



Rowville

# Suburb Report



Your connection to property insights



JellisCraig

ROWVILLE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.14m

Quarterly price change

-1.11% ↓

Median unit price<sup>1</sup>

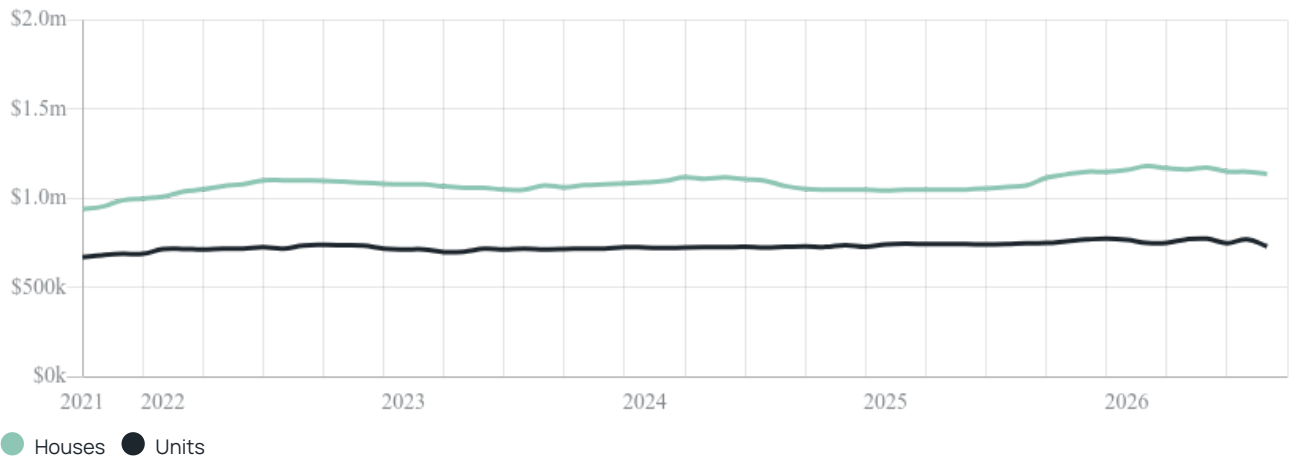
Median

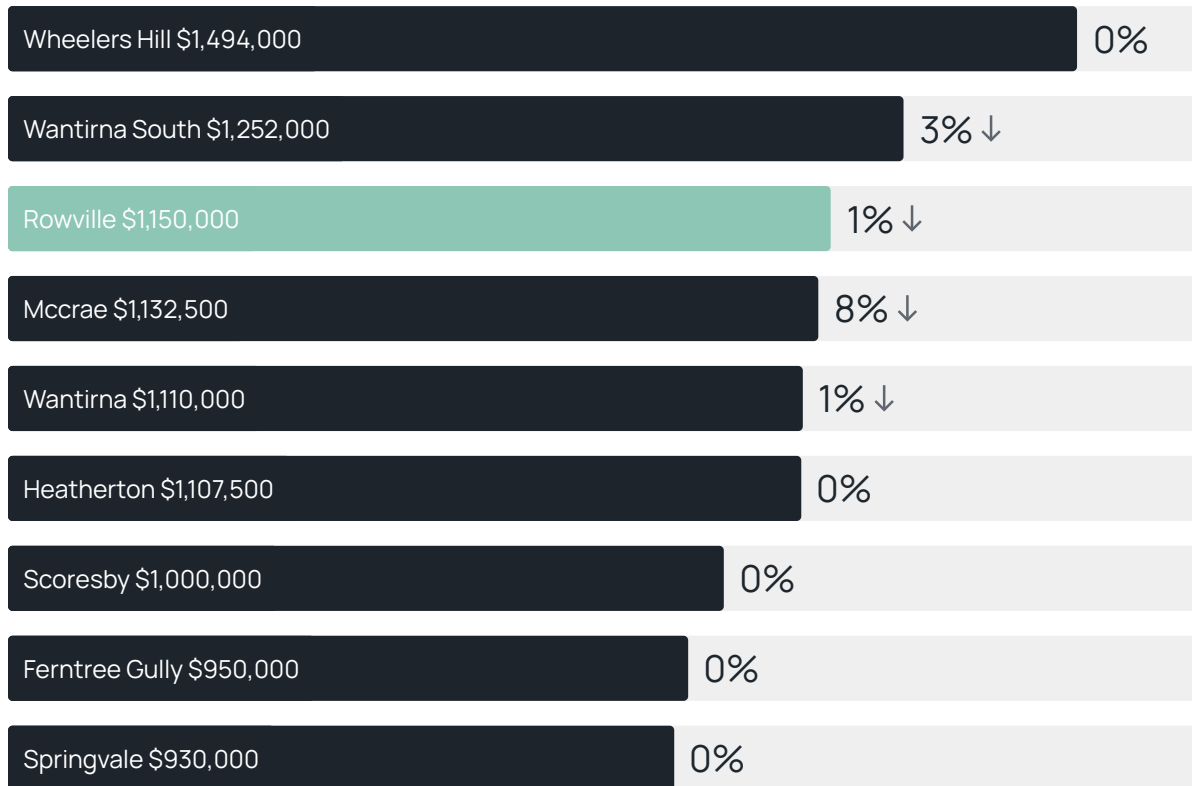
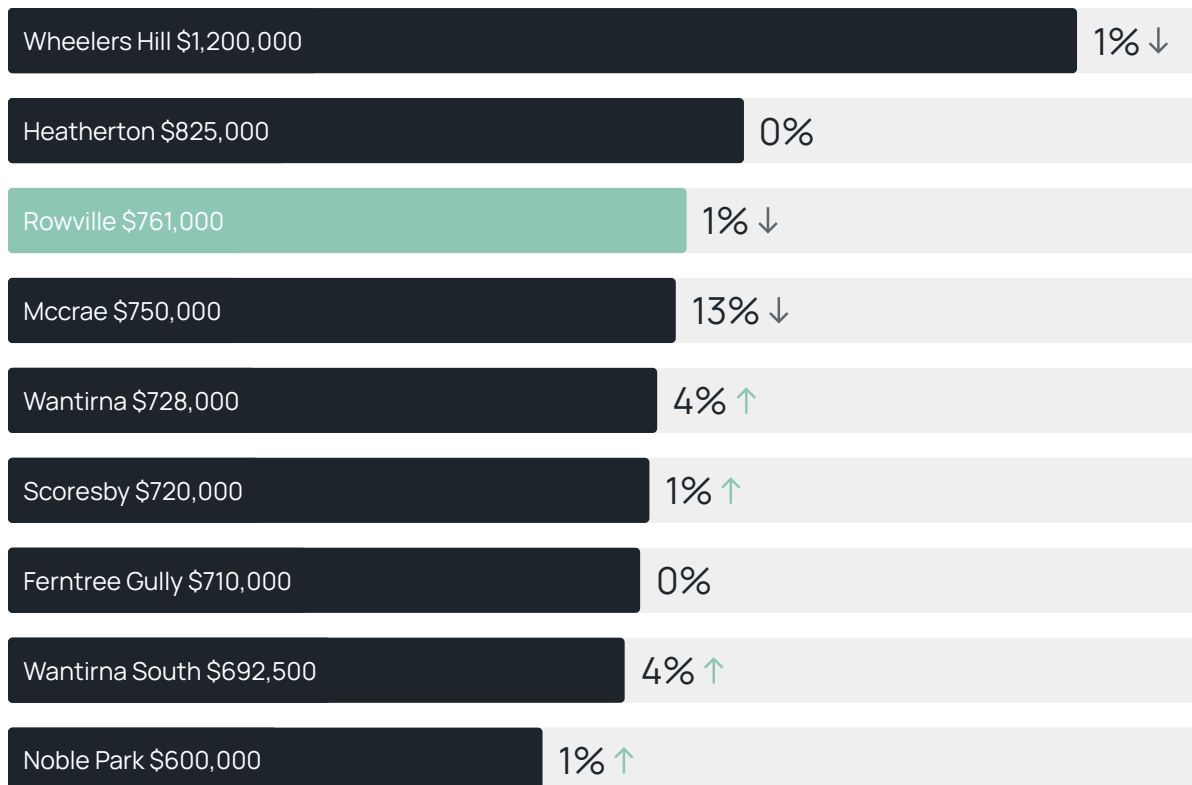
\$732k

Quarterly price change

-5.18% ↓

Rowville quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 43%  
● Private 57%

Auction clearance rate<sup>3</sup>

56.25%

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

House

Unit

26 days

32 days

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

44 groups

Average hold period<sup>1</sup>

House

Unit

15.3 years

10.1 years

Dwelling type<sup>5</sup>

● Houses 99% ● Units 1%

Ownership<sup>5</sup>

● Owned outright 37% ● Mortgaged 47% ● Rented 16%

Population<sup>5</sup>

33,571

Median asking rent per week<sup>1</sup>

Unit

\$700

\$620

Population growth<sup>5</sup>

-0.30%

Rental yield<sup>1</sup>

House

Unit

3.62%

4.59%

Median age<sup>5</sup>

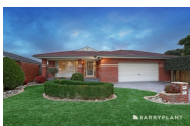
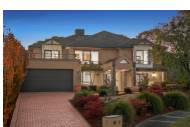
41 years

Median household size<sup>5</sup>

2.9 people

## Recent Rowville sales<sup>2</sup>

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

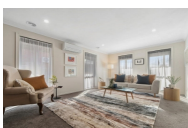
| Address                                                                                                                 | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  34 Sovereign Crest Boulevard Rowville | 4        | House     | \$1,260,000 | 29 Aug 2026 |
|  2/134 Murrindal Drive Rowville        | 3        | Townhouse | \$830,000   | 28 Aug 2026 |
|  164 Waradgery Drive Rowville          | 4        | House     | \$1,212,000 | 28 Aug 2026 |
|  7 Sunningdale Court Rowville         | 5        | House     | Undisclosed | 27 Aug 2026 |
|  12 Faldo Court Rowville             | 5        | House     | \$1,060,000 | 26 Aug 2026 |
|  7 Dee Place Rowville                | 3        | House     | \$823,000   | 23 Aug 2026 |
|  3 Malvina Court Rowville            | 4        | House     | \$1,612,500 | 22 Aug 2026 |
|  4 Manson Court Rowville             | 3        | Townhouse | \$620,000   | 22 Aug 2026 |
|  18 Taupo Crescent Rowville          | 3        | House     | \$951,000   | 21 Aug 2026 |
|  3 Dani Court Rowville               | 3        | House     | \$1,025,000 | 18 Aug 2026 |



## ROWVILLE SUBURB REPORT

| Address                                                                                                                                 | Bedrooms | Type   | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------|-------------|
|  4 Pia Drive<br>Rowville                               | 4        | House  | Undisclosed | 18 Aug 2026 |
|  22 Erskine Drive<br>Rowville                          | 3        | House  | \$800,000   | 17 Aug 2026 |
|  1 Narrawong<br>Close<br>Rowville                      | 4        | House  | \$1,100,000 | 15 Aug 2026 |
|  70 Sovereign<br>Manors Crescent<br>Rowville           | 3        | House  | Undisclosed | 15 Aug 2026 |
|  8 Centalla Green<br>Rowville                         | 4        | House  | \$978,000   | 15 Aug 2026 |
|  4/13 Stamford<br>Crescent<br>Rowville               | 2        | Unit   | \$480,000   | 14 Aug 2026 |
|  8 Brusco Close<br>Rowville                          | 4        | House  | Undisclosed | 11 Aug 2026 |
|  18 Greenside<br>Drive/6 Bergins<br>Road<br>Rowville | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  2 Greenside<br>Drive/60 Bergins<br>Road<br>Rowville | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  054/175 Kelletts<br>Road<br>Rowville                | 3        | Retire | Undisclosed | 10 Aug 2026 |

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| Address                                                                                                                       | Bedrooms | Type   | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------|-------------|
|  33/175 Kelletts Road Rowville               | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  129/175 Kelletts Road Rowville              | 3        | Retire | Undisclosed | 10 Aug 2026 |
|  54/175 Kelletts Road Rowville               | 3        | Retire | Undisclosed | 10 Aug 2026 |
|  13/175 Kelletts Road Rowville               | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  50/175 Kelletts Road Rowville              | 3        | Retire | Undisclosed | 10 Aug 2026 |
|  42 Clubhouse Way/60 Bergins Road Rowville | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  2 Links Dr/60 Bergins Road Rowville       | 2        | Retire | Undisclosed | 10 Aug 2026 |
|  86/175 Kelletts Road Rowville             | 3        | Retire | Undisclosed | 10 Aug 2026 |
|  86/175 Kelletts Road Rowville             | 3        | Retire | Undisclosed | 10 Aug 2026 |
|  2 Emerson Place Rowville                  | 4        | House  | \$1,050,000 | 10 Aug 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.

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Data is current as of PDF generation date 01/09/2026

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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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