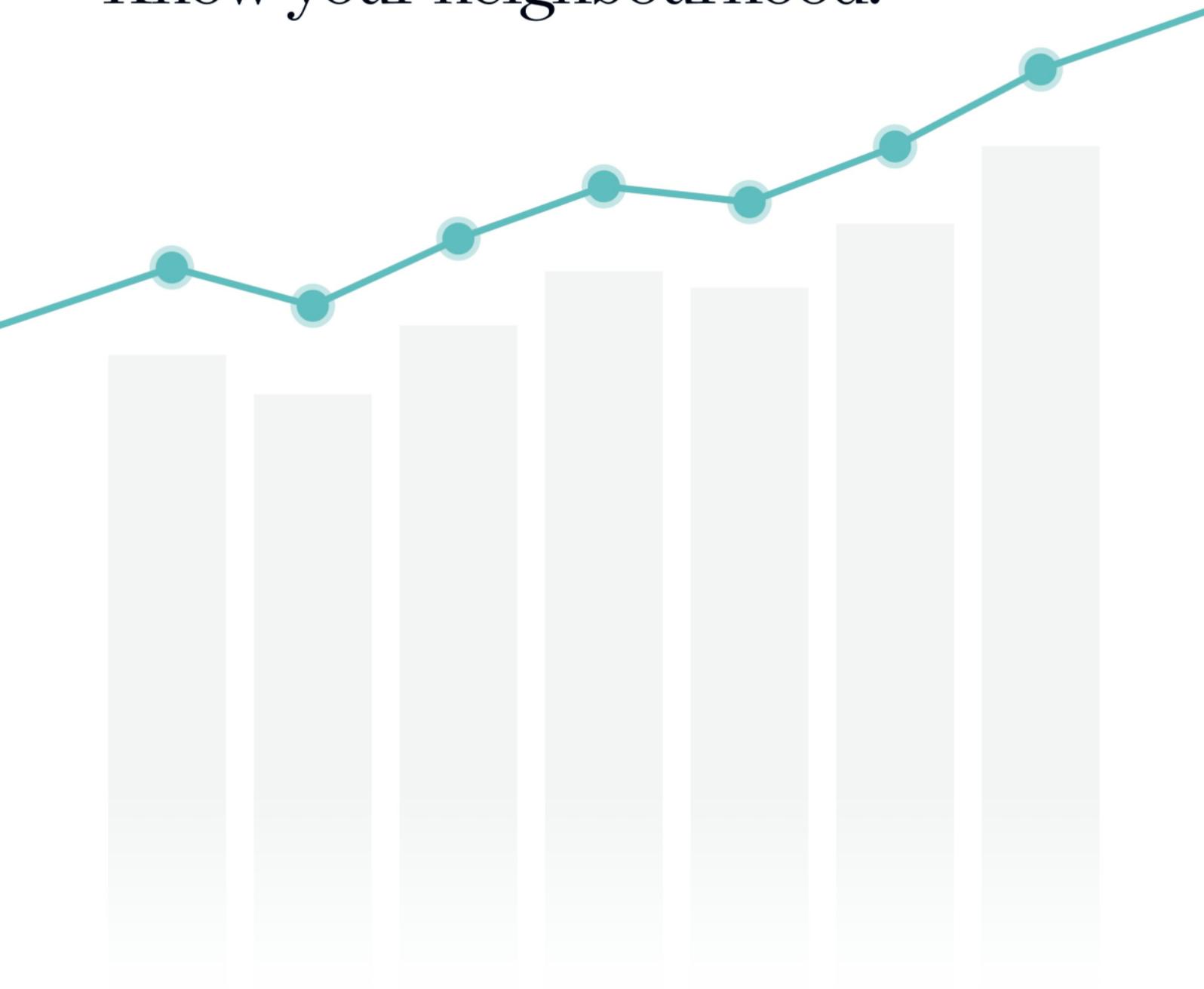


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.26m

Quarterly Price Change

-1.56% ↓

Median Unit Price*

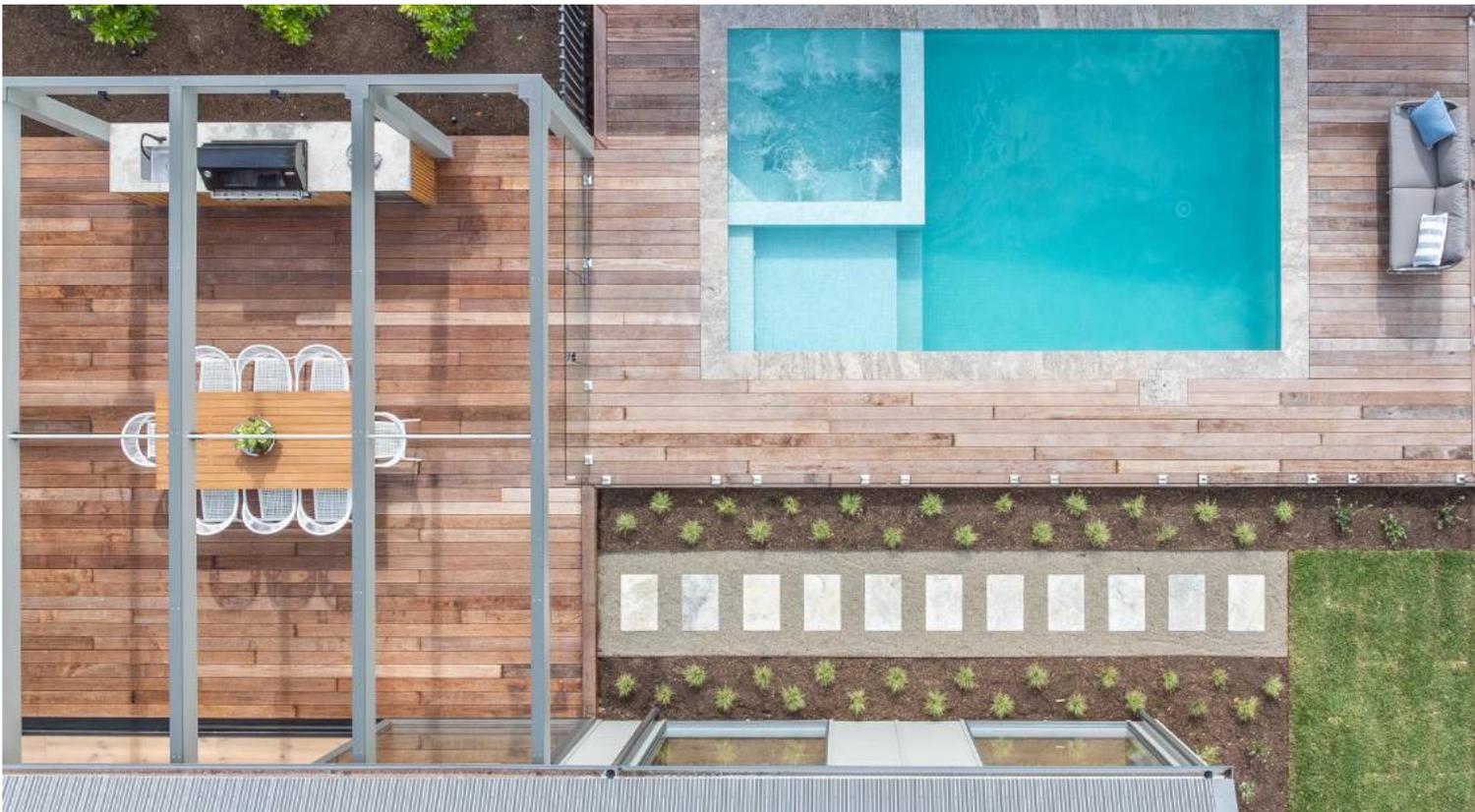
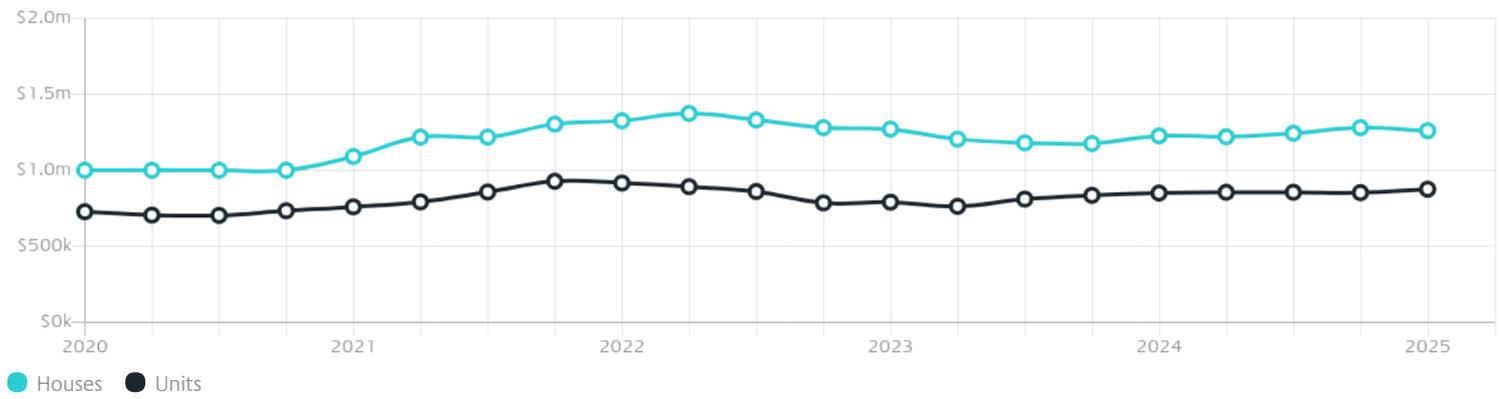
Median

\$875k

Quarterly Price Change

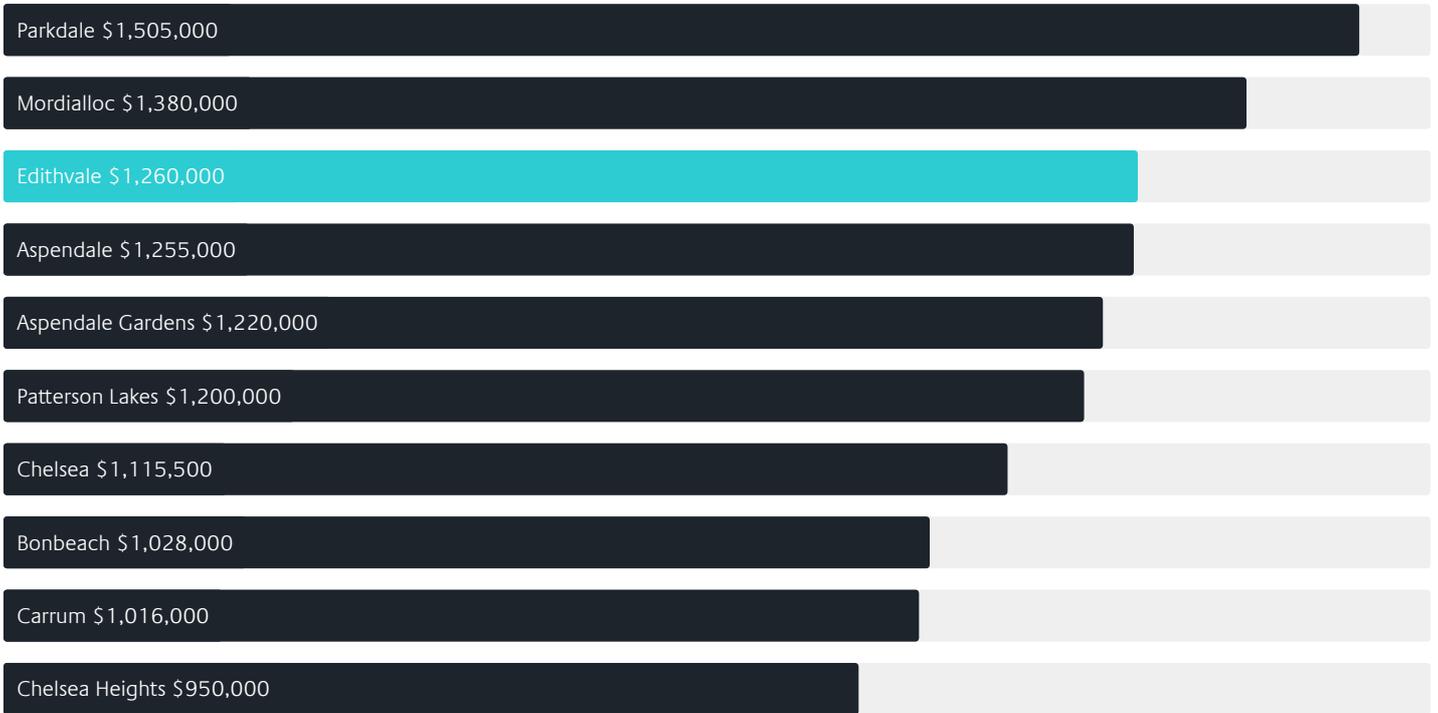
2.63% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 46%
● Private 54%

Auction Clearance Rate^{*}

81.82%

Median Days on Market[^]

30 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^{*}

\$723

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
 1 Randall Av Edithvale	4	House	\$1,280,000	30 Jun 2025
 31 Edithvale Rd Edithvale	3	House	\$1,065,000	14 Jun 2025
 73 Kinross Av Edithvale	5	House	\$1,500,000	07 Jun 2025
 5 Famechon Rd Edithvale	6	House	\$1,600,000	28 May 2025
 82 Montrose Av Edithvale	2	Townhouse	\$820,000	22 May 2025
 40/111 Kinross Av Edithvale	4	Townhouse	\$905,000	15 May 2025
 2/6 Rae Av Edithvale	3	Townhouse	\$1,126,000	10 May 2025
 39/111 Kinross Av Edithvale	4	Townhouse	\$910,000	10 May 2025
 1/61 Hughes Av Edithvale	2	Unit	\$737,000	09 May 2025
 1/5 Fraser Av Edithvale	2	Unit	\$495,000	09 May 2025
 99 Kinross Av Edithvale	4	House	\$1,520,000	01 May 2025
 10 Shoreline Av Edithvale	4	Townhouse	\$995,000	27 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/294 Nepean Hwy Edithvale	3	Townhouse	\$950,000	16 Apr 2025
 20 Lochiel Av Edithvale	4	House	\$1,835,000	04 Apr 2025
 11/61 Hughes Av Edithvale	3	Unit	\$821,000	29 Mar 2025
 4/1 Edithvale Rd Edithvale	2	Flat/Unit/Apartment	\$510,000	25 Mar 2025
 48 Keith Av Edithvale	2	House	\$1,475,000	17 Mar 2025
 22c Field Av Edithvale	3	Unit	\$900,000	15 Mar 2025
 98 Kinross Av Edithvale	3	House	\$770,000	12 Mar 2025
 203/195 Station St Edithvale	2	Apartment	\$545,000	11 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
 1/2 Bapaume Av Edithvale	3	Townhouse	\$1,130,000	04 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3a Munro Av Edithvale	4	Townhouse	\$1,585,000	01 Mar 2025
 2/79 Northcliffe Rd Edithvale	2	House	\$960,000	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
 3/17 Northcliffe Rd Edithvale	3	Townhouse	\$1,060,000	22 Feb 2025
 109/195 Station St Edithvale	2	Apartment	\$515,000	14 Feb 2025
 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
 2/71 Fraser Av EDITHVALE	3	Unit	\$930,000	01 Feb 2025

Jellis Craig

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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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