



Rosebud

Suburb Report



Your connection to property insights



JellisCraig

ROSEBUD SUBURB REPORT

Median house price¹

Median

\$794k

Quarterly price change

0.47% ↑

Median unit price¹

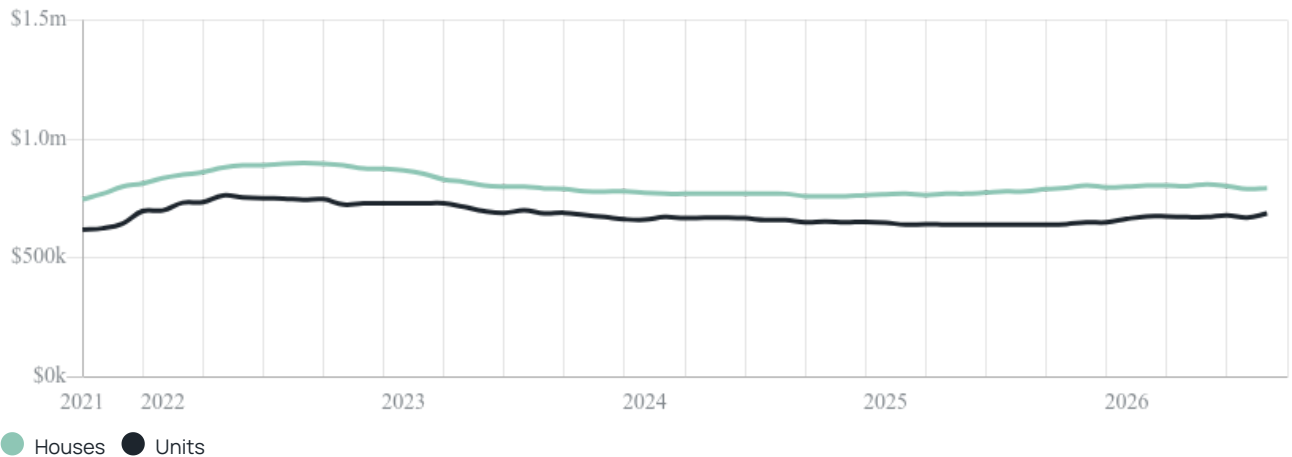
Median

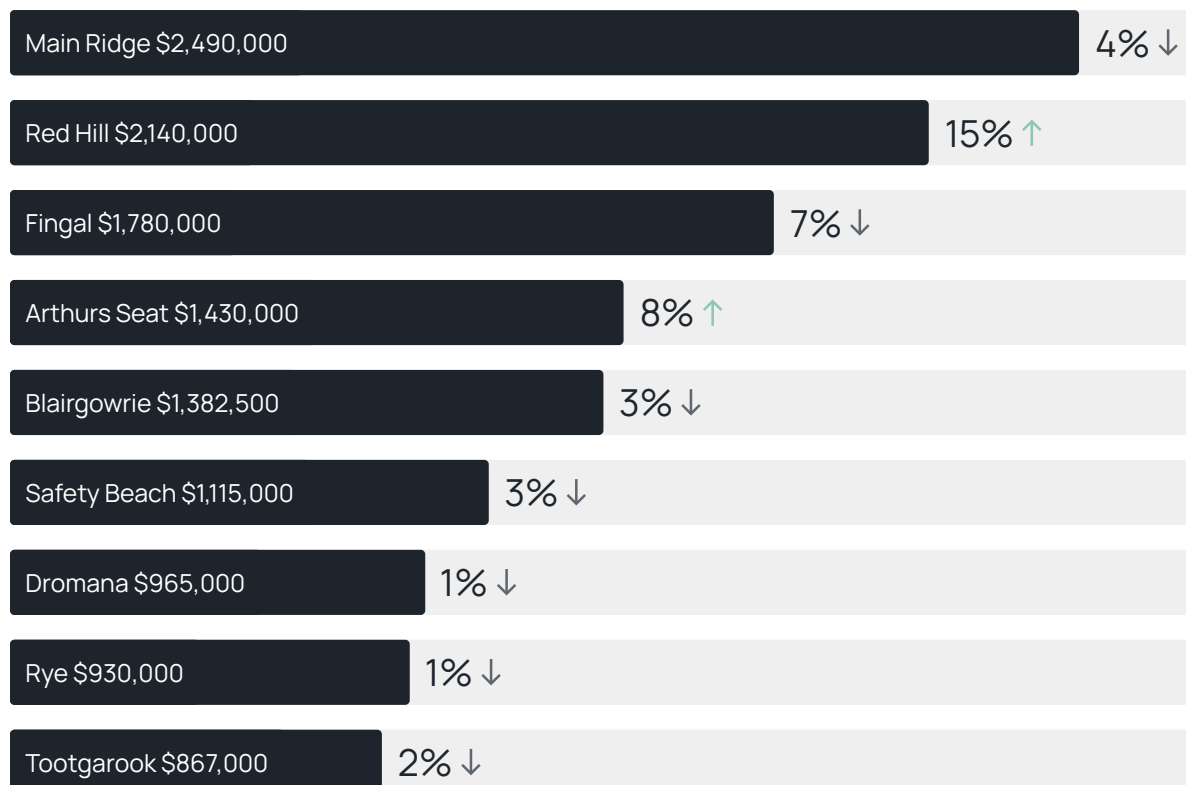
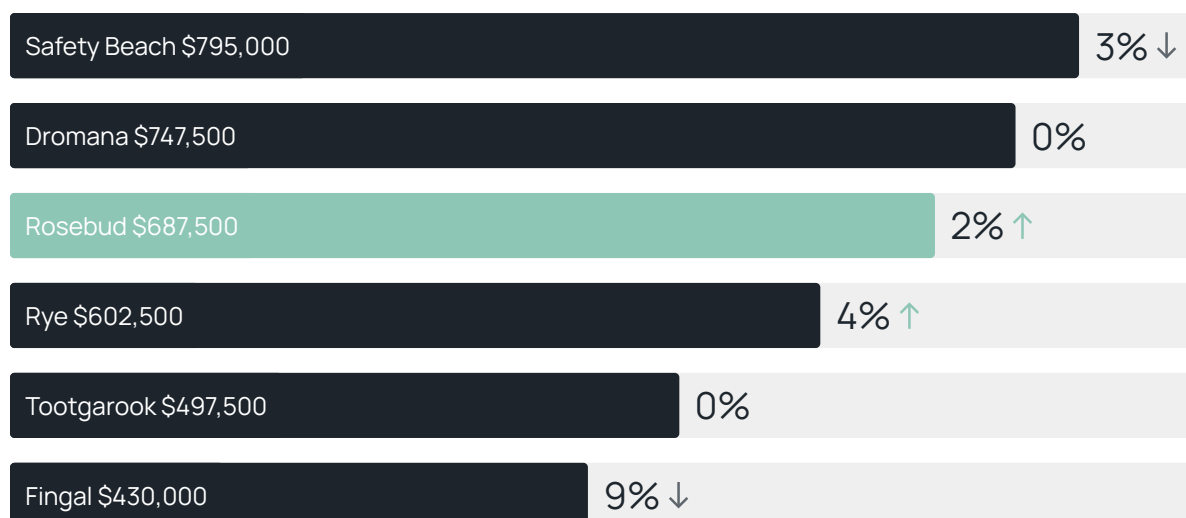
\$688k

Quarterly price change

2.61% ↑

Rosebud quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

70%

Median days on market³

House

Unit

36 days

41 days

Jellis Craig average inspection attendance per listing⁴

14 groups

Average hold period¹

House

Unit

12.8 years

11.4 years

Dwelling type⁵

● Houses 97% ● Units 3%

Ownership⁵

● Owned outright 43% ● Mortgaged 30% ● Rented 27%

Population⁵

14,381

Median asking rent per week¹

Unit

\$570

\$575

Population growth⁵

0

Rental yield¹

House

Unit

3.87%

4.38%

Median age⁵

49 years

Median household size⁵

2.2 people

Recent Rosebud sales²

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
 35 Woodvale Grove Rosebud	3	House	\$750,000	04 Sep 2026
 5 Hinton Street Rosebud	3	House	\$703,500	04 Sep 2026
 8 Seabrook Avenue Rosebud	3	House	\$695,000	04 Sep 2026
 53 Foam Street Rosebud	3	House	\$775,000	03 Sep 2026
 41 Sixth Avenue Rosebud	2	House	\$500,000	01 Sep 2026
 30 Dumossa Avenue Rosebud	4	House	\$892,500	01 Sep 2026
 5 Avalon Drive Rosebud	4	House	Undisclosed	21 Aug 2026
 115 Seventh Avenue Rosebud	4	House	\$1,000,000	17 Aug 2026
 80 Rosebud Parade Rosebud	5	House	\$1,200,000	17 Aug 2026
 14 Penfolds Grove Rosebud	3	House	\$685,000	14 Aug 2026

ROSEBUD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 90 Seventh Avenue Rosebud	3	House	Undisclosed	14 Aug 2026
 64 Bayview Avenue Rosebud	4	House	\$1,130,000	13 Aug 2026
 24 Mount Arthur Avenue Rosebud	3	House	\$800,000	12 Aug 2026
 30 Lockhart Drive Rosebud	3	House	Undisclosed	11 Aug 2026
 370 Eastbourne Road Rosebud	4	House	Undisclosed	11 Aug 2026
 63 Peninsula Sands Boulevard Rosebud	4	House	\$1,095,000	10 Aug 2026
 187 Sixth Avenue Rosebud	3	House	\$618,500	08 Aug 2026
 9/431 Waterfall Gully Road Rosebud	3	Unit	\$710,000	07 Aug 2026
 4 Sandstock Place Rosebud	3	House	\$1,140,000	07 Aug 2026
 15/771 Point Nepean Road Rosebud	3	House	\$675,000	05 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 26 Carcoola Court Rosebud	3	House	Undisclosed	04 Aug 2026
 20 Santa Rosa Circuit Rosebud	3	House	\$777,000	03 Aug 2026
 10/431 Waterfall Gully Road Rosebud	3	Unit	\$750,000	01 Aug 2026
 168 Jetty Road Rosebud	3	House	\$660,000	31 Jul 2026
 4/24 Thomas Street Rosebud	3	Unit	\$632,250	31 Jul 2026
 5/5 Hayes Avenue Rosebud	2	Unit	\$625,000	31 Jul 2026
 2 Moorfield Avenue Rosebud	0	Residential_land	\$800,000	29 Jul 2026
 7 Rosebrook Street Rosebud	0	Residential_land	\$1,100,000	28 Jul 2026
 26 Clovelly Avenue Rosebud	3	House	\$670,000	24 Jul 2026
 98 Fourth Avenue Rosebud	2	House	\$620,000	24 Jul 2026



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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 06/09/2026

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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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