

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

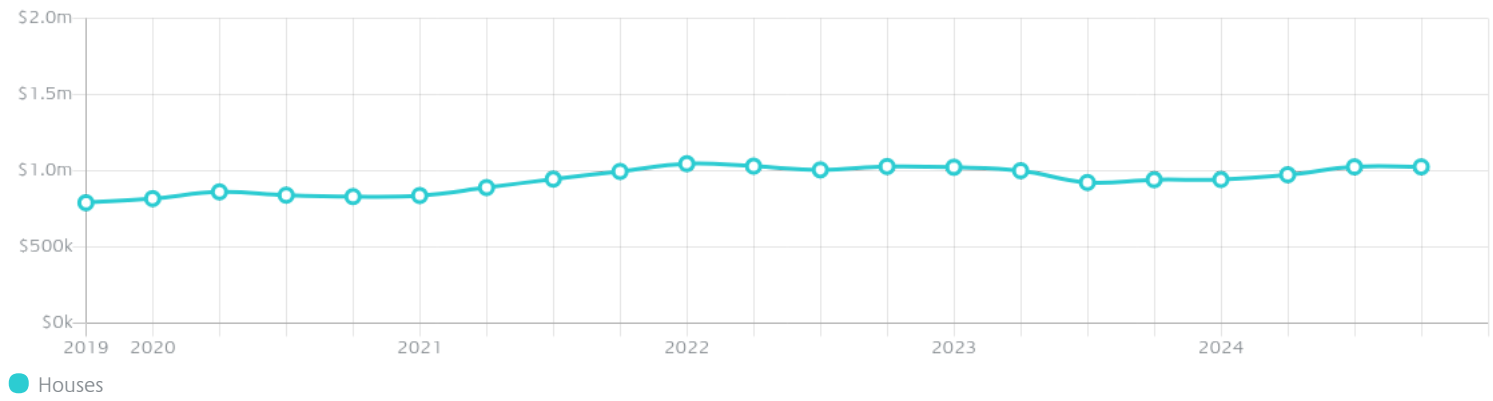
Median

**\$1.03m**

Quarterly Price Change

**0.00% ↓**

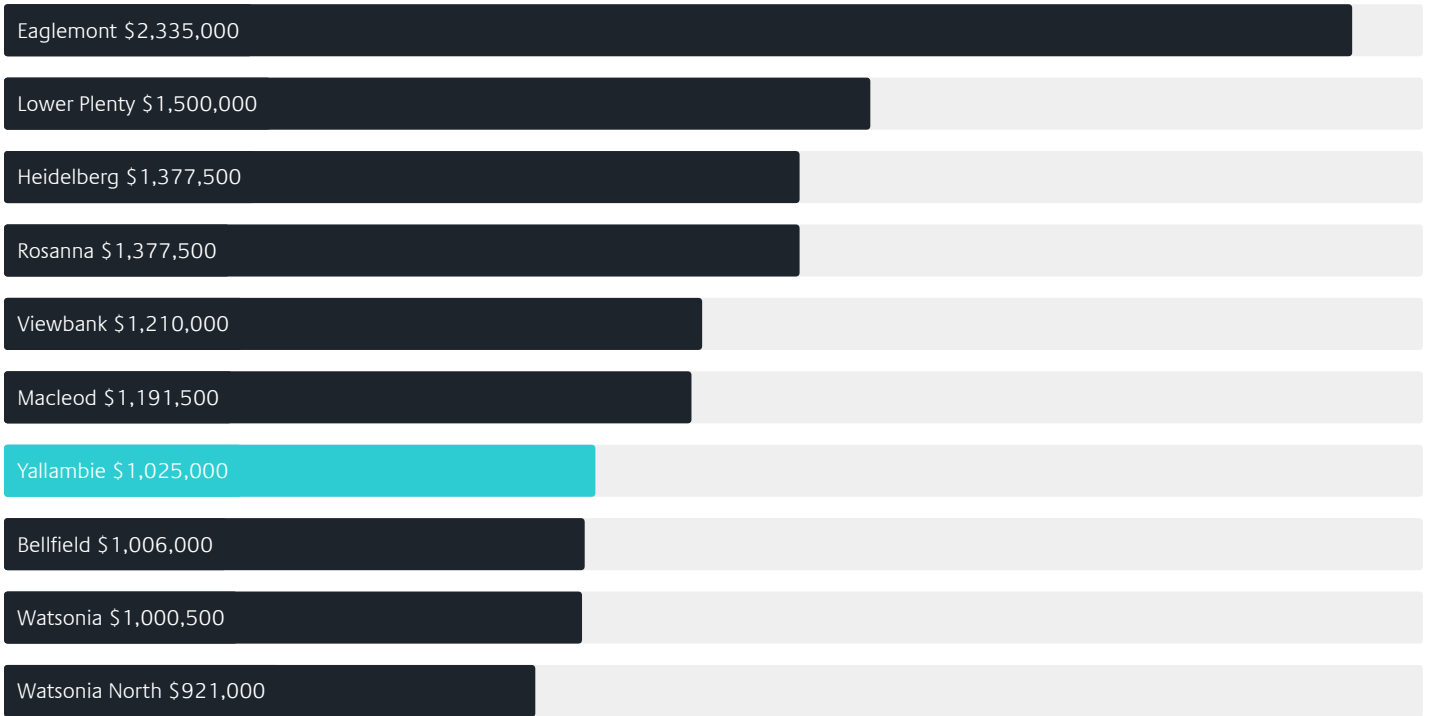
## Quarterly Price Change\*



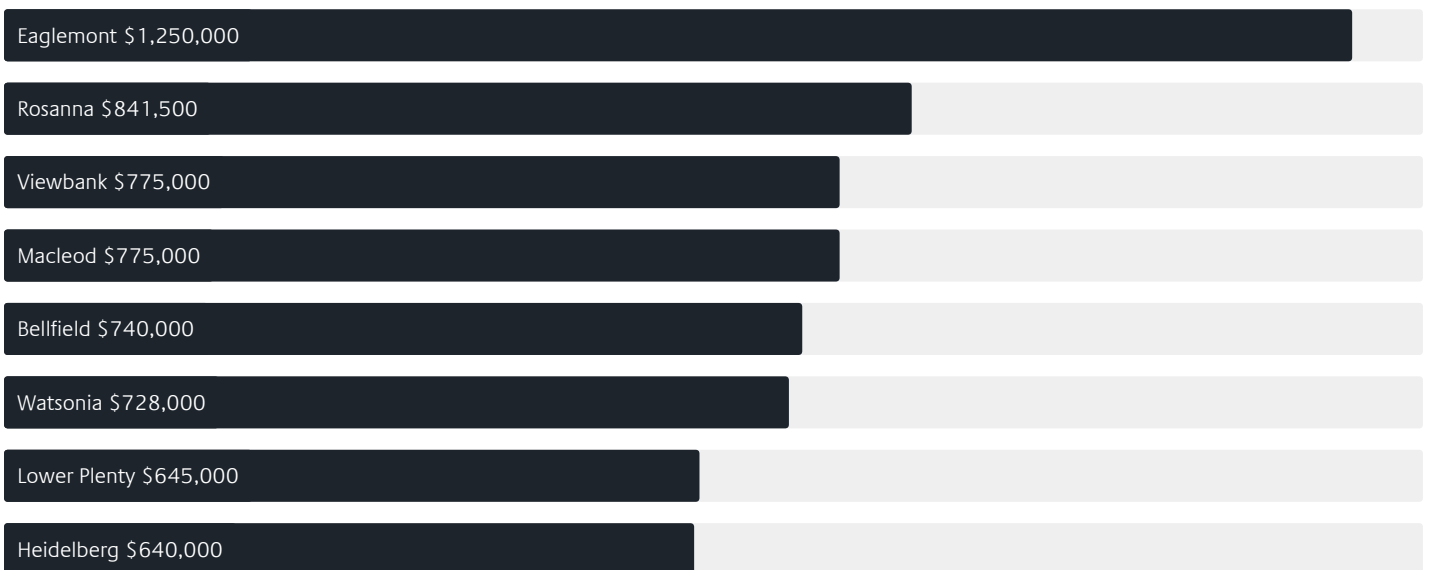
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 60%  
● Private 40%

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

33.33%

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

8.2 years

# Insights

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



● Houses 89% ● Units 11%

## Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 46% ● Rented 15%

## Population<sup>^</sup>

4,161

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

\$620

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

1.07%

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

3.26%

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













35 years

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










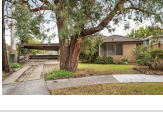
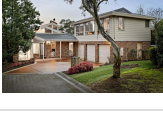

2.8 people

# Sold Properties~











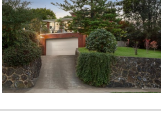

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11 Binowee Av Yallambie	5	House	\$1,085,000	03 Dec 2024
 24 Longacres Rd Yallambie	3	House	\$892,000	23 Nov 2024
 4 Wendover Pl Yallambie	5	House	\$1,145,000	12 Nov 2024
 323 Yallambie Rd Yallambie	4	House	\$1,362,000	06 Nov 2024
 6 Corandirk Pl Yallambie	3	House	\$920,000	26 Oct 2024
 1 / 37 Drysdale St Yallambie	3	Townhouse	\$890,000	26 Oct 2024
 5 Corandirk Pl Yallambie	4	House	\$1,492,000	21 Oct 2024
 7 Woonah Ct Yallambie	4	House	\$1,210,000	21 Oct 2024
 3 Bundy Ct Yallambie	3	House	\$887,500	05 Oct 2024
 2 Tara Ct Yallambie	4	House	\$1,210,000	05 Oct 2024
 26 The Grange YALLAMBIE	3	House	\$839,000	27 Sep 2024
 21 Marigolds Rd Yallambie	5	House	\$1,520,000	20 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Longacres Rd Yallambie	3	House	\$999,000	16 Sep 2024
 19 Corbie Way Yallambie	4	House	\$1,180,000	07 Sep 2024
 31 Ovata Cl Yallambie	3	House	\$1,215,000	07 Sep 2024
 5 Jindalee Av Yallambie	4	House	\$1,040,000	31 Aug 2024
 6 Tara Ct Yallambie	3	House	\$1,050,000	29 Aug 2024
 20 Wirrabara Ct Yallambie	3	House	\$850,000	27 Aug 2024
 289 Yallambie Rd Yallambie	3	House	\$865,000	24 Aug 2024
 17 Lightwood Wlk Yallambie	4	House	\$1,265,000	24 Aug 2024
 2 Monak Pl Yallambie	3	House	\$926,000	21 Aug 2024
 5 Lambruk Ct Yallambie	3	House	\$785,000	17 Aug 2024
 6 Curlew Ct Yallambie	5	House	\$1,498,500	13 Aug 2024
 23 Drysdale St Yallambie	3	House	\$840,000	10 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Cascades Vw Yallambie	3	House	\$960,000	06 Aug 2024
 277 Yallambie Rd Yallambie	4	House	\$958,000	01 Aug 2024
 5/32 Drysdale St Yallambie	2	Unit	\$615,000	24 Jul 2024
 12 Coleen St Yallambie	3	House	\$835,000	29 Jun 2024
 1 Amaroo Way Yallambie	3	House	\$807,000	29 Jun 2024
 3/3 Amanda Ct YALLAMBIE	3	Unit	\$916,000	29 Jun 2024
 1 The Grange Yallambie	4	House	\$1,080,000	03 Jun 2024
 11 Tarcoola Dr Yallambie	4	House	\$967,000	01 Jun 2024
 7 Bundy Ct Yallambie	4	House	\$1,422,000	25 May 2024
 29 Fahey Cr Yallambie	4	House	\$1,185,000	25 May 2024
 27 Kardinia Dr Yallambie	4	House	\$1,025,000	17 May 2024
 10 Gallery Gate Rd Yallambie	4	House	\$1,200,000	29 Apr 2024



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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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