

JellisCraig

EDITHVALE

Suburb Report

Know your neighbourhood.



EDITHVALE SUBURB REPORT

Median House Price*

Median

\$1.29m

Quarterly Price Change

2.02% ↑

Median Unit Price*

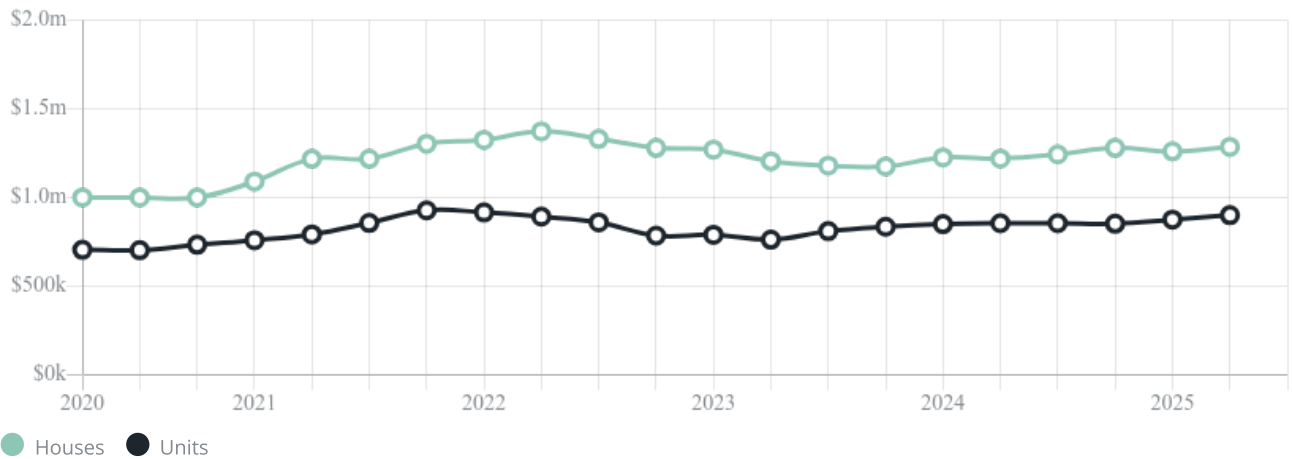
Median

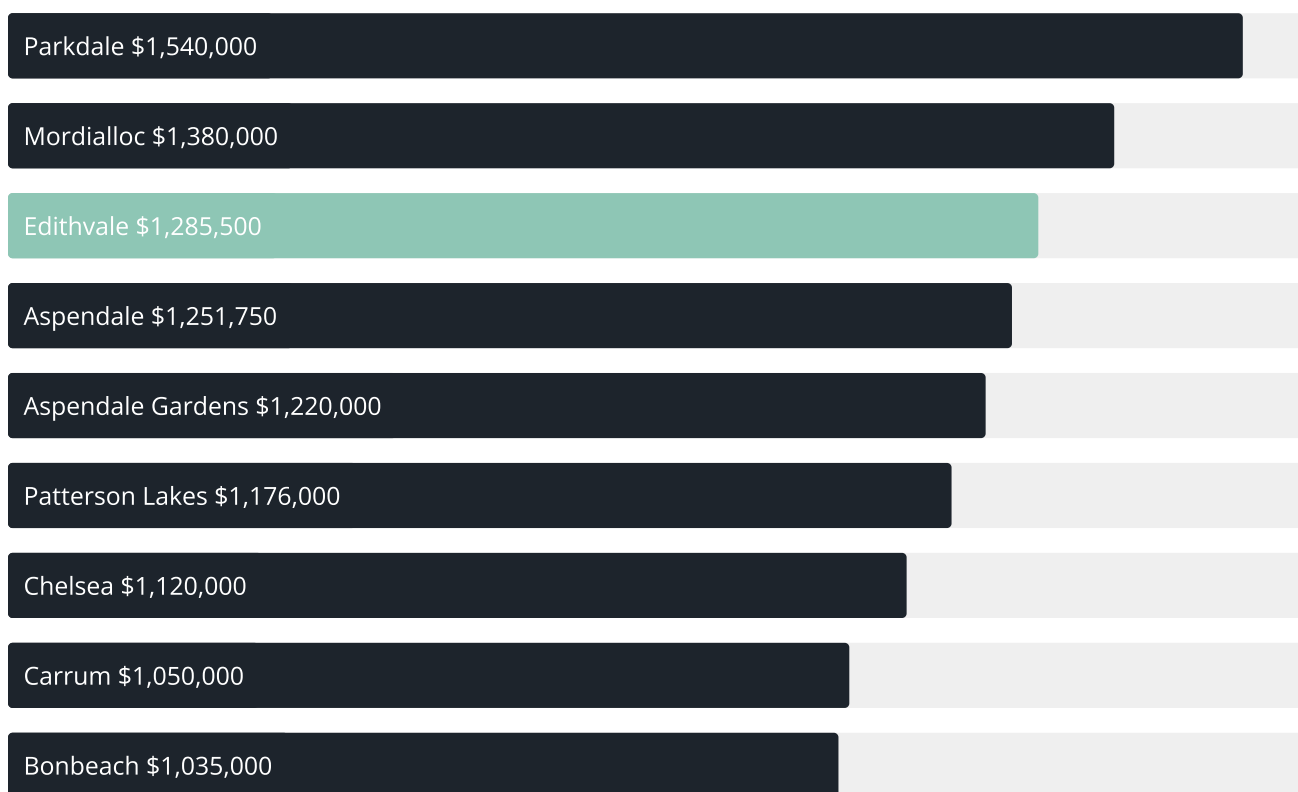
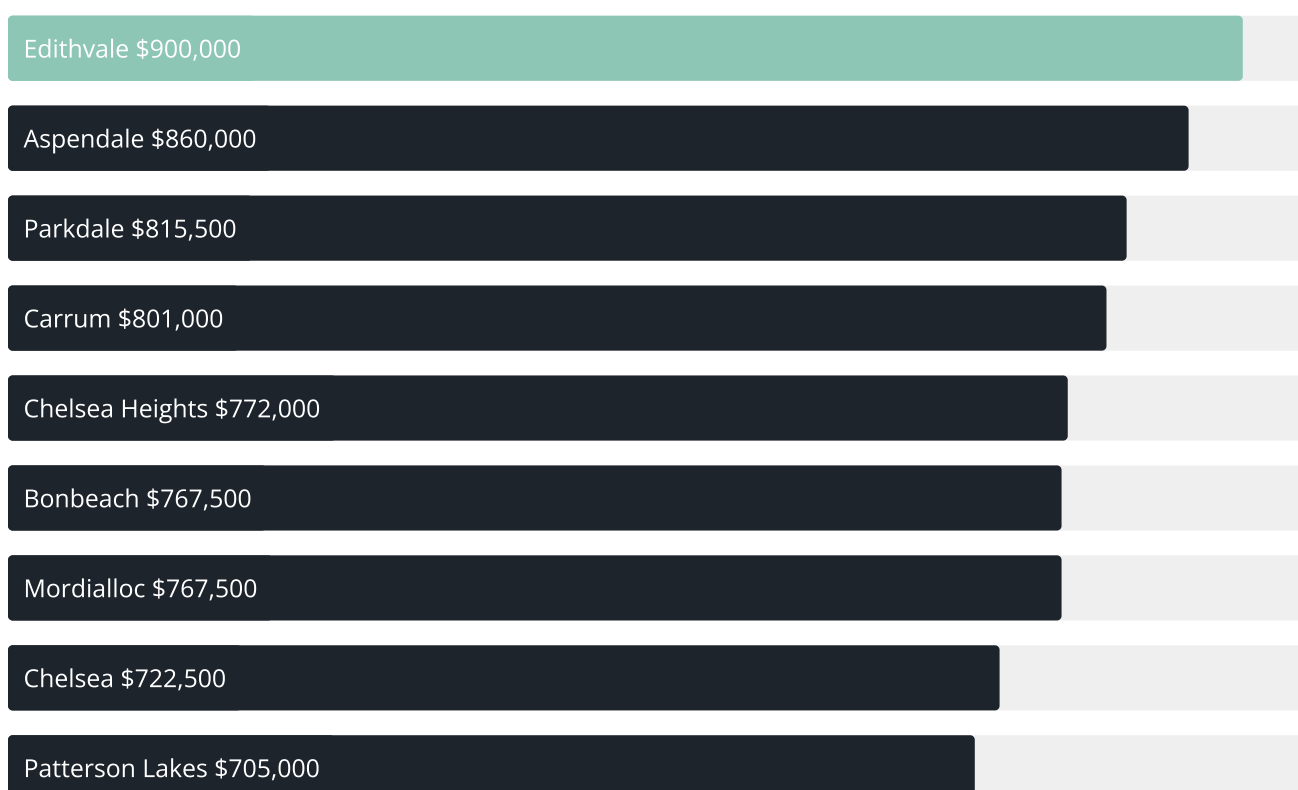
\$900k

Quarterly Price Change

2.85% ↑

Quarterly Price Change*



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

EDITHVALE SUBURB REPORT

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

87.5%

Median Days on Market^

25 days

Average Hold Period*

4.6 years

Dwelling Type^



● Houses 51% ● Units 49%

Ownership^



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

Population^

6,276

Median Asking Rent per week*

\$680

Median Age^

40 years

Rental Yield*











2.71%

Median Household Size^







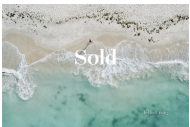



2.4 people

EDITHVALE SUBURB REPORT





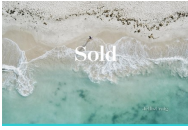





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 38 Fraser Av Edithvale	3	House	\$1,361,646	06 Aug 2025
 2/47 Edithvale Rd Edithvale	3	Unit	\$960,000	04 Aug 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

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/253 Station St Edithvale	2	Townhouse	\$723,000	11 May 2025
 39/111 Kinross Av Edithvale	4	Townhouse	\$910,000	10 May 2025
 2/6 Rae Av Edithvale	3	Townhouse	\$1,126,000	10 May 2025
 1/32 Edithvale Rd Edithvale	3	Townhouse	\$890,000	09 May 2025
 1/61 Hughes Av Edithvale	2	Unit	\$737,000	09 May 2025



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jellisrcraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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