

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

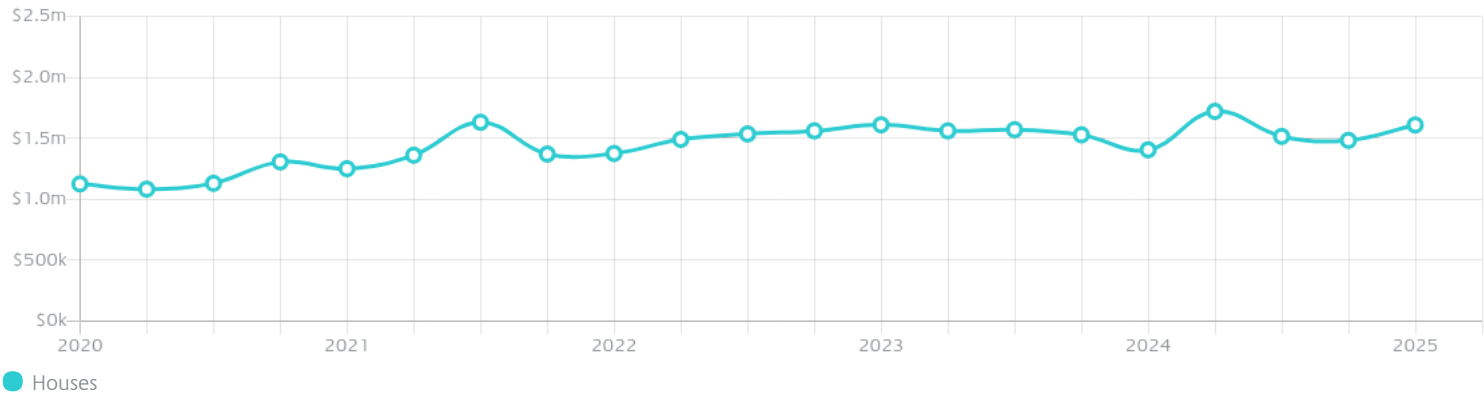
Median

\$1.61m

Quarterly Price Change

8.49% ↑

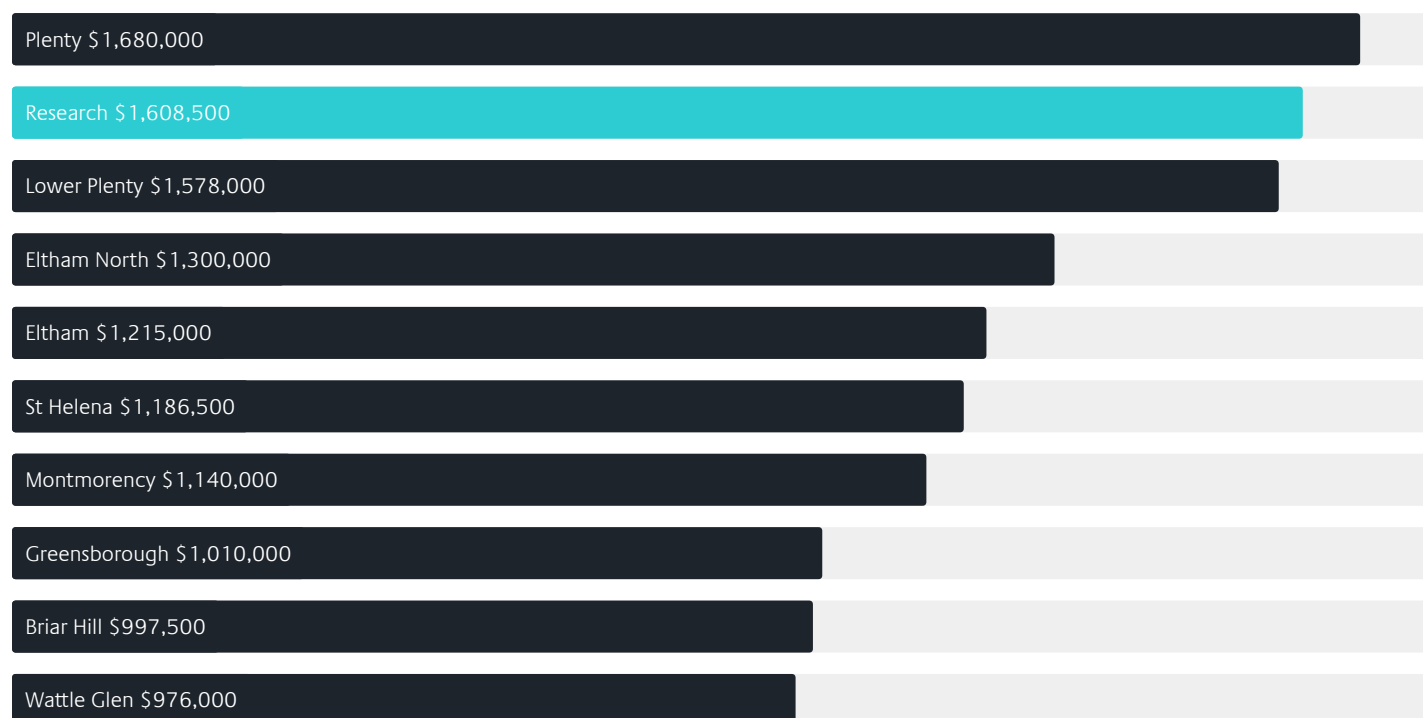
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 7%  
● Private 93%

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

32 days

## 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>

\$670

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

| Address  | Bedrooms | Type             | Price       | Sold        |
|--|----------|------------------|-------------|-------------|
|  1/10 Ingrams Rd<br>Research               | 2        | House            | \$660,000   | 21 May 2025 |
|  39 Maroong Dr<br>Research                 | 4        | House            | \$1,350,000 | 30 Apr 2025 |
|  74 Ingrams Rd<br>Research                 | 5        | House            | \$1,600,000 | 22 Apr 2025 |
|  7 Caltowie Ct<br>Research                 | 5        | House            | \$1,500,000 | 05 Apr 2025 |
|  17 Maroong Dr<br>Research               | 4        | House            | \$1,240,000 | 04 Apr 2025 |
|  115 Thompson Cr<br>Research             | 5        | House            | \$1,420,000 | 27 Mar 2025 |
|  15 Shorts Rd<br>Research                | 5        | House            | \$1,925,000 | 21 Mar 2025 |
|  17 Brinkkotter Rd<br>Research           | 4        | House            | \$1,803,000 | 13 Mar 2025 |
|  10 Kinbrae Dr<br>Research               | 3        | House            | \$1,950,000 | 26 Feb 2025 |
|  3/14 Research Warrandyte Rd<br>Research | 3        | Townhouse        | \$885,000   | 24 Feb 2025 |
|  1/58 Maroong Dr<br>Research             | 3        | Strata Unit/Flat | \$346,000   | 20 Feb 2025 |
|  12 Finnigan St<br>Research              | 4        | House            | \$1,567,000 | 07 Feb 2025 |

# Sold Properties~

| Address   | Bedrooms | Type                                   | Price       | Sold        |
|---|----------|--|-------------|-------------|
|  7 Bronwyn Ct<br>Research       | 6        | House                                  | \$2,500,000 | 21 Jan 2025 |
|  1 / 13 Finnigan St<br>Research | 4        | House                                  | \$1,090,000 | 20 Jan 2025 |
|  5 Cassells Rd<br>Research      | 4        | House                                  | \$2,000,000 | 14 Dec 2024 |
|  14 Pickwood Rise<br>Research   | 4        | House                                  | \$1,330,000 | 11 Dec 2024 |
|  3 Ambassador Rise<br>Research | 4        | House                                  | \$1,440,000 | 28 Nov 2024 |
|  10 Eva St<br>RESEARCH        | 4        | House                                  | \$2,000,000 | 20 Nov 2024 |
|  11 Caltowie Ct<br>Research   | 5        | House                                  | \$1,185,000 | 18 Nov 2024 |
|  120 Thompson Cr<br>Research  | 3        | House                                  | \$936,000   | 26 Oct 2024 |
|  25 Bells Hill Rd<br>RESEARCH | 4        | House                                  | \$4,825,000 | 11 Oct 2024 |
|  1630 Main Rd<br>RESEARCH     | 5        | House (Previously Occupied - Detached) | \$1,060,000 | 10 Oct 2024 |
|  2/1 Nicholson Cl<br>Research | 3        | House                                  | \$785,000   | 16 Aug 2024 |
|  23 Ingrams Rd<br>RESEARCH    | 4        | House                                  | \$1,450,000 | 05 Aug 2024 |



# Sold Properties~

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  2/8 Raglan Rd<br>Research      | 3        | Flat/Unit/Apartment | \$670,000   | 24 Jul 2024 |
|  2/390 Reynolds Rd<br>Research  | 4        | House               | \$2,020,000 | 15 Jul 2024 |
|  14 Morelle St<br>Research      | 4        | House               | \$1,233,000 | 22 Jun 2024 |
|  21 Thompson Cr<br>Research     | 4        | House               | \$1,260,000 | 20 Jun 2024 |
|  1/390 Reynolds Rd<br>Research | 4        | House               | \$2,800,000 | 12 Jun 2024 |



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Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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