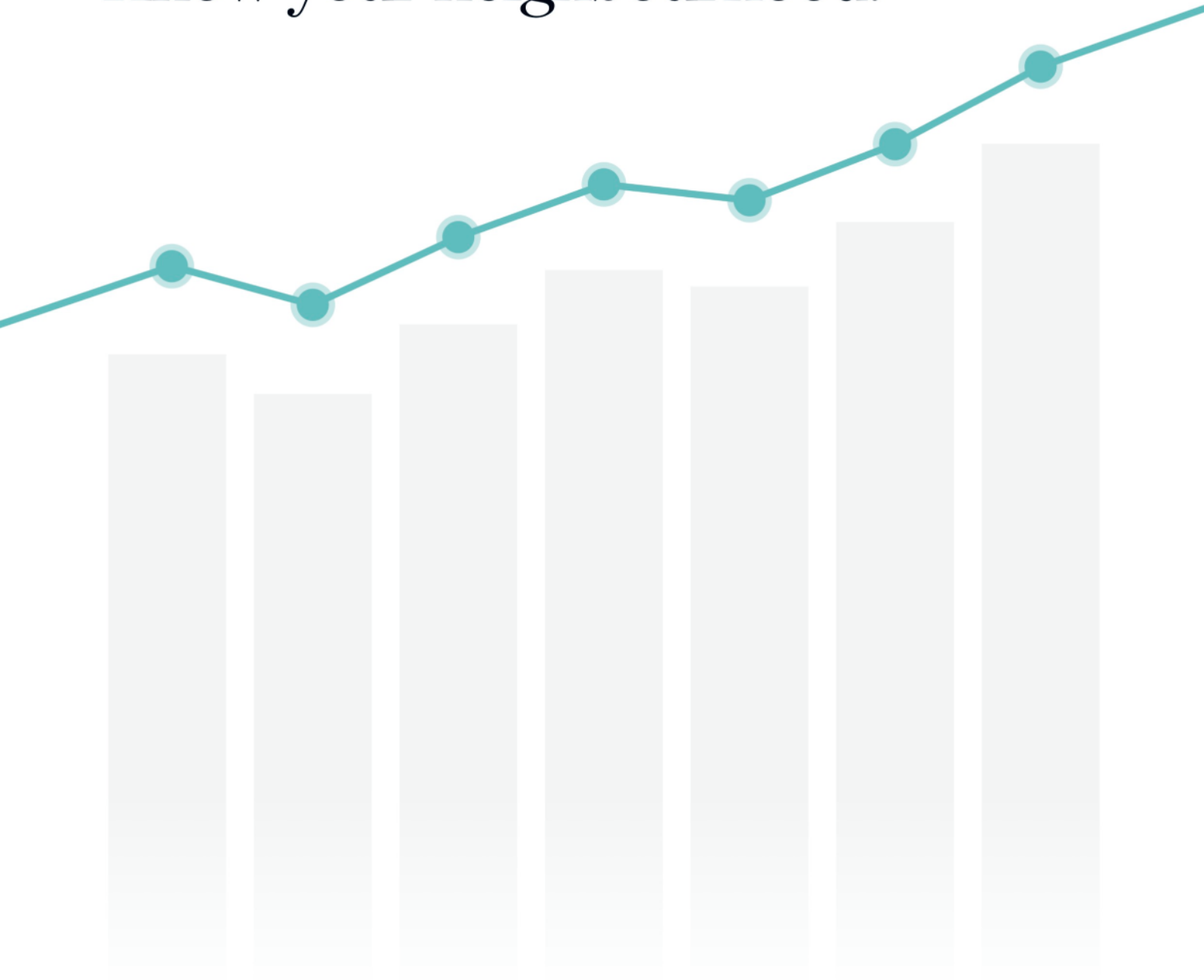


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**4.00% ↑**

## Median Unit Price\*

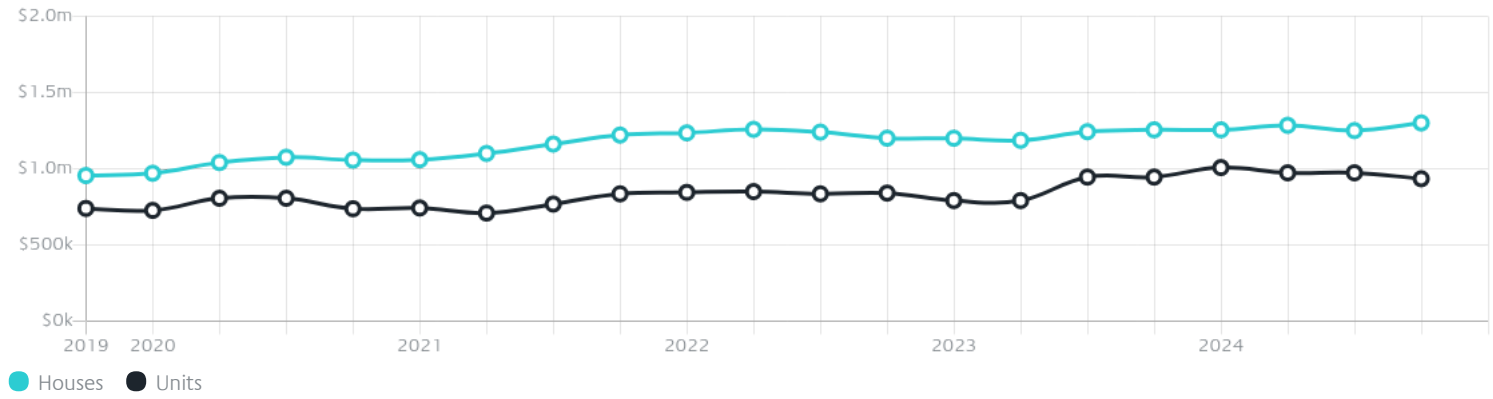
Median

**\$934k**

Quarterly Price Change

**-4.01% ↓**

## Quarterly Price Change\*



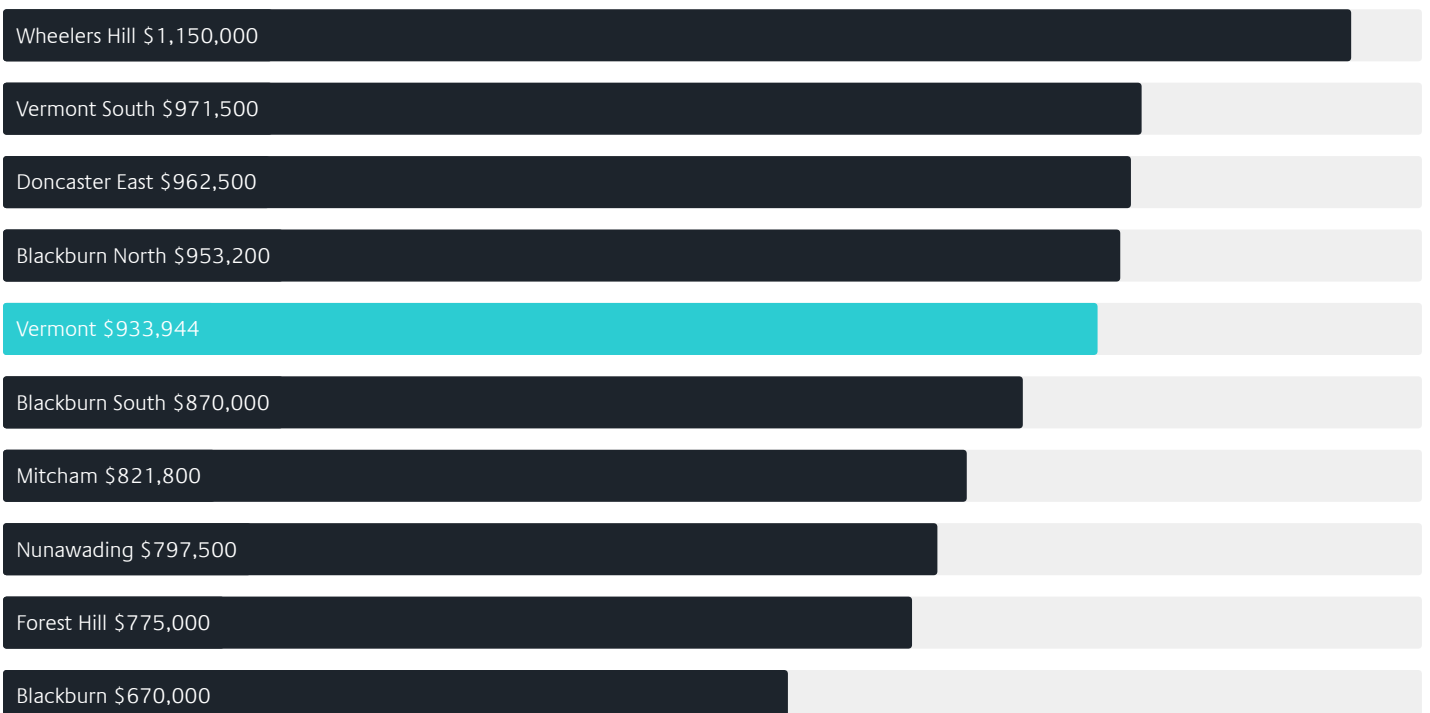
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 69%  
● Private 31%

## Auction Clearance Rate<sup>\*</sup>

84%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

9.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 80% ● Units 20%

## Ownership<sup>^</sup>



● Owned Outright 42% ● Mortgaged 42% ● Rented 16%

## Population<sup>^</sup>

10,993

## Median Asking Rent per week<sup>\*</sup>

\$630

## Population Growth<sup>^</sup>

5.28%

## Rental Yield<sup>\*</sup>

2.5%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>









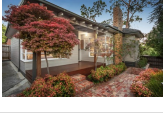



2.8 people

# Sold Properties~









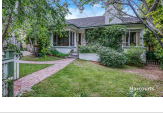



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 16 Park Cl Vermont	3	House	\$1,126,000	29 Mar 2025
 1/4 Mcclares Rd Vermont	3	Townhouse	\$1,039,000	27 Mar 2025
 550 Canterbury Rd Vermont	3	House	\$1,070,000	22 Mar 2025
 33 Liddle Way Vermont	5	House	\$1,108,000	22 Mar 2025
 34 Carinya Rd Vermont	4	House	\$1,752,000	19 Mar 2025
 26 Beddoe Rd Vermont	3	House	\$1,318,000	15 Mar 2025
 5/645 Canterbury Rd Vermont	5	House	\$760,000	08 Mar 2025
 15 Liddle Way Vermont	4	House	\$1,204,000	08 Mar 2025
 6/8-12 Mcclares Rd Vermont	2	Unit	\$730,000	01 Mar 2025
 18 Beddoe Rd Vermont	4	House	\$1,157,000	01 Mar 2025
 89 Boronia Rd Vermont	3	House	\$1,028,000	01 Mar 2025
 25 Centre Rd Vermont	3	House	\$1,402,000	01 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Lombard Rd Vermont	4	House	\$1,120,000	01 Mar 2025
 42 Tilson Dr Vermont	3	Townhouse	\$843,000	27 Feb 2025
 68 Terrara Rd Vermont	4	House	\$1,495,000	22 Feb 2025
 10 Caldwell Rd Vermont	3	House	\$906,000	22 Feb 2025
 57 Philip St Vermont	4	House	\$1,199,000	22 Feb 2025
 5 Bagleys La Vermont	4	House	\$1,791,000	22 Feb 2025
 11 Marina St Vermont	3	House	\$1,050,000	15 Feb 2025
 1/8 Penllyne Av Vermont	3	Unit	\$920,000	13 Feb 2025
 38 Barbara St Vermont	3	House	\$873,000	08 Feb 2025
 20 View Rd Vermont	4	House	\$1,215,000	08 Feb 2025
 89/457 Canterbury Rd Vermont	3	Cluster Unit	\$865,000	05 Feb 2025
 10 Evans Ct Vermont	1	House	\$935,000	01 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 48 Arlington Wlk Vermont	3	Townhouse	\$1,000,000	09 Jan 2025
 7 Bellara St Vermont	3	House	\$1,195,000	08 Jan 2025
 2/61 Boronia Rd Vermont	4	Townhouse	\$1,060,000	12 Dec 2024
 25 Toomey St Vermont	5	House	\$1,075,000	07 Dec 2024
 2 Barbara St Vermont	5	House	\$1,406,000	07 Dec 2024
 38 Scott St Vermont	5	House	\$1,380,000	06 Dec 2024
 60 Centre Rd Vermont	5	House	\$1,340,000	05 Dec 2024
 23a Terrara Rd Vermont	5	House	\$2,275,000	04 Dec 2024
 11 The Mews Vermont	6	House	\$1,420,000	03 Dec 2024
 16 Culbara Dr Vermont	4	House	\$1,225,550	30 Nov 2024
 6 Barton Ct Vermont	4	House	\$1,327,000	30 Nov 2024
 33 Carlinga Dr Vermont	4	House	\$1,430,000	30 Nov 2024



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

[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.

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