

JellisCraig

FAIRFIELD

Suburb Report

Know your neighbourhood.



FAIRFIELD SUBURB REPORT

Median House Price*

Median

\$1.64m

Quarterly Price Change

0.21% ↑

Median Unit Price*

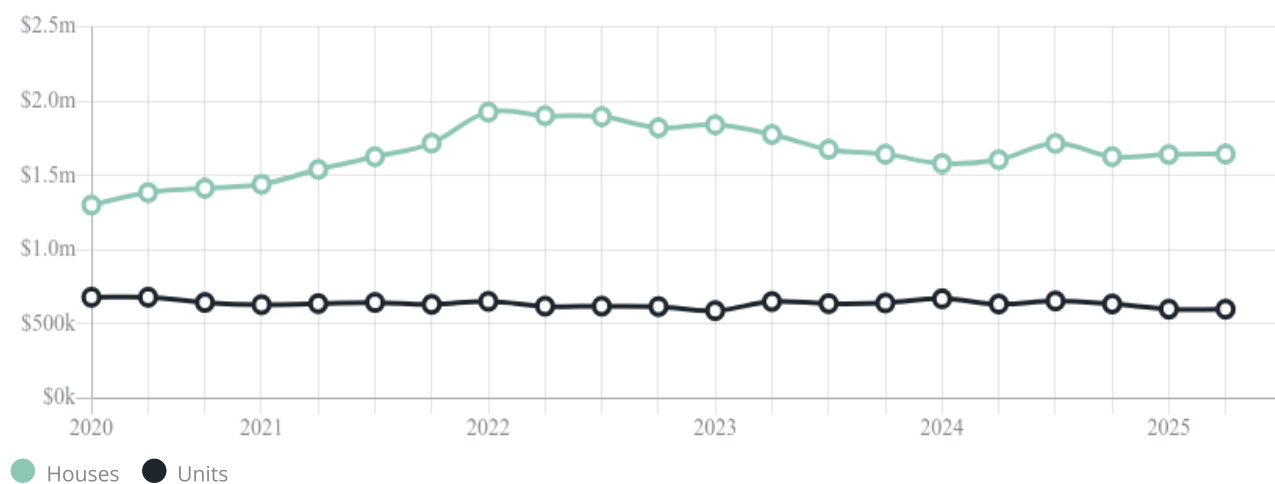
Median

\$600k

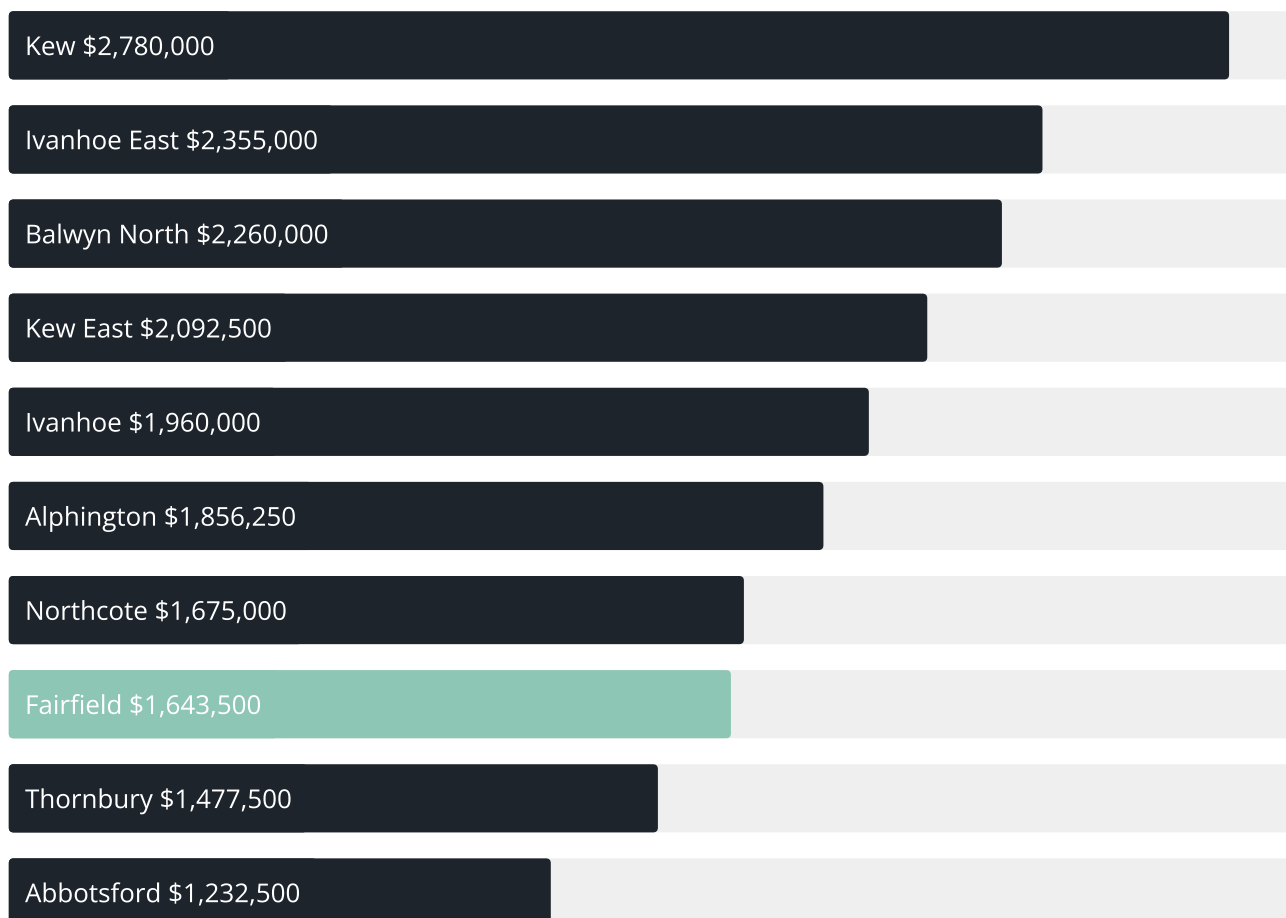
Quarterly Price Change

0.00% ↓

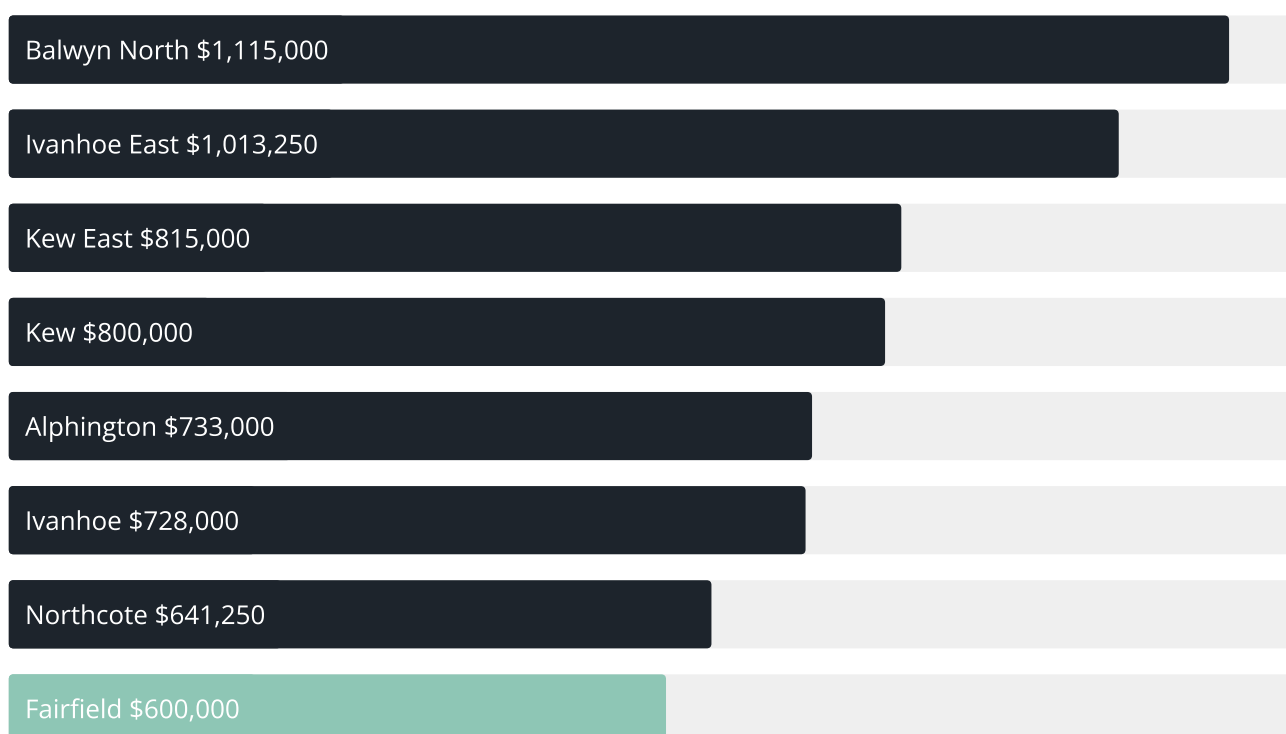
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



Abbotsford \$570,000

Thornbury \$567,000

FAIRFIELD SUBURB REPORT

Sale Method*



● Auction 48%
● Private 52%

Auction Clearance Rate*

92.86%

Median Days on Market^

24 days

Average Hold Period*

7.3 years

Dwelling Type^



● Houses 44% ● Units 56%

Ownership^



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

Population^

6,535

Median Asking Rent per week*

\$770

Population Growth^

-0.35%

Rental Yield*

2.4%

Median Age^











37 years

Median Household Size^











2.2 people

FAIRFIELD 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
 8a Duncan St Fairfield	2	Townhouse	\$985,000	22 Jul 2025
 40/262 Heidelberg Rd Fairfield	2	Apartment	\$600,000	12 Jul 2025
 3/230 Rathmines St Fairfield	1	Apartment	\$460,000	12 Jul 2025
 6/56 Arthur St Fairfield	1	Apartment	\$352,000	03 Jul 2025
 150 Gillies St Fairfield	3	House	\$2,050,000	27 Jun 2025
 4/240 Arthur St Fairfield	2	Apartment	\$750,000	24 Jun 2025
 3/203 Station St Fairfield	2	Apartment	\$522,000	21 Jun 2025
 11/125 Arthur St Fairfield	1	Unit	\$322,000	20 Jun 2025
 155 Grange Rd Fairfield	3	House	\$1,225,000	16 Jun 2025
 8/235 Rathmines St FAIRFIELD	2	Apartment	\$580,000	11 Jun 2025

FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/198 Station St Fairfield	1	Unit	\$490,000	06 Jun 2025
 10/92 Perry St Fairfield	1	Strata Flat - Single OYO Flat	\$325,000	02 Jun 2025
 3/240 Arthur St Fairfield	2	Apartment	\$753,000	31 May 2025
 34 Gordon St Fairfield	4	Townhouse	\$1,520,000	29 May 2025
 2 Duncan St Fairfield	2	House	\$1,410,000	29 May 2025
 4/228 Rathmines St Fairfield	1	Strata Unit/Flat	\$360,000	26 May 2025
 14 Duncan St FAIRFIELD	2	House	\$1,130,000	24 May 2025
 232 Station St Fairfield	4	House	\$1,749,000	21 May 2025
 197 Arthur St Fairfield	4	House	\$2,155,000	17 May 2025
 2/305 Station St FAIRFIELD	2	Unit	\$675,000	17 May 2025

FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 227 Rathmines St Fairfield	4	House	\$3,250,000	08 May 2025
 4/19 Rathmines St Fairfield	2	Apartment	\$600,000	08 May 2025
 3/92 Arthur St Fairfield	2	Strata Flat - Single OYO Flat	\$810,000	07 May 2025
 3/13 Langridge St Fairfield	2	Villa	\$430,000	01 May 2025
 176 Gillies St Fairfield	2	House (Previously Occupied - Detached)	\$1,825,000	30 Apr 2025
 8/30 Rathmines St Fairfield	1	Apartment	\$335,000	28 Apr 2025
 35 Sparks Av Fairfield	4	House	\$1,940,000	16 Apr 2025
 51/262 Heidelberg Rd Fairfield	2	Apartment	\$820,000	12 Apr 2025
 102/57 Station St Fairfield	2	Apartment	\$610,000	04 Apr 2025
 168 Gillies St Fairfield	3	House	\$2,380,000	04 Apr 2025



Fitzroy Office
189 Johnston Street, Fitzroy
03 8415 6100

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* 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.