

JellisCraig

EDITHVALE

Suburb Report

Know your neighbourhood.



EDITHVALE SUBURB REPORT

Median House Price*

Median

\$1.29m

Quarterly Price Change

2.02% ↑

Median Unit Price*

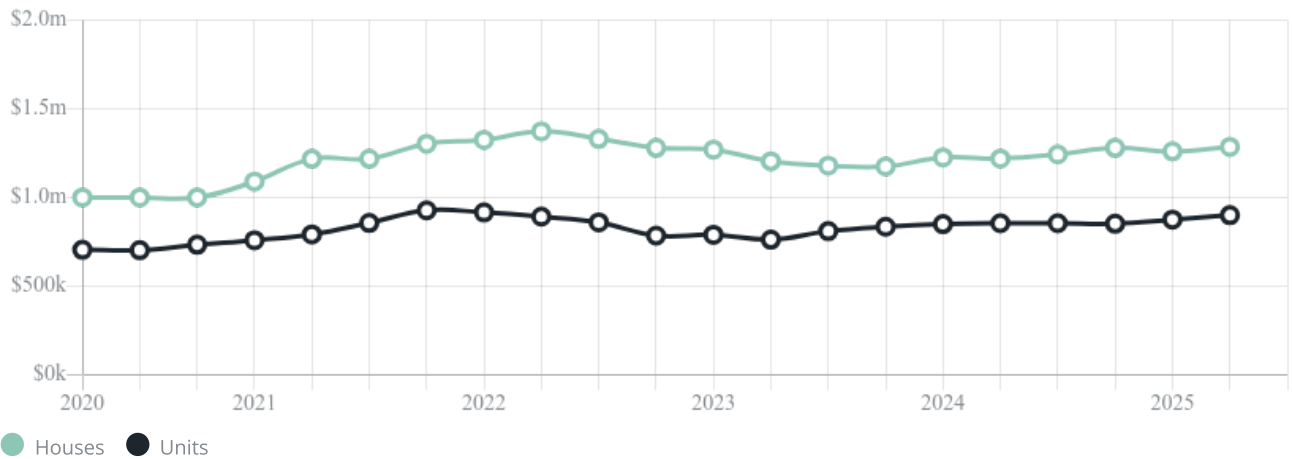
Median

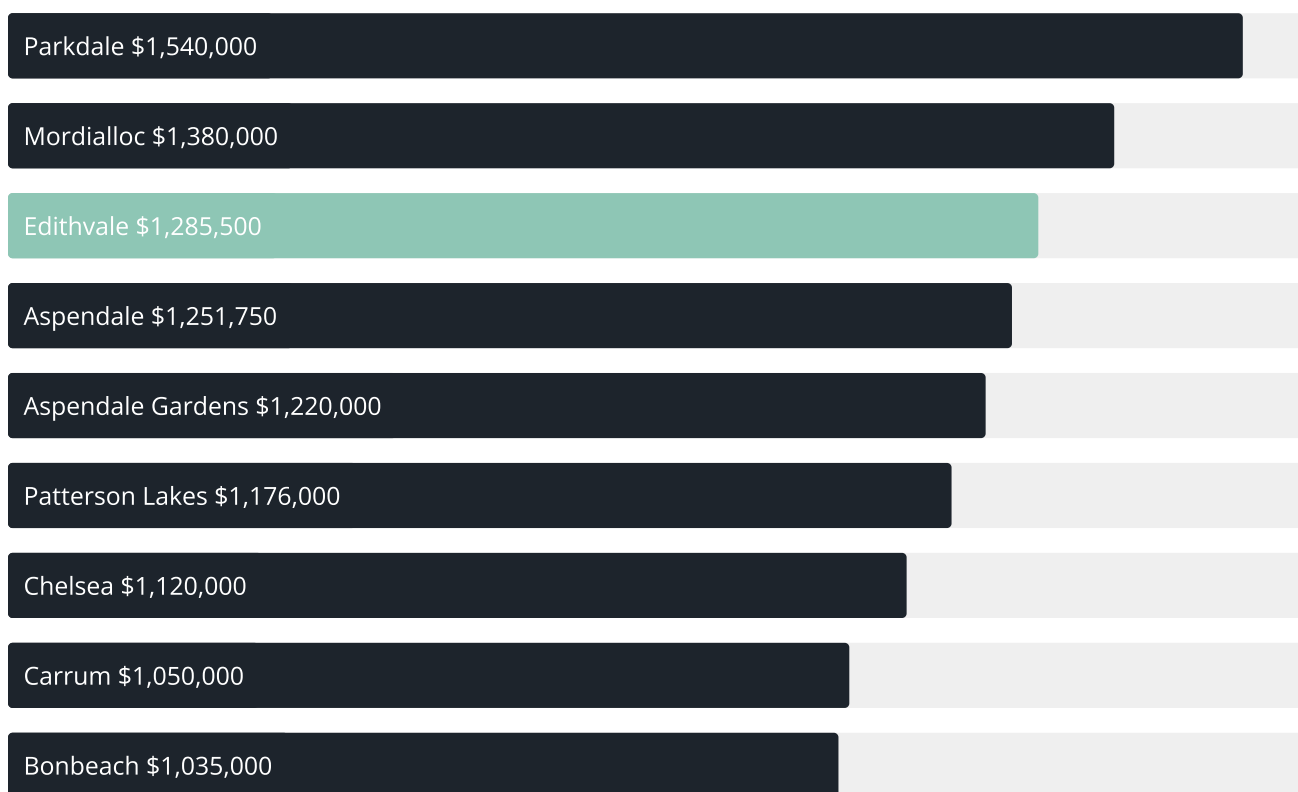
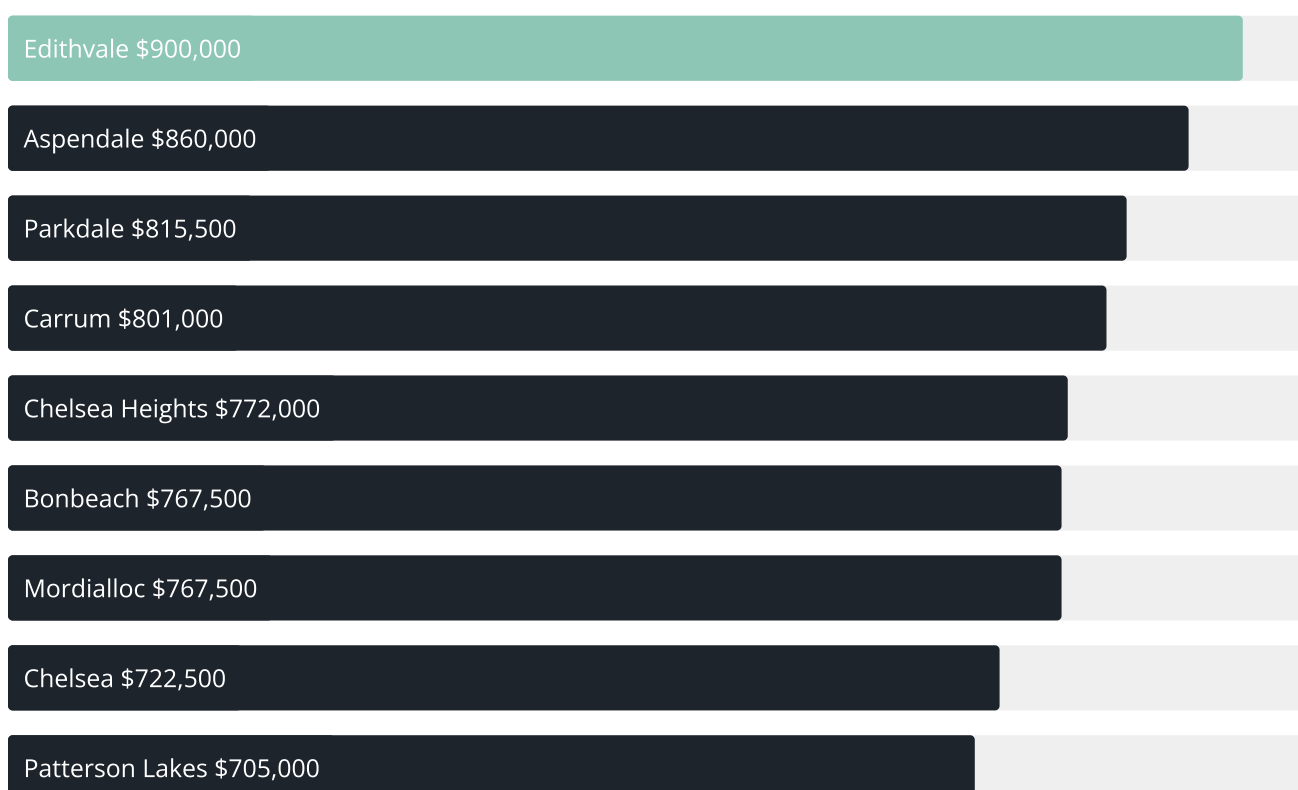
\$900k

Quarterly Price Change

2.85% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

EDITHVALE SUBURB REPORT

Sale Method^{*}

● Auction 48%

● Private 52%

Auction Clearance Rate^{*}

87.5%Median Days on Market[^]

25 daysAverage Hold Period^{*}

4.6 yearsDwelling Type[^]

● Houses 51%

● Units 49%

Ownership[^]

● Owned Outright 34%

● Mortgaged 43%

● Rented 23%

Population[^]

6,276Median Asking Rent per week^{*}

\$680Median Age[^]




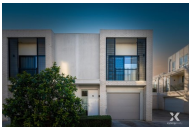






40 yearsRental Yield^{*}

2.71%Median Household Size[^]











2.4 people

EDITHVALE SUBURB REPORT




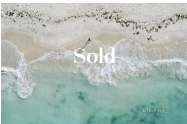
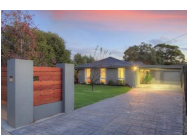





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/29 Vincent St Edithvale	3	Unit	\$1,192,500	20 Sep 2025
 3/43 Edithvale Rd Edithvale	3	Unit	\$943,000	18 Sep 2025
 80 Lochiel Av Edithvale	4	House	\$1,595,000	06 Sep 2025
 12/111 Kinross Av Edithvale	3	Townhouse	\$820,000	03 Sep 2025
 9/95-99 Edithvale Rd Edithvale	2	Apartment	\$440,000	01 Sep 2025
 45a Fraser Av Edithvale	3	Townhouse	\$1,240,000	23 Aug 2025
 28a Vincent St Edithvale	3	Unit	\$1,100,000	23 Aug 2025
 2/2 Randall Av Edithvale	3	Townhouse	\$1,371,000	23 Aug 2025
 49 Tudor Ct Edithvale	2	Unit	\$805,000	12 Aug 2025
 96 Kinross Av Edithvale	4	House	\$1,195,000	07 Aug 2025

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 38 Fraser Av Edithvale	3	House	\$1,361,646	06 Aug 2025
 2/47 Edithvale Rd Edithvale	3	Unit	\$960,000	04 Aug 2025
 1/87 Lochiel Av Edithvale	3	Unit	\$1,085,000	26 Jul 2025
 62 Field Av Edithvale	3	House	\$1,395,000	26 Jul 2025
 7/19 Northcliffe Rd Edithvale	2	Townhouse	\$695,000	25 Jul 2025
 26/95-99 Edithvale Rd Edithvale	2	Apartment	\$420,000	21 Jul 2025
 16/195 Station St Edithvale	2	Apartment	\$600,000	21 Jul 2025
 25 Joffre Av EDITHVALE	3	House	\$1,331,000	19 Jul 2025
 15/131-139 Kinross Av Edithvale	3	Townhouse	\$835,000	17 Jul 2025
 2/28 Clydebank Rd Edithvale	2	Flat/Unit/Apartment	\$945,000	17 Jul 2025

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Joffre Av Edithvale	3	House	\$830,000	14 Jul 2025
 12 Denman Av Edithvale	3	Townhouse	\$1,169,000	05 Jul 2025
 1 Randall Av Edithvale	4	House	\$1,280,000	30 Jun 2025
 13 Fraser Av Edithvale	3	Townhouse	\$1,155,000	25 Jun 2025
 42 Hughes Av Edithvale	4	House	\$1,630,000	24 Jun 2025
 2/19 French Av Edithvale	2	Unit	\$850,000	21 Jun 2025
 4/61 Hughes Av Edithvale	3	Flat/Unit/Apartment	\$745,000	18 Jun 2025
 31 Edithvale Rd Edithvale	3	House	\$1,065,000	14 Jun 2025
 2/25 Hughes Av Edithvale	3	Flat/Unit/Apartment	\$988,000	09 Jun 2025
 73 Kinross Av Edithvale	5	House	\$1,500,000	07 Jun 2025



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

jellisrcraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.