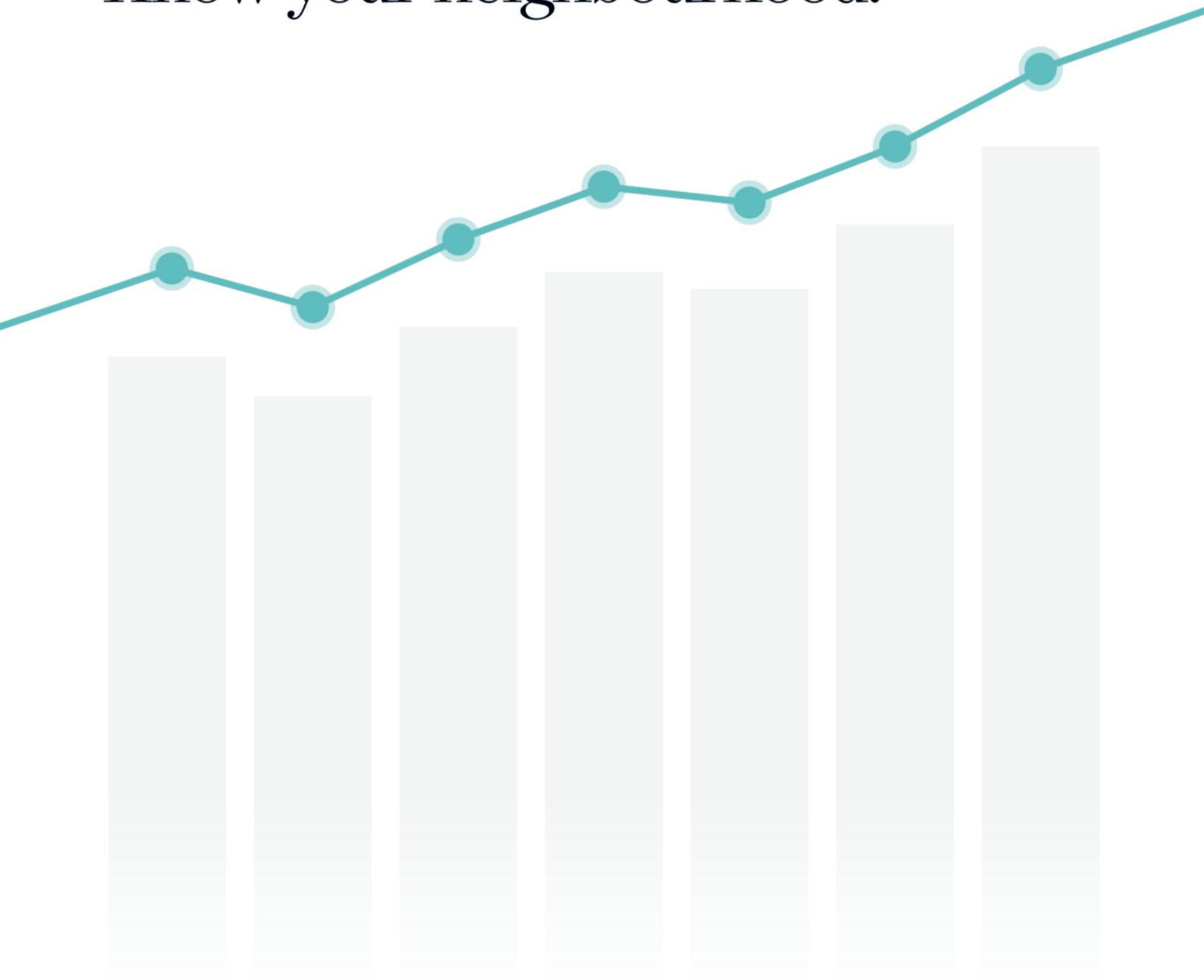


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

4.00% ↑

Median Unit Price*

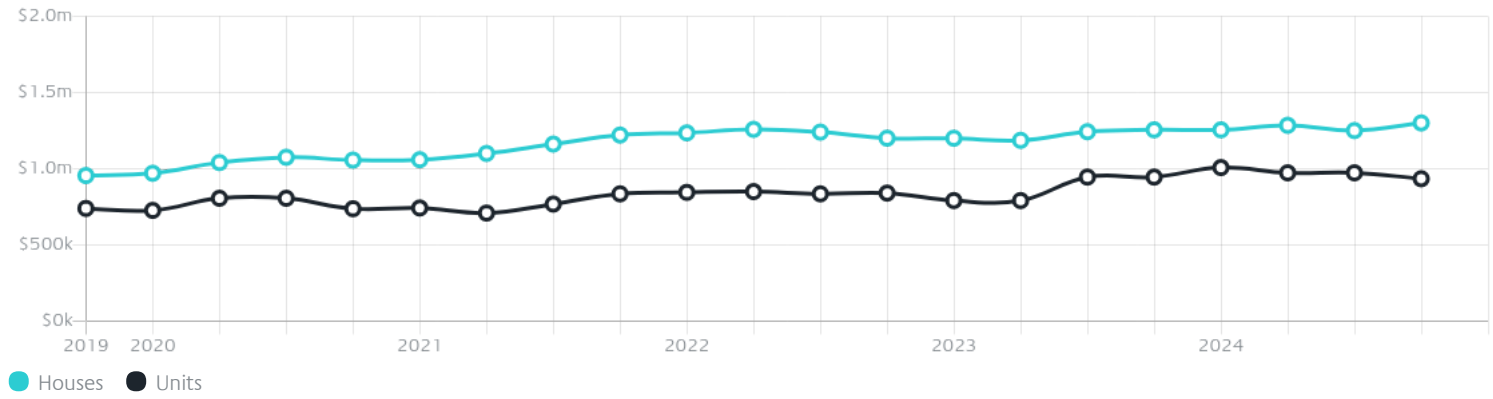
Median

\$934k

Quarterly Price Change

-4.01% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

95.24%

Median Days on Market[^]

26 days

Average Hold Period^{*}

9.0 years

Insights

Dwelling Type[^]



● Houses 80% ● Units 20%

Ownership[^]



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

Population[^]

10,993

Median Asking Rent per week^{*}

\$630

Population Growth[^]

5.28%

Rental Yield^{*}

2.5%

Median Age[^]













40 years

Median Household Size[^]










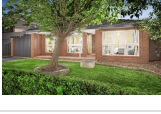
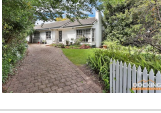

2.8 people

Sold Properties~









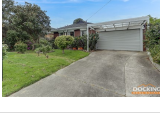



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

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
 2 Barbara St Vermont	5	House	\$1,406,000	07 Dec 2024
 25 Toomey St Vermont	5	House	\$1,075,000	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
 16 Culbara Dr Vermont	4	House	\$1,225,550	30 Nov 2024
 28 Grey St Vermont	4	House	\$1,805,000	30 Nov 2024
 33 Carlinga Dr Vermont	4	House	\$1,430,000	30 Nov 2024
 6 Barton Ct Vermont	4	House	\$1,327,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Caroben Av Vermont	3	House	\$1,152,000	26 Nov 2024
 4/670 Canterbury Rd Vermont	2	Unit	\$700,000	25 Nov 2024
 71 Centre Rd Vermont	5	House	\$1,400,000	25 Nov 2024
 26 Morack Rd Vermont	2	House	\$830,000	23 Nov 2024
 22 Carlinga Dr VERMONT	4	House	\$1,200,000	23 Nov 2024
 30 Philip St Vermont	5	House	\$1,550,000	23 Nov 2024
 22 Marleigh St Vermont	6	House	\$1,322,000	21 Nov 2024
 1 Clematis St Vermont	3	House	\$1,135,000	16 Nov 2024
 2 Ida Ct Vermont	4	House	\$1,080,000	16 Nov 2024
 10 Delatite Ct Vermont	4	House	\$1,253,000	16 Nov 2024
 27 Philip St Vermont	3	House	\$1,075,000	16 Nov 2024
 9 Sarah Ct Vermont	3	House	\$1,489,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 33 Boronia Rd Vermont	4	House	\$1,280,000	07 Nov 2024
 13 Beleura Av Vermont	3	House	\$1,067,000	02 Nov 2024
 48 McClares Rd Vermont	4	House	\$1,230,000	31 Oct 2024
 9 Kingsclere St Vermont	4	House	\$1,510,000	30 Oct 2024
 2/51 Boronia Rd VERMONT	3	House	\$940,000	29 Oct 2024
 67 McClares Rd Vermont	4	House	\$1,220,500	26 Oct 2024
 50 Lusk Dr Vermont	4	House	\$1,275,000	26 Oct 2024
 25 Aubrey St Vermont	3	House	\$1,155,000	26 Oct 2024
 25 Woodcrest Rd Vermont	4	House	\$1,350,000	26 Oct 2024
 4 Periton Pl Vermont	4	House	\$1,880,000	26 Oct 2024
 12 Delatite Ct Vermont	3	House	\$1,100,000	26 Oct 2024
 4 Glenora Dr Vermont	3	House	\$1,305,000	26 Oct 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

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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