

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

2.97% ↑

Median Unit Price*

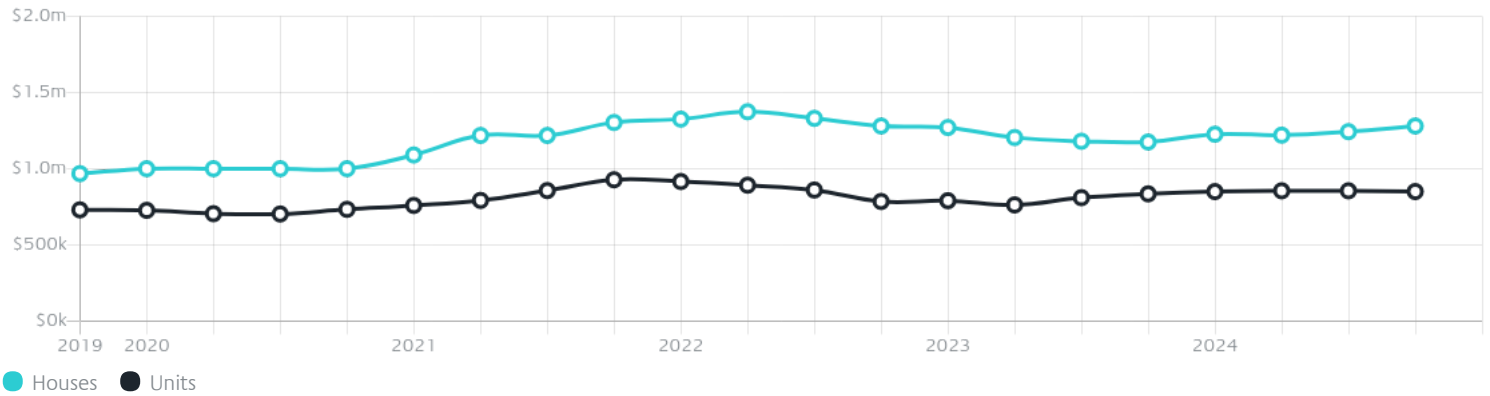
Median

\$850k

Quarterly Price Change

-0.58% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 57%
● Private 43%

Auction Clearance Rate^{*}

85.71%

Median Days on Market[^]

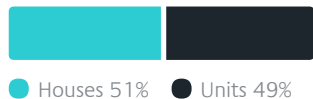
26 days

Average Hold Period^{*}

4.6 years

Insights

Dwelling Type[^]



● Houses 51% ● Units 49%

Ownership[^]



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

Population[^]

6,276

Median Asking Rent per week^{*}

\$650

Median Age[^]

40 years

Rental Yield^{*}






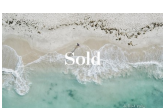






2.71%

Median Household Size[^]













2.4 people

Sold Properties~











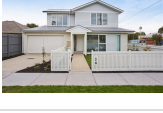

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 99a Berry Av Edithvale	3	Villa	\$800,000	23 Nov 2024
 63 Fraser Av Edithvale	3	House	\$1,380,000	23 Nov 2024
 29 Rae Av Edithvale	3	House	\$1,291,000	17 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/1-3 Berry Av Edithvale	2	Unit	\$565,000	17 Nov 2024
 21a Randall Av Edithvale	3	Townhouse	\$970,000	16 Nov 2024
 30 Tudor Ct Edithvale	4	House	\$1,110,000	16 Nov 2024
 44/111 Kinross Av Edithvale	4	Townhouse	\$875,000	16 Nov 2024
 4 Tudor Ct Edithvale	2	Unit	\$685,000	13 Nov 2024
 2/8 Haig Av Edithvale	2	House	\$765,000	11 Nov 2024
 8 Vincent St Edithvale	3	House	\$805,000	11 Nov 2024
 210 Nepean Hwy Edithvale	3	House	\$1,120,000	09 Nov 2024
 319 Nepean Hwy Edithvale	4	House	\$1,077,500	08 Nov 2024
 6/235 Station St Edithvale	3	Townhouse	\$815,000	03 Nov 2024
 9A French Av Edithvale	3	House	\$1,465,000	26 Oct 2024
 18 Dudley Gr Edithvale	3	House	\$2,615,000	26 Oct 2024

Sold Properties~

Address		Bedrooms	Type	Price	Sold
 21 Rae Av Edithvale		4	House	\$1,653,000	26 Oct 2024
 60b Northcliffe Rd Edithvale		4	House	\$1,430,000	21 Oct 2024
 1/19 Fraser Av Edithvale		2	House	\$825,000	20 Oct 2024
 20 Bayside Av Edithvale		3	House	\$1,165,000	19 Oct 2024
 17a Bridges Av Edithvale		4	House	\$1,580,000	18 Oct 2024
 71 Keith Av Edithvale		4	House	\$2,060,000	12 Oct 2024
 59a Fraser Av Edithvale		3	House	\$1,025,000	10 Oct 2024
 3/215 Station St Edithvale		3	Unit	\$915,000	05 Oct 2024
 15 Bridges Av Edithvale		3	House	\$1,234,500	05 Oct 2024
 91 Keith Av Edithvale		3	House	\$935,000	05 Oct 2024
 75 Fraser Av Edithvale		4	Townhouse	\$1,550,000	21 Sep 2024
 4/209 Station St Edithvale		2	Townhouse	\$660,000	20 Sep 2024



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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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