

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.25m

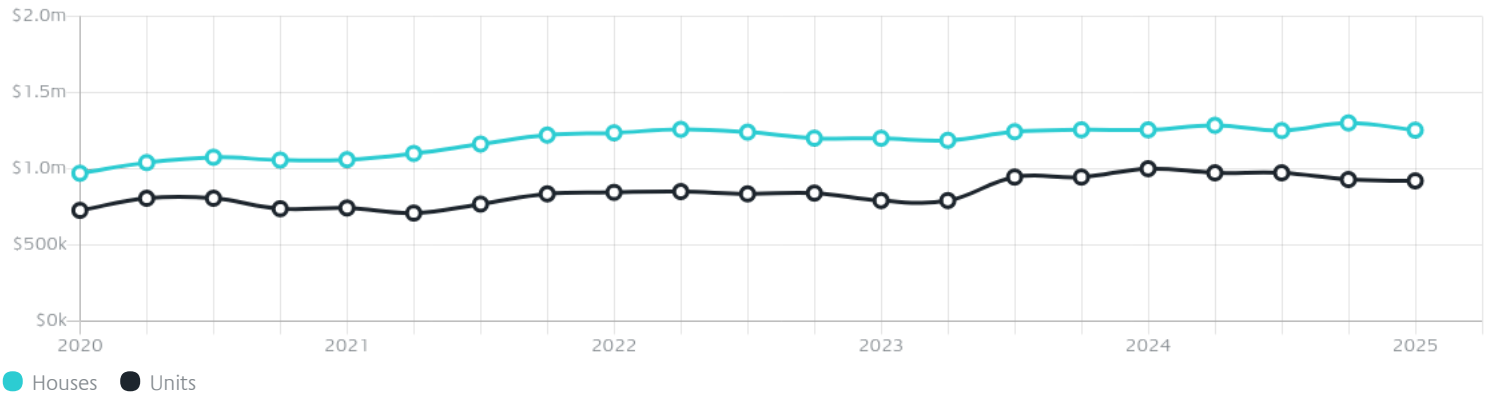
Quarterly Price Change
-3.65% ↓

Median Unit Price*

Median
\$920k

Quarterly Price Change
-0.95% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 55%
● Private 45%

Auction Clearance Rate*

100%

Median Days on Market^

25 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*

\$650

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
 11 Arcady Gr Vermont	4	House	\$1,431,500	21 Jun 2025
 86 Willis Ct Vermont	3	Unit	\$1,095,000	14 Jun 2025
 14 Blanche Dr Vermont	4	House	\$1,274,000	14 Jun 2025
 4 Beddoe Rd Vermont	4	House	\$1,550,000	14 Jun 2025
 30 Barbara St Vermont	4	House	\$1,510,000	10 Jun 2025
 15 Tucker Rd Vermont	3	House	\$1,198,000	07 Jun 2025
 32 View Rd Vermont	4	House	\$1,438,000	01 Jun 2025
 2/50 Betula Av Vermont	2	Unit	\$766,000	31 May 2025
 9/12 Short St Vermont	3	Townhouse	\$966,500	31 May 2025
 6 Scoble Ct Vermont	3	House	\$1,175,000	28 May 2025
 35 Frank St Vermont	4	House	\$1,350,000	28 May 2025
 2/1-3 Boronia Rd Vermont	3	Unit	\$908,888	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/13-17 Moore Rd Vermont	3	Townhouse	\$1,015,000	24 May 2025
 72 Park Dr VERMONT	2	Unit	\$685,000	23 May 2025
 18 Penllyne Av Vermont	5	House	\$1,680,000	23 May 2025
 19 Tucker Rd Vermont	4	House	\$1,395,000	17 May 2025
 33 Philip St Vermont	4	House	\$2,260,000	17 May 2025
 5 Laidlaw Ct Vermont	5	House	\$1,650,000	17 May 2025
 26 Frank St Vermont	3	House	\$1,200,000	17 May 2025
 7 Hayward Ct Vermont	3	House	\$1,500,000	16 May 2025
 4 Barnesdale Dr Vermont	4	House	\$1,300,000	13 May 2025
 2/25 Park Cl Vermont	4	House	\$1,880,000	05 May 2025
 3/18 Mcclares Rd Vermont	2	Unit	\$760,000	26 Apr 2025
 1 Rickson Pl Vermont	4	House	\$1,217,000	26 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 56 Centre Rd Vermont	3	House	\$1,230,000	26 Apr 2025
 10 Barbara St Vermont	6	House	\$1,580,000	23 Apr 2025
 71 Boronia Rd Vermont	3	House	\$1,110,000	22 Apr 2025
 10 Carinya Rd Vermont	3	House	\$1,175,000	16 Apr 2025
 1 Madonna Ct Vermont	3	House	\$1,451,500	16 Apr 2025
 2/8 Marina St Vermont	2	Unit	\$840,000	16 Apr 2025
 1 Locksley Cha Vermont	4	House	\$1,620,000	12 Apr 2025
 5 Blanche Dr Vermont	3	House	\$1,083,000	07 Apr 2025
 2/30a Centre Rd Vermont	3	House	\$1,010,000	05 Apr 2025
 1a Allison Ct Vermont	2	House	\$870,000	05 Apr 2025
 15 Carlinga Dr Vermont	4	House	\$1,350,000	03 Apr 2025
 2/30 Penllyne Av Vermont	3	Townhouse	\$1,160,000	02 Apr 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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