



Rowville

Suburb Report



Your connection to property insights



JellisCraig

ROWVILLE SUBURB REPORT

Median house price¹

Median

\$1.20m

Quarterly price change

2.30% ↑

Median unit price¹

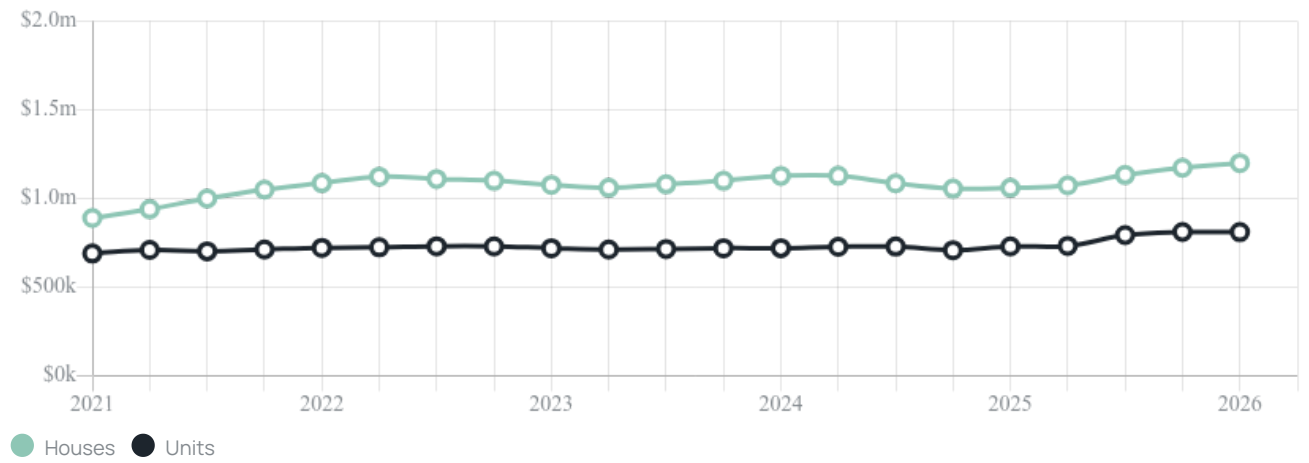
Median

\$810k

Quarterly price change

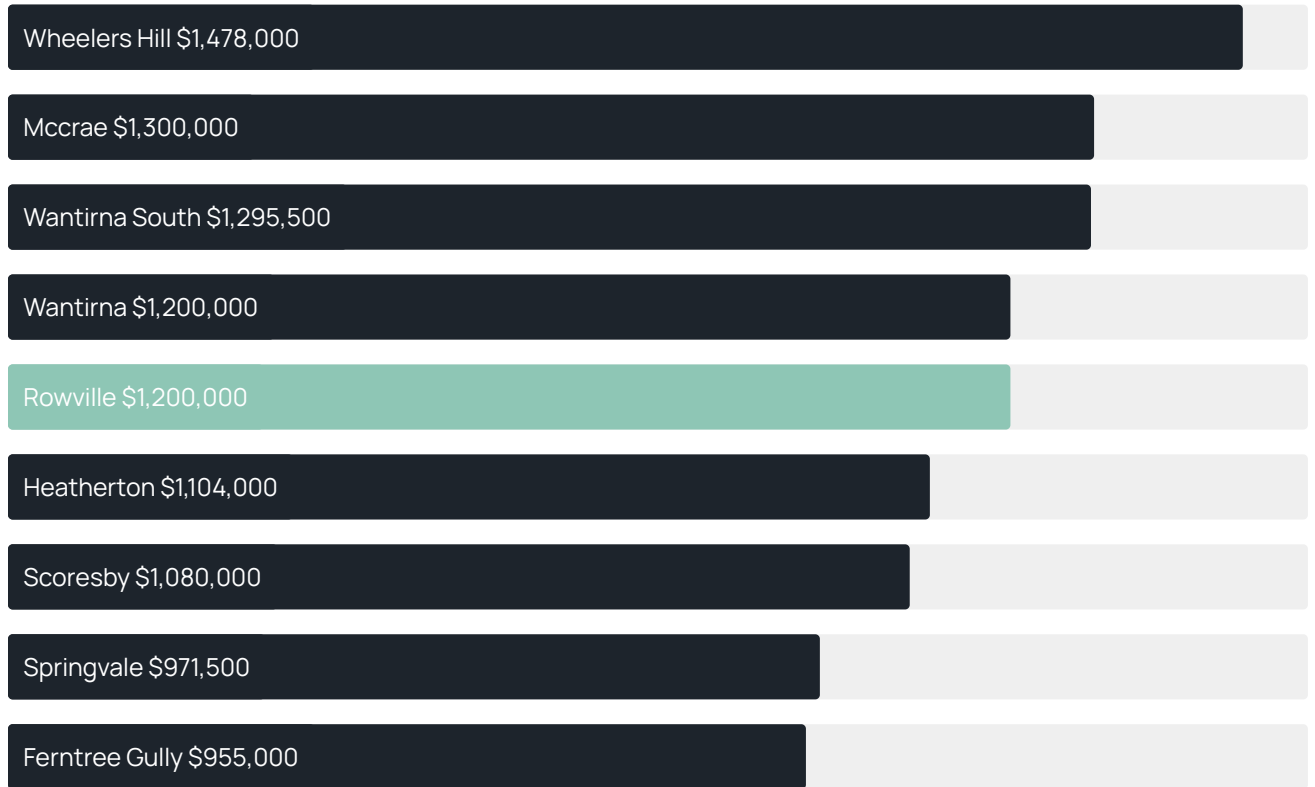
-0.12% ↓

Quarterly price change¹

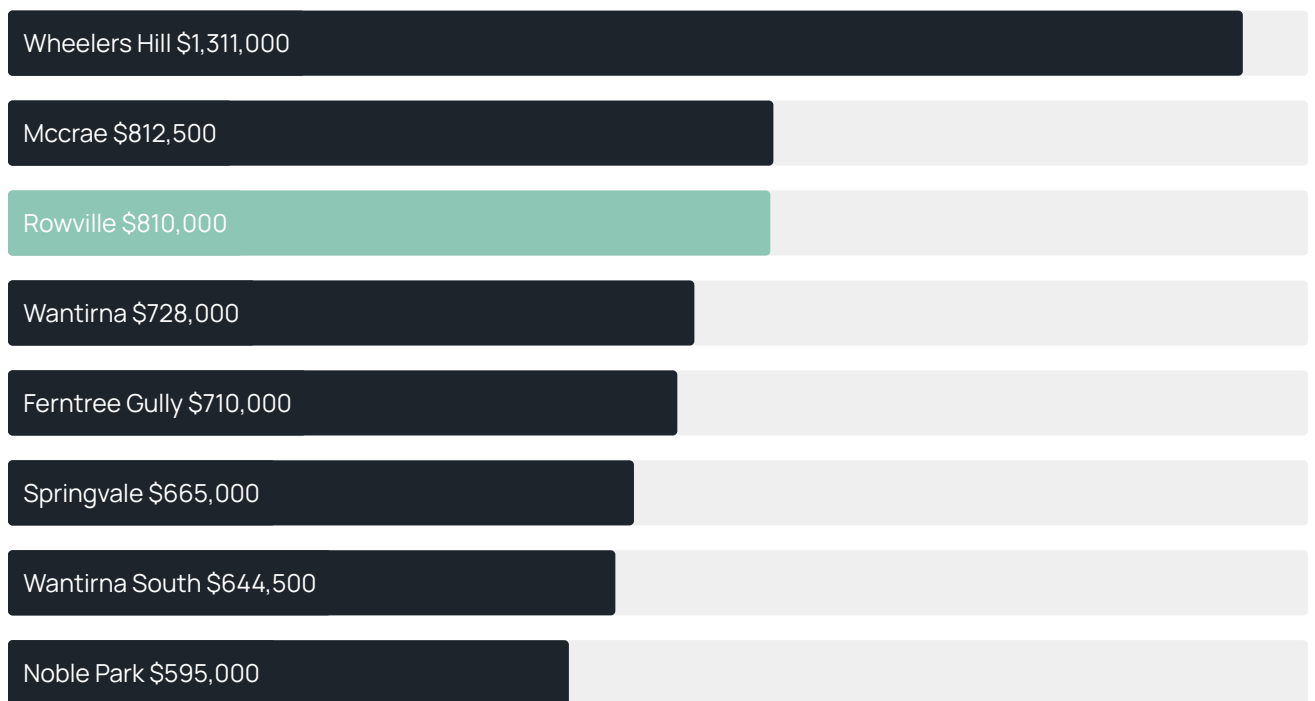


ROWVILLE SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 46%
● Private 54%

Auction clearance rate³

89.8%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

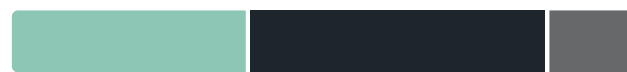
9.7 years

Dwelling type⁵



● Houses 92% ● Units 8%

Ownership⁵



● Owned outright 38% ● Mortgaged 48% ● Rented 14%

Population⁵

33,571

Median asking rent¹

\$680 per week

Population growth⁵

-0.30%

Rental yield¹

3.14%

Median age⁵

41 years









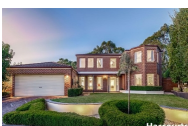

Median household size⁵

2.9 people









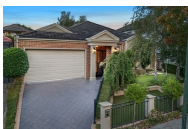

ROWVILLE SUBURB REPORT

Recent Rowville sales






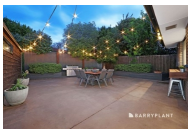


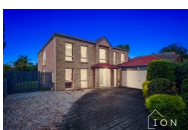

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12 Koombahla Ct Rowville	4	House	\$1,229,000	30 May 2026
 32 Illawarra Av Rowville	3	House	\$950,000	26 May 2026
 11 Trevena Cl Rowville	3	House	\$1,030,000	25 May 2026
 28 Langhorne Cr Rowville	5	House	\$1,415,000	23 May 2026
 5 Kilcatten Rise Rowville	5	House	\$1,240,000	18 May 2026
 3 Comfort Cl Rowville	6	House	\$1,665,000	16 May 2026
 18 Violets Wlk Rowville	3	Townhouse	\$828,000	12 May 2026
 53 Murray Cr Rowville	3	House	\$1,017,000	09 May 2026
 9 Caloola Ct Rowville	5	House	\$1,546,000	08 May 2026
 9 Ashview Ct Rowville	4	House	\$1,152,000	04 May 2026

ROWVILLE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/44 Quail Way Rowville	3	House	\$817,500	04 May 2026
 42 Golding Av Rowville	3	House	\$1,222,000	02 May 2026
 2 Zala Ct Rowville	4	House	\$1,239,888	02 May 2026
 26 Karoo Rd Rowville	4	House	\$1,051,000	02 May 2026
 14/9 Hillview Av Rowville	3	Townhouse	\$778,000	02 May 2026
 40 Illawarra Av Rowville	3	House	\$951,000	02 May 2026
 23 Monbulk Cr Rowville	4	House	\$980,000	30 Apr 2026
 44 Shearer Dr Rowville	4	House	\$1,000,000	29 Apr 2026
 32 Langhorne Cr Rowville	4	House	\$1,369,000	28 Apr 2026
 1/8 Fifth Av Rowville	3	Unit	\$810,000	26 Apr 2026

ROWVILLE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 36a Goulburn Dr Rowville	4	House	\$1,098,888	24 Apr 2026
 19 Babinda Ct Rowville	4	House	\$1,080,000	23 Apr 2026
 24 Kilcatten Rise Rowville	4	House	\$1,570,000	22 Apr 2026
 28 Bickerton Ct Rowville	3	House	\$950,000	22 Apr 2026
 12 Superior Av Rowville	4	House	\$1,168,888	22 Apr 2026
 4 Bareena Av Rowville	3	House	\$1,052,000	21 Apr 2026
 7 Darling Ct Rowville	3	House	\$1,035,000	20 Apr 2026
 51 Westminster Dr Rowville	3	House	\$990,000	18 Apr 2026
 41 Buckingham Dr Rowville	4	House	\$1,095,000	18 Apr 2026
 42 Spruce Dr Rowville	4	House	\$1,260,000	17 Apr 2026



Jellis Craig Mount Waverley
280 Stephenson's Road, Mount Waverley
03 8849 8088

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 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.