



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

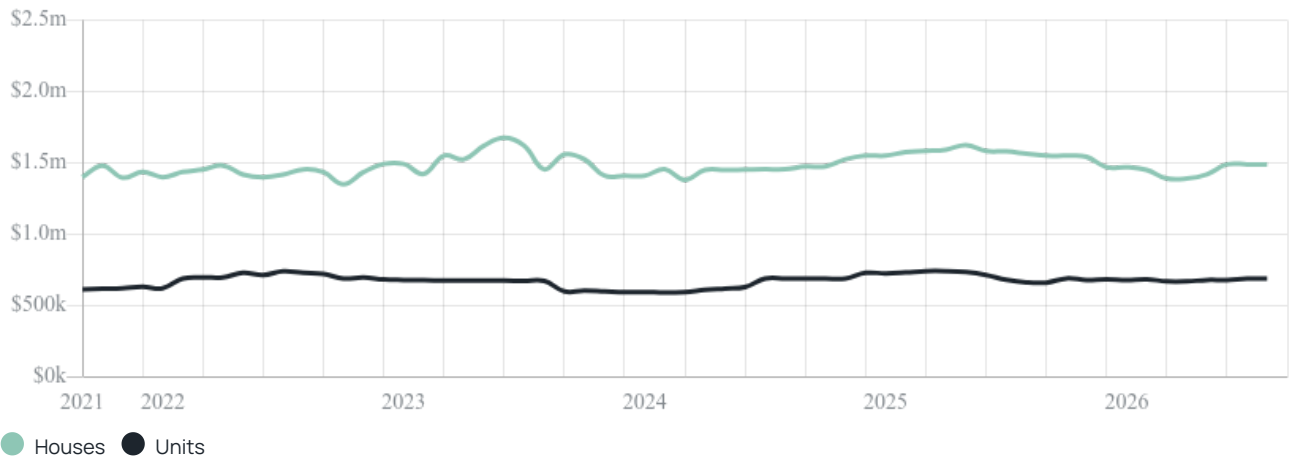
Median

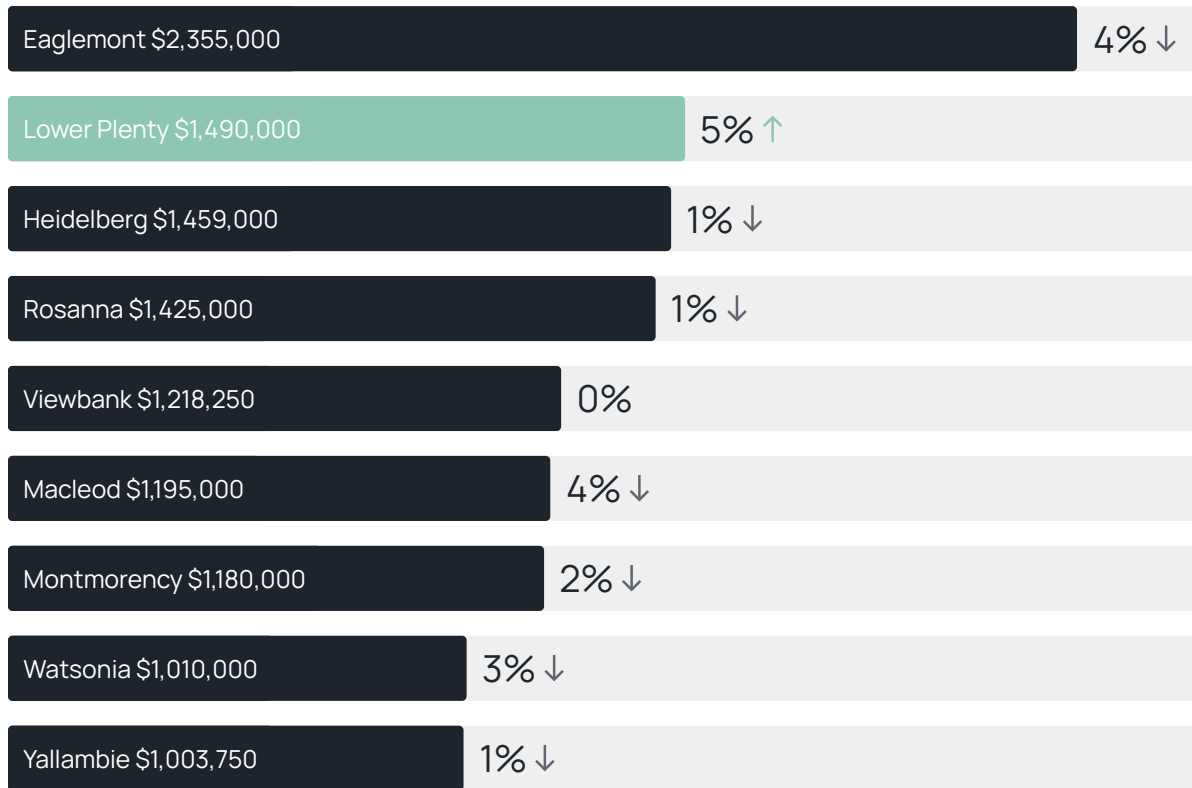
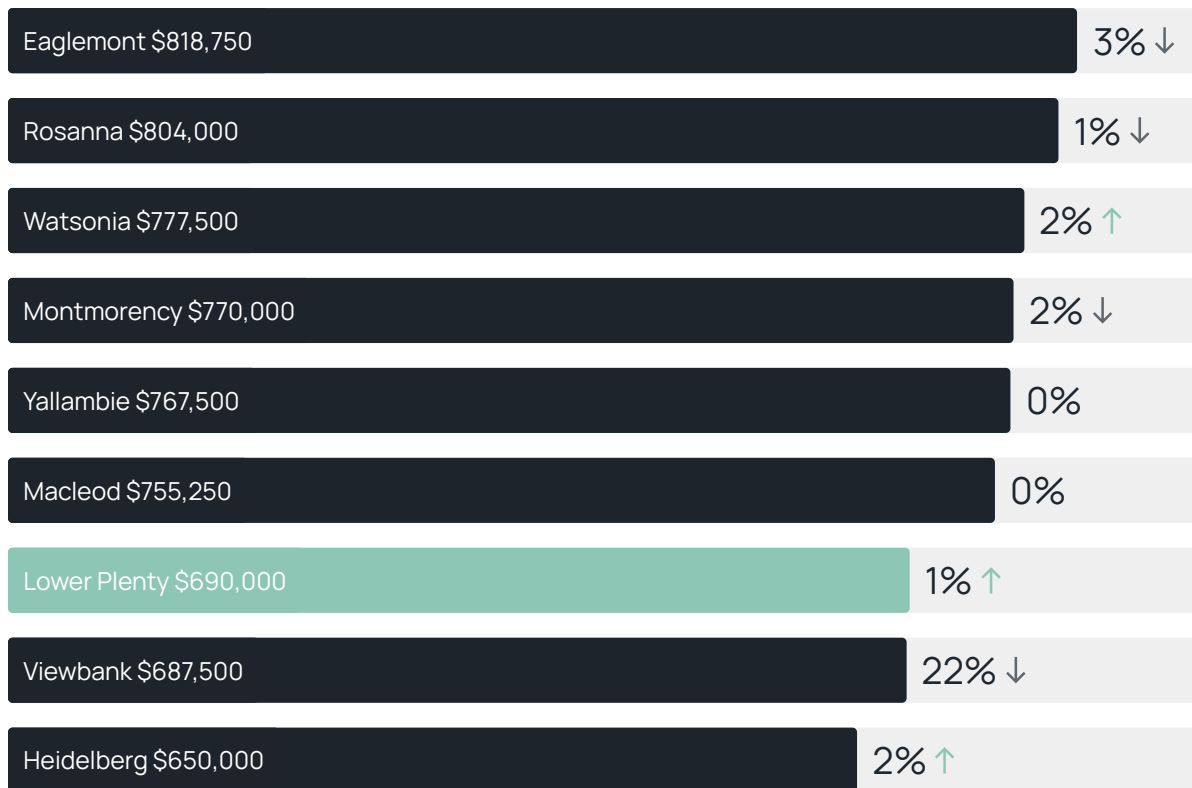
\$690k

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

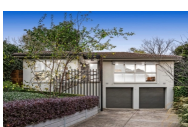
45 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 8 Panorama Avenue Lower Plenty	5	House	\$3,250,000	21 May 2026

LOWER PLENTY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 13 Edward Willis Court Lower Plenty	3	House	Undisclosed	18 Apr 2026
 14/123 Main Road Lower Plenty	2	Apartment	\$456,000	15 Apr 2026
 4/1 Cavanagh Road Lower Plenty	3	Unit	\$730,000	15 Apr 2026
 5/98 Main Road Lower Plenty	2	Unit	\$584,000	13 Apr 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 06/09/2026

Powered by  **PropTrack**

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

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).