

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.18m

Quarterly Price Change

-0.79% ↓

Median Unit Price*

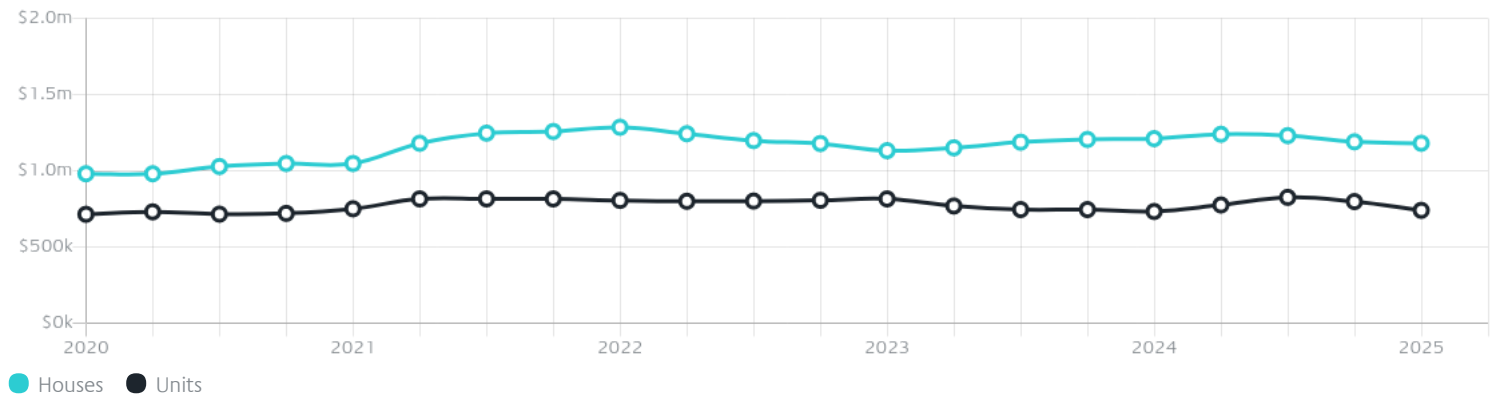
Median

\$740k

Quarterly Price Change

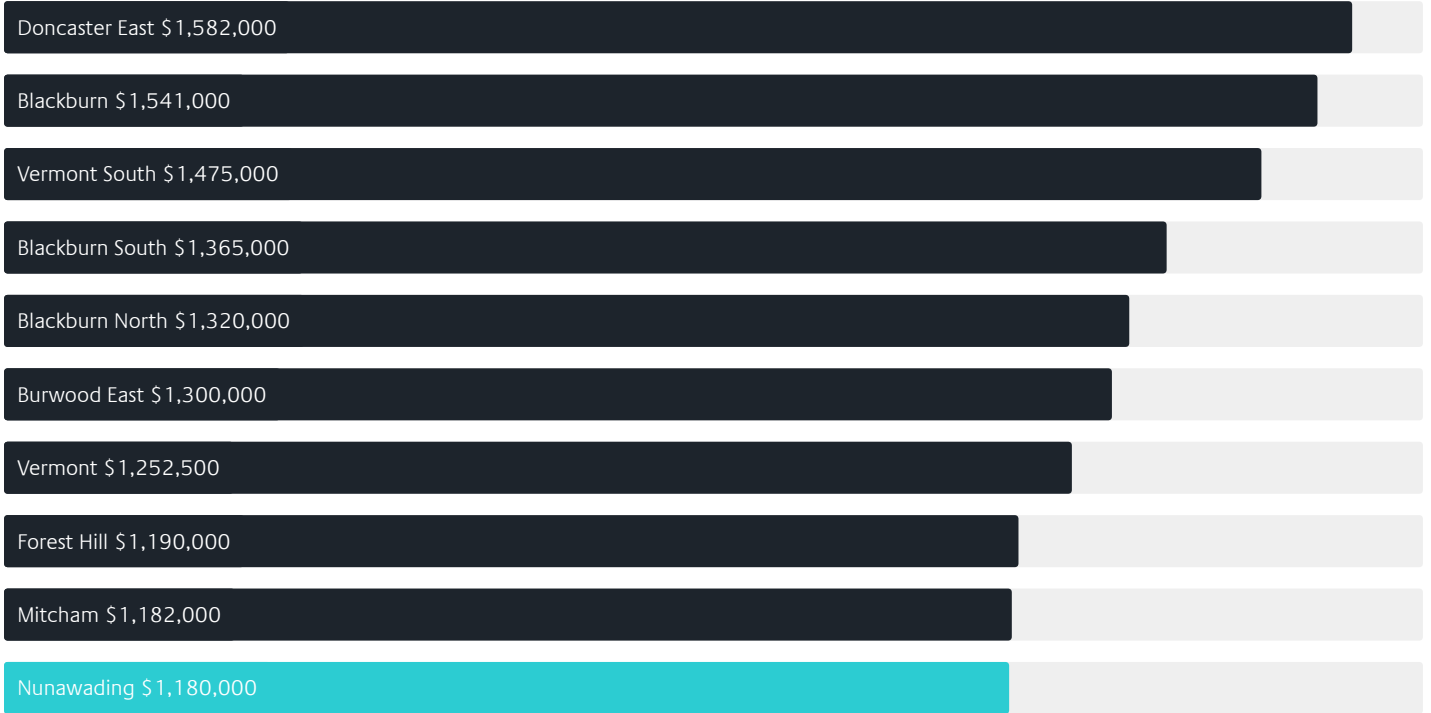
-7.21% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 62%
● Private 38%

Auction Clearance Rate*

85.37%

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^







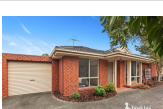

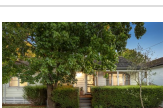


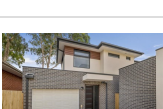
39 years

Median Household Size^











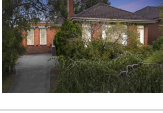

2.6 people

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
 2/371 Springfield Rd Nunawading	4	Townhouse	\$1,000,000	29 Apr 2025
 40 Sandy St Nunawading	3	House	\$950,000	17 Apr 2025
 3/275 Springfield Rd Nunawading	3	Unit	\$964,000	17 Apr 2025
 1/44 Shady Gr NUNAWADING	4	Townhouse	\$1,302,000	12 Apr 2025
 35 Luckie St Nunawading	5	House	\$1,355,000	12 Apr 2025
 22 Kett St Nunawading	3	House	\$1,000,000	11 Apr 2025
 3/36 Mount Pleasant Rd Nunawading	2	Unit	\$685,000	06 Apr 2025
 3 Lindsay Av Nunawading	3	House	\$1,405,000	05 Apr 2025
 4 Kendall St Nunawading	4	House	\$1,071,000	05 Apr 2025
 47 Esdale St Nunawading	4	House	\$1,880,000	04 Apr 2025
 7a Roger Ct Nunawading	3	House	\$911,000	04 Apr 2025
 3/119 Esdale St Nunawading	4	Townhouse	\$910,000	02 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 123 Rooks Rd Nunawading	4	Townhouse	\$1,210,000	01 Apr 2025
 6/108 Mount Pleasant Rd Nunawading	2	Unit	\$580,000	31 Mar 2025
 104 Esdale St Nunawading	3	House	\$1,306,000	29 Mar 2025
 3 Evandale Av Nunawading	2	House	\$900,000	29 Mar 2025
 1a Kett St Nunawading	3	Townhouse	\$1,193,000	26 Mar 2025
 7 Menin Rd NUNAWADING	2	House	\$1,190,000	22 Mar 2025
 5 Solar Ct Nunawading	3	House	\$1,180,000	22 Mar 2025
 6 Beryl St NUNAWADING	3	House	\$850,000	18 Mar 2025
 1a Busana Way Nunawading	4	House	\$1,240,000	15 Mar 2025
 4/98-100 Mount Pleasant Rd Nunawading	2	Unit	\$648,000	14 Mar 2025
 29 Cyprus Av Nunawading	4	House	\$1,061,000	13 Mar 2025
 4/36 Mount Pleasant Rd Nunawading	2	Unit	\$700,000	13 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/255 Springvale Rd Nunawading	4	Flat/Unit/Apartment	\$800,000	13 Mar 2025
 36 Nicholson St Nunawading	3	House	\$1,400,000	08 Mar 2025
 1/24-26 Springvale Rd Nunawading	2	Unit	\$668,000	07 Mar 2025
 3 Ferdinand St Nunawading	3	House	\$980,000	04 Mar 2025
 18 Menin Rd Nunawading	3	House	\$1,135,000	01 Mar 2025
 2/4 Koroit St Nunawading	3	Townhouse	\$1,170,000	01 Mar 2025
 402/193-195 Springvale Rd Nunawading	1	Apartment	\$320,000	27 Feb 2025
 8/198 Springvale Rd Nunawading	3	Flat/Unit/Apartment	\$835,000	27 Feb 2025
 3/16 Koroit St Nunawading	2	Townhouse	\$710,000	22 Feb 2025
 10 Holberry St Nunawading	3	House	\$1,115,000	19 Feb 2025
 3/377-383 Springfield Rd Nunawading	2	Unit	\$735,000	15 Feb 2025
 3/377 Springfield Rd Nunawading	2	Flat/Unit/Apartment	\$735,000	15 Feb 2025



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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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