

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

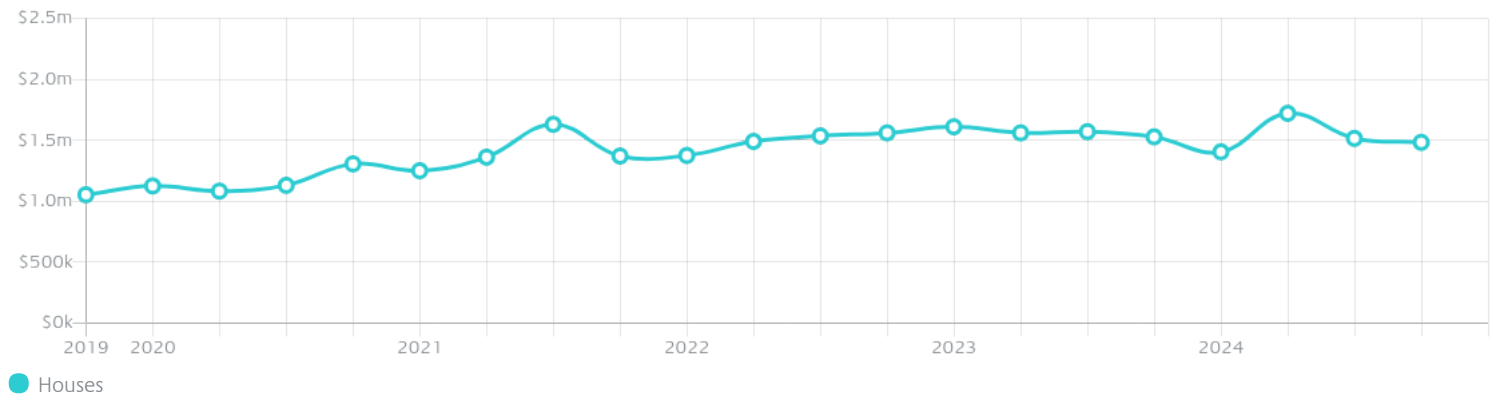
Median

\$1.48m

Quarterly Price Change

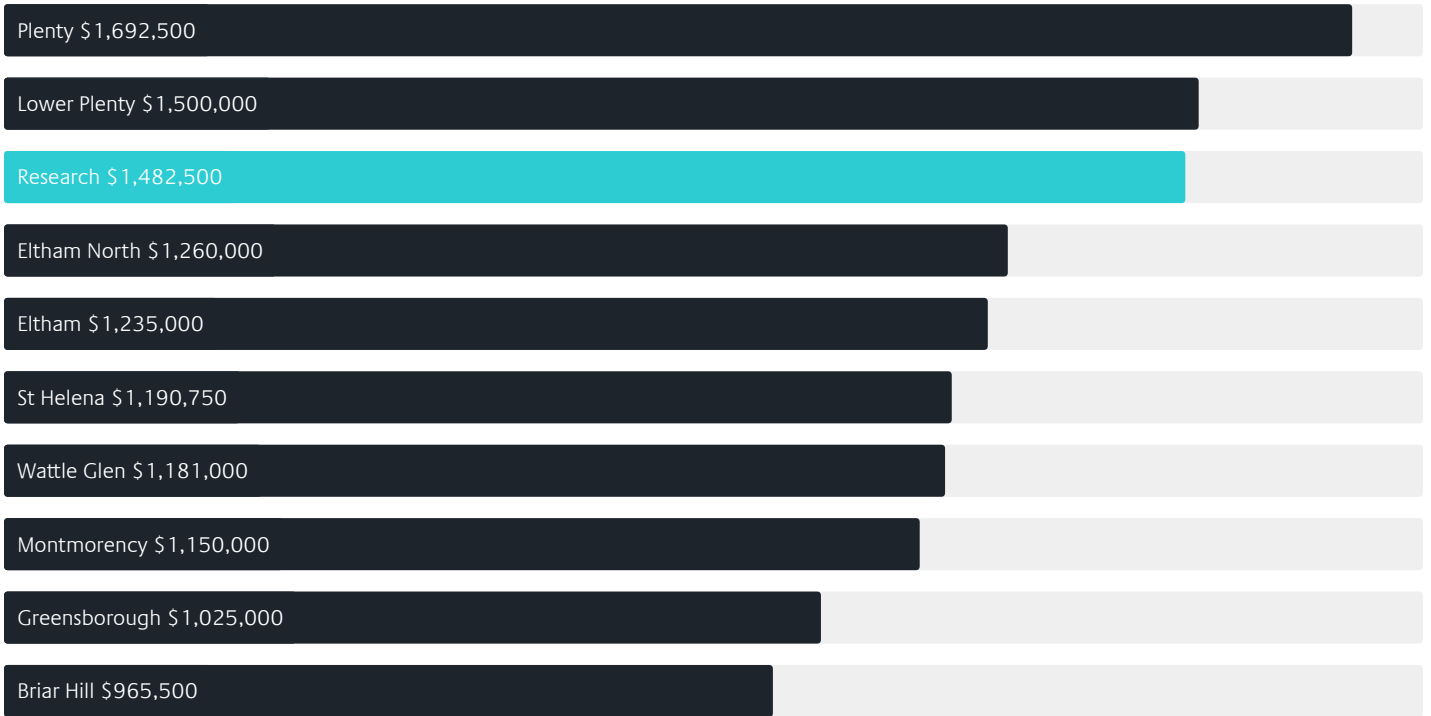
-2.14% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 13%
● Private 88%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

33 days

Average Hold Period^{*}

6.0 years

Insights

Dwelling Type[^]



● Houses 99% ● Units 1%

Ownership[^]



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

Population[^]

2,695

Median Asking Rent per week^{*}

\$650

Population Growth[^]

1.74%

Rental Yield^{*}

2.71%

Median Age[^]











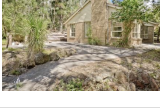

44 years

Median Household Size[^]













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

Address	Bedrooms	Type	Price	Sold
 10 Kinbrae Dr Research	3	House	\$1,950,000	26 Feb 2025
 12 Finnigan St Research	4	House	\$1,567,000	07 Feb 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/390 Reynolds Rd Research	4	House	\$2,020,000	15 Jul 2024
 14 Morelle St Research	4	House	\$1,233,000	22 Jun 2024
 21 Thompson Cr Research	4	House	\$1,260,000	20 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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



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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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