

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.07m**

Quarterly Price Change

**3.50% ↑**

## Median Unit Price\*

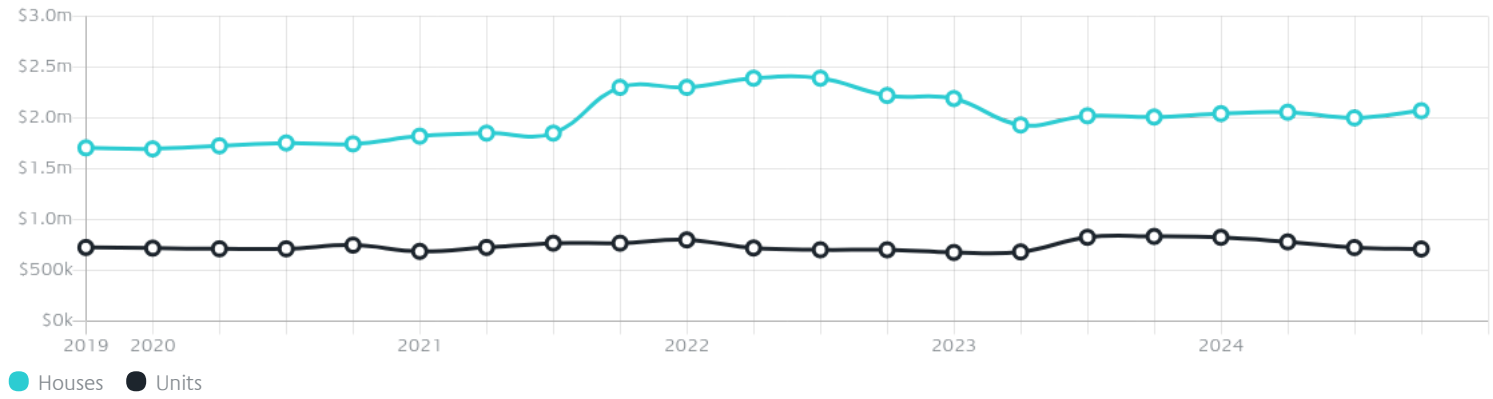
Median

**\$710k**

Quarterly Price Change

**-1.95% ↓**

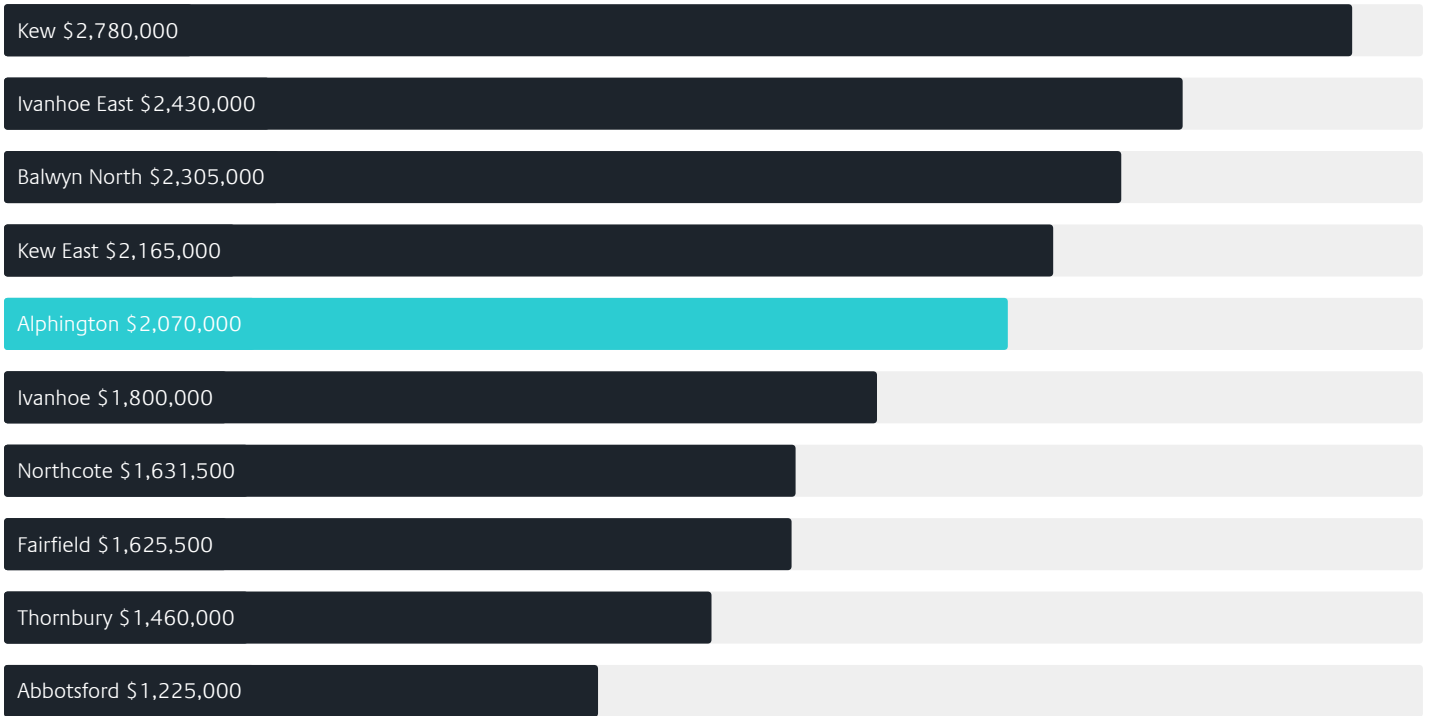
## Quarterly Price Change\*



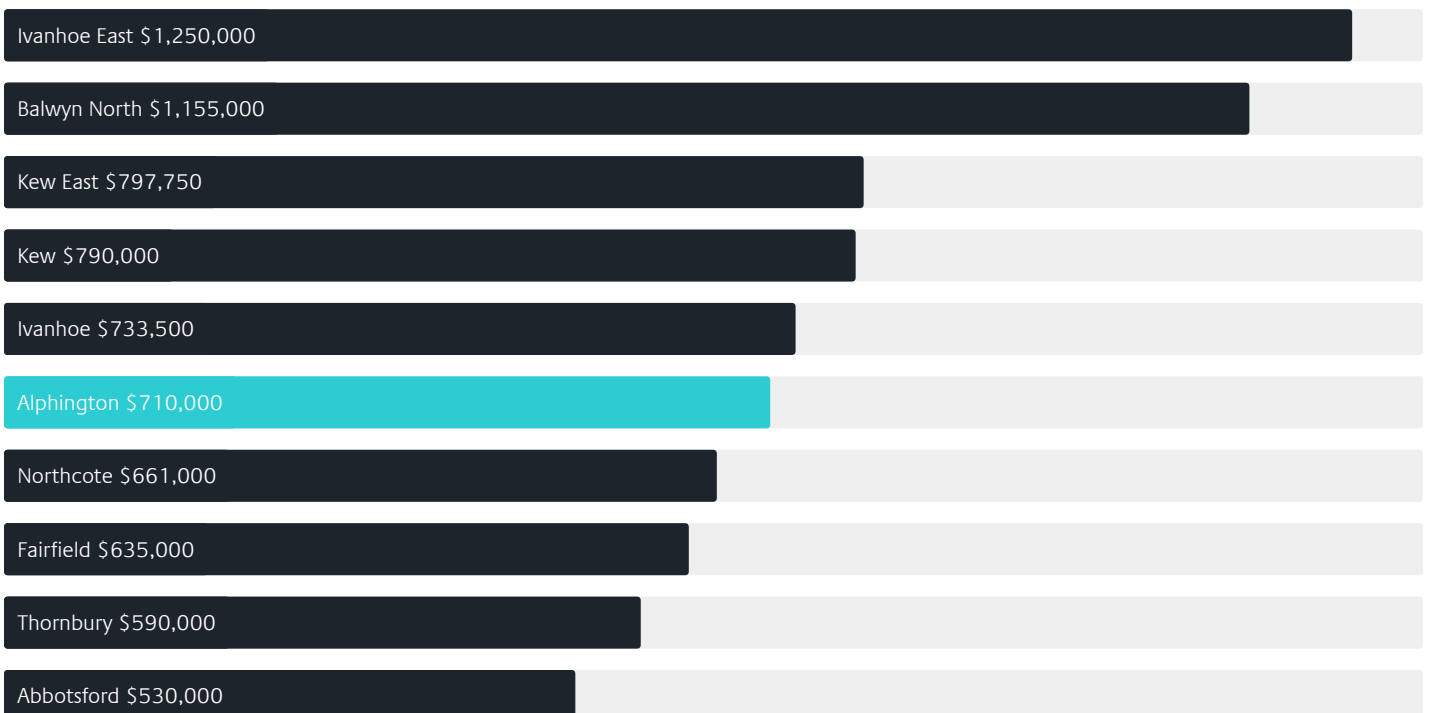
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 54%  
● Private 46%

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

71.43%

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

47 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>











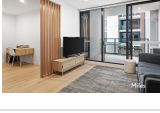

2.4 people

# Sold Properties~









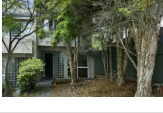
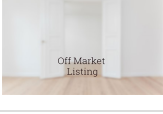


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 22 Clive St Alphington	4	House	\$1,850,000	22 Feb 2025
 14 Harker St Alphington	1	House	\$1,576,500	22 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
 201/17 Rex Av Alphington	3	Apartment	\$1,005,000	29 Jan 2025
 49 Alphington St Alphington	3	House	\$2,080,000	10 Jan 2025
 565 Heidelberg Rd Alphington	3	Unit	\$861,000	06 Jan 2025
 2/20 Yarralea St Alphington	2	Unit	\$700,000	19 Dec 2024
 13a Fulham Rd Alphington	4	House	\$1,780,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 Wlk 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
 309/626 Heidelberg Rd Alphington	2	Apartment	\$671,500	26 Nov 2024
 84 Fulham Rd Alphington	4	House	\$2,800,000	23 Nov 2024
 30 Beckwith Av Alphington	5	House	\$2,080,000	23 Nov 2024
 505/626 Heidelberg Rd Alphington	1	Apartment	\$470,000	22 Nov 2024
 1 Argus Wlk Alphington	3	Townhouse	\$1,447,000	21 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15/14 Yarraford Av Alphington	2	Apartment	\$672,000	19 Nov 2024
 2/1 Hamilton St Alphington	3	Townhouse	\$1,260,000	18 Nov 2024
 16/5 Chandler Hwy Alphington	4	Townhouse	\$950,000	18 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
 4/15 St Bernards Rd Alphington	1	Unit	\$510,000	01 Nov 2024
 221/626 Heidelberg Rd Alphington	2	Strata Unit/Flat	\$728,000	29 Oct 2024
 34 Toolangi Rd Alphington	4	House	\$3,230,000	26 Oct 2024
 1/24 Coate Av ALPHINGTON	3	Townhouse (Conjoined)	\$1,107,000	26 Oct 2024
 4/35 Coate Av Alphington	2	Townhouse (Conjoined)	\$690,000	23 Oct 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

# Jellis Craig

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Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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