

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$785k**

Quarterly Price Change

**-0.48% ↓**

## Median Unit Price\*

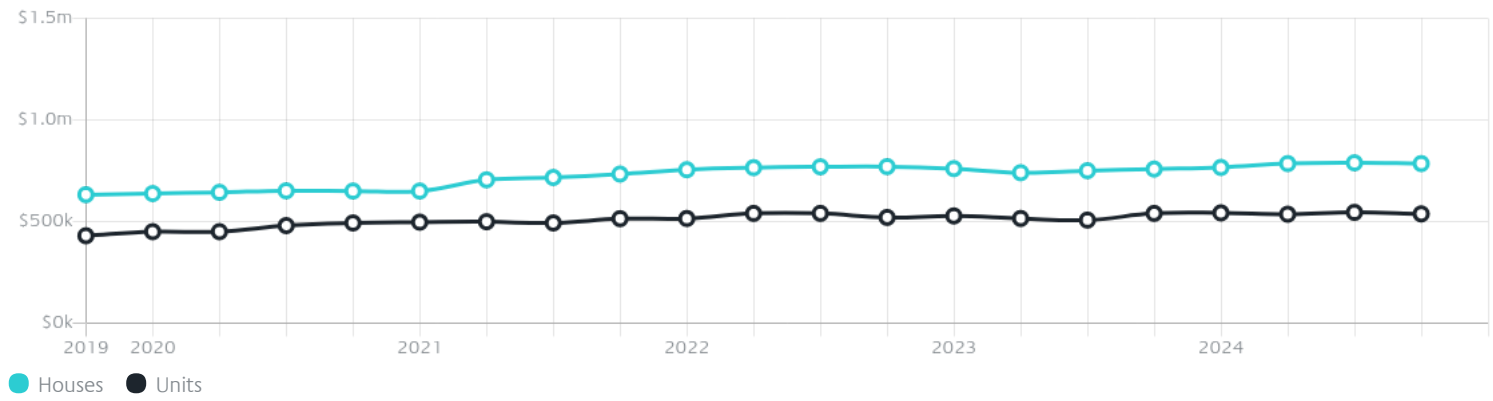
Median

**\$538k**

Quarterly Price Change

**-1.37% ↓**

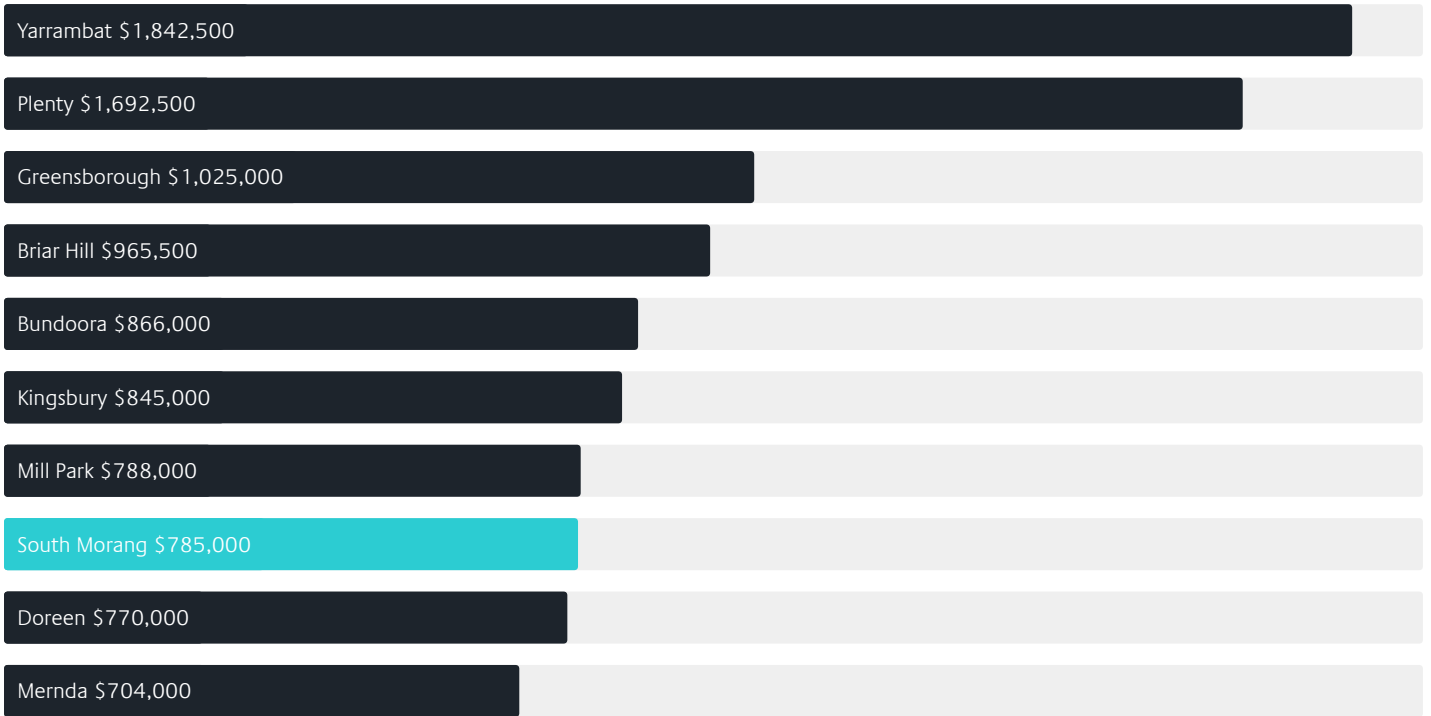
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 52%  
● Private 48%

## Auction Clearance Rate<sup>\*</sup>

89.74%

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

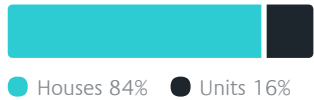
31 days

## Average Hold Period<sup>\*</sup>

8.2 years

# Insights

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



● Houses 84% ● Units 16%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

24,989

## Median Asking Rent per week<sup>\*</sup>

\$560

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

3.86%

## Rental Yield<sup>\*</sup>

3.64%

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





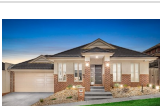
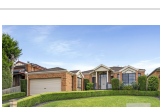
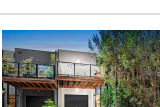
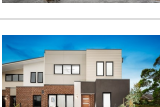
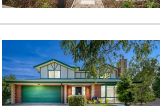
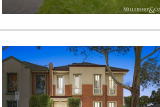
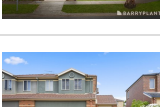
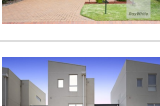
36 years

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








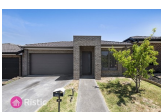


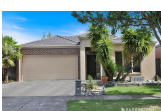

3 people

# Sold Properties~










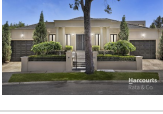


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5/2 Leonie Cl South Morang	2	Unit	\$495,000	25 Feb 2025
 11 Red Oaks Way South Morang	3	House	\$862,000	22 Feb 2025
 4/883 Plenty Rd South Morang	2	Unit	\$497,500	22 Feb 2025
 39 Gorge Rd South Morang	4	House	\$785,000	22 Feb 2025
 1 Rialton Rise South Morang	3	House	\$712,000	21 Feb 2025
 13 Peppermint Wlk South Morang	3	House	\$880,000	19 Feb 2025
 18/958 Plenty Rd South Morang	2	Townhouse	\$390,000	19 Feb 2025
 572 Findon Rd South Morang	3	House	\$610,000	18 Feb 2025
 8 Robin Pl South Morang	4	House	\$805,000	15 Feb 2025
 25 Vincent Dr South Morang	4	House	\$690,000	15 Feb 2025
 20 Redbark Hill Cirt South Morang	3	Townhouse	\$659,500	15 Feb 2025
 115 Cameo Cr South Morang	2	Townhouse	\$505,000	08 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Lionsgate Tce South Morang	4	House	\$945,000	08 Feb 2025
 3 Sanderling Av South Morang	3	House	\$562,000	07 Feb 2025
 35 Le Page Run South Morang	4	House	\$1,075,000	06 Feb 2025
 121 Bushmans Way South Morang	4	House	\$820,000	04 Feb 2025
 6 Alain Av South Morang	4	House	\$860,000	01 Feb 2025
 13 Jenolan Way South Morang	3	House	\$738,000	01 Feb 2025
 103/3 Vangelica Way South Morang	2	Apartment	\$375,000	25 Jan 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Newell St South Morang	5	House	\$657,000	11 Jan 2025
 4 St Michel Pl South Morang	3	House	\$588,250	10 Jan 2025
 36 The Lakes Blvd South Morang	2	Townhouse	\$506,000	09 Jan 2025
 28 Eildon Cirt South Morang	5	House	\$1,060,000	09 Jan 2025
 322 The Lakes Blvd South Morang	3	House	\$670,000	30 Dec 2024
 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
 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



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

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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