



Research

# Suburb Report

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Your connection to property insights



**JellisCraig**

RESEARCH SUBURB REPORT

## Median house price<sup>1</sup>

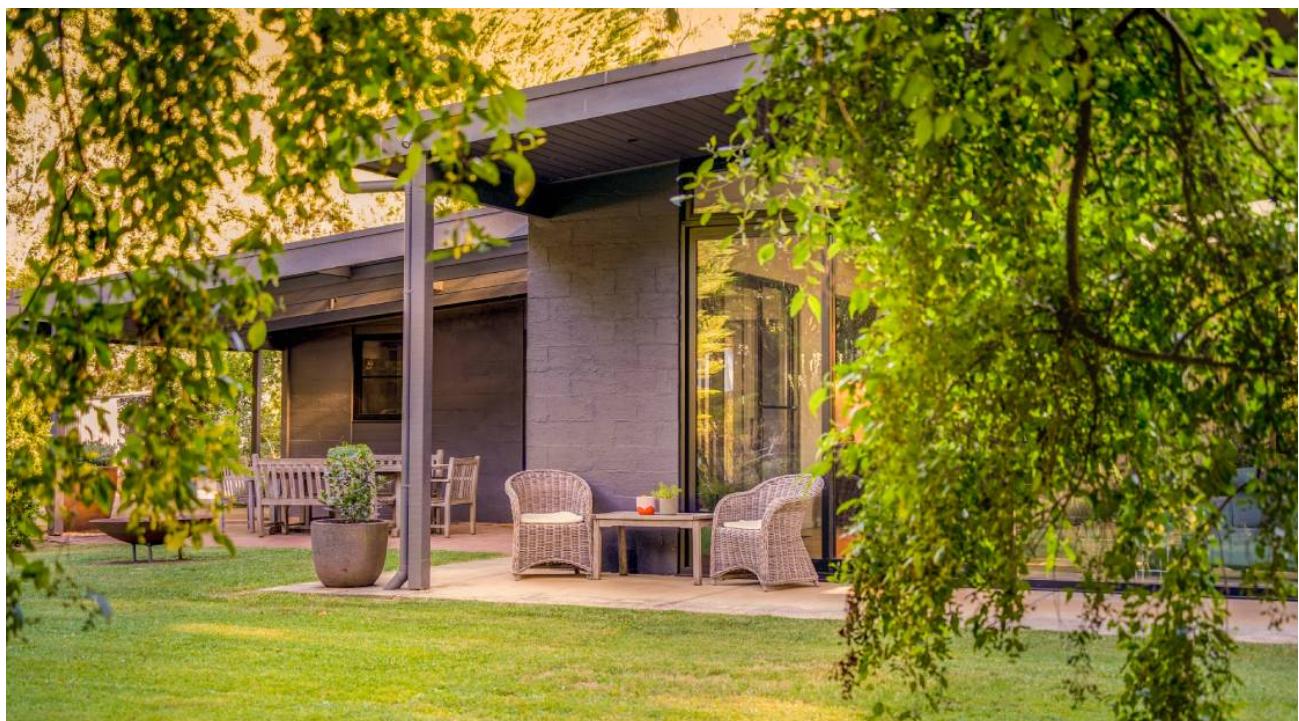
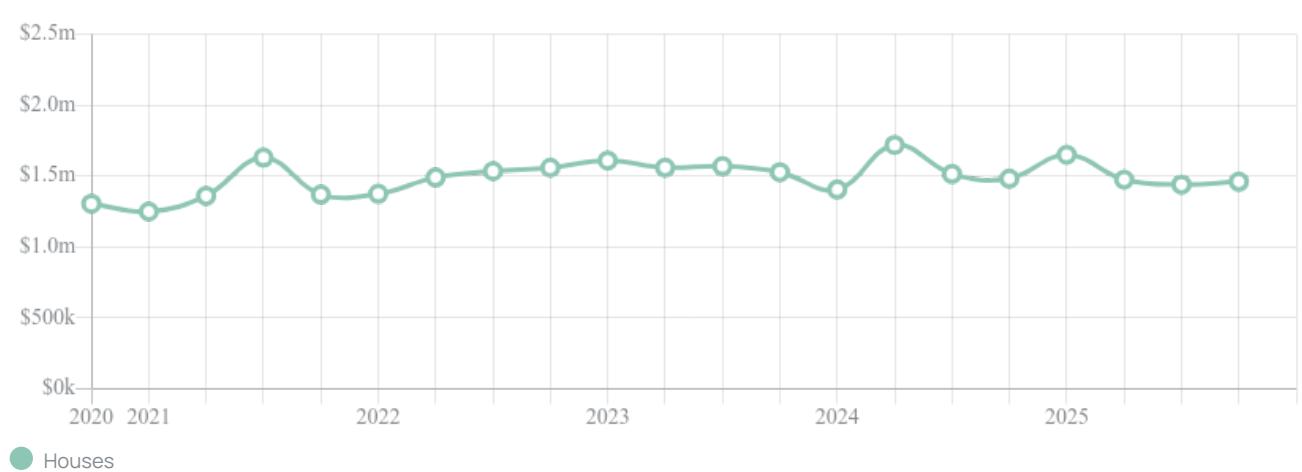
Median

**\$1.46m**

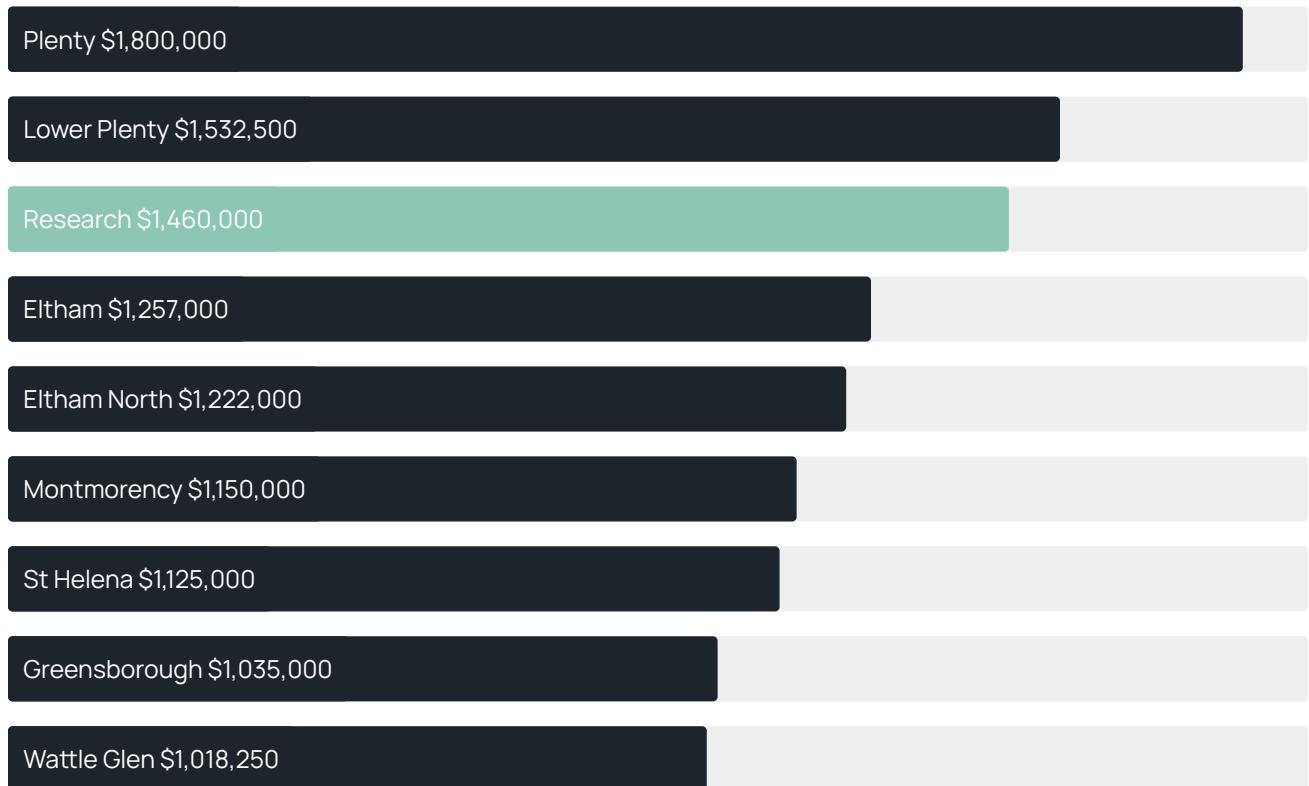
Quarterly price change

**1.38% **

## Quarterly price change<sup>1</sup>



## Median house price<sup>1</sup>



## Median unit price<sup>1</sup>



## Sale method<sup>2</sup>



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

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

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## Dwelling type<sup>5</sup>



● Houses 99% ● Units 1%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

2,695

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## Median asking rent<sup>1</sup>

\$650 per week

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## Population growth<sup>5</sup>

1.74%

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## Rental yield<sup>1</sup>

2.71%

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## Median age<sup>5</sup>

44 years

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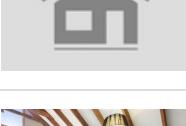
## Median household size<sup>5</sup>

3 people

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 50 Thompson Cr Research	4	House	\$1,750,000	13 Jan 2026
 16 Woodhill Cl Research	4	House	\$2,250,000	23 Dec 2025
 15 Valley Rd Research	3	House	\$1,035,000	16 Dec 2025
 14 Finnigan St Research	4	House	\$1,200,000	16 Dec 2025
 1/147 Thompson Cr Research	4	Flat/Unit/Apartment	\$1,186,000	25 Nov 2025
 6 Henzell Rd Research	2	House	\$600,000	24 Nov 2025
 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

# Sold Properties

## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/13 Finnigan St Research	4	Flat/Unit/Apartment	\$523,000	01 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
 64 Research Warrandyte Rd Research	6	House	\$2,760,000	15 Aug 2025
 16 Research Warrandyte Rd Research	4	House	\$1,040,000	10 Aug 2025
 24 The Esplanade Research	2	House	\$805,000	12 Jul 2025
 65 Maroong Dr Research	3	House	\$1,400,000	01 Jul 2025

# Sold Properties

## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	\$3,200,000	29 May 2025
 2/1581 Main Rd Research	3	House	\$1,250,000	26 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
 40 Margaret St Research	5	House	\$1,950,000	19 May 2025
 56a Maroong Dr Research	5	House	\$2,000,000	16 May 2025



**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.

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Data is current as of PDF generation date 01/02/2026

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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