

JellisCraig

ABERFELDIE

Suburb Report

Know your neighbourhood.



ABERFELDIE SUBURB REPORT

Median House Price*

Median

\$1.94m

Quarterly Price Change

1.89% ↑

Median Unit Price*

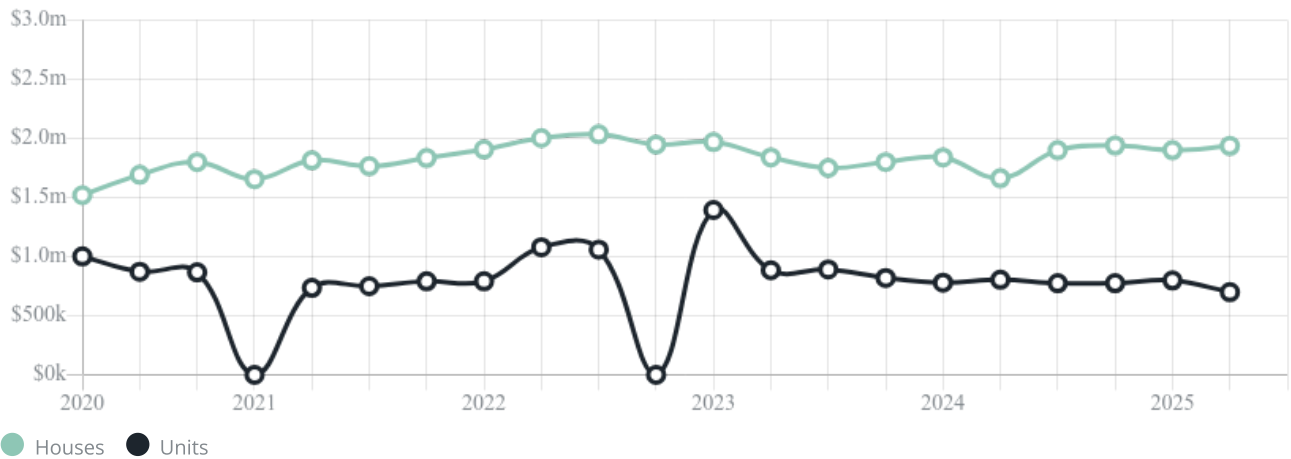
Median

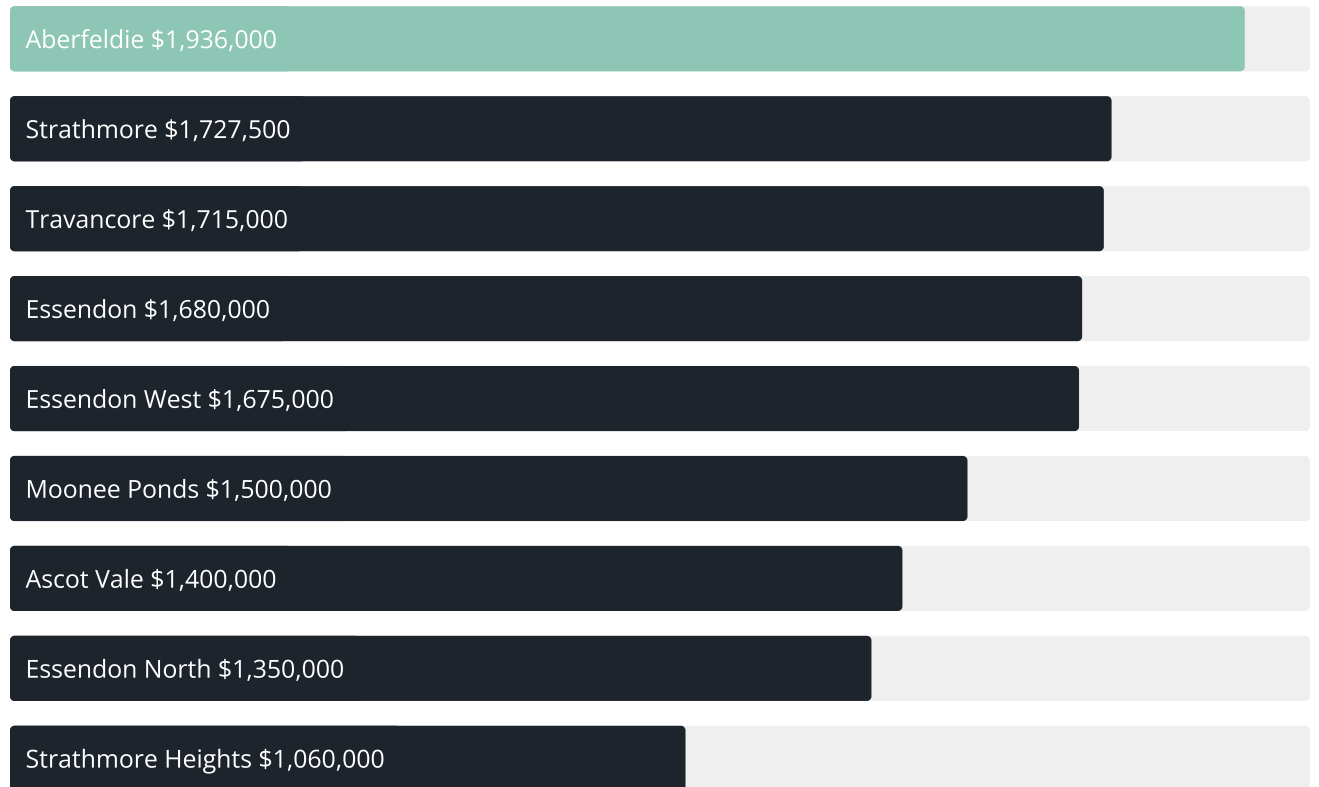
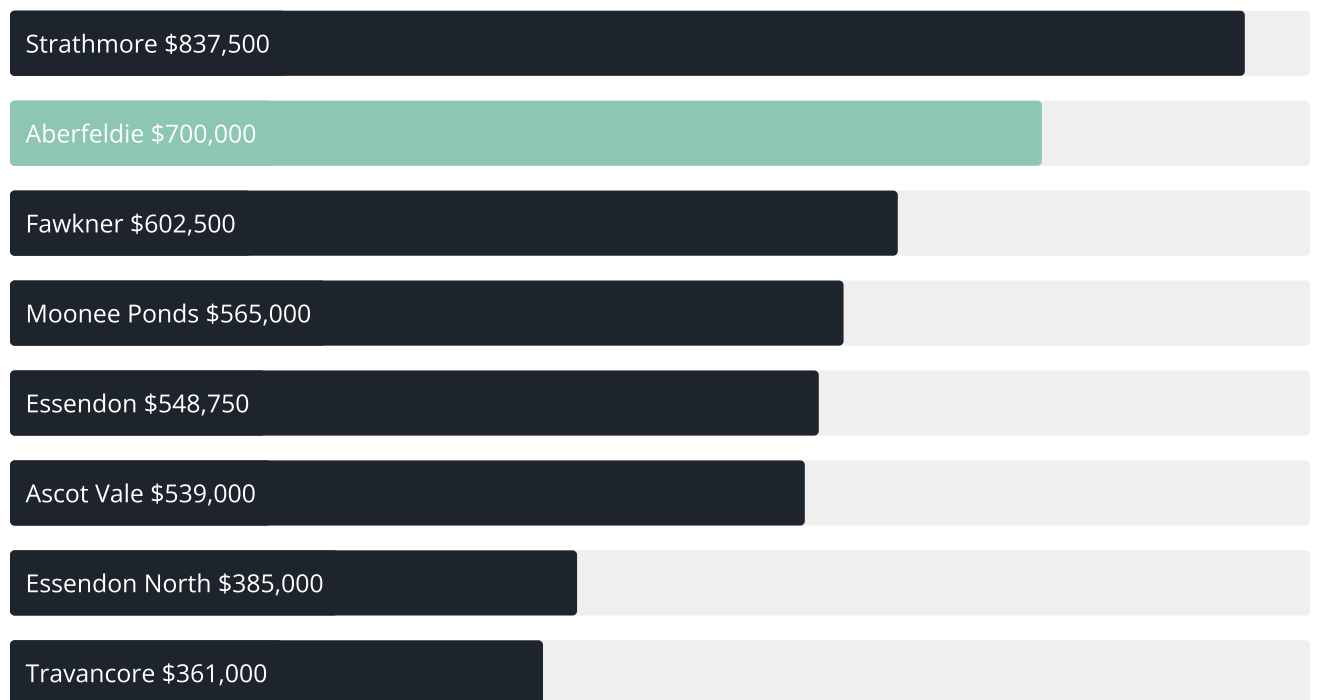
\$700k

Quarterly Price Change

-12.28% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ABERFELDIE SUBURB REPORT

Sale Method^{*}

● Auction 52%

● Private 48%

Auction Clearance Rate^{*}

54.55%

Median Days on Market[^]

31 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^{*}

\$700

Population Growth[^]

0.72%

Rental Yield^{*}

1.65%

Median Age[^]

41 years

Median Household Size[^]

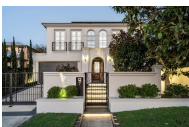
2.8 people

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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Roach Av Aberfeldie	3	House	\$1,756,500	20 Sep 2025
 13/2 St Kinnord St Aberfeldie	1	Apartment	\$312,000	15 Sep 2025
 4/11 St Kinnord St Aberfeldie	2	Villa	\$600,000	06 Sep 2025
 5/45 Combermere St Aberfeldie	2	Unit	\$650,000	21 Aug 2025
 5/389 Buckley St Aberfeldie	2	Apartment	\$590,000	12 Aug 2025
 1/2 St Kinnord St Aberfeldie	1	Apartment	\$404,000	07 Aug 2025
 421 Buckley St Aberfeldie	3	House	\$1,115,000	21 Jul 2025
 7 Tamar St Aberfeldie	2	House	\$1,600,000	10 Jul 2025
 11/37 St Kinnord St Aberfeldie	1	Apartment	\$343,000	10 Jul 2025
 1c Vida St Aberfeldie	3	House	\$1,000,000	07 Jul 2025

ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 47 Beaver St Aberfeldie	3	House	\$1,275,000	01 Jul 2025
 5/2 St Kinnord St Aberfeldie	1	Apartment	\$325,000	01 Jul 2025
 46 Vida St Aberfeldie	4	House	\$1,950,000	28 Jun 2025
 337 Buckley St Aberfeldie	4	House	\$1,250,000	27 Jun 2025
 4/28a Aberfeldie St Aberfeldie	2	Flat/Unit/Apartment	\$590,000	24 Jun 2025
 2a St Kinnord St Aberfeldie	3	House	\$1,010,000	21 Jun 2025
 1/28a Aberfeldie St Aberfeldie	2	Flat/Unit/Apartment	\$625,000	19 Jun 2025
 38 Aberdeen St Aberfeldie	5	House	\$4,850,000	19 Jun 2025
 7 Beatrice Av Aberfeldie	5	House	\$3,660,000	11 Jun 2025
 102/305 Buckley St Aberfeldie	2	Unit	\$470,000	07 Jun 2025

ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 104 Fawkner St Aberfeldie	3	House	\$1,650,000	05 Jun 2025
 34a Beatrice Av Aberfeldie	4	House	\$2,420,000	04 Jun 2025
 37 Clifton St Aberfeldie	4	House	\$1,826,000	03 Jun 2025
 8/39 St Kinnord St Aberfeldie	1	Flat	\$308,000	02 Jun 2025
 3/28a Aberfeldie St Aberfeldie	2	Flat/Unit/Apartment	\$660,000	31 May 2025
 3/2 St Kinnord St Aberfeldie	1	Apartment	\$370,000	27 May 2025
 95 Clifton St Aberfeldie	3	House	\$1,650,000	24 May 2025
 106 The Boulevard Aberfeldie	4	House	\$4,070,000	17 May 2025
 2/4 Derry St Aberfeldie	2	Strata Unit/Flat	\$856,000	10 May 2025
 4a Derry St Aberfeldie	2	Unit	\$856,000	10 May 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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