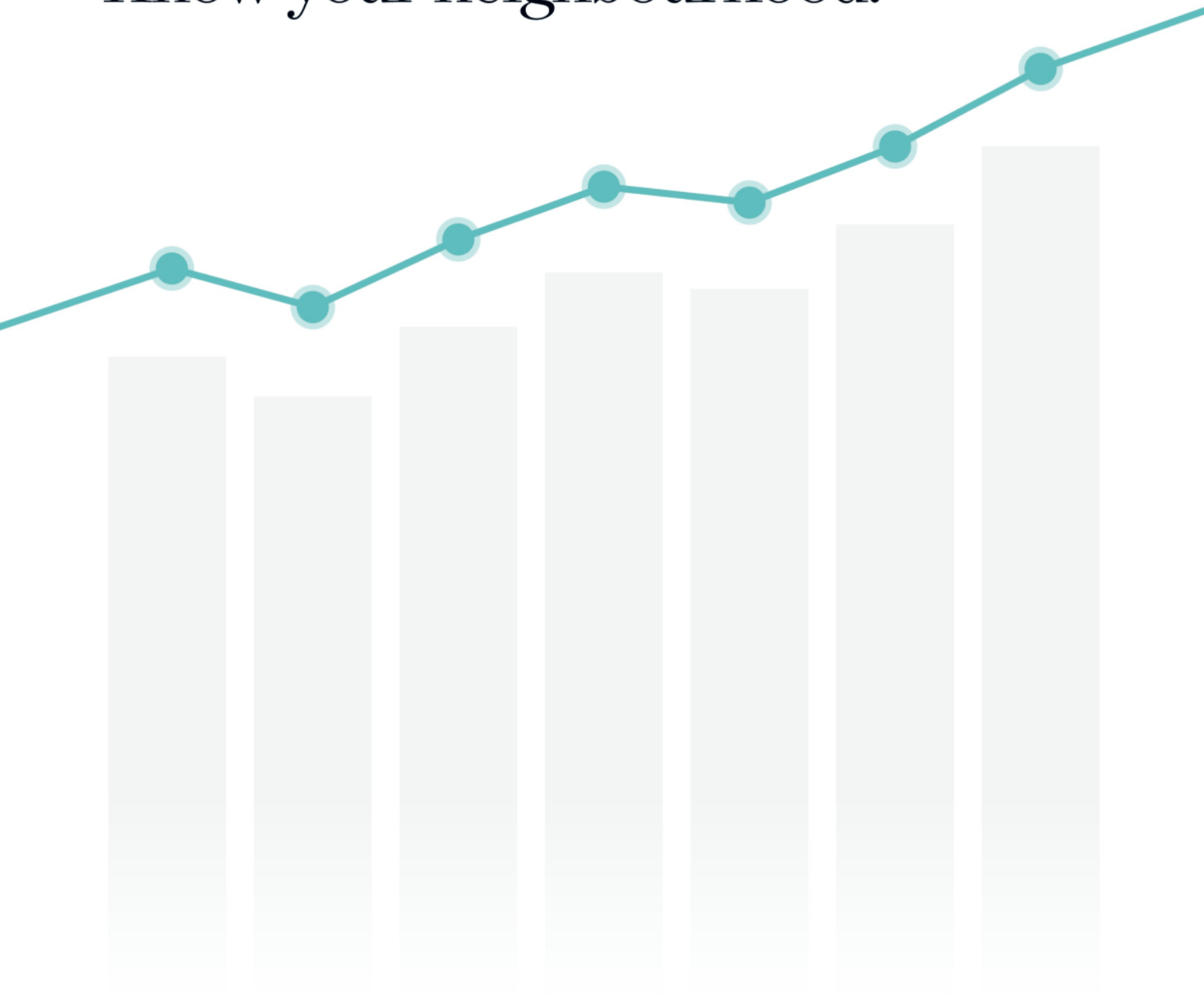


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.22m**

Quarterly Price Change

**0.20% ↑**

## Median Unit Price\*

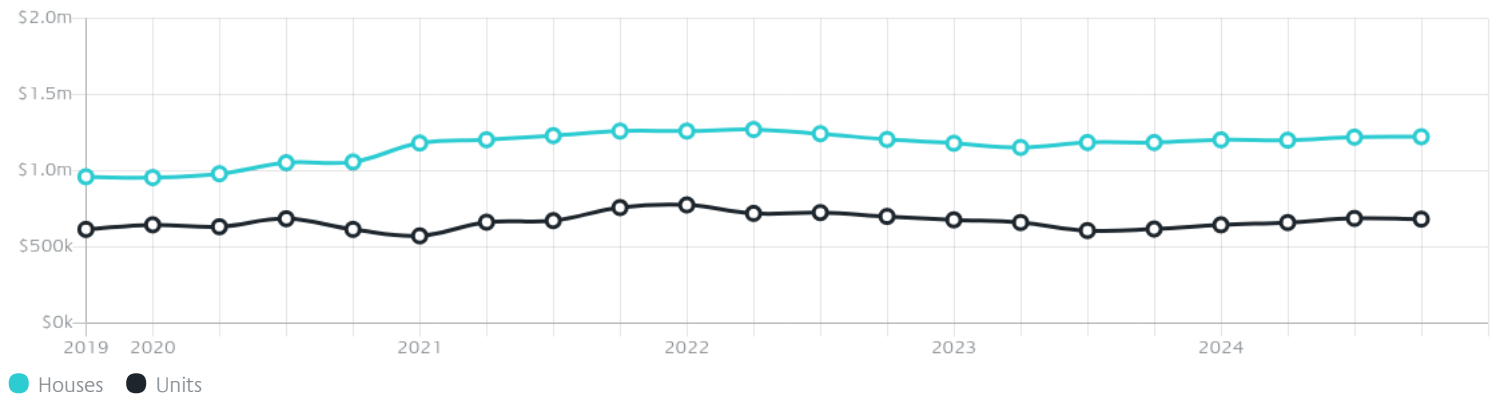
Median

**\$682k**

Quarterly Price Change

**-0.72% ↓**

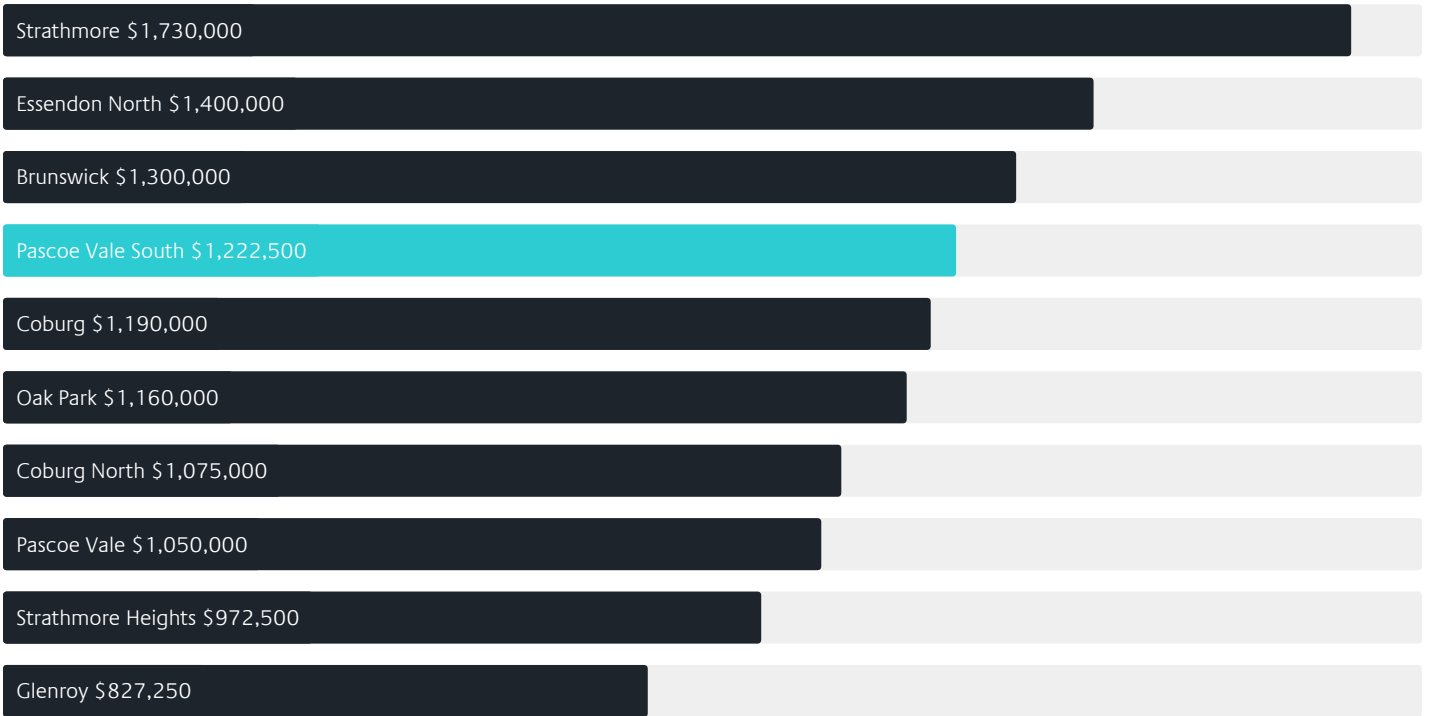
## Quarterly Price Change\*



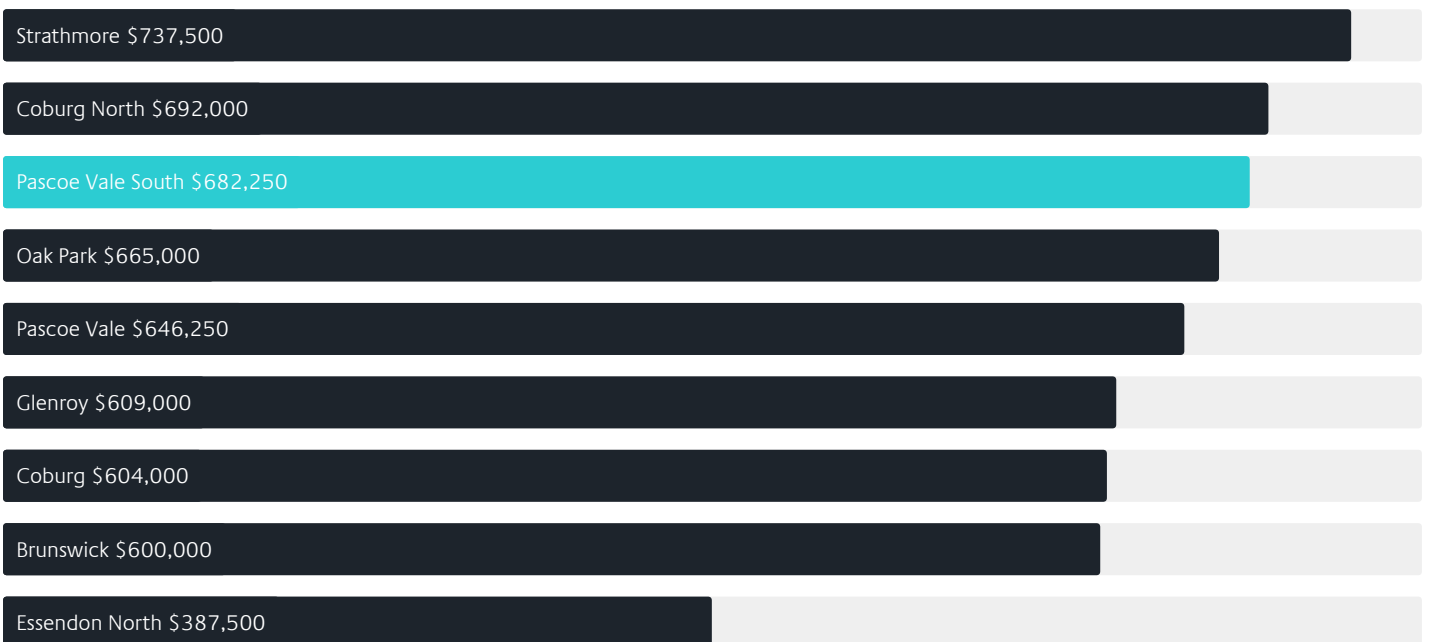
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 66%  
● Private 34%

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

64.52%

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

30 days

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

6.1 years

# Insights

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



● Houses 81% ● Units 19%

## Ownership<sup>^</sup>



● Owned Outright 39% ● Mortgaged 40% ● Rented 21%

## Population<sup>^</sup>

10,534

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

\$693

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

4.62%

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

2.95%

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













39 years

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













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](https://jellisraig.com.au/suburbinsights)

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  15 Warren St<br>Pascoe Vale South            | 4        | House               | \$1,150,000 | 17 Dec 2024 |
|  3/651 Moreland Rd<br>Pascoe Vale South       | 2        | Unit                | \$615,000   | 16 Dec 2024 |
|  2/281 OHea St<br>Pascoe Vale South           | 2        | Townhouse           | \$735,000   | 14 Dec 2024 |
|  213 Ohea St<br>Pascoe Vale South             | 3        | Townhouse           | \$935,000   | 10 Dec 2024 |
|  575 Moreland Rd<br>Pascoe Vale South       | 3        | House               | \$1,005,000 | 05 Dec 2024 |
|  83 Coonans Rd<br>Pascoe Vale South         | 2        | House               | \$810,000   | 04 Dec 2024 |
|  2/95 Balmoral Av<br>Pascoe Vale South      | 2        | Flat/Unit/Apartment | \$630,000   | 01 Dec 2024 |
|  36 Melville Rd<br>Pascoe Vale South        | 3        | House               | \$1,175,000 | 30 Nov 2024 |
|  14 Ward Gr<br>Pascoe Vale South            | 4        | House               | \$1,700,000 | 30 Nov 2024 |
|  23 Brentwood Av<br>Pascoe Vale South       | 4        | House               | \$1,260,000 | 30 Nov 2024 |
|  1/277-279 OHea St<br>Pascoe Vale South     | 3        | Townhouse           | \$830,000   | 29 Nov 2024 |
|  208C/23 Cumberland Rd<br>Pascoe Vale South | 1        | Apartment           | \$345,000   | 28 Nov 2024 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  55 Reynolds Pde<br>PASCOE VALE SOUTH         | 4        | House     | \$1,000,000 | 25 Nov 2024 |
|  62 Westgate St<br>Pascoe Vale South          | 5        | House     | \$1,740,000 | 23 Nov 2024 |
|  7 Balmoral Av<br>Pascoe Vale South           | 4        | House     | \$1,655,000 | 23 Nov 2024 |
|  13 Power St<br>Pascoe Vale South             | 3        | House     | \$1,100,000 | 23 Nov 2024 |
|  47 Reynolds Pde<br>Pascoe Vale South        | 3        | House     | \$980,000   | 23 Nov 2024 |
|  41 Westgate St<br>Pascoe Vale South        | 3        | House     | \$1,600,000 | 22 Nov 2024 |
|  360 Ohea St<br>Pascoe Vale South           | 2        | House     | \$1,280,000 | 20 Nov 2024 |
|  467 Moreland Rd<br>Pascoe Vale South       | 3        | House     | \$990,000   | 16 Nov 2024 |
|  45 Ward Gr<br>Pascoe Vale South            | 3        | House     | \$1,250,000 | 09 Nov 2024 |
|  5/318 OHea St<br>Pascoe Vale South         | 2        | Townhouse | \$640,000   | 07 Nov 2024 |
|  G05B/23 Cumberland Rd<br>Pascoe Vale South | 2        | Apartment | \$485,000   | 04 Nov 2024 |
|  1/444 Bell St<br>Pascoe Vale South         | 2        | House     | \$820,000   | 30 Oct 2024 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  15 Ward Gr<br>Pascoe Vale South          | 4        | House     | \$1,370,000 | 30 Oct 2024 |
|  5 Elgin St<br>Pascoe Vale South          | 3        | House     | \$1,395,000 | 26 Oct 2024 |
|  1/66 Springhall Pde<br>Pascoe Vale South | 2        | Unit      | \$707,000   | 26 Oct 2024 |
|  24 Grandview Av<br>Pascoe Vale South     | 4        | House     | \$1,525,000 | 26 Oct 2024 |
|  4 Eastgate St<br>Pascoe Vale South      | 3        | House     | \$1,080,000 | 24 Oct 2024 |
|  221 Ohea St<br>Pascoe Vale South       | 4        | House     | \$1,400,000 | 21 Oct 2024 |
|  23b Greenwood St<br>Pascoe Vale South  | 4        | Townhouse | \$1,590,000 | 19 Oct 2024 |
|  85 Reynolds Pde<br>Pascoe Vale South   | 4        | House     | \$1,017,500 | 17 Oct 2024 |
|  37 Rainer St<br>Pascoe Vale South      | 3        | House     | \$1,045,000 | 12 Oct 2024 |
|  40 Rainer St<br>Pascoe Vale South      | 4        | House     | \$1,150,500 | 05 Oct 2024 |
|  268 Ohea St<br>PASCOE VALE SOUTH       | 3        | House     | \$1,285,000 | 05 Oct 2024 |
|  48 Melville Rd<br>Pascoe Vale South    | 3        | House     | \$1,290,000 | 05 Oct 2024 |

# Jellis Craig

Pascoe Vale Office  
84 Cumberland Road, Pascoe Vale  
03 9989 9575

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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