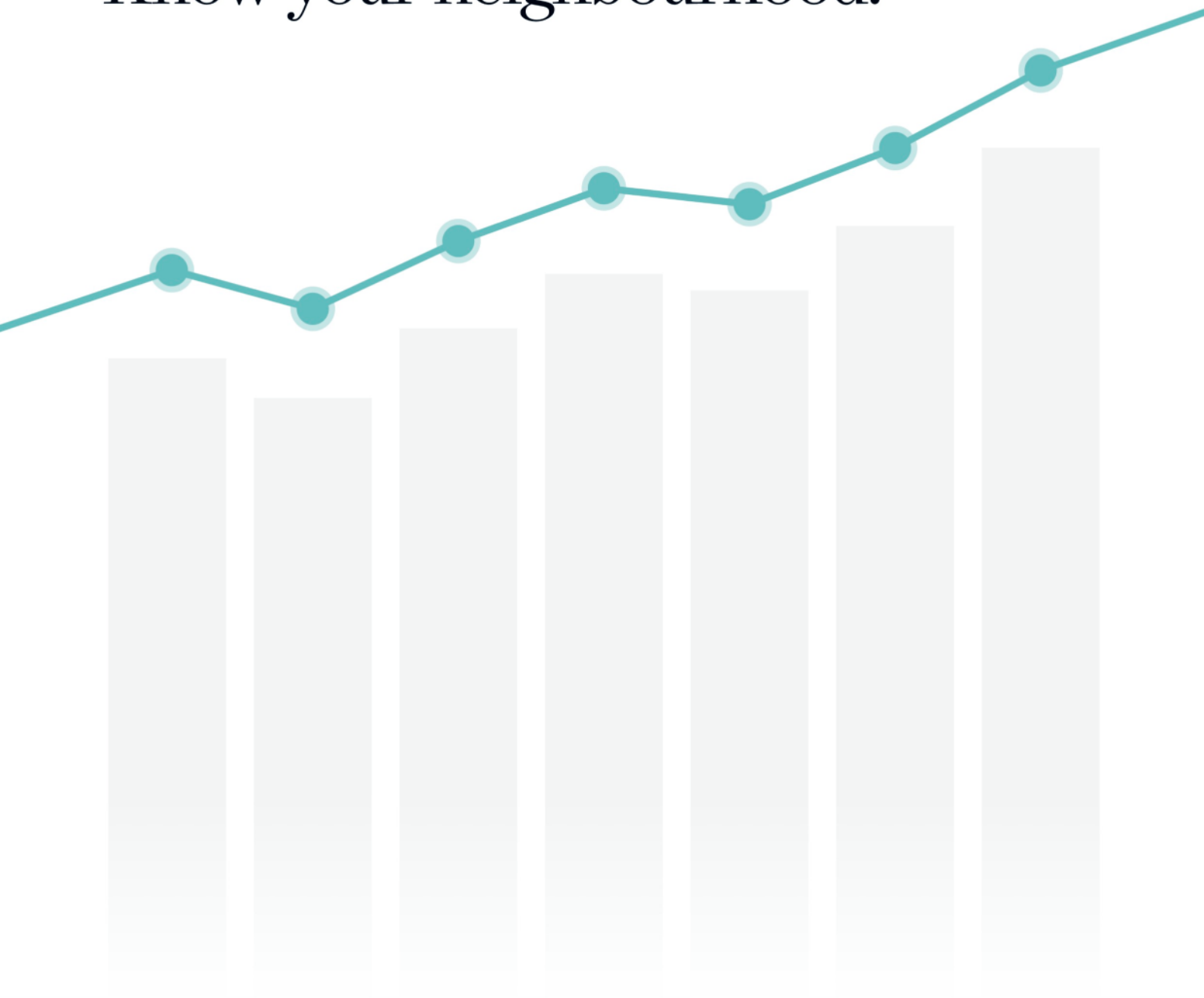


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.28m**

Quarterly Price Change

**2.97% ↑**

## Median Unit Price\*

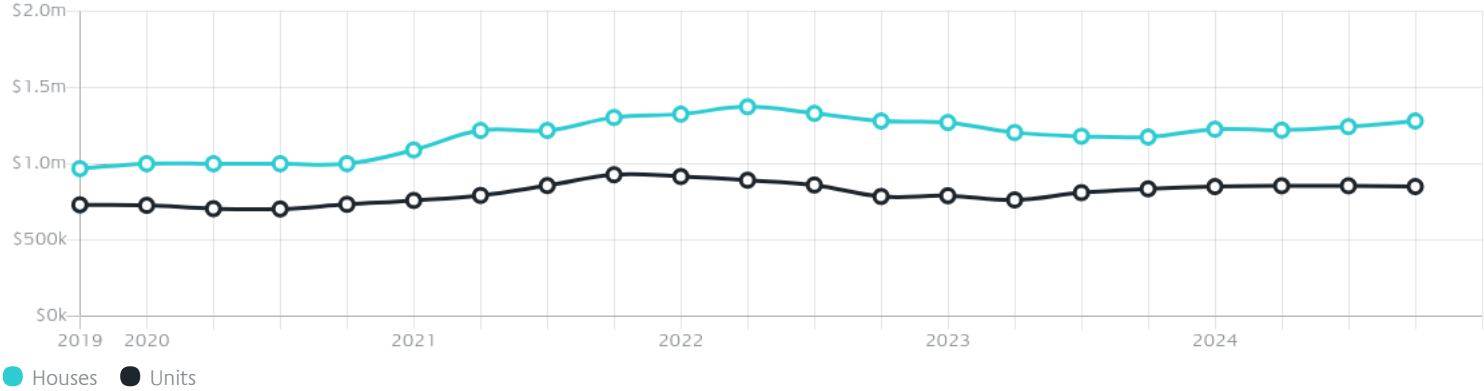
Median

**\$850k**

Quarterly Price Change

**-0.58% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 55%  
● Private 45%

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

87.5%

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

28 days

## Average Hold Period<sup>\*</sup>

4.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 51% ● Units 49%

## Ownership<sup>^</sup>



● Owned Outright 34% ● Mortgaged 43% ● Rented 23%

## Population<sup>^</sup>

6,276

## Median Asking Rent per week<sup>\*</sup>

\$650

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

40 years

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









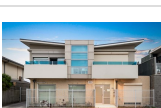

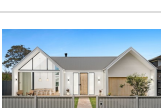
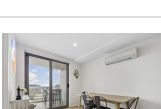
2.71%

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










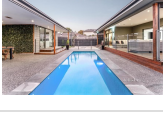
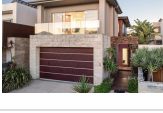

2.4 people

# Sold Properties~




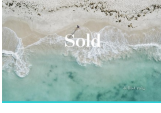








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11/61 Hughes Av Edithvale	3	Unit	\$821,000	29 Mar 2025
 22c Field Av Edithvale	3	Unit	\$900,000	15 Mar 2025
 39A Ivan Av Edithvale	4	Townhouse	\$1,290,000	07 Mar 2025
 1/4 Fraser Av Edithvale	2	Unit	\$800,000	05 Mar 2025
 2/21 Vincent St Edithvale	3	Townhouse	\$1,010,000	04 Mar 2025
 2/79 Northcliffe Rd Edithvale	2	House	\$960,000	01 Mar 2025
 3a Munro Av Edithvale	4	Townhouse	\$1,585,000	01 Mar 2025
 2/75 Berry Av Edithvale	3	Unit	\$900,000	01 Mar 2025
 3/222-223 Station St Edithvale	2	Unit	\$607,000	27 Feb 2025
 3/222 Station St Edithvale	2	Flat/Unit/Apartment	\$607,000	27 Feb 2025
 32 Northcliffe Rd Edithvale	5	House	\$2,400,000	25 Feb 2025
 109/195 Station St Edithvale	2	Apartment	\$515,000	14 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/40 Keith Av Edithvale	2	Unit	\$725,000	08 Feb 2025
 2/2 The Esplanade Edithvale	3	Townhouse	\$1,475,000	05 Feb 2025
 23 Edithvale Rd Edithvale	3	House	\$1,225,000	04 Feb 2025
 72 Field Av Edithvale	3	House	\$931,000	01 Feb 2025
 5/40 Clydebank Rd Edithvale	3	Townhouse	\$1,010,000	29 Jan 2025
 33 Edithvale Rd Edithvale	4	House	\$1,469,750	28 Jan 2025
 1/85 Lochiel Av Edithvale	3	Unit	\$930,000	17 Jan 2025
 2/6 Bapaume Av Edithvale	2	Flat/Unit/Apartment	\$990,000	09 Jan 2025
 11/195 Station St Edithvale	2	Flat/Unit/Apartment	\$585,000	31 Dec 2024
 57 Fraser Av Edithvale	5	House	\$1,640,000	19 Dec 2024
 3 Waters Edge Pl Edithvale	4	House	\$2,200,000	17 Dec 2024
 38/111 Kinross Av Edithvale	3	Townhouse	\$795,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 221c Station St Edithvale	2	Unit	\$770,000	09 Dec 2024
 85 Keith Av Edithvale	3	House	\$1,100,000	07 Dec 2024
 36b Field Av Edithvale	5	Townhouse	\$1,835,000	07 Dec 2024
 47b Berry Av Edithvale	3	Townhouse	\$990,000	06 Dec 2024
 7 Bayside Av Edithvale	4	House	\$1,260,000	06 Dec 2024
 8 Field Av Edithvale	3	House	\$1,265,000	05 Dec 2024
 47 Bayside Av Edithvale	3	House	\$1,310,000	04 Dec 2024
 7/230 Station St Edithvale	3	Townhouse	\$850,000	03 Dec 2024
 2/89 edithvale Rd Edithvale	3	Flat/Unit/Apartment	\$790,000	30 Nov 2024
 6/237 Station St Edithvale	2	Flat/Unit/Apartment	\$715,000	23 Nov 2024
 99a Berry Av Edithvale	3	Villa	\$800,000	23 Nov 2024
 1/38 Lochiel Av Edithvale	3	Townhouse	\$907,500	23 Nov 2024



Mentone Office  
99a Balcombe Road, Mentone  
(03) 9585 5667

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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