



South Morang Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SOUTH MORANG SUBURB REPORT

Median house price¹

Median

\$821k

Quarterly price change

1.82% 

Median unit price¹

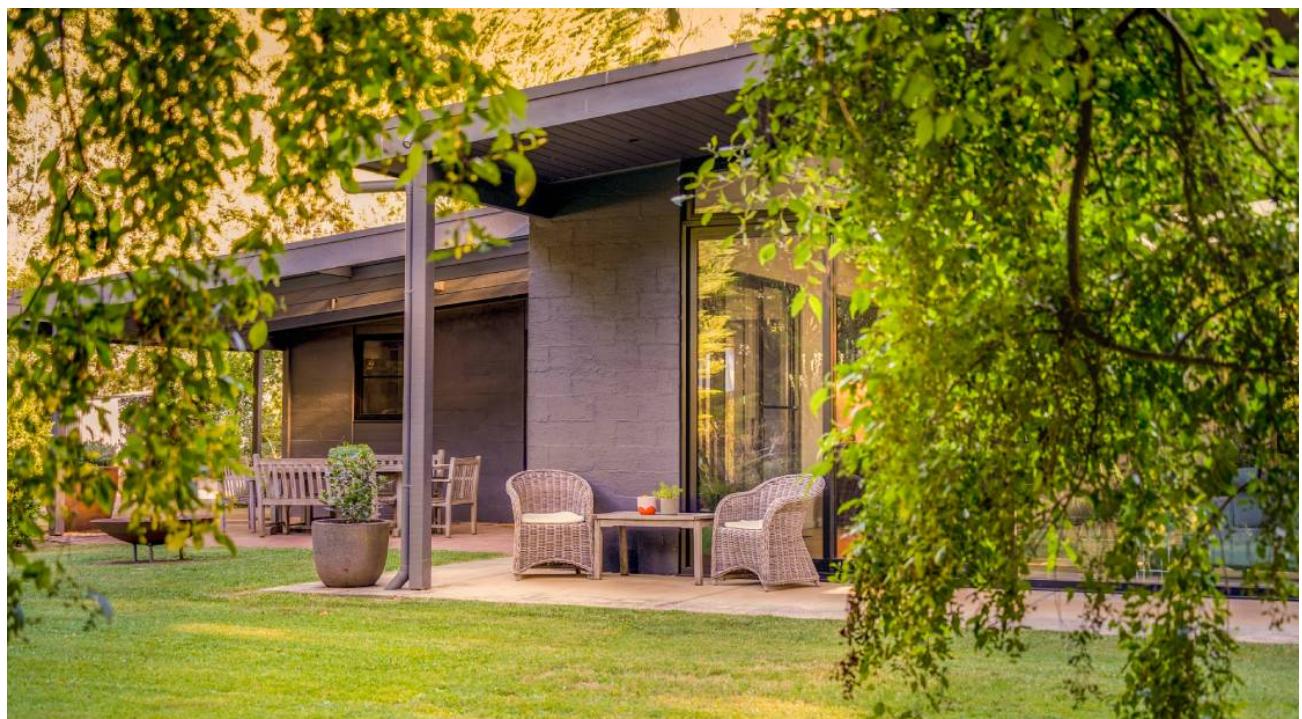
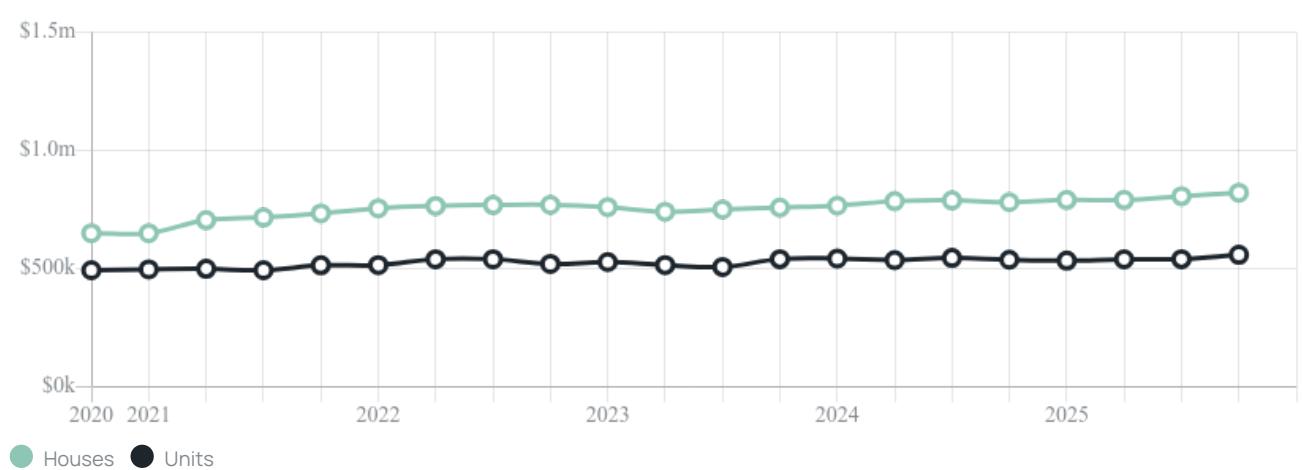
Median

\$559k

Quarterly price change

3.42% 

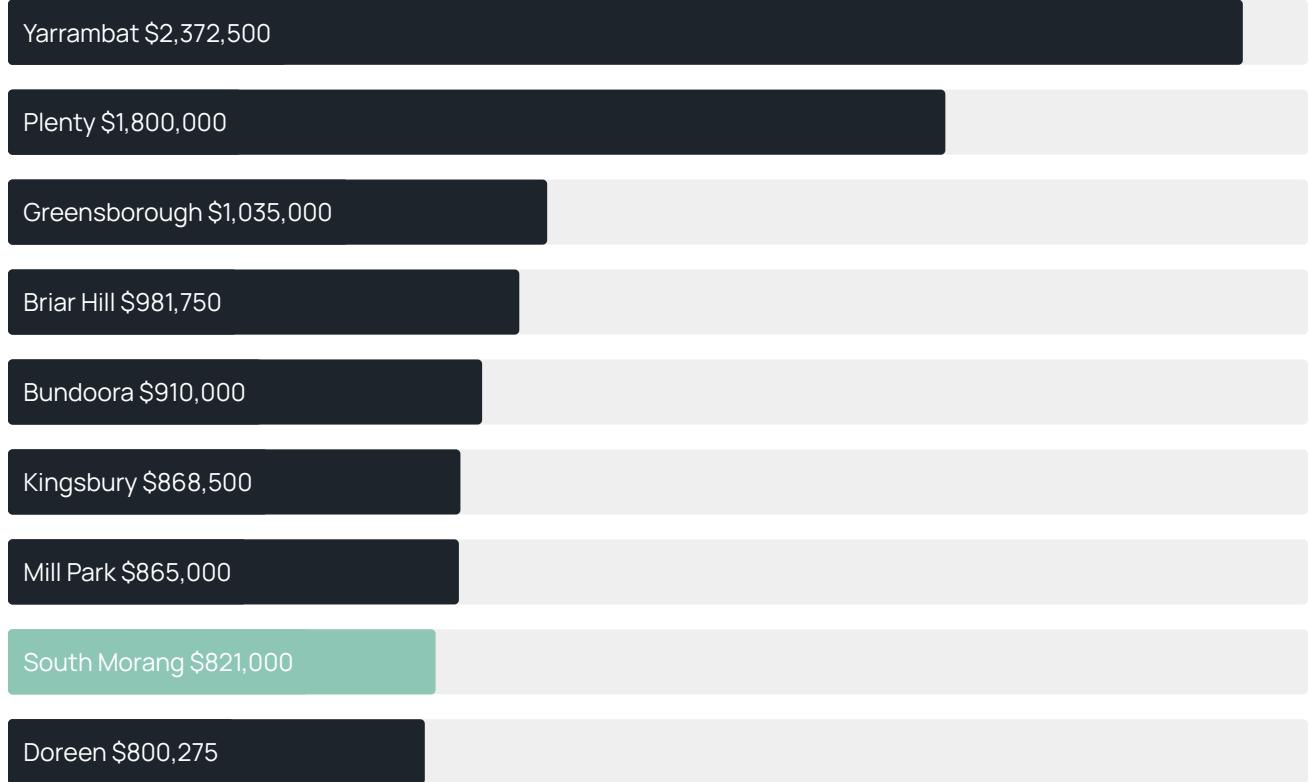
Quarterly price change¹



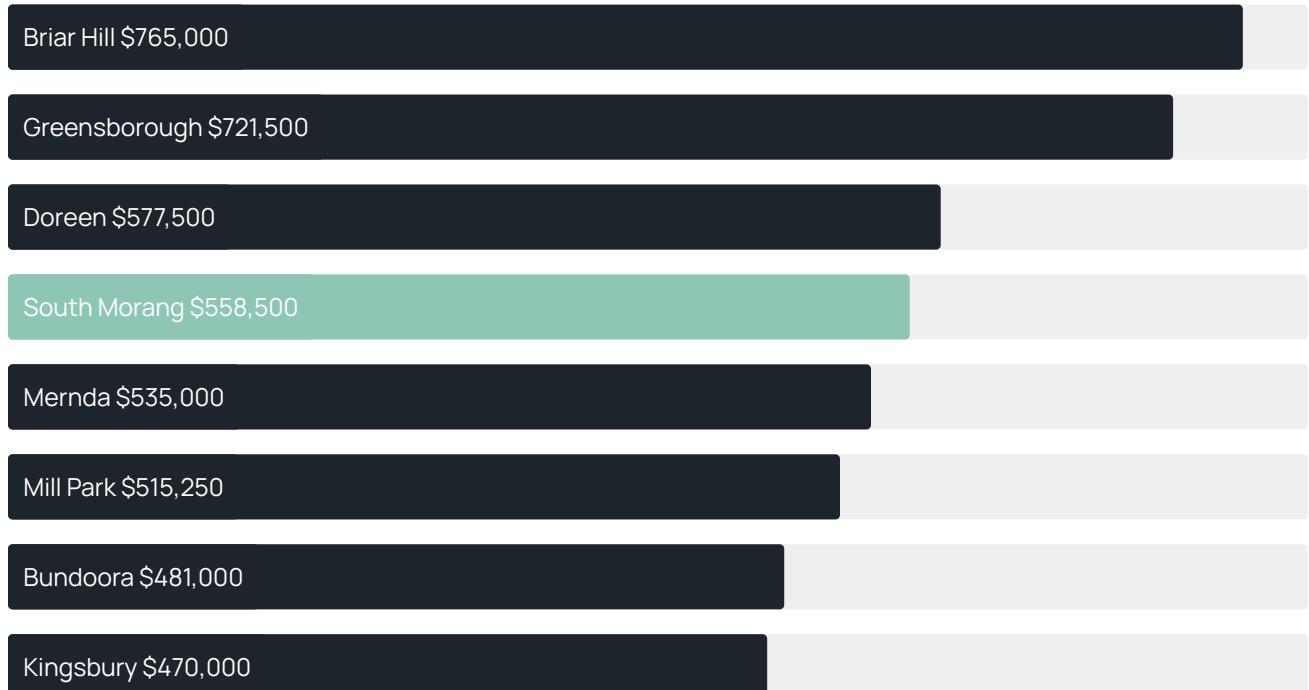
Surrounding Suburbs

SOUTH MORANG SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SOUTH MORANG SUBURB REPORT

Sale method²



● Auction 67%
● Private 33%

Auction clearance rate³

82.76%

Median days on market³

27 days

Average hold period¹

8.2 years

Insights

Dwelling type⁵



● Houses 84% ● Units 16%

Ownership⁵



● Owned outright 25% ● Mortgaged 56% ● Rented 19%

Population⁵

24,989

Median asking rent¹

\$570 per week

Population growth⁵

3.86%

Rental yield¹

3.64%

Median age⁵

36 years

Median household size⁵

3 people

SOUTH MORANG SUBURB REPORT

Recent South Morang 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
 12 Applegum Dr South Morang	4	House	\$1,190,000	31 Jan 2026
 5 Red Oaks Way South Morang	4	House	\$950,000	31 Jan 2026
 45 Vincent Dr SOUTH MORANG	3	House	\$736,000	31 Jan 2026
 16 Basken Dr South Morang	4	House	\$840,000	31 Jan 2026
 5/25 Kumara Cirt South Morang	2	Townhouse	\$525,000	23 Jan 2026
 2/841 Plenty Rd South Morang	2	Unit	\$465,000	16 Jan 2026
 25 Branch St South Morang	4	Townhouse	\$670,000	07 Jan 2026
 4 Birdseye Pde South Morang	4	House	\$1,479,000	26 Dec 2025
 1 Slide St South Morang	4	House	\$1,105,000	23 Dec 2025
 6/200 Gordons Rd South Morang	3	Townhouse	\$615,000	22 Dec 2025

Sold Properties

SOUTH MORANG SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 The Gables South Morang	4	House	\$970,000	20 Dec 2025
 10 Dove Tce South Morang	3	House	\$722,000	20 Dec 2025
 4 River Brook Av South Morang	3	House	\$800,000	20 Dec 2025
 1 Bluestone Ct South Morang	4	House	\$810,000	19 Dec 2025
 18 Nilgiri La South Morang	3	Townhouse	\$657,000	19 Dec 2025
 9 Bronze Wing St South Morang	4	House	\$900,000	17 Dec 2025
 103/3 Vangelica Way South Morang	2	Apartment	\$400,000	16 Dec 2025
 25 Featherpark Tce SOUTH MORANG	3	House	\$780,000	15 Dec 2025
 13 Torresdale Rd South Morang	4	House	\$940,000	15 Dec 2025
 4 Arrowgrass St South Morang	4	House	\$875,000	13 Dec 2025

Sold Properties

SOUTH MORANG SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Roebuck St South Morang	4	House	\$1,015,000	13 Dec 2025
 18 Avion Rise South Morang	4	House	\$810,000	13 Dec 2025
 22 Gagan Cr South Morang	3	Flat/Unit/Apartment	\$500,000	10 Dec 2025
 11 Kerford Ct South Morang	3	House	\$755,000	07 Dec 2025
 5 Hummingbird Pl South Morang	3	House	\$650,000	06 Dec 2025
 6 Waterstone Pl South Morang	0	Land	\$600,000	06 Dec 2025
 26 Paringa Av South Morang	4	House	\$821,000	06 Dec 2025
 30 Capri Cl South Morang	3	House	\$740,000	05 Dec 2025
 51 McGlynn Av South Morang	3	House	\$680,000	03 Dec 2025
 12/883 Plenty Rd South Morang	3	Townhouse	\$620,000	03 Dec 2025



Jellis Craig Eltham
1022 Main Road, Eltham
03 9431 1222

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

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.