



Lower Plenty

Suburb Report



Your connection to property insights



JellisCraig

LOWER PLENTY SUBURB REPORT

Median house price¹

Median

\$1.50m

Quarterly price change

-3.06% ↓

Median unit price¹

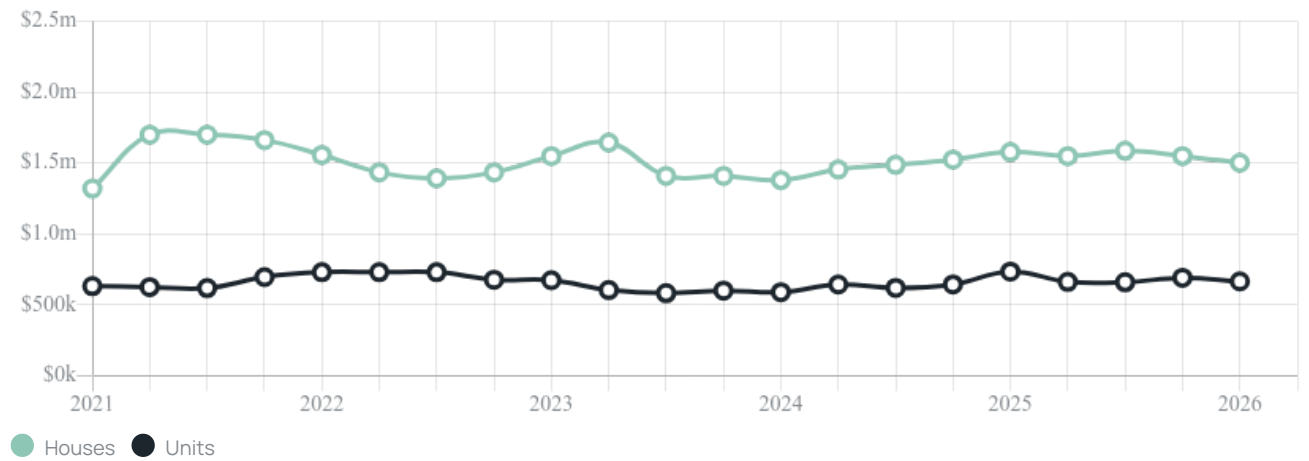
Median

\$666k

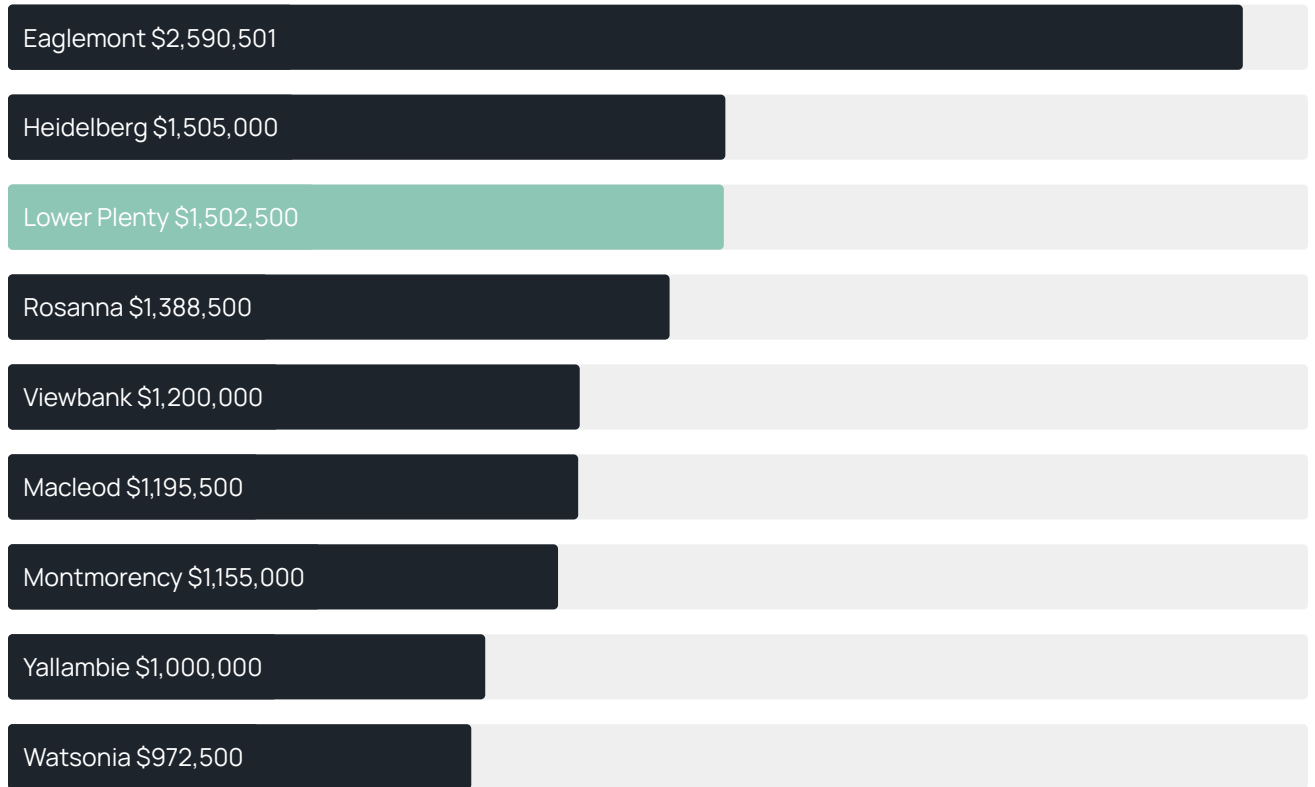
Quarterly price change

-3.58% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 11%
- Private 89%

Median days on market³

55 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 Panorama Av LOWER PLENTY	5	House	\$3,250,000	21 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
 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

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 31/123 Main Rd Lower Plenty	2	Apartment	\$435,000	30 Jan 2026
 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

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Address	Bedrooms	Type	Price	Sold
 37 Rangeview Rd Lower Plenty	4	House	\$1,020,000	08 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
 5/158 Old Eltham Rd Lower Plenty	5	House	\$4,020,000	26 Nov 2025
 42 Alma St Lower Plenty	3	House	\$1,490,000	18 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



Jellis Craig Eltham
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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 01/06/2026

- 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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