



Research

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

Median

\$1.73m

Quarterly price change

0.00% ↓

Median unit price¹

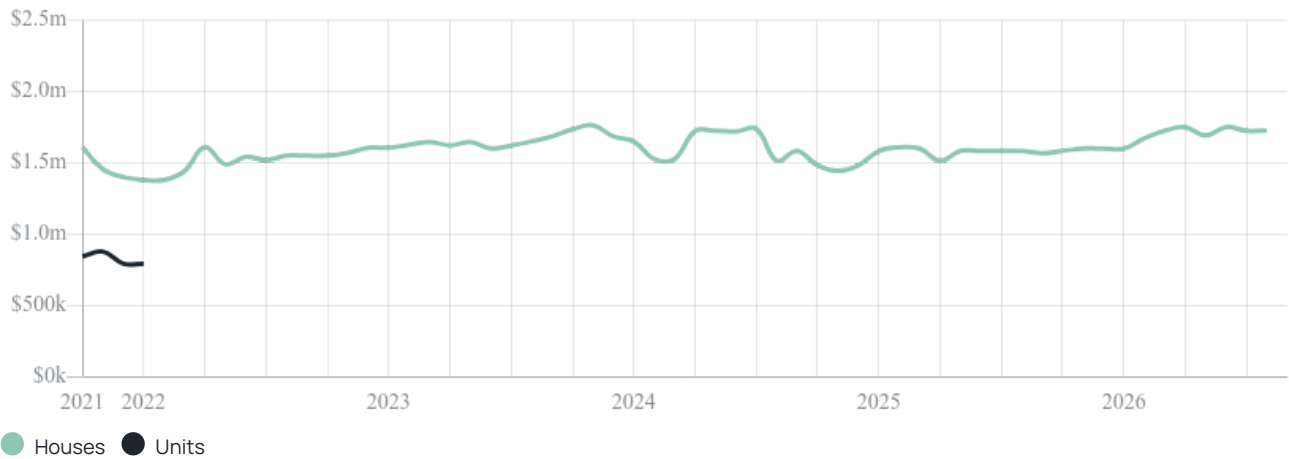
Median

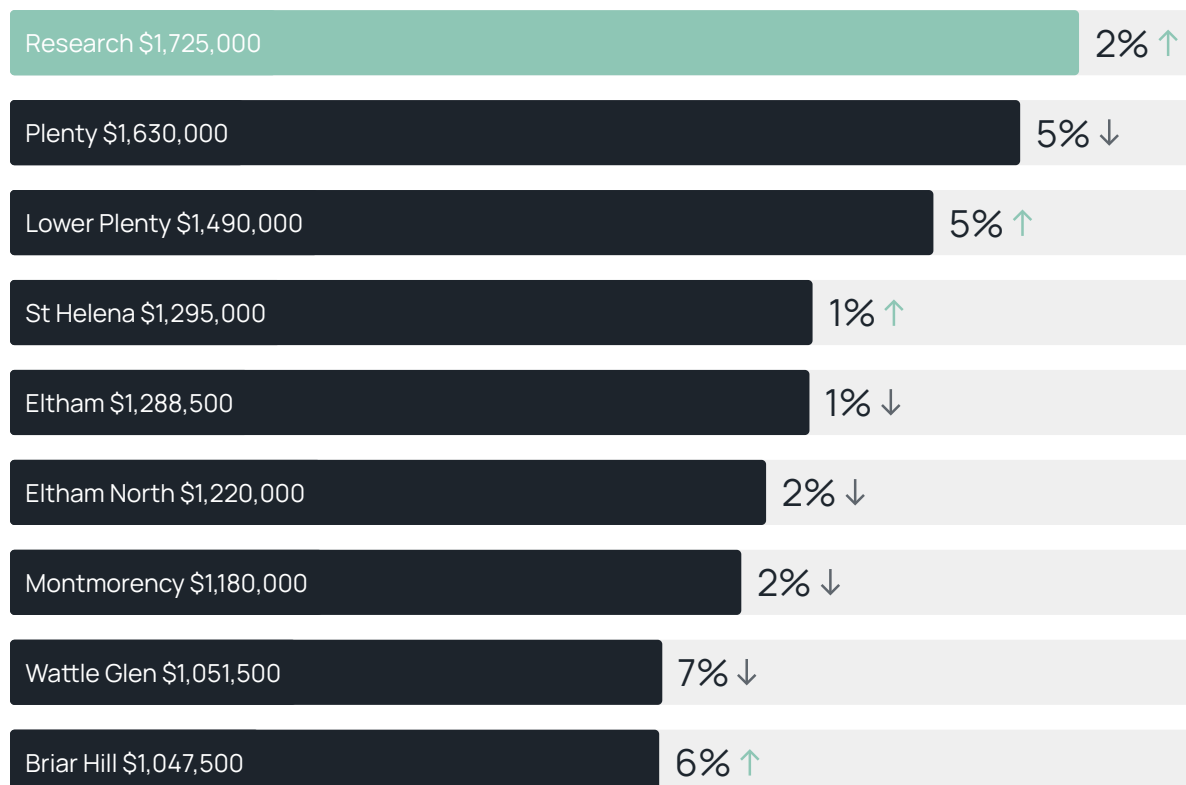
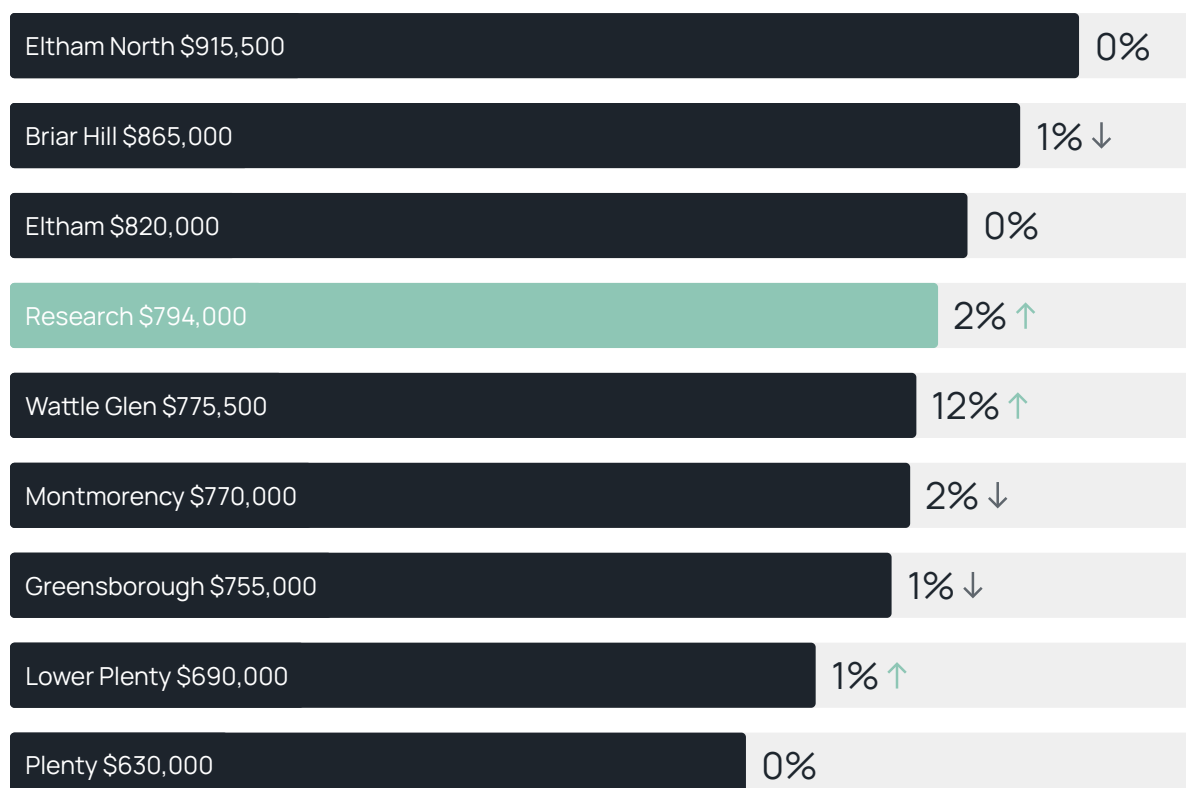
\$794k

Quarterly price change

0.00% ↓

Research quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Median days on market³

House

Unit

42 days

28 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

House

Unit

16.2 years

13.0 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

2,695

Median asking rent per week¹

Unit

\$755

\$665

Population growth⁵

1.74%

Rental yield¹

House

Unit

3.55%

4.16%

Median age⁵

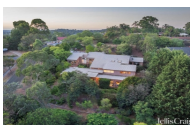
44 years

Median household size⁵

3.0 people

Recent Research sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 13 Kanandah Court Research	4	House	\$975,000	21 May 2026

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 8 Valley Road Research	3	House	\$900,000	09 Apr 2026

RESEARCH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 41 Brinkkottter Road Research	5	House	\$1,836,500	03 Mar 2026



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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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