



Gowanbrae

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

GOWANBRAE SUBURB REPORT

## Median house price<sup>1</sup>

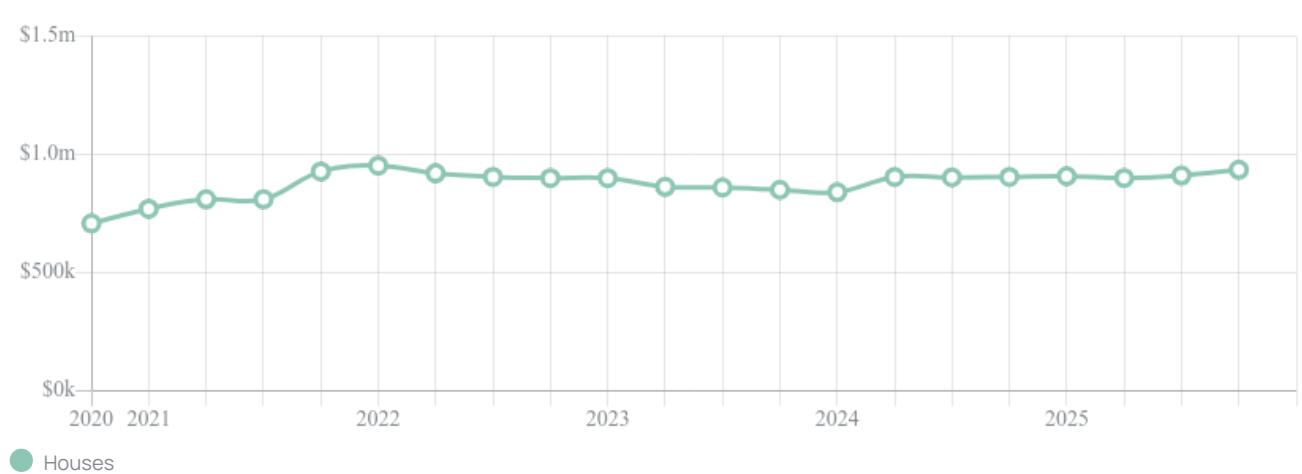
Median

**\$935k**

Quarterly price change

**2.71% ↑**

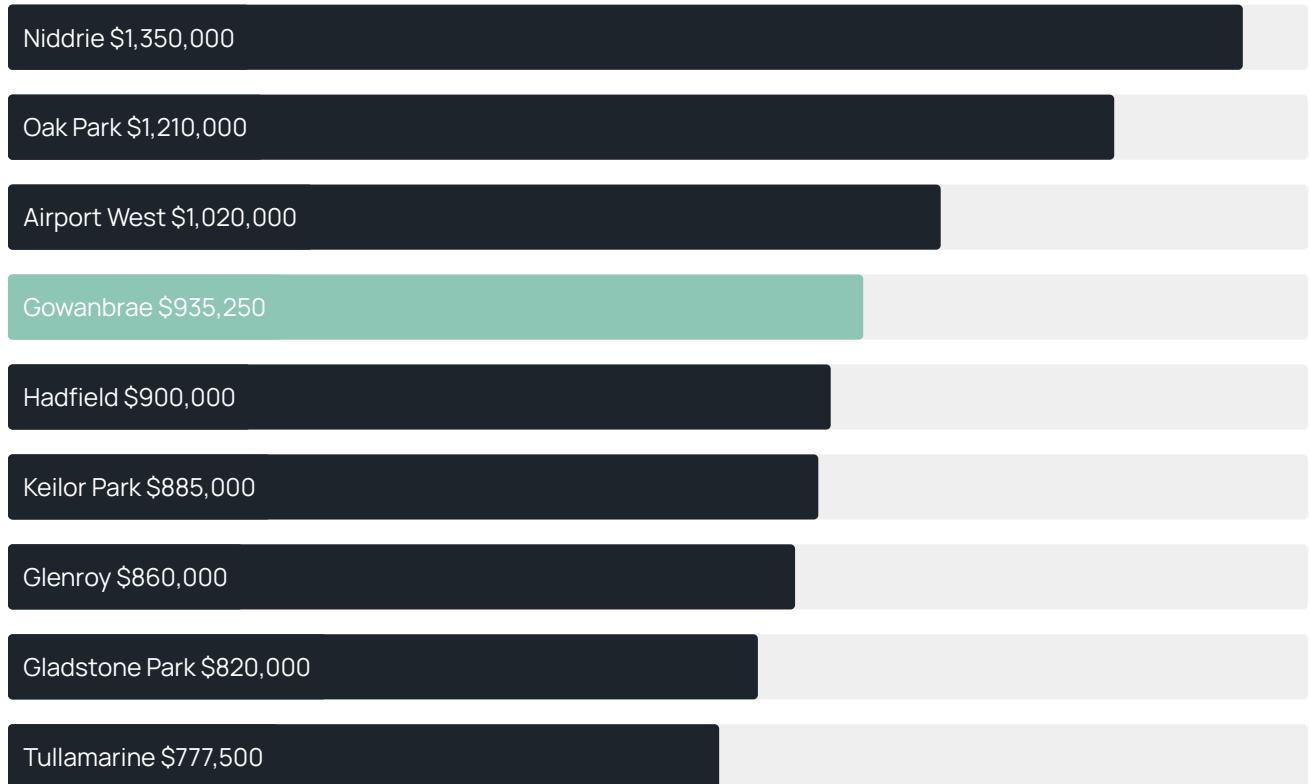
## Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## GOWANBRAE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

GOWANBRAE SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 40%  
● Private 60%

## Auction clearance rate<sup>3</sup>

100%

Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

## Average hold period<sup>1</sup>

7.1 years

# Insights

## Dwelling type<sup>5</sup>



● Houses 69% ● Units 31%

## Ownership<sup>5</sup>



● Owned outright 34% ● Mortgaged 55% ● Rented 11%

## Population<sup>5</sup>

2,971

## Median asking rent<sup>1</sup>

\$630 per week

## Population growth<sup>5</sup>

7.14%

## Rental yield<sup>1</sup>

3.26%

## Median age<sup>5</sup>

40 years

## Median household size<sup>5</sup>

2.7 people

## GOWANBRAE SUBURB REPORT

### Recent Gowanbrae sales

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](https://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 20 Balerno Cct Gowanbrae	3	House	\$710,000	21 Jan 2026
 111 Gowanbrae Dr Gowanbrae	3	House	\$675,000	11 Dec 2025
 5 Balerno Cct Gowanbrae	3	House	\$660,000	05 Dec 2025
 48 Balerno Cct Gowanbrae	3	Townhouse	\$811,000	03 Dec 2025
 5 Alder Ct Gowanbrae	3	House	\$960,000	01 Nov 2025
 69 Marigold Cr GOWANBRAE	4	House	\$1,020,000	23 Oct 2025
 115 Gowanbrae Dr Gowanbrae	3	Townhouse	\$780,000	22 Oct 2025
 102 Marigold Cr Gowanbrae	5	House	\$1,080,000	16 Oct 2025
 1 Lupin Ct Gowanbrae	4	House	\$1,090,000	04 Oct 2025
 160 Gowanbrae Dr Gowanbrae	4	House	\$1,300,000	20 Sep 2025

# Sold Properties

## GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Birk Ct GOWANBRAE	3	House	\$888,000	06 Sep 2025
 139 Gowanbrae Dr Gowanbrae	3	House	\$1,097,000	30 Aug 2025
 9 Daffodil Ct Gowanbrae	3	House	\$910,500	09 Aug 2025
 7/74 Rutherglen Cr Gowanbrae	4	House	\$801,000	09 Aug 2025
 71 Bluebell Cr GOWANBRAE	2	House	\$695,000	08 Aug 2025
 14 Kalmia Mews Gowanbrae	4	Flat/Unit/Apartment	\$880,000	08 Aug 2025
 26 Hannah Pascoe Dr GOWANBRAE	4	House	\$1,585,000	01 Aug 2025
 15 Gowanbrae Dr Gowanbrae	6	House	\$1,340,000	18 Jul 2025
 6 Kalmia Mews Gowanbrae	3	House	\$821,000	14 Jul 2025
 64 Marigold Cr Gowanbrae	4	House	\$1,104,000	10 Jul 2025

# Sold Properties

## GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Balerno Ccl Gowanbrae	3	House	\$740,000	06 Jul 2025
 15 Seggan Ccl Gowanbrae	3	Townhouse	\$664,000	25 Jun 2025
 159 Gowanbrae Dr Gowanbrae	5	House	\$1,226,000	21 Jun 2025
 178 Gowanbrae Dr GOWANBRAE	3	House	\$755,500	31 May 2025
 61 Rutherford Cr Gowanbrae	3	House	\$880,000	28 May 2025
 84 Marigold Cr Gowanbrae	4	House	\$1,116,000	24 May 2025
 32 Adelaide Blvd Gowanbrae	4	House	\$1,523,000	24 May 2025
 72 Marigold Cr Gowanbrae	4	House	\$1,110,000	07 May 2025
 24 Vanderloo Rd Gowanbrae	2	House	\$665,000	03 May 2025
 29 Seggan Ccl Gowanbrae	3	House	\$633,000	01 Apr 2025



**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 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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