

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.30m

Quarterly Price Change

0.81% ↑

Median Unit Price*

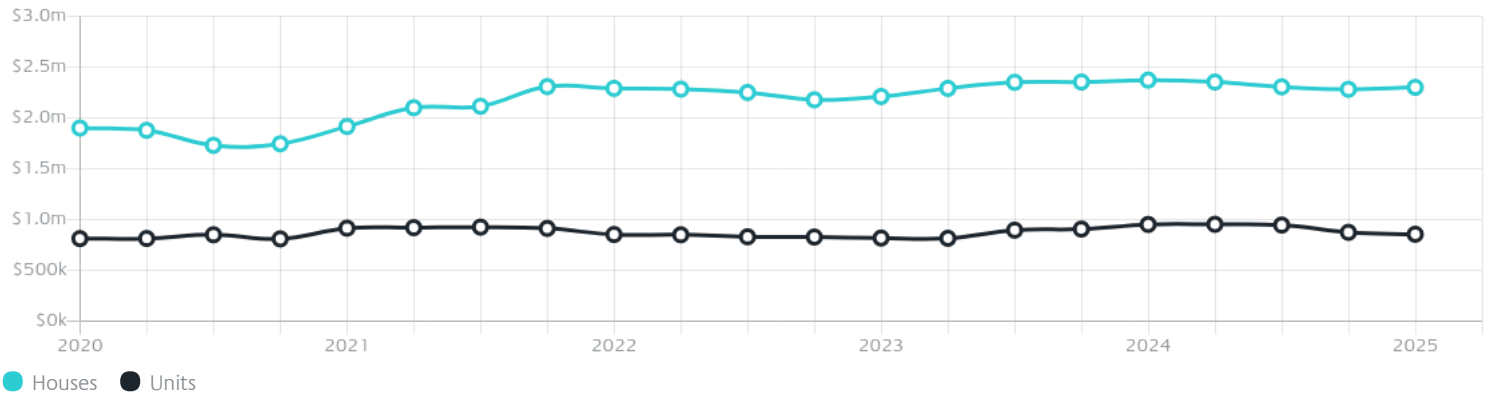
Median

\$855k

Quarterly Price Change

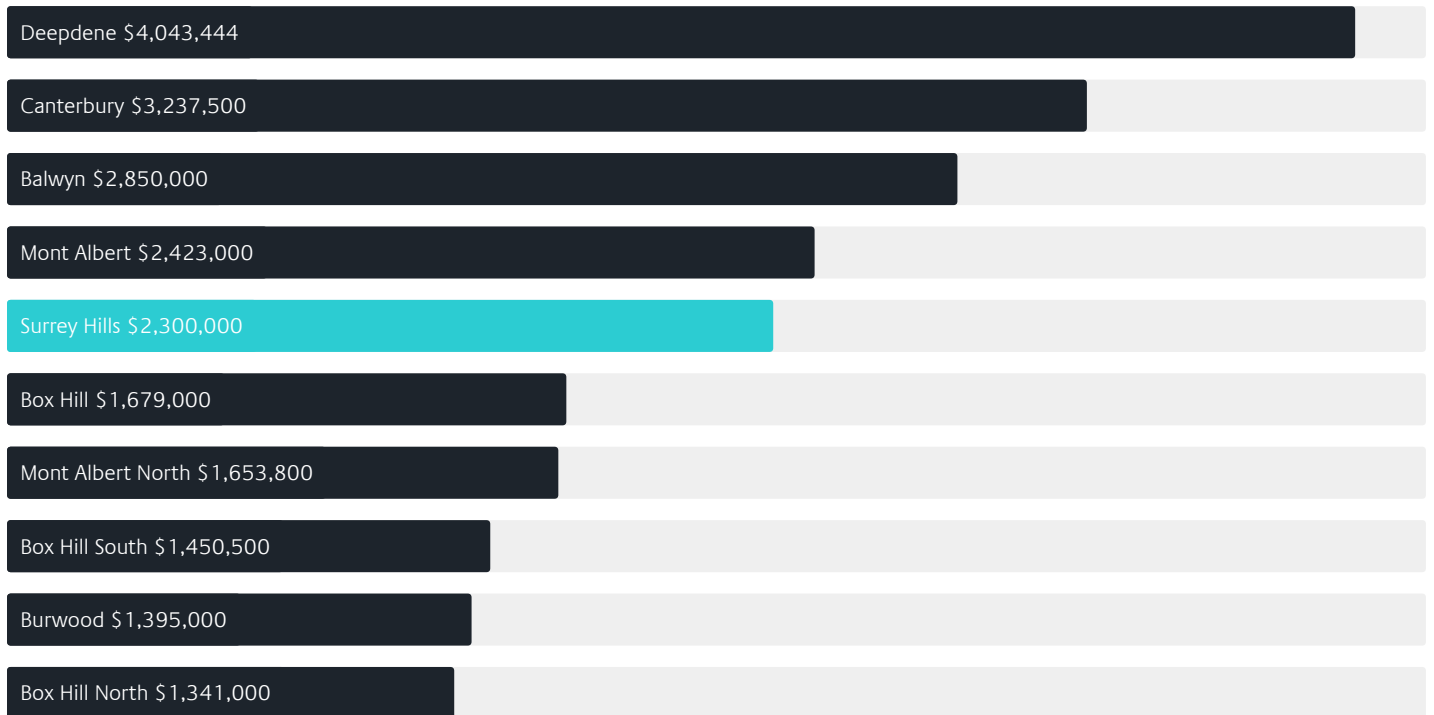
-2.17% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 79%
● Private 21%

Auction Clearance Rate^{*}

80.7%

Median Days on Market[^]

26 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[^]









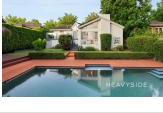



2.6 people

Sold Properties~










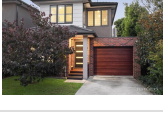


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/946 Riversdale Rd Surrey Hills	4	Strata Unit/Flat	\$1,467,000	31 Mar 2025
 G1/629 Canterbury Rd Surrey Hills	2	Apartment	\$555,000	29 Mar 2025
 39 Warrigal Rd Surrey Hills	6	House	\$1,250,000	28 Mar 2025
 7 Robinson Rd Surrey Hills	4	House	\$2,895,000	26 Mar 2025
 24a Elm St Surrey Hills	3	House	\$1,065,000	22 Mar 2025
 35 Empress Rd Surrey Hills	4	House	\$2,870,000	22 Mar 2025
 2/11 Warrigal Rd Surrey Hills	2	Unit	\$638,000	22 Mar 2025
 3/19 Scheele St Surrey Hills	2	Apartment	\$550,000	20 Mar 2025
 9 Banool Rd Surrey Hills	5	House	\$4,160,000	18 Mar 2025
 1/25 Newton St Surrey Hills	4	Townhouse	\$1,540,000	16 Mar 2025
 1/6 Suffolk Rd Surrey Hills	3	Unit	\$1,380,000	15 Mar 2025
 24 Charles St Surrey Hills	3	House	\$1,450,000	15 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/72 Essex Rd Surrey Hills	3	Unit	\$1,200,000	15 Mar 2025
 3/115 Croydon Rd Surrey Hills	3	Townhouse	\$1,150,000	07 Mar 2025
 2/16 Albert Cr Surrey Hills	4	Flat/Unit/Apartment	\$1,870,625	03 Mar 2025
 288a Mont Albert Rd Surrey Hills	2	House	\$1,310,000	01 Mar 2025
 5 Essex Rd Surrey Hills	5	House	\$3,250,000	01 Mar 2025
 2/480 Whitehorse Rd Surrey Hills	4	Flat/Unit/Apartment	\$1,485,000	26 Feb 2025
 4/402 Whitehorse Rd Surrey Hills	2	House	\$560,000	25 Feb 2025
 6/553 Whitehorse Rd Surrey Hills	2	Apartment	\$580,000	24 Feb 2025
 24 Erasmus St Surrey Hills	4	House	\$2,280,000	24 Feb 2025
 32 Croydon Rd Surrey Hills	4	House	\$2,475,000	22 Feb 2025
 10 Albion St Surrey Hills	5	House	\$3,053,000	22 Feb 2025
 1/17a Essex Rd SURREY HILLS	2	Unit	\$835,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/946 Riversdale Rd Surrey Hills	4	House	\$1,485,000	22 Feb 2025
 21 Queen St Surrey Hills	3	House	\$1,421,000	22 Feb 2025
 18 Elm St Surrey Hills	4	House	\$3,650,800	22 Feb 2025
 6 Alexandra Cr SURREY HILLS	3	House	\$1,575,000	22 Feb 2025
 35 Langford St Surrey Hills	3	House	\$1,880,000	22 Feb 2025
 20 Banool Rd Surrey Hills	4	House	\$2,920,000	22 Feb 2025
 9/28-34 Boisdale St Surrey Hills	3	Unit	\$780,000	15 Feb 2025
 16 James St Surrey Hills	5	House	\$2,548,888	15 Feb 2025
 11 Kennealy St Surrey Hills	3	House	\$2,330,000	15 Feb 2025
 5a Royal La Surrey Hills	3	House	\$1,395,000	15 Feb 2025
 204/348 Canterbury Rd Surrey Hills	3	Apartment	\$775,000	14 Feb 2025
 304/160 Union Rd Surrey Hills	2	Unit	\$620,000	07 Feb 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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