

JellisCraig

LOWER PLENTY

Suburb Report

Know your neighbourhood.



LOWER PLENTY SUBURB REPORT

Median House Price*

Median

\$1.57m

Quarterly Price Change

1.16% ↑

Median Unit Price*

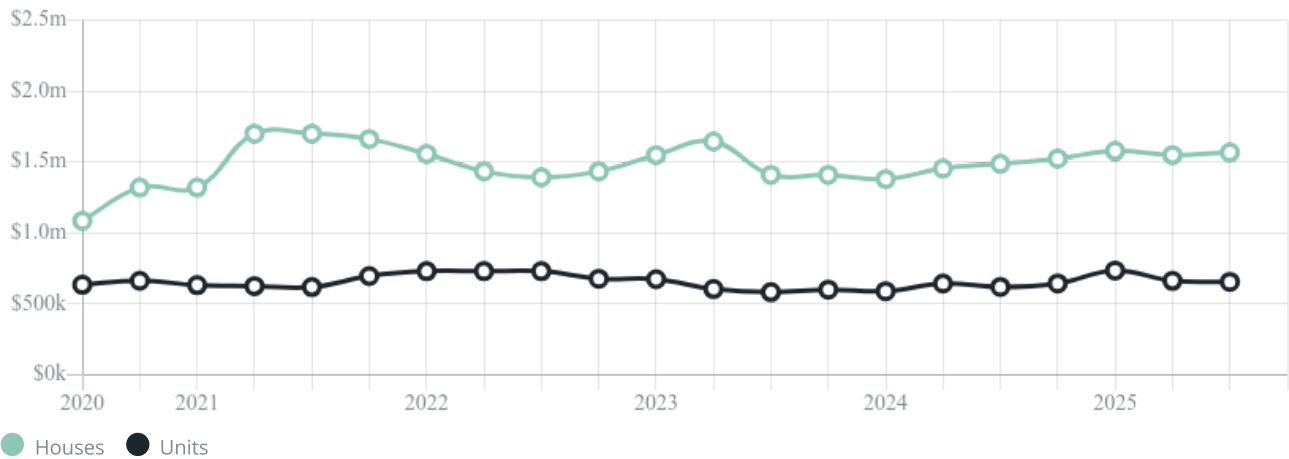
Median

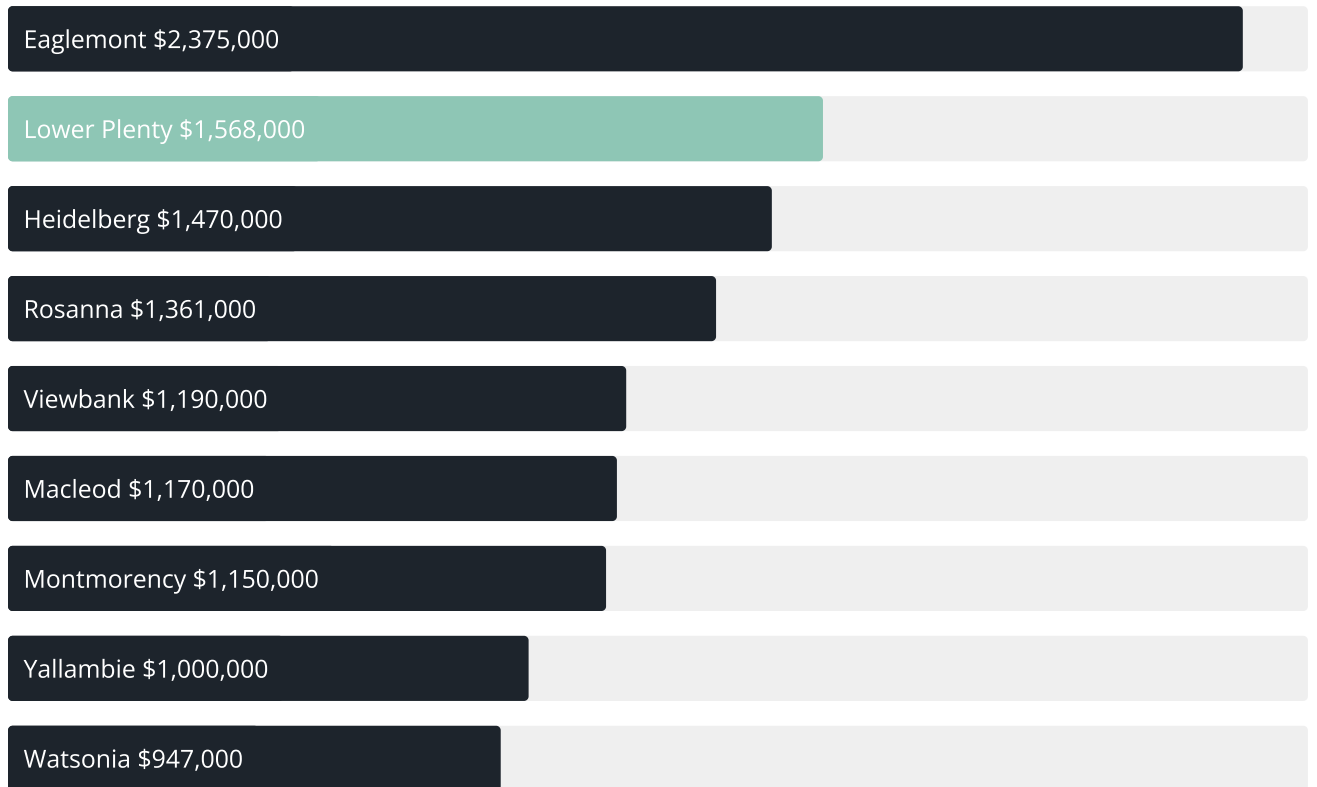
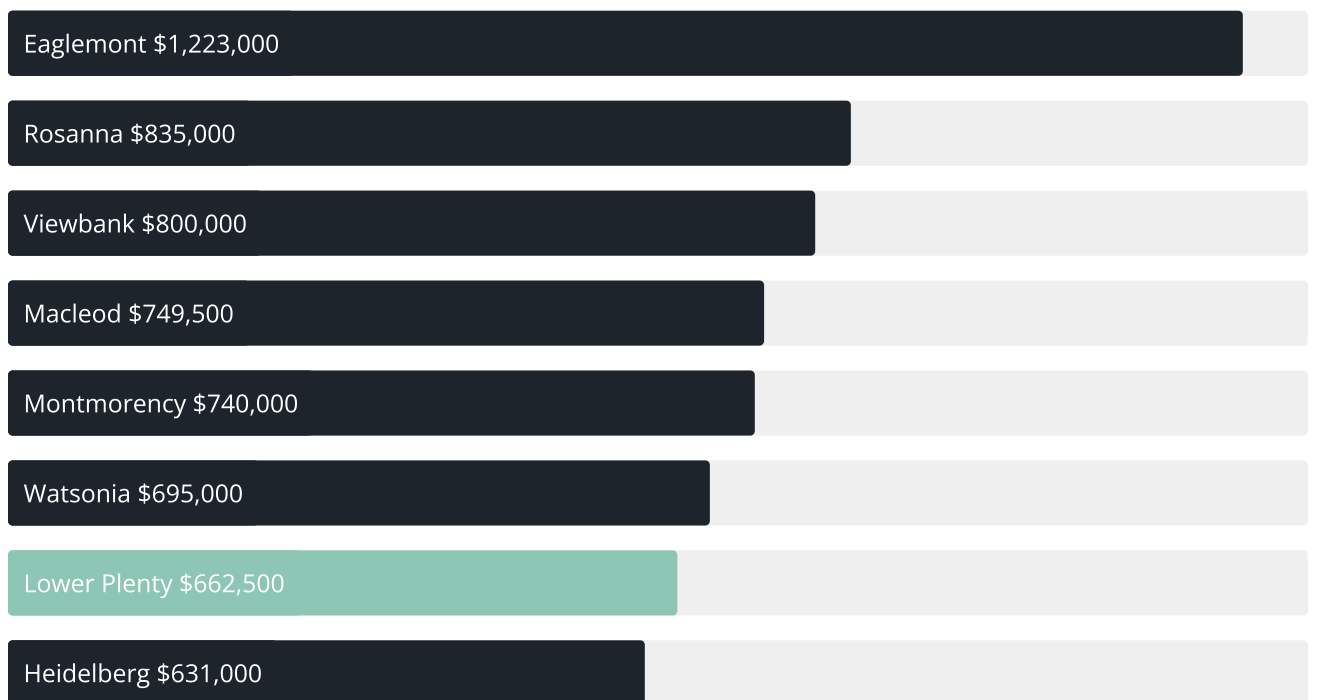
\$656k

Quarterly Price Change

-1.05% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

LOWER PLENTY SUBURB REPORT

Sale Method*



Auction 10%
Private 90%

Auction Clearance Rate*

100%

Median Days on Market^

27 days

Average Hold Period*

7.3 years

Dwelling Type^



Houses 75% Units 25%

Ownership^



Owned Outright 46% Mortgaged 41% Rented 13%

Population^

3,962

Median Asking Rent per week*

\$555

Population Growth^

1.82%

Rental Yield*

1.91%

Median Age^





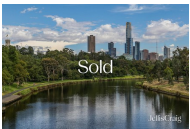





45 years

Median Household Size^







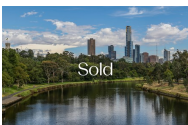



2.5 people

LOWER PLENTY SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 5/29 Main Rd Lower Plenty	2	Unit	\$545,000	29 Nov 2025
 2 Havelock Ct Lower Plenty	3	House	\$1,390,000	08 Nov 2025
 1/43 Main Rd Lower Plenty	3	Townhouse	\$828,000	27 Oct 2025
 1/27 Para Rd Lower Plenty	2	Unit	\$670,000	17 Oct 2025
 6/8 Longs Rd Lower Plenty	2	Unit	\$680,000	13 Oct 2025
 12 Lees Rd Lower Plenty	2	House	\$898,000	11 Oct 2025
 4/19 Main Rd Lower Plenty	2	Townhouse	\$691,000	10 Oct 2025
 6/28 Para Rd Lower Plenty	3	Unit	\$861,000	30 Sep 2025
 13 Anthony Cl Lower Plenty	4	House	\$1,450,000	30 Sep 2025
 24 Montpelier Dr Lower Plenty	4	House	\$2,550,000	26 Sep 2025

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/14 Barongarook Ct Lower Plenty	2	Unit	\$791,000	25 Sep 2025
 41/123 Main Rd Lower Plenty	1	Apartment	\$350,000	17 Sep 2025
 2/19 Main Rd Lower Plenty	2	Townhouse	\$618,000	17 Sep 2025
 1b Cheverton Rd Lower Plenty	4	House	\$1,515,000	08 Sep 2025
 310 Main Rd Lower Plenty	3	House	\$870,000	02 Sep 2025
 37 Main Rd Lower Plenty	3	House	\$990,000	27 Aug 2025
 1/326 Main Rd Lower Plenty	3	Townhouse	\$775,000	25 Aug 2025
 2/117 Main Rd Lower Plenty	2	Unit	\$573,000	24 Aug 2025
 53 Alma St Lower Plenty	4	House	\$1,330,000	20 Aug 2025
 2 Beckett Ct Lower Plenty	3	House	\$1,535,000	15 Aug 2025

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Roseburn Ct Lower Plenty	6	House	\$5,000,000	12 Aug 2025
 27 Glenauburn Rd Lower Plenty	3	House	\$1,275,000	11 Aug 2025
 7/6 Main Rd Lower Plenty	2	Unit	\$660,000	31 Jul 2025
 17/123 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$420,000	28 Jul 2025
 48 Alma St Lower Plenty	3	House	\$450,000	27 Jul 2025
 40 Rosehill Rd Lower Plenty	4	House	\$1,990,000	25 Jul 2025
 11 Woodfull Rd Lower Plenty	6	House	\$2,500,000	12 Jul 2025
 4/98 Main Rd Lower Plenty	2	Unit	\$545,000	07 Jul 2025
 1/123 Main Rd Lower Plenty	2	Unit	\$440,000	07 Jul 2025
 3/8 Longs Rd LOWER PLENTY	3	Unit	\$850,000	03 Jul 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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