

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$940k

Quarterly Price Change

0.53% ↑

Median Unit Price*

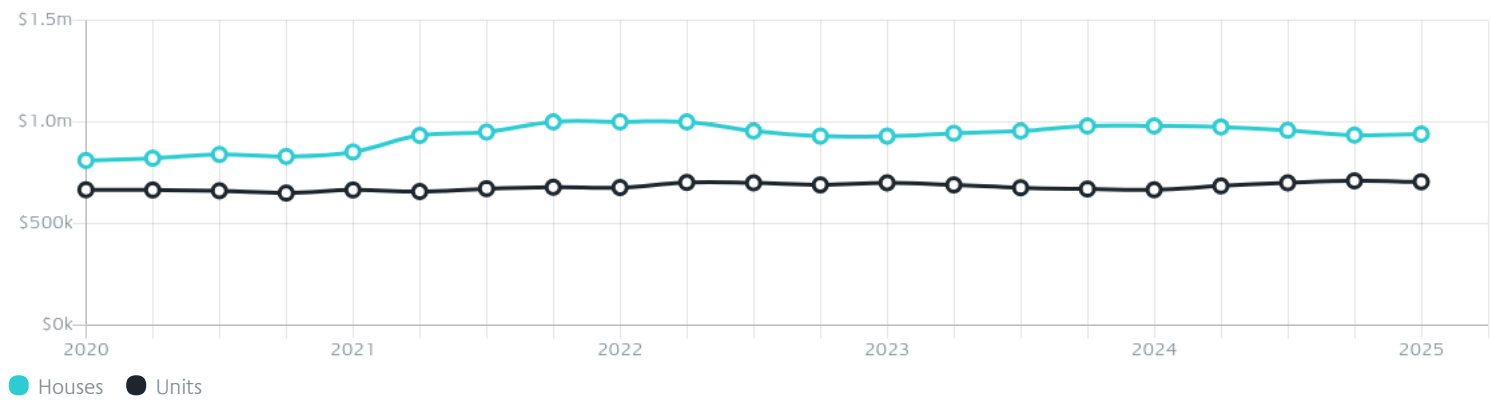
Median

\$705k

Quarterly Price Change

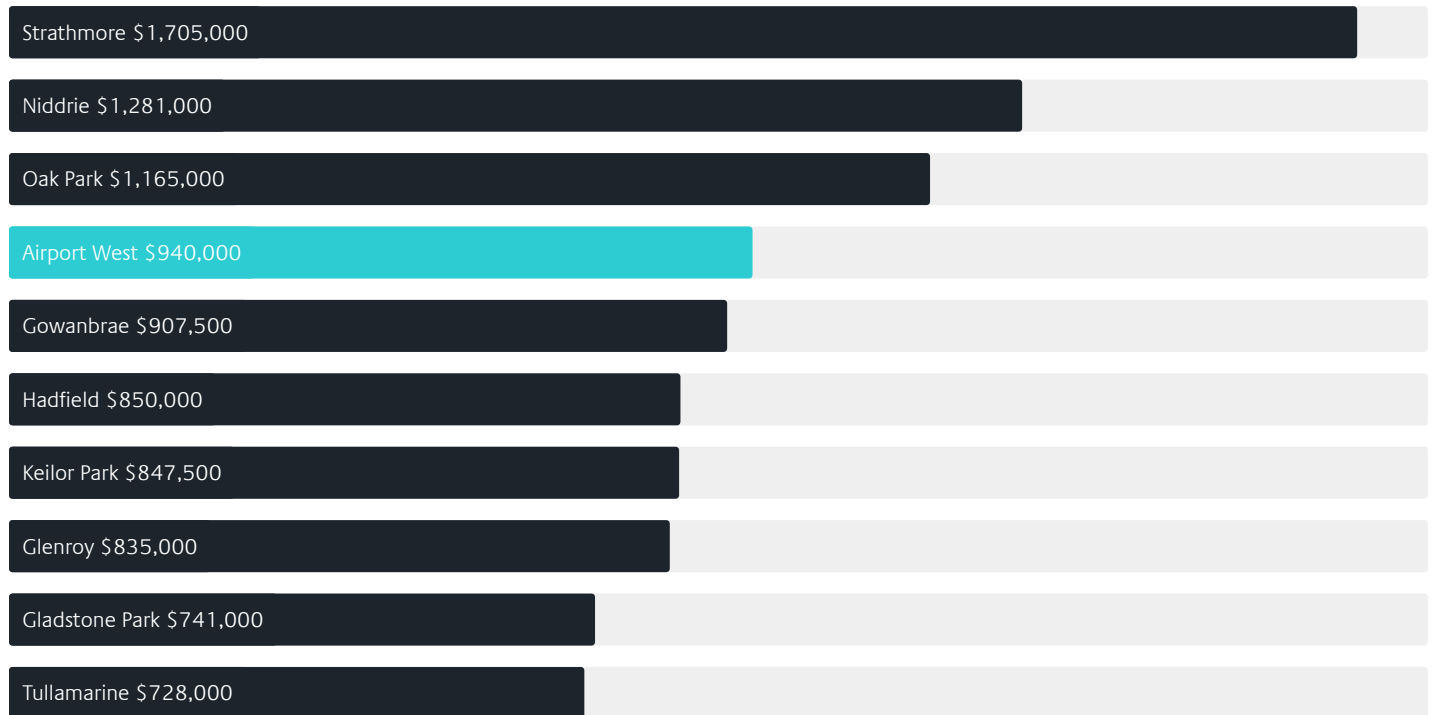
-0.70% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

86.67%

Median Days on Market[^]

29 days

Average Hold Period^{*}

6.0 years

Insights

Dwelling Type[^]



● Houses 63% ● Units 37%

Ownership[^]



● Owned Outright 41% ● Mortgaged 34% ● Rented 25%

Population[^]

8,173

Median Asking Rent per week^{*}

\$600

Population Growth[^]

8.05%

Rental Yield^{*}

3.16%

Median Age[^]













39 years

Median Household Size[^]













2.3 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 56a Elstone Av Airport West	3	House	\$1,060,000	28 Jun 2025
 3/137 Mcnamara Av Airport West	3	Villa	\$780,000	28 Jun 2025
 32 Hillside Gr Airport West	3	House	\$1,030,000	21 Jun 2025
 4 Kittyhawk St Airport West	3	House	\$968,000	19 Jun 2025
 303/8 Webb Rd Airport West	2	Apartment	\$390,000	18 Jun 2025
 6 Patrick Ct Airport West	2	Townhouse	\$618,000	18 Jun 2025
 37 Etzel St AIRPORT WEST	3	House	\$670,000	16 Jun 2025
 14b Clydesdale Rd Airport West	4	House	\$977,000	15 Jun 2025
 96 Marshall Rd Airport West	3	House	\$1,000,000	14 Jun 2025
 44a Moorna Dr Airport West	4	House	\$1,075,000	14 Jun 2025
 3/32 Earl St Airport West	2	Townhouse	\$580,300	09 Jun 2025
 65 Fraser St Airport West	3	House	\$1,030,000	07 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/63 King St Airport West	3	Townhouse	\$760,000	04 Jun 2025
 1 Highlands Av Airport West	3	House	\$900,000	31 May 2025
 2/104 Roberts Rd Airport West	2	Townhouse	\$690,000	30 May 2025
 8/24 Laurence Av Airport West	2	Townhouse	\$627,000	29 May 2025
 1/104 Roberts Rd Airport West	3	Townhouse	\$905,000	24 May 2025
 36 Fullarton Rd Airport West	2	House	\$500,000	23 May 2025
 1/80 Hawker St AIRPORT WEST	3	Townhouse	\$785,000	20 May 2025
 120 Victory Rd AIRPORT WEST	3	House	\$863,000	17 May 2025
 34c Highridge Cr Airport West	3	House	\$712,500	17 May 2025
 149 Victory Rd Airport West	3	House	\$900,000	13 May 2025
 4/80 Mcintosh St Airport West	2	Unit	\$620,000	13 May 2025
 23 Cameron St Airport West	3	House	\$760,000	10 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 48 Cameron St Airport West	4	Townhouse	\$1,230,000	10 May 2025
 17 Etzel St Airport West	3	House	\$931,000	10 May 2025
 103 / 8 Webb Rd Airport West	2	Apartment	\$385,000	08 May 2025
 4 / 9 West Ct Airport West	2	Townhouse	\$575,000	08 May 2025
 10 / 11 Ian Cr Airport West	2	Townhouse	\$670,000	07 May 2025
 11 Cameron St Airport West	3	Unit	\$814,000	03 May 2025
 192 Parer Rd Airport West	3	House	\$900,000	03 May 2025
 168 Parer Rd Airport West	3	Townhouse	\$952,000	03 May 2025
 60 Creswell Av Airport West	3	Unit	\$720,000	03 May 2025
 2 Parkview St Airport West	3	House	\$1,190,000	03 May 2025
 1 / 11 Ian Cr Airport West	4	Townhouse	\$1,230,000	03 May 2025
 3 / 48 McIntosh St Airport West	2	Townhouse	\$660,000	02 May 2025



Moonee Valley Office
Level 1, 1070 Mt Alexander Road, Essendon
03 9379 2000

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.