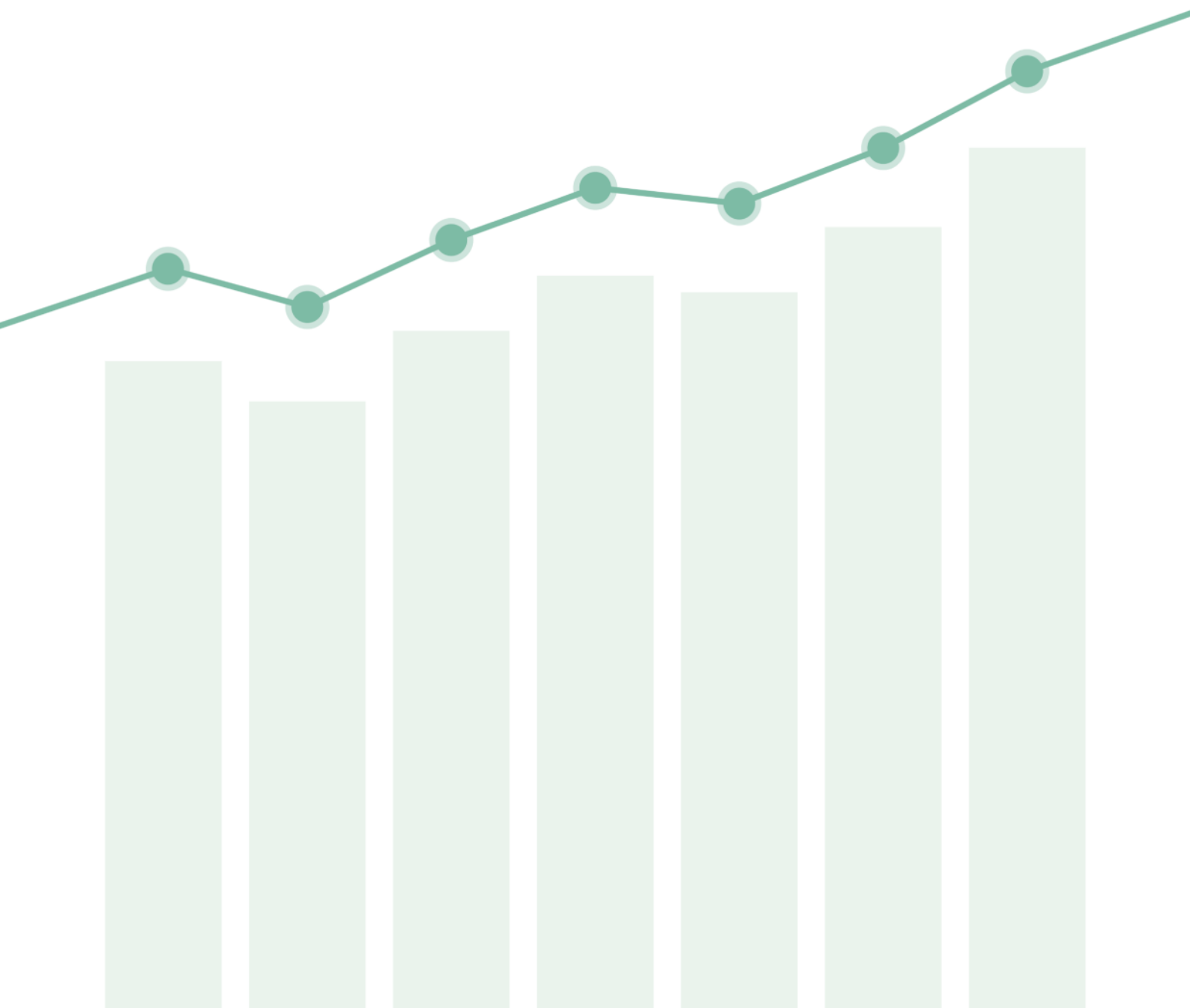


# JellisCraig

ABERFELDIE

# Suburb Report

Know your neighbourhood.



ABERFELDIE SUBURB REPORT

Median House Price\*

Median

\$1.88m

Quarterly Price Change

-2.84% ↓

Median Unit Price\*

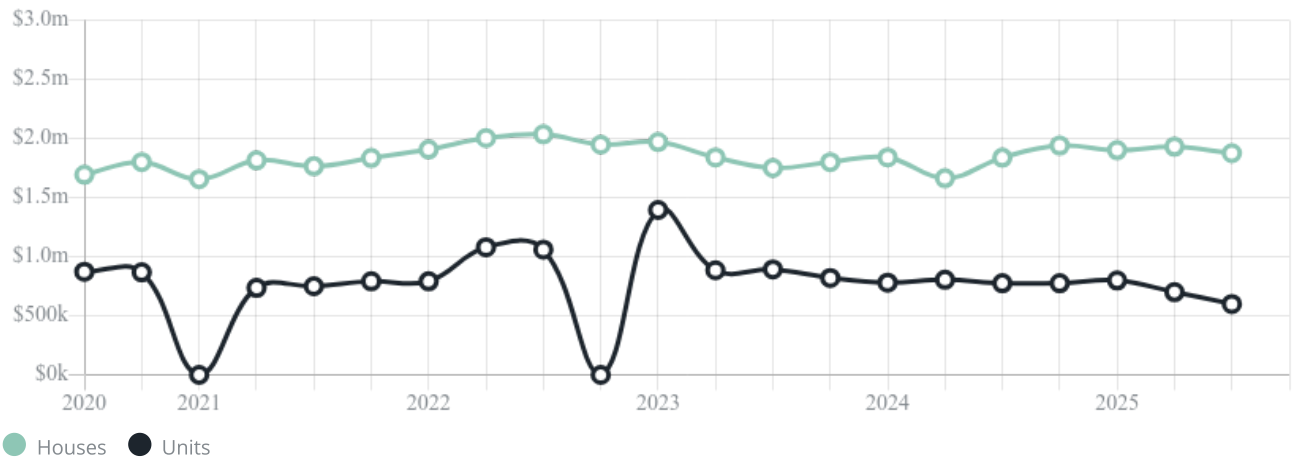
Median

\$600k

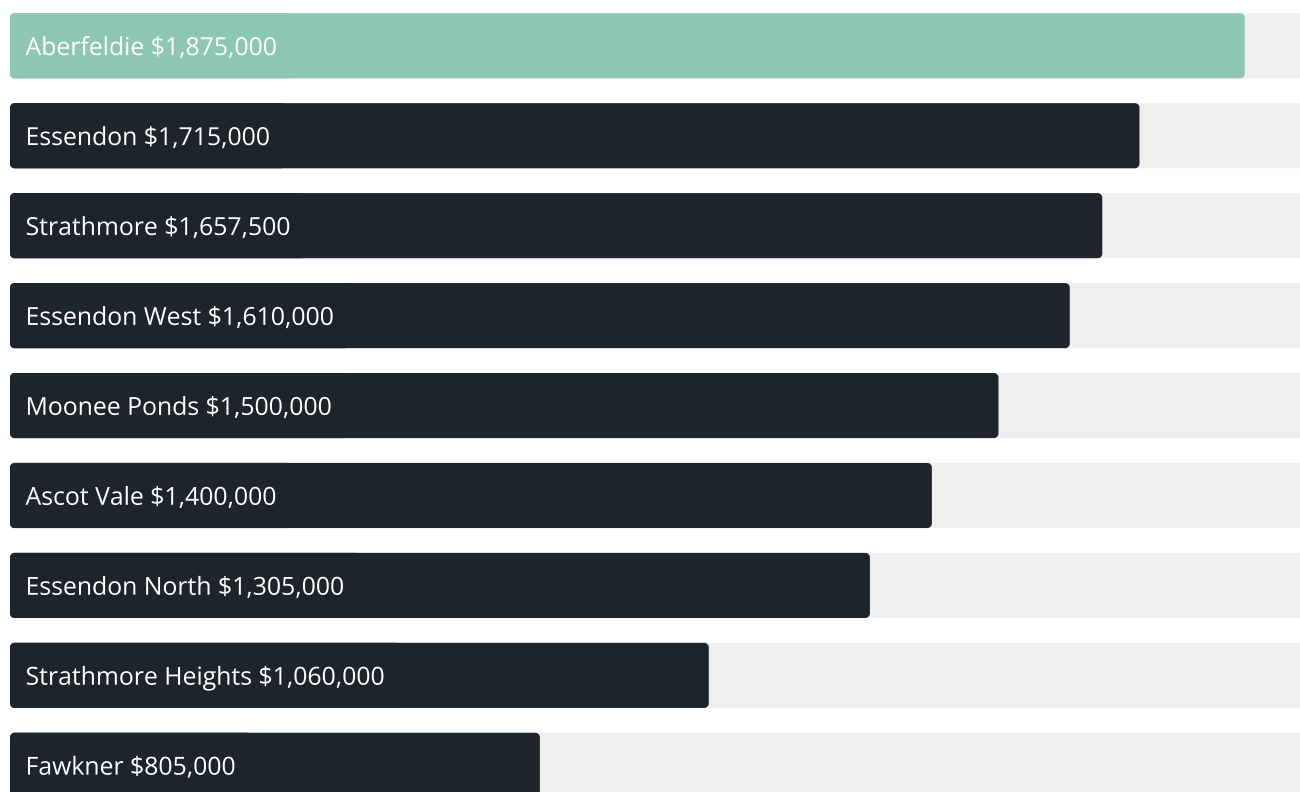
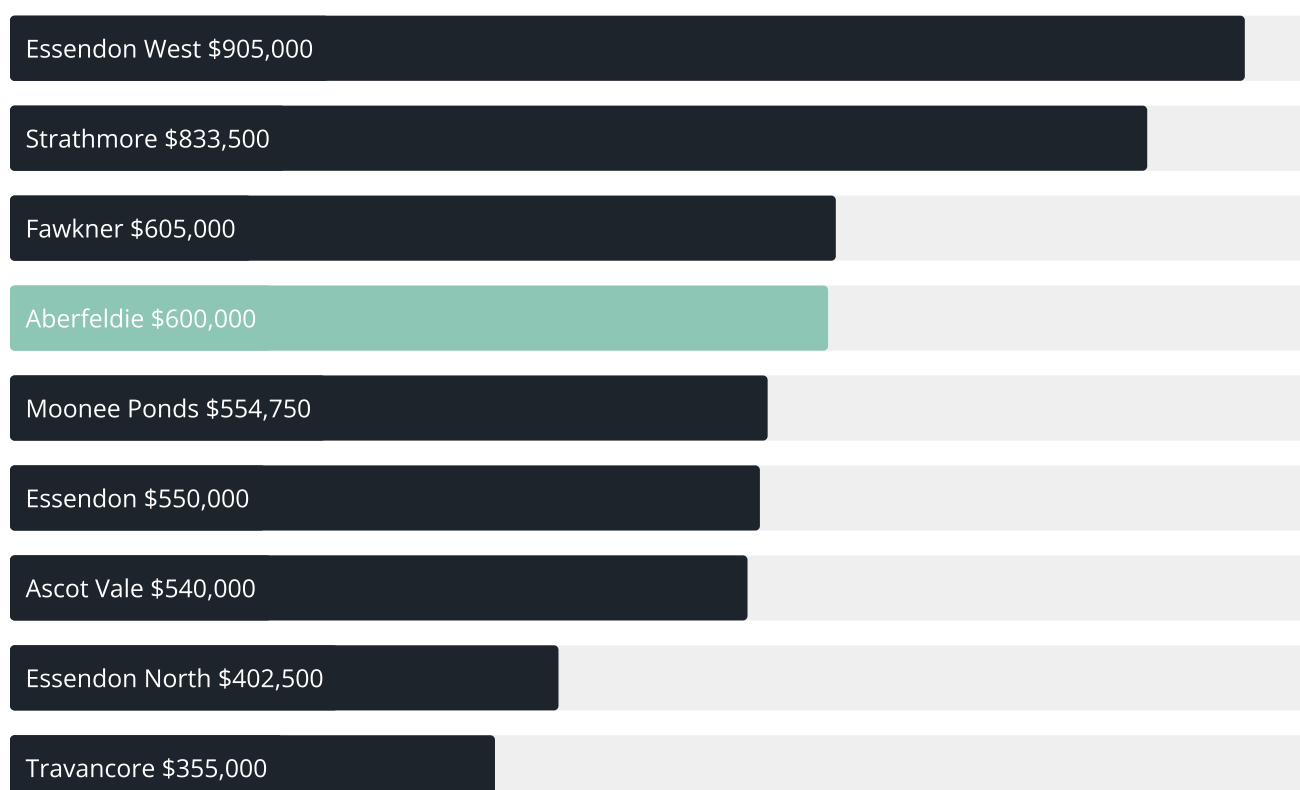
Quarterly Price Change

-14.28% ↓

Quarterly Price Change\*



## ABERFELDIE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## ABERFELDIE SUBURB REPORT

## Sale Method\*



● Auction 71%  
● Private 29%

## Auction Clearance Rate\*

73.33%

## Median Days on Market^

29 days

## Average Hold Period\*

5.0 years

## 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

## ABERFELDIE SUBURB REPORT

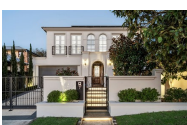
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  3/7 Tilba St<br>Aberfeldie         | 2        | Villa     | \$710,000   | 25 Oct 2025 |
|  42 Batman St<br>Aberfeldie         | 5        | House     | \$3,200,000 | 18 Oct 2025 |
|  7 Aberfeldie St<br>Aberfeldie      | 4        | House     | \$2,380,000 | 18 Oct 2025 |
|  45 Allan St<br>Aberfeldie         | 4        | House     | \$1,465,000 | 17 Oct 2025 |
|  393 Buckley St<br>Aberfeldie     | 3        | House     | \$1,505,000 | 11 Oct 2025 |
|  34 May St<br>Aberfeldie          | 4        | House     | \$1,840,000 | 11 Oct 2025 |
|  19 Clifton St<br>Aberfeldie      | 3        | House     | \$2,165,000 | 04 Oct 2025 |
|  6 Roach Av<br>Aberfeldie         | 3        | House     | \$1,756,500 | 20 Sep 2025 |
|  22 Tilba St<br>Aberfeldie        | 2        | House     | \$968,000   | 18 Sep 2025 |
|  13/2 St Kinnord St<br>Aberfeldie | 1        | Apartment | \$312,000   | 11 Sep 2025 |

## ABERFELDIE SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4/11 St Kinnord St<br>Aberfeldie    | 2        | Villa     | \$600,000   | 06 Sep 2025 |
|  3/7 Ramsay St<br>Aberfeldie         | 3        | Townhouse | \$790,000   | 22 Aug 2025 |
|  5/45 Combermere St<br>Aberfeldie    | 2        | Unit      | \$650,000   | 21 Aug 2025 |
|  5/389 Buckley St<br>Aberfeldie      | 2        | Apartment | \$590,000   | 12 Aug 2025 |
|  1/2 St Kinnord St<br>Aberfeldie    | 1        | Apartment | \$404,000   | 07 Aug 2025 |
|  62 Brunel St<br>Aberfeldie        | 4        | House     | \$3,300,000 | 26 Jul 2025 |
|  1a Caroline St<br>ABERFELDIE      | 4        | House     | \$2,270,000 | 22 Jul 2025 |
|  421 Buckley St<br>Aberfeldie      | 3        | House     | \$1,115,000 | 21 Jul 2025 |
|  7 Tamar St<br>Aberfeldie          | 2        | House     | \$1,600,000 | 10 Jul 2025 |
|  11/37 St Kinnord St<br>Aberfeldie | 1        | Apartment | \$343,000   | 10 Jul 2025 |

## ABERFELDIE SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type                | Price       | Sold           |
|-----------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|----------------|
|  1c Vida St<br>Aberfeldie            | 3        | House               | \$1,000,000 | 07 Jul<br>2025 |
|  47 Beaver St<br>Aberfeldie          | 3        | House               | \$1,275,000 | 01 Jul<br>2025 |
|  5/2 St Kinnord St<br>Aberfeldie     | 1        | Apartment           | \$325,000   | 01 Jul<br>2025 |
|  46 Vida St<br>Aberfeldie            | 4        | House               | \$1,950,000 | 28 Jun<br>2025 |
|  337 Buckley St<br>Aberfeldie       | 4        | House               | \$1,250,000 | 27 Jun<br>2025 |
|  4/28a Aberfeldie St<br>Aberfeldie | 2        | Flat/Unit/Apartment | \$590,000   | 24 Jun<br>2025 |
|  2a St Kinnord St<br>Aberfeldie    | 3        | House               | \$1,010,000 | 21 Jun<br>2025 |
|  1/28a Aberfeldie St<br>Aberfeldie | 2        | Flat/Unit/Apartment | \$625,000   | 19 Jun<br>2025 |
|  38 Aberdeen St<br>Aberfeldie      | 5        | House               | \$4,850,000 | 19 Jun<br>2025 |
|  7 Beatrice Av<br>Aberfeldie       | 5        | House               | \$3,660,000 | 11 Jun<br>2025 |



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Data is current as of PDF generation date 01/11/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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