



Norlane

Suburb Report



Your connection to property insights



JellisCraig

NORLANE SUBURB REPORT

Median house price¹

Median

\$550k

Quarterly price change

0.00% ↓

Median unit price¹

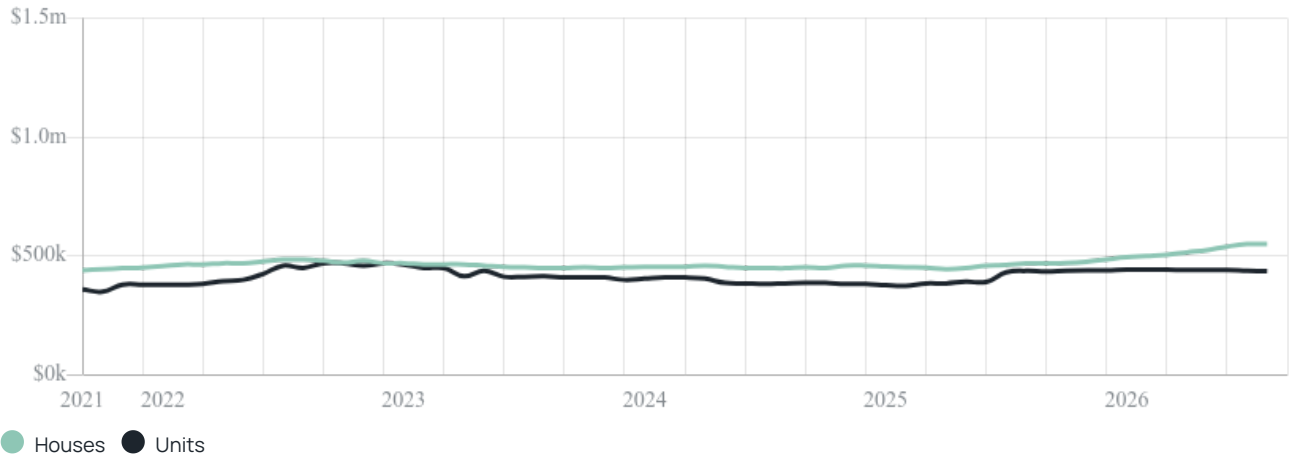
Median

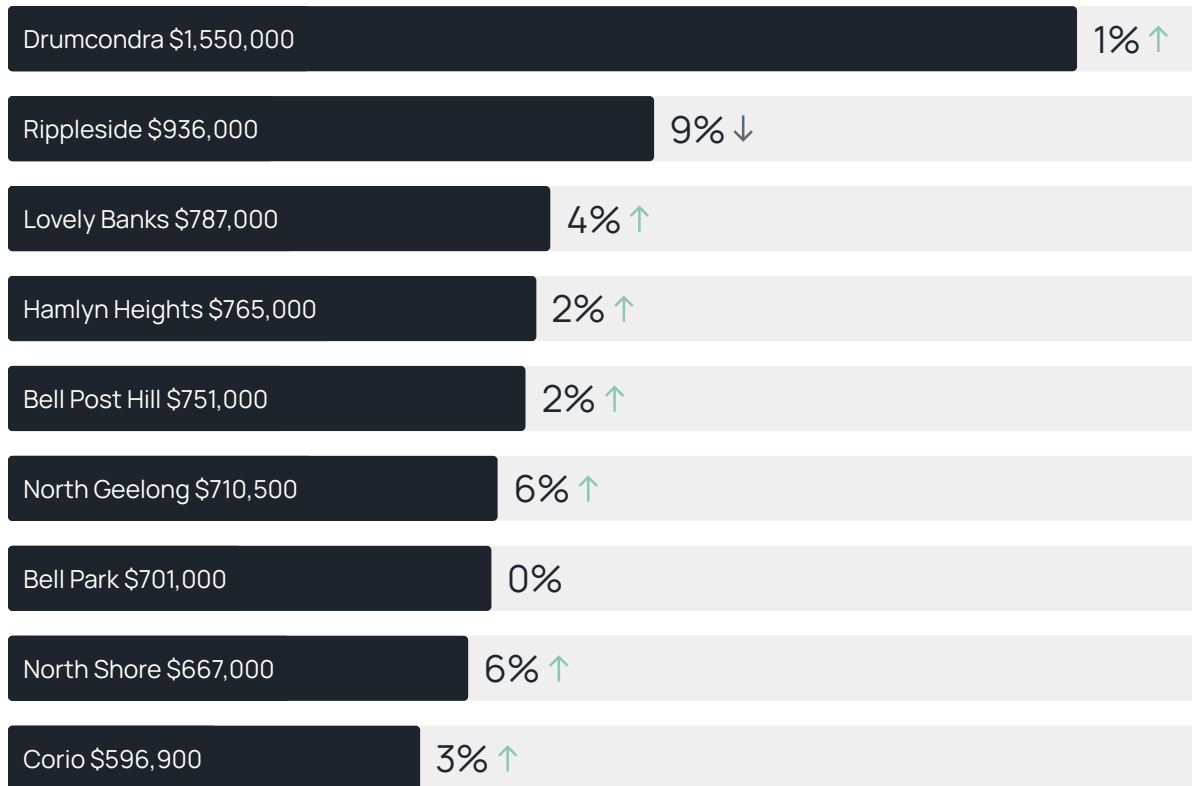
\$436k

Quarterly price change

-0.57% ↓

Norlane quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 3%
● Private 97%

Auction clearance rate³

100%

Median days on market³

House

Unit

33 days

42 days

Jellis Craig average inspection attendance per listing⁴

12 groups

Average hold period¹

House

Unit

9.5 years

7.2 years

Dwelling type⁵

● Houses 98% ● Units 2%

Ownership⁵

● Owned outright 24% ● Mortgaged 19% ● Rented 57%

Population⁵

8,682

Median asking rent per week¹

Unit

\$420

\$410

Median age⁵

37 years

Rental yield¹

House

Unit

3.91%

4.34%

Median household size⁵

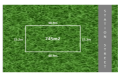
2.2 people

Recent Norlane sales²

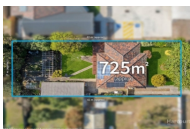
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 61 Sparks Road Norlane	3	House	\$580,000	29 Sep 2026
 12 Michell Close Norlane	3	House	\$610,000	22 Sep 2026
 2/3 Coulson Place Norlane	1	Unit	\$370,000	14 Sep 2026
 3 Rosella Court Norlane	3	House	\$390,000	11 Sep 2026
 24 Hinton Close Norlane	3	House	\$640,000	09 Sep 2026
 6/352-354 Anakie Road Norlane	2	Unit	\$440,000	09 Sep 2026
 161 Sparks Road Norlane	3	House	\$390,000	08 Sep 2026
 2 Iris Street Norlane	3	House	\$465,000	07 Sep 2026
 15 Warrawee Avenue Norlane	2	House	\$490,000	04 Sep 2026
 12 Jay Street Norlane	3	House	\$508,500	02 Sep 2026

NORLANE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 61 Princes Highway Norlane	3	House	\$520,000	01 Sep 2026
 51 Wendover Avenue Norlane	6	House	\$751,000	01 Sep 2026
 3/6 Gardenia Grove Norlane	2	Townhouse	\$455,000	29 Aug 2026
 1A Lowan Avenue Norlane	2	Unit	\$468,500	27 Aug 2026
 2B Falcon Street Norlane	2	Townhouse	Undisclosed	27 Aug 2026
 48 Rose Avenue Norlane	2	House	\$550,000	26 Aug 2026
 26 Peacock Avenue Norlane	3	House	\$646,000	26 Aug 2026
 109 Station Street Norlane	0	Residential_land	\$515,000	25 Aug 2026
 44 Olympic Avenue Norlane	3	House	\$658,500	21 Aug 2026
 15 North Shore Road Norlane	2	House	\$432,000	18 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 15 Morona Avenue Norlane	2	House	\$510,000	17 Aug 2026
 15 Finch Street Norlane	3	House	\$660,000	11 Aug 2026
 49 Wendover Avenue Norlane	2	House	\$436,000	11 Aug 2026
 12 Waterford Avenue Norlane	3	House	\$625,000	10 Aug 2026
 8 Robin Avenue Norlane	2	House	\$355,000	06 Aug 2026
 83 Rose Avenue Norlane	3	House	\$620,000	05 Aug 2026
 2 Spruhan Avenue Norlane	3	House	\$623,000	03 Aug 2026
 9 Stonehaven Road Norlane	3	House	\$660,000	30 Jul 2026
 58 Forster Street Norlane	2	House	Undisclosed	25 Jul 2026
 1/54 Tallis Street Norlane	2	Unit	\$450,000	23 Jul 2026



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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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