

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$805k

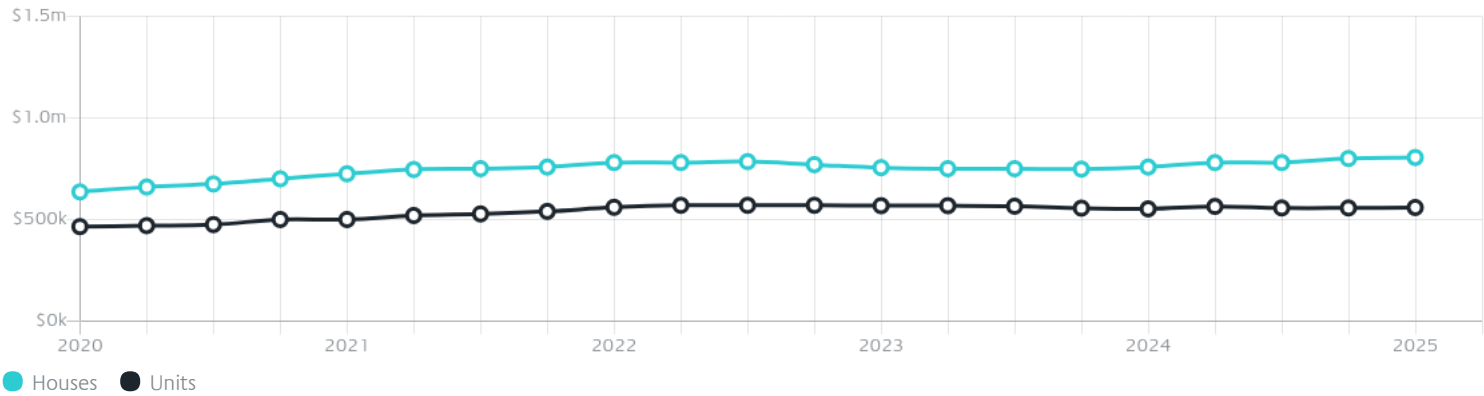
Quarterly Price Change
0.62% ↑

Median Unit Price*

Median
\$559k

Quarterly Price Change
0.35% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 35%
● Private 65%

Auction Clearance Rate^{*}

77.27%

Median Days on Market[^]

31 days

Average Hold Period^{*}

8.1 years

Insights

Dwelling Type[^]



● Houses 65% ● Units 35%

Ownership[^]



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

Population[^]

32,257

Median Asking Rent per week^{*}

\$540

Population Growth[^]

4.06%

Rental Yield^{*}

3.54%

Median Age[^]






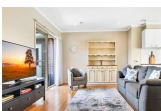






35 years

Median Household Size[^]





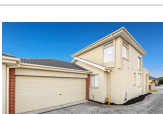
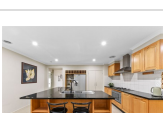
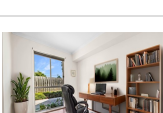
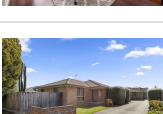
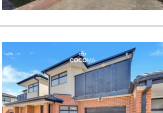
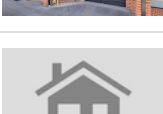
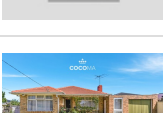
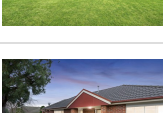
2.7 people

Sold Properties~






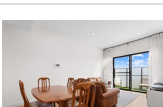


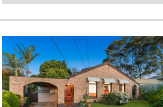
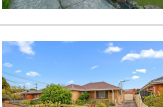


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8/113 Kelvinside Rd Noble Park	2	Unit	\$335,000	28 Apr 2025
 9/40 French St Noble Park	2	Unit	\$570,000	24 Apr 2025
 4/16-18 Allan St Noble Park	3	Townhouse	\$545,000	24 Apr 2025
 4/1259 Heatherton Rd Noble Park	2	Unit	\$650,000	22 Apr 2025
 3 Guild Av Noble Park	4	House	\$955,000	16 Apr 2025
 18/186-188 Corrigan Rd Noble Park	2	Unit	\$580,000	15 Apr 2025
 3/31 Namur St Noble Park	3	Townhouse	\$695,000	14 Apr 2025
 8 Marlborough Ct Noble Park	3	House	\$993,000	12 Apr 2025
 83 Noble St Noble Park	3	House	\$800,000	12 Apr 2025
 3 Acland Ct Noble Park	3	House	\$810,000	12 Apr 2025
 2/53 French St Noble Park	3	Unit	\$665,000	09 Apr 2025
 3/157 Buckley St Noble Park	3	Flat/Unit/Apartment	\$600,000	09 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 26 Liege Av Noble Park	3	House	\$760,000	08 Apr 2025
 11/473 Princes Hwy Noble Park	2	Unit	\$300,000	08 Apr 2025
 5/19 Briggs Cr Noble Park	2	Townhouse	\$570,000	07 Apr 2025
 6/56 Leonard Av Noble Park	2	Unit	\$468,000	07 Apr 2025
 1/14 David St Noble Park	3	Townhouse	\$660,000	05 Apr 2025
 16 Comber St Noble Park	5	House	\$1,100,000	05 Apr 2025
 2/9 Stuart St Noble Park	2	Townhouse	\$492,500	03 Apr 2025
 1/50 Bowmore Rd Noble Park	2	Unit	\$540,000	31 Mar 2025
 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
 1/437 Princes Hwy NOBLE PARK	2	Unit	\$560,000	28 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12/10 Larbert Rd Noble Park	1	Strata Unit/Flat	\$240,000	28 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
 171 Corrigan Rd NOBLE PARK	3	House	\$770,000	27 Mar 2025
 2/42 French St Noble Park	2	Unit	\$600,000	27 Mar 2025
 4/2 Romsey St Noble Park	2	Townhouse	\$542,000	27 Mar 2025
 3/16 Rutherglen St Noble Park	2	Townhouse	\$690,000	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
 6 Taranto Dr Noble Park	3	House	\$898,000	22 Mar 2025
 3/1259 Heatherton Rd Noble Park	4	Townhouse	\$800,000	20 Mar 2025



Bentleigh Office
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03 9593 4500

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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