

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.25m**

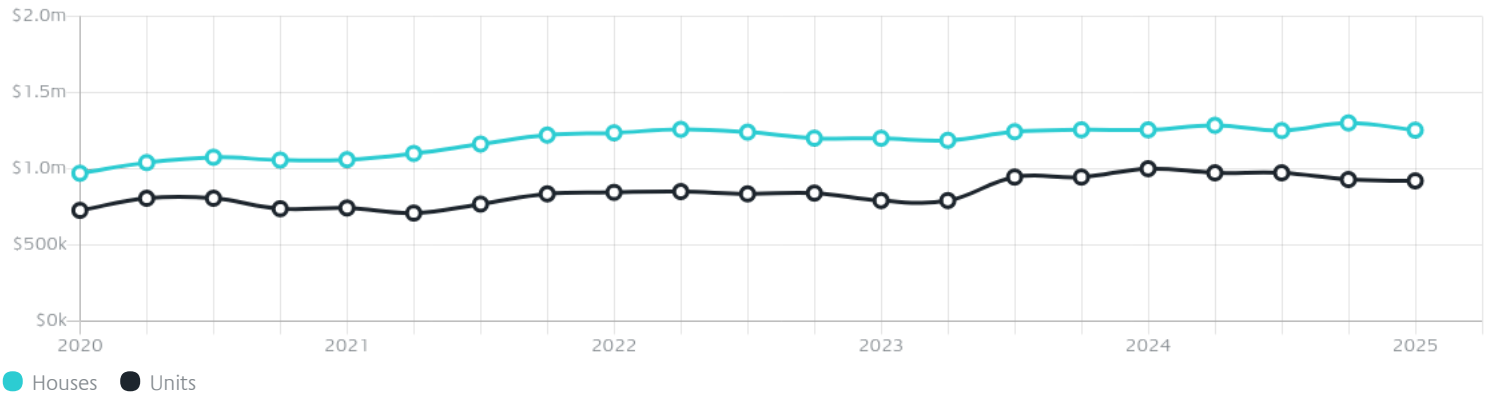
Quarterly Price Change  
**-3.65% ↓**

## Median Unit Price\*

Median  
**\$920k**

Quarterly Price Change  
**-0.95% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 63%  
● Private 37%

Auction Clearance Rate\*

87.88%

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\*

\$650

Population Growth^

5.28%

Rental Yield\*

2.5%

Median Age^













40 years

Median Household Size^











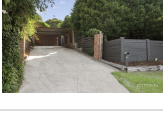

2.8 people

# Sold Properties~










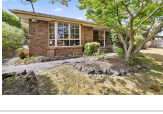
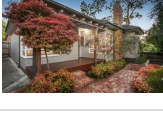

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 56 Centre Rd Vermont	3	House	\$1,230,000	26 Apr 2025
 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
 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
 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
 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
 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
 18 Beddoe Rd Vermont	4	House	\$1,157,000	01 Mar 2025
 12 Lombard Rd Vermont	4	House	\$1,120,000	01 Mar 2025
 42 Tilson Dr Vermont	3	Townhouse	\$843,000	27 Feb 2025
 42/457 Canterbury Rd Vermont	3	Cluster Unit	\$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
 5 Bagleys La Vermont	4	House	\$1,791,000	22 Feb 2025
 57 Philip St Vermont	4	House	\$1,199,000	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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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