Lower Plenty

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.38m

Monthly median price change[2]

-2.64% ↓

Median unit price

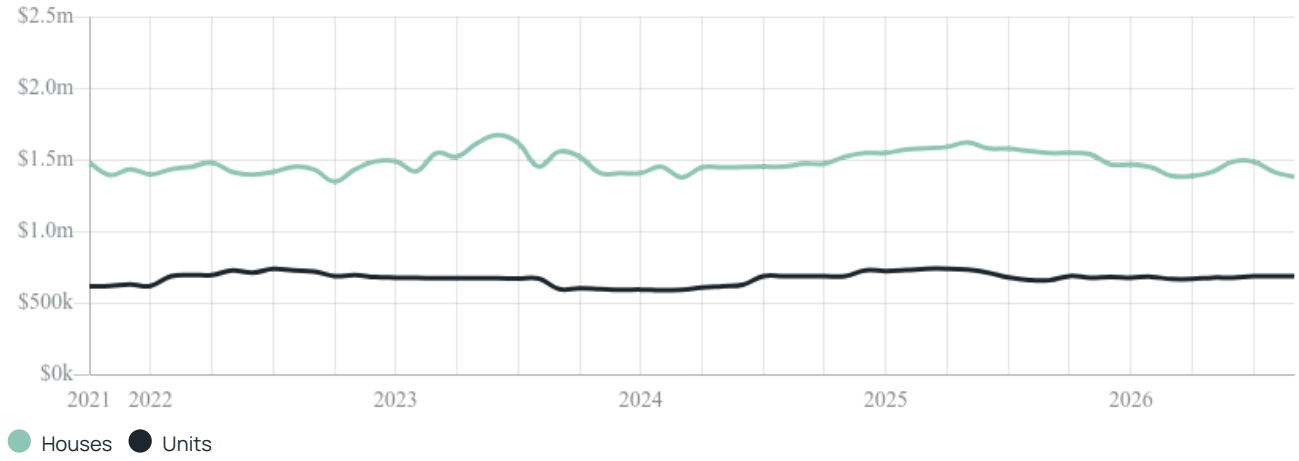
Median[1]

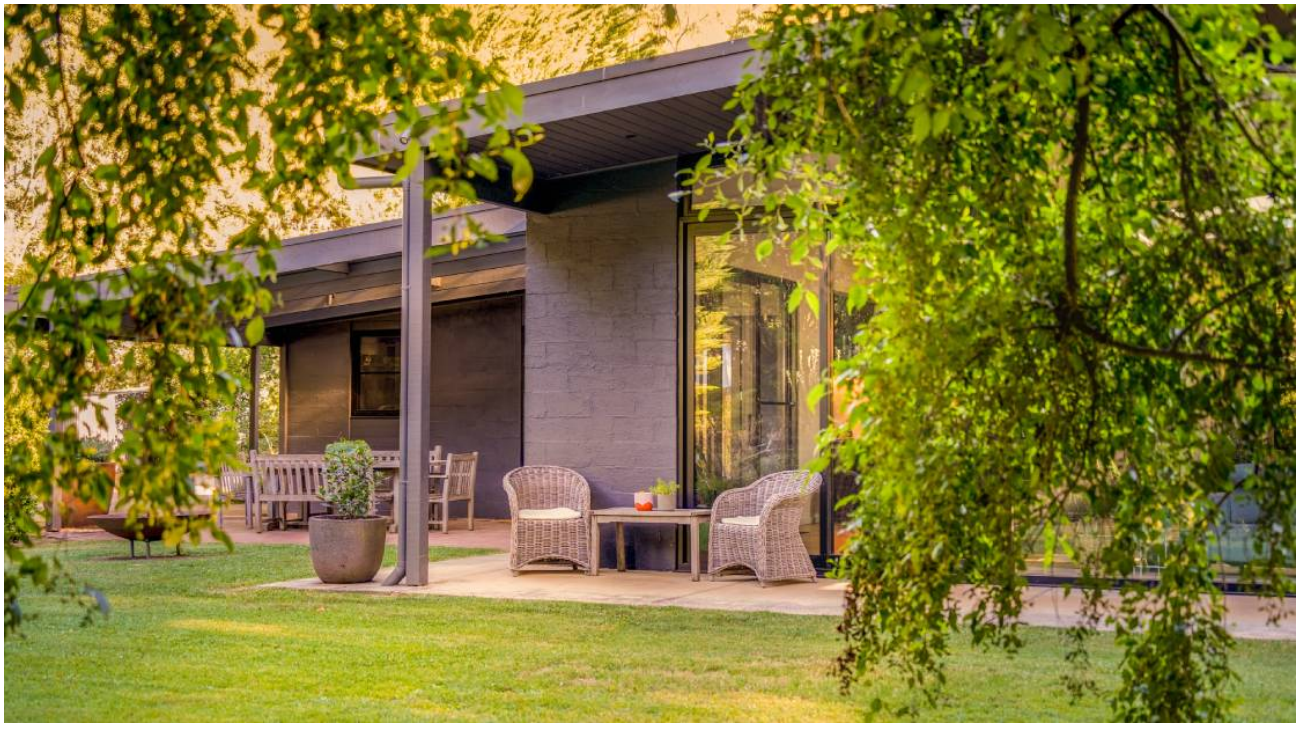
$691k

Monthly median price change[2]

0.07% ↑

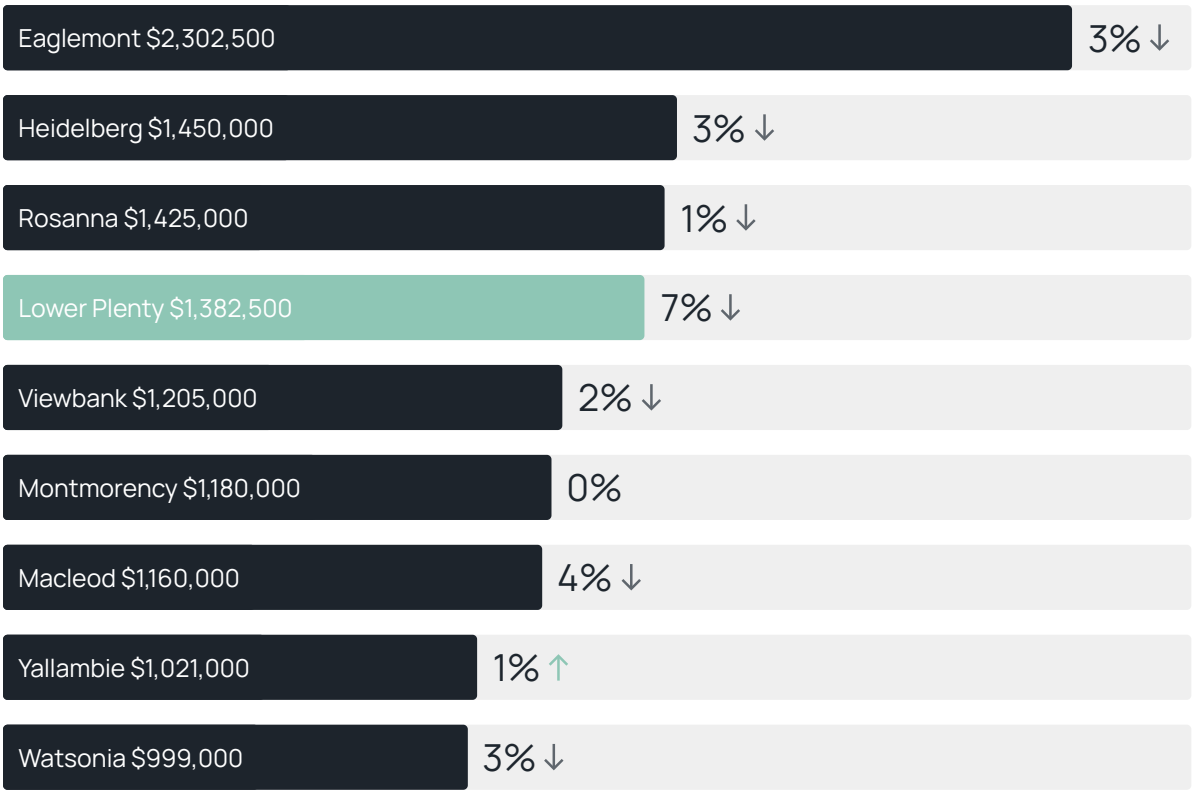
Lower Plenty monthly median property prices[3]



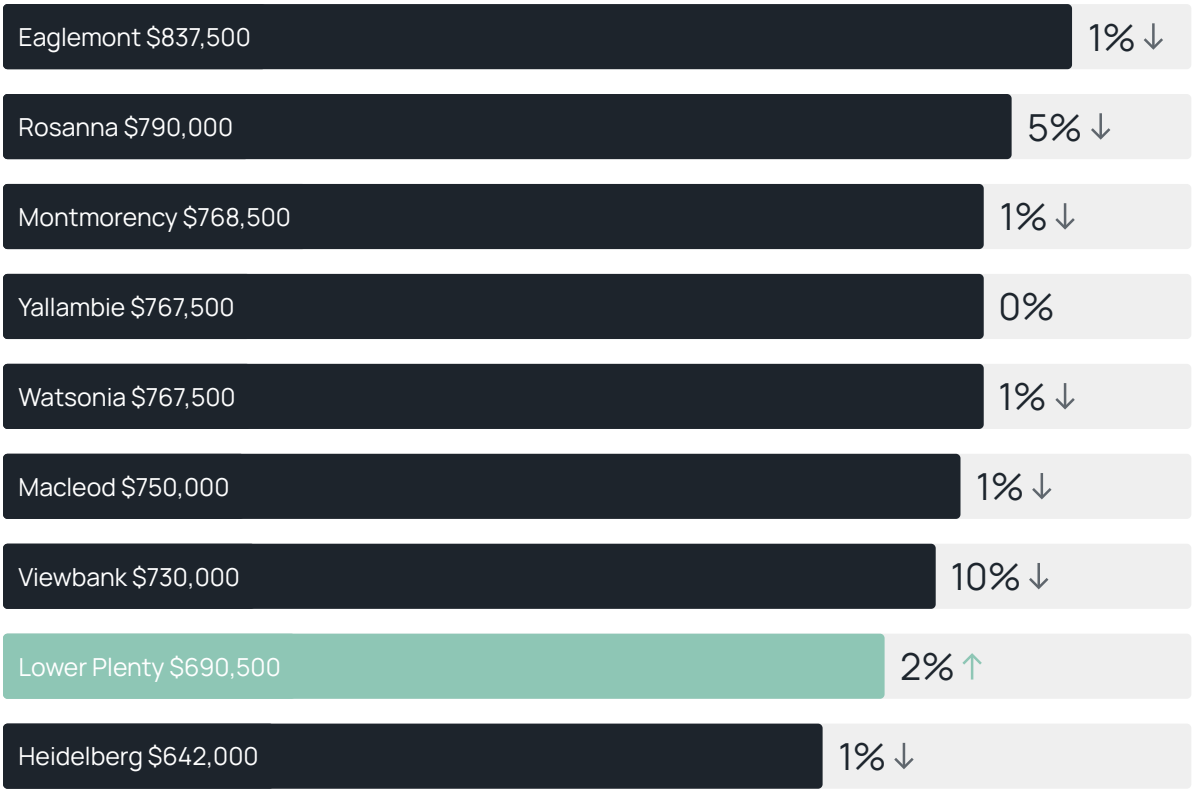


Surrounding Suburbs

Median house price[1,2]

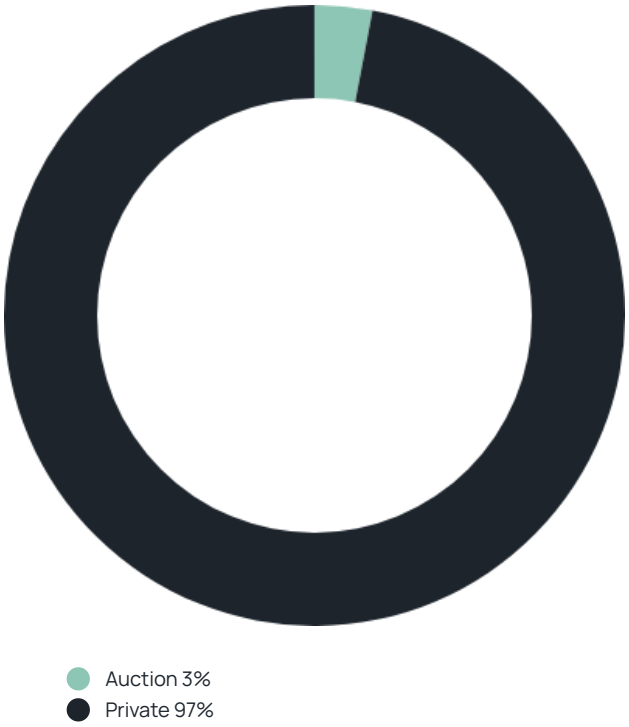


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
41 days	29 days

Average hold period[1]

House	Unit
13.8 years	10.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

3,962

Population growth[7]

1.82%

Median age[7]

45 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$615	$500

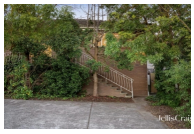
Rental yield[8]

House	Unit
3.2%	4.2%

Sold Properties

Recent Lower Plenty sales[5]

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
	6 Roseburn Court Lower Plenty	5	House	Undisclosed	26 Oct 2026
	2/208 Main Road Lower Plenty	4	Townhouse	$950,000	14 Oct 2026
	141 Old Eltham Road Lower Plenty	3	House	$1,079,000	13 Oct 2026
	77 Rosehill Road Lower Plenty	4	House	$2,400,000	08 Oct 2026
	29/123 Main Road Lower Plenty	2	Apartment	$418,000	08 Oct 2026
	46 Rosehill Road Lower Plenty	4	House	$2,580,000	04 Oct 2026
	3/11 Alma Street Lower Plenty	2	Unit	$634,000	23 Sep 2026
	3/118 Main Road Lower Plenty	3	Townhouse	$855,000	21 Sep 2026
	6 Carisbrook Crescent Lower Plenty	0	Residential_land	$810,000	10 Sep 2026
	40/123 Main Road Lower Plenty	2	Apartment	Undisclosed	08 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	5/24-26 Para Road Lower Plenty	3	Unit	$885,000	05 Sep 2026
	12 Rosehill Road Lower Plenty	5	House	$2,252,000	01 Sep 2026
	1A Lees Road Lower Plenty	4	House	$1,375,000	27 Aug 2026
	54 Alma Street Lower Plenty	3	House	$655,000	26 Aug 2026
	5 Alma Street Lower Plenty	3	House	$1,005,000	25 Aug 2026
	28 Rosehill Road Lower Plenty	5	House	Undisclosed	16 Aug 2026
	2/22 Panorama Avenue Lower Plenty	2	House	$685,000	15 Aug 2026
	18/98-116 Main Road Lower Plenty	2	Townhouse	$535,000	07 Aug 2026
	14 Anthony Close Lower Plenty	4	House	$1,230,000	06 Aug 2026
	1 Monarch Ridge Lower Plenty	3	Townhouse	$985,000	06 Aug 2026

Address		Bedrooms	Type	Price	Sold
	4/19 Panorama Avenue Lower Plenty	4	House	$1,275,000	10 Jul 2026
	3/183 Main Road Lower Plenty	2	Townhouse	$690,000	09 Jul 2026
	7/141 Main Road Lower Plenty	2	Unit	$645,000	27 Jun 2026
	8/6 Main Road Lower Plenty	2	Unit	$680,000	23 Jun 2026
	18 Philip Street Lower Plenty	4	House	$1,635,000	22 Jun 2026
	4/14 Kett Street Lower Plenty	2	Townhouse	$825,000	13 Jun 2026
	1/39 Panorama Avenue Lower Plenty	3	Unit	$1,000,000	12 Jun 2026
	6/39 Main Road Lower Plenty	2	Unit	$650,000	11 Jun 2026
	15A Glenauburn Road Lower Plenty	3	Townhouse	$1,270,000	07 Jun 2026
	212 Old Eltham Road Lower Plenty	4	House	Undisclosed	03 Jun 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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