

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.65m

Quarterly Price Change

4.26% ↑

## Median Unit Price\*

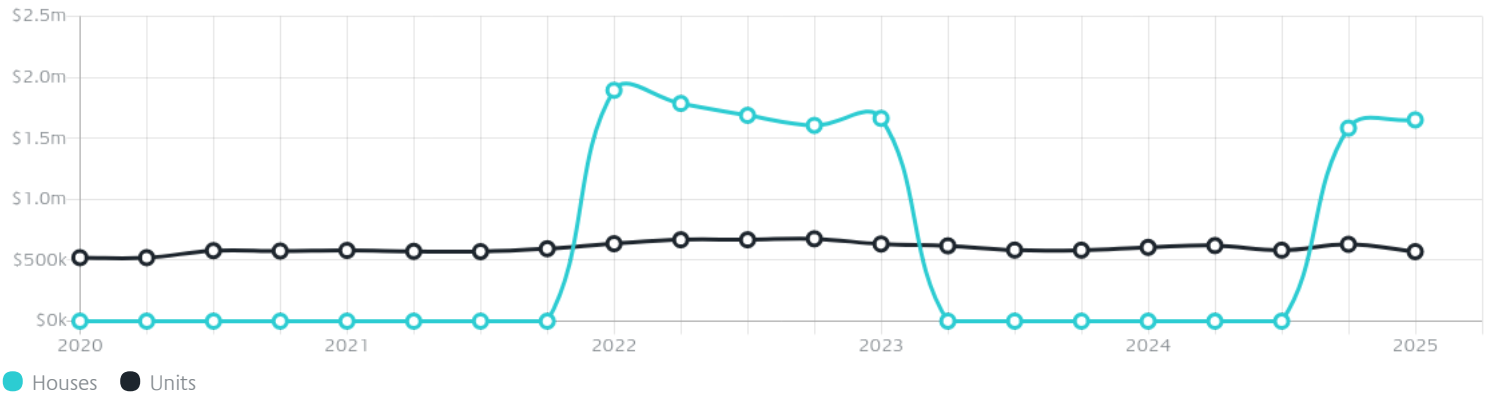
Median

\$570k

Quarterly Price Change

-9.52% ↓

## Quarterly Price Change\*



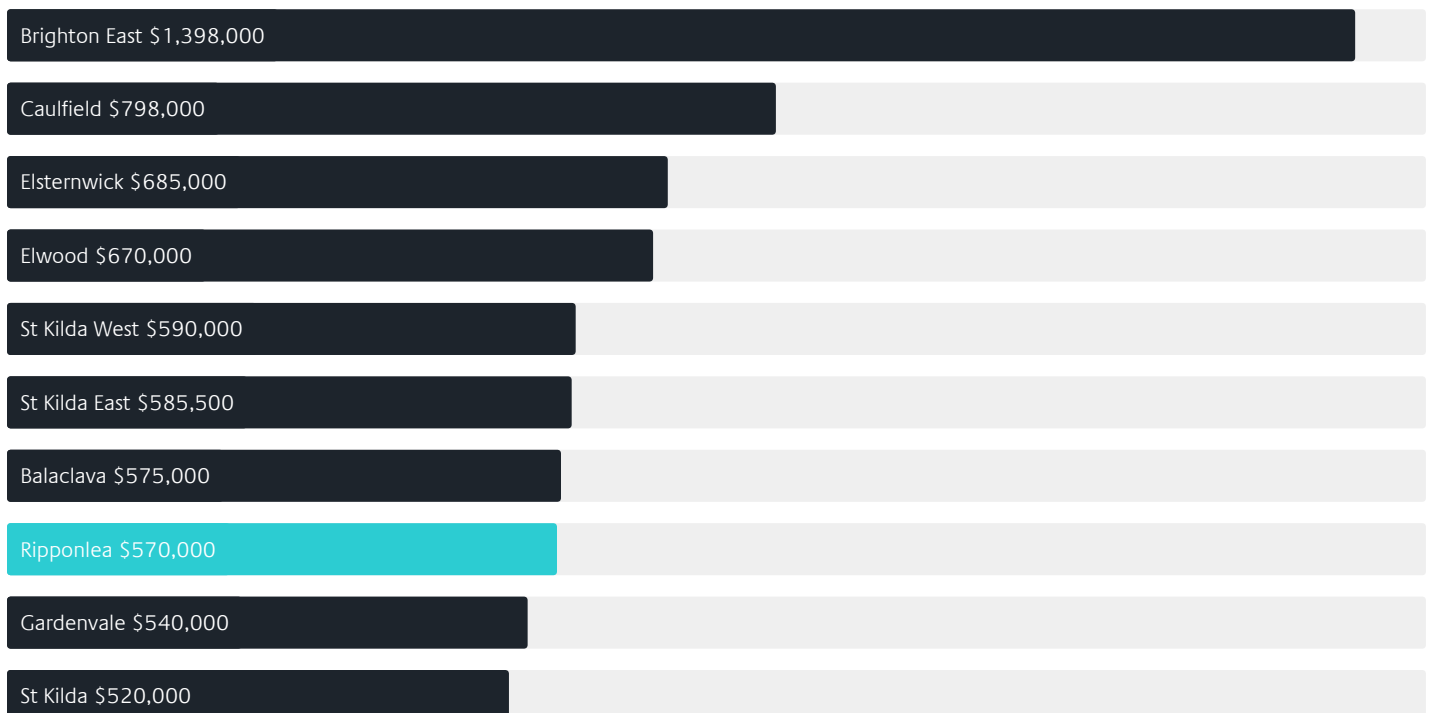
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 40%  
● Private 60%

Auction Clearance Rate\*

83.33%

Median Days on Market^

28 days

Average Hold Period\*

5.8 years

## Insights

Dwelling Type^



● Houses 21% ● Units 79%

Ownership^



● Owned Outright 23% ● Mortgaged 34% ● Rented 43%

Population^

1,532

Median Asking Rent per week\*

\$650

Population Growth^

-2.79%

Rental Yield\*

2.46%

Median Age^








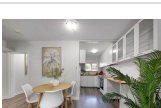
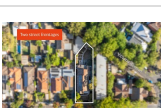

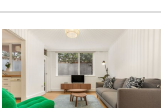

34 years

Median Household Size^













2.2 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
 1/3 Quat Quatta Av Ripponlea	2	Apartment	\$495,000	23 May 2025
 1/2 Erindale Av Ripponlea	2	Apartment	\$570,000	03 May 2025
 6/124 Brighton Rd Ripponlea	2	Apartment	\$450,000	30 Apr 2025
 11/144 Brighton Rd Ripponlea	2	Subdivided Flat - Single OYO Flat	\$521,000	16 Apr 2025
 44 Lyndon St Ripponlea	3	House	\$1,605,000	15 Apr 2025
 3 Los Angeles Ct Ripponlea	3	House	\$1,870,000	12 Apr 2025
 104/126 Brighton Rd Ripponlea	1	Apartment	\$325,000	10 Apr 2025
 23/6-8 Glen Eira Rd RIPPONLEA	2	Apartment	\$420,000	04 Apr 2025
 11 Fuller Rd Ripponlea	4	House	\$2,225,000	03 Apr 2025
 14/162 Brighton Rd Ripponlea	2	Apartment	\$457,500	02 Apr 2025
 1/199 Hotham St Ripponlea	2	Unit	\$570,000	01 Apr 2025
 2/2 Erindale Av Ripponlea	2	Apartment	\$580,000	27 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/88 Brighton Rd Ripponlea	2	Apartment	\$710,000	27 Mar 2025
 19 Hotham Gr Ripponlea	3	House	\$2,120,000	22 Mar 2025
 40 Lyndon St Ripponlea	3	House	\$1,510,000	22 Mar 2025
 219a Hotham St RIPPONLEA	2	House	\$1,087,500	08 Dec 2024
 2/120 Brighton Rd RIPPONLEA	2	Unit	\$630,000	04 Dec 2024
 19 Erindale Av Ripponlea	4	House	\$3,680,000	26 Oct 2024
 9/10 Maryville St Ripponlea	2	Unit	\$630,000	26 Oct 2024
 259 Hotham St Ripponlea	3	House	\$1,170,000	25 Oct 2024
 6 Victoria Av Ripponlea	3	House	\$1,375,000	26 Sep 2024
 8/134 Brighton Rd RIPPONLEA	1	Apartment	\$355,000	25 Sep 2024
 20/162 Brighton Rd Ripponlea	2	Apartment	\$439,000	23 Sep 2024
 3/102 Brighton Rd Ripponlea	2	Apartment	\$570,000	20 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 51 /6-8 Glen Eira Rd Ripponlea	1	Apartment	\$282,500	14 Sep 2024
 5a Glen Eira Rd Ripponlea	3	Townhouse	\$2,350,000	20 Aug 2024
 13 Bell St Ripponlea	3	House	\$1,290,000	14 Aug 2024
 5 Glen Eira Rd Ripponlea	4	House	\$2,600,000	08 Aug 2024
 7 /211 Hotham St Ripponlea	1	Apartment	\$295,000	24 Jul 2024
 18 Monkstadt Av Ripponlea	4	House	\$2,490,000	22 Jul 2024



Port Phillip Office  
332 Montague Street, Albert Park  
03 8644 5500

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

Data is current as of PDF generation date 01/07/2025

\* 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.