

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.25m**

Quarterly Price Change

**1.29% ↑**

## Median Unit Price\*

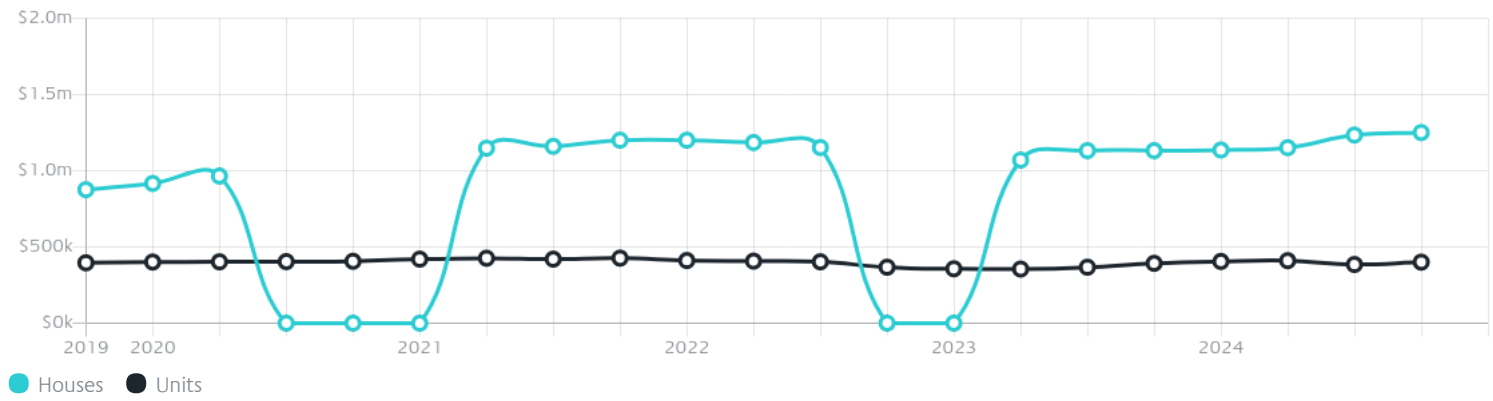
Median

**\$400k**

Quarterly Price Change

**3.96% ↑**

## Quarterly Price Change\*



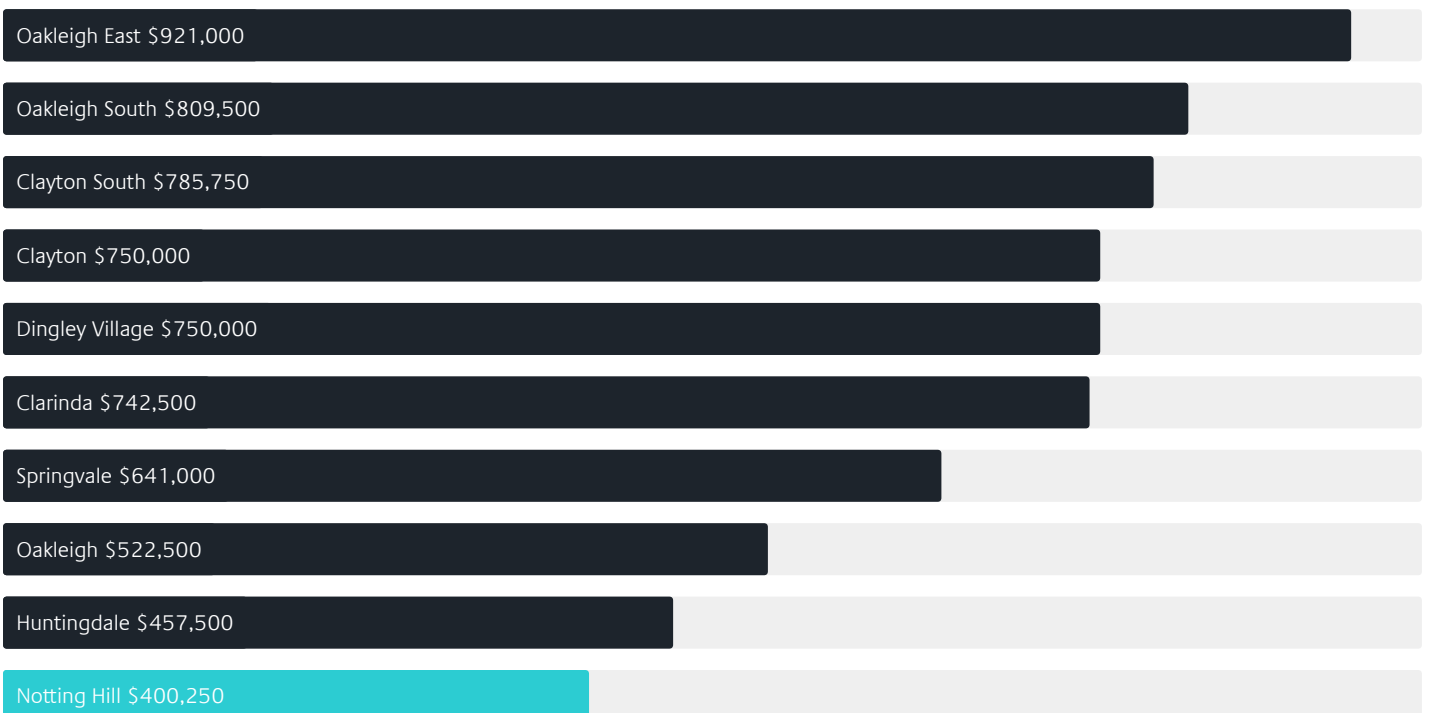
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 20%  
● Private 80%

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

100%

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

55 days

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

4.2 years

# Insights

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



● Houses 45% ● Units 55%

## Ownership<sup>^</sup>



● Owned Outright 23% ● Mortgaged 30% ● Rented 46%

## Population<sup>^</sup>

2,895

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

\$575

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

-5.08%

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

2.43%

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








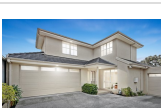


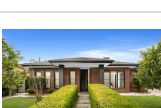
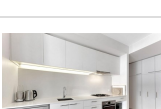
30 years

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









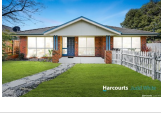



2.3 people

# Sold Properties~








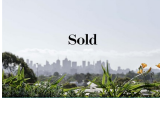

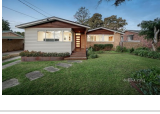


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 G27/660 Blackburn Rd Notting Hill	2	Apartment	\$435,000	15 Jan 2025
 G42/660 Blackburn Rd Notting Hill	2	Apartment	\$432,000	08 Jan 2025
 36/1 Eucalyptus Mews Notting Hill	2	Apartment	\$390,000	03 Jan 2025
 226/660 Blackburn Rd Notting Hill	2	Apartment	\$439,000	24 Dec 2024
 220/660 Blackburn Rd Notting Hill	2	Strata Unit/Flat	\$432,000	17 Dec 2024
 38 Longbourne Av NOTTING HILL	4	House	\$1,472,000	30 Nov 2024
 LG1/660 Blackburn Rd Notting Hill	1	Strata Unit/Flat	\$350,000	26 Nov 2024
 2/15 Samada St Notting Hill	3	Townhouse	\$985,000	23 Nov 2024
 325/660 Blackburn Rd Notting Hill	2	Strata Unit/Flat	\$435,000	14 Nov 2024
 32/210-220 Normanby Rd Notting Hill	2	Apartment	\$400,500	11 Nov 2024
 1/22 Longbourne Av Notting Hill	3	Unit	\$963,000	09 Nov 2024
 406/660 Blackburn Rd Notting Hill	1	Apartment	\$328,000	07 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Bingley Av Notting Hill	3	House	\$1,100,000	19 Oct 2024
 53 Westerfield Dr Notting Hill	3	House	\$1,160,000	12 Oct 2024
 16 Westerfield Dr Notting Hill	3	House	\$1,311,000	05 Oct 2024
 2 Old School Rd Notting Hill	2	Flat/Unit/Apartment	\$715,000	04 Oct 2024
 7 The Mews Notting Hill	3	Flat/Unit/Apartment	\$870,000	26 Sep 2024
 15 Trent Ct Notting Hill	4	House	\$1,025,000	21 Sep 2024
 4/3 Rusden Pl Notting Hill	2	Apartment	\$400,000	16 Sep 2024
 304/660 Blackburn Rd Notting Hill	2	Strata Unit/Flat	\$425,000	10 Sep 2024
 1/10 Elwood St Notting Hill	3	Unit	\$865,000	07 Sep 2024
 306/660 Blackburn Rd Notting Hill	1	Strata Unit/Flat	\$337,000	04 Sep 2024
 213/660 Blackburn Rd Notting Hill	1	Apartment	\$340,000	30 Aug 2024
 119/662 Blackburn Rd Notting Hill	1	Strata Unit/Flat	\$200,000	28 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G4/660 Blackburn Rd Notting Hill	2	Strata Unit/Flat	\$435,000	28 Aug 2024
 205/660 Blackburn Rd Notting Hill	2	Apartment	\$425,000	21 Aug 2024
 8 Old School Rd Notting Hill	2	Townhouse	\$746,000	10 Aug 2024
 16 Samada St Notting Hill	6	House	\$1,357,000	10 Aug 2024
 205/416-420 Ferntree Gully Rd Notting Hill	2	Apartment	\$470,000	09 Aug 2024
 6/210 Normanby Rd Notting Hill	1	Apartment	\$290,000	08 Aug 2024
 302/416-420 Ferntree Gully Rd Notting Hill	1	Apartment	\$347,500	07 Aug 2024
 G13/660 Blackburn Rd Notting Hill	1	Apartment	\$335,000	05 Aug 2024
 302/416 Ferntree Gully Rd Notting Hill	2	Strata Unit/Flat	\$347,500	03 Aug 2024
 10 Longbourne Av Notting Hill	5	House	\$1,312,000	27 Jul 2024
 129/660 Blackburn Rd Notting Hill	1	Strata Unit/Flat	\$332,000	18 Jul 2024
 2 Westerfield Dr Notting Hill	4	House	\$1,277,380	16 Jul 2024

# Jellis Craig

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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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