

Greater Geelong Property Snapshot

December 2022



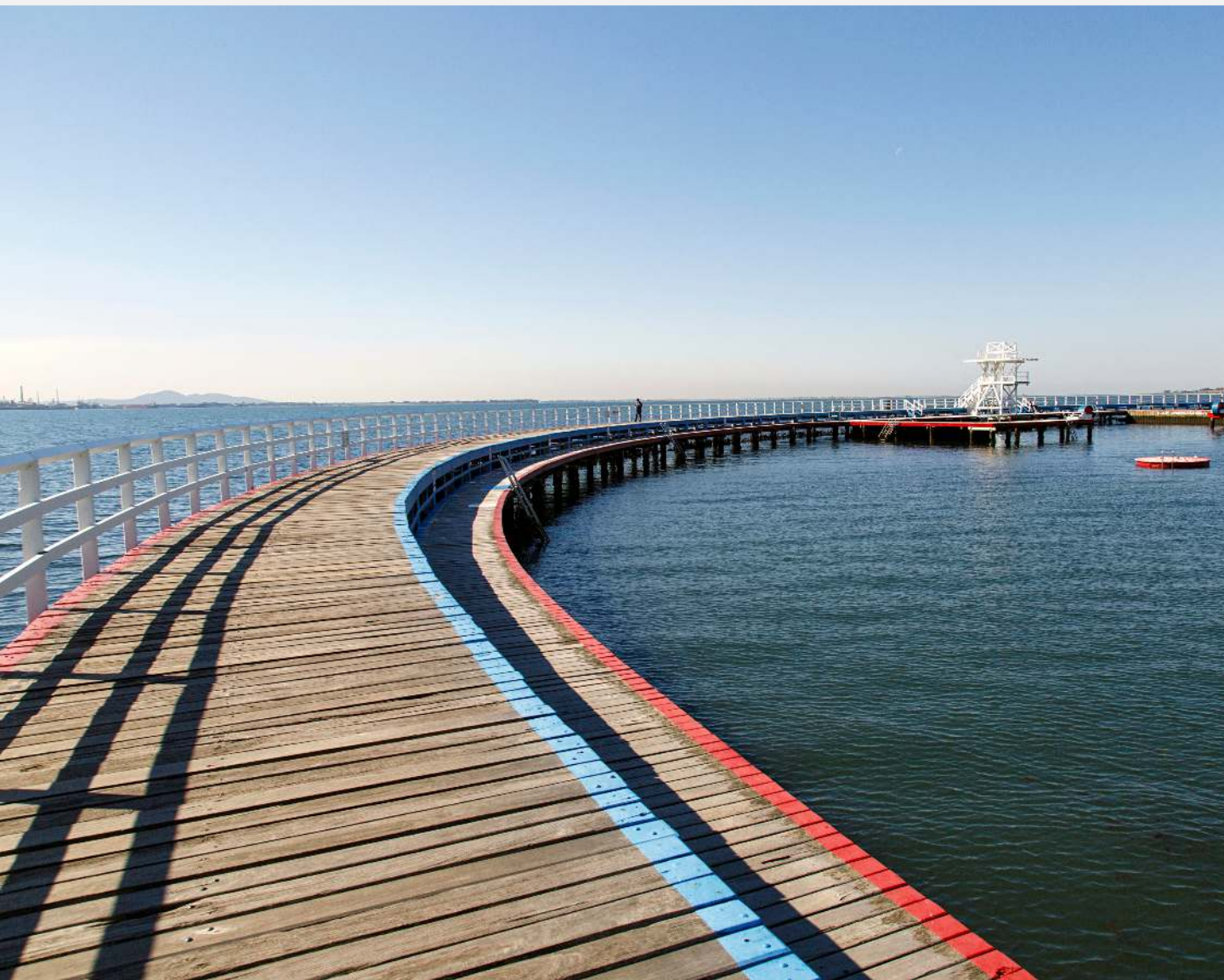
Please Note...

The following has been aggregated using publicly available property data to provide a **holistic view of the Greater Geelong Region**.

It does not reflect all property transactions for the region for the stated period.

Data for suburbs with a small number of transactions should be considered less reliable and may not reflect the broader market.

This snapshot is intended to be used for educational and informational purposes only and should not be used as the basis for financial or investment decisions.





House Sales

| Suburb | # Sold (Last 12 Months) | Median Price (Last 12 Months) | Price Growth (Last 12 Months) | Median Days On Market (Last 12 Months) |
|------------------|----------------------------|----------------------------------|----------------------------------|---|
| Anakie | 4 | | | 100 |
| Armstrong Creek | 217 | \$721,000 | 9.20% | 34 |
| Avalon | 2 | | | 143 |
| Balliang | 3 | | | |
| Barwon Heads | 59 | \$1,810,000 | 16.80% | 56 |
| Batesford | 11 | \$2,020,000 | 34.70% | 17 |
| Bell Park | 74 | \$640,009 | 3.10% | 30 |
| Bell Post Hill | 77 | \$681,000 | 3.20% | 37 |
| Bellarine | 1 | | | 252 |
| Belmont | 241 | \$750,000 | 2.50% | 30 |
| Breakwater | 15 | \$580,000 | 8.50% | 32 |
| Breamlea | | | | 38 |
| Ceres | 1 | | | 41 |
| Charlemont | 70 | \$665,000 | 5.90% | 29 |
| Clifton Springs | 147 | \$712,000 | 6.30% | 35 |
| Connewarre | 11 | \$2,420,000 | 48.20% | 126 |
| Corio | 244 | \$520,000 | 14.20% | 29 |
| Curlewis | 79 | \$700,000 | 7.70% | 42 |
| Drumcondra | 3 | | | 58 |
| Drysdale | 62 | \$764,500 | -4.10% | 39 |
| East Geelong | 39 | \$910,000 | 0.00% | 49 |
| Fyansford | 25 | \$1,080,000 | 27.80% | 25 |
| Geelong | 62 | \$892,500 | -6.10% | 51 |
| Geelong West | 111 | \$960,000 | 8.80% | 44 |
| Grovedale | 214 | \$700,000 | 6.30% | 22 |
| Hamlyn Heights | 90 | \$770,000 | 8.50% | 36 |
| Herne Hill | 52 | \$762,500 | 3.80% | 45 |
| Highton | 261 | \$950,000 | 7.30% | 29 |
| Indented Head | 28 | \$976,000 | 28.00% | 42 |
| Lara | 251 | \$715,500 | 5.00% | 29 |
| Leopold | 152 | \$710,500 | 7.70% | 32 |
| Little River | 14 | \$1,245,000 | -3.10% | 83 |
| Lovely Banks | 31 | \$835,000 | 11.30% | 80 |
| Manifold Heights | 33 | \$1,100,000 | 19.00% | 55 |
| Mannerim | | | | |
| Marcus Hill | 1 | | | |
| Marshall | 29 | \$685,000 | 14.20% | 24 |
| Moolap | 14 | \$1,032,500 | 2.00% | 35 |
| Moorabool | | | | |
| Mount Duneed | 121 | \$770,000 | 11.60% | 34 |
| Newcomb | 86 | \$608,500 | 3.50% | 36 |
| Newtown | 120 | \$1,210,000 | 3.20% | 40 |
| Norlane | 138 | \$485,000 | 7.80% | 37 |
| North Geelong | 50 | \$682,500 | 14.20% | 30 |
| North Shore | 6 | | | 64 |
| Ocean Grove | 263 | \$1,175,000 | 20.50% | 44 |
| Point Lonsdale | 59 | \$1,570,000 | 21.20% | 61 |
| Point Wilson | | | | |
| Portarlington | 73 | \$990,000 | 16.50% | 41 |
| Rippleside | 12 | \$1,190,000 | 8.20% | 53 |
| South Geelong | 16 | \$915,000 | -8.50% | 22 |
| St Albans Park | 46 | \$662,500 | 13.00% | 21 |
| St Leonards | 121 | \$805,000 | 14.20% | 39 |
| Staughton Vale | | | | |
| Swan Bay | | | | |
| Thomson | 24 | \$575,000 | -3.00% | 30 |
| Wallington | 12 | \$2,290,000 | 21.80% | 79 |
| Wandana Heights | 21 | \$1,100,000 | 18.00% | 23 |
| Waurm Ponds | 41 | \$800,000 | 8.00% | 34 |
| Whittington | 50 | \$537,500 | 10.80% | 21 |



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Unit Sales

| Suburb | # Sold (Last 12 Months) | Median Price (Last 12 Months) | Price Growth (Last 12 Months) | Median Days On Market (Last 12 Months) | # Available In Past Month |
|------------------|----------------------------|----------------------------------|----------------------------------|---|------------------------------|
| Anakie | | | | | |
| Armstrong Creek | | | | 31 | 4 |
| Avalon | | | | | |
| Balliang | | | | | |
| Barwon Heads | 12 | \$1,357,500 | 3.60% | 18 | 2 |
| Batesford | | | | | |
| Bell Park | 13 | \$550,000 | 10.60% | 23 | 11 |
| Bell Post Hill | 10 | \$467,000 | 9.60% | 18 | 3 |
| Bellarine | | | | | |
| Belmont | 91 | \$560,000 | 1.80% | 37 | 24 |
| Breakwater | 9 | | | 31 | 2 |
| Breamlea | | | | | |
| Ceres | | | | | |
| Charlemont | | | | | 1 |
| Clifton Springs | 6 | | | 35 | 6 |
| Connewarre | 22 | | | 144 | |
| Corio | 13 | \$410,000 | 9.30% | 53 | 6 |
| Curlewis | | | | | |
| Drumcondra | | | | | 1 |
| Drysdale | 32 | \$570,000 | 18.80% | 16 | 6 |
| East Geelong | 14 | \$437,500 | -36.10% | 26 | 2 |
| Fyansford | | | | | |
| Geelong | 60 | \$665,000 | 9.70% | 62 | 48 |
| Geelong West | 34 | \$492,000 | -21.80% | 22 | 15 |
| Grovedale | 36 | \$532,000 | 4.40% | 20 | 8 |
| Hamlyn Heights | 30 | \$632,375 | 25.20% | 24 | 9 |
| Herne Hill | 29 | \$375,000 | -2.00% | 29 | 14 |
| Highton | 67 | \$550,000 | 3.30% | 25 | 28 |
| Indented Head | 1 | | | 315 | 2 |
| Lara | 21 | \$480,000 | -1.50% | 55 | 8 |
| Leopold | 14 | \$517,500 | 7.80% | 36 | 12 |
| Little River | | | | | |
| Lovely Banks | 2 | | | 33 | 2 |
| Manifold Heights | 19 | \$515,000 | 5.20% | 33 | 2 |
| Mannerim | | | | | |
| Marcus Hill | | | | | |
| Marshall | 4 | | | 57 | 7 |
| Moolap | 3 | | | 144 | 10 |
| Moorabool | | | | | |
| Mount Duneed | | | | 67 | 2 |
| Newcomb | 29 | \$504,000 | 8.40% | 25 | 11 |
| Newtown | 52 | \$600,000 | -5.90% | 43 | 19 |
| Norlane | 30 | \$465,000 | 22.40% | 48 | 15 |
| North Geelong | 10 | \$468,500 | 87.00% | 39 | 4 |
| North Shore | 6 | | | 23 | |
| Ocean Grove | 44 | \$877,500 | 2.00% | 63 | 37 |
| Point Lonsdale | 12 | \$860,000 | 1.20% | 42 | 2 |
| Point Wilson | | | | | |
| Portarlington | 12 | \$720,000 | 7.10% | 70 | 12 |
| Rippleside | 5 | | | 53 | 4 |
| South Geelong | 5 | | | 31 | |
| St Albans Park | 12 | \$469,500 | 14.00% | 28 | 6 |
| St Leonards | 14 | \$664,500 | 36.70% | 21 | 15 |
| Staughton Vale | | | | | |
| Swan Bay | | | | | |
| Thomson | 6 | | | 29 | 1 |
| Wallington | | | | | |
| Wandana Heights | 1 | | | 14 | 1 |
| Waurm Ponds | 2 | | | 8 | 1 |
| Whittington | 25 | \$428,000 | 12.60% | 21 | 9 |



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House Rentals

| Suburb | # Leased (Last 12 Months) | Median Rent (Last 12 Months) | Rent Growth (Last 12 Months) | Median Days On Market (Last 12 Months) | Rental Yield | # Available In Past Month |
|------------------|------------------------------|---------------------------------|---------------------------------|---|--------------|------------------------------|
| Anakie | 3 | | | 63 | 2.10% | 2 |
| Armstrong Creek | 567 | \$490 | 8.90% | 21 | 3.70% | 101 |
| Avalon | 4 | | | 25 | 2.80% | 2 |
| Balliang | 1 | | | 31 | 3.30% | |
| Barwon Heads | 60 | \$650 | 4.00% | 36 | 2.00% | 14 |
| Batesford | 1 | | | | 2.00% | 1 |
| Bell Park | 103 | \$430 | 10.30% | 19 | 3.50% | 17 |
| Bell Post Hill | 99 | \$440 | 7.30% | 20 | 3.40% | 20 |
| Bellarine | | | | | 0.00% | |
| Belmont | 327 | \$450 | 7.10% | 21 | 3.30% | 65 |
| Breakwater | 20 | \$400 | 8.10% | 28 | 3.70% | 4 |
| Breamlea | 1 | | | 14 | 1.40% | |
| Ceres | 3 | | | 21 | 3.40% | |
| Charlemont | 132 | \$470 | 6.80% | 20 | 3.70% | 26 |
| Clifton Springs | 138 | \$440 | 10.00% | 24 | 3.30% | 21 |
| Connewarre | 4 | | | 69 | 2.30% | 1 |
| Corio | 276 | \$360 | 5.90% | 24 | 3.80% | 50 |
| Curlewis | 123 | \$450 | 7.10% | 720 | 3.30% | 12 |
| Drumcondra | 4 | | | 23 | 1.90% | |
| Drysdale | 49 | \$480 | 20.00% | 21 | 3.00% | 12 |
| East Geelong | 98 | \$470 | 4.40% | 21 | 2.80% | 15 |
| Fyansford | 32 | \$597 | 10.60% | 21 | 3.00% | 6 |
| Geelong | 130 | \$500 | 11.10% | 24 | 2.90% | 32 |
| Geelong West | 246 | \$480 | 4.30% | 22 | 2.70% | 43 |
| Grovedale | 216 | \$460 | 4.50% | 22 | 3.60% | 36 |
| Hamlyn Heights | 132 | \$432 | 3.00% | 23 | 3.10% | 25 |
| Herne Hill | 77 | \$430 | 1.20% | 23 | 2.90% | 13 |
| Highton | 328 | \$500 | 6.40% | 22 | 3.10% | 66 |
| Indented Head | 28 | \$445 | 9.90% | 22 | 2.50% | 1 |
| Lara | 310 | \$500 | 6.40% | 21 | 3.70% | 48 |
| Leopold | 157 | \$450 | 1.10% | 21 | 3.50% | 26 |
| Little River | 14 | \$750 | 15.40% | 18 | 2.50% | 3 |
| Lovely Banks | 21 | \$490 | -3.90% | 15 | 3.40% | 5 |
| Manifold Heights | 38 | \$490 | 8.90% | 23 | 2.70% | 10 |
| Mannerim | | | | | | |
| Marcus Hill | | | | | | |
| Marshall | 41 | \$460 | 4.50% | 21 | 3.60% | 3 |
| Moolap | 5 | | | 26 | 2.70% | 1 |
| Moorabool | 2 | | | 30 | 2.40% | |
| Mount Duneed | 298 | \$515 | 7.30% | 22 | 3.60% | 51 |
| Newcomb | 108 | \$410 | 6.50% | 21 | 3.40% | 21 |
| Newtown | 202 | \$495 | -1.00% | 22 | 2.60% | 37 |
| Norlane | 270 | \$345 | 11.30% | 26 | 3.70% | 35 |
| North Geelong | 79 | \$420 | 7.70% | 23 | 3.40% | 51 |
| North Shore | 10 | | | 24 | 3.20% | 1 |
| Ocean Grove | 305 | \$560 | 6.70% | 25 | 2.70% | 35 |
| Point Lonsdale | 43 | \$550 | 3.80% | 27 | 2.00% | 8 |
| Point Wilson | | | | | | |
| Portarlington | 68 | \$450 | 12.50% | 25 | 2.50% | 10 |
| Rippleside | 30 | \$515 | 3.00% | 22 | 2.60% | 3 |
| South Geelong | 31 | \$495 | 1.00% | 30 | 2.90% | 4 |
| St Albans Park | 40 | \$430 | 4.90% | 23 | 3.60% | 5 |
| St Leonards | 146 | \$450 | 4.70% | 25 | 3.10% | 8 |
| Staughton Vale | | | | | | |
| Swan Bay | | | | | | |
| Thomson | 58 | \$400 | 14.30% | 26 | 3.50% | 5 |
| Wallington | 2 | | | 24 | 1.50% | |
| Wandana Heights | 12 | \$545 | -7.20% | 22 | 3.20% | |
| Waurm Ponds | 95 | \$520 | 6.10% | 27 | 3.40% | 20 |
| Whittington | 45 | \$390 | 8.30% | 24 | 3.90% | 5 |



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Unit Rentals

| Suburb | # Leased (Last 12 Months) | Median Rent (Last 12 Months) | Rent Growth (Last 12 Months) | Median Days On Market (Last 12 Months) | # Available In Past Month | Rental Yield |
|------------------|------------------------------|---------------------------------|---------------------------------|---|------------------------------|--------------|
| Anakie | | | | | | |
| Armstrong Creek | | | | 16 | 2 | |
| Avalon | | | | | | |
| Balliang | | | | | | |
| Barwon Heads | 26 | \$622 | 27.00% | 35 | | 2.50% |
| Batesford | | | | | | |
| Bell Park | 71 | \$382 | 6.30% | 23 | 12 | 3.90% |
| Bell Post Hill | 17 | \$340 | 3.00% | 32 | 3 | 4.00% |
| Bellarine | | | | | | |
| Belmont | 230 | \$395 | 9.70% | 20 | 38 | 3.80% |
| Breakwater | 17 | \$310 | -3.10% | 18 | 2 | 4.50% |
| Breamlea | | | | | | |
| Ceres | | | | | | |
| Charlemont | | | | 19 | 1 | |
| Clifton Springs | 7 | | | 23 | 1 | 4.20% |
| Connewarre | | | | 32 | 1 | |
| Corio | 50 | \$320 | 18.50% | 20 | 4 | 4.20% |
| Curlewis | | | | | | |
| Drumcondra | 5 | | | 23 | | 3.80% |
| Drysdale | 28 | \$400 | 6.70% | 19 | 6 | 3.90% |
| East Geelong | 38 | \$357 | 2.10% | 18 | 5 | 4.10% |
| Fyansford | | | | | | |
| Geelong | 265 | \$450 | 7.10% | 22 | 48 | 3.80% |
| Geelong West | 174 | \$385 | 6.90% | 22 | 28 | 3.80% |
| Grovedale | 91 | \$390 | 11.40% | 17 | 9 | 3.80% |
| Hamlyn Heights | 92 | \$400 | 2.60% | 18 | 16 | 3.60% |
| Herne Hill | 76 | \$297 | 10.20% | 21 | 10 | 4.10% |
| Highton | 188 | \$380 | 8.60% | 21 | 35 | 3.90% |
| Indented Head | 1 | | | 17 | | 1.60% |
| Lara | 63 | \$380 | 4.80% | 20 | 7 | 4.00% |
| Leopold | 35 | \$400 | 9.60% | 15 | 3 | 3.90% |
| Little River | | | | | | |
| Lovely Banks | 3 | | | 18 | | 4.10% |
| Manifold Heights | 53 | \$350 | 9.40% | 22 | 5 | 3.80% |
| Mannerim | | | | | | |
| Marcus Hill | | | | | | |
| Marshall | 15 | \$400 | 0.00% | 23 | 3 | 3.70% |
| Moolap | 1 | | | 12 | | 4.20% |
| Moorabool | | | | | | |
| Mount Duneed | | | | 22 | 1 | |
| Newcomb | 62 | \$350 | 4.50% | 18 | 4 | 3.90% |
| Newtown | 150 | \$400 | 8.10% | 22 | 20 | 3.60% |
| Norlane | 50 | \$320 | 0.00% | 20 | 13 | 4.00% |
| North Geelong | 17 | \$330 | 0.00% | 25 | 1 | 4.10% |
| North Shore | 6 | | | 32 | 1 | 3.90% |
| Ocean Grove | 115 | \$480 | 2.10% | 22 | 10 | 2.90% |
| Point Lonsdale | 9 | | | 27 | 4 | 2.90% |
| Point Wilson | | | | | | |
| Portarlington | 28 | \$380 | 2.60% | 17 | 4 | 3.20% |
| Rippleside | 13 | \$420 | 6.30% | 21 | 4 | 3.40% |
| South Geelong | 21 | \$400 | 21.20% | 25 | 4 | 4.20% |
| St Albans Park | 17 | \$370 | 12.10% | 20 | 1 | 4.40% |
| St Leonards | 24 | \$375 | 13.60% | 19 | 4 | 3.20% |
| Staughton Vale | | | | | | |
| Swan Bay | | | | | | |
| Thomson | 17 | \$370 | 2.10% | 21 | 1 | 4.00% |
| Wallington | | | | 31 | | |
| Wandana Heights | 1 | | | 17 | | 6.00% |
| Wauron Ponds | 16 | \$412 | 19.60% | 20 | 2 | 3.60% |
| Whittington | 23 | \$330 | 8.20% | 17 | 5 | 4.40% |



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Do You Own A Local, Geelong-based Business?

We love supporting independent Geelong businesses.
And we're encouraging members of the **Greater Geelong Property
Forum** community to do the same.

Future editions of this report will showcase a directory of local businesses. Listings are open to businesses of all types, but we'd especially love to hear from tradies and other businesses that can help property owners along their journey.

To claim your free listing, [contact us](#) with your name, your business name, business phone number and website.

(Please mention "GGPF Business Listing" in your enquiry to ensure it reaches the right person!)



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