Canterbury

# Suburb Report

Your connection to property insights

JellisCraig

Property Prices

## Median house price

Median[1]
$3.13m

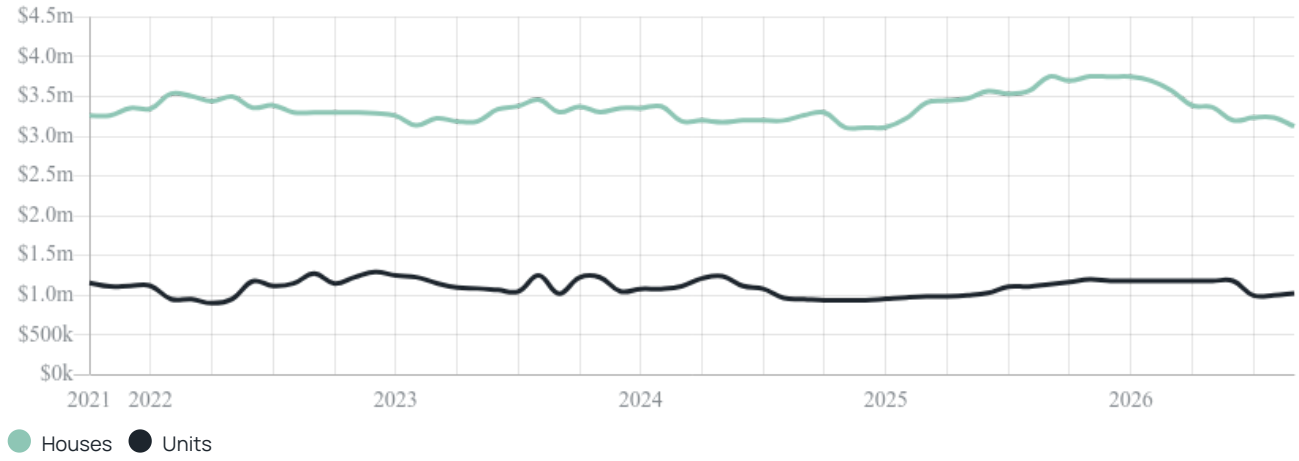
Monthly median price change[2]
-3.40% ↓

## Median unit price

Median[1]
$1.03m

Monthly median price change[2]
2.50% ↑

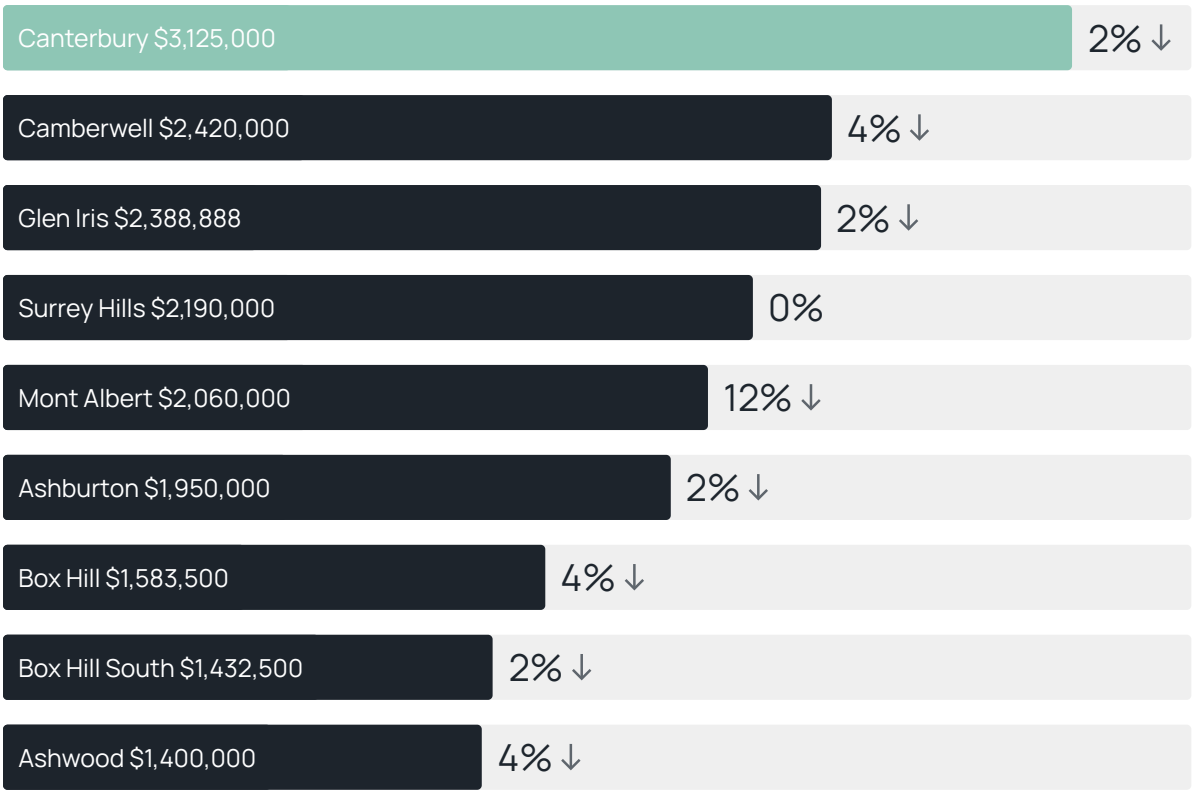
## Canterbury monthly median property prices[3]



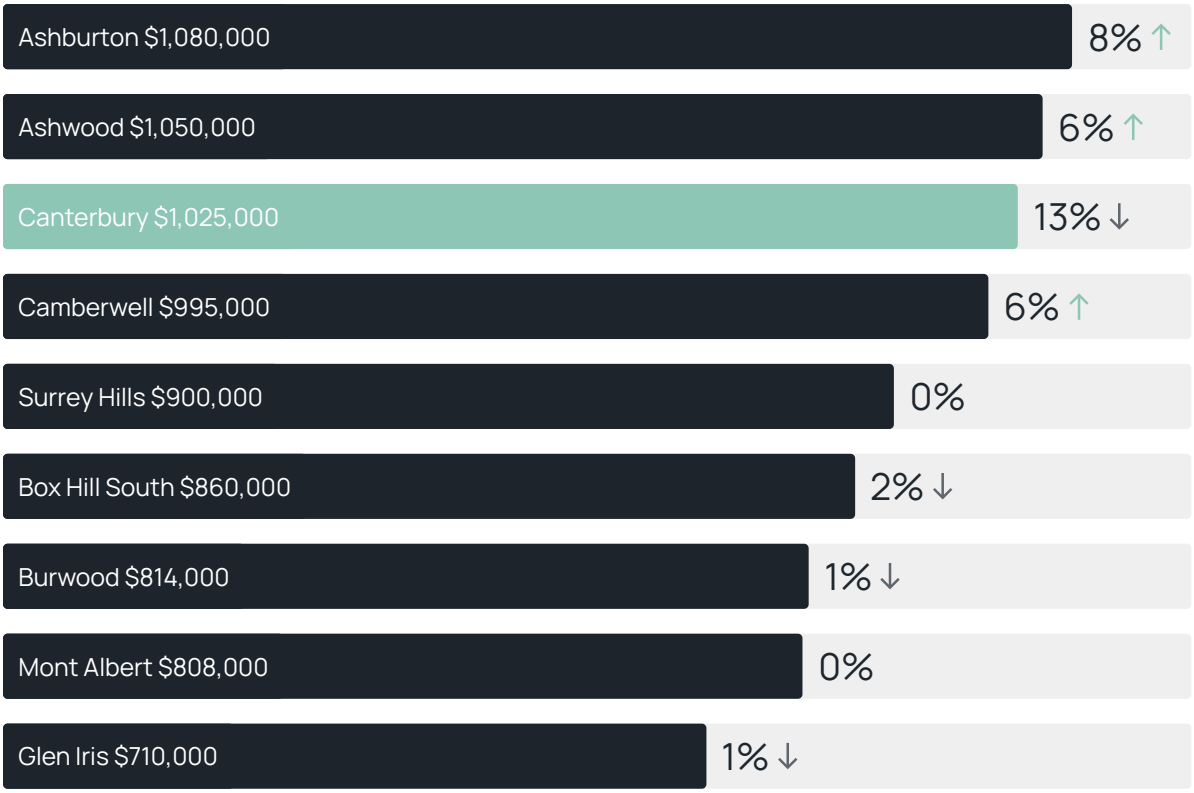



Surrounding Suburbs

## Median house price[1,2]




## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Auction clearance rate[4]

63%

### Median days on market[5]

| House | Unit |
|---|---|
| 33 days | 27 days |

### Jellis Craig average inspection attendance per listing[6]

39 groups

### Average hold period[1]

| House | Unit |
|---|---|
| 15.2 years | 14.3 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

7,800

### Population growth[7]

-3.18%

### Median age[7]

46 years

### Median household size[7]

2.7 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $1,250 | $675 |

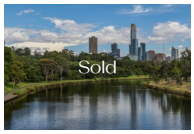
### Rental yield[8]

| House | Unit |
|---|---|
| 2.18% | 3.78% |

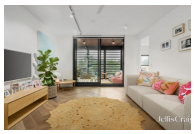
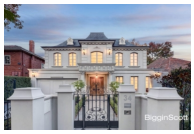
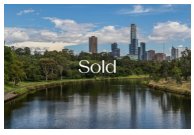
# Recent Canterbury sales[5]

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 1/10 Dryden Street Canterbury | 3 | Unit | $1,210,000 | 30 Oct 2026 |
|  | 34 Matlock Street Canterbury | 5 | House | Undisclosed | 26 Oct 2026 |
|  | 22 Selwyn Street Canterbury | 3 | House | Undisclosed | 24 Oct 2026 |
|  | G12/2 Gascoyne Street Canterbury | 2 | Apartment | $856,000 | 24 Oct 2026 |
|  | 3 Maysia Street Canterbury | 3 | House | $2,058,000 | 23 Oct 2026 |
|  | 4 Erica Street Canterbury | 4 | House | Undisclosed | 21 Oct 2026 |
|  | 18 Bryson Street Canterbury | 3 | House | Undisclosed | 20 Oct 2026 |
|  | 12 Church Street Canterbury | 3 | House | $2,085,000 | 17 Oct 2026 |
|  | 1/28 Faversham Road Canterbury | 3 | Unit | $1,160,000 | 15 Oct 2026 |
|  | 3/1 Dudley Parade Canterbury | 5 | Townhouse | $1,870,000 | 10 Oct 2026 |

| Address | | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 17 Alexandra Avenue Canterbury | 3 | House | Undisclosed | 10 Oct 2026 |
|  | 5 Victoria Avenue Canterbury | 4 | House | Undisclosed | 06 Oct 2026 |
|  | 29 Wentworth Avenue Canterbury | 4 | House | Undisclosed | 16 Sep 2026 |
|  | 1 Short Street Canterbury | 2 | House | Undisclosed | 12 Sep 2026 |
|  | 3/222 Canterbury Road Canterbury | 2 | Townhouse | $855,000 | 12 Sep 2026 |
|   | 20 Rubens Grove Canterbury | 5 | House | Undisclosed | 01 Sep 2026 |
|   | 1/37 Chatham Road Canterbury | 2 | Unit | $915,000 | 27 Aug 2026 |
|  | 1 Flinders Avenue Canterbury | 4 | House | Undisclosed | 24 Aug 2026 |
|  | 3/12 Rubens Grove Canterbury | 3 | Unit | $1,100,000 | 23 Aug 2026 |
|  | 10 Cross Street Canterbury | 0 | Residential_land | $2,680,000 | 14 Aug 2026 |

# Sold Properties

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 7 Victoria Avenue Canterbury | 5 | House | $5,250,000 | 28 Jul 2026 |
|  | 204/85-101 Maling Road Canterbury | 2 | Apartment | Undisclosed | 25 Jul 2026 |
|  | 1A Monomeath Avenue Canterbury | 5 | House | $4,300,000 | 22 Jul 2026 |
|  | 88 Canterbury Road Canterbury | 1 | Apartment | Undisclosed | 17 Jul 2026 |
|  | 25 Highfield Road Canterbury | 5 | House | Undisclosed | 15 Jul 2026 |
|  | 3/74 Wattle Valley Road Canterbury | 2 | Unit | $855,000 | 10 Jul 2026 |
|  | 34 Rubens Grove Canterbury | 6 | House | $5,680,000 | 09 Jul 2026 |
|   | 4/74 Wattle Valley Road Canterbury | 2 | Unit | $912,000 | 04 Jul 2026 |
|  | 29 Mont Albert Road Canterbury | 5 | House | Undisclosed | 26 Jun 2026 |
|  | 5/894 Burke Road Canterbury | 2 | Apartment | $485,000 | 26 Jun 2026 |

**Jellis Craig Balwyn**
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03 9810 5000

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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