

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.28m

Quarterly Price Change

-1.01% ↓

Median Unit Price*

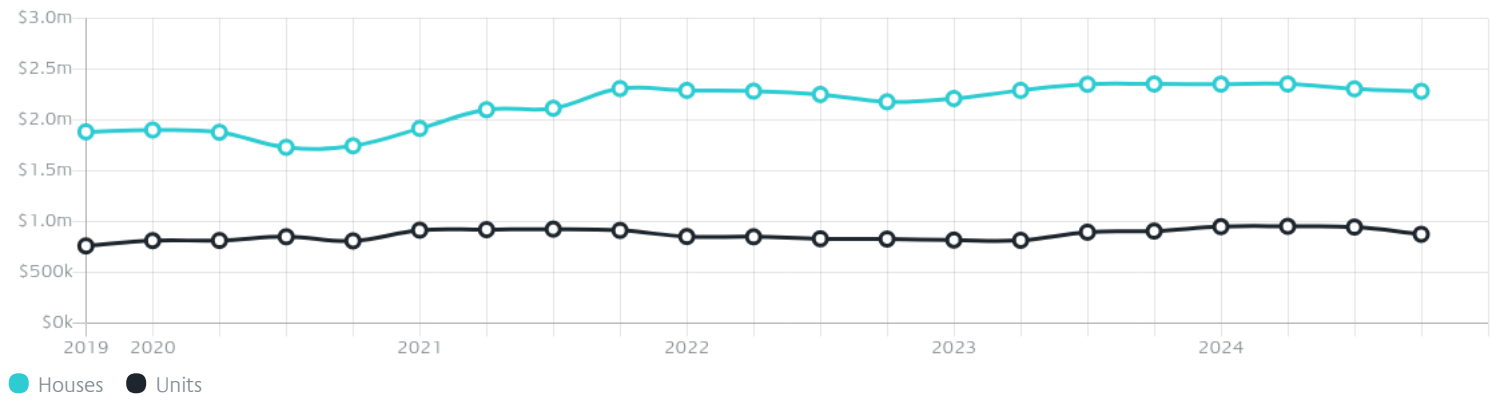
Median

\$874k

Quarterly Price Change

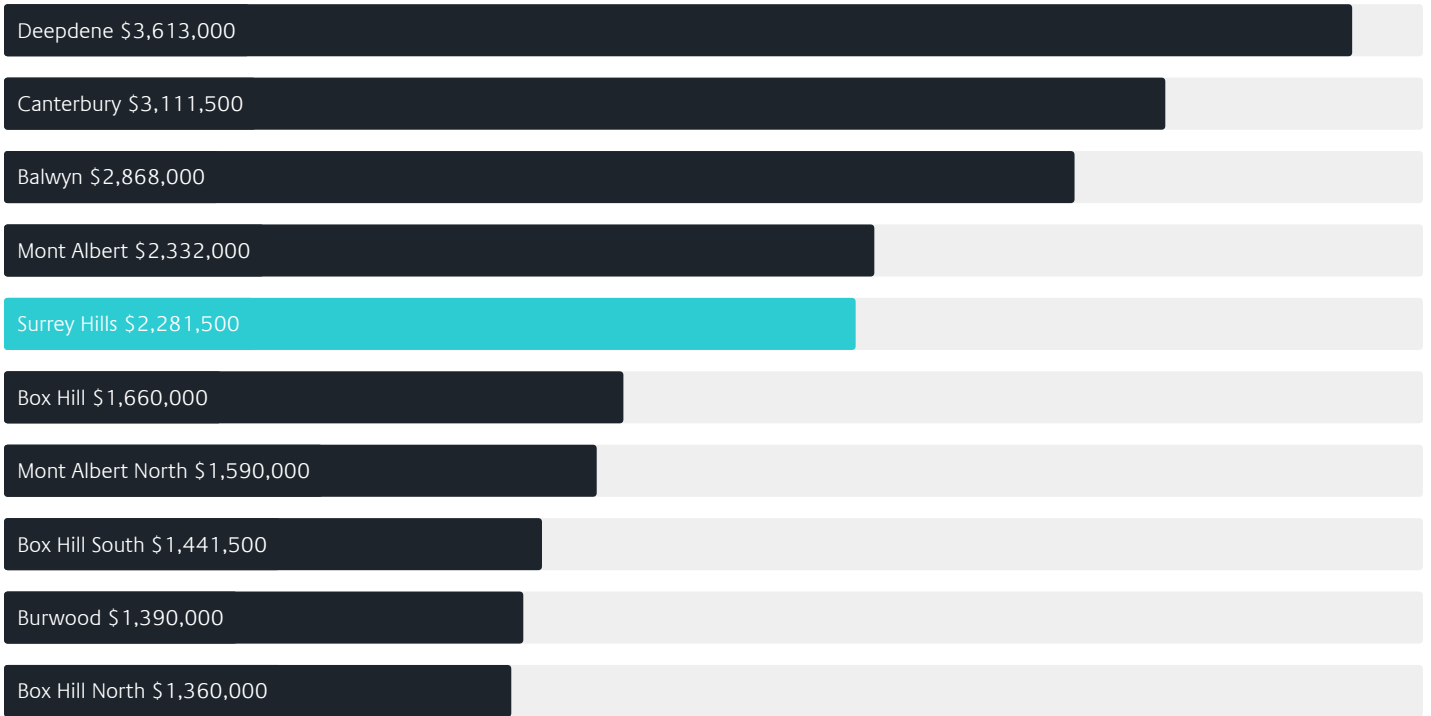
-7.56% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

90%

Median Days on Market[^]

25 days

Average Hold Period^{*}

9.7 years

Insights

Dwelling Type[^]



● Houses 67% ● Units 33%

Ownership[^]



● Owned Outright 44% ● Mortgaged 37% ● Rented 19%

Population[^]

13,655

Median Asking Rent per week^{*}

\$795

Population Growth[^]

0.37%

Rental Yield^{*}

1.79%

Median Age[^]













42 years

Median Household Size[^]










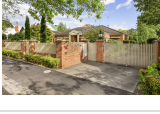
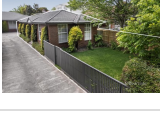

2.6 people

Sold Properties~










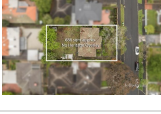


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/12 Chestnut St Surrey Hills	1	Unit	\$843,000	13 Dec 2024
 63 Sir Garnet Rd Surrey Hills	3	House	\$2,435,000	07 Dec 2024
 2/5 View St Surrey Hills	4	Townhouse	\$1,750,000	07 Dec 2024
 2/136 Windsor Cr Surrey Hills	2	Unit	\$836,000	07 Dec 2024
 2/1045 Riversdale Rd Surrey Hills	4	Townhouse	\$1,596,000	07 Dec 2024
 1/25 York St Surrey Hills	3	Unit	\$1,250,000	30 Nov 2024
 2/251 Elgar Rd Surrey Hills	4	Townhouse	\$990,000	30 Nov 2024
 206/629 Canterbury Rd Surrey Hills	1	Apartment	\$330,000	28 Nov 2024
 4 Godfrey Ct Surrey Hills	5	House	\$2,840,000	27 Nov 2024
 28 Kennealy St Surrey Hills	2	Unit	\$945,000	26 Nov 2024
 1/341 Elgar Rd Surrey Hills	4	Townhouse	\$1,375,000	23 Nov 2024
 4/34 Durham Rd Surrey Hills	2	Unit	\$742,500	23 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/31 Kennealy St Surrey Hills	3	Townhouse	\$1,610,000	23 Nov 2024
 1/7 Chestnut St Surrey Hills	2	Unit	\$835,000	17 Nov 2024
 791 Canterbury Rd Surrey Hills	2	House	\$900,000	16 Nov 2024
 221 Prospect Hill Rd Surrey Hills	3	House	\$2,012,000	16 Nov 2024
 1/11 Vincent St Surrey Hills	2	Unit	\$950,000	16 Nov 2024
 2/962 Riversdale Rd Surrey Hills	2	Townhouse	\$1,005,000	16 Nov 2024
 1/206 Union Rd Surrey Hills	2	Unit	\$720,000	15 Nov 2024
 1/13 Scheele St Surrey Hills	2	Unit	\$555,000	13 Nov 2024
 3/36 Florence Rd Surrey Hills	2	Unit	\$855,000	09 Nov 2024
 2/114 Guildford Rd Surrey Hills	3	Unit	\$1,578,500	09 Nov 2024
 4/263 Mont Albert Rd Surrey Hills	2	Unit	\$700,000	09 Nov 2024
 28 Erasmus St Surrey Hills	3	House	\$1,500,000	08 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/54 Essex Rd Surrey Hills	3	House	\$1,285,000	06 Nov 2024
 302/3 Norfolk Rd Surrey Hills	2	Strata Unit/Flat	\$2,500,000	06 Nov 2024
 17 York St Surrey Hills	3	House	\$1,648,888	29 Oct 2024
 25 Bentley St Surrey Hills	4	House	\$2,350,000	28 Oct 2024
 18 Albion St Surrey Hills	3	House	\$2,260,000	26 Oct 2024
 24 Pine St Surrey Hills	3	House	\$2,130,000	26 Oct 2024
 4/78 Croydon Rd Surrey Hills	2	Flat/Unit/Apartment	\$900,000	26 Oct 2024
 3 Tyndall St Surrey Hills	4	House	\$3,286,000	26 Oct 2024
 3/24 Shepherd St Surrey Hills	2	Unit	\$740,000	26 Oct 2024
 14 Wharton St Surrey Hills	3	House	\$2,223,000	26 Oct 2024
 8 Anderson St Surrey Hills	4	House	\$3,413,500	24 Oct 2024
 1/1075 Riversdale Rd Surrey Hills	4	House	\$1,450,000	24 Oct 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
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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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