

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.25m

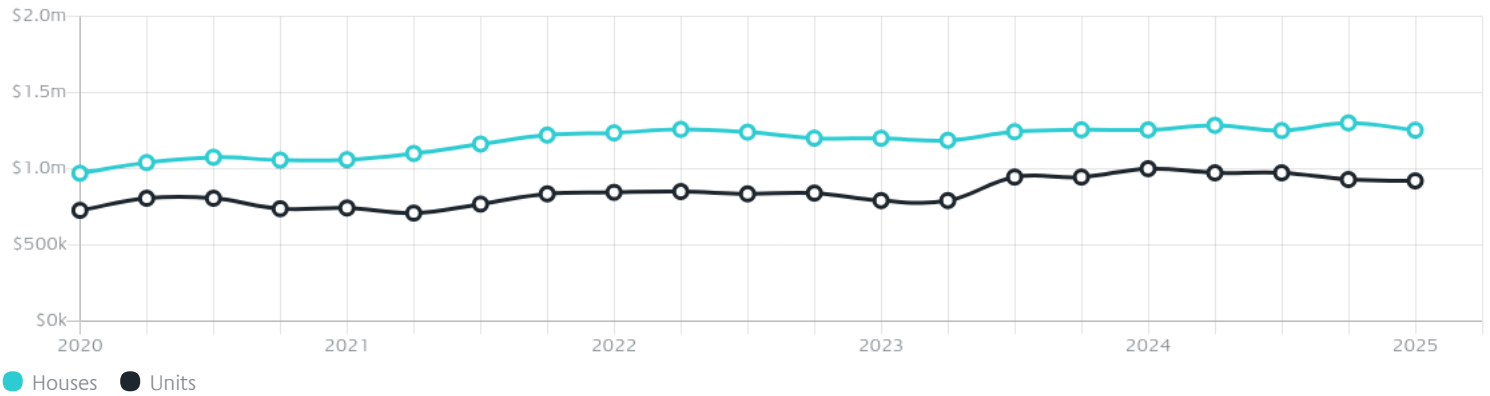
Quarterly Price Change
-3.65% ↓

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 61%
● Private 39%

Auction Clearance Rate^{*}

89.29%

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/50 Betula Av Vermont	2	Unit	\$766,000	31 May 2025
 9/12 Short St Vermont	3	Townhouse	\$966,500	31 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
 72 Park Dr VERMONT	2	Unit	\$685,000	23 May 2025
 18 Penllyne Av Vermont	5	House	\$1,680,000	23 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
 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
 56 Centre Rd Vermont	3	House	\$1,230,000	26 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Rickson Pl Vermont	4	House	\$1,217,000	26 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
 16 Park Cl Vermont	3	House	\$1,126,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 / 629 Canterbury Rd Vermont	2	Flat / Unit / Apartment	\$780,000	17 Mar 2025
 26 Beddoe Rd Vermont	3	House	\$1,318,000	15 Mar 2025
 2 / 738 Canterbury Rd VERMONT	2	Unit	\$725,000	13 Mar 2025
 8 Barton Ct Vermont	4	House	\$1,290,000	08 Mar 2025
 15 Liddle Way Vermont	4	House	\$1,204,000	08 Mar 2025
 5 / 645 Canterbury Rd Vermont	5	House	\$760,000	08 Mar 2025
 6 / 8-12 Mcclares Rd Vermont	2	Unit	\$730,000	01 Mar 2025
 25 Centre Rd Vermont	3	House	\$1,402,000	01 Mar 2025



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166 Whitehorse Road, Blackburn
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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.

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