

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$720k**

Quarterly Price Change

**-2.86% ↓**

## Median Unit Price\*

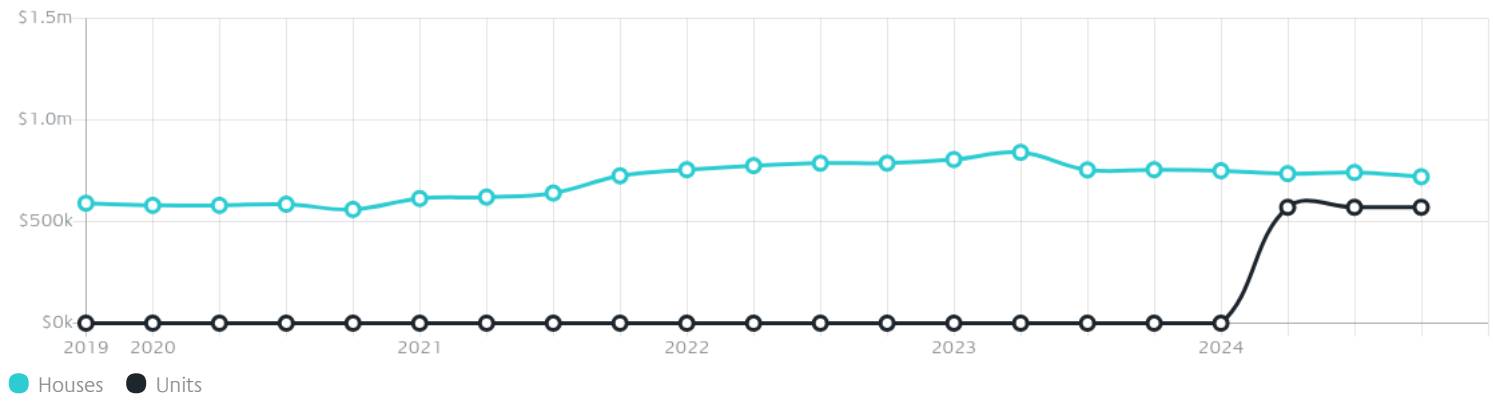
Median

**\$570k**

Quarterly Price Change

**0.00% ↓**

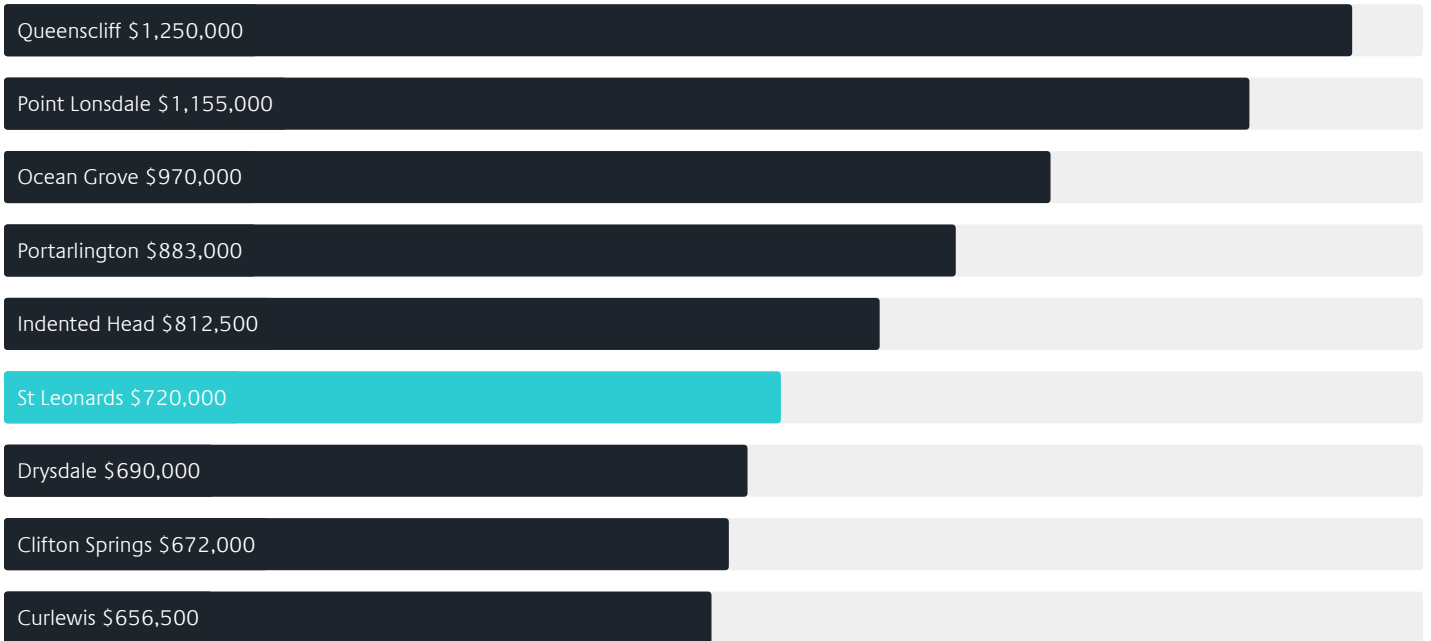
## Quarterly Price Change\*



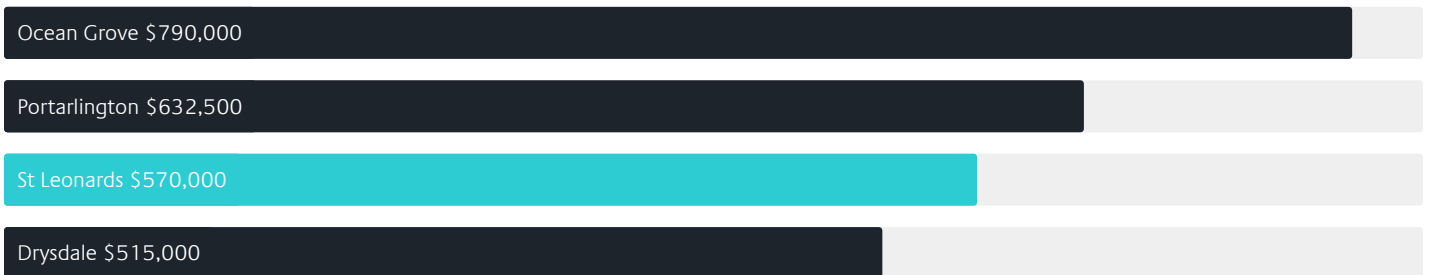
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 2%  
● Private 98%

Auction Clearance Rate\*

100%

Median Days on Market^

125 days

Average Hold Period\*

3.7 years

## Insights

Dwelling Type^



● Houses 92% ● Units 8%

Ownership^



● Owned Outright 52% ● Mortgaged 27% ● Rented 21%

Population^

3,542

Median Asking Rent per week\*

\$470

Median Age^

56 years

Rental Yield\*













3.29%

Median Household Size^













2.1 people

# Sold Properties~











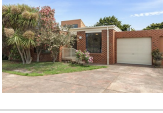

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 171 Bluff Rd St Leonards	3	House	\$560,000	28 Mar 2025
 22 Duchess Dr St Leonards	4	House	\$625,000	20 Mar 2025
 2/43 Leviens Rd St Leonards	3	Unit	\$580,000	19 Mar 2025
 39 Miranda Cr St Leonards	5	House	\$1,130,000	18 Mar 2025
 21 Mariners St St Leonards	3	House	\$1,133,000	18 Mar 2025
 6 Waters Way St Leonards	3	House	\$570,000	17 Mar 2025
 16 Clyde Av St Leonards	4	House	\$875,000	17 Mar 2025
 15 Bluff Rd St Leonards	6	House	\$1,300,000	12 Mar 2025
 89 Blanche St St Leonards	5	House	\$1,175,000	07 Mar 2025
 46 Old St Leonards Rd St Leonards	4	House	\$655,000	04 Mar 2025
 35B Bayside Av St Leonards	2	House	\$538,000	27 Feb 2025
 19 Reardon Cr St Leonards	3	House	\$637,000	24 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Birdwood Dr St Leonards	4	House	\$850,000	22 Feb 2025
 61 Blanche St St Leonards	4	House	\$700,000	19 Feb 2025
 5 King George St St Leonards	3	House	\$725,000	18 Feb 2025
 15 Swan Pde St Leonards	2	House	\$590,000	18 Feb 2025
 16 Sandbar St St Leonards	6	House	\$955,000	17 Feb 2025
 7 Coatsworth Av St Leonards	3	House	\$580,000	17 Feb 2025
 7 Meredith St St Leonards	4	House	\$635,000	12 Feb 2025
 1/94 Leviens Rd St Leonards	2	Unit	\$440,000	11 Feb 2025
 15 Felix St St Leonards	4	House	\$705,000	10 Feb 2025
 1/17 Manning St St Leonards	3	Flat/Unit/Apartment	\$472,500	07 Feb 2025
 203/1 Bluff Rd St Leonards	2	Strata Unit/Flat	\$1,200,000	06 Feb 2025
 27 Gamble Way St Leonards	4	House	\$910,000	31 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Bluebill St St Leonards	4	House	\$652,000	30 Jan 2025
 12/1344 Murradoc Rd St Leonards	2	Flat/Unit/Apartment	\$360,000	30 Jan 2025
 1267 Murradoc Rd St Leonards	3	House	\$668,000	25 Jan 2025
 4 Margaret St St Leonards	4	House	\$1,150,000	24 Jan 2025
 30 Gallant Rd St Leonards	4	House	\$687,500	21 Jan 2025
 17 Sylvester Av St Leonards	2	House	\$515,000	20 Jan 2025
 6 Janvrin Rd St Leonards	3	House	\$692,000	17 Jan 2025
 53 Majestic Way St Leonards	4	House	\$745,000	17 Jan 2025
 76 Black Swan Dr St Leonards	4	House	\$700,000	17 Jan 2025
 1/22 Swan Pde St Leonards	3	House	\$665,000	13 Jan 2025
 4/59 Leviens Rd St Leonards	2	Unit	\$370,000	13 Jan 2025
 7 Edith Ct St Leonards	3	House	\$520,000	11 Jan 2025





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

Data is current as of PDF generation date 01/04/2025

\* 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.