



Research

Suburb Report



Your connection to property insights



JellisCraig

RESEARCH SUBURB REPORT

Median house price¹

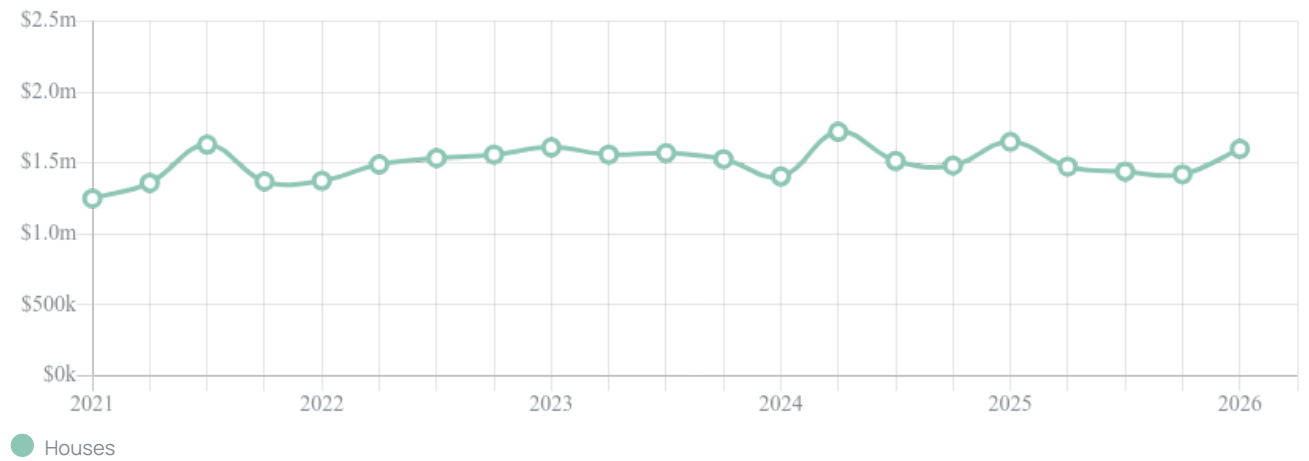
Median

\$1.60m

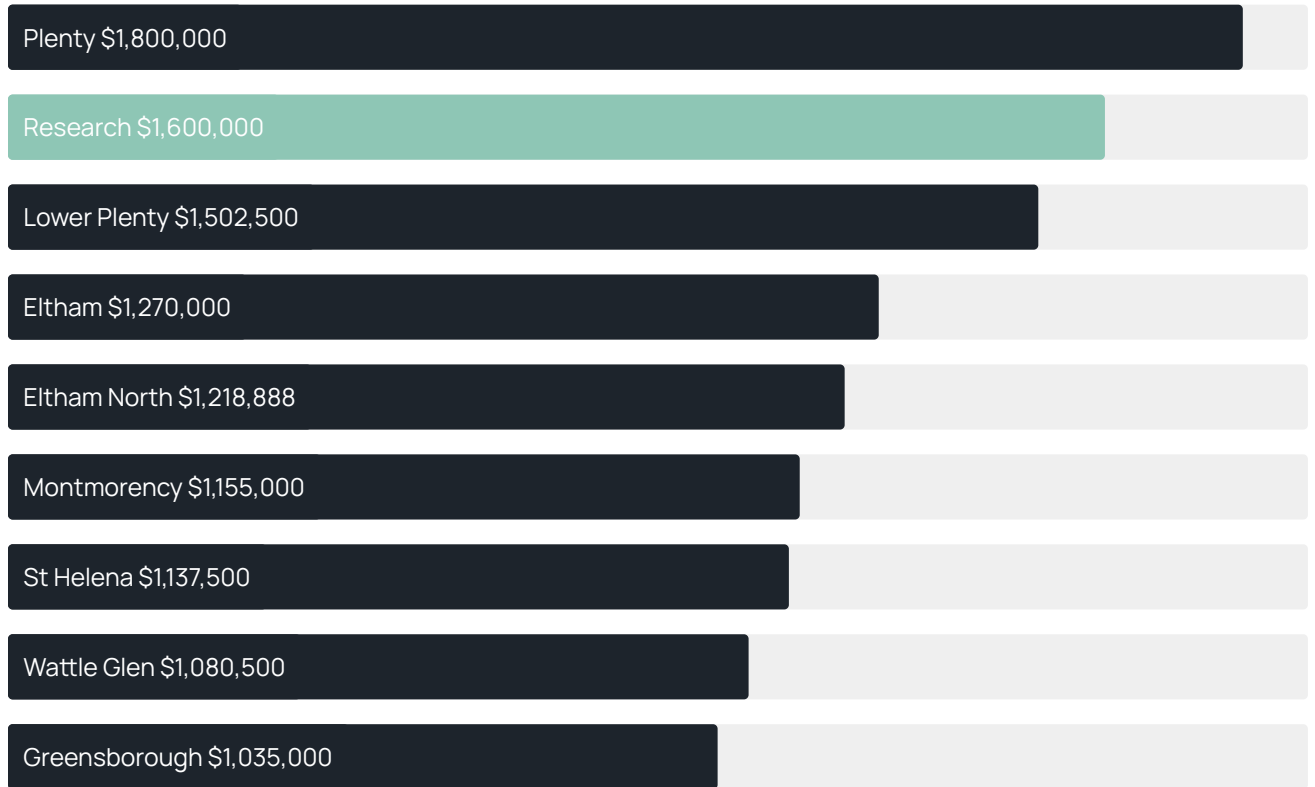
Quarterly price change

12.67% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 18%
● Private 82%

Auction clearance rate³

75%

Median days on market³

36 days

Jellis Craig average inspection attendance per listing⁴

36 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

\$655 per week

Population growth⁵

1.74%

Rental yield¹

2.71%

Median age⁵

44 years





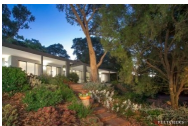





Median household size⁵

3 people








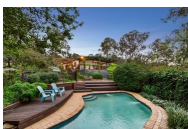


RESEARCH SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/22 Nicholson Cl Research	3	House	\$960,000	06 Apr 2026
 5 Talwong Ct Research	3	House	\$1,590,000	31 Mar 2026
 42 Research Warrandyte Rd Research	4	House	\$1,610,000	14 Mar 2026
 1/1 Nicholson Cl Research	3	Unit	\$780,000	14 Mar 2026
 41 Brinkkotter Rd Research	5	House	\$1,836,500	11 Mar 2026
 2 Talwong Ct Research	5	House	\$1,552,250	10 Mar 2026
 9 Beddoe St Research	4	House	\$150,000	05 Mar 2026
 129a Thompson Cr Research	4	House	\$1,750,000	28 Feb 2026
 53 Margaret St Research	4	House	\$2,230,000	28 Feb 2026
 3/8 Raglan Rd Research	3	Unit	\$780,000	23 Feb 2026

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/17 Nicholson Ct Research	3	House	\$336,000	19 Feb 2026
 1 Maroong Dr Research	2	House	\$610,000	18 Feb 2026
 59 Maroong Dr Research	4	House	\$1,610,000	16 Feb 2026
 6a Beddoe St Research	4	House	\$2,230,000	15 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
 61 Ingrams Rd Research	4	House	\$2,950,000	18 Jan 2026
 40 Research Warrandyte Rd RESEARCH	3	House	\$1,600,000	31 Dec 2025
 16 Woodhill Ct Research	4	House	\$2,250,000	23 Dec 2025
 15 Valley Rd Research	3	House	\$1,035,000	16 Dec 2025

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 3 Talwong Ct Research	4	House	\$1,682,500	24 Nov 2025
 6 Henzell Rd Research	2	House	\$600,000	24 Nov 2025
 10 Joslyn Dr Research	5	Land	\$2,325,000	11 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



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 01/05/2026

- 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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