

# *Suburb* **INSIGHTS**

**3078**  
ALPHINGTON



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$2.00m**

Quarterly Price Change

**-2.72% ↓**

## Median Unit Price\*

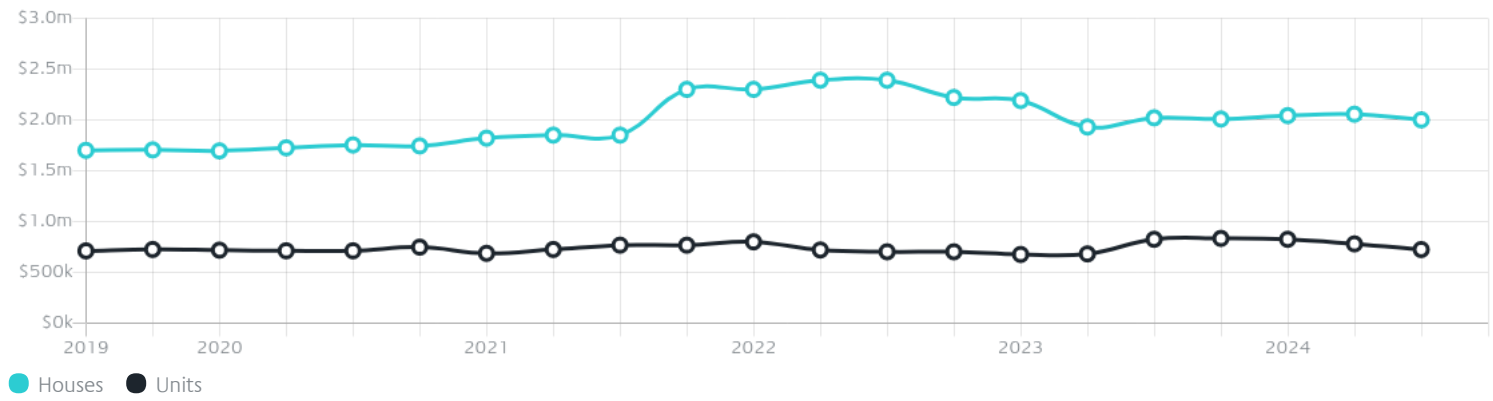
Median

**\$724k**

Quarterly Price Change

**-7.15% ↓**

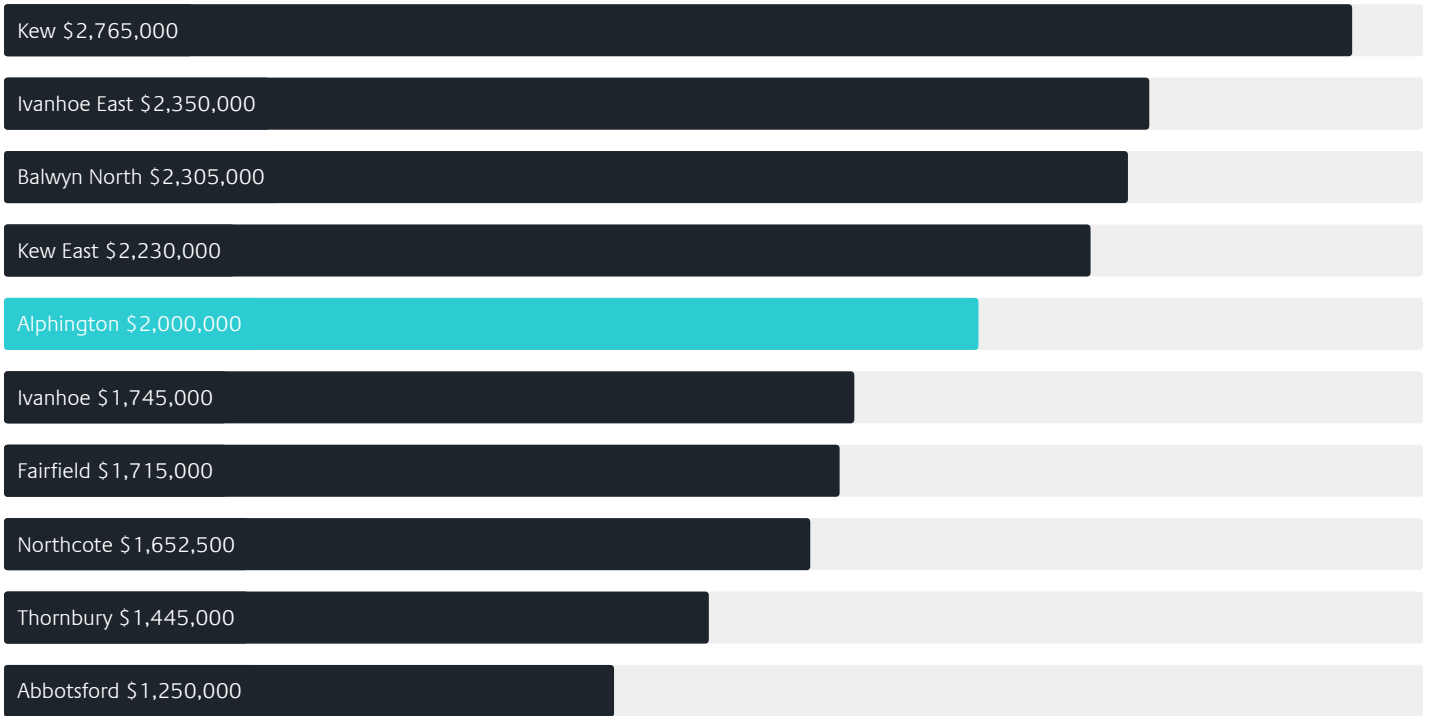
## Quarterly Price Change\*



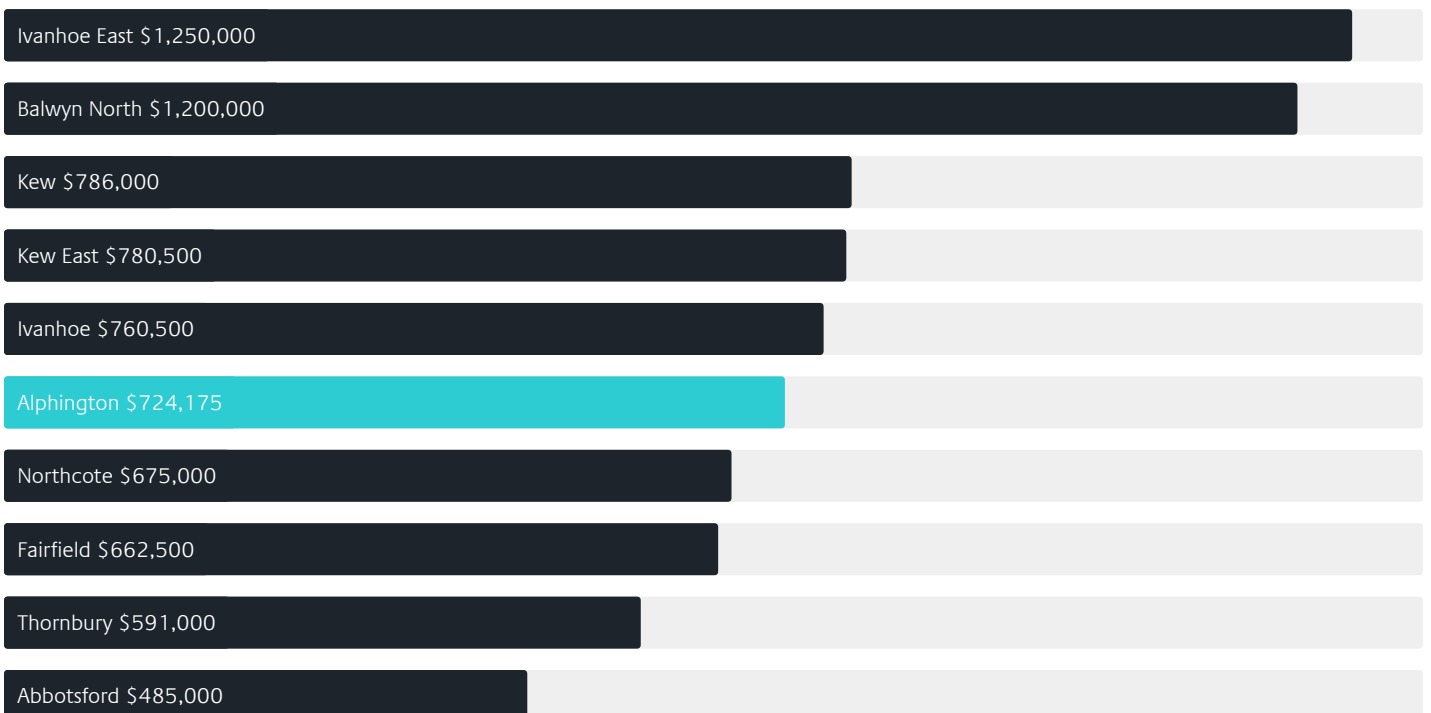
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 56%  
● Private 44%

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

86.36%

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

24 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>

\$950

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

12.24%

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

2.48%

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













39 years

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










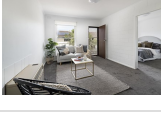


2.4 people

# 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
 8 Keith St Alphington	3	House	\$1,775,000	30 Nov 2024
 7 Desbrowe Wlk Alphington	3	Townhouse	\$1,150,000	29 Nov 2024
 84 Fulham Rd Alphington	4	House	\$2,800,000	23 Nov 2024
 15/14 Yarraford Av Alphington	2	Apartment	\$672,000	19 Nov 2024
 43 Como St Alphington	4	House	\$1,830,000	16 Nov 2024
 6 Mercil Rd Alphington	4	House	\$1,656,000	09 Nov 2024
 506/111 Parkview Rd Alphington	2	Apartment	\$590,000	23 Oct 2024
 1/6 Yarralea St Alphington	4	Townhouse	\$1,710,000	19 Oct 2024
 9/35 Coate Av Alphington	2	Townhouse	\$710,000	17 Oct 2024
 3/1 St Bernards Rd Alphington	1	Apartment	\$328,000	16 Oct 2024
 2b Hamilton St ALPHINGTON	2	Townhouse	\$990,000	14 Oct 2024
 34 Latrobe Av Alphington	3	House	\$1,305,000	07 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/24-26 Coate Av Alphington	3	Townhouse	\$1,040,000	05 Oct 2024
 3/50 Austin St Alphington	2	Unit	\$850,000	05 Oct 2024
 8/96 Yarralea St Alphington	2	Apartment	\$590,000	04 Oct 2024
 1016/626 Heidelberg Rd Alphington	2	Apartment	\$995,000	30 Sep 2024
 121/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$699,000	25 Sep 2024
 15 Warson Pl Alphington	3	Townhouse	\$1,365,000	23 Sep 2024
 4/14 Yarralea St Alphington	2	Unit	\$632,500	21 Sep 2024
 13 Shiers St Alphington	4	House	\$2,370,000	14 Sep 2024
 304/14 Paper Trl Alphington	2	Apartment	\$1,075,000	09 Sep 2024
 7/3 St Bernards Rd Alphington	1	Unit	\$280,000	09 Sep 2024
 1217/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$1,038,000	02 Sep 2024
 68 Lucerne Cr Alphington	4	Land	\$2,250,000	31 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 317/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$699,000	23 Aug 2024
 2/18 Perry St Alphington	2	Strata Flat - Single OYO Flat	\$526,000	21 Aug 2024
 2/101 Lucerne Cr Alphington	1	Apartment	\$305,500	20 Aug 2024
 205/17 Rex Av Alphington	1	Apartment	\$450,000	19 Aug 2024
 4/2 Miller St ALPHINGTON	2	Townhouse	\$1,140,000	17 Aug 2024
 138 Grange Rd Alphington	3	House	\$1,628,000	16 Aug 2024
 11 Welsh Way Alphington	2	House	\$870,000	10 Aug 2024
 14/14 Yarraford Av Alphington	1	Subdivided Unit/Villa/Townhouse	\$265,000	06 Aug 2024
 16/35 Coate Av Alphington	2	Townhouse	\$700,000	05 Aug 2024
 4/100 Fulham Rd Alphington	2	Unit	\$510,000	30 Jul 2024
 719/626 Heidelberg Rd Alphington	2	Subdivided Unit/Villa/Townhouse	\$828,000	28 Jul 2024
 108/21 Rex Av Alphington	2	Unit	\$750,000	26 Jul 2024

# Jellis Craig

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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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