



Research

Suburb Report



Your connection to property insights



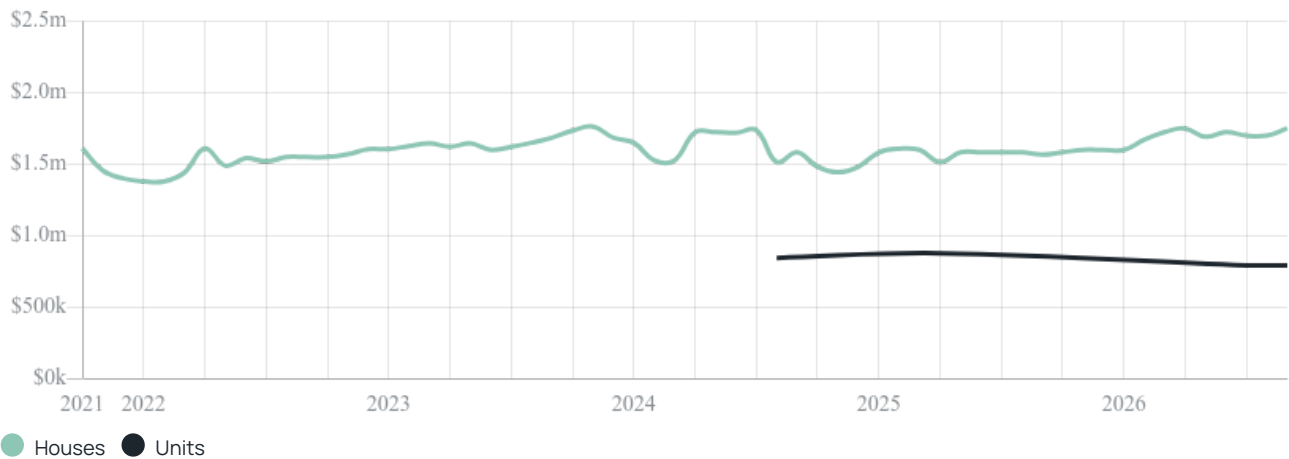
JellisCraig

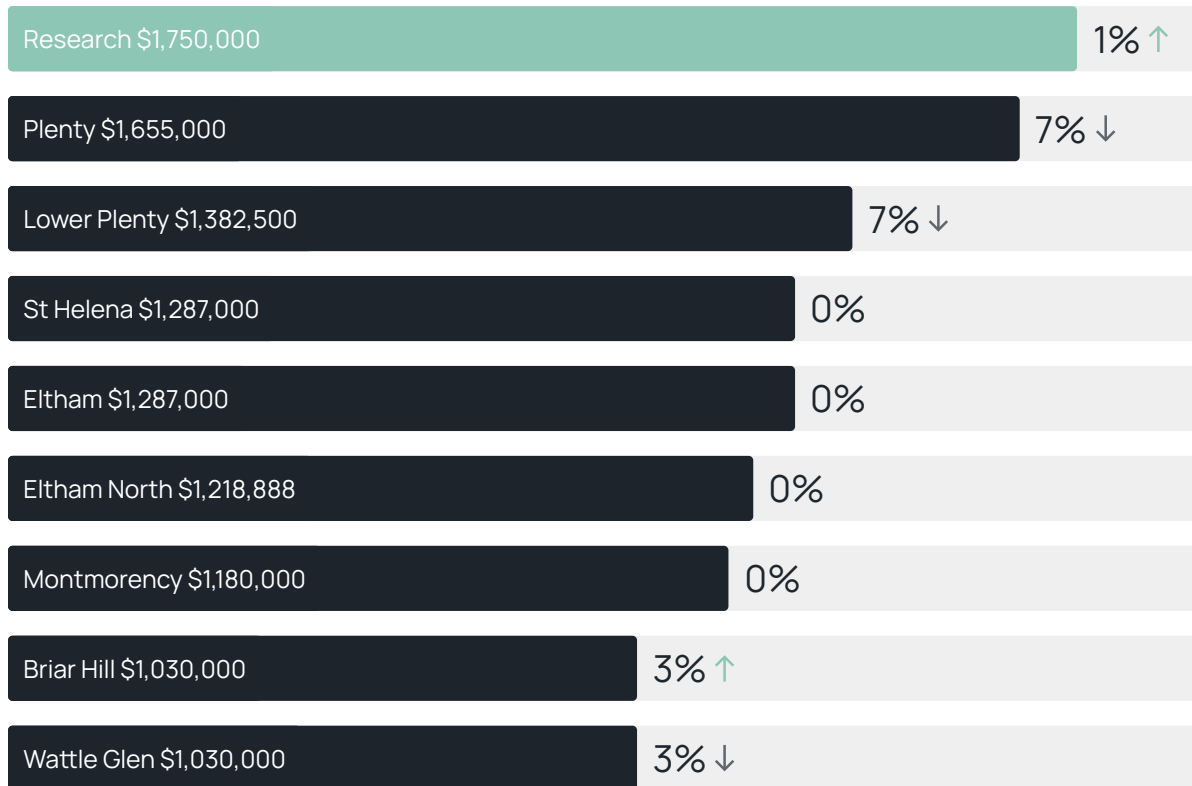
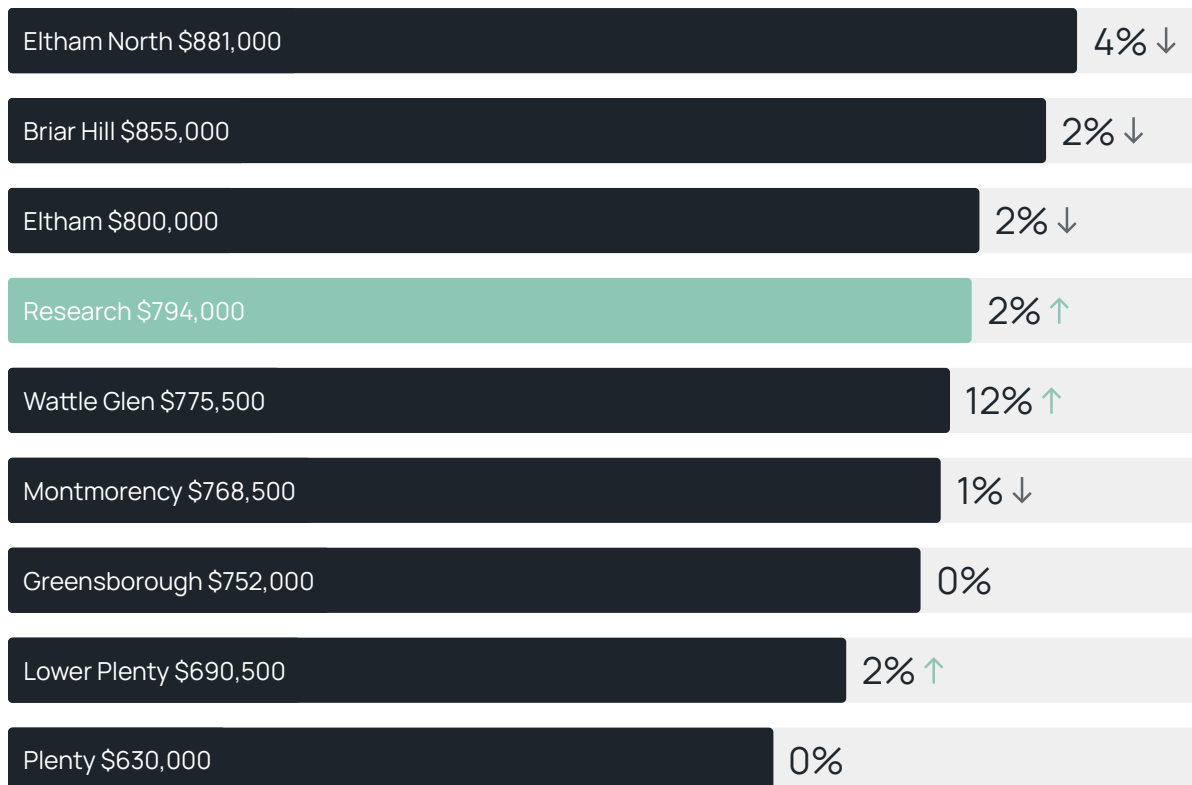
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.75m	2.94% ↑	\$794k	0.00% ↓

Research monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 13%
● Private 87%

Median days on market⁵

House

Unit

42 days

28 days

Jellis Craig average inspection attendance per listing⁶

31 groups

Average hold period¹

House

Unit

16.9 years

13.0 years

Dwelling type⁷

● Houses 100% ● Units 0%

Ownership⁷

● Owned outright 47% ● Mortgaged 47% ● Rented 6%

Population⁷

2,695

Population growth⁷

1.74%

Median age⁷

44 years

Median household size⁷

3.0 people

Median asking rent per week¹

House

Unit

\$755

\$665

Rental yield⁸

House

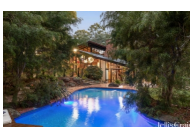
Unit

3.51%

4.09%

Recent Research sales⁵

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
 37 Margaret Street Research	4	House	\$3,300,000	30 Sep 2026
 74 Research-Warrandyte Road Research	5	House	Undisclosed	04 Sep 2026
 96 Ingrams Road Research	0	Residential_land	\$702,750	30 Aug 2026
 33 Maroong Drive Research	4	House	Undisclosed	21 Aug 2026
 1/14 Research Warrandyte Road Research	3	House	\$920,000	31 Jul 2026
 1514 Main Road Research	3	House	\$870,000	16 Jun 2026
 13 Cudgee Court Research	4	House	\$1,318,000	09 Jun 2026
 73 Ingrams Road Research	4	House	\$2,500,000	02 Jun 2026
 9 Bronwyn Court Research	5	House	\$1,910,000	30 May 2026
 2/22 Nicholson Close Research	2	Unit	\$690,000	29 May 2026

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Kanandah Court Research	4	House	\$975,000	21 May 2026
 2 White Gum Place Research	4	House	\$950,000	17 May 2026
 1/3 Nicholson Close Research	3	House	\$782,000	05 May 2026
 78 Research Warrandyte Road Research	5	House	\$1,520,000	02 May 2026
 116 Thompson Crescent Research	4	House	\$1,950,000	02 May 2026
 1/1581 Main Road Research	3	House	Undisclosed	01 May 2026
 2 Ashley Court Research	4	House	\$2,875,000	01 May 2026
 44 Brenda Road Research	5	House	\$2,200,000	29 Apr 2026
 50 Maroong Drive Research	4	House	\$1,325,000	28 Apr 2026
 10 Marconi Court Research	4	House	\$2,245,000	10 Apr 2026

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Valley Road Research	3	House	\$900,000	09 Apr 2026
 3/22 Nicholson Close Research	3	House	\$960,000	06 Apr 2026
 22 Brenda Road Research	4	House	\$2,675,000	02 Apr 2026
 5 Talwong Court Research	3	House	\$1,590,000	31 Mar 2026
 75 Maroong Drive Research	5	House	\$1,761,000	24 Mar 2026
 59 Ingrams Road Research	4	House	\$2,210,000	23 Mar 2026
 52 Brenda Road Research	4	House	\$1,700,000	23 Mar 2026
 42 Research- warrandyte Road Research	4	House	\$1,610,000	14 Mar 2026
 1/1 Nicholson Close Research	3	Unit	\$780,000	14 Mar 2026
 2 Talwong Court Research	5	House	\$1,552,250	10 Mar 2026



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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by  **PropTrack**

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).