

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.63m**

Quarterly Price Change

**-5.21% ↓**

## Median Unit Price\*

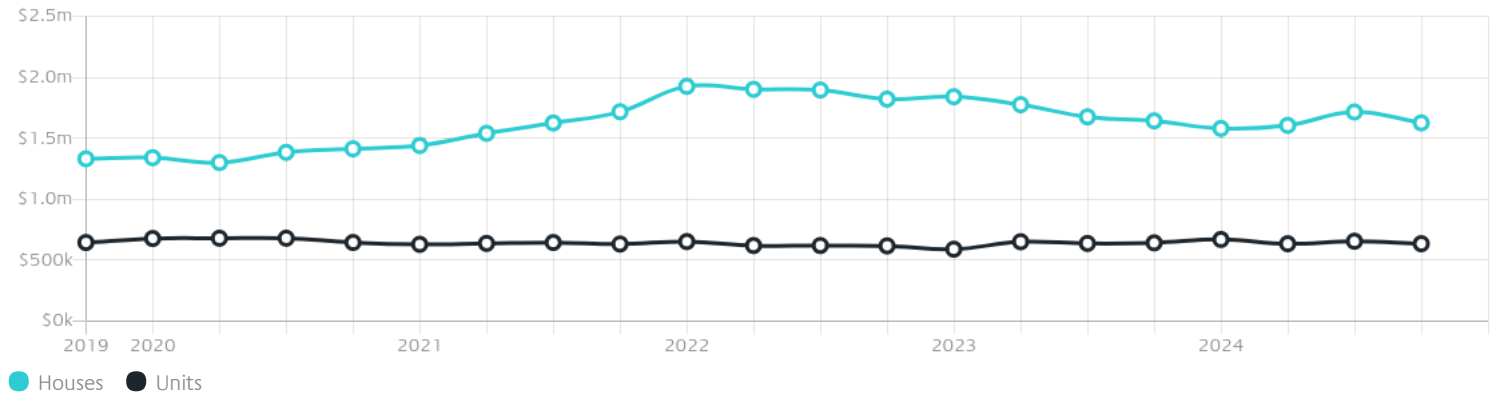
Median

**\$635k**

Quarterly Price Change

**-3.09% ↓**

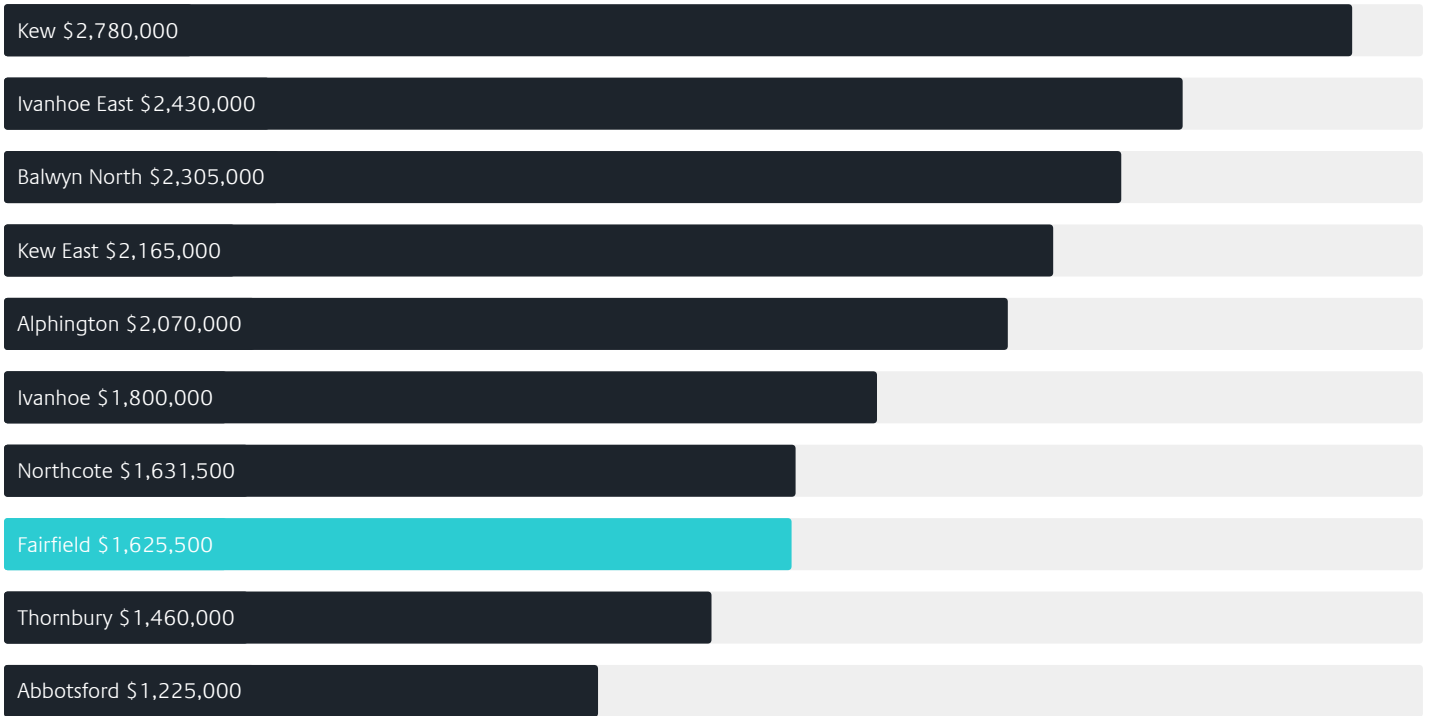
## Quarterly Price Change\*



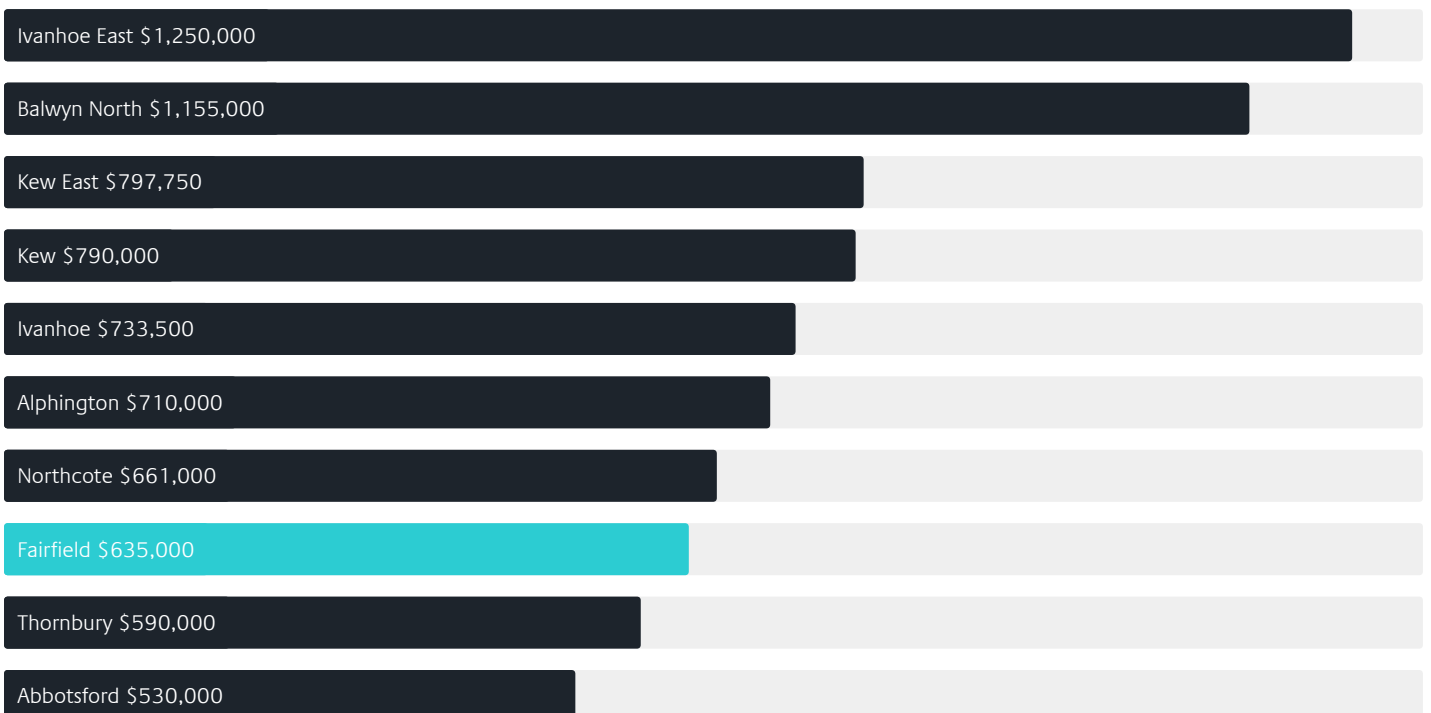
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 60%  
● Private 40%

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

77.78%

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

24 days

## Average Hold Period<sup>\*</sup>

7.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 44% ● Units 56%

## Ownership<sup>^</sup>



● Owned Outright 31% ● Mortgaged 30% ● Rented 38%

## Population<sup>^</sup>

6,535

## Median Asking Rent per week<sup>\*</sup>

\$783

## Population Growth<sup>^</sup>

-0.35%

## Rental Yield<sup>\*</sup>

2.4%

## Median Age<sup>^</sup>









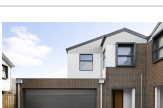



37 years

## Median Household Size<sup>^</sup>













2.2 people

# Sold Properties~










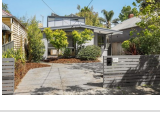


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 23 Gordon St Fairfield	2	House	\$1,855,000	29 Mar 2025
 2/115 Gillies St FAIRFIELD	2	Apartment	\$655,000	26 Mar 2025
 314/44 Gillies St Fairfield	1	Apartment	\$452,700	22 Mar 2025
 10/11 Rathmines St Fairfield	1	Unit	\$335,000	15 Mar 2025
 118/44 Gillies St Fairfield	2	Apartment	\$525,000	12 Mar 2025
 91 Gillies St Fairfield	3	House	\$1,640,000	22 Feb 2025
 185 Rathmines St Fairfield	3	House	\$1,517,500	22 Feb 2025
 5 Separation St Fairfield	5	House	\$1,100,000	21 Feb 2025
 4/17 Austin St Fairfield	4	Townhouse	\$1,475,000	17 Feb 2025
 3/17 Austin St Fairfield	4	Townhouse	\$1,548,000	13 Feb 2025
 105/57 Station St Fairfield	2	Unit	\$645,000	07 Feb 2025
 217 Station St Fairfield	3	House	\$1,302,000	30 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/6 Arthur St Fairfield	1	Unit	\$420,000	24 Jan 2025
 Arthur St Fairfield	1	Strata Unit/Flat	\$420,000	24 Jan 2025
 2 Mitchell St Fairfield	3	House	\$1,400,000	06 Jan 2025
 10/172 Rathmines St Fairfield	2	Apartment	\$412,000	19 Dec 2024
 6/228 Rathmines St Fairfield	2	Strata Unit/Flat	\$335,000	16 Dec 2024
 9/58 Gillies St Fairfield	1	Apartment	\$320,000	11 Dec 2024
 3/134 Rathmines St Fairfield	2	Apartment	\$550,000	10 Dec 2024
 5/35 Grange Rd Fairfield	1	Apartment	\$335,000	09 Dec 2024
 69 Perry St Fairfield	3	House	\$2,008,888	09 Dec 2024
 120 Arthur St Fairfield	2	House	\$1,625,000	07 Dec 2024
 189 Gillies St Fairfield	3	House	\$1,380,000	07 Dec 2024
 7/56 Arthur St Fairfield	2	Unit	\$635,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/32 Separation St Fairfield	3	Strata Unit	\$1,010,000	02 Dec 2024
 32a Separation St Fairfield	3	House	\$1,010,000	02 Dec 2024
 5/257 Gillies St Fairfield	2	Strata Unit/Flat	\$325,000	30 Nov 2024
 1/152 Gillies St Fairfield	2	Unit	\$721,000	29 Nov 2024
 2/92 Arthur St Fairfield	2	Strata Flat - Single OYO Flat	\$835,000	29 Nov 2024
 4/203 Station St Fairfield	2	Apartment	\$600,000	28 Nov 2024
 38/262 Heidelberg Rd Fairfield	1	Apartment	\$500,000	28 Nov 2024
 23 Chingford St Fairfield	3	House	\$1,175,000	27 Nov 2024
 76 Separation St Fairfield	2	Townhouse	\$680,000	22 Nov 2024
 172 Gillies St Fairfield	3	House	\$1,300,000	16 Nov 2024
 172 Arthur St Fairfield	3	House	\$1,965,000	16 Nov 2024
 2/65 Station St Fairfield	2	Townhouse	\$975,000	16 Nov 2024

# Jellis Craig

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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