



Newstead

# Suburb Report



Your connection to property insights



JellisCraig

NEWSTEAD SUBURB REPORT

Median house price<sup>1</sup>

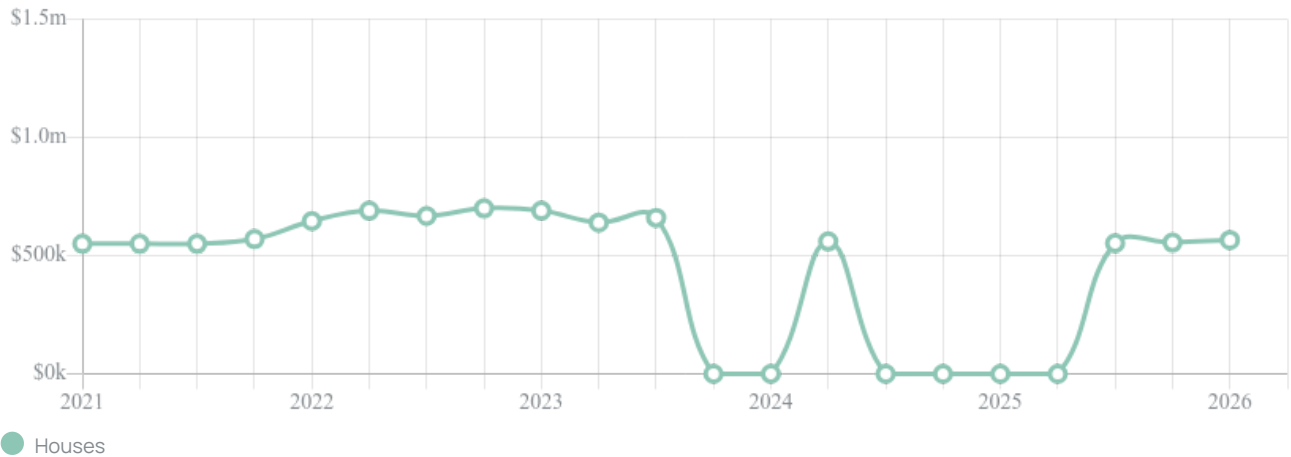
Median

\$566k

Quarterly price change

1.98% ↑

Quarterly price change<sup>1</sup>



Median house price<sup>1</sup>



Sale method<sup>2</sup>

● Private 100%

Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

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Average hold period<sup>1</sup>  
5.7 years

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Dwelling type<sup>5</sup>

● Houses 97% ● Units 3%

Ownership<sup>5</sup>

● Owned outright 50% ● Mortgaged 46% ● Rented 4%

Population<sup>5</sup>

820

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Median asking rent<sup>1</sup>

\$548 per week

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Population growth<sup>5</sup>

8.75%

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Rental yield<sup>1</sup>

3.4%

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Median age<sup>5</sup>

51 years

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Median household size<sup>5</sup>

2.2 people

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## NEWSTEAD SUBURB REPORT

## Recent Newstead sales

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](https://jellisicraig.com.au/suburb-reports)

| Address                                                                                                           | Bedrooms | Type  | Price     | Sold        |
|-------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  17 Wyndham St<br>Newstead       | 3        | House | \$580,000 | 17 Jun 2026 |
|  25 Codrington St<br>Newstead    | 3        | House | \$760,000 | 23 Mar 2026 |
|  55 Lyons St<br>Newstead         | 3        | House | \$885,000 | 16 Mar 2026 |
|  34 Lyons St<br>Newstead        | 3        | House | \$600,000 | 12 Mar 2026 |
|  12 Clarke La<br>Newstead      | 4        | House | \$780,000 | 16 Jan 2026 |
|  34 Panmure St<br>Newstead     | 2        | House | \$505,000 | 05 Jan 2026 |
|  38 Hilliers St<br>Newstead    | 4        | House | \$535,000 | 22 Dec 2025 |
|  23 Monash St<br>Newstead      | 3        | House | \$585,000 | 15 Dec 2025 |
|  36d Codrington St<br>Newstead | 1        | House | \$449,000 | 12 Dec 2025 |
|  17 Monash St<br>Newstead      | 2        | House | \$690,000 | 05 Dec 2025 |

## NEWSTEAD SUBURB REPORT

| Address                                                                                                       | Bedrooms | Type  | Price     | Sold        |
|---------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  7 Wyndham St<br>Newstead    | 3        | House | \$755,000 | 20 Nov 2025 |
|  12 Church St<br>Newstead    | 3        | House | \$630,000 | 29 Oct 2025 |
|  6 Monash St<br>Newstead     | 2        | House | \$500,000 | 24 Oct 2025 |
|  5 Tivey St<br>Newstead      | 2        | House | \$525,000 | 29 Sep 2025 |
|  26 Hilliers St<br>Newstead | 3        | House | \$490,000 | 25 Sep 2025 |
|  2A Dundas St<br>Newstead  | 4        | House | \$555,000 | 04 Sep 2025 |
|  85 Pound La<br>Newstead   | 3        | House | \$775,000 | 01 Sep 2025 |
|  15 Panmure St<br>Newstead | 2        | House | \$395,000 | 22 Aug 2025 |
|  3 Ruskis Pl<br>Newstead   | 2        | House | \$545,000 | 17 Jul 2025 |



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.

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Data is current as of PDF generation date 01/07/2026

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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