	Unit	\$540,000	15 Mar 2025
 4/1181-1183 Heatherton Rd Noble Park	3	Townhouse	\$595,000	15 Mar 2025
 2/82 Corrigan Rd Noble Park	3	Unit	\$632,000	13 Mar 2025
 1/1 Helen Ct Noble Park	3	Unit	\$655,000	13 Mar 2025
 1/13 French St Noble Park	2	Unit	\$630,000	11 Mar 2025
 10 Fleming St Noble Park	4	Townhouse	\$710,000	11 Mar 2025
 2/32 Chandler Rd Noble Park	3	Unit	\$590,000	11 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 66 Buckley St Noble Park	3	House	\$980,000	10 Mar 2025
 1b Backous Way Noble Park	2	House	\$760,000	08 Mar 2025
 7 Bowmore Rd Noble Park	4	House	\$875,000	04 Mar 2025
 3/159 Buckley St Noble Park	2	Unit	\$345,000	04 Mar 2025
 1 Hay Ct Noble Park	4	House	\$911,000	04 Mar 2025
 5/10 Kelvinside Rd Noble Park	1	Unit	\$227,000	03 Mar 2025
 9/40 French St Noble Park	2	Unit	\$570,000	01 Mar 2025
 2a Newman Av Noble Park	4	House	\$900,000	28 Feb 2025
 7/1174 Heatherton Rd Noble Park	2	Unit	\$510,000	27 Feb 2025
 18 Ellt Cr Noble Park	3	House	\$849,000	27 Feb 2025
 6/41 Noble St Noble Park	2	Townhouse	\$530,000	27 Feb 2025
 5 Kalimna Av Noble Park	4	House	\$830,500	27 Feb 2025



Bentleigh Office  
Level 1, 277 - 279 Centre Road, Bentleigh  
03 9593 4500

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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