

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$4.30m**

Quarterly Price Change

**-8.70% ↓**

## Median Unit Price\*

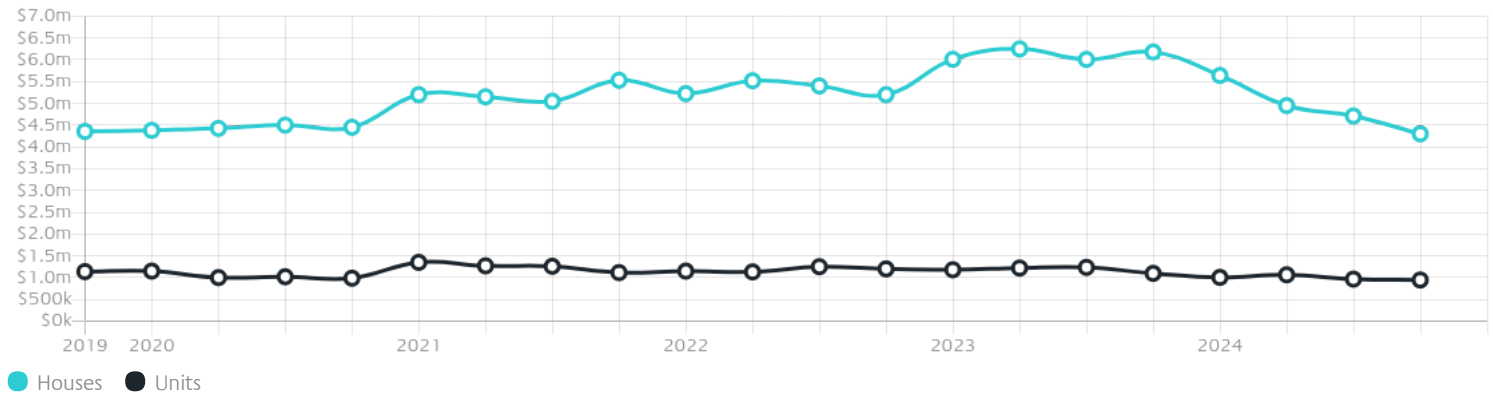
Median

**\$945k**

Quarterly Price Change

**-2.12% ↓**

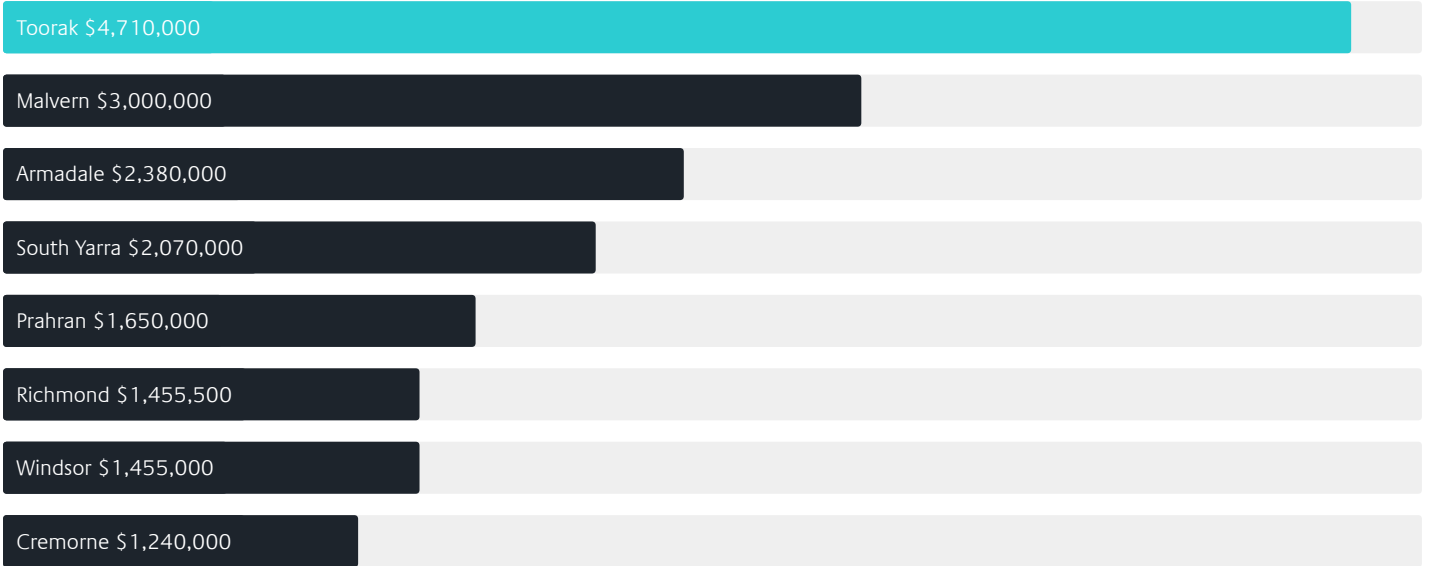
## Quarterly Price Change\*



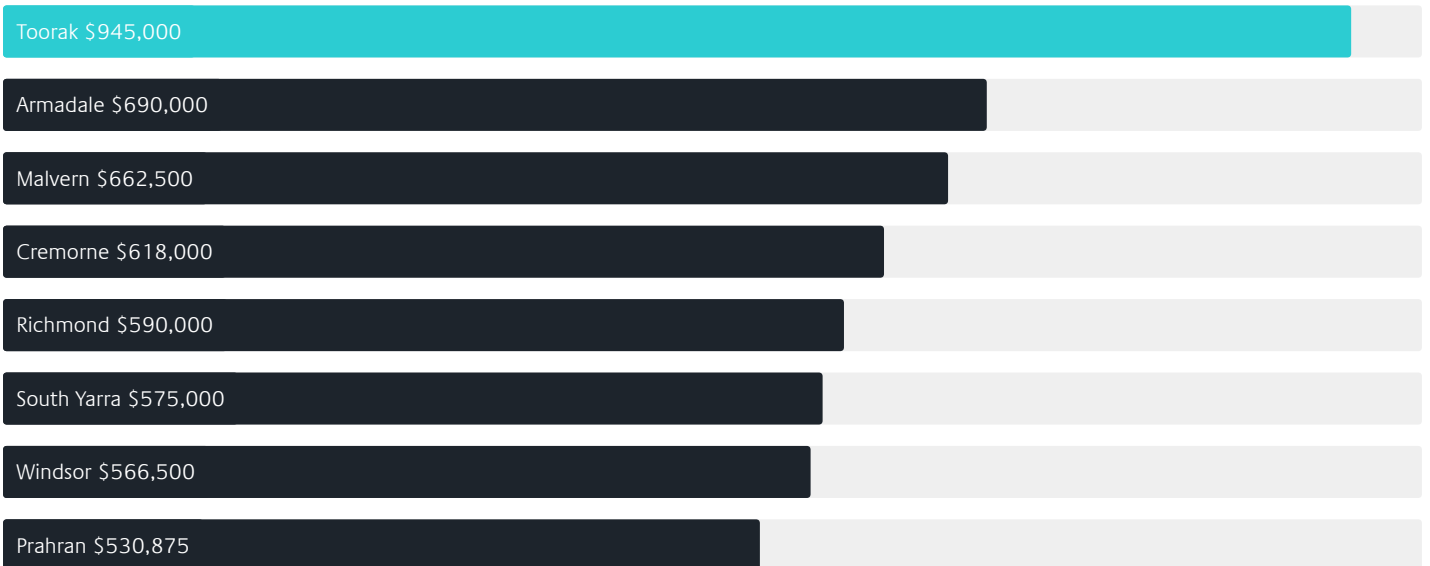
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 23%  
● Private 77%

## Auction Clearance Rate\*

56.25%

## Median Days on Market^

34 days

## Average Hold Period\*

6.3 years

# Insights

## Dwelling Type^



● Houses 30% ● Units 70%

## Ownership^



● Owned Outright 47% ● Mortgaged 25% ● Rented 28%

## Population^

12,817

## Median Asking Rent per week\*

\$1,300

## Population Growth^

-0.71%

## Rental Yield\*

1.44%

## Median Age^










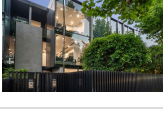
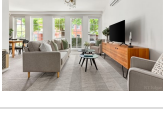

47 years

## Median Household Size^





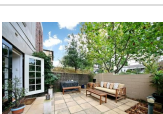
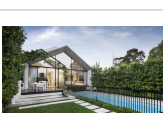

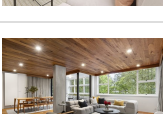
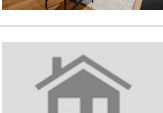
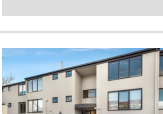
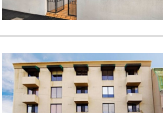
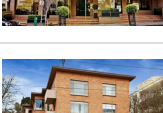
2.1 people

# 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
 9/53 Grange Rd Toorak	2	Apartment	\$765,000	16 Jan 2025
 7/637 Toorak Rd TOORAK	1	Apartment	\$470,000	19 Dec 2024
 44/546 Toorak Rd Toorak	3	Apartment	\$1,600,000	14 Dec 2024
 61 Washington St Toorak	2	House	\$1,625,000	12 Dec 2024
 54 Mathoura Rd Toorak	4	House	\$6,750,000	12 Dec 2024
 5/2a Washington St Toorak	1	Apartment	\$375,000	11 Dec 2024
 16/264 Williams Rd Toorak	3	Flat/Unit/Apartment	\$1,305,000	10 Dec 2024
 68 Albany Rd Toorak	3	Townhouse	\$1,280,000	10 Dec 2024
 9/732 Orrong Rd Toorak	2	Unit	\$775,000	09 Dec 2024
 4/631 Orrong Rd Toorak	3	House	\$2,600,000	07 Dec 2024
 2/24 Springfield Av Toorak	2	Apartment	\$860,000	06 Dec 2024
 3/631 Orrong Rd Toorak	3	House	\$2,425,000	04 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/34 Mathoura Rd TOORAK	1	Strata Unit/Flat	\$389,000	02 Dec 2024
 3/48a St Georges Rd Toorak	2	Apartment	\$800,000	02 Dec 2024
 4/1 McMaster Ct Toorak	2	Apartment	\$691,000	30 Nov 2024
 2/68 Mathoura Rd Toorak	1	Apartment	\$480,000	25 Nov 2024
 1/631 Malvern Rd Toorak	2	Unit	\$800,000	23 Nov 2024
 18 Fairbairn Rd Toorak	4	House	\$7,237,500	21 Nov 2024
 6/2a Myoora Rd Toorak	1	Apartment	\$340,000	20 Nov 2024
 5/16 Woorigoleen Rd Toorak	3	Apartment	\$1,720,000	16 Nov 2024
 6/646 Toorak Rd Toorak	2	Strata Unit/Flat	\$688,000	16 Nov 2024
 8/34 Mathoura Rd Toorak	1	Apartment	\$315,000	15 Nov 2024
 67/145 Canterbury Rd Toorak	1	Strata Unit/Flat	\$210,000	13 Nov 2024
 3/558 Toorak Rd Toorak	2	Strata Unit/Flat	\$650,000	08 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/1 Irving Rd Toorak	3	Unit	\$3,300,000	06 Nov 2024
 24 Carters Av Toorak	3	House	\$2,325,000	04 Nov 2024
 1/93 Mathoura Rd Toorak	2	Unit	\$710,000	01 Nov 2024
 4/558 Toorak Rd Toorak	2	Apartment	\$540,000	30 Oct 2024
 4/1a Washington St Toorak	2	Apartment	\$501,000	29 Oct 2024
 38/530 Toorak Rd Toorak	2	Apartment	\$623,795	28 Oct 2024
 2/705 Malvern Rd TOORAK	2	Unit	\$1,125,000	26 Oct 2024
 5a Torresdale Rd Toorak	4	House	\$4,510,000	26 Oct 2024
 2/522 Toorak Rd Toorak	3	Unit	\$990,000	25 Oct 2024
 3 Iona Av Toorak	5	House	\$8,900,000	24 Oct 2024
 2/76 Mathoura Rd Toorak	1	Strata Unit/Flat	\$530,000	23 Oct 2024
 5/1a Washington St Toorak	2	Strata Unit/Flat	\$545,800	23 Oct 2024

# Jellis Craig

Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

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.