

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$785k

Quarterly Price Change

-0.48% ↓

Median Unit Price*

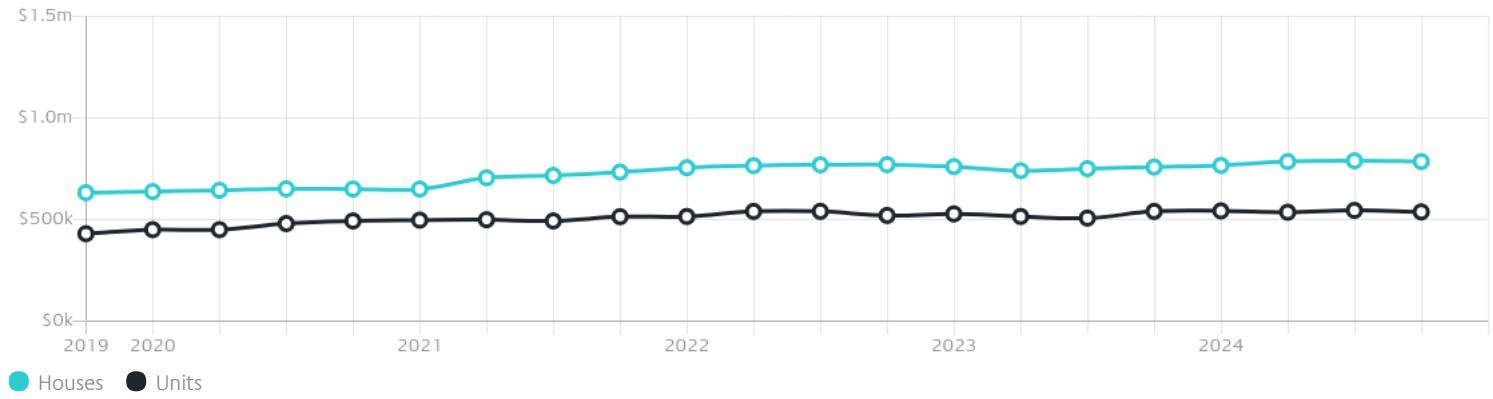
Median

\$538k

Quarterly Price Change

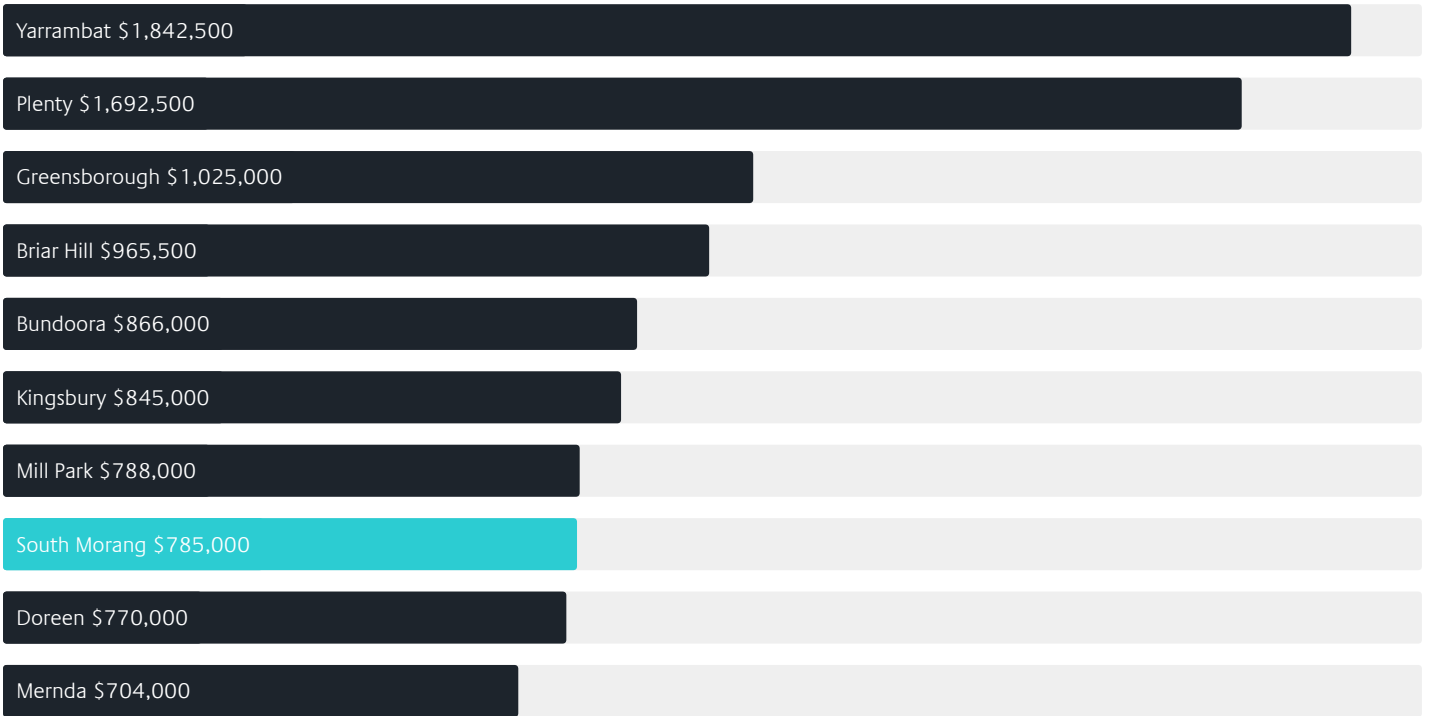
-1.37% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 57%
● Private 43%

Auction Clearance Rate^{*}

82.22%

Median Days on Market[^]

29 days

Average Hold Period^{*}

8.2 years

Insights

Dwelling Type[^]



● Houses 84% ● Units 16%

Ownership[^]



● Owned Outright 25% ● Mortgaged 56% ● Rented 19%

Population[^]

24,989

Median Asking Rent per week^{*}

\$560

Population Growth[^]

3.86%

Rental Yield^{*}

3.64%

Median Age[^]













36 years

Median Household Size[^]

3 people









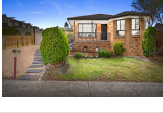
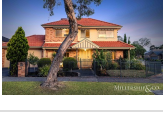
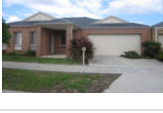

Sold Properties~

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









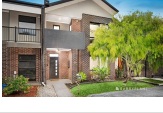



Address	Bedrooms	Type	Price	Sold
 10 Bergamot Way South Morang	3	House	\$705,000	23 Jan 2025
 270 The Lakes Blvd South Morang	3	House	\$630,000	23 Jan 2025
 19 Jardier Tce South Morang	5	House	\$1,125,000	22 Jan 2025
 44 Mount Eccles Way South Morang	4	House	\$752,000	20 Jan 2025
 6 Princess St South Morang	3	House	\$91,500	16 Jan 2025
 3 Newell St South Morang	5	House	\$657,000	11 Jan 2025
 28 Eildon Cirt South Morang	5	House	\$1,060,000	09 Jan 2025
 36 Gabriel Tce South Morang	3	House	\$780,000	23 Dec 2024
 6 Gumvine La South Morang	3	Townhouse	\$650,000	23 Dec 2024
 34 Lazar Gr South Morang	4	House	\$720,500	23 Dec 2024
 12 Meridian Dr South Morang	5	House	\$747,000	21 Dec 2024
 37 Alain Av South Morang	5	House	\$1,165,000	21 Dec 2024

SOUTH MORANG SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12/200 Gordons Rd South Morang	3	Townhouse	\$540,000	17 Dec 2024
 604 Findon Rd South Morang	4	House	\$850,000	17 Dec 2024
 61 Bushmans Way South Morang	3	House	\$659,000	16 Dec 2024
 34 The Lakes Blvd South Morang	2	House	\$505,000	16 Dec 2024
 23 Evergreen Dr South Morang	4	House	\$867,000	14 Dec 2024
 3 Bussell Ct South Morang	3	House	\$775,000	14 Dec 2024
 16 Kelvin Gr South Morang	3	House	\$640,000	14 Dec 2024
 6 Sorrel Ct South Morang	5	House	\$1,670,000	14 Dec 2024
 22 Featherpark Tce South Morang	3	House	\$727,000	14 Dec 2024
 2 Cassowary Rd South Morang	3	House	\$760,000	13 Dec 2024
 16 Auburn Rd South Morang	3	House	\$700,000	09 Dec 2024
 1 Outcrop Cr South Morang	4	House	\$910,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Outcrop Cr South Morang	4	House	\$785,000	07 Dec 2024
 2 Sorrel Ct South Morang	4	House	\$957,000	07 Dec 2024
 19 Fuschia Gr South Morang	3	House	\$1,338,000	07 Dec 2024
 16 Bracken Way South Morang	4	House	\$675,000	07 Dec 2024
 23 Birdseye Pde South Morang	4	House	\$967,000	07 Dec 2024
 16 Newell St South Morang	3	House	\$598,000	05 Dec 2024
 34 Lewins Rail Av South Morang	3	House	\$710,000	04 Dec 2024
 8/3 Furci Ct South Morang	3	Flat/Unit/Apartment	\$605,000	04 Dec 2024
 8 Mallard Mews South Morang	4	Townhouse	\$690,000	02 Dec 2024
 10 Cockatoo Cl South Morang	2	House	\$558,000	01 Dec 2024
 28 Corymbia Gr South Morang	4	House	\$760,000	30 Nov 2024
 60 John Ryan Dr South Morang	3	House	\$825,500	30 Nov 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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