



Research

Suburb Report



Your connection to property insights



JellisCraig

RESEARCH SUBURB REPORT

Median house price¹

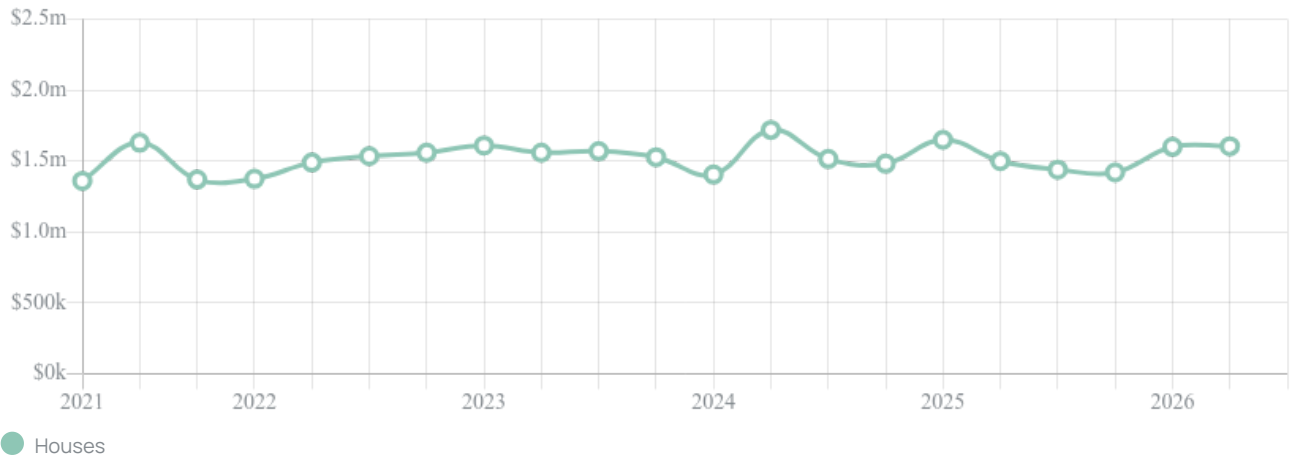
Median

\$1.61m

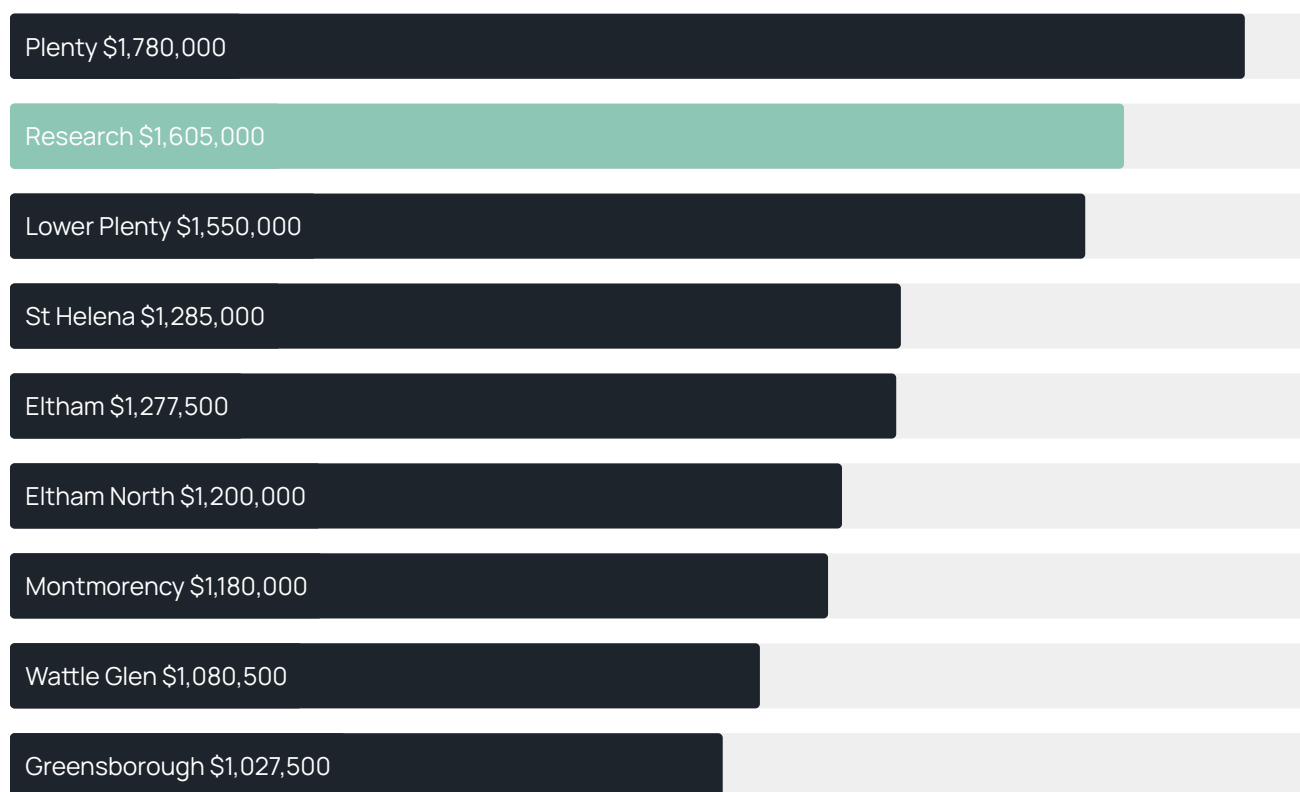
Quarterly price change

0.31% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 33%
● Private 67%

Auction clearance rate³

50%

Median days on market³

125 days

Jellis Craig average inspection attendance per listing⁴

125 groups

Average hold period¹

6.0 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 48% ● Mortgaged 48% ● Rented 4%

Population⁵

2,695

Median asking rent¹

\$695 per week

Population growth⁵

1.74%

Rental yield¹

2.71%

Median age⁵

44 years

Median household size⁵

3 people

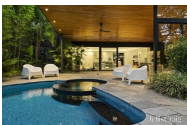
RESEARCH SUBURB REPORT

Recent Research sales

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
 1514 Main Rd Research	3	House	\$870,000	16 Jun 2026
 13 Cudgee Ct Research	4	House	\$1,318,000	09 Jun 2026
 73 Ingrams Rd Research	4	House	\$2,500,000	02 Jun 2026
 9 Bronwyn Ct RESEARCH	5	House	\$1,910,000	30 May 2026
 2/22 Nicholson Cl Research	2	Unit	\$690,000	29 May 2026
 2 White Gum Pl Research	4	House	\$950,000	17 May 2026
 1/3 Nicholson Cl Research	3	House	\$782,000	05 May 2026
 78 Research Warrandyte Rd Research	5	House	\$1,520,000	02 May 2026
 116 Thompson Cr Research	4	House	\$1,950,000	02 May 2026
 1/1581 Main Rd Research	3	House	\$1,140,000	01 May 2026

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Address	Bedrooms	Type	Price	Sold
 44 Brenda Rd Research	5	House	\$2,200,000	29 Apr 2026
 50 Maroong Dr Research	4	House	\$1,325,000	25 Apr 2026
 10 Marconi Ct Research	4	House	\$2,245,000	10 Apr 2026
 8 Valley Rd Research	3	House	\$900,000	09 Apr 2026
 3/22 Nicholson Cl Research	3	House	\$960,000	06 Apr 2026
 22 Brenda Rd Research	4	House	\$2,675,000	02 Apr 2026
 5 Talwong Ct Research	3	House	\$1,590,000	31 Mar 2026
 75 Maroong Dr Research	5	House	\$1,761,000	24 Mar 2026
 1/1 Nicholson Cl Research	3	Unit	\$780,000	14 Mar 2026
 42 Research warrandyte Rd Research	4	House	\$1,610,000	14 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 41 Brinkkötter Rd Research	5	House	\$1,836,500	11 Mar 2026
 2 Talwong Ct Research	5	House	\$1,552,250	10 Mar 2026
 53 Margaret St Research	4	House	\$2,230,000	28 Feb 2026
 129a Thompson Cr Research	4	House	\$1,750,000	28 Feb 2026
 6a Beddoe St Research	2	House	\$2,200,000	25 Feb 2026
 3/8 Raglan Rd Research	3	Unit	\$780,000	23 Feb 2026
 59 Maroong Dr Research	4	House	\$1,610,000	16 Feb 2026
 52 Brenda Rd Research	4	House	\$1,700,000	12 Feb 2026
 2/16 Ingrams Rd Research	4	Strata Unit/Flat	\$2,327,000	03 Feb 2026
 50 Thompson Cr Research	4	House	\$1,750,000	02 Feb 2026



Jellis Craig 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 01/08/2026

- 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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