

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$4.31m

Quarterly Price Change

-6.50% ↓

## Median Unit Price\*

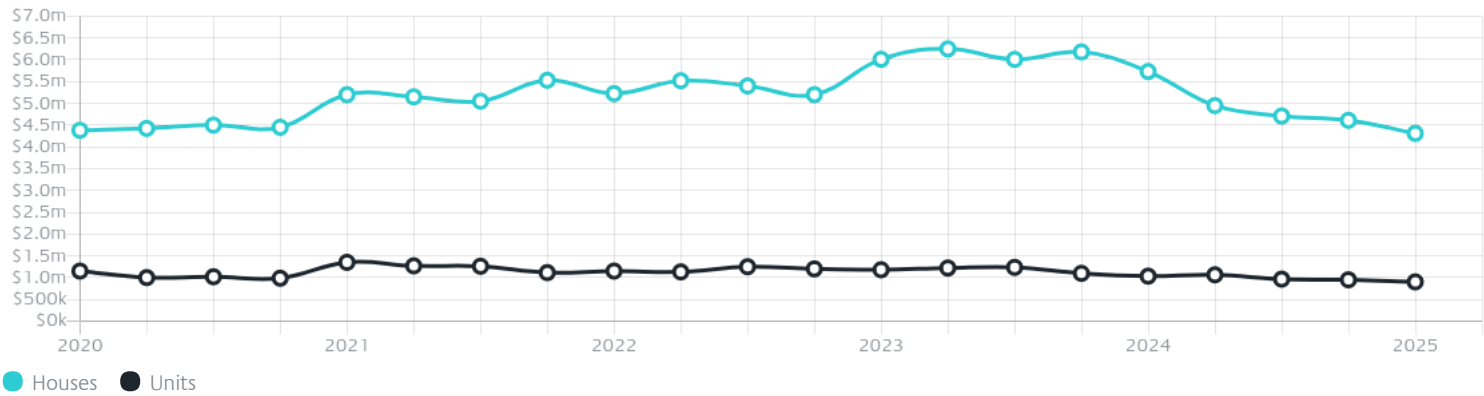
Median

\$902k

Quarterly Price Change

-5.07% ↓

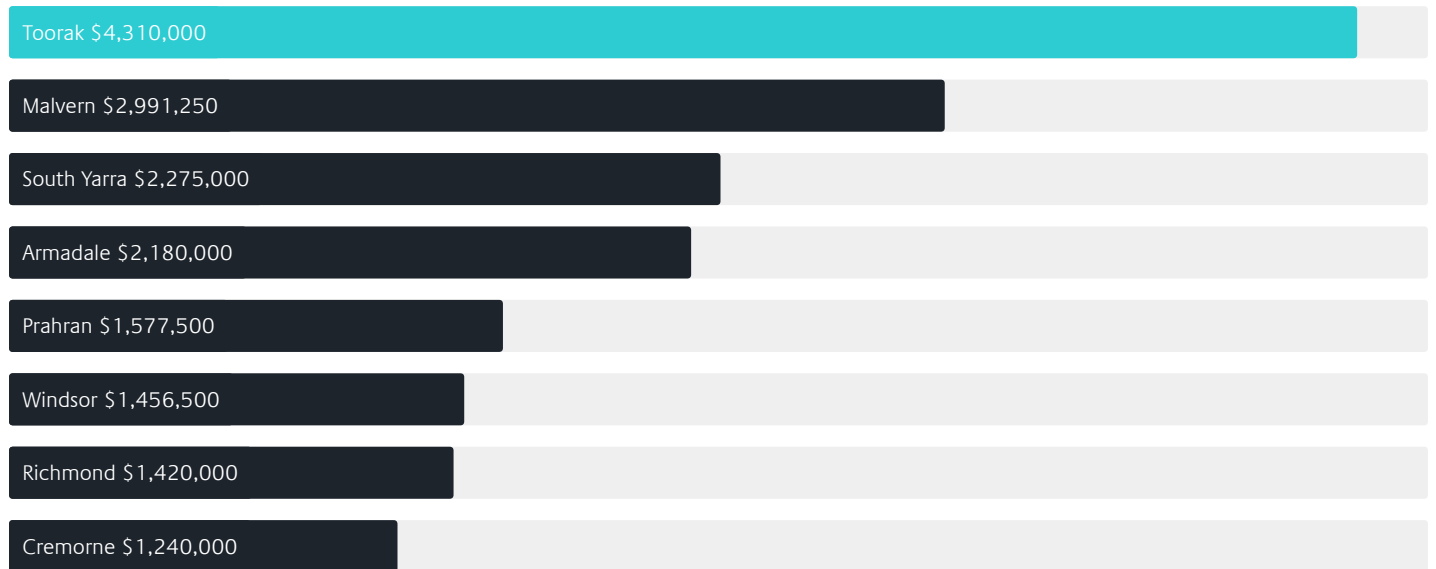
## Quarterly Price Change\*



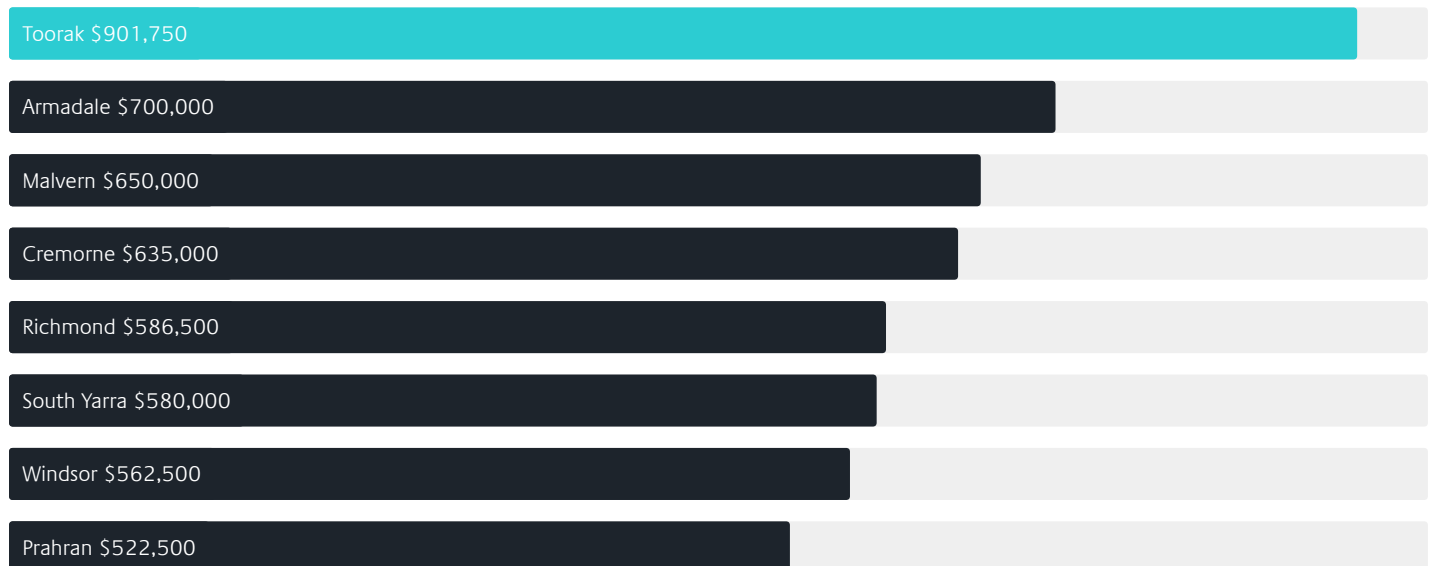
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 35%  
● Private 65%

Auction Clearance Rate\*

80%

Median Days on Market^

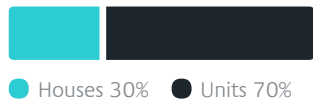
25 days

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^








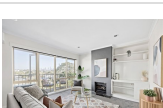
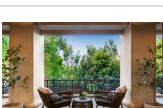
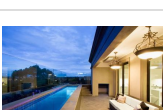
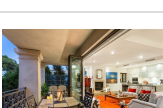
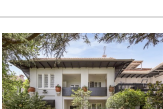
47 years

Median Household Size^










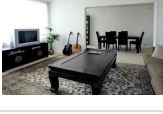
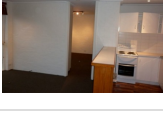

2.1 people

# Sold Properties~










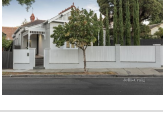


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 34 Balmerino Av Toorak	4	House	\$6,110,000	31 May 2025
 42 Bruce St Toorak	3	House	\$6,100,000	31 May 2025
 4/1 Brookville Rd Toorak	2	Apartment	\$1,000,000	31 May 2025
 13/2-4 Ruabon Rd Toorak	2	Apartment	\$572,000	26 May 2025
 74a St Georges Rd Toorak	3	Apartment	\$3,400,000	19 May 2025
 3/777 Malvern Rd Toorak	3	Unit	\$2,020,000	17 May 2025
 1/409 Toorak Rd Toorak	5	House	\$338,000	15 Apr 2025
 5/24 Mathoura Rd Toorak	2	Apartment	\$822,500	10 Apr 2025
 1/212a Kooyong Rd TOORAK	3	Apartment	\$3,300,000	04 Apr 2025
 3/212a Kooyong Rd Toorak	2	Apartment	\$2,600,000	04 Apr 2025
 2/212a Kooyong Rd Toorak	3	Apartment	\$3,200,000	04 Apr 2025
 4/777 Malvern Rd Toorak	3	Apartment	\$1,800,000	02 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/37a Canterbury Rd Toorak	2	Apartment	\$1,285,000	31 Mar 2025
 5 Vista Gr Toorak	8	House	\$5,500,000	31 Mar 2025
 12 Evelina Rd Toorak	4	House	\$2,000,000	29 Mar 2025
 25 Evelina Rd Toorak	3	House	\$2,088,000	29 Mar 2025
 21/512 Toorak Rd Toorak	3	Apartment	\$1,910,000	22 Mar 2025
 12/2-4 Ruabon Rd Toorak	2	Apartment	\$575,000	22 Mar 2025
 12/2 Ruabon Rd Toorak	2	Strata Unit/Flat	\$575,000	22 Mar 2025
 13/415 Toorak Rd Toorak	3	Apartment	\$1,050,000	15 Mar 2025
 5/5 Selwyn Ct Toorak	2	Apartment	\$770,000	15 Mar 2025
 10/16 Springfield Av Toorak	3	Unit	\$900,000	15 Mar 2025
 9/83 Mathoura Rd Toorak	1	Strata Unit/Flat	\$400,000	12 Mar 2025
 10/789 Malvern Rd Toorak	2	Apartment	\$565,000	10 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Robertson St Toorak	4	House	\$19,000,000	07 Mar 2025
 5 May Rd Toorak	2	House	\$3,100,000	04 Mar 2025
 19/746 Orrong Rd Toorak	2	Strata Unit/Flat	\$810,000	03 Mar 2025
 32 Lansell Rd Toorak	3	House	\$4,355,000	01 Mar 2025
 7/646 Toorak Rd Toorak	2	Strata Unit/Flat	\$617,000	28 Feb 2025
 6/209a Kooyong Rd Toorak	3	Apartment	\$2,925,000	28 Feb 2025
 13/765 Malvern Rd Toorak	1	Strata Unit/Flat	\$470,000	28 Feb 2025
 10/8 Washington St Toorak	1	Apartment	\$595,000	28 Feb 2025
 16/145 Canterbury Rd Toorak	1	Strata Unit/Flat	\$245,000	27 Feb 2025
 14 Gordon St Toorak	4	House	\$3,425,000	26 Feb 2025
 104/715 Malvern Rd Toorak	2	Apartment	\$850,000	22 Feb 2025
 3/530 Toorak Rd Toorak	1	Apartment	\$605,000	22 Feb 2025



Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

Data is current as of PDF generation date 01/06/2025

\* 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.