



Gowanbrae

Suburb Report



Your connection to property insights



JellisCraig

GOWANBRAE SUBURB REPORT

Median house price¹

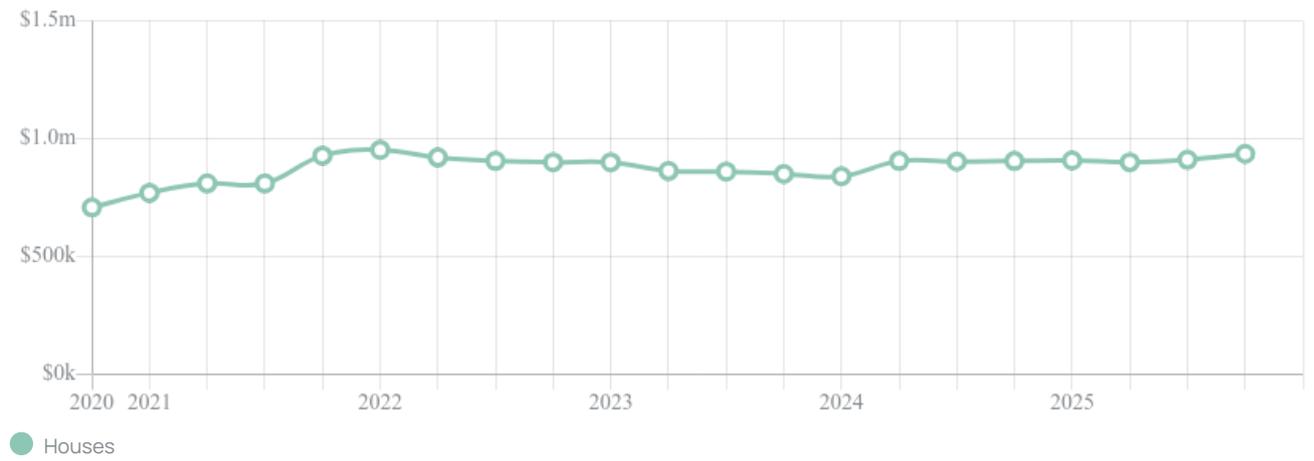
Median

\$935k

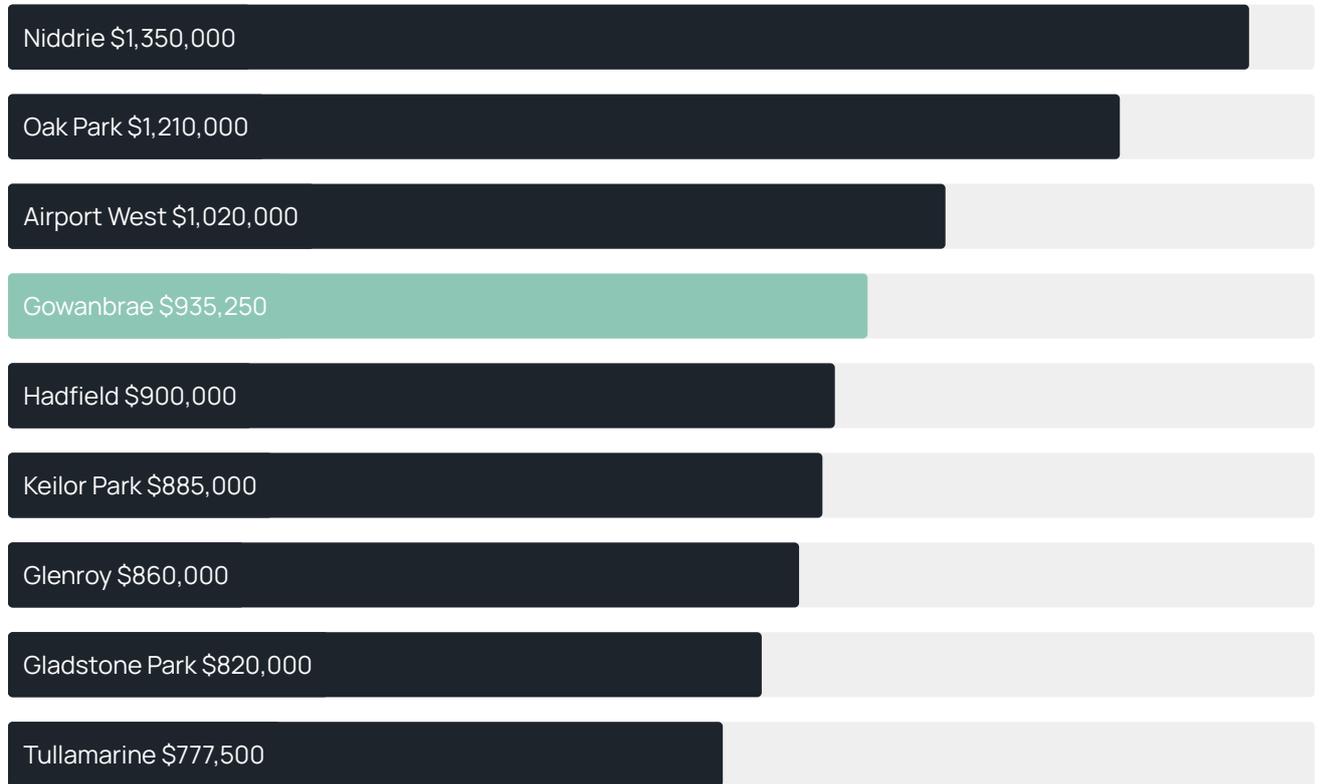
Quarterly price change

2.71% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 60%
● Private 40%

Auction clearance rate³

100%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

7.1 years

Dwelling type⁵



● Houses 69% ● Units 31%

Ownership⁵



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

Population⁵

2,971

Median asking rent¹

\$630 per week

Population growth⁵

7.14%

Rental yield¹

3.26%

Median age⁵

40 years

Median household size⁵

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

Address	Bedrooms	Type	Price	Sold
 14 Gowanbrae Dr Gowanbrae	4	House	\$1,350,000	12 Feb 2026
 20 Balerno Ccl Gowanbrae	3	House	\$710,000	21 Jan 2026
 111 Gowanbrae Dr Gowanbrae	3	House	\$675,000	11 Dec 2025
 5 Balerno Ccl Gowanbrae	3	House	\$660,000	05 Dec 2025
 48 Balerno Ccl 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

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 160 Gowanbrae Dr Gowanbrae	4	House	\$1,300,000	20 Sep 2025
 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

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 64 Marigold Cr Gowanbrae	4	House	\$1,104,000	10 Jul 2025
 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 Rutherglen 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



Jellis Craig Pascoe Vale
84 Cumberland Road, Pascoe Vale
03 9989 9575

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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.