

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.07m

Quarterly Price Change

0.00% ↓

Median Unit Price*

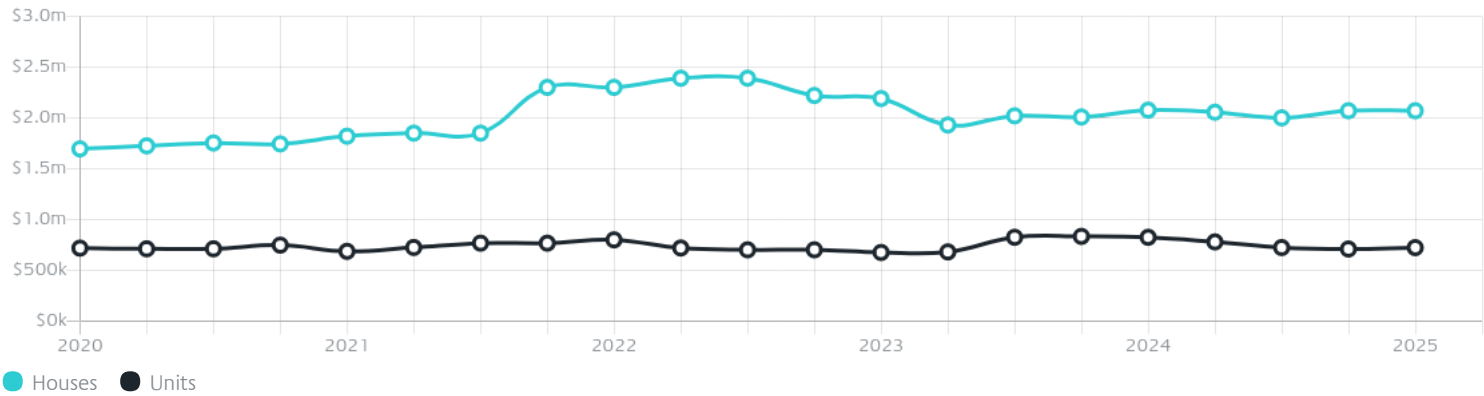
Median

\$723k

Quarterly Price Change

1.88% ↑

Quarterly Price Change*

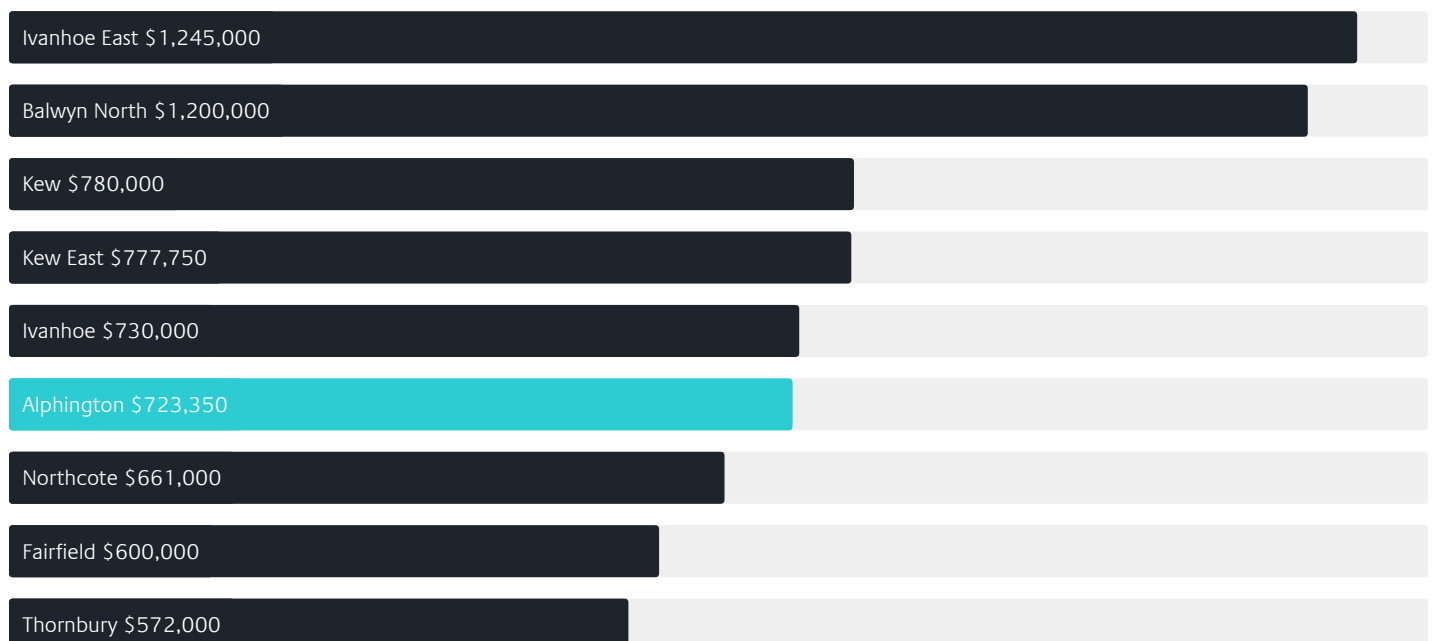


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 41%
● Private 59%

Auction Clearance Rate^{*}

38.46%

Median Days on Market[^]

36 days

Average Hold Period^{*}

8.7 years

Insights

Dwelling Type[^]



● Houses 52% ● Units 48%

Ownership[^]



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

Population[^]

5,702

Median Asking Rent per week^{*}

\$900

Population Growth[^]

12.24%

Rental Yield^{*}

2.48%

Median Age[^]













39 years

Median Household Size[^]













2.4 people

Sold Properties~










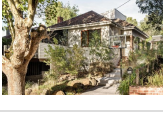
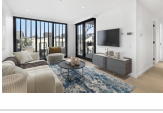

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12 Harker St Alphington	3	House	\$2,130,000	21 Jun 2025
 26 Smith St Alphington	3	House	\$1,465,000	13 Jun 2025
 1 Miller St Alphington	4	House	\$1,250,000	12 Jun 2025
 11/90 Yarralea St Alphington	1	Apartment	\$309,000	12 Jun 2025
 6/14 Yarralea St Alphington	2	Unit	\$615,000	11 Jun 2025
 1/58 Grange Rd Alphington	3	Unit	\$999,000	07 Jun 2025
 205/14 Paper Trl Alphington	1	Apartment	\$625,000	14 May 2025
 52 Mills Blvd Alphington	2	Townhouse	\$835,000	14 May 2025
 2/40 Yarralea St Alphington	1	Apartment	\$305,000	13 May 2025
 2c Hamilton St ALPHINGTON	3	Townhouse	\$1,085,000	05 May 2025
 50 Mills Blvd Alphington	2	Townhouse (Conjoined)	\$835,000	01 May 2025
 501/111 Parkview Rd Alphington	3	Apartment	\$987,500	29 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 716/626 Heidelberg Rd Alphington	2	Apartment	\$855,000	18 Apr 2025
 25 Rowe St Alphington	3	House	\$1,055,000	18 Apr 2025
 1021/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,500,000	15 Apr 2025
 415/626 Heidelberg Rd Alphington	2	Apartment	\$687,000	04 Apr 2025
 112/23 Mills Blvd Alphington	2	Apartment	\$720,000	03 Apr 2025
 4 Latrobe Av Alphington	3	House	\$1,530,000	01 Apr 2025
 2/17 Lowther St Alphington	3	Townhouse	\$1,355,000	29 Mar 2025
 1 Ross St Alphington	2	House (Previously Occupied - Detached)	\$1,500,000	28 Mar 2025
 2/1 Arbor St Alphington	1	Apartment	\$375,000	24 Mar 2025
 55 Shiers St Alphington	3	House	\$1,600,000	21 Mar 2025
 5/2a St Bernards Rd Alphington	2	Apartment	\$550,000	19 Mar 2025
 3/4 Farm Rd Alphington	3	Strata Unit/Townhouse	\$1,650,000	19 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Beckwith Av Alphington	4	House	\$2,100,000	16 Mar 2025
 24 Harker St Alphington	4	House	\$1,350,000	16 Mar 2025
 28a Kelvin Rd ALPHINGTON	3	House	\$1,777,000	15 Mar 2025
 305/21 Rex Av Alphington	2	Apartment	\$750,000	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
 4/5 Fulham Rd Alphington	2	Strata Unit	\$510,000	14 Mar 2025
 4/150 Grange Rd Alphington	1	Strata Flat - Single OYO Flat	\$260,000	13 Mar 2025
 24 Mills Blvd Alphington	3	Townhouse	\$1,270,000	13 Mar 2025
 27 Yarraford Av Alphington	4	House	\$2,950,000	12 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



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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.

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