



Glenroy

Suburb Report



Your connection to property insights



JellisCraig

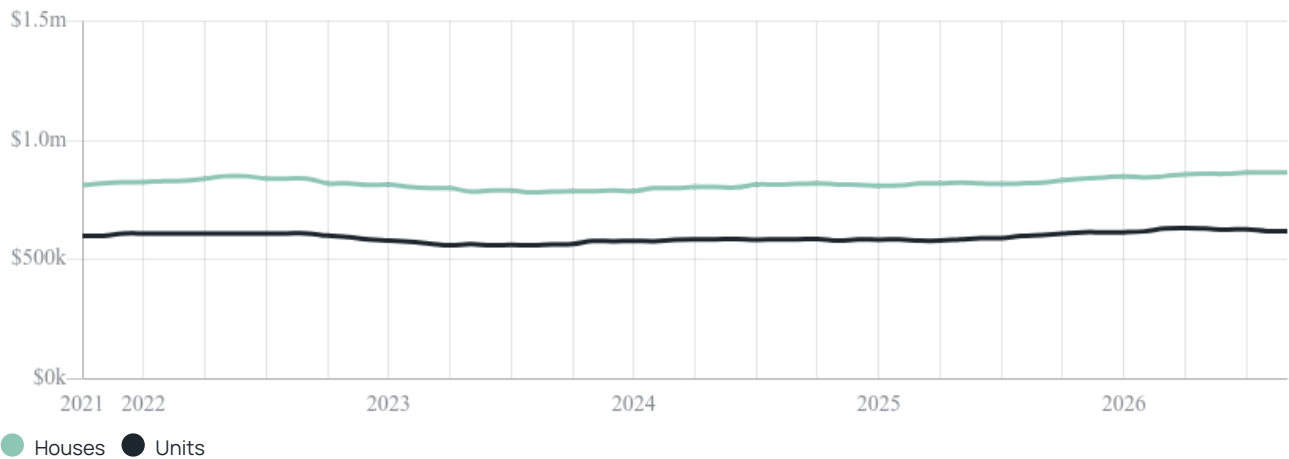
GLENROY SUBURB REPORT

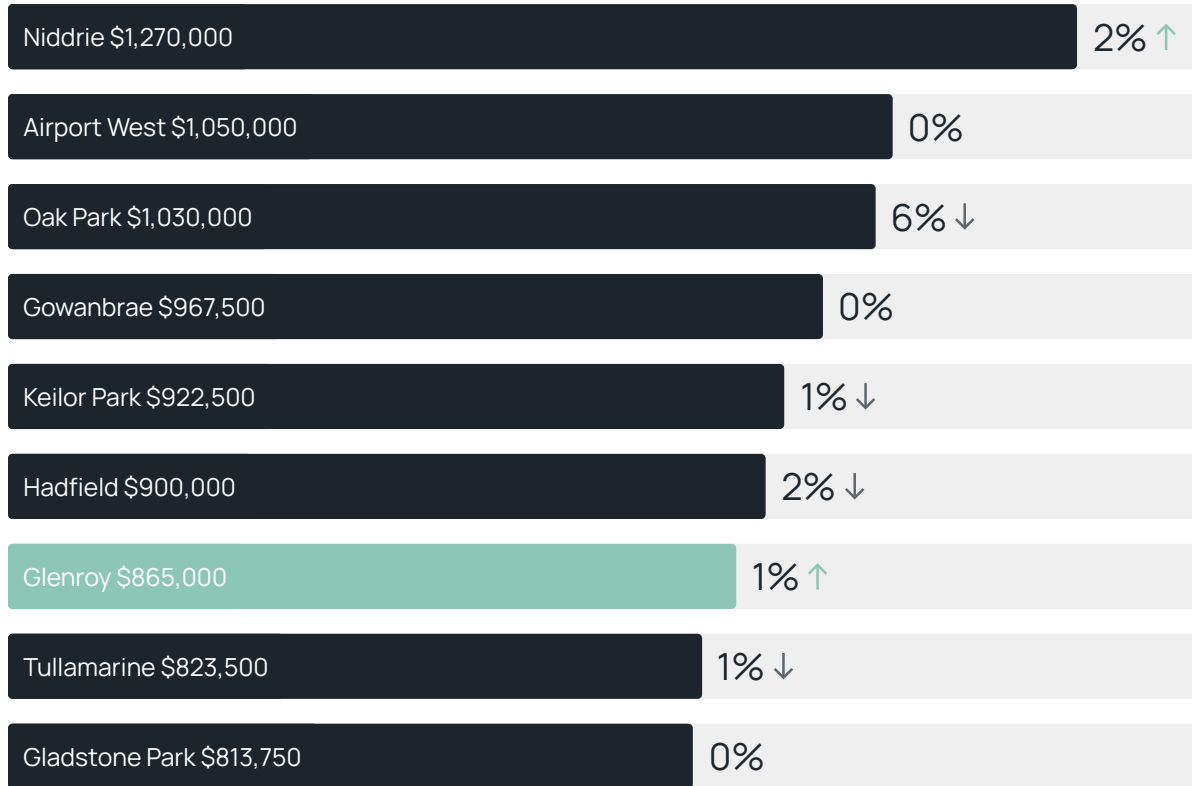
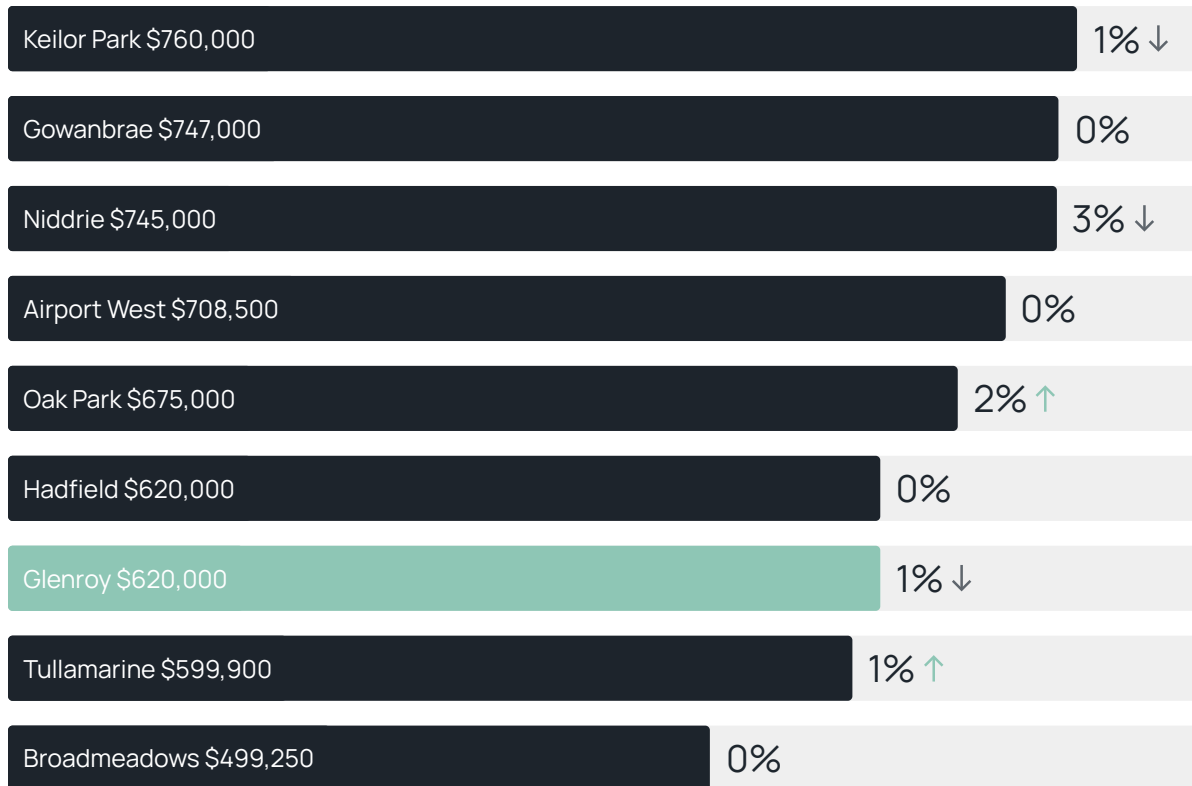
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$865k	-0.12% ↓	\$620k	0.00% ↓

Glenroy monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 32%
● Private 68%

Auction clearance rate⁴

54%

Median days on market⁵

House

Unit

30 days

33 days

Jellis Craig average inspection attendance per listing⁶

21 groups

Average hold period¹

House

Unit

14.4 years

8.8 years

Dwelling type⁷

● Houses 87% ● Units 13%

Ownership⁷

● Owned outright 28% ● Mortgaged 33% ● Rented 39%

Population⁷

23,792

Population growth⁷

6.95%

Median age⁷

34 years

Median household size⁷

2.6 people

Median asking rent per week¹

House

Unit

\$588

\$550

Rental yield⁸

House

Unit

3.66%

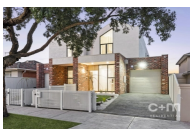
4.76%

Recent Glenroy sales⁵

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/9 Tudor Street Glenroy	3	House	\$640,000	30 Oct 2026
 17 Caldwell Street Glenroy	2	Unit	\$627,000	30 Oct 2026
 76B Chapman Avenue Glenroy	2	Unit	\$650,000	29 Oct 2026
 3/89 Station Road Glenroy	2	Villa	\$496,000	27 Oct 2026
 3/5 Prospect Street Glenroy	2	Townhouse	\$560,000	27 Oct 2026
 1/165 West Street Glenroy	3	Townhouse	\$760,000	26 Oct 2026
 35 Menana Road Glenroy	3	House	\$730,000	26 Oct 2026
 110A Melbourne Avenue Glenroy	3	House	\$885,000	24 Oct 2026
 4/83-85 Isla Avenue Glenroy	3	Townhouse	\$530,000	24 Oct 2026
 6 Corrigan Street Glenroy	3	House	\$870,000	23 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 24 Electric Avenue Glenroy	3	House	\$660,000	23 Oct 2026
 4/4 Valencia Street Glenroy	2	Unit	\$587,500	23 Oct 2026
 1/13 Daley Street Glenroy	3	Unit	\$535,000	23 Oct 2026
 72 Morell Street Glenroy	3	House	\$895,000	22 Oct 2026
 734 Pascoe Vale Road Glenroy	2	House	\$625,000	21 Oct 2026
 6/6 Grandview Street Glenroy	2	Townhouse	\$545,000	21 Oct 2026
 3/57 Outlook Drive Glenroy	3	Townhouse	\$730,000	21 Oct 2026
 108A Morell Street Glenroy	4	House	\$1,250,000	21 Oct 2026
 25B Justin Avenue Glenroy	4	House	\$1,045,000	21 Oct 2026
 75A Farview Street Glenroy	4	House	\$1,000,000	20 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 8 Granville Street Glenroy	3	House	\$1,010,000	19 Oct 2026
 2/72 Widford Street Glenroy	3	Townhouse	\$677,000	17 Oct 2026
 7/170 Hilton Street Glenroy	2	Unit	\$520,000	17 Oct 2026
 45 Beatty Avenue Glenroy	4	House	\$880,000	17 Oct 2026
 1/129 Morell Street Glenroy	3	Townhouse	\$717,500	16 Oct 2026
 5/23 Clovelly Avenue Glenroy	2	Villa	\$530,000	16 Oct 2026
 56A Melbourne Avenue Glenroy	4	House	\$1,275,000	16 Oct 2026
 81A Beatty Avenue Glenroy	4	House	\$940,000	16 Oct 2026
 3/15 Valencia Street Glenroy	2	Townhouse	\$650,000	16 Oct 2026
 8/16 Lytton Street Glenroy	2	Unit	\$655,000	15 Oct 2026



Jellis Craig Pascoe Vale
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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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