

# *Suburb* **INSIGHTS**

3095  
RESEARCH



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

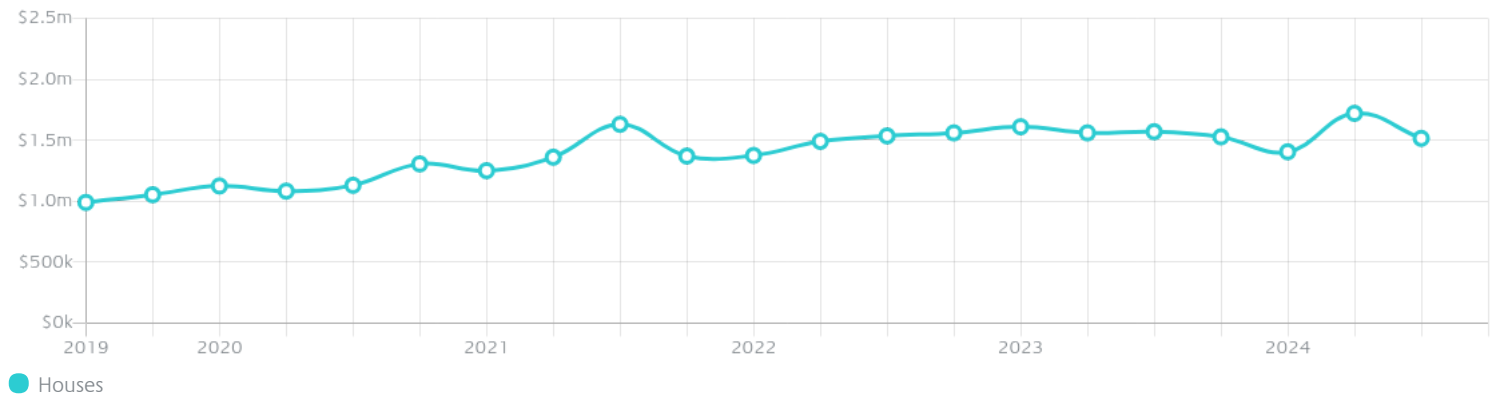
Median

**\$1.52m**

Quarterly Price Change

**-11.91% ↓**

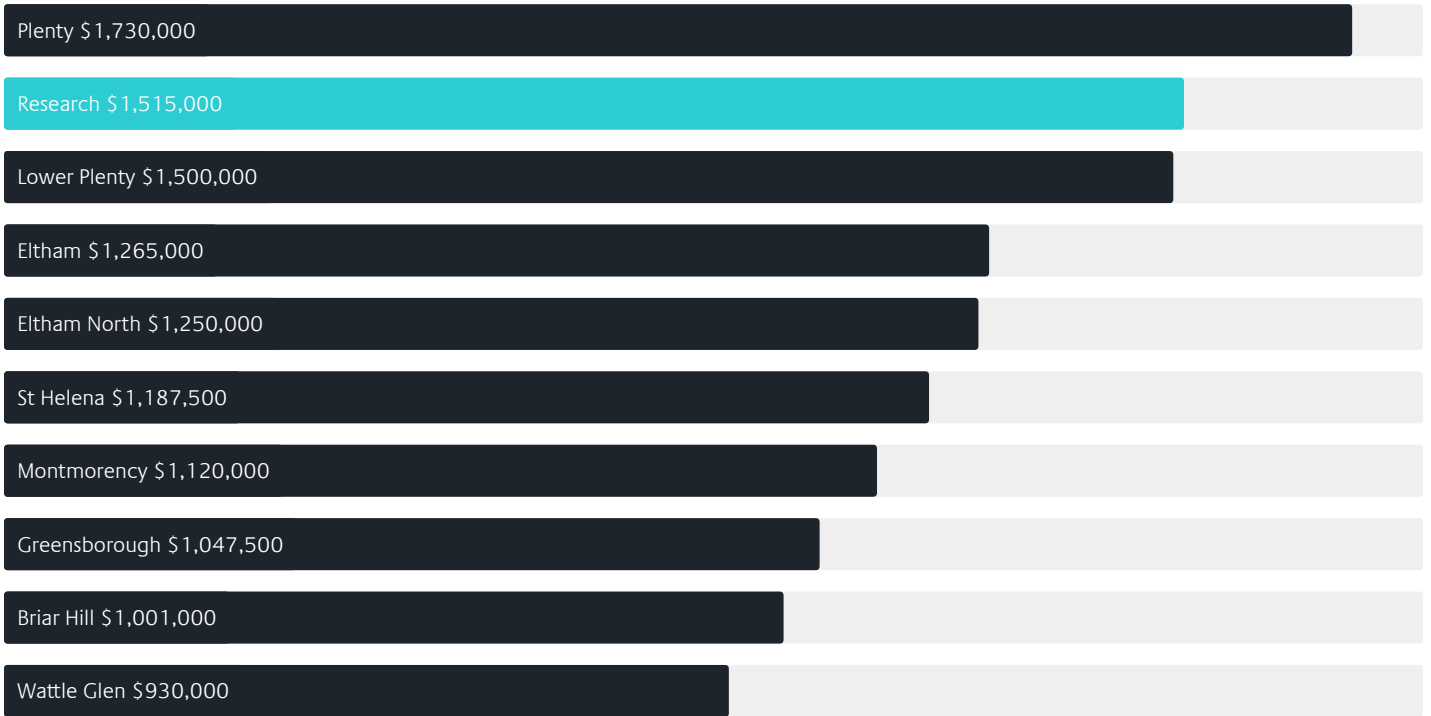
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>^</sup>



● Auction 40%  
● Private 60%

## Auction Clearance Rate<sup>^</sup>

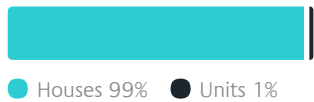
100%

## Average Hold Period<sup>^</sup>

6.0 years

# Insights

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



● Houses 99% ● Units 1%

## Ownership<sup>^</sup>



● Owned Outright 48% ● Mortgaged 48% ● Rented 4%

## Population<sup>^</sup>

2,695

## Median Asking Rent per week<sup>^</sup>

\$630

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

1.74%

## Rental Yield<sup>^</sup>

2.71%

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

44 years













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

3 people





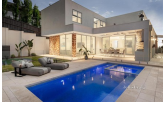




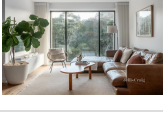
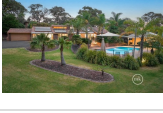



# Sold Properties~









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
 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
 120 Thompson Cr Research	3	House	\$936,000	26 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
 2/8 Raglan Rd Research	3	Flat/Unit/Apartment	\$670,000	24 Jul 2024
 14 Morelle St Research	4	House	\$1,233,000	22 Jun 2024
 1/390 Reynolds Rd Research	4	House	\$2,800,000	12 Jun 2024
 11 Research Warrandyte Rd Research	4	House	\$1,515,000	30 May 2024
 2/1556 Main Rd Research	4	Unit	\$872,000	18 May 2024
 1/17 Kanandah Ct Research	4	House	\$955,000	14 May 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 75 Maroong Dr Research	5	House	\$1,650,000	11 May 2024
 90 Ingrams Rd Research	4	House	\$2,150,000	01 May 2024
 310 Reynolds Rd Research	7	House	\$1,725,000	18 Apr 2024
 40 Gumtree Rd Research	7	House	\$3,160,000	18 Apr 2024
 92 Ingrams Rd Research	5	House	\$2,855,000	10 Apr 2024
 7 Fleming Ct Research	4	House	\$2,719,000	27 Mar 2024
 71 Thompson Cr Research	4	House	\$1,310,000	23 Mar 2024
 15 Kanandah Ct Research	4	House (Previously Occupied - Detached)	\$985,000	07 Mar 2024
 394 Reynolds Rd Research	5	House	\$2,110,000	22 Feb 2024
 35 Raglan Rd Research	3	House	\$1,080,000	19 Feb 2024
 34 Lindon Strike Ct Research	3	House	\$2,180,000	14 Feb 2024
 27 Research Av Research	5	House	\$1,107,000	01 Feb 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 1587 Main Rd Research	3	House	\$818,500	01 Feb 2024
 13 Caltowie Ct Research	4	House	\$1,391,337	29 Jan 2024
 21 Research Warrandyte Rd Research	6	House	\$1,980,000	19 Dec 2023
 4 / 1587 Main Rd Research	3	Townhouse	\$790,000	18 Dec 2023
 9 Keith Ct Research	4	House	\$1,405,000	09 Dec 2023
 39 Raglan Rd Research	3	House	\$935,000	06 Dec 2023
 8 Ingrams Rd RESEARCH	3	House	\$1,010,000	05 Dec 2023
 1 / 8 Ingrams Rd Research	3	Strata Unit / Flat	\$1,010,000	05 Dec 2023



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

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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