



Rosanna

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ROSANNA SUBURB REPORT

Median house price¹

Median

\$1.37m

Quarterly price change

0.29% 

Median unit price¹

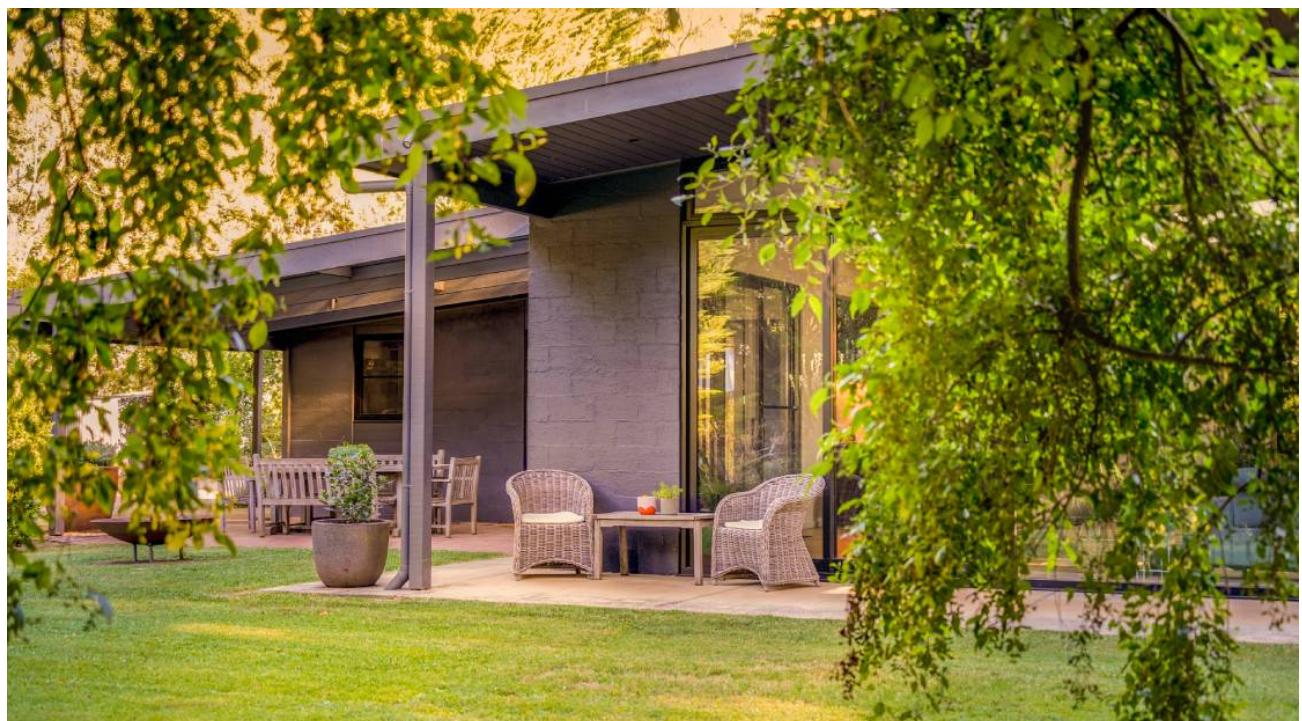
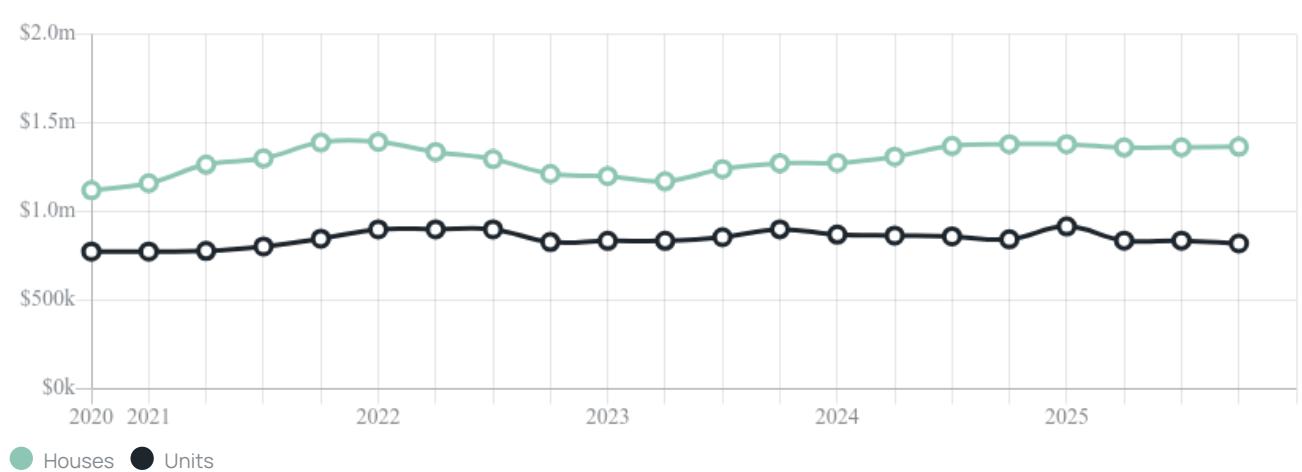
Median

\$820k

Quarterly price change

-1.91% 

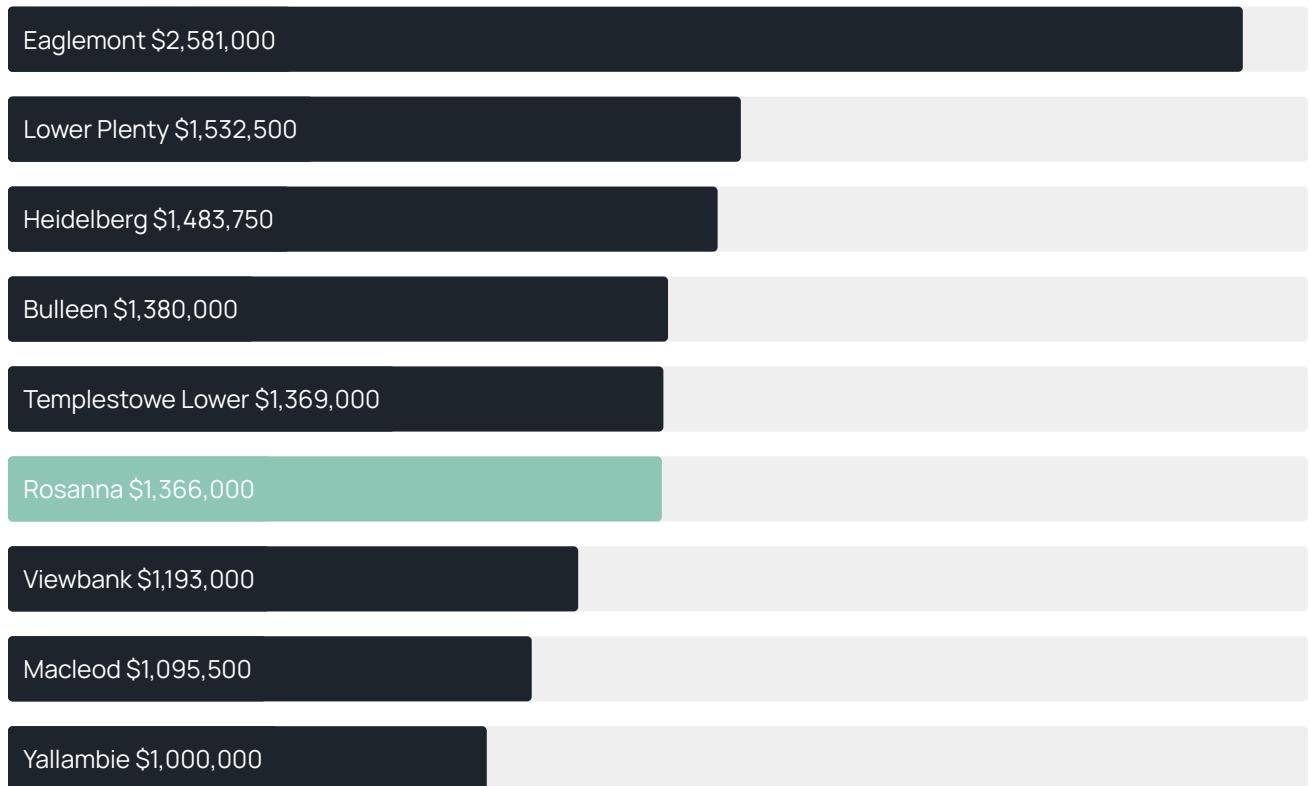
Quarterly price change¹



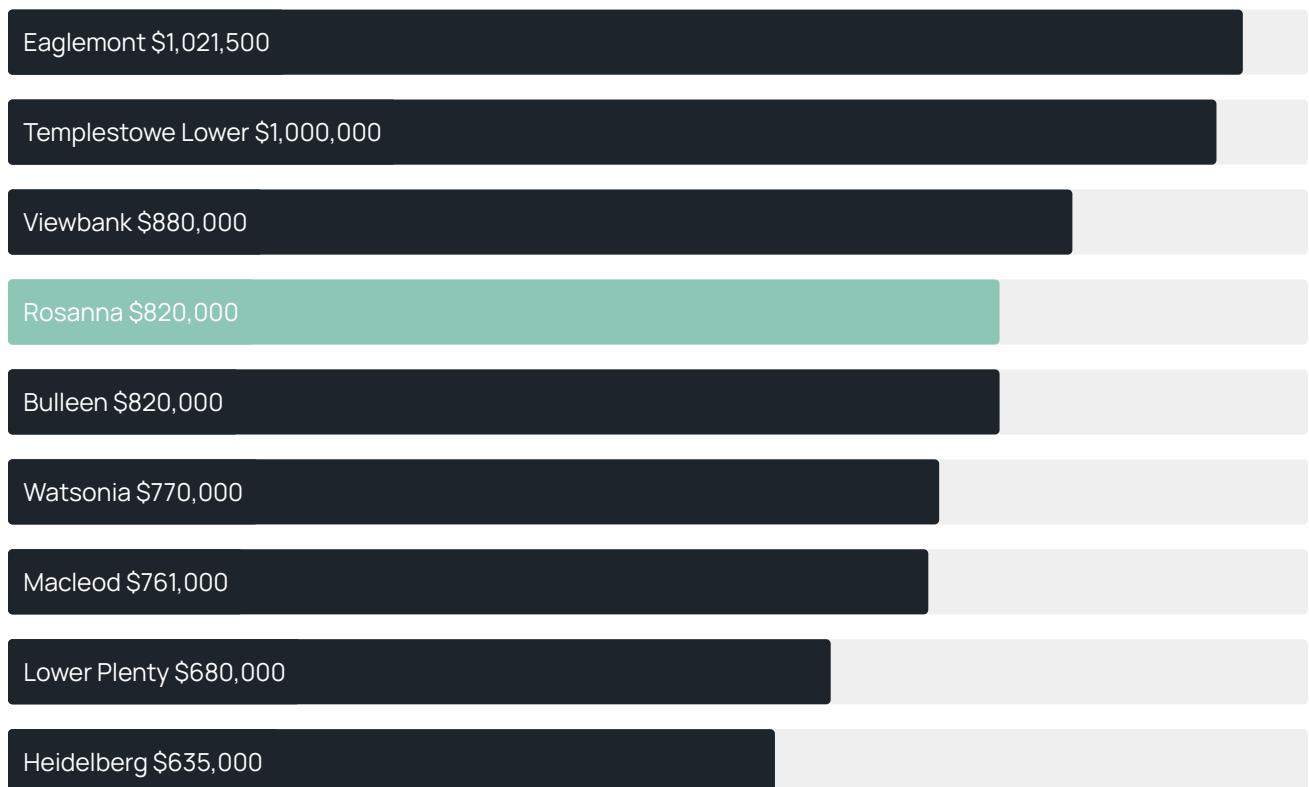
Surrounding Suburbs

ROSANNA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ROSANNA SUBURB REPORT

Sale method²



● Auction 62%
● Private 38%

Auction clearance rate³

75%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

9.1 years

Insights

Dwelling type⁵



● Houses 81% ● Units 19%

Ownership⁵



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

Population⁵

8,616

Median asking rent¹

\$650 per week

Population growth⁵

1.39%

Rental yield¹

2.59%

Median age⁵

41 years

Median household size⁵

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 jelliscraig.com.au/suburb-reports

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

Sold Properties

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 |

Sold Properties

ROSANNA SUBURB REPORT

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



Jellis Craig Rosanna
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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 01/02/2026

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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