



Lower Plenty

Suburb Report



Your connection to property insights



JellisCraig

LOWER PLENTY SUBURB REPORT

Median house price¹

Median

\$1.49m

Quarterly price change

0.00% ↓

Median unit price¹

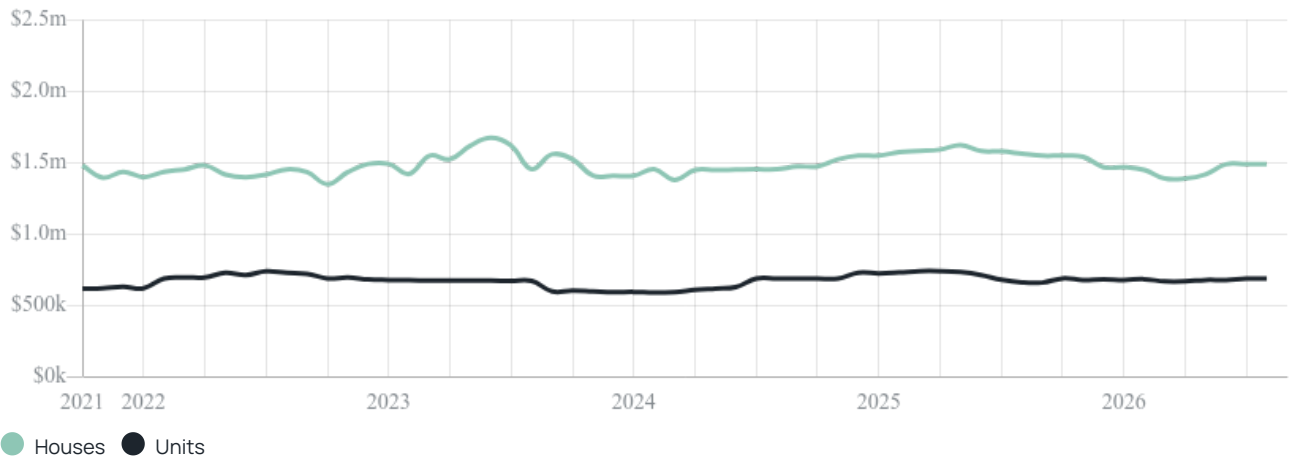
Median

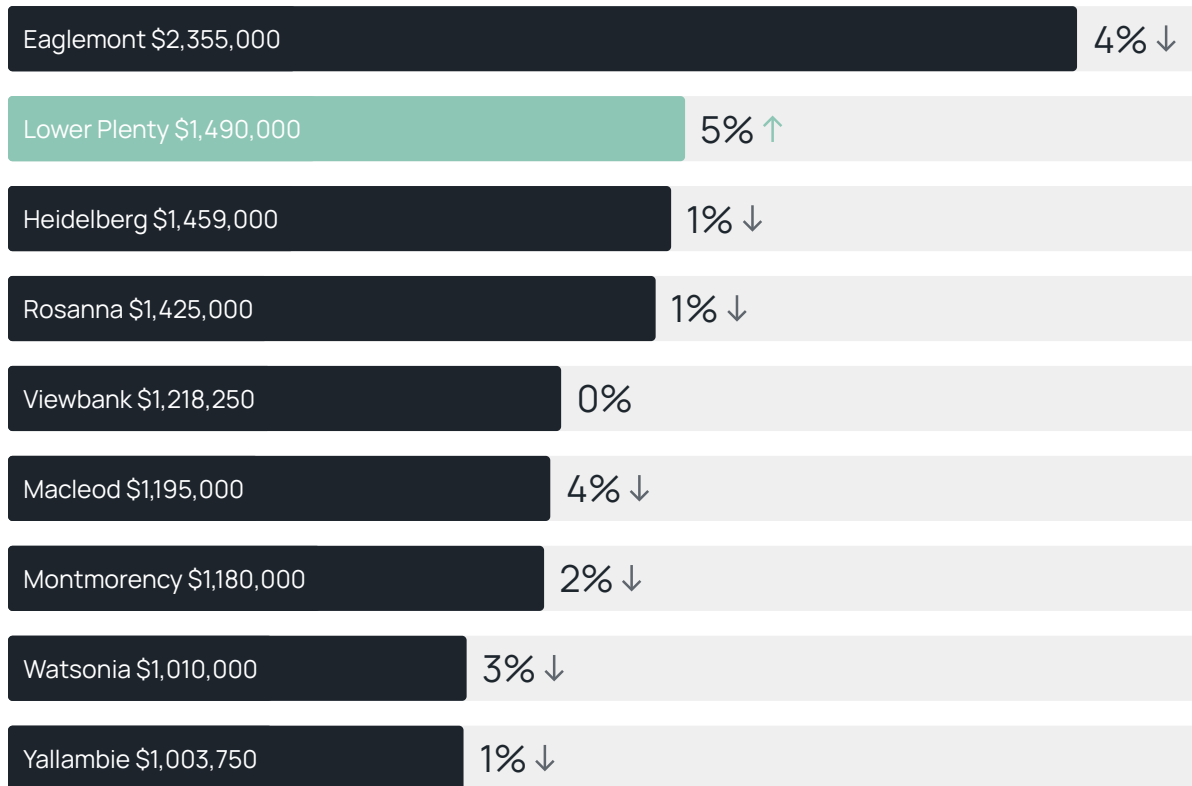
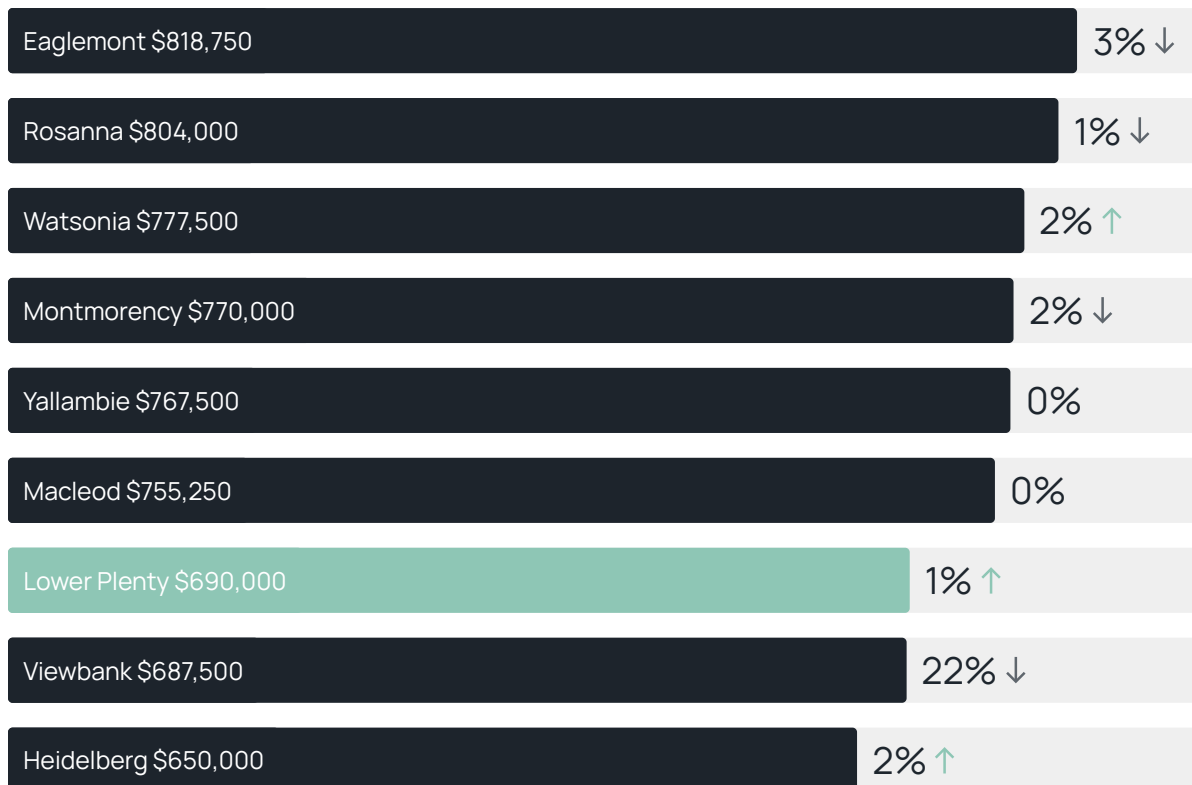
\$690k

Quarterly price change

0.00% ↓

Lower Plenty quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 4%
● Private 96%

Median days on market³

House

Unit

41 days

28 days

Average hold period¹

House

Unit

13.8 years

10.3 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 45% ● Mortgaged 40% ● Rented 15%

Population⁵

3,962

Median asking rent per week¹

Unit

\$600

\$500

Population growth⁵

1.82%

Rental yield¹

House

Unit

3.09%

4.14%

Median age⁵

45 years

Median household size⁵

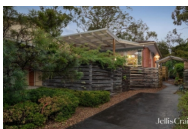
2.5 people

Recent Lower Plenty sales²

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
 3/118 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
 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	Undisclosed	25 Aug 2026
 28 Rosehill Road Lower Plenty	5	House	Undisclosed	16 Aug 2026
 2/22 Panorama Avenue Lower Plenty	2	House	Undisclosed	15 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 8 Panorama Avenue Lower Plenty	5	House	\$3,250,000	21 May 2026
 6/28 Glenauburn Road Lower Plenty	3	Townhouse	\$1,180,000	20 May 2026
 30/123 Main Road Lower Plenty	2	Unit	\$444,000	18 May 2026
 198 Main Road Lower Plenty	3	House	\$1,160,000	15 May 2026
 4/43 Main Road Lower Plenty	2	Townhouse	\$750,000	14 May 2026
 4/12 Kett Street Lower Plenty	3	Townhouse	\$1,065,000	12 May 2026
 116 Old Eltham Road Lower Plenty	4	House	\$2,105,000	04 May 2026



Jellis Craig Eltham
1022 Main Road, 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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