

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.92m

Quarterly Price Change

-1.28% ↓

Median Unit Price*

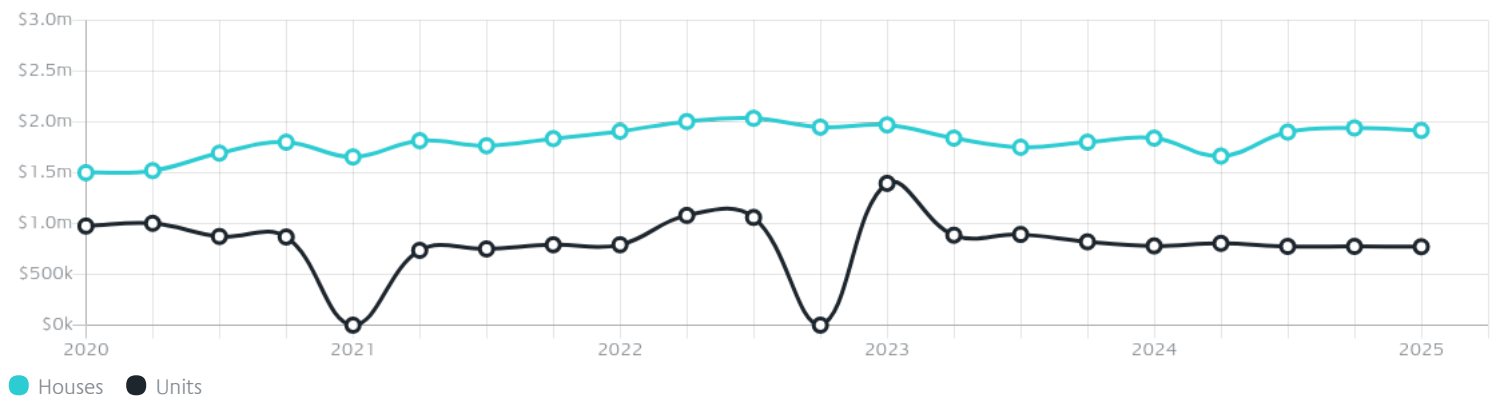
Median

\$772k

Quarterly Price Change

-0.45% ↓

Quarterly Price Change*

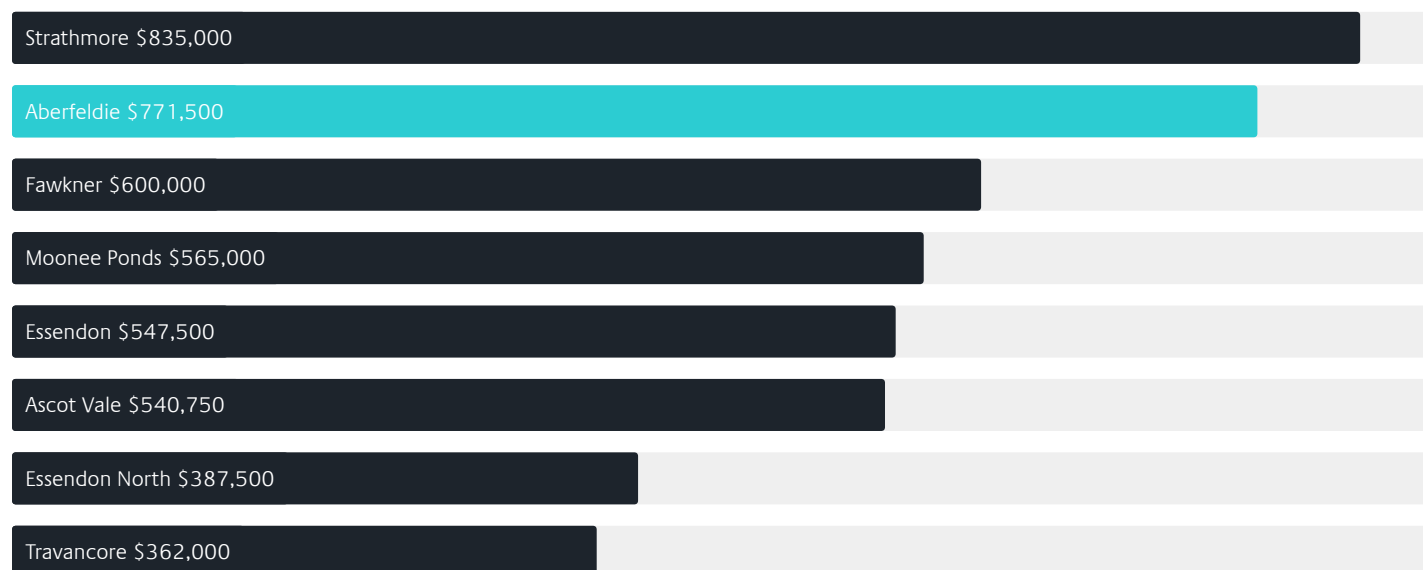


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 100%

Auction Clearance Rate*

50%

Median Days on Market^

31 days

Average Hold Period*

5.0 years

Insights

Dwelling Type^



● Houses 67% ● Units 33%

Ownership^



● Owned Outright 42% ● Mortgaged 40% ● Rented 18%

Population^

3,925

Median Asking Rent per week*

\$650

Population Growth^

0.72%

Rental Yield*

1.65%

Median Age^













41 years

Median Household Size^













2.8 people

Sold Properties~













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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 106 The Boulevard Aberfeldie	4	House	\$4,070,000	17 May 2025
 4a Derry St Aberfeldie	2	Unit	\$856,000	10 May 2025
 5 Arthur St ABERFELDIE	4	House	\$2,012,000	28 Apr 2025
 2/2 St Kinnord St Aberfeldie	1	Apartment	\$390,000	21 Apr 2025
 2/257 Buckley St Aberfeldie	2	Unit	\$515,000	15 Apr 2025
 2 Alma St Aberfeldie	4	House	\$1,850,000	01 Apr 2025
 6 Beaver St Aberfeldie	4	House	\$1,811,000	22 Mar 2025
 52 Vida St Aberfeldie	4	House	\$1,570,000	15 Mar 2025
 17 Batman St ABERFELDIE	3	Townhouse	\$1,025,000	08 Mar 2025
 36a May St Aberfeldie	5	Townhouse	\$2,650,000	04 Mar 2025
 4 Waverley St Aberfeldie	4	House	\$1,720,000	01 Mar 2025
 4/7 Ramsay St Aberfeldie	3	Townhouse	\$920,000	21 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/23 Ramsay St Aberfeldie	2	Unit	\$700,000	20 Feb 2025
 36 May St Aberfeldie	1	House	\$2,600,000	19 Feb 2025
 6 Combermere St Aberfeldie	4	House	\$2,650,000	15 Feb 2025
 115 Fawkner St Aberfeldie	4	House	\$2,045,000	31 Jan 2025
 2/11 Caroline St Aberfeldie	3	Villa	\$920,000	07 Jan 2025
 4 Beaver St Aberfeldie	4	House	\$2,150,000	16 Dec 2024
 97 Fawkner St Aberfeldie	5	House	\$1,735,000	12 Dec 2024
 13 Vida St Aberfeldie	6	House	\$2,360,000	09 Dec 2024
 36 Aberdeen St Aberfeldie	5	House	\$2,200,000	07 Dec 2024
 3/39 Caroline St Aberfeldie	4	Townhouse	\$1,400,000	29 Nov 2024
 14a St Kinnord St Aberfeldie	2	House	\$1,505,000	27 Nov 2024
 16 Tilba St Aberfeldie	3	House	\$2,055,000	26 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/7 Derry St Aberfeldie	3	Villa	\$745,000	22 Nov 2024
 1/31 Ramsay St Aberfeldie	2	Flat/Unit/Apartment	\$325,000	21 Nov 2024
 101/305 Buckley St Aberfeldie	2	Unit	\$460,000	20 Nov 2024
 17 Brunel St Aberfeldie	4	House	\$1,930,000	09 Nov 2024
 35 Caroline St Aberfeldie	3	House	\$1,430,000	04 Nov 2024
 6 Tilba St Aberfeldie	4	House	\$2,675,000	03 Nov 2024
 253 Buckley St Aberfeldie	4	House	\$1,125,000	01 Nov 2024
 69 Fawkner St ABERFELDIE	4	House	\$1,510,000	30 Oct 2024
 63 Brunel St Aberfeldie	3	House	\$1,710,000	19 Oct 2024
 25 Beaver St Aberfeldie	3	House	\$5,500,000	18 Oct 2024
 25 Aberdeen St Aberfeldie	3	House	\$1,900,000	17 Oct 2024
 2/51 Brunel St Aberfeldie	3	Unit	\$1,000,000	12 Oct 2024



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Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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