



Research

# Suburb Report



Your connection to property insights



JellisCraig

RESEARCH SUBURB REPORT

Median house price<sup>1</sup>

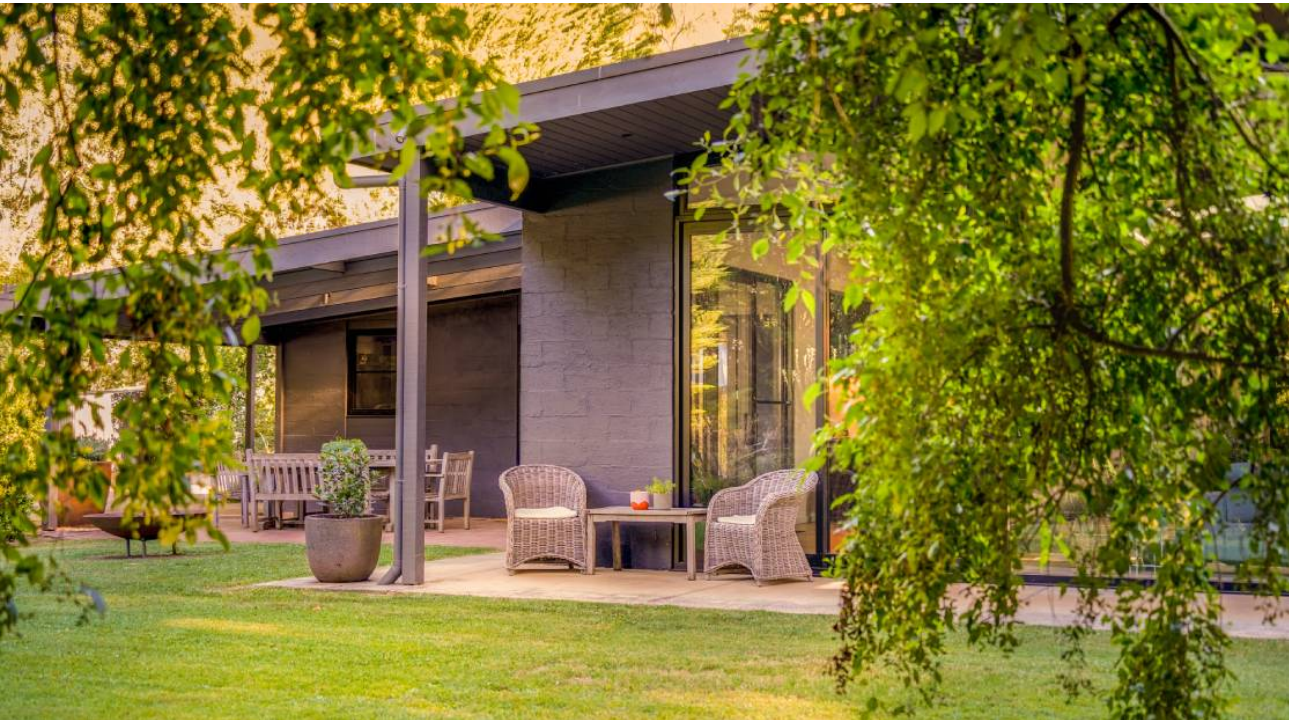
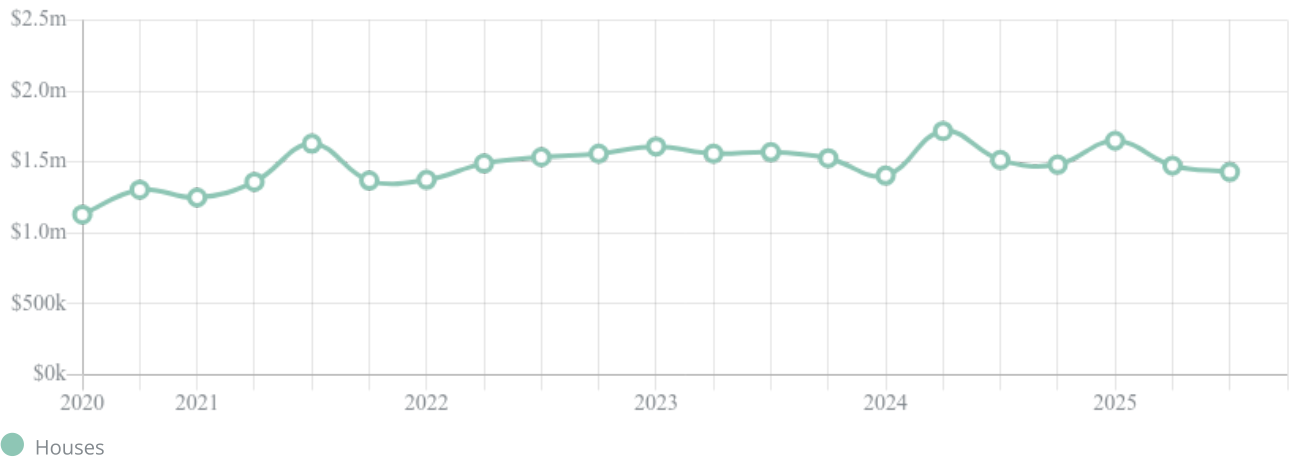
Median

\$1.43m

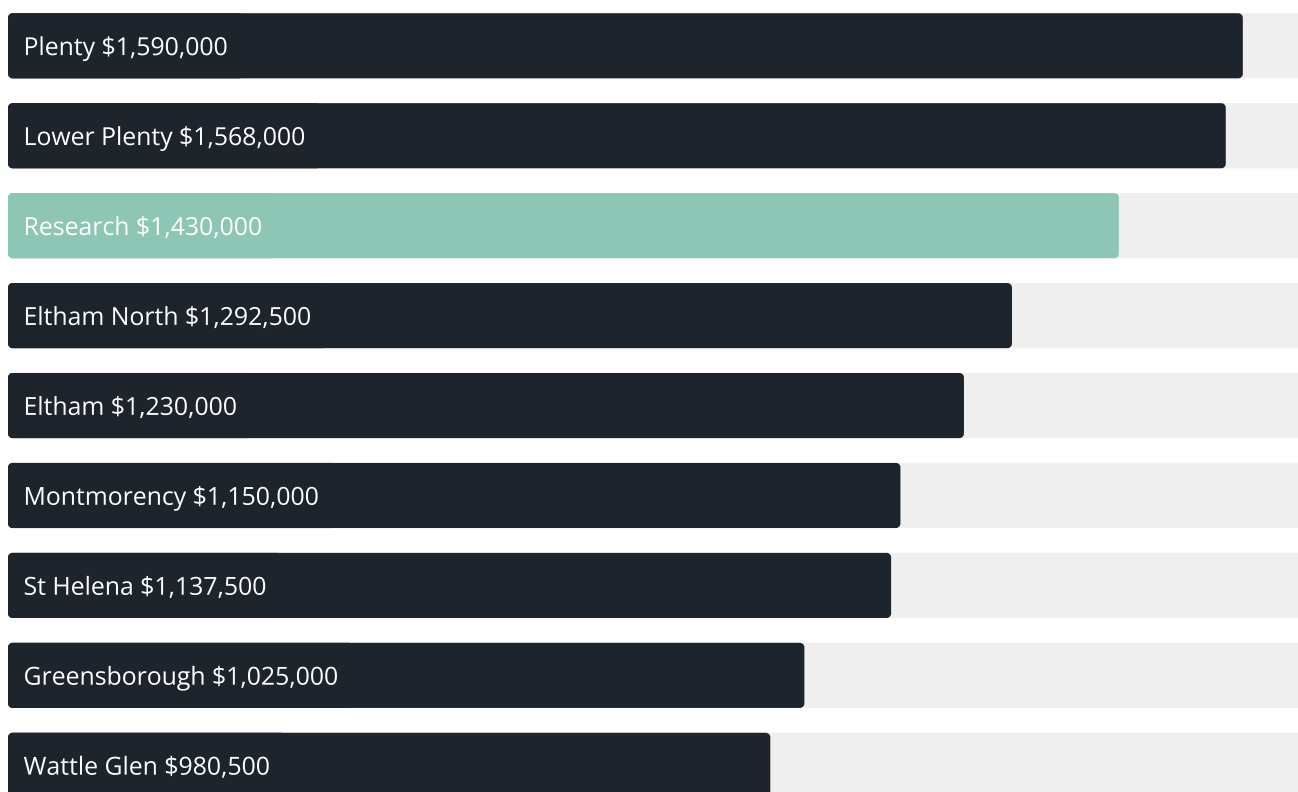
Quarterly price change

-3.05% ↓

Quarterly price change<sup>1</sup>



## RESEARCH SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 30%  
● Private 70%

Auction clearance rate<sup>3</sup>

33.33%

Median days on market<sup>3</sup>

48 days

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

48 groups

Average hold period<sup>1</sup>

6.0 years

Dwelling type<sup>5</sup>

● Houses 99% ● Units 1%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

2,695

Median asking rent<sup>1</sup>

\$660 per week

Population growth<sup>5</sup>

1.74%

Rental yield<sup>1</sup>

2.71%

Median age<sup>5</sup>

44 years







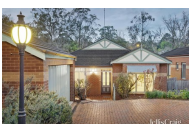



Median household size<sup>5</sup>

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







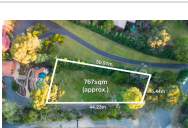

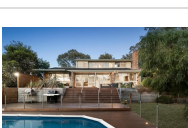
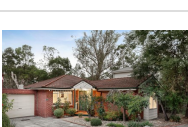
Address	Bedrooms	Type	Price	Sold
 16 Woodhill Cl Research	4	House	\$2,250,000	23 Dec 2025
 14 Finnigan St Research	4	House	\$1,200,000	16 Dec 2025
 6 Henzell Rd Research	2	House (Previously Occupied - Detached)	\$600,000	24 Nov 2025
 11 Valley Rd Research	4	House	\$1,230,000	03 Nov 2025
 23 Maroong Dr 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
 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



## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



**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 08/01/2026

- 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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