



Surrey Hills Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SURREY HILLS SUBURB REPORT

Median house price¹

Median
\$2.26m

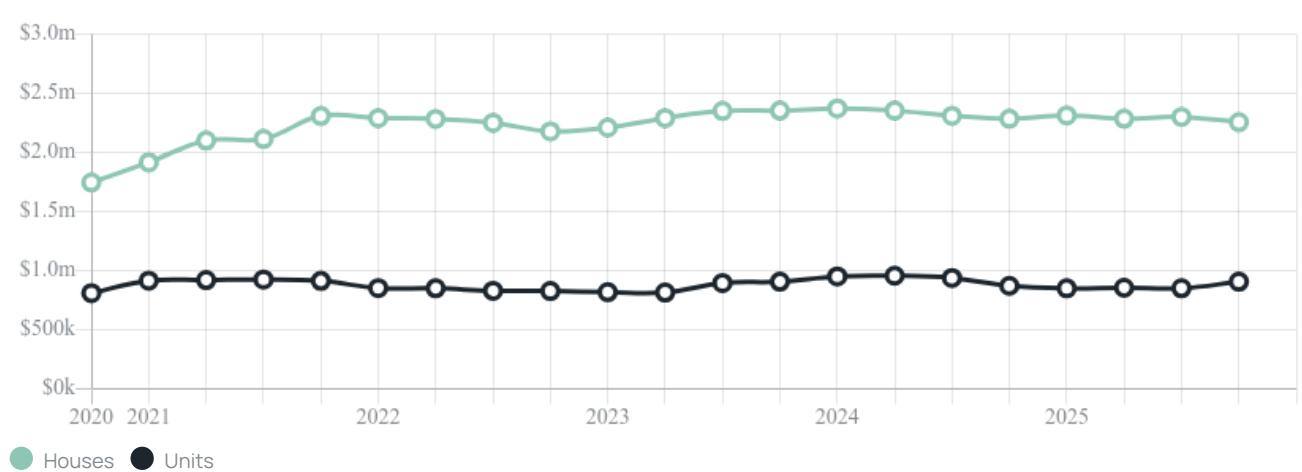
Quarterly price change
-1.95% 

Median unit price¹

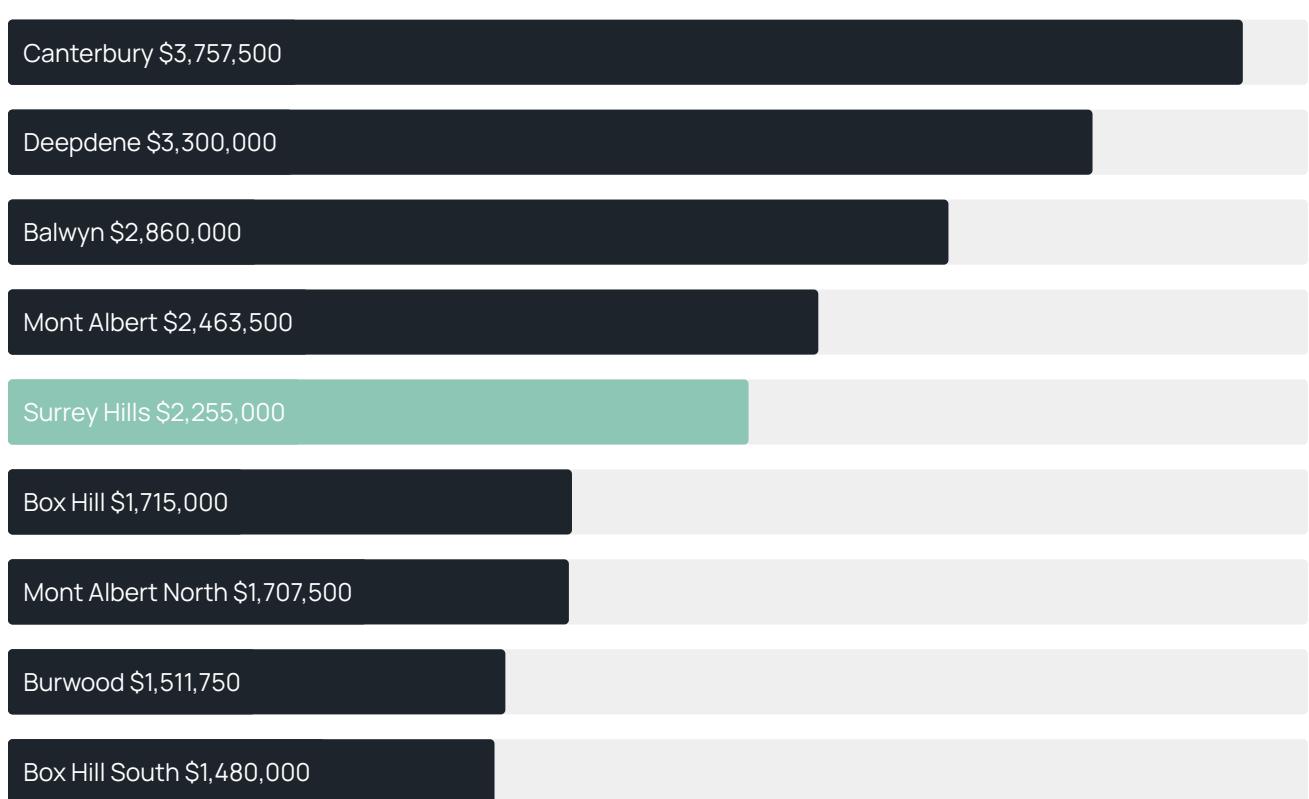
Median
\$907k

Quarterly price change
6.64% 

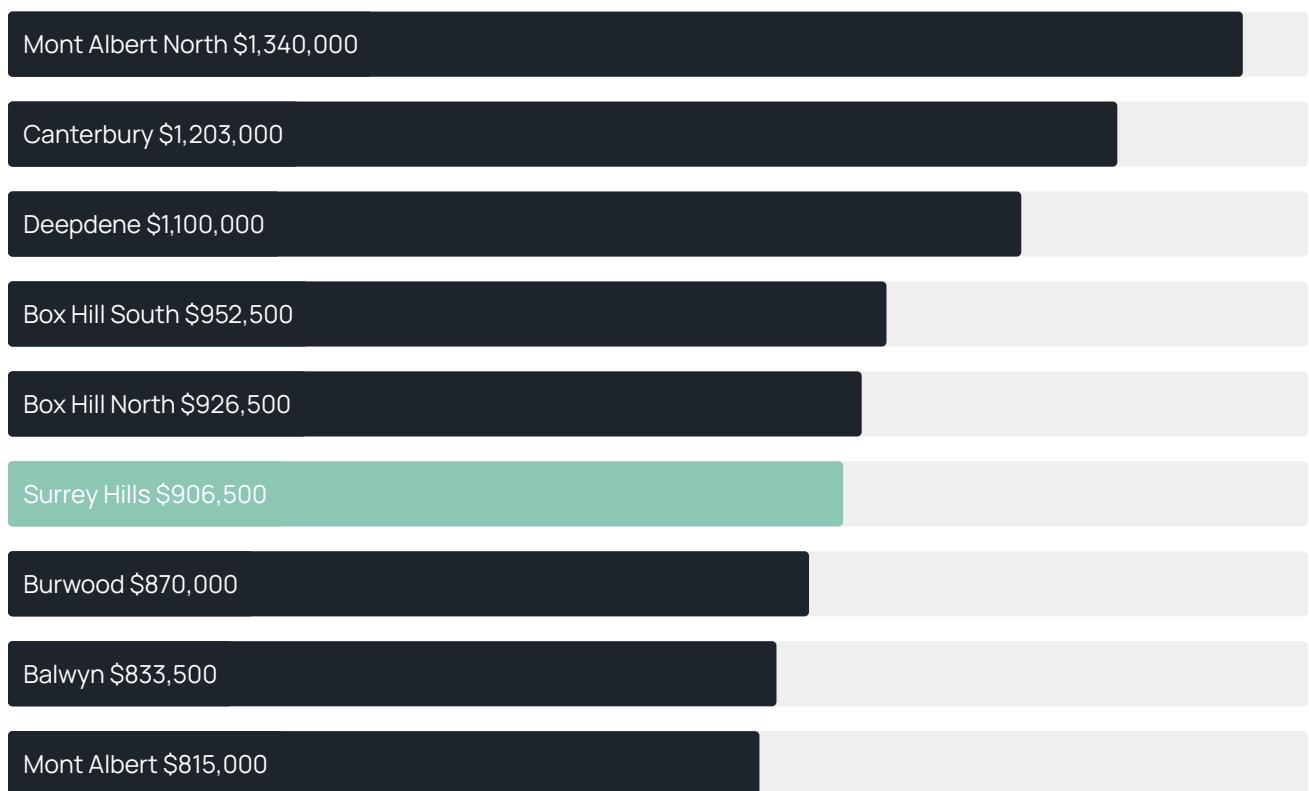
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

SURREY HILLS SUBURB REPORT

Sale method²



● Auction 71%
● Private 29%

Auction clearance rate³

75.56%

Median days on market³

26 days

Average hold period¹

9.7 years

Insights

Dwelling type⁵



● Houses 67% ● Units 33%

Ownership⁵



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

Population⁵

13,655

Median asking rent¹

\$850 per week

Population growth⁵

0.37%

Rental yield¹

1.79%

Median age⁵

42 years

Median household size⁵

2.6 people

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 jelliscraig.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

Sold Properties

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

Sold Properties

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
244A Whitehorse Rd, Balwyn
03 9810 5000

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.