



Gowanbrae

Suburb Report



Your connection to property insights



JellisCraig

GOWANBRAE SUBURB REPORT

Median house price

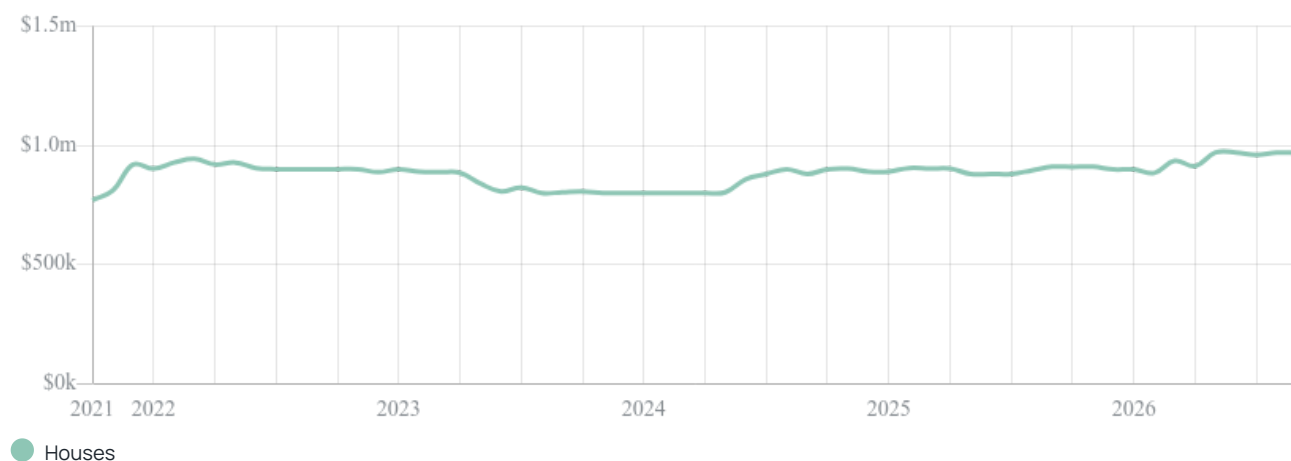
Median¹

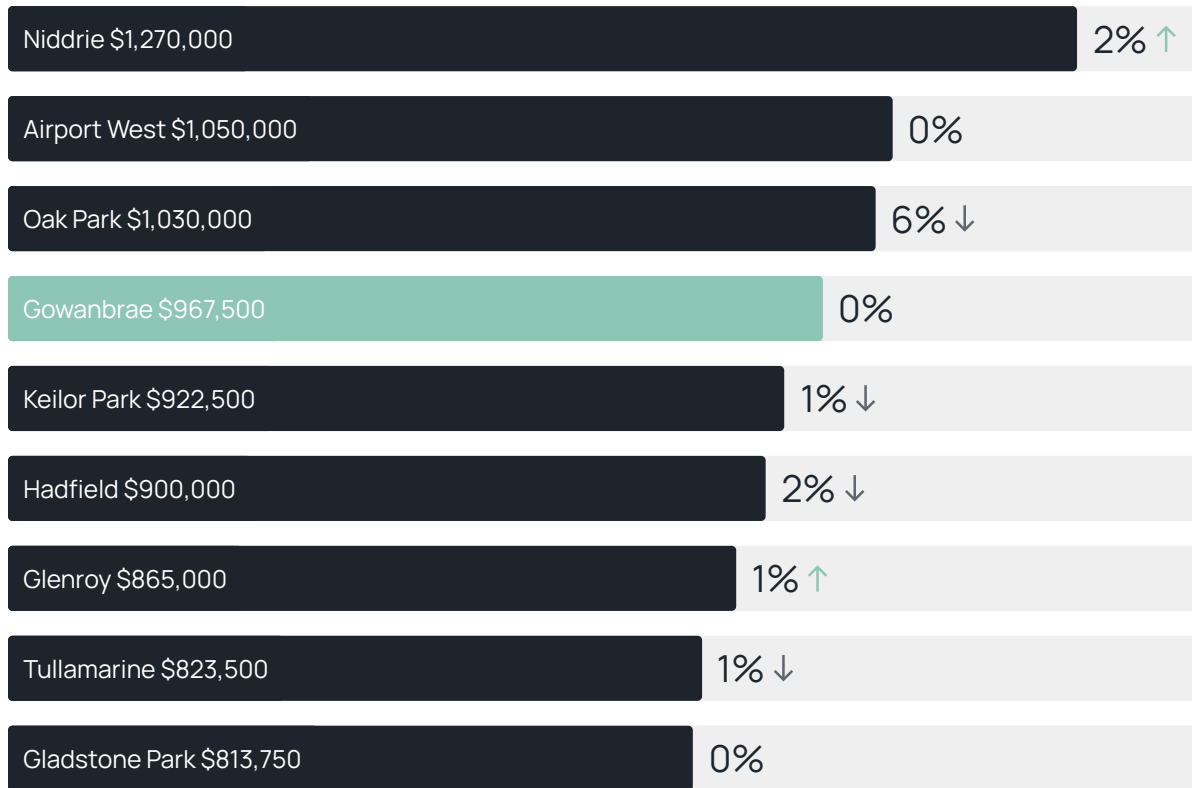
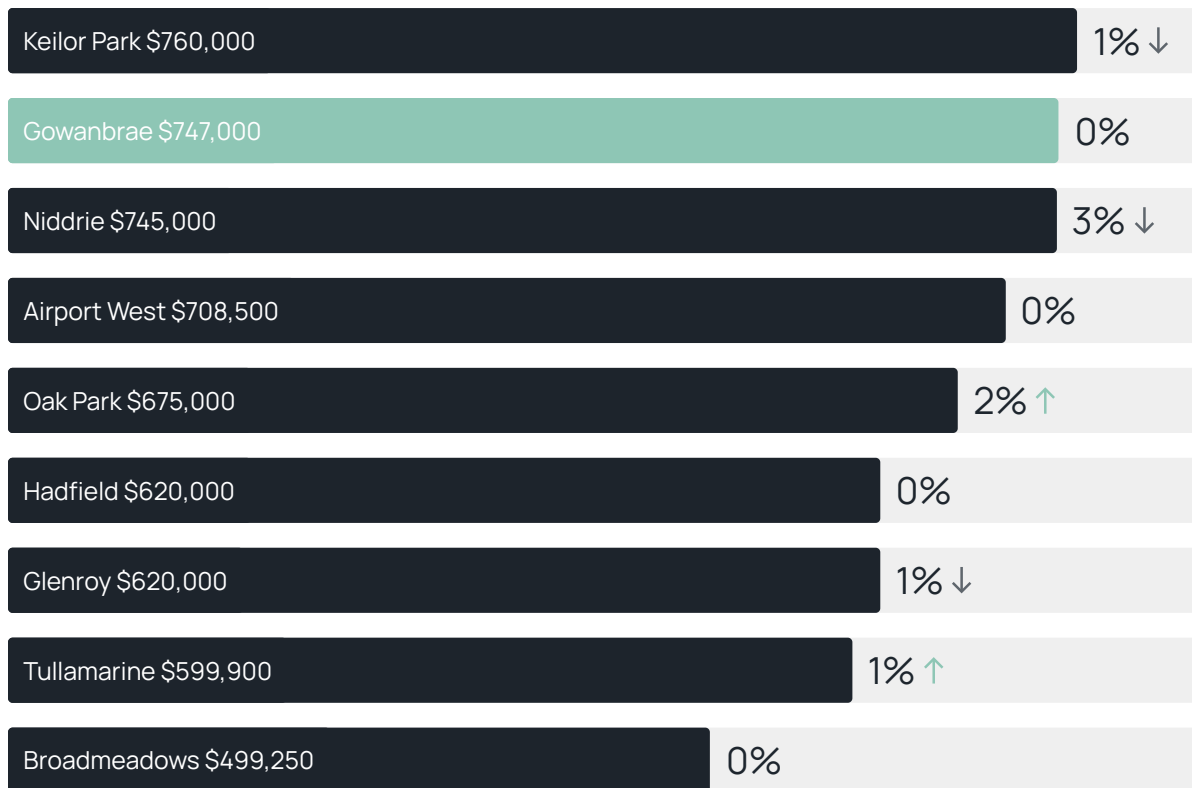
\$968k

Monthly median price change²

-0.26% ↓

Gowanbrae monthly median property prices³



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

Sale method¹

● Auction 56%
● Private 44%

Auction clearance rate⁴

67%

Median days on market⁵

House

Unit

31 days

17 days

Jellis Craig average inspection attendance per listing⁶

5 groups

Average hold period¹

House

Unit

12.1 years

12.3 years

Dwelling type⁷

● Houses 96% ● Units 4%

Ownership⁷

● Owned outright 34% ● Mortgaged 53% ● Rented 13%

Population⁷

2,971

Population growth⁷

7.14%

Median age⁷

40 years

Median household size⁷

2.7 people

Median asking rent per week¹

House

Unit

\$618

\$500

Rental yield⁸

House

Unit

3.92%

4.6%

Recent Gowanbrae sales⁵

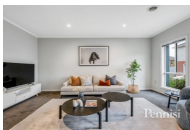
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 15 Lilac Mews Gowanbrae	3	House	\$975,000	15 Oct 2026
 14 Wonga Place Gowanbrae	4	House	\$1,400,000	09 Oct 2026
 8 Primula Boulevard Gowanbrae	3	House	\$975,000	15 Sep 2026
 2 Caroline Rise Gowanbrae	0	Residential_land	\$1,000	31 Aug 2026
 7 Rose Court Gowanbrae	4	House	\$980,000	29 Aug 2026
 20 Seggan Circle Gowanbrae	2	House	\$600,000	27 Aug 2026
 2/74 Rutherglen Crescent Gowanbrae	3	Townhouse	\$749,000	03 Jul 2026
 17 Balerno Circle Gowanbrae	3	House	\$715,000	02 Jul 2026
 10/46-54 Gowanbrae Drive Gowanbrae	3	House	\$650,000	26 Jun 2026
 1 Mirrim Place Gowanbrae	3	House	\$1,385,000	30 May 2026

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/2 Lanark Way Gowanbrae	3	House	\$745,000	21 May 2026
 11 Wonga Place Gowanbrae	5	House	\$1,300,000	16 May 2026
 63 Bluebell Crescent Gowanbrae	3	House	\$1,090,000	13 May 2026
 10 Gowanbrae Drive Gowanbrae	4	House	\$1,200,000	08 May 2026
 41 Balerno Circle Gowanbrae	3	House	\$695,000	17 Apr 2026
 17 Marigold Crescent Gowanbrae	3	Townhouse	\$868,000	15 Apr 2026
 59 Rutherglen Crescent Gowanbrae	3	House	\$915,000	03 Apr 2026
 26 Bluebell Crescent Gowanbrae	3	House	\$980,000	12 Mar 2026
 8 Paisley Court Gowanbrae	4	House	\$1,246,000	05 Mar 2026
 4/2 Lanark Way Gowanbrae	3	House	\$765,000	02 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 14 Gowanbrae Drive Gowanbrae	4	House	\$1,350,000	13 Feb 2026
 86/1A Gowanbrae Drive Gowanbrae	2	Retire	Undisclosed	11 Feb 2026
 20 Balerno Circle Gowanbrae	3	House	\$710,000	21 Jan 2026
 111 Gowanbrae Drive Gowanbrae	3	House	\$675,000	11 Dec 2025
 5 Balerno Circle Gowanbrae	3	House	\$660,000	05 Dec 2025
 48 Balerno Circle Gowanbrae	3	Townhouse	\$811,000	03 Dec 2025
 5 Alder Court Gowanbrae	3	House	\$960,000	01 Nov 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 01/11/2026

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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