



Lower Plenty

# Suburb Report



Your connection to property insights



**JellisCraig**

LOWER PLENTY SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.53m

Quarterly price change

-3.37% ↓

Median unit price<sup>1</sup>

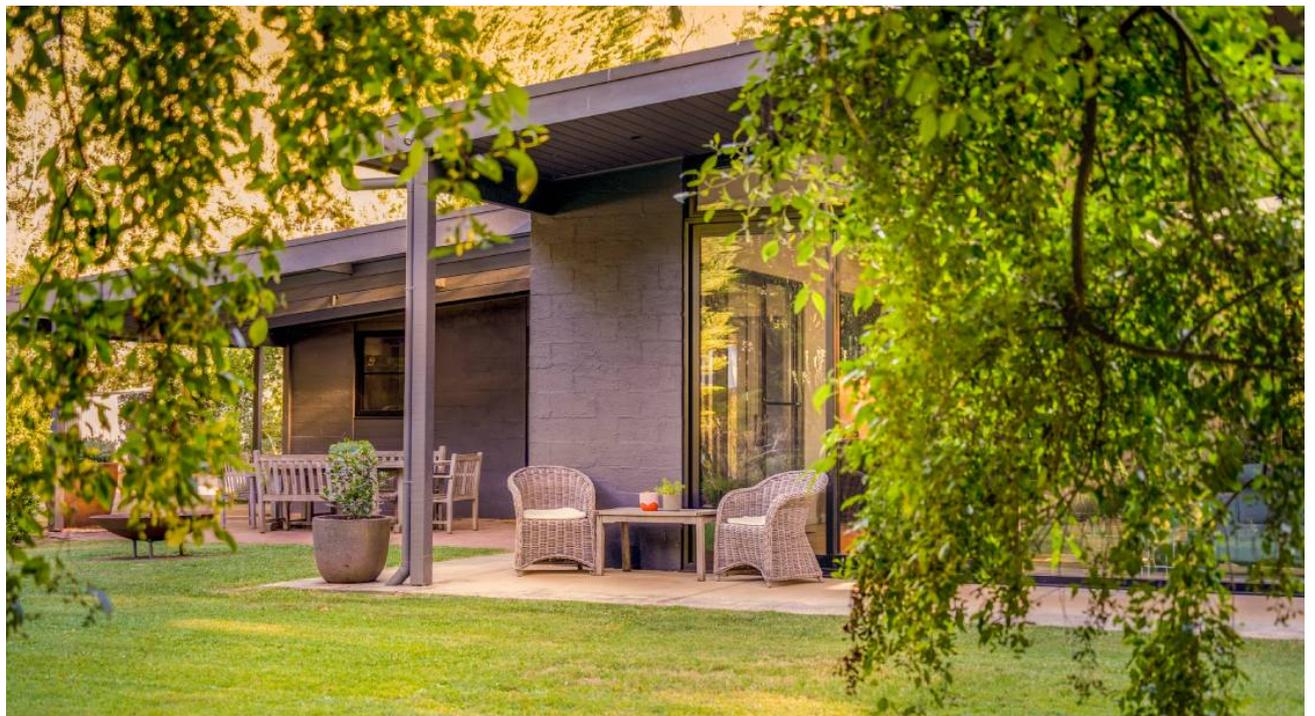
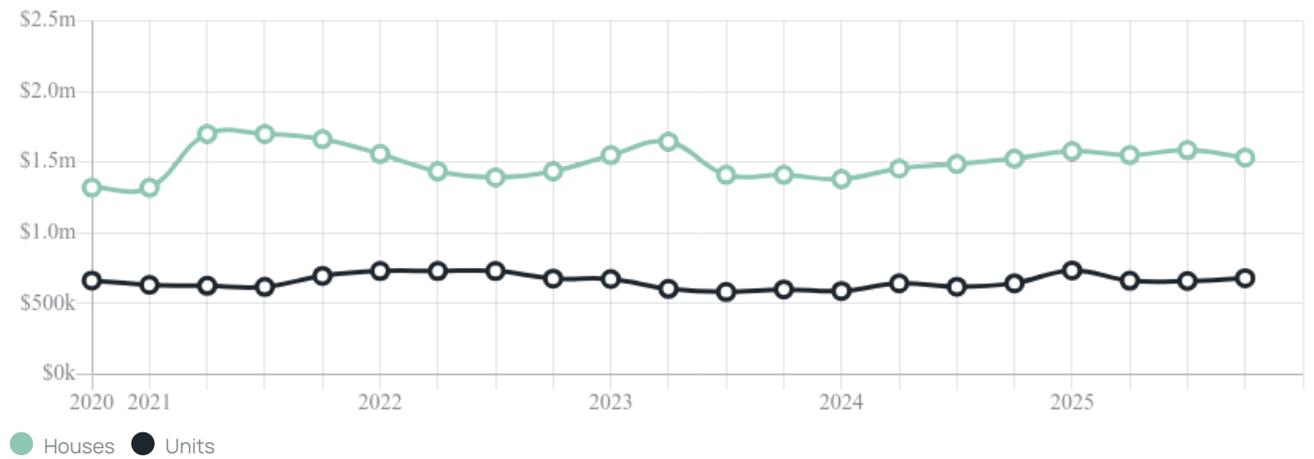
Median

\$680k

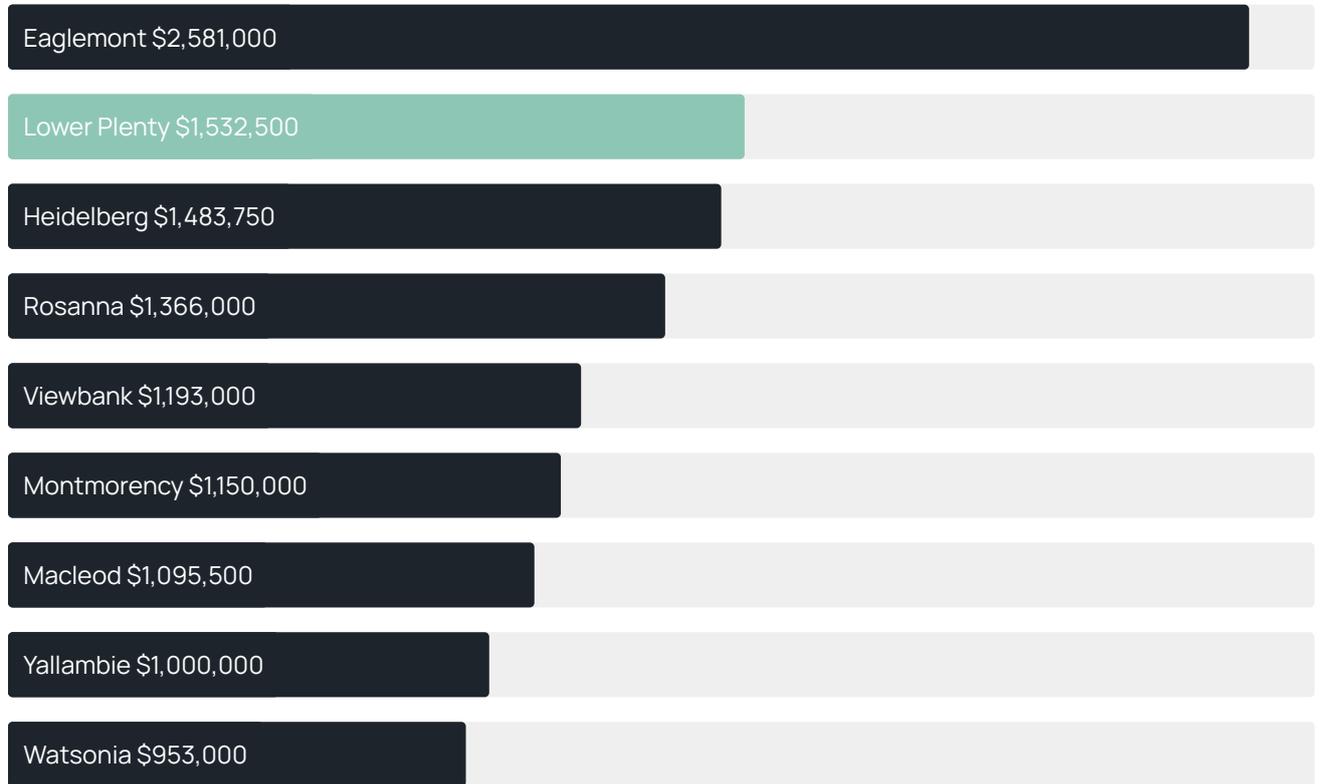
Quarterly price change

3.03% ↑

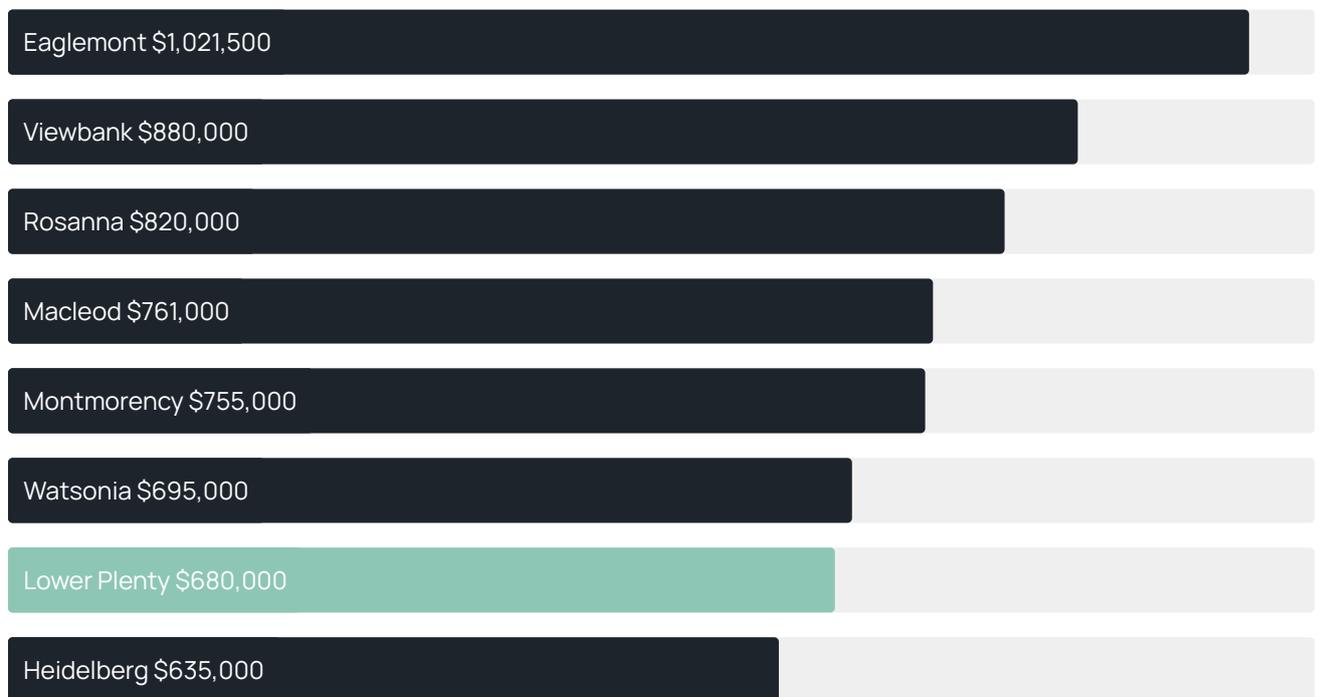
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 13%  
● Private 87%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

25 days

Average hold period<sup>1</sup>

7.3 years

Dwelling type<sup>5</sup>



● Houses 75% ● Units 25%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

3,962

Median asking rent<sup>1</sup>

\$555 per week

Population growth<sup>5</sup>

1.82%

Rental yield<sup>1</sup>

1.91%

Median age<sup>5</sup>

45 years

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 195 Old Eltham Rd Lower Plenty	3	House	\$1,840,000	26 Feb 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
 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

## LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



**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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.