

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.48m**

Quarterly Price Change

**-0.67% ↓**

## Median Unit Price\*

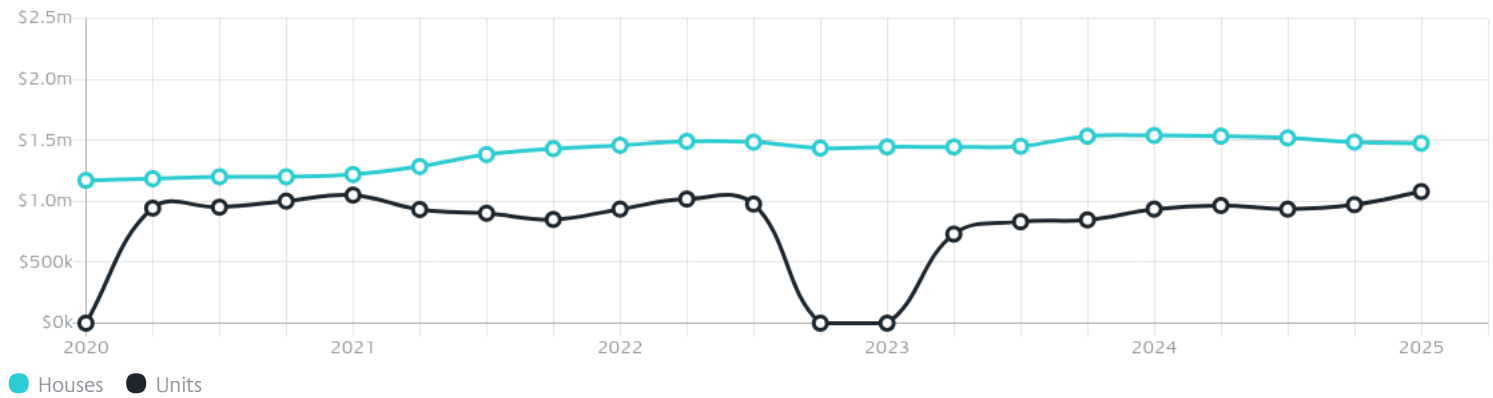
Median

**\$1.08m**

Quarterly Price Change

**11.04% ↑**

## Quarterly Price Change\*

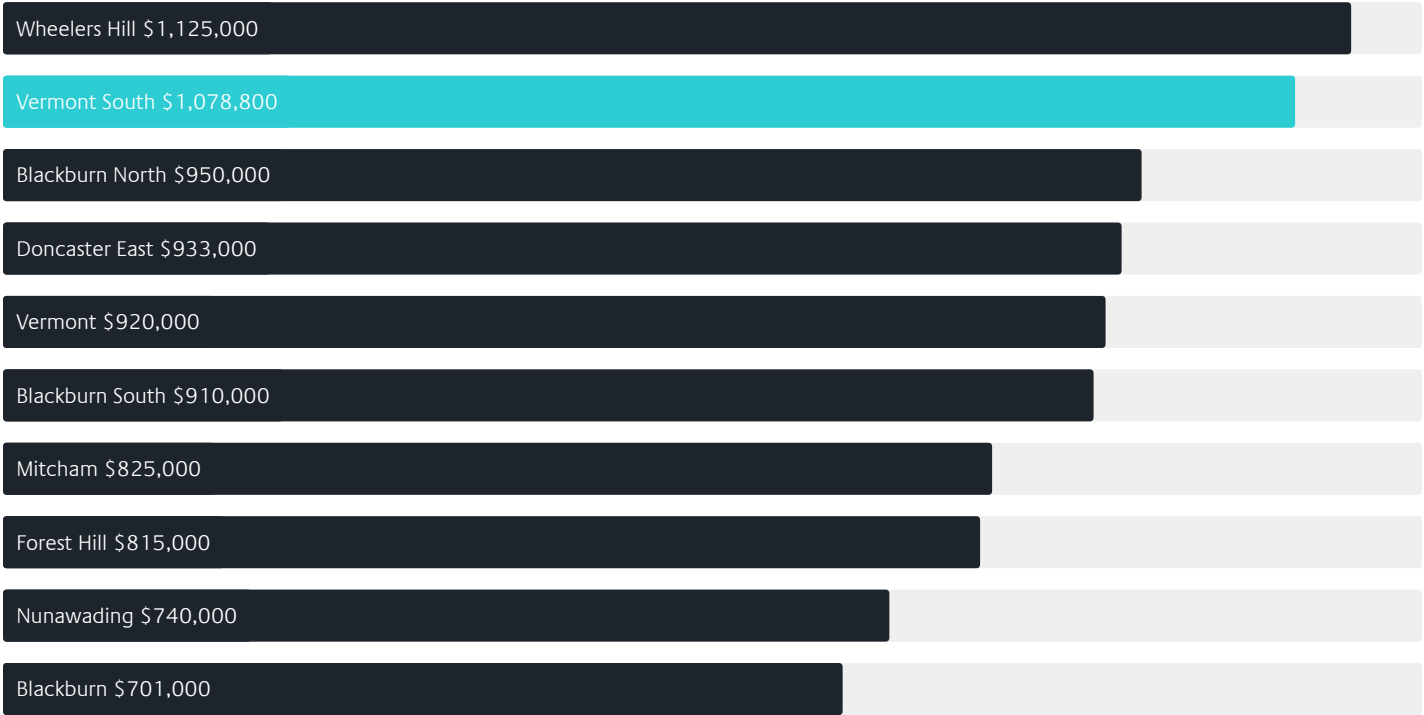


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 60%  
● Private 40%

Auction Clearance Rate\*

92.86%

Median Days on Market^

26 days

Average Hold Period\*

12.8 years

# Insights

Dwelling Type^



● Houses 88% ● Units 12%

Ownership^



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

Population^

11,954

Median Asking Rent per week\*

\$730

Population Growth^

2.36%

Rental Yield\*

2.44%

Median Age^













46 years

Median Household Size^





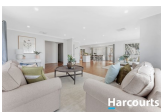







2.8 people

# 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
 3a Scarborough Rd Vermont South	4	House	\$1,820,000	27 May 2025
 17 Great Western Dr Vermont South	4	House	\$1,410,000	24 May 2025
 4 Stradella Av Vermont South	5	House	\$1,556,000	10 May 2025
 10 Cambara Ct Vermont South	3	House	\$1,025,000	10 May 2025
 6 Serenity Ct Vermont South	4	House	\$1,580,000	06 May 2025
 8 Serenity Ct Vermont South	4	House	\$1,580,000	05 May 2025
 9/8 Saxonwood Dr VERMONT SOUTH	3	Apartment	\$765,000	29 Apr 2025
 16 Serenity Ct Vermont South	4	House	\$1,570,000	28 Apr 2025
 9 Stradella Av Vermont South	5	House	\$1,571,500	26 Apr 2025
 12 Serenity Ct Vermont South	4	House	\$1,577,500	24 Apr 2025
 225 Hawthorn Rd Vermont South	4	House	\$1,395,000	17 Apr 2025
 333 Hawthorn Rd Vermont South	4	House	\$1,314,888	16 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Scarborough Rd Vermont South	4	House	\$1,510,000	16 Apr 2025
 2/116 Terrara Rd Vermont South	5	Townhouse	\$1,682,000	12 Apr 2025
 18 Chablis Cr Vermont South	4	House	\$1,450,000	07 Apr 2025
 10 Pioneer Cl Vermont South	5	House	\$2,050,000	05 Apr 2025
 2 Mullens Rd Vermont South	4	House	\$1,511,000	03 Apr 2025
 2 Wildwood Av Vermont South	4	House	\$1,487,000	29 Mar 2025
 1 Settlers Ct Vermont South	4	House	\$1,510,000	29 Mar 2025
 4 Coral Ct Vermont South	4	House	\$1,290,000	29 Mar 2025
 13 Moray Gr Vermont South	5	House	\$1,900,000	29 Mar 2025
 6 Consort Av Vermont South	4	House	\$1,380,000	28 Mar 2025
 11 Sherwood Rise Vermont South	4	House	\$1,530,000	27 Mar 2025
 1 Renmark Ct Vermont South	4	House	\$1,554,000	26 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 236 Hawthorn Rd Vermont South	3	House	\$1,375,000	22 Mar 2025
 82 Mullens Rd Vermont South	4	House	\$1,510,000	22 Mar 2025
 3 Laturns Ct Vermont South	4	House	\$1,538,000	22 Mar 2025
 28 Fankhauser Dr Vermont South	4	House	\$1,352,000	22 Mar 2025
 1 / 13 Hunter Valley Rd Vermont South	3	Strata Unit/Flat	\$800,000	18 Mar 2025
 17 Torwood Dr Vermont South	6	House	\$1,600,000	15 Mar 2025
 144 Terrara Rd Vermont South	4	House	\$1,481,500	09 Mar 2025
 7 Delacombe Dr Vermont South	4	House	\$1,583,000	01 Mar 2025
 22 Miniata Wlk Vermont South	4	House	\$1,640,000	28 Feb 2025
 13 Regal Ct Vermont South	4	House	\$1,325,000	28 Feb 2025
 9 Talaro Av Vermont South	4	House	\$1,318,000	25 Feb 2025
 15 Hempstead Av Vermont South	4	House	\$1,510,000	24 Feb 2025



Please contact your local Jellis Craig office

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