



Rosanna

# Suburb Report



Your connection to property insights



JellisCraig

Median house price<sup>1</sup>

Median

\$1.37m

Quarterly price change

0.29% ↑

Median unit price<sup>1</sup>

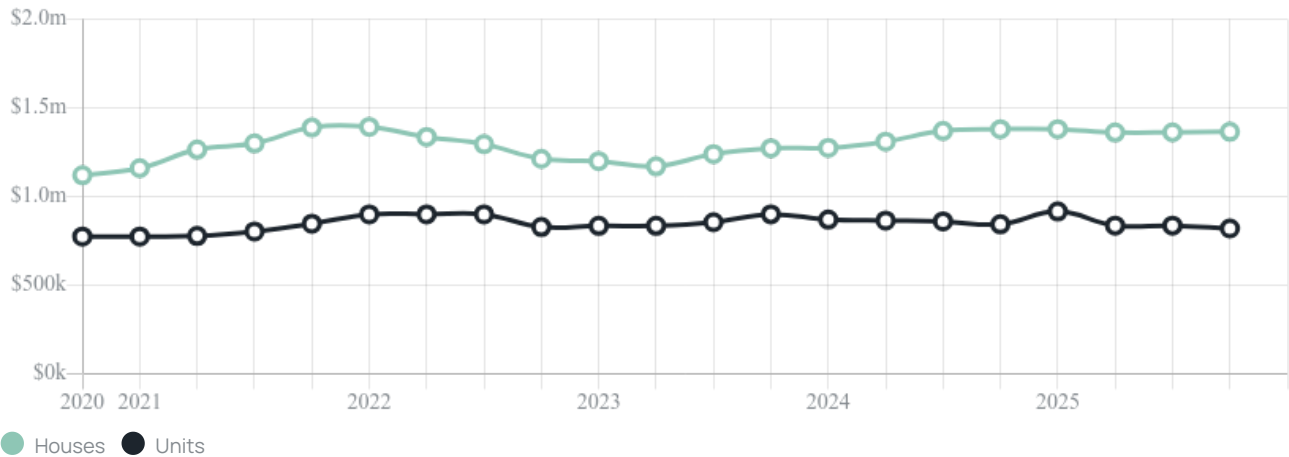
Median

\$820k

Quarterly price change

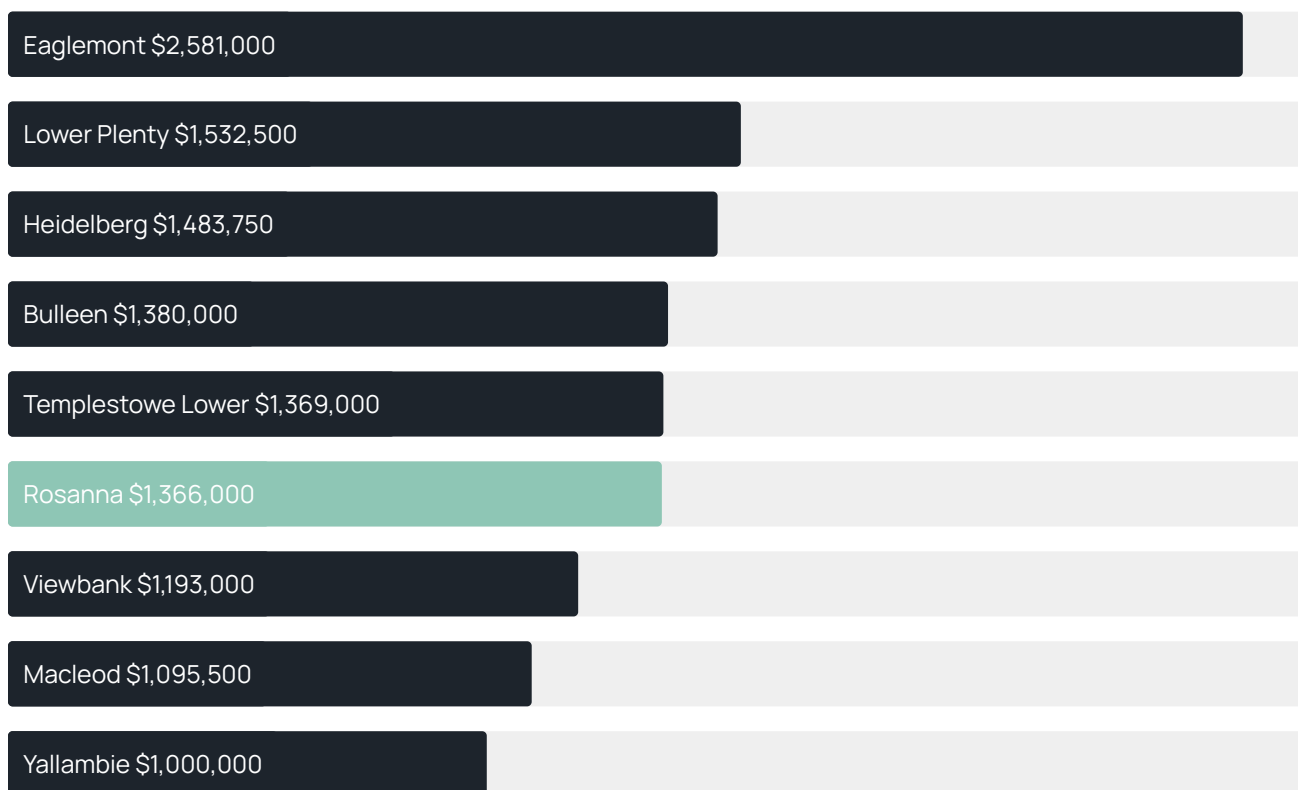
-1.91% ↓

Quarterly price change<sup>1</sup>

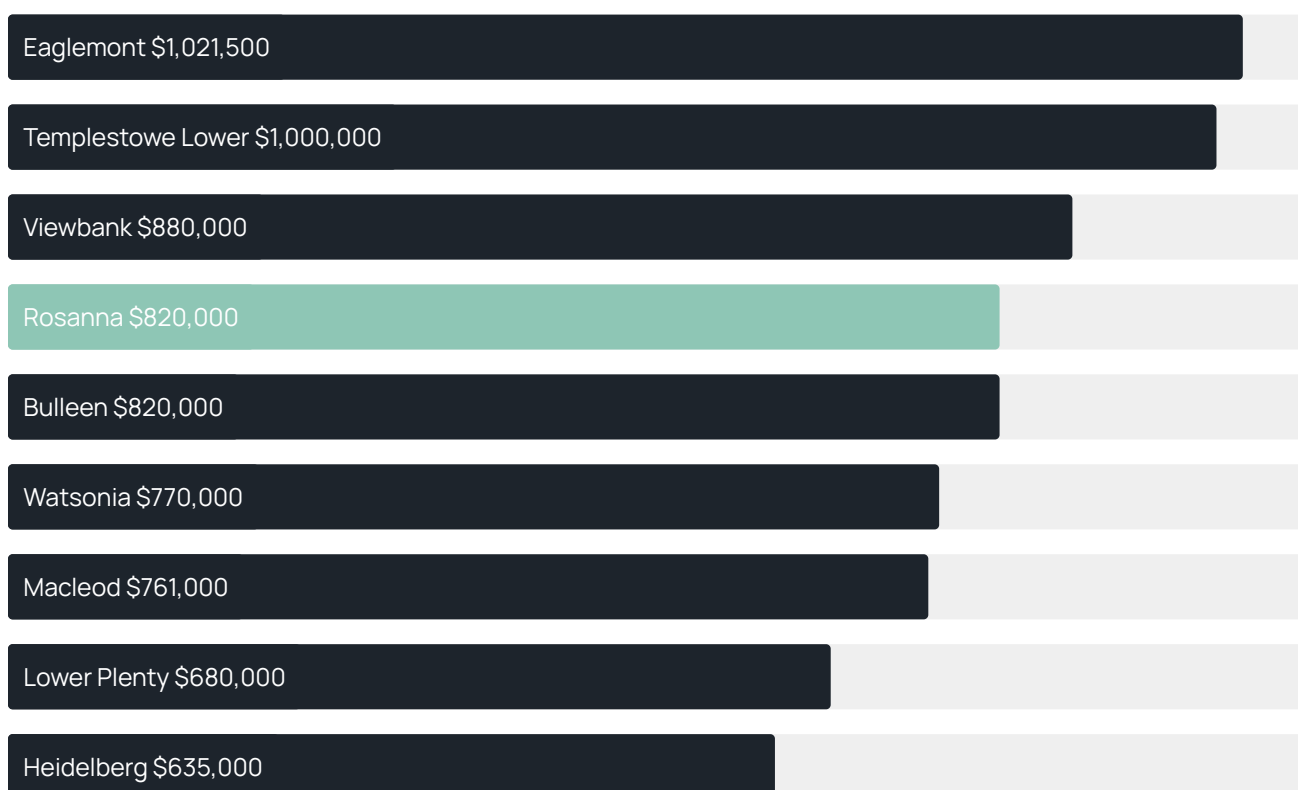


## ROSANNA SUBURB REPORT

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



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



Sale method<sup>2</sup>

● Auction 62%  
● Private 38%

Auction clearance rate<sup>3</sup>

75%

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

24 days

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

24 groups

Average hold period<sup>1</sup>

9.1 years

Dwelling type<sup>5</sup>

● Houses 81% ● Units 19%

Ownership<sup>5</sup>

● Owned outright 44% ● Mortgaged 37% ● Rented 20%

Population<sup>5</sup>

8,616

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

1.39%

Rental yield<sup>1</sup>

2.59%

Median age<sup>5</sup>

41 years






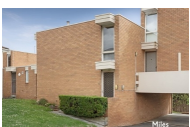

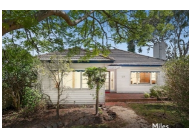


Median household size<sup>5</sup>

2.6 people











## ROSANNA SUBURB REPORT

## Recent Rosanna sales











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

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  180 Grandview Gr<br>Rosanna       | 6        | House               | \$1,430,000 | 07 Jan 2026 |
|  8 Von Nida Cr<br>Rosanna          | 3        | House               | \$1,325,000 | 13 Dec 2025 |
|  2 Phillips Cr<br>Rosanna          | 4        | House               | \$1,375,000 | 12 Dec 2025 |
|  1/159 Beverley Rd<br>Rosanna     | 3        | Flat/Unit/Apartment | \$750,000   | 11 Dec 2025 |
|  145 Grandview Gr<br>Rosanna     | 4        | House               | \$1,535,000 | 06 Dec 2025 |
|  9/38 Lower Plenty Rd<br>Rosanna | 2        | Townhouse           | \$595,000   | 03 Dec 2025 |
|  5 Homewood Ct<br>Rosanna        | 3        | House               | \$1,171,000 | 03 Dec 2025 |
|  35 Coorie Cr<br>Rosanna         | 3        | House               | \$821,000   | 29 Nov 2025 |
|  90 Waiora Rd<br>Rosanna         | 3        | House               | \$1,020,000 | 27 Nov 2025 |
|  132 Waiora Rd<br>Rosanna        | 4        | House               | \$1,905,000 | 26 Nov 2025 |

## ROSANNA SUBURB REPORT

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  136 Mountain View Pde Rosanna   | 3        | House     | \$1,155,000 | 19 Nov 2025 |
|  12 Greville Rd Rosanna          | 3        | House     | \$1,140,000 | 17 Nov 2025 |
|  7 Stanton Cr Rosanna            | 4        | House     | \$1,420,000 | 15 Nov 2025 |
|  10 St Andrews Av Rosanna        | 5        | House     | \$1,370,000 | 13 Nov 2025 |
|  18/77 St James Rd ROSANNA      | 2        | Townhouse | \$700,000   | 11 Nov 2025 |
|  2/27 Pyalong Av Rosanna       | 2        | Townhouse | \$790,000   | 11 Nov 2025 |
|  2/37 Millicent St Rosanna     | 2        | Unit      | \$750,000   | 08 Nov 2025 |
|  18 Golf Av Rosanna            | 3        | House     | \$1,185,000 | 08 Nov 2025 |
|  197 Mountain View Pde Rosanna | 4        | House     | \$2,100,000 | 31 Oct 2025 |
|  46 Victoria Av Rosanna        | 3        | House     | \$1,590,000 | 28 Oct 2025 |

## ROSANNA SUBURB REPORT

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  15/54 Beetham Pde<br>Rosanna     | 2        | Flat/Unit/Apartment | \$440,000   | 27 Oct 2025 |
|  165 Grandview Gr<br>Rosanna      | 4        | House               | \$1,485,000 | 25 Oct 2025 |
|  158 Mountain View Pde<br>Rosanna | 4        | House               | \$1,425,000 | 25 Oct 2025 |
|  1/176 Bellevue Av<br>Rosanna     | 3        | House               | \$1,045,000 | 25 Oct 2025 |
|  9 Hylton Cr<br>Rosanna          | 3        | House               | \$1,477,000 | 20 Oct 2025 |
|  30 Victoria Av<br>ROSANNA      | 3        | House               | \$1,419,000 | 20 Oct 2025 |
|  3/15 Grandview Gr<br>Rosanna   | 4        | Townhouse           | \$1,279,000 | 20 Oct 2025 |
|  8 Lewellin Gr<br>Rosanna       | 4        | House               | \$1,330,000 | 18 Oct 2025 |
|  15 Homewood Ct<br>Rosanna      | 4        | House               | \$1,660,000 | 17 Oct 2025 |
|  21/77 Mccrae Rd<br>Rosanna     | 2        | Unit                | \$740,000   | 16 Oct 2025 |



**Jellis Craig Rosanna**  
114 Lower Plenty Road, Rosanna  
03 9459 8111

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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