

JellisCraig

ALPHINGTON

Suburb Report

Know your neighbourhood.



ALPHINGTON SUBURB REPORT

Median House Price*

Median

\$1.86m

Quarterly Price Change

-8.78% ↓

Median Unit Price*

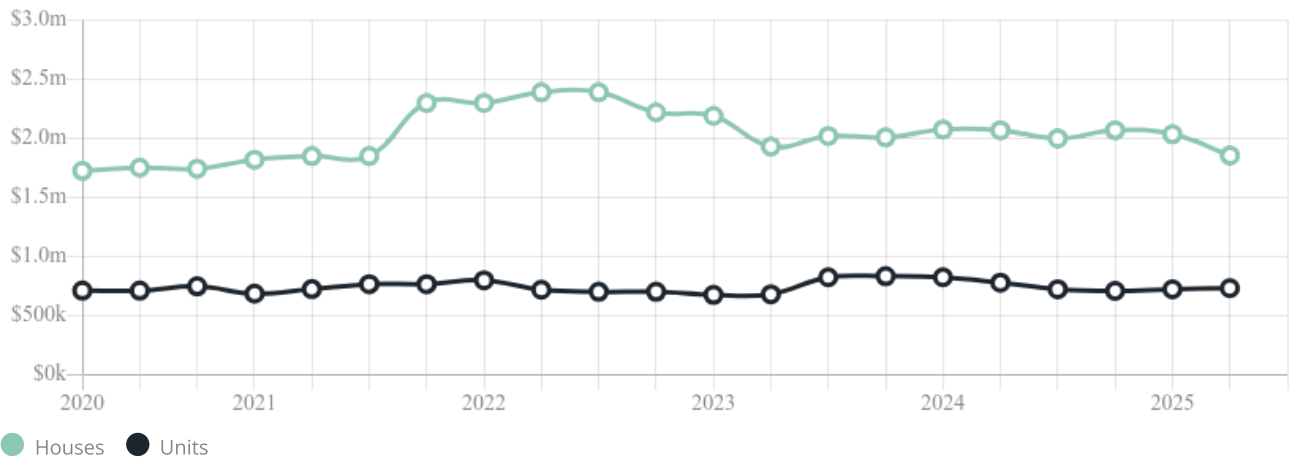
Median

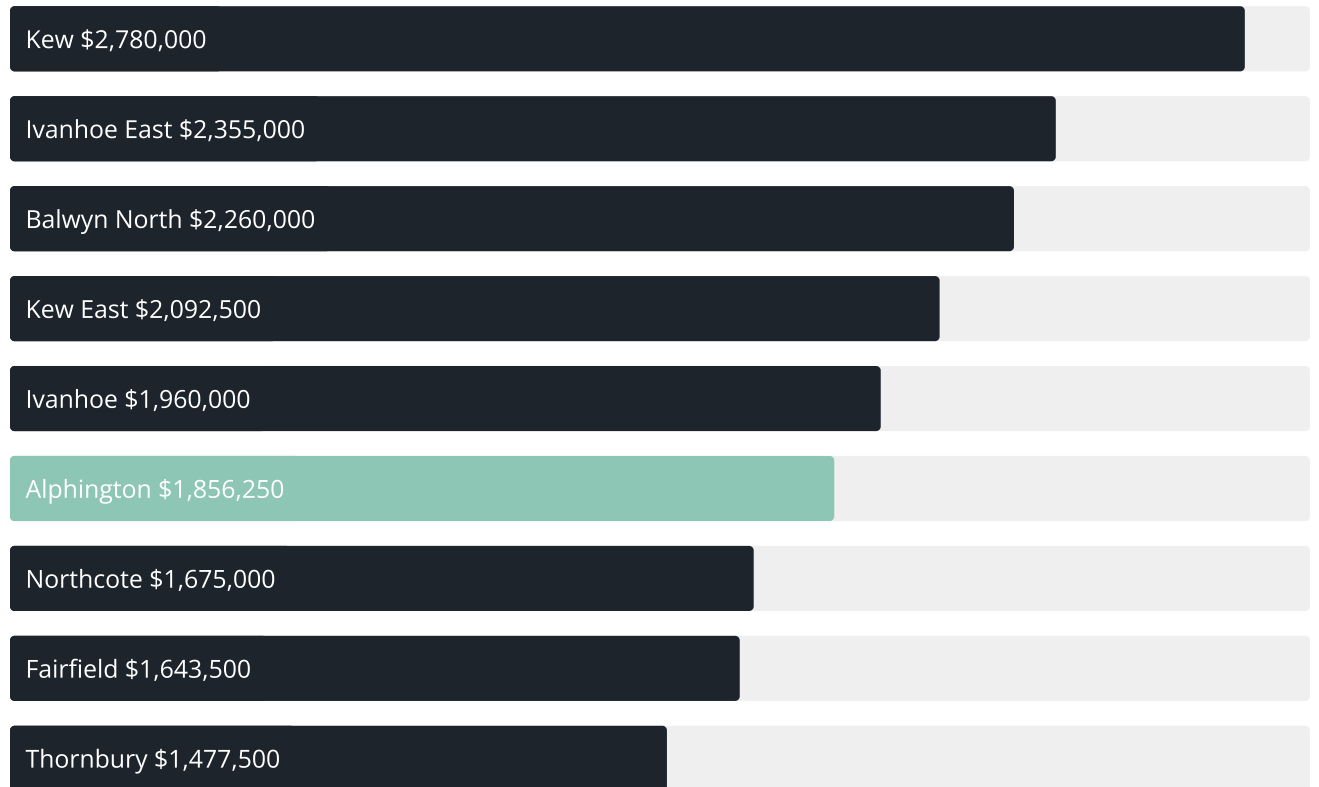
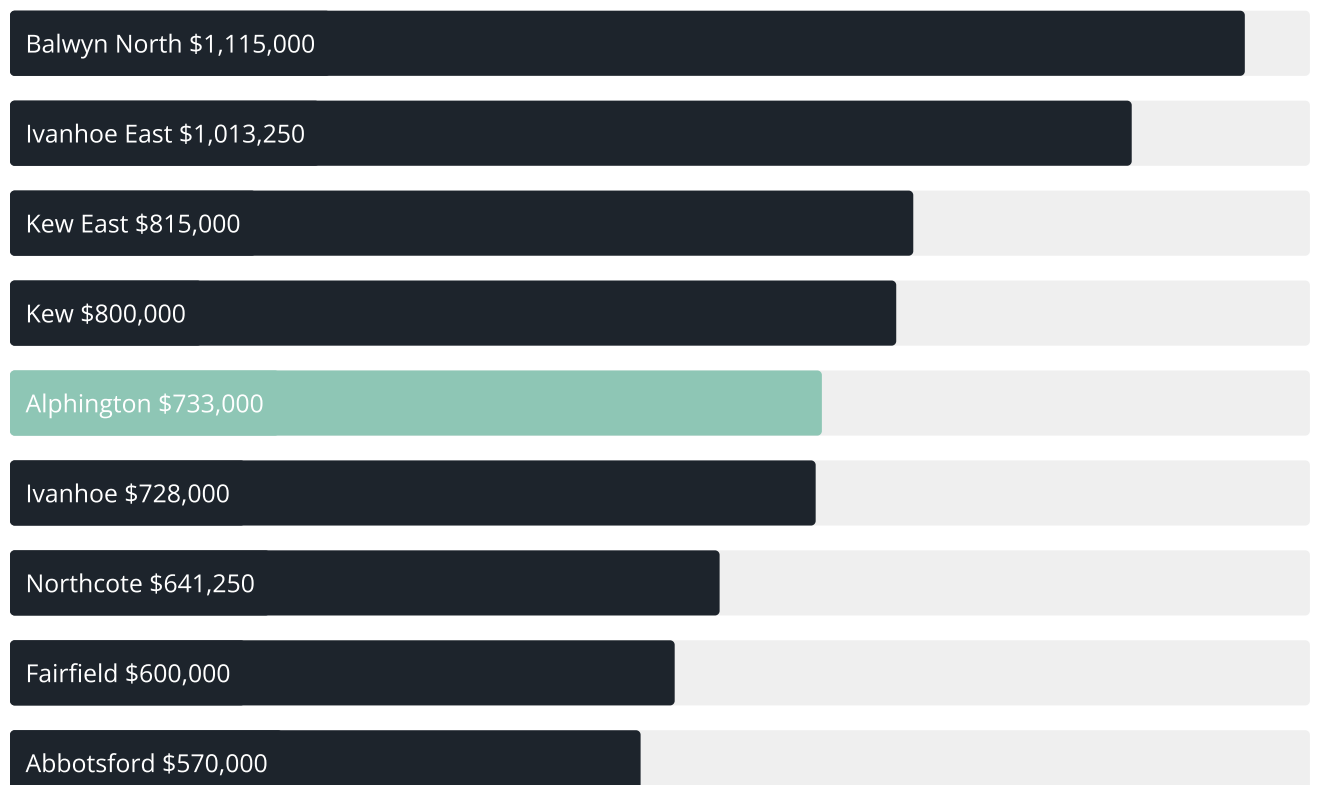
\$733k

Quarterly Price Change

1.33% ↑

Quarterly Price Change*



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

ALPHINGTON SUBURB REPORT

Sale Method*



● Auction 26%
● Private 74%

Auction Clearance Rate*

77.78%

Median Days on Market^

30 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
 20 View St Alphington	5	House	\$3,850,000	30 Aug 2025
 12 Woody La Alphington	3	House	\$1,270,000	16 Aug 2025
 3/60 Yarralea St Alphington	1	Apartment	\$381,500	13 Aug 2025
 3/60-62 Yarralea St Alphington	1	Apartment	\$381,500	13 Aug 2025
 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
 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

ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 3 Separation St Alphington	3	House	\$1,625,000	29 Jun 2025
 6/21 Mills Blvd Alphington	1	Apartment	\$442,500	27 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
 1/58 Grange Rd Alphington	3	Unit	\$999,000	07 Jun 2025

ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/9 Roemer Cr Alphington	2	Unit	\$650,000	04 Jun 2025
 1501/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,535,000	22 May 2025
 10 Keith St Alphington	2	House (Previously Occupied - Detached)	\$2,150,000	21 May 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
 1014/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$1,575,000	11 May 2025
 2/14 Paper Trl Alphington	2	Strata Unit/Flat	\$1,200,000	09 May 2025
 1 Toolangi Rd Alphington	3	House (Previously Occupied - Detached)	\$2,000,000	07 May 2025
 2c Hamilton St ALPHINGTON	3	Townhouse	\$1,085,000	05 May 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* 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.