

# JellisCraig

RESEARCH

# Suburb Report

Know your neighbourhood.



RESEARCH SUBURB REPORT

Median House Price\*

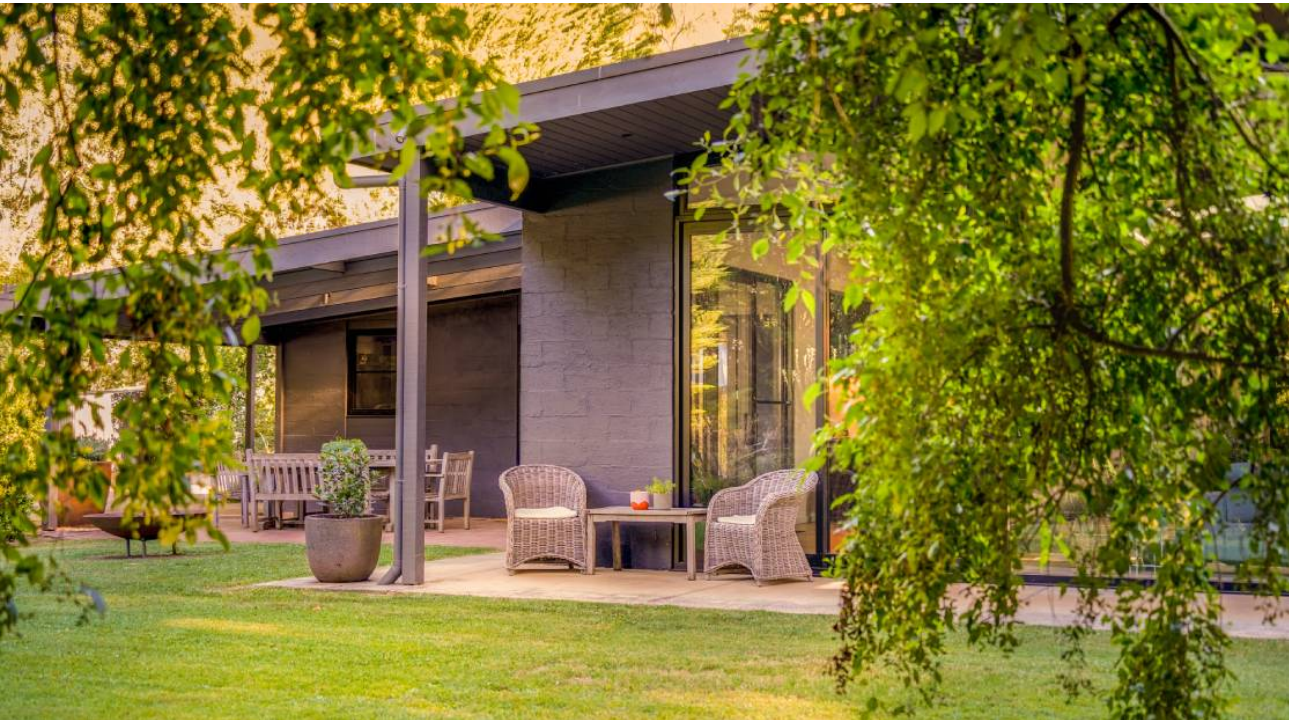
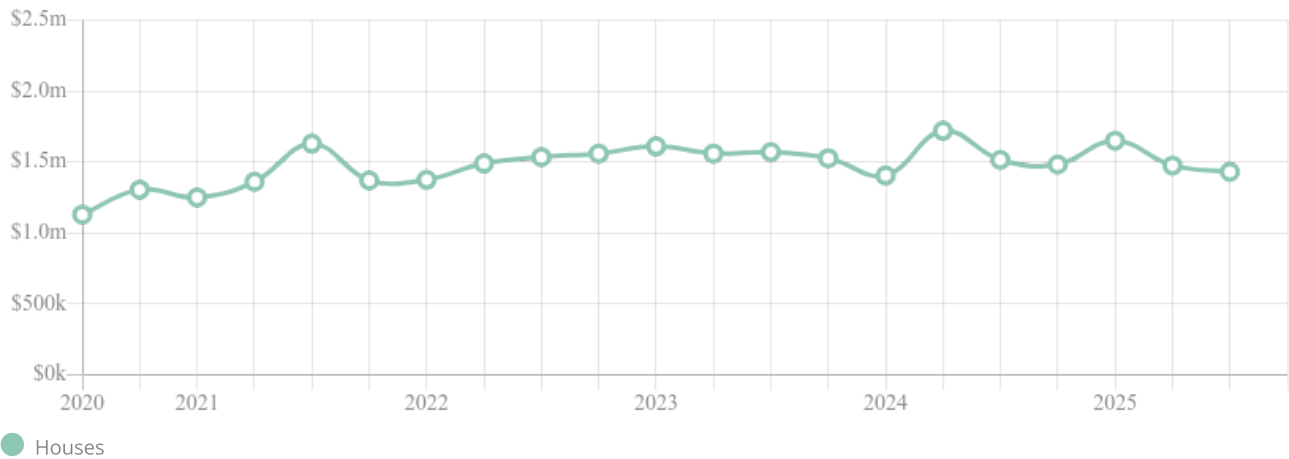
Median

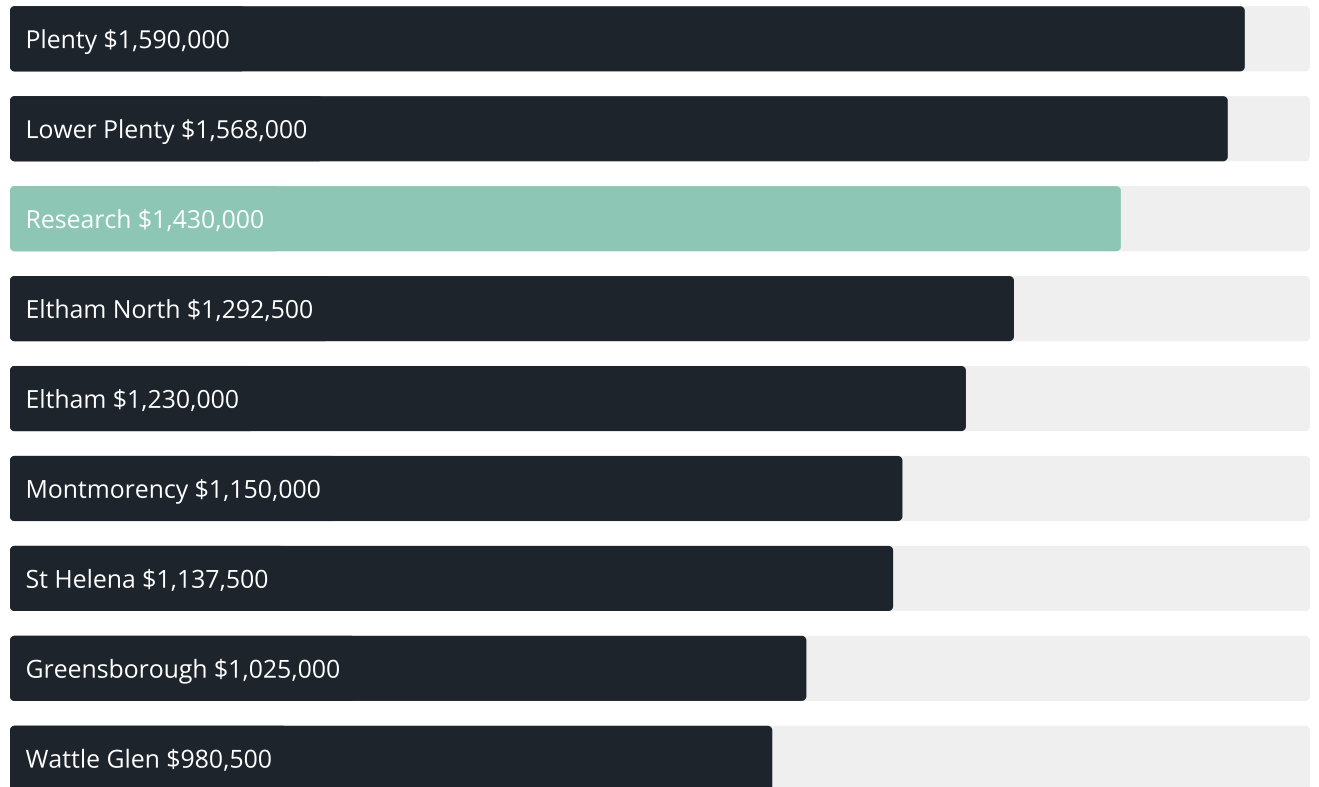
\$1.43m

Quarterly Price Change

-3.05% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## RESEARCH SUBURB REPORT

## Sale Method\*



● Auction 30%  
● Private 70%

## Auction Clearance Rate\*

66.67%

## Median Days on Market^

29 days

## Average Hold Period\*

6.0 years

## Dwelling Type^



● Houses 99% ● Units 1%

## Ownership^



● Owned Outright 48% ● Mortgaged 48% ● Rented 4%

## Population^

2,695

## Median Asking Rent per week\*

\$660

## Population Growth^

1.74%

## Rental Yield\*

2.71%

## Median Age^











44 years

## Median Household Size^











3 people

## RESEARCH SUBURB REPORT

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/suburbinsights](https://jellisraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 11 Valley Rd Research	4	House	\$1,230,000	03 Nov 2025
 23 Maroong Dr Research	4	House	\$1,400,000	29 Oct 2025
 20 Beauty Point Rd RESEARCH	5	House	\$2,300,000	23 Oct 2025
 5/1573 Main Rd Research	3	Unit	\$806,000	11 Oct 2025
 70 Beauty Point Rd Research	4	House	\$3,090,000	07 Oct 2025
 32 Brinkkotter Rd Research	5	House	\$1,122,000	04 Oct 2025
 71 Thompson Cr Research	4	House	\$1,386,000	01 Oct 2025
 12 Research Warrandyte Rd Research	3	House	\$1,061,000	18 Sep 2025
 31 Raglan Rd Research	4	House	\$1,041,000	22 Aug 2025
 16 Research Warrandyte Rd Research	4	House	\$1,040,000	10 Aug 2025

## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 136 Thompson Cr Research	3	House (Previously Occupied - Detached)	\$50,000	21 Jul 2025
 24 The Esplanade Research	2	House	\$805,000	12 Jul 2025
 65 Maroong Dr Research	3	House	\$1,400,000	01 Jul 2025
 38 Maroong Dr Research	4	House	\$1,220,000	30 Jun 2025
 4 Howell Ct Research	3	House	\$905,000	13 Jun 2025
 11 Talwong Ct Research	4	House	\$1,661,000	06 Jun 2025
 3 Beddoe St Research	5	House	\$2,200,000	31 May 2025
 14 Morelle St Research	4	House (Previously Occupied - Detached)	\$3,200,000	29 May 2025
 3 Cudgee Ct RESEARCH	4	House	\$2,010,000	22 May 2025
 1/10 Ingrams Rd Research	2	House	\$660,000	21 May 2025



## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 40 Margaret St Research	5	House	\$1,950,000	19 May 2025
 56a Maroong Dr Research	5	House	\$2,000,000	16 May 2025
 10 Nicholson Cl Research	5	House	\$1,240,000	12 May 2025
 39 Maroong Dr Research	4	House	\$1,350,000	30 Apr 2025
 3/10 Ingrams Rd Research	3	Unit	\$730,000	26 Apr 2025
 74 Ingrams Rd Research	5	House	\$1,600,000	22 Apr 2025
 7 Caltowie Ct Research	5	House	\$1,500,000	05 Apr 2025
 17 Maroong Dr Research	4	House	\$1,240,000	04 Apr 2025
 115 Thompson Cr Research	5	House	\$1,420,000	27 Mar 2025
 15 Shorts Rd Research	5	House	\$1,925,000	21 Mar 2025



Eltham Office  
1022 Main Road, Eltham  
03 9431 1222

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.