

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.19m**

Quarterly Price Change

**-3.25% ↓**

## Median Unit Price\*

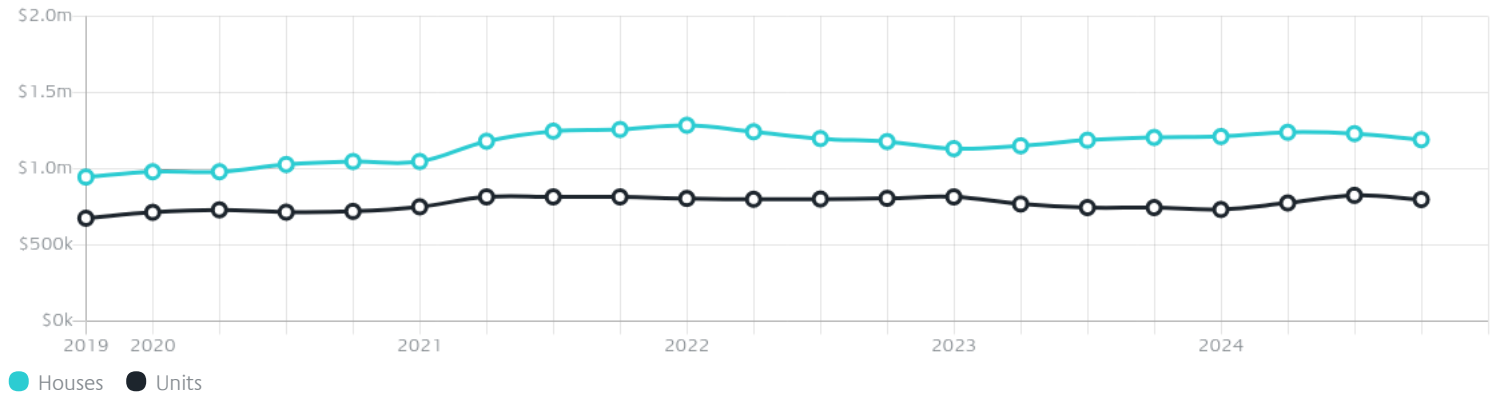
Median

**\$798k**

Quarterly Price Change

**-3.33% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 55%  
● Private 45%

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

83.33%

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

29 days

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

7.8 years

# Insights

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



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

12,413

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

\$595

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

4.52%

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

2.54%

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








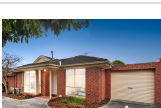



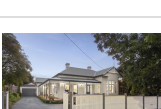
39 years

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










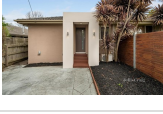
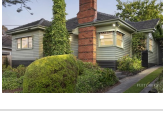

2.6 people

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













Address	Bedrooms	Type	Price	Sold
 402 / 193-195 Springvale Rd Nunawading	1	Apartment	\$320,000	27 Feb 2025
 3 / 377-383 Springfield Rd Nunawading	2	Unit	\$735,000	15 Feb 2025
 22 Blue Hills Av Nunawading	3	House	\$980,000	11 Feb 2025
 32 High St NUNAWADING	5	House	\$2,620,000	09 Feb 2025
 226 Springvale Rd Nunawading	2	House	\$900,000	04 Feb 2025
 1 / 31 Mount Pleasant Rd NUNAWADING	2	Unit	\$640,000	28 Jan 2025
 209 / 12 Wood St Nunawading	2	Unit	\$467,000	14 Jan 2025
 2 / 36 Mount Pleasant Rd Nunawading	2	Unit	\$685,000	04 Jan 2025
 102 / 193 Springvale Rd Nunawading	1	Subdivided Flat - Single OYO Flat	\$300,000	30 Dec 2024
 1 / 16 Oxford St Nunawading	4	House	\$880,000	22 Dec 2024
 73 Mount Pleasant Rd Nunawading	3	House	\$915,800	21 Dec 2024
 252 Springfield Rd Nunawading	4	House	\$2,150,000	21 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 295 Springvale Rd Nunawading	4	Unit	\$850,000	20 Dec 2024
 109 Esdale St Nunawading	4	House	\$1,235,000	20 Dec 2024
 1 Lynne Ct NUNAWADING	3	House	\$1,040,000	19 Dec 2024
 82A Esdale St Nunawading	3	House	\$980,000	18 Dec 2024
 40 Springvale Rd Nunawading	2	House	\$750,000	17 Dec 2024
 35 Springvale Rd Nunawading	4	House	\$925,000	14 Dec 2024
 68 Esdale St Nunawading	3	House	\$1,189,000	14 Dec 2024
 9 Oleanda Cr Nunawading	3	House	\$1,077,000	07 Dec 2024
 9 Kendall St Nunawading	3	House	\$1,025,000	07 Dec 2024
 2/2 Lasiandra Av Nunawading	2	Unit	\$535,500	03 Dec 2024
 38 Lindsay Av Nunawading	3	House	\$1,145,000	30 Nov 2024
 9 Koroit St Nunawading	4	House	\$1,235,000	23 Nov 2024

NUNAWADING SUBURB REPORT

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Suffolk St Nunawading	3	House	\$1,119,000	23 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
 23 Tasman Av Nunawading	3	House	\$1,000,000	09 Nov 2024
 7 Ferdinand St Nunawading	3	House	\$911,000	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
 22 Oshannessy St Nunawading	2	House	\$1,139,500	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
 2/213 Springvale Rd Nunawading	3	Flat/Unit/Apartment	\$765,000	24 Oct 2024
 4/22 Luckie St Nunawading	1	Unit	\$349,000	24 Oct 2024



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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