

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.26m

Quarterly Price Change

-1.56% ↓

## Median Unit Price\*

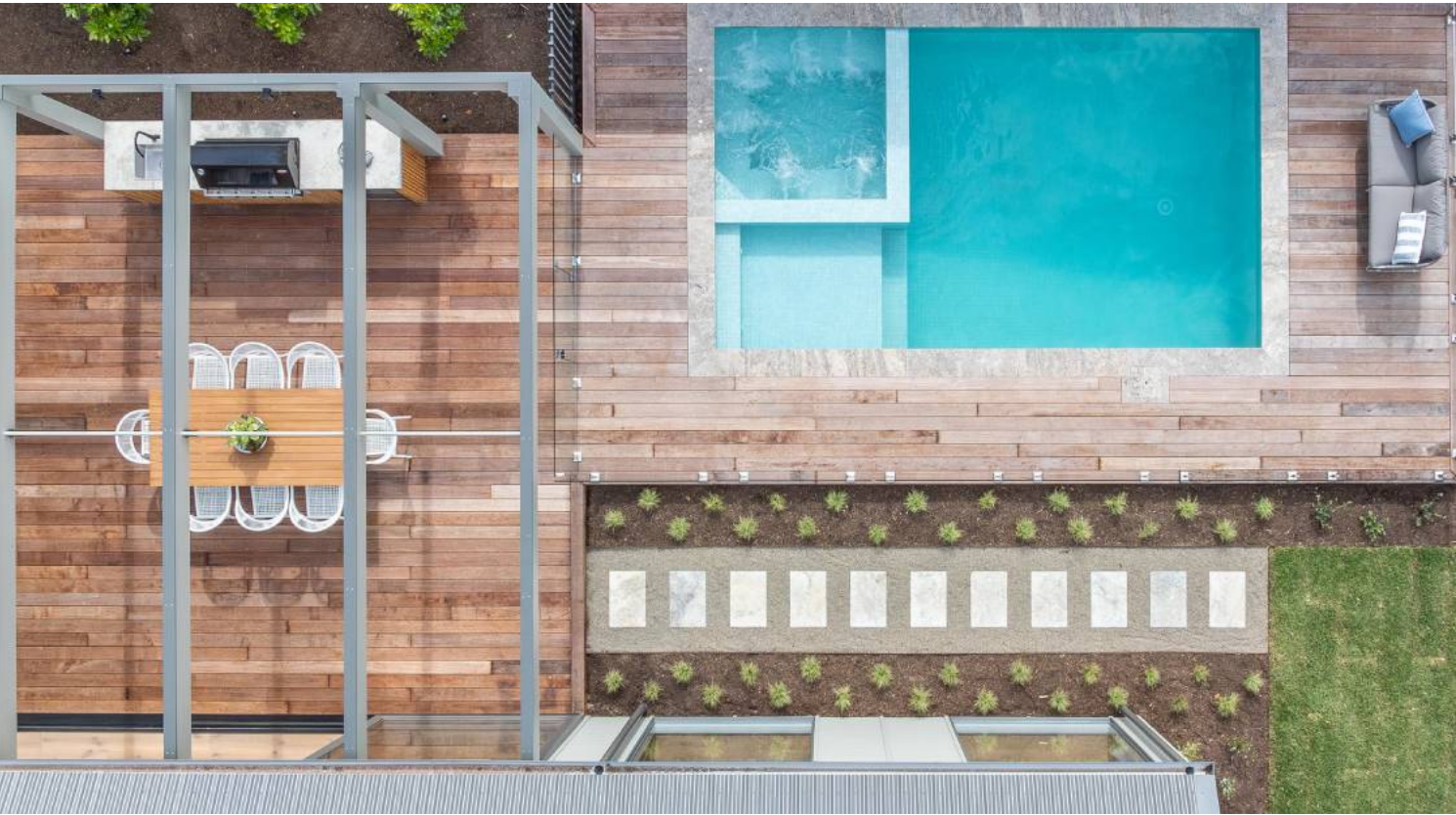
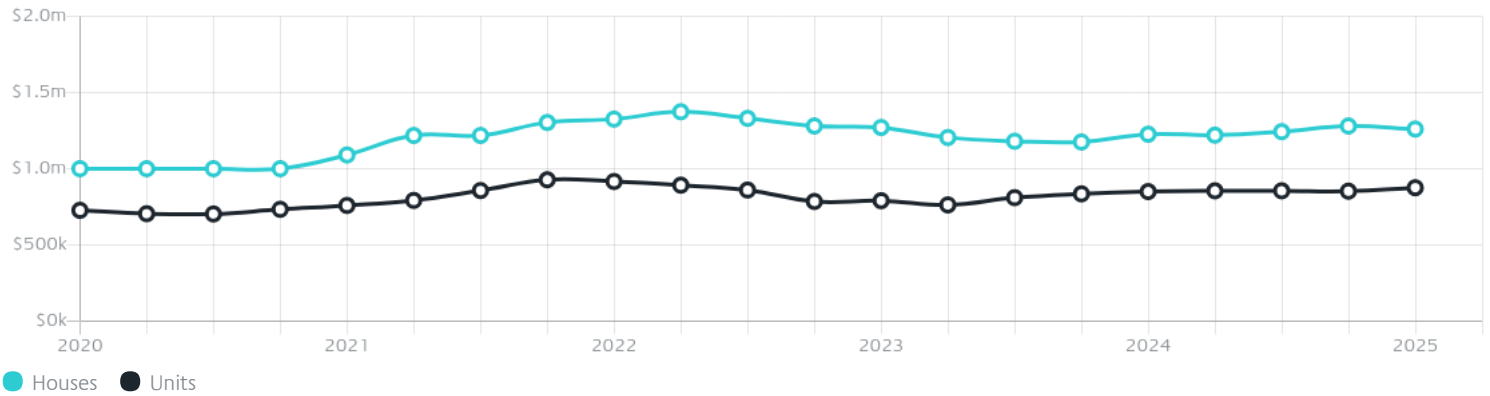
Median

\$875k

Quarterly Price Change

2.63% ↑

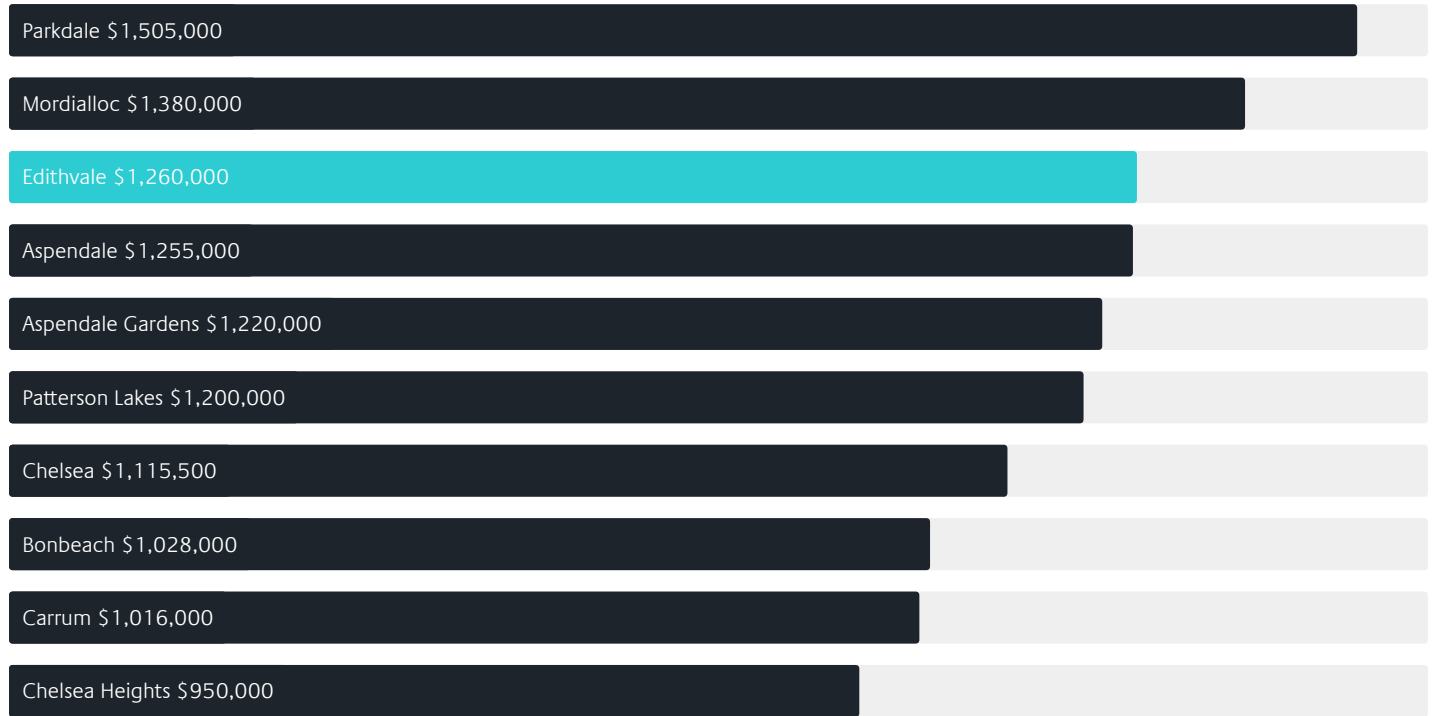
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>

● Auction 59%  
● Private 41%

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

94.12%

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

24 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>

\$723

Median Age<sup>^</sup>

40 years

Rental Yield<sup>\*</sup>













2.71%

Median Household Size<sup>^</sup>









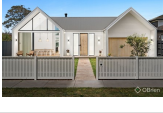



2.4 people

# 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
 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
 3/294 Nepean Hwy Edithvale	3	Townhouse	\$950,000	16 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
 39A Ivan Av Edithvale	4	Townhouse	\$1,290,000	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 72 Field Av Edithvale	3	House	\$931,000	01 Feb 2025
 G01/195 Station St Edithvale	3	Flat/Unit/Apartment	\$551,000	31 Jan 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
 301/195 Station St Edithvale	2	Flat/Unit/Apartment	\$660,000	21 Jan 2025
 1/85 Lochiel Av Edithvale	3	Unit	\$930,000	17 Jan 2025
 4/253 Station St Edithvale	3	Townhouse	\$900,000	14 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



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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