

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.53m**

Quarterly Price Change

**-0.42% ↓**

## Median Unit Price\*

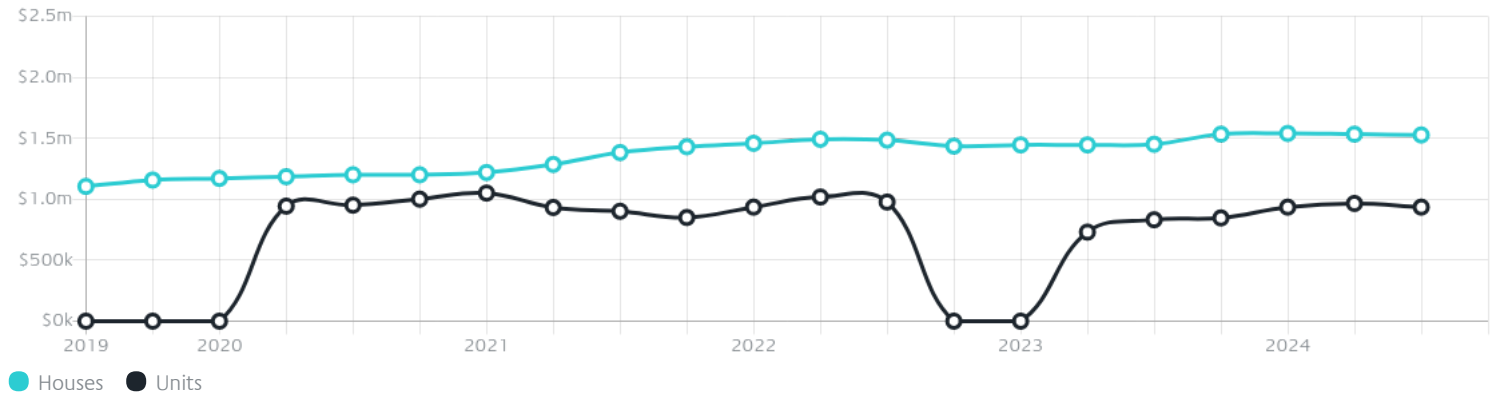
Median

**\$935k**

Quarterly Price Change

**-3.10% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 68%  
● Private 32%

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

83.33%

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

30 days

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

12.8 years

# Insights

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



● Houses 88% ● Units 12%

## Ownership<sup>^</sup>



● Owned Outright 52% ● Mortgaged 36% ● Rented 12%

## Population<sup>^</sup>

11,954

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

\$715

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

2.36%

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

2.44%

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







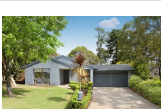
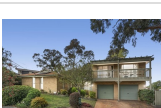
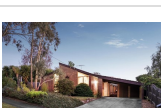
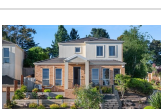
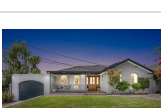
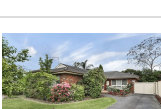
46 years

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










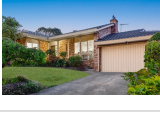
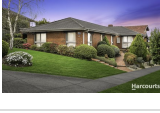

2.8 people

# Sold Properties~










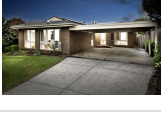


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 6 Adley Ct Vermont South	4	House	\$1,428,000	21 Dec 2024
 1 / 106 Terrara Rd Vermont South	3	Townhouse	\$1,000,000	19 Dec 2024
 883 Highbury Rd Vermont South	4	House	\$1,620,000	19 Dec 2024
 27 Highmont Dr Vermont South	4	House	\$1,570,500	18 Dec 2024
 3 Parkleigh Ct Vermont South	4	House	\$1,450,000	17 Dec 2024
 6 Head Ct Vermont South	5	House	\$19,005,000	14 Dec 2024
 1 Village Wlk Vermont South	3	House	\$1,200,000	07 Dec 2024
 2 Huskey Ct VERMONT SOUTH	5	House	\$1,480,000	30 Nov 2024
 2 Shalimar Ct Vermont South	4	House	\$1,351,000	30 Nov 2024
 9/335 Hawthorn Rd Vermont South	4	Townhouse	\$1,185,000	30 Nov 2024
 13 Warrington Av VERMONT SOUTH	4	House	\$1,611,000	30 Nov 2024
 30 Cascade Dr Vermont South	4	House	\$1,421,500	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/240 Morack Rd Vermont South	3	Townhouse	\$1,078,800	27 Nov 2024
 6 Kensington Gdns Vermont South	3	House	\$1,180,000	26 Nov 2024
 2 Bracknell Ct Vermont South	4	House	\$1,518,000	25 Nov 2024
 5 Stevenage Ct Vermont South	4	House	\$1,330,000	24 Nov 2024
 16 Drovers Ct Vermont South	3	House	\$1,000,000	23 Nov 2024
 23 Felgate Pde Vermont South	4	House	\$1,938,000	19 Nov 2024
 G4/1 Charlnet Dr Vermont South	2	Apartment	\$640,000	15 Nov 2024
 22 Melissa Gr Vermont South	4	House	\$1,405,000	14 Nov 2024
 42 Prestbury Dr Vermont South	4	House	\$1,650,000	12 Nov 2024
 7 Settlers Ct Vermont South	4	House	\$1,610,000	11 Nov 2024
 10 Nevis Ct Vermont South	4	House	\$1,428,000	07 Nov 2024
 1/20 East Rd Vermont South	5	Townhouse	\$1,180,000	04 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Nicholi Wlk Vermont South	4	House	\$1,200,000	01 Nov 2024
 2 Settlers Ct Vermont South	5	House	\$1,575,000	26 Oct 2024
 2/186 Morack Rd Vermont South	3	Townhouse	\$1,180,000	25 Oct 2024
 7 Woodleigh Cr Vermont South	4	House	\$1,350,000	24 Oct 2024
 14 Walbrook Dr Vermont South	7	House	\$1,500,000	24 Oct 2024
 3 Oxford Gr Vermont South	5	House	\$1,811,000	19 Oct 2024
 4 Hartland Rd Vermont South	3	House	\$1,060,000	19 Oct 2024
 10 Weeden Dr Vermont South	3	House	\$1,270,000	16 Oct 2024
 12 Warrington Av Vermont South	4	House	\$1,475,000	12 Oct 2024
 20 Verona St Vermont South	4	House	\$1,400,500	12 Oct 2024
 4 Chablis Cr Vermont South	5	House	\$1,450,000	12 Oct 2024
 12 Kalara Pl Vermont South	4	House	\$1,447,500	11 Oct 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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