

Suburb **INSIGHTS**

3131
NUNAWADING



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.23m

Quarterly Price Change

-0.72% ↓

Median Unit Price*

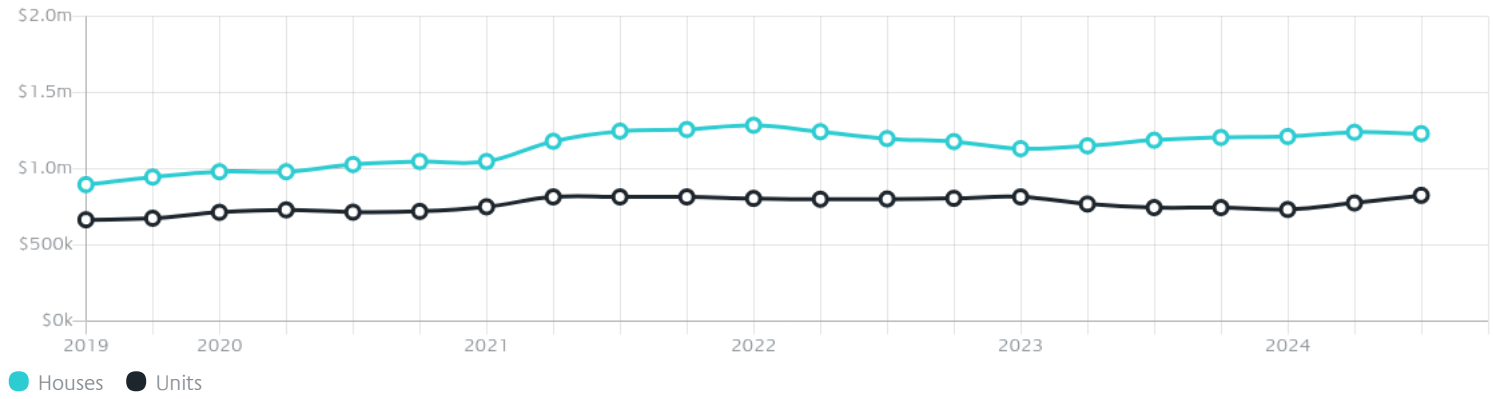
Median

\$825k

Quarterly Price Change

6.41% ↑

Quarterly Price Change*

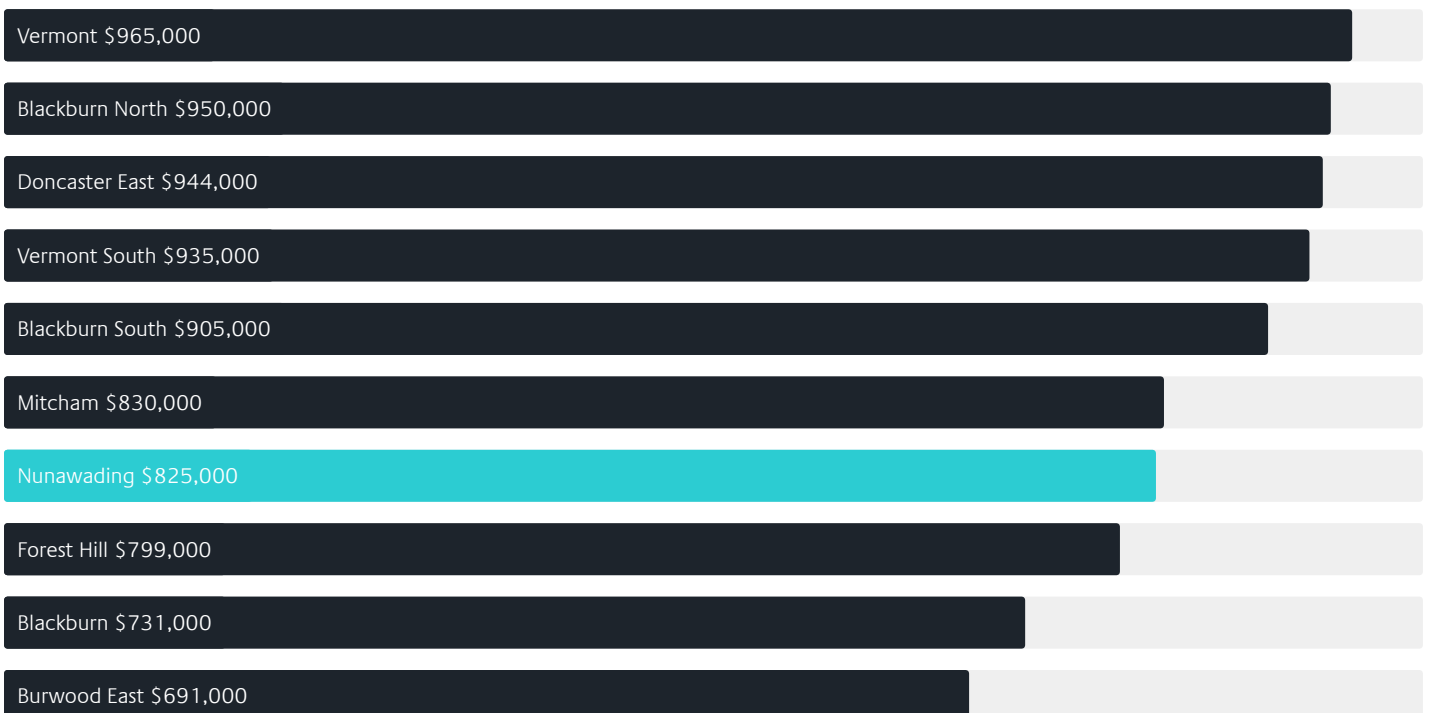


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 90%
● Private 10%

Auction Clearance Rate^{*}

79.07%

Median Days on Market[^]

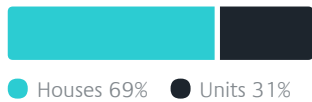
26 days

Average Hold Period^{*}

7.8 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



● Owned Outright 35% ● Mortgaged 39% ● Rented 26%

Population[^]

12,413

Median Asking Rent per week^{*}

\$600

Population Growth[^]

4.52%

Rental Yield^{*}

2.54%

Median Age[^]













39 years

Median Household Size[^]










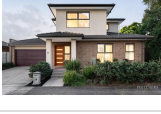


2.6 people

Sold Properties~










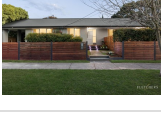


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 38 Lindsay Av Nunawading	3	House	\$1,145,000	30 Nov 2024
 217/193-195 Springvale Rd Nunawading	1	Apartment	\$290,000	21 Nov 2024
 19 Abelia St Nunawading	2	Unit	\$725,000	19 Nov 2024
 7 Ferdinand St Nunawading	3	House	\$911,000	09 Nov 2024
 23 Tasman Av Nunawading	3	House	\$1,000,000	09 Nov 2024
 40 Ashwood Dr Nunawading	4	House	\$1,110,000	04 Nov 2024
 7 Burnt St Nunawading	4	House	\$1,657,500	26 Oct 2024
 49 Kett St Nunawading	3	House	\$930,000	25 Oct 2024
 2/253 Springvale Rd Nunawading	3	Strata Unit/Villa Unit/Townhouse	\$960,000	25 Oct 2024
 4/22 Luckie St Nunawading	1	Unit	\$349,000	24 Oct 2024
 1 Lindsay Av Nunawading	3	House	\$1,040,000	20 Oct 2024
 5 Eugenia St Nunawading	4	House	\$1,362,000	19 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/1a East India Av NUNAWADING	2	Unit	\$790,000	12 Oct 2024
 44 Lorikeet St Nunawading	5	House	\$1,265,888	12 Oct 2024
 1/10-12 Shady Gr NUNAWADING	4	House	\$1,301,000	05 Oct 2024
 99 Springvale Rd Nunawading	2	House	\$744,000	05 Oct 2024
 2A Closter Av Nunawading	3	House	\$910,000	30 Sep 2024
 21 Milton St Nunawading	5	House	\$1,411,000	21 Sep 2024
 329 Springfield Rd Nunawading	4	House	\$1,190,000	20 Sep 2024
 11 Bader Av Nunawading	4	House	\$1,385,000	14 Sep 2024
 2/269 Springvale Rd Nunawading	4	Townhouse	\$1,255,000	14 Sep 2024
 2a Lower Ct Nunawading	3	Townhouse	\$1,108,000	14 Sep 2024
 34 Luckie St Nunawading	3	House	\$1,301,000	14 Sep 2024
 2/42 Efron St Nunawading	3	Townhouse	\$972,500	13 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/46 Lorikeet St Nunawading	3	Unit	\$830,000	11 Sep 2024
 1/54 Luckie St Nunawading	2	Townhouse	\$825,000	07 Sep 2024
 35 Nicholson St Nunawading	4	House	\$2,033,000	07 Sep 2024
 29 Nicholson St Nunawading	3	House	\$1,215,000	07 Sep 2024
 13 Blue Hills Av Nunawading	3	House	\$987,000	07 Sep 2024
 63 Nicholson St Nunawading	4	House	\$2,165,000	06 Sep 2024
 74 Mcculloch St Nunawading	3	House	\$860,000	03 Sep 2024
 5/25 Mount Pleasant Rd Nunawading	2	Unit	\$611,000	31 Aug 2024
 11 Abelia St Nunawading	3	House	\$1,082,000	31 Aug 2024
 27 Lemon Gr NUNAWADING	3	House	\$1,100,000	31 Aug 2024
 16 Dunlavin Rd Nunawading	3	House	\$1,270,000	30 Aug 2024
 81 Esdale St Nunawading	5	House	\$1,365,000	26 Aug 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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