

JellisCraig

ALPHINGTON

Suburb Report

Know your neighbourhood.



ALPHINGTON SUBURB REPORT

Median House Price*

Median

\$1.86m

Quarterly Price Change

-8.78% ↓

Median Unit Price*

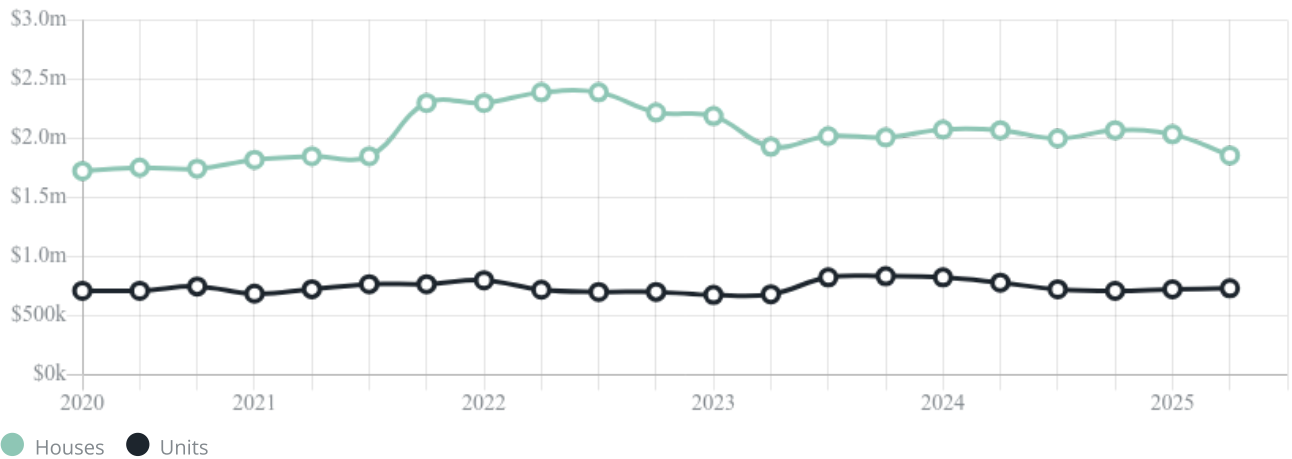
Median

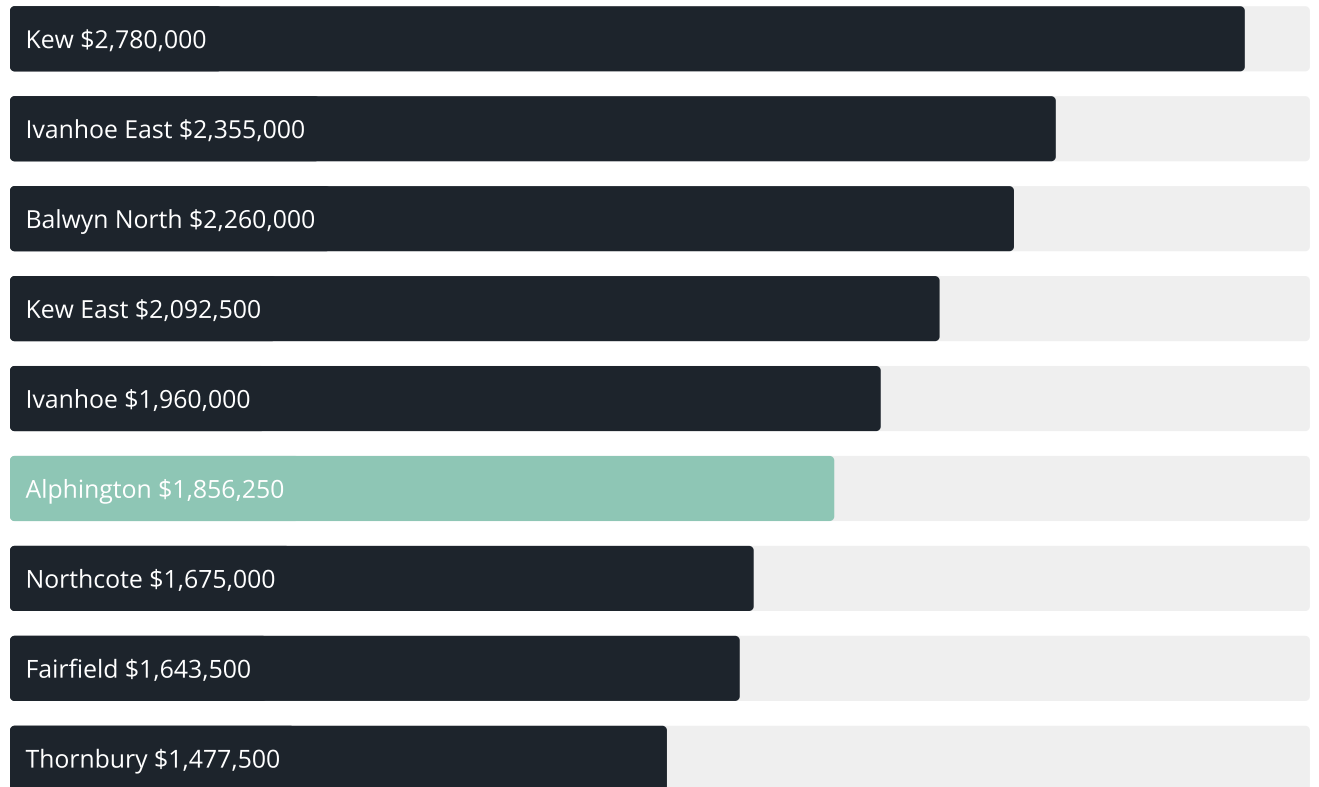
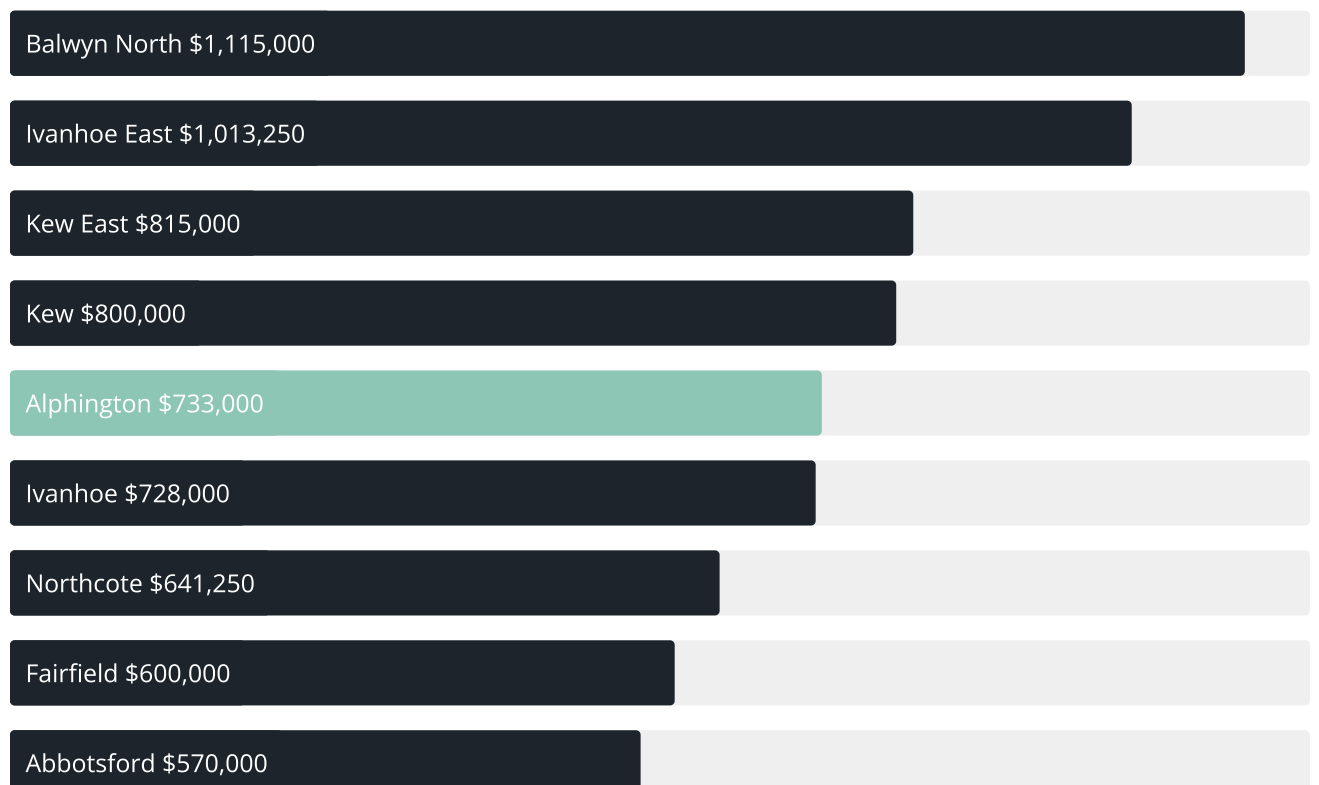
\$733k

Quarterly Price Change

1.33% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ALPHINGTON SUBURB REPORT

Sale Method*



● Auction 41%
● Private 59%

Auction Clearance Rate*

66.67%

Median Days on Market^

28 days

Average Hold Period*

8.7 years

Dwelling Type^



● Houses 52% ● Units 48%

Ownership^



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

Population^

5,702

Median Asking Rent per week*

\$950

Population Growth^

12.24%

Rental Yield*

2.48%

Median Age^











39 years

Median Household Size^











2.4 people

ALPHINGTON SUBURB REPORT











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
 39 Beckwith Av Alphington	3	Townhouse	\$1,215,000	16 Sep 2025
 6 Naroan Rd Alphington	5	House	\$4,000,000	13 Sep 2025
 18 Woody La Alphington	2	House	\$920,000	06 Sep 2025
 114 Fulham Rd ALPHINGTON	5	House	\$3,655,000	06 Sep 2025
 1/23 Mills Blvd Alphington	1	Apartment	\$360,000	03 Sep 2025
 4/148 Grange Rd Alphington	2	Townhouse	\$887,500	30 Aug 2025
 20 View St Alphington	5	House	\$3,850,000	30 Aug 2025
 2/24 Como St Alphington	1	Apartment	\$452,000	28 Aug 2025
 12 Woody La Alphington	3	House	\$1,270,000	16 Aug 2025
 3/60-62 Yarralea St Alphington	1	Apartment	\$381,500	13 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 1/101 Lucerne Cr Alphington	1	Apartment	\$350,000	10 Aug 2025
 5/24 Como St Alphington	2	Apartment	\$640,000	09 Aug 2025
 13c Rex Av Alphington	3	Townhouse	\$1,250,000	07 Aug 2025
 1011/626 Heidelberg Rd Alphington	1	Apartment	\$430,000	01 Aug 2025
 7/40 Yarralea St Alphington	1	Apartment	\$266,000	31 Jul 2025
 1/15 St Bernards Rd ALPHINGTON	1	Apartment	\$435,000	26 Jul 2025
 4 Bank St Alphington	3	House	\$1,300,000	24 Jul 2025
 111/21 Rex Av Alphington	1	Apartment	\$485,000	16 Jul 2025
 624/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,275,000	07 Jul 2025
 303/37 Mills Blvd Alphington	2	Apartment	\$852,500	04 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 3 Separation St Alphington	3	House	\$1,625,000	29 Jun 2025
 6/21 Mills Blvd Alphington	1	Apartment	\$442,500	27 Jun 2025
 2/3 Clive St Alphington	4	Townhouse	\$1,366,000	27 Jun 2025
 40 Yarraford Av Alphington	4	House	\$2,280,000	27 Jun 2025
 7 Riverbrae Ct Alphington	4	House	\$2,050,000	21 Jun 2025
 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



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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