



Surrey Hills

# Suburb Report



Your connection to property insights



JellisCraig

SURREY HILLS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.26m

Quarterly price change

-1.95% ↓

Median unit price<sup>1</sup>

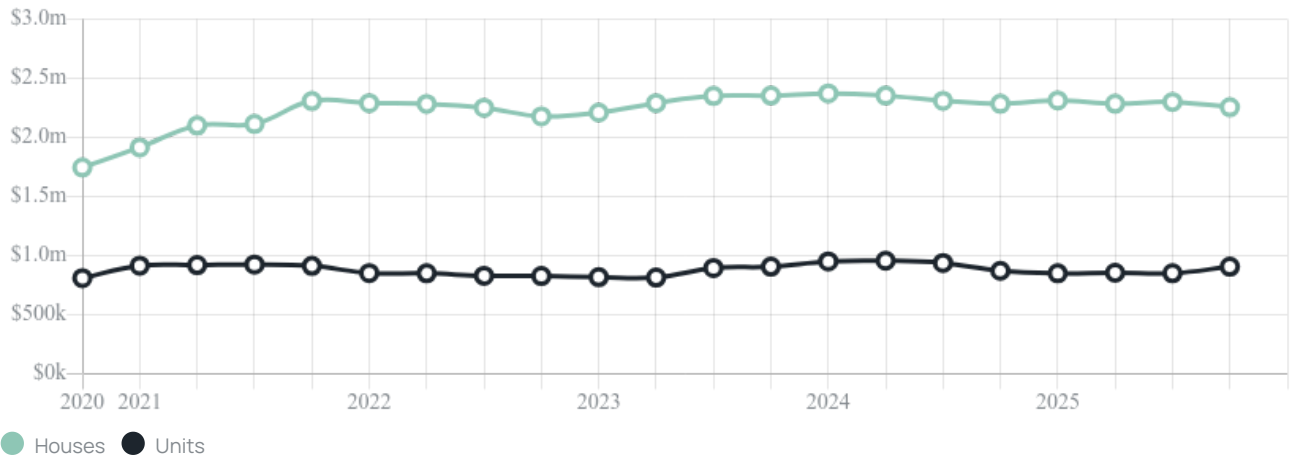
Median

\$907k

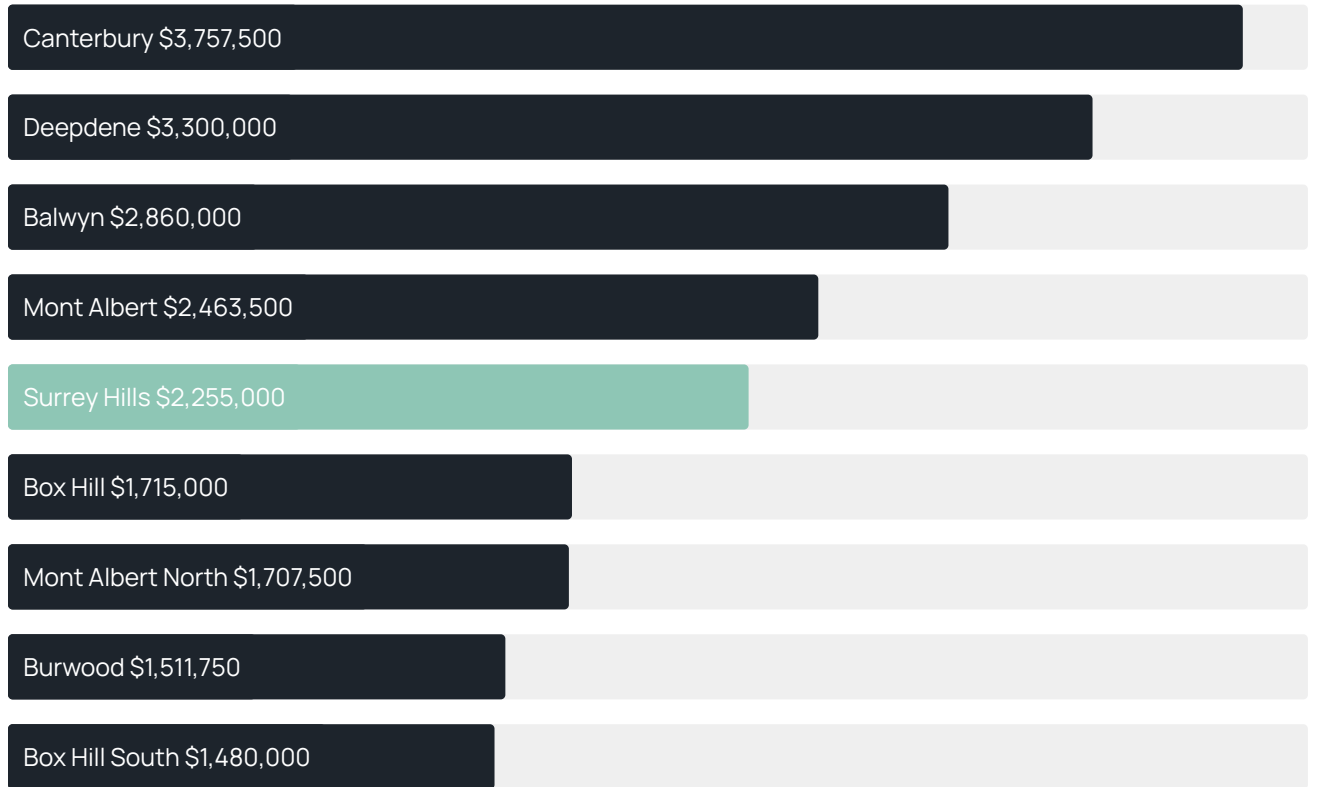
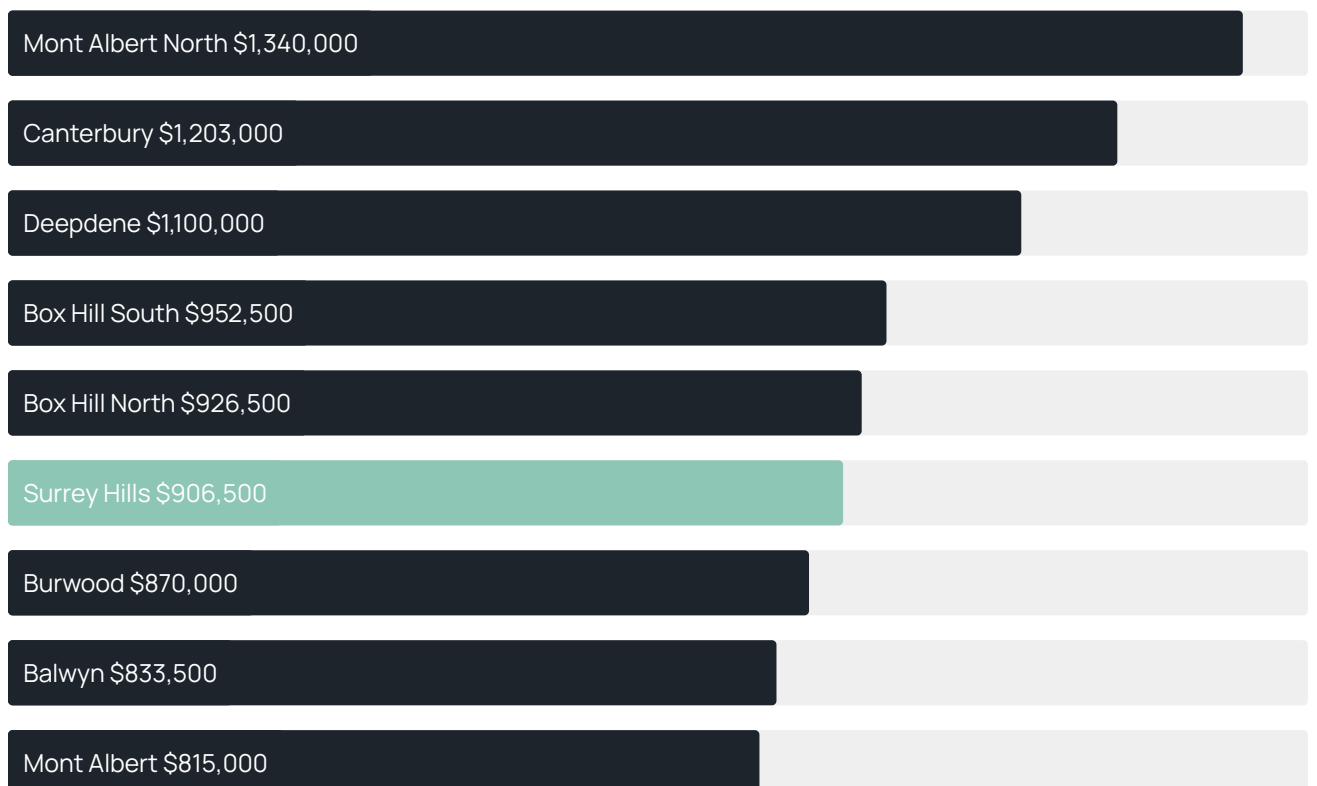
Quarterly price change

6.64% ↑

Quarterly price change<sup>1</sup>



## SURREY HILLS SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 71%  
● Private 29%

Auction clearance rate<sup>3</sup>

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**75.56%**Median days on market<sup>3</sup>

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**26 days**Average hold period<sup>1</sup>

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**9.7 years**Dwelling type<sup>5</sup>

● Houses 67% ● Units 33%

Ownership<sup>5</sup>

● Owned outright 44% ● Mortgaged 37% ● Rented 19%

Population<sup>5</sup>

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**13,655**Median asking rent<sup>1</sup>

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**\$850 per week**Population growth<sup>5</sup>

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**0.37%**Rental yield<sup>1</sup>

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**1.79%**Median age<sup>5</sup>

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**42 years**Median household size<sup>5</sup>











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**2.6 people**











## SURREY HILLS SUBURB REPORT

## Recent Surrey Hills sales











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburb-reports](https://jellisicraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2/88 Warrigal Rd Surrey Hills	2	Apartment	\$580,000	23 Jan 2026
 Lg11/28-34 Boisdale St Surrey Hills	2	Apartment	\$850,000	19 Jan 2026
 3/17 Durham Rd Surrey Hills	2	Unit	\$916,000	13 Dec 2025
 1/5 Broughton Rd Surrey Hills	2	Flat/Unit/Apartment	\$950,000	11 Dec 2025
 2c Russell St Surrey Hills	2	Villa	\$1,020,000	10 Dec 2025
 46 Albany Cr Surrey Hills	4	House	\$1,800,000	08 Dec 2025
 16 Lambourne St Surrey Hills	5	House	\$2,670,000	06 Dec 2025
 58 Empress Rd Surrey Hills	5	House	\$2,880,000	06 Dec 2025
 14 Park Rd Surrey Hills	3	House	\$1,850,000	05 Dec 2025
 72A Park Rd Surrey Hills	4	House	\$2,730,000	03 Dec 2025

## SURREY HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 249 Mont Albert Rd Surrey Hills	5	House	\$2,020,000	01 Dec 2025
 1 Gladstone St Surrey Hills	4	House	\$2,963,000	29 Nov 2025
 234 Union Rd Surrey Hills	4	House	\$2,510,000	29 Nov 2025
 3/15 Albert Cr Surrey Hills	2	Unit	\$996,000	29 Nov 2025
 2/2 Bona Vista Av Surrey Hills	1	House	\$736,000	27 Nov 2025
 27 Pembroke St Surrey Hills	4	House	\$3,500,000	25 Nov 2025
 112 Middlesex Rd Surrey Hills	4	House	\$2,600,000	22 Nov 2025
 3/38 Shepherd St Surrey Hills	2	Flat/Unit/Apartment	\$800,000	22 Nov 2025
 1/60 Windsor Cr Surrey Hills	2	Townhouse	\$1,711,500	22 Nov 2025
 3/38-40 Shepherd St Surrey Hills	2	Unit	\$800,000	22 Nov 2025

## SURREY HILLS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/86 Broughton Rd Surrey Hills	2	Unit	\$970,000	21 Nov 2025
 1/7 View St Surrey Hills	2	Unit	\$912,500	19 Nov 2025
 G7/629 Canterbury Rd Surrey Hills	2	Apartment	\$540,000	17 Nov 2025
 10 Royal La Surrey Hills	3	House	\$1,404,000	13 Nov 2025
 1 Sherwood Rd Surrey Hills	4	House	\$2,300,000	08 Nov 2025
 2/105 Croydon Rd Surrey Hills	2	Unit	\$907,000	08 Nov 2025
 2/43 Middlesex Rd Surrey Hills	2	Unit	\$1,310,000	08 Nov 2025
 87 Guildford Rd Surrey Hills	3	House	\$2,005,000	08 Nov 2025
 2/49 Wandsworth Rd Surrey Hills	2	Unit	\$1,120,000	05 Nov 2025
 202/117 Croydon Rd Surrey Hills	2	Apartment	\$665,000	03 Nov 2025





**Jellis Craig Balwyn**  
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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.

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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

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