



Lower Plenty Suburb Report

Your connection to property insights



JellisCraig

Property Prices

LOWER PLENTY SUBURB REPORT

Median house price¹

Median
\$1.53m

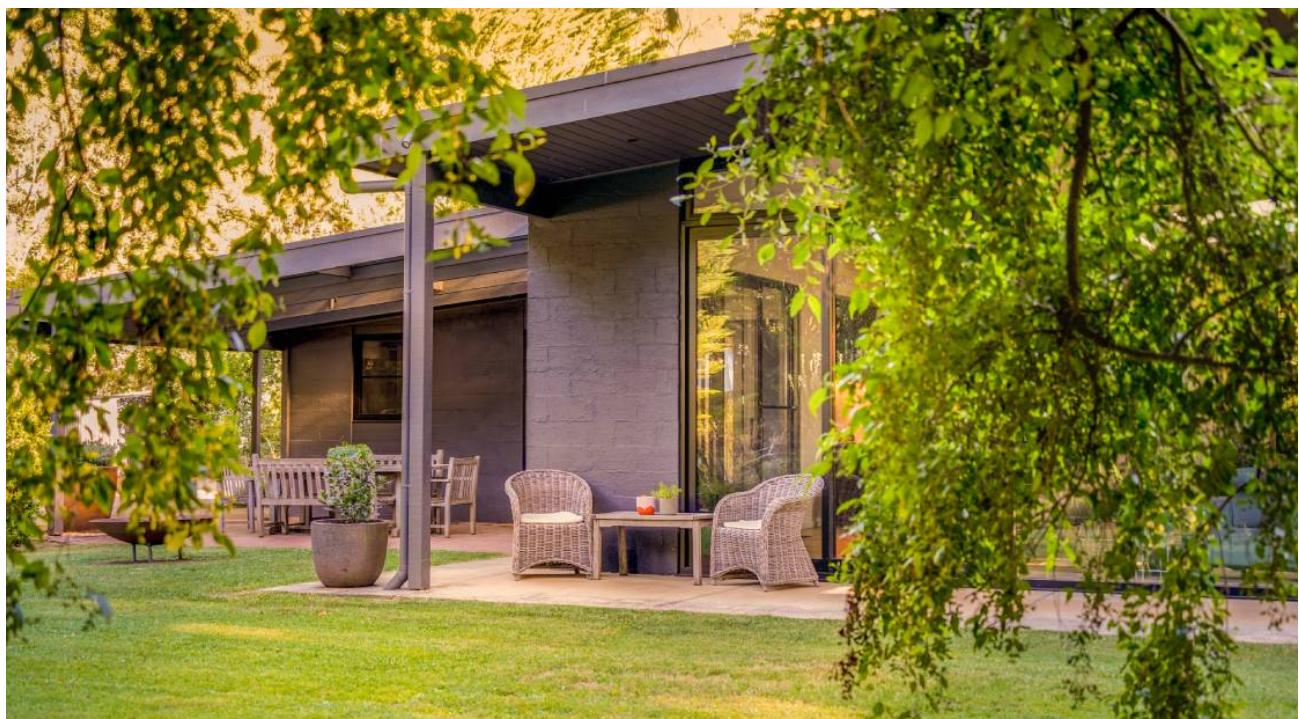
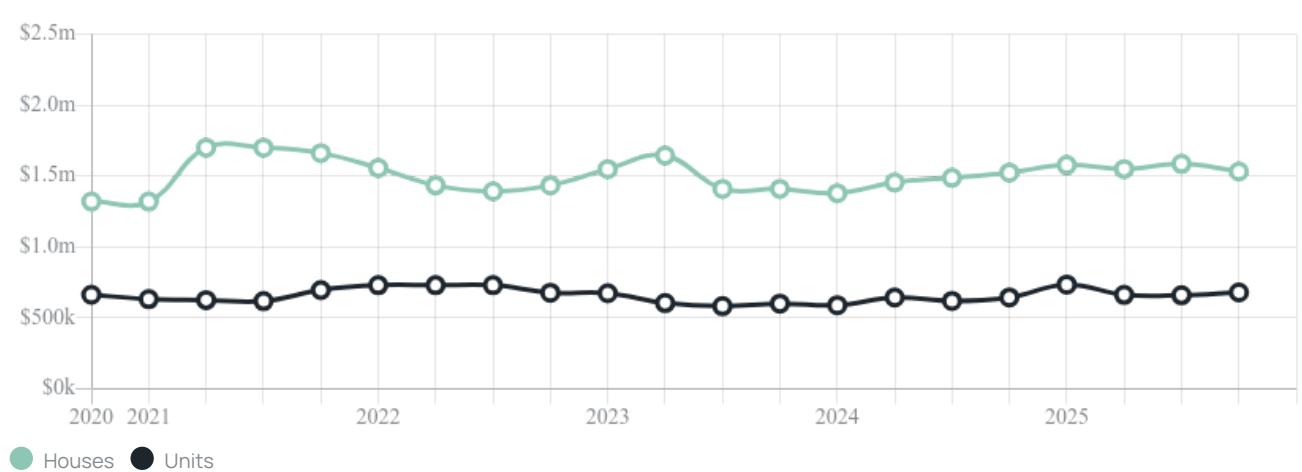
Quarterly price change
-3.37% 

Median unit price¹

Median
\$680k

Quarterly price change
3.03% 

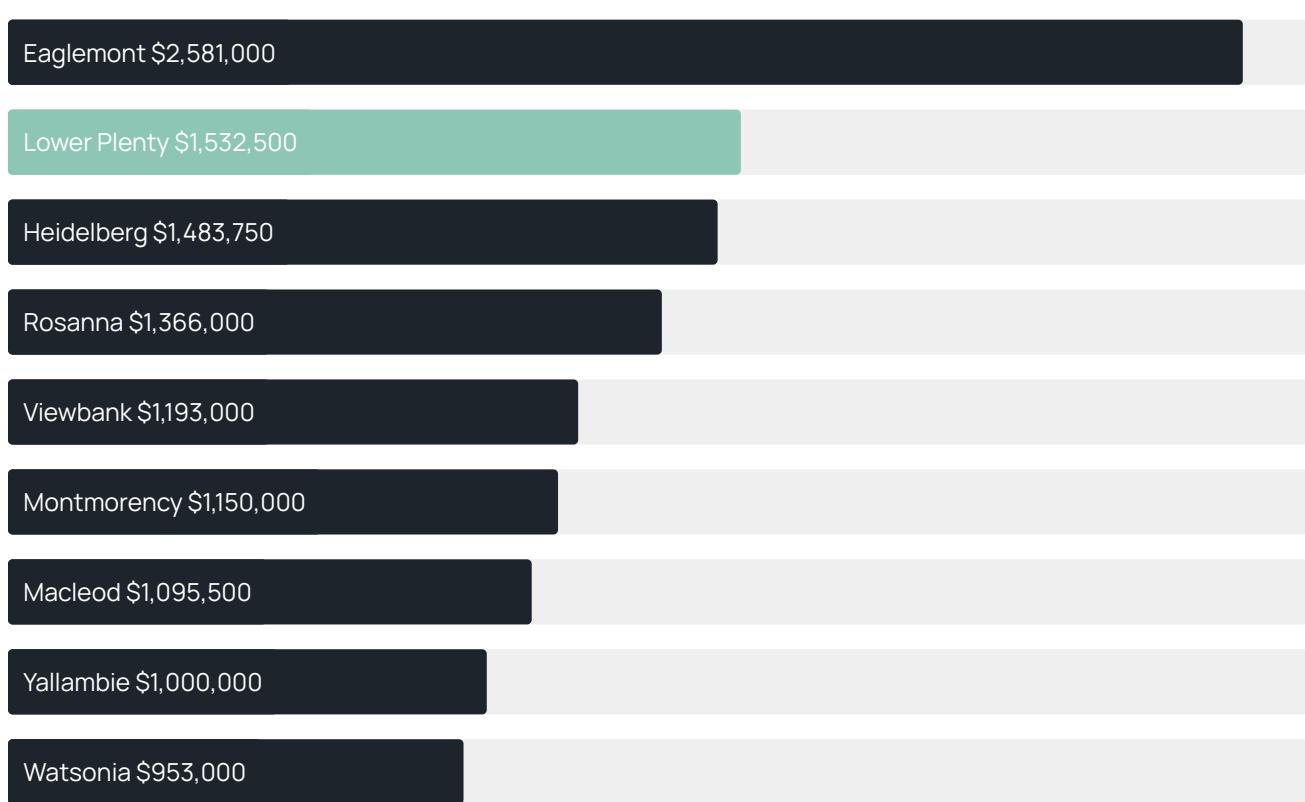
Quarterly price change¹



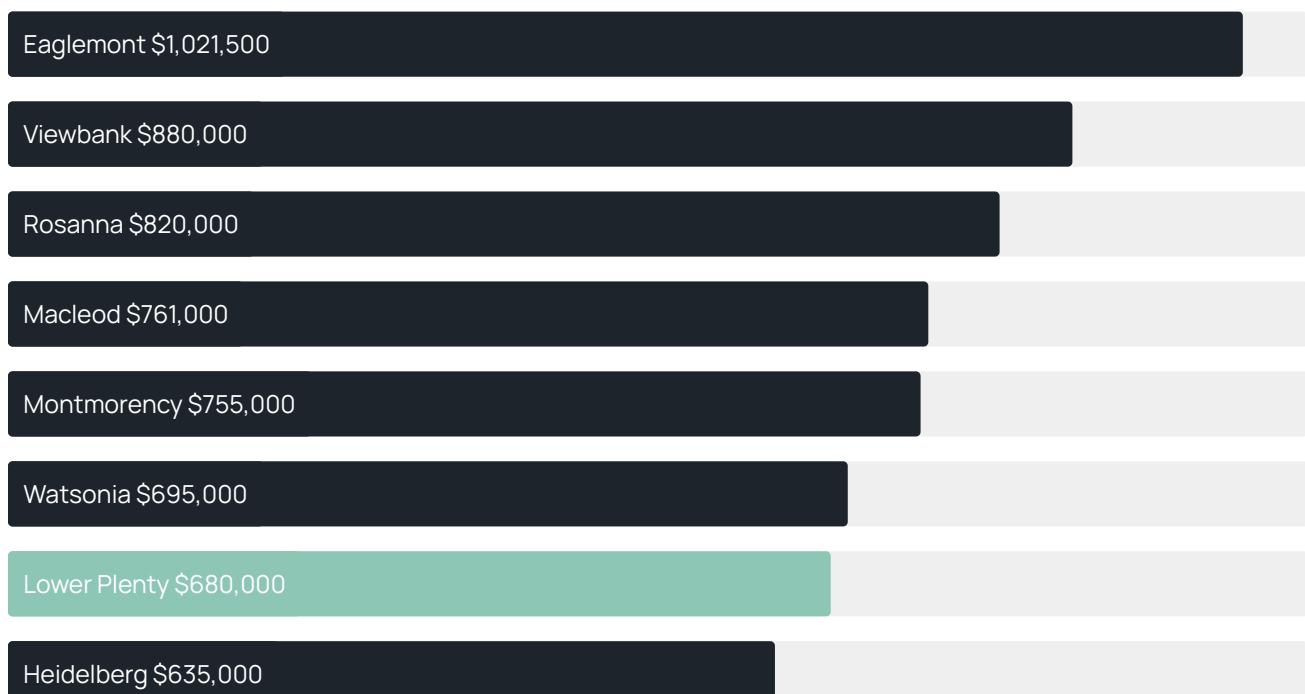
Surrounding Suburbs

LOWER PLENTY SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

LOWER PLENTY SUBURB REPORT

Sale method²



● Auction 12%
● Private 88%

Auction clearance rate³

100%

Median days on market³

32 days

Average hold period¹

7.3 years

Insights

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 10/29 Main Rd Lower Plenty	2	Unit	\$476,000	17 Jan 2026
 7 Stawell Rd LOWER PLENTY	4	House	\$3,900,000	22 Dec 2025
 1/24-26 Para Rd Lower Plenty	3	Townhouse	\$760,000	19 Dec 2025
 5/22 Alma St Lower Plenty	3	Townhouse	\$835,000	04 Dec 2025
 33 Rangeview Rd Lower Plenty	4	House	\$1,550,000	03 Dec 2025
 4 Carisbrook Cr Lower Plenty	3	House	\$1,150,000	03 Dec 2025
 5/21 Alma St LOWER PLENTY	3	Unit	\$851,650	03 Dec 2025
 5/29 Main Rd Lower Plenty	2	Unit	\$545,000	29 Nov 2025
 12 Montpelier Dr Lower Plenty	5	House	\$1,850,000	15 Nov 2025
 213 Main Rd Lower Plenty	3	House	\$840,000	15 Nov 2025

Sold Properties

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Havelock Ct Lower Plenty	3	House	\$1,390,000	08 Nov 2025
 4a Maskell Cr Lower Plenty	3	House	\$920,000	07 Nov 2025
 73 Old Eltham Rd Lower Plenty	2	House	\$1,250,000	30 Oct 2025
 1/43 Main Rd Lower Plenty	3	Townhouse	\$828,000	27 Oct 2025
 5/43 Main Rd Lower Plenty	4	Townhouse	\$950,500	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
 13 Anthony Cl Lower Plenty	4	House	\$1,450,000	30 Sep 2025

Sold Properties

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/28 Para Rd Lower Plenty	3	Unit	\$861,000	30 Sep 2025
 1 Harcourt Pl Lower Plenty	5	House	\$2,875,000	29 Sep 2025
 24 Montpelier Dr Lower Plenty	4	House	\$2,550,000	26 Sep 2025
 9/14 Barongarook Ct Lower Plenty	2	Unit	\$791,000	25 Sep 2025
 38/123 Main Rd Lower Plenty	2	Apartment	\$490,000	18 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
 2/201 Main Rd Lower Plenty	2	Flat/Unit/Apartment	\$490,000	03 Sep 2025
 310 Main Rd Lower Plenty	3	House	\$870,000	02 Sep 2025



Jellis Craig Eltham
1022 Main Road, Eltham
03 9431 1222

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 01/02/2026

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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