

JellisCraig

RESEARCH

Suburb Report

Know your neighbourhood.



RESEARCH SUBURB REPORT

Median House Price*

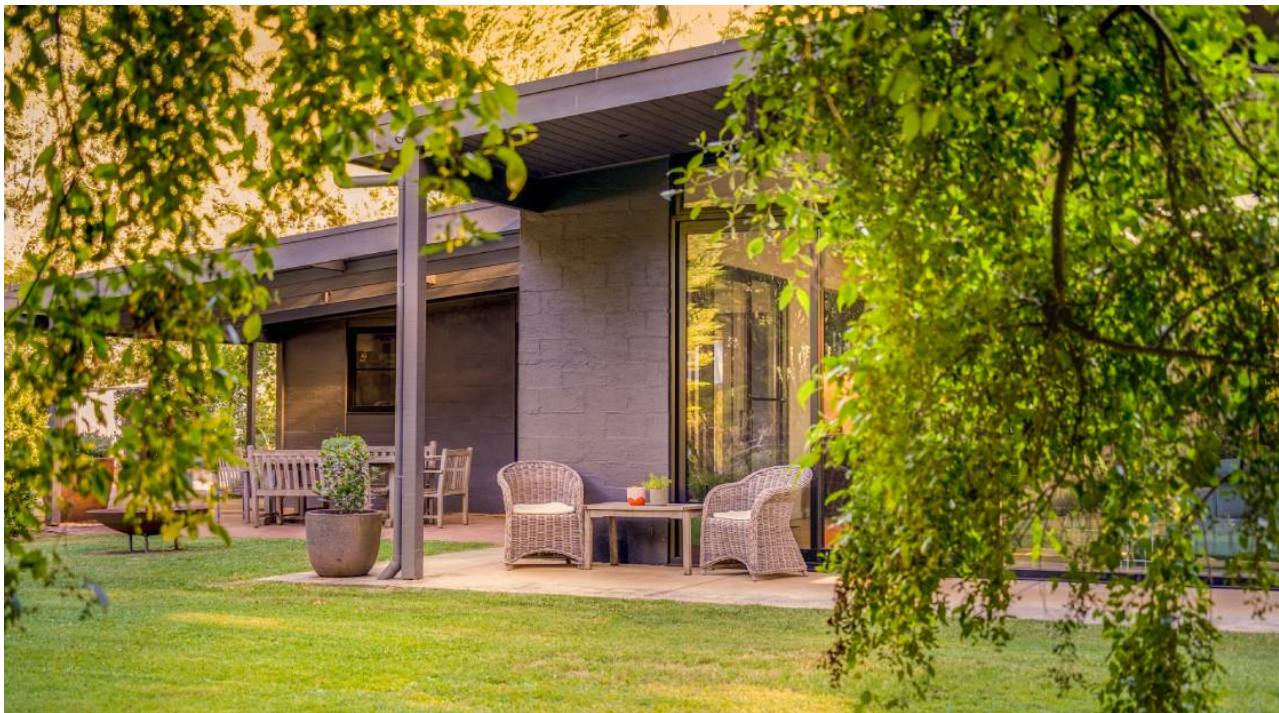
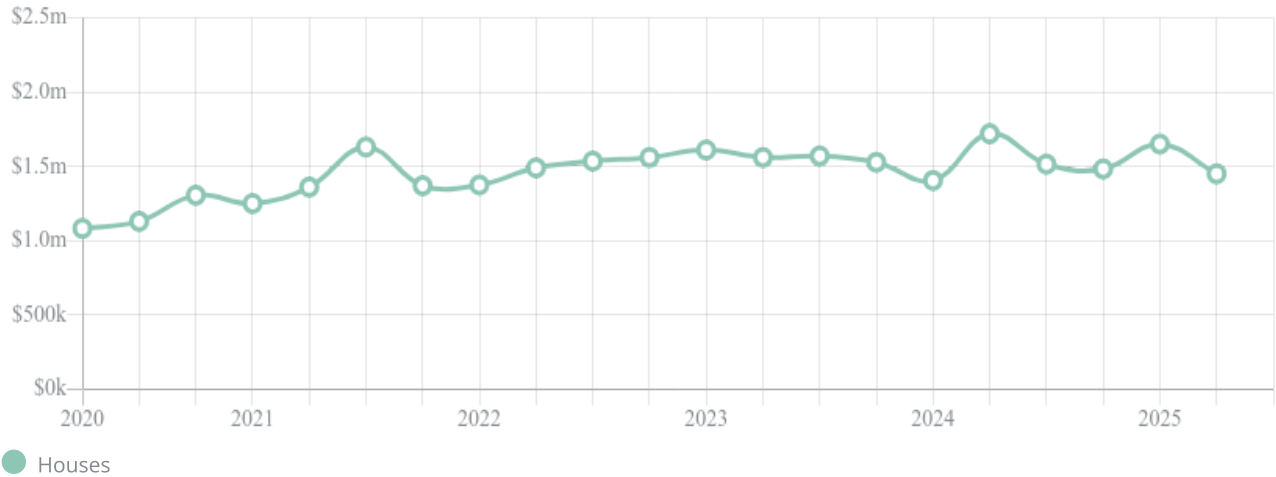
Median

\$1.45m

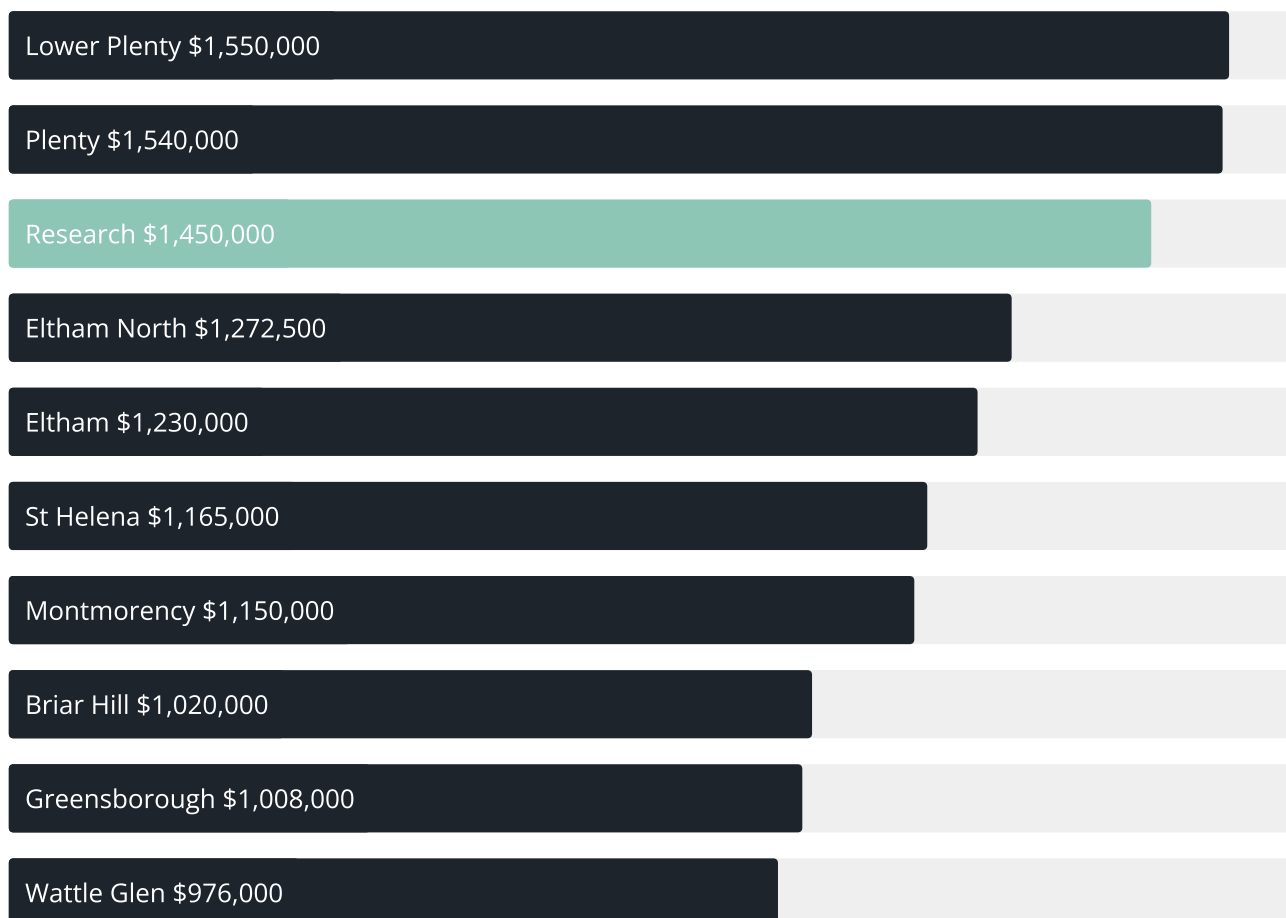
Quarterly Price Change

-12.12% ↓

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



RESEARCH SUBURB REPORT

Sale Method*



● Auction 7%

● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

26 days

Average Hold Period*

6.0 years

Dwelling Type^



● Houses 99%

● Units 1%

Ownership^



● Owned Outright 48%

● Mortgaged 48%

● Rented 4%

Population^

2,695

Median Asking Rent per week*

\$660

Population Growth^

1.74%

Rental Yield*

2.71%

Median Age^











44 years

Median Household Size^











3 people

RESEARCH SUBURB REPORT











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 |
|---|----------|-------|-------------|-------------|
|  24 The Esplanade Research | 2 | House | \$805,000 | 12 Jul 2025 |
|  4 Howell Ct Research | 3 | House | \$905,000 | 13 Jun 2025 |
|  11 Talwong Ct Research | 4 | House | \$1,661,000 | 06 Jun 2025 |
|  1/10 Ingrams Rd Research | 2 | House | \$660,000 | 21 May 2025 |
|  56a Maroong Dr Research | 5 | House | \$2,000,000 | 16 May 2025 |
|  10 Nicholson Cl Research | 5 | House | \$1,240,000 | 12 May 2025 |
|  39 Maroong Dr Research | 4 | House | \$1,350,000 | 30 Apr 2025 |
|  74 Ingrams Rd Research | 5 | House | \$1,600,000 | 22 Apr 2025 |
|  7 Caltowie Ct Research | 5 | House | \$1,500,000 | 05 Apr 2025 |
|  17 Maroong Dr Research | 4 | House | \$1,240,000 | 04 Apr 2025 |

RESEARCH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|----------------|
|  115 Thompson Cr Research | 5 | House | \$1,420,000 | 27 Mar 2025 |
|  15 Shorts Rd Research | 5 | House | \$1,925,000 | 21 Mar 2025 |
|  17 Brinkkotter Rd Research | 4 | House | \$1,803,000 | 13 Mar 2025 |
|  10 Kinbrae Dr Research | 3 | House | \$1,950,000 | 26 Feb 2025 |
|  3/14 Research Warrandyte Rd Research | 3 | Townhouse | \$885,000 | 24 Feb 2025 |
|  1/58 Maroong Dr Research | 3 | Strata Unit/Flat | \$346,000 | 20 Feb 2025 |
|  12 Finnigan St Research | 4 | House | \$1,567,000 | 07 Feb 2025 |
|  7 Bronwyn Ct Research | 6 | House | \$2,500,000 | 21 Jan 2025 |
|  1/13 Finnigan St Research | 4 | House | \$1,090,000 | 20 Jan 2025 |
|  5 Cassells Rd Research | 4 | House | \$2,000,000 | 14 Dec 2024 |

RESEARCH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|--|-------------|-------------|
|  14 Pickwood Rise Research | 4 | House | \$1,330,000 | 11 Dec 2024 |
|  3 Ambassador Rise Research | 4 | House | \$1,440,000 | 28 Nov 2024 |
|  10 Eva St RESEARCH | 4 | House | \$2,000,000 | 20 Nov 2024 |
|  11 Caltowie Ct Research | 5 | House | \$1,185,000 | 18 Nov 2024 |
|  18 Ingrams Rd Research | 4 | House (Previously Occupied - Detached) | \$220,000 | 01 Nov 2024 |
|  120 Thompson Cr Research | 3 | House | \$936,000 | 26 Oct 2024 |
|  25 Bells Hill Rd RESEARCH | 4 | House | \$4,825,000 | 11 Oct 2024 |
|  1630 Main Rd RESEARCH | 5 | House (Previously Occupied - Detached) | \$1,060,000 | 10 Oct 2024 |
|  2/1 Nicholson Cl Research | 3 | House | \$785,000 | 16 Aug 2024 |
|  23 Ingrams Rd RESEARCH | 4 | House | \$1,450,000 | 05 Aug 2024 |



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.