

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.28m

Quarterly Price Change

2.97% ↑

Median Unit Price*

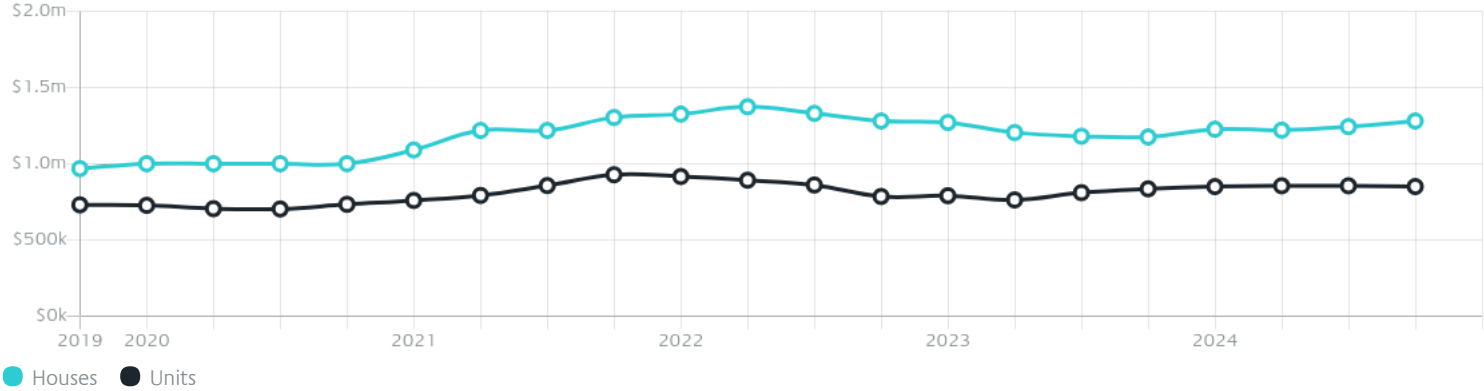
Median

\$850k

Quarterly Price Change

-0.58% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 39%
● Private 61%

Auction Clearance Rate^{*}

92.86%

Median Days on Market[^]

40 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[^]



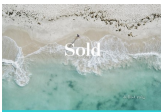









2.4 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 63 Fraser Av Edithvale	3	House	\$1,380,000	23 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 29 Rae Av Edithvale	3	House	\$1,291,000	17 Nov 2024
 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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