

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.07m**

Quarterly Price Change

**3.50% ↑**

## Median Unit Price\*

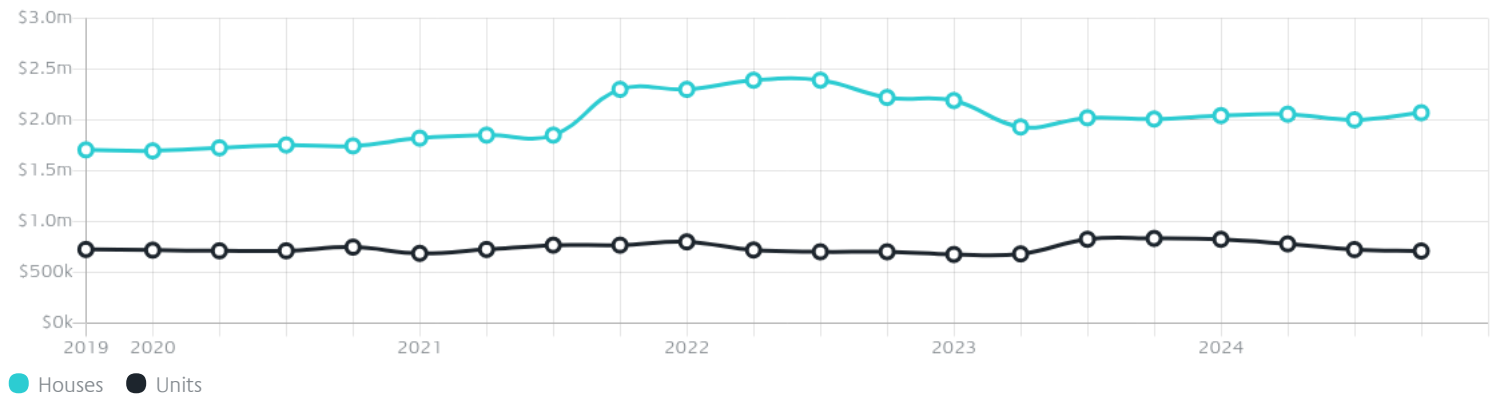
Median

**\$710k**

Quarterly Price Change

**-1.95% ↓**

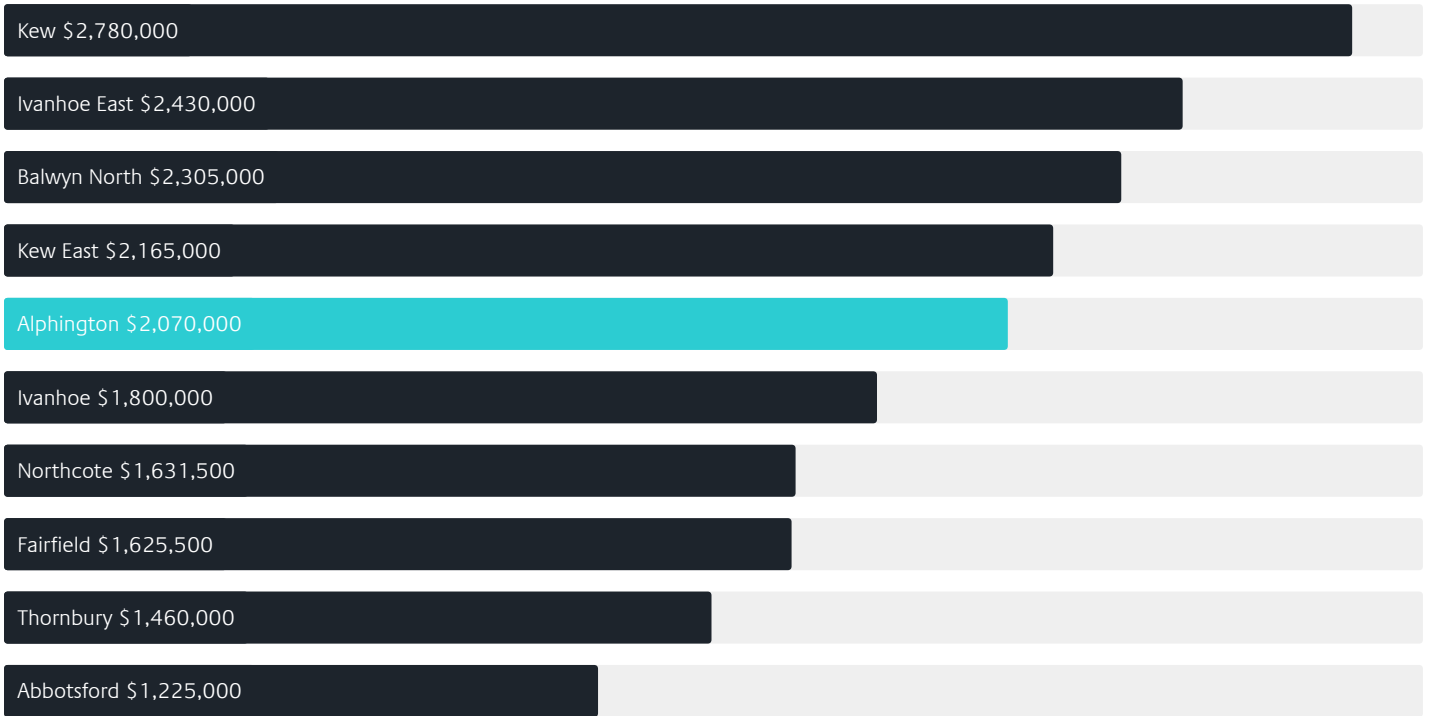
## Quarterly Price Change\*



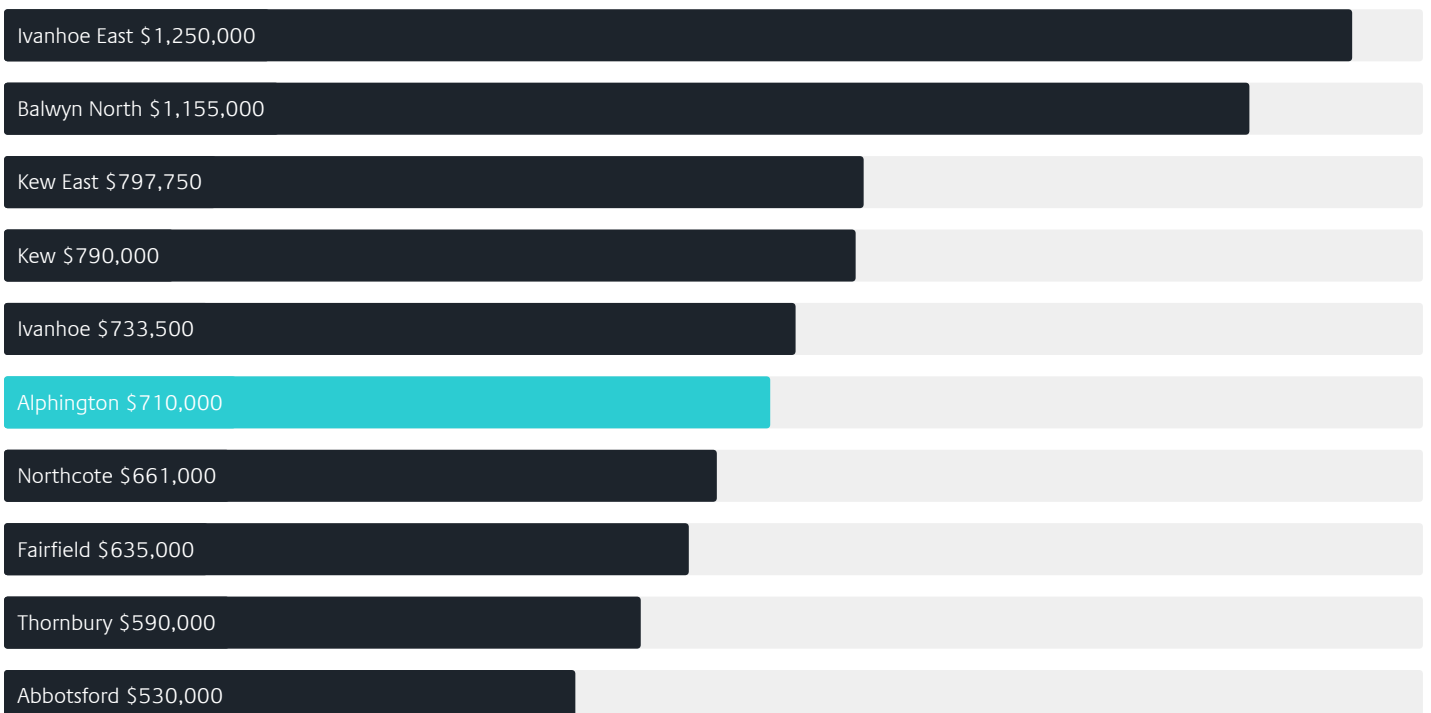
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 47%  
● Private 53%

## Auction Clearance Rate<sup>\*</sup>

94.44%

## Median Days on Market<sup>^</sup>

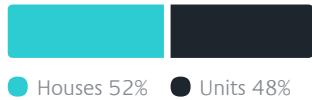
31 days

## Average Hold Period<sup>\*</sup>

8.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 52% ● Units 48%

## Ownership<sup>^</sup>



● Owned Outright 35% ● Mortgaged 34% ● Rented 31%

## Population<sup>^</sup>

5,702

## Median Asking Rent per week<sup>\*</sup>

\$925

## Population Growth<sup>^</sup>

12.24%

## Rental Yield<sup>\*</sup>

2.48%

## Median Age<sup>^</sup>








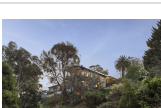


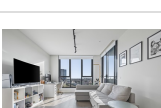
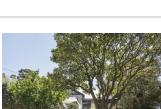
39 years

## Median Household Size<sup>^</sup>










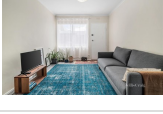
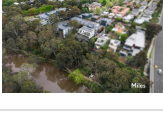

2.4 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/17 Lowther St Alphington	3	Townhouse	\$1,355,000	29 Mar 2025
 2/1 Arbor St Alphington	1	Apartment	\$375,000	24 Mar 2025
 305/21 Rex Av Alphington	2	Apartment	\$750,000	15 Mar 2025
 28a Kelvin Rd ALPHINGTON	3	House	\$1,777,000	15 Mar 2025
 5/60 Yarralea St ALPHINGTON	2	Apartment	\$495,000	14 Mar 2025
 5/60-62 Yarralea St Alphington	2	Apartment	\$495,000	14 Mar 2025
 208/37 Mills Blvd Alphington	2	Apartment	\$795,000	08 Mar 2025
 2a Rowe St Alphington	3	House	\$2,241,500	06 Mar 2025
 577 Heidelberg Rd Alphington	3	Townhouse	\$881,000	05 Mar 2025
 8 Tuckett St Alphington	3	House	\$1,500,000	04 Mar 2025
 505/101 Parkview Rd Alphington	1	Apartment	\$462,500	25 Feb 2025
 14 Harker St Alphington	1	House	\$1,576,500	22 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Clive St Alphington	4	House	\$1,850,000	22 Feb 2025
 102/23 Mills Blvd Alphington	3	Apartment	\$1,050,000	21 Feb 2025
 721/626 Heidelberg Rd Alphington	2	Apartment	\$735,000	21 Feb 2025
 2/3 Adams St Alphington	1	Unit	\$325,000	17 Feb 2025
 54 Keith St Alphington	4	House	\$2,865,000	15 Feb 2025
 305/14 Paper Trl Alphington	3	Apartment	\$2,050,000	12 Feb 2025
 210/21 Rex Av Alphington	2	Unit	\$705,000	10 Feb 2025
 571 Heidelberg Rd Alphington	3	Townhouse	\$865,000	06 Feb 2025
 2/37 Kelvin Rd Alphington	3	Unit	\$1,355,000	04 Feb 2025
 8/150 Grange Rd Alphington	1	Apartment	\$283,000	29 Jan 2025
 201/17 Rex Av Alphington	3	Apartment	\$1,005,000	29 Jan 2025
 922/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$935,000	23 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 49 Alphington St Alphington	3	House	\$2,080,000	10 Jan 2025
 565 Heidelberg Rd Alphington	3	Unit	\$861,000	06 Jan 2025
 618/626 Heidelberg Rd Alphington	2	Apartment	\$1,008,000	25 Dec 2024
 2/20 Yarralea St Alphington	2	Unit	\$700,000	19 Dec 2024
 13a Fulham Rd Alphington	4	House	\$1,780,000	14 Dec 2024
 1114/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,175,000	13 Dec 2024
 81 Fulham Rd Alphington	3	House	\$2,100,000	07 Dec 2024
 4/90 Yarralea St Alphington	1	Apartment	\$300,000	05 Dec 2024
 8 Keith St Alphington	3	House	\$1,775,000	30 Nov 2024
 7 Desbrowe Wk Alphington	3	Townhouse	\$1,150,000	29 Nov 2024
 1115/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$960,000	27 Nov 2024
 921/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,175,000	26 Nov 2024

# Jellis Craig

Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* 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.