



Gowanbrae

Suburb Report



Your connection to property insights



JellisCraig

GOWANBRAE SUBURB REPORT

Median house price¹

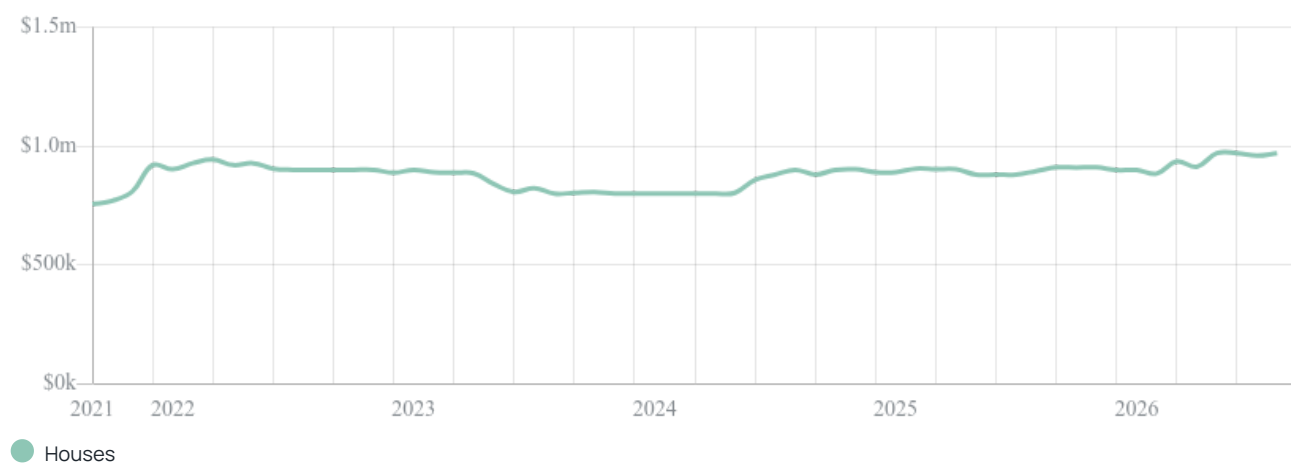
Median

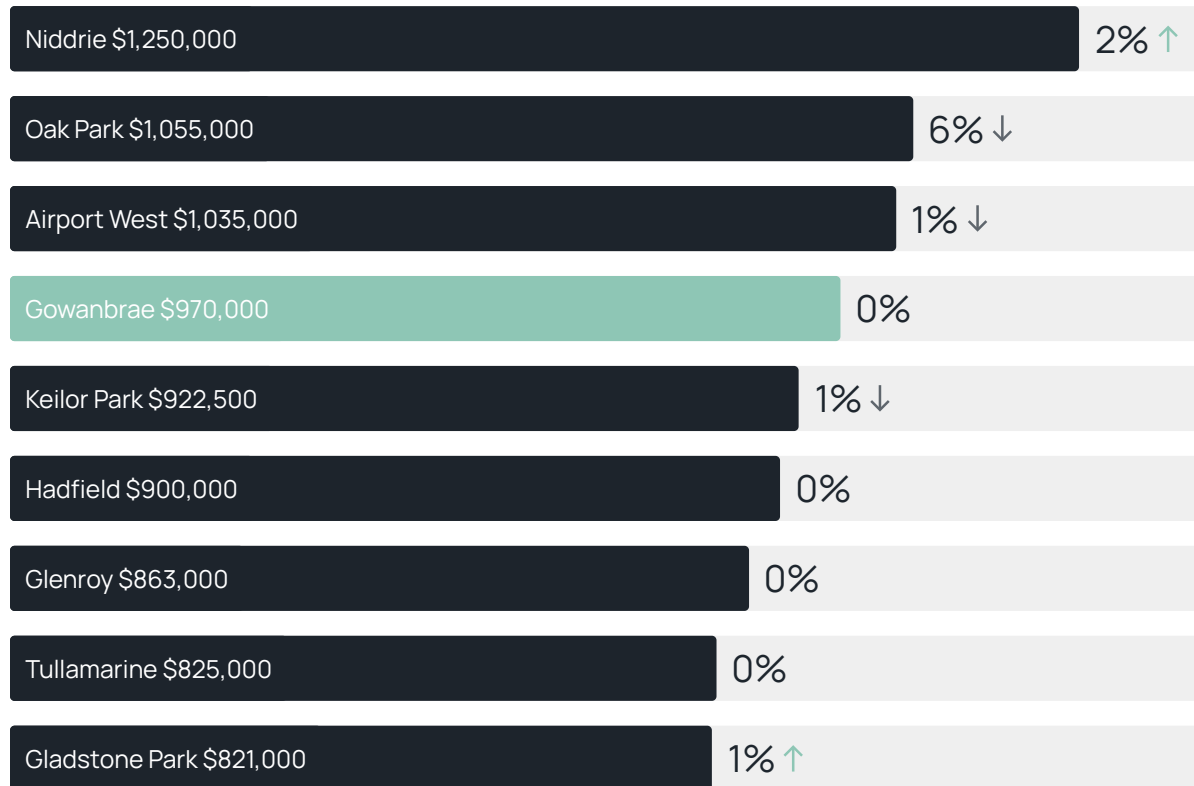
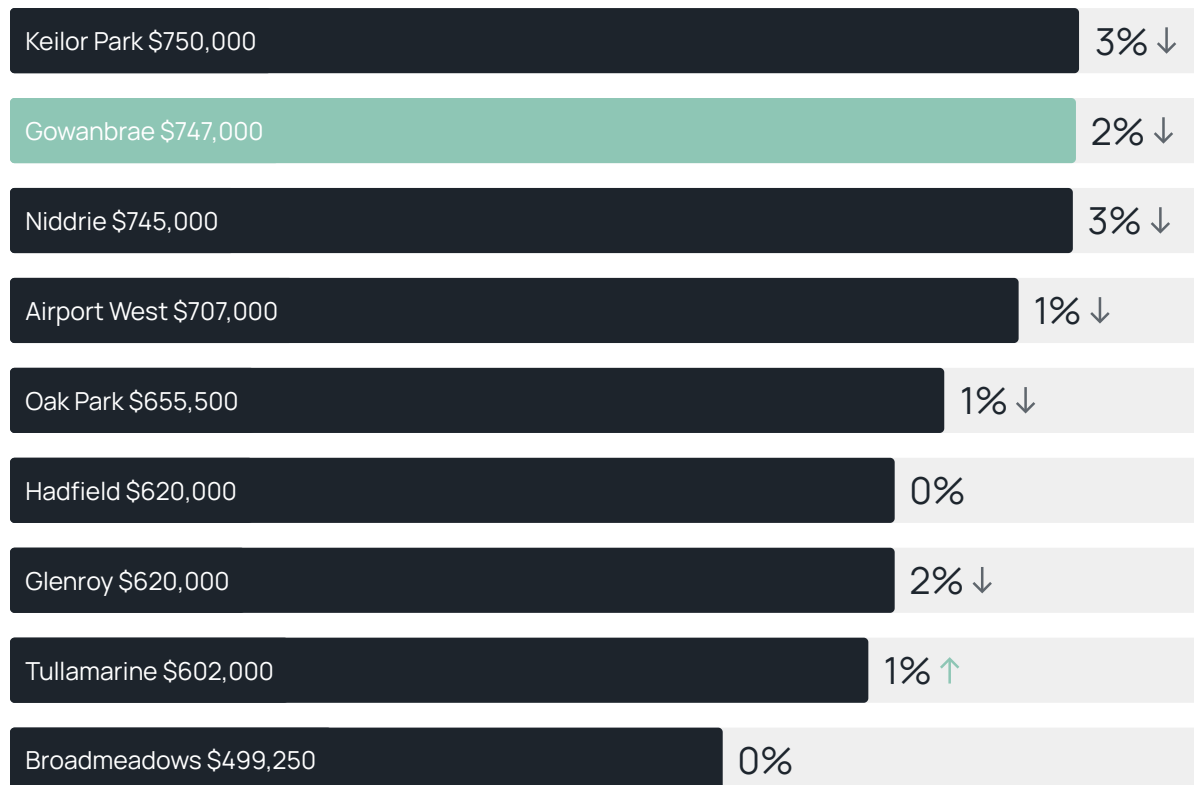
\$970k

Quarterly price change

1.04% ↑

Gowanbrae quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 58%
● Private 42%

Auction clearance rate³

80%

Median days on market³

House

Unit

30 days

17 days

Jellis Craig average inspection attendance per listing⁴

21 groups

Average hold period¹

House

Unit

12.8 years

12.3 years

Dwelling type⁵

● Houses 96% ● Units 4%

Ownership⁵

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

Population⁵

2,971

Median asking rent per week¹

Unit

\$600

\$500

Population growth⁵

7.14%

Rental yield¹

House

Unit

3.97%

4.69%

Median age⁵

40 years

Median household size⁵

2.7 people

Recent Gowanbrae sales²

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 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	Undisclosed	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
 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

GOWANBRAE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 69 Marigold Crescent Gowanbrae	4	House	\$1,020,000	25 Oct 2025
 309/1A Gowanbrae Drive Gowanbrae	2	Retire	Undisclosed	23 Oct 2025
 115 Gowanbrae Drive Gowanbrae	3	Townhouse	\$780,000	22 Oct 2025
 102 Marigold Crescent Gowanbrae	5	House	\$1,080,000	16 Oct 2025
 1 Lupin Court Gowanbrae	4	House	\$1,090,000	04 Oct 2025
 160 Gowanbrae Drive Gowanbrae	4	House	\$1,300,000	20 Sep 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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