



Lower Plenty

Suburb Report



Your connection to property insights



JellisCraig

LOWER PLENTY SUBURB REPORT

Median house price¹

Median

\$1.55m

Quarterly price change

3.16% ↑

Median unit price¹

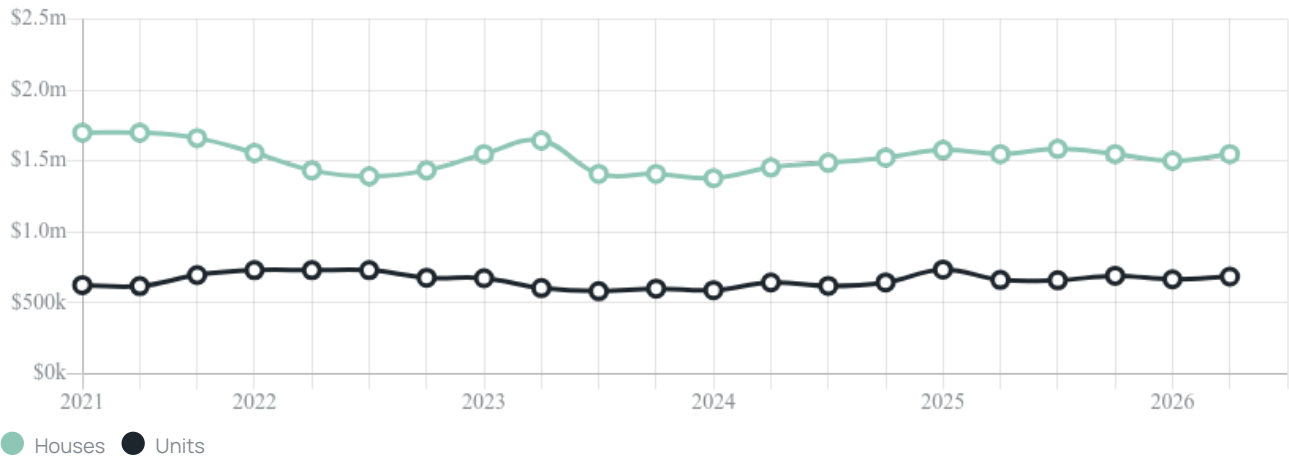
Median

\$685k

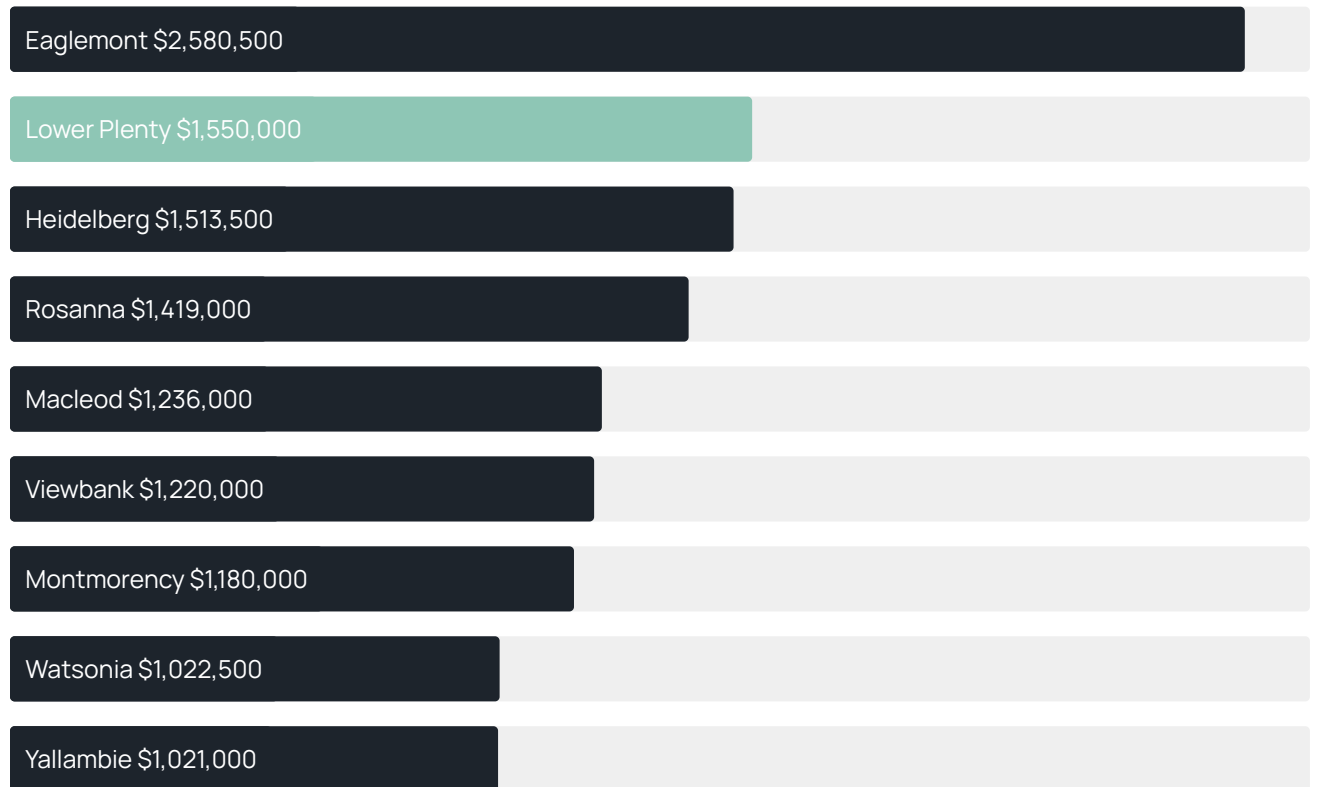
Quarterly price change

2.81% ↑

Quarterly price change¹



LOWER PLENTY SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

84 days

Average hold period¹

7.3 years

Dwelling type⁵

● Houses 75% ● Units 25%

Ownership⁵

● Owned outright 46% ● Mortgaged 41% ● Rented 13%

Population⁵

3,962

Median asking rent¹

\$555 per week

Population growth⁵

1.82%

Rental yield¹

1.91%

Median age⁵

45 years

Median household size⁵

2.5 people

LOWER PLENTY SUBURB REPORT

Recent Lower Plenty sales

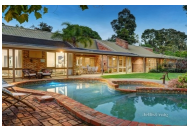
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/183 Main Rd Lower Plenty	2	Unit	\$690,000	14 Jul 2026
 7/141 Main Rd Lower Plenty	2	Unit	\$645,000	27 Jun 2026
 8/6 Main Rd Lower Plenty	2	Unit	\$680,000	23 Jun 2026
 18 Philip St Lower Plenty	4	House	\$1,635,000	22 Jun 2026
 1/39 Panorama Av Lower Plenty	3	Unit	\$1,000,000	12 Jun 2026
 6/39 Main Rd Lower Plenty	2	Unit	\$650,000	11 Jun 2026
 4/14 Kett St Lower Plenty	2	Townhouse	\$825,000	08 Jun 2026
 15a Glenauburn Rd Lower Plenty	3	Townhouse	\$1,270,000	07 Jun 2026
 212 Old Eltham Rd Lower Plenty	4	House	\$3,050,000	03 Jun 2026
 1/47 Edwards St Lower Plenty	3	Flat/Unit/Apartment	\$900,000	31 May 2026

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Address	Bedrooms	Type	Price	Sold
 8 Panorama Av LOWER PLENTY	5	House	\$3,250,000	21 May 2026
 30/123 Main Rd Lower Plenty	2	Unit	\$444,000	18 May 2026
 198 Main Rd Lower Plenty	3	House	\$1,160,000	15 May 2026
 4/43 Main Rd Lower Plenty	2	Townhouse	\$750,000	14 May 2026
 116 Old Eltham Rd Lower Plenty	4	House	\$2,105,000	04 May 2026
 4/1 Cavanagh Rd Lower Plenty	3	Unit	\$730,000	15 Apr 2026
 14/123 Main Rd LOWER PLENTY	2	Apartment	\$456,000	15 Apr 2026
 16/123 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$450,000	13 Apr 2026
 5/98 Main Rd Lower Plenty	2	Unit	\$584,000	11 Apr 2026
 17 Panorama Av Lower Plenty	3	Townhouse	\$1,150,000	09 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 13 Glenauburn Rd Lower Plenty	3	House	\$1,230,000	08 Apr 2026
 1/118 Main Rd Lower Plenty	3	House	\$877,500	02 Apr 2026
 1/141 Main Rd Lower Plenty	2	Unit	\$690,000	31 Mar 2026
 378 Main Rd Lower Plenty	7	House	\$2,900,000	23 Mar 2026
 23/98 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$570,000	20 Mar 2026
 6/178 Main Rd Lower Plenty	3	House	\$1,200,000	05 Mar 2026
 19 Rosehill Rd Lower Plenty	4	House	\$2,600,000	26 Feb 2026
 195 Old Eltham Rd Lower Plenty	3	House	\$1,840,000	26 Feb 2026
 1/65 Panorama Av Lower Plenty	4	House	\$985,000	04 Feb 2026
 5 Rangeview Rd Lower Plenty	4	House	\$3,300,000	02 Feb 2026



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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 01/08/2026

- 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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