



Rosebud Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ROSEBUD SUBURB REPORT

Median house price¹

Median

\$772k

Quarterly price change

1.57% 

Median unit price¹

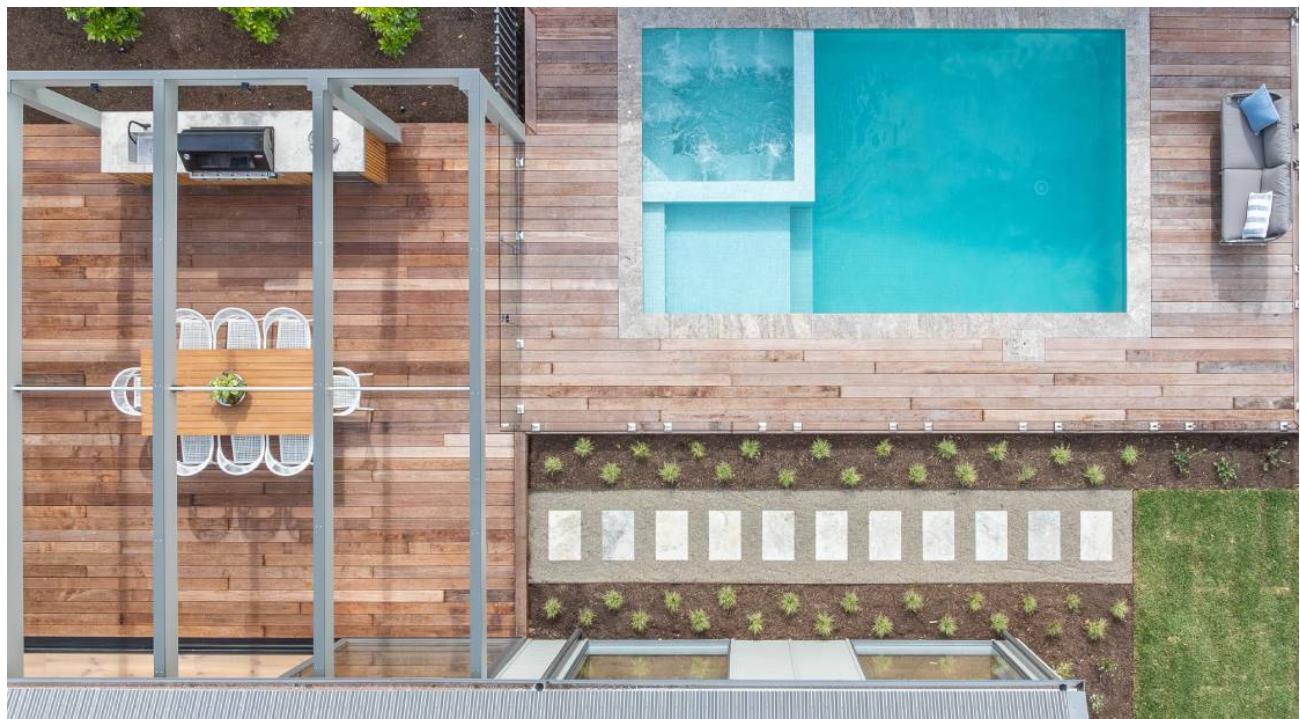
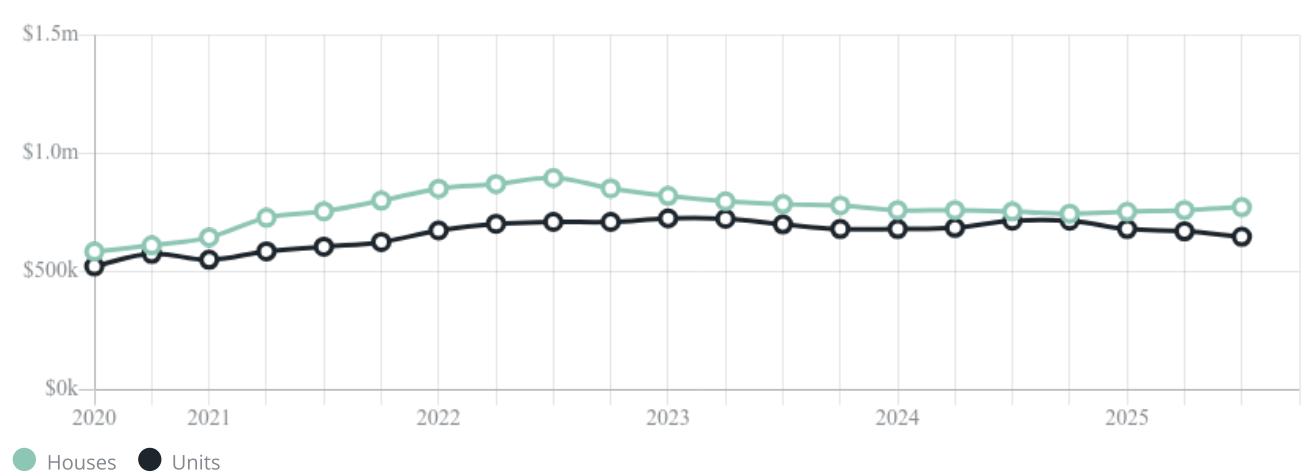
Median

\$648k

Quarterly price change

-3.35% 

Quarterly price change¹



Surrounding Suburbs

ROSEBUD SUBURB REPORT

Median house price¹

Fingal \$1,870,000

Red Hill \$1,687,500

Blairgowrie \$1,375,000

Safety Beach \$1,140,000

Dromana \$956,000

Rye \$941,250

Tootgarook \$850,000

Rosebud \$772,000

Median unit price¹

Safety Beach \$1,040,000

Rosebud \$680,000

Dromana \$627,500

Sales Snapshot

ROSEBUD SUBURB REPORT

Sale method²



● Auction 16%
● Private 84%

Auction clearance rate³

73.33%

Median days on market³

33 days

Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

6.1 years

Insights

Dwelling type⁵



● Houses 89% ● Units 11%

Ownership⁵



● Owned outright 45% ● Mortgaged 32% ● Rented 23%

Population⁵

14,381

Median asking rent¹

\$550 per week

Population growth⁵

0

Rental yield¹

3.53%

Median age⁵

49 years

Median household size⁵

2.2 people

ROSEBUD SUBURB REPORT

Recent Rosebud 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
 342 Eastbourne Rd ROSEBUD	3	House	\$725,000	07 Jan 2026
 9 Lyon St Rosebud	3	House	\$750,000	30 Dec 2025
 107 Third Av Rosebud	2	House	\$677,000	24 Dec 2025
 55 Second Av Rosebud	4	House	\$780,000	23 Dec 2025
 6 Rosella Rise Rosebud	4	House	\$1,000,000	17 Dec 2025
 185 Sixth Av Rosebud	2	House	\$575,000	13 Dec 2025
 172 Ninth Av.S Rosebud	2	House	\$672,500	11 Dec 2025
 38 Parkmore Rd Rosebud	3	House	\$620,000	11 Dec 2025
 15 Paterson St Rosebud	2	House	\$1,050,000	10 Dec 2025
 387 Waterfall Gully Rd Rosebud	3	House	\$980,000	10 Dec 2025

Sold Properties

ROSEBUD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 130 Spray St Rosebud	3	House	\$880,000	09 Dec 2025
 88 Rosebud Pde Rosebud	3	House	\$643,000	06 Dec 2025
 150 Second Av Rosebud	3	House	\$705,000	04 Dec 2025
 185 Seventh Av Rosebud	3	House	\$710,000	03 Dec 2025
 9 Duells Rd Rosebud	3	House	\$5,400,000	03 Dec 2025
 25 Hinton St Rosebud	3	House	\$675,000	02 Dec 2025
 14 Seabrook Av Rosebud	5	House	\$1,925,000	02 Dec 2025
 37 Seventh Av Rosebud	3	House	\$705,000	02 Dec 2025
 36 Sherwood Av Rosebud	4	House	\$1,050,000	28 Nov 2025
 7/41 Hove Rd Rosebud	3	Flat/Unit/Apartment	\$760,000	28 Nov 2025

Sold Properties

ROSEBUD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Clovelly Av Rosebud	4	House	\$995,000	25 Nov 2025
 53 Spray St Rosebud	2	House	\$690,000	24 Nov 2025
 21 Warrain Av Rosebud	3	House	\$1,000,000	21 Nov 2025
 6/777 Point Nepean Rd Rosebud	2	Unit	\$590,000	21 Nov 2025
 58 Avalon Dr Rosebud	3	House	\$970,000	21 Nov 2025
 55 Woonton Cr Rosebud	5	House	\$1,090,000	18 Nov 2025
 1/67 Elwers Rd Rosebud	4	Townhouse	\$910,000	17 Nov 2025
 20 Fifth Av Rosebud	3	House	\$999,000	15 Nov 2025
 2/61 Boneo Rd Rosebud	3	Flat/Unit/Apartment	\$790,000	15 Nov 2025
 88 Ninth Av Rosebud	3	House	\$815,000	14 Nov 2025



Jellis Craig Rye
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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 08/01/2026

- 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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