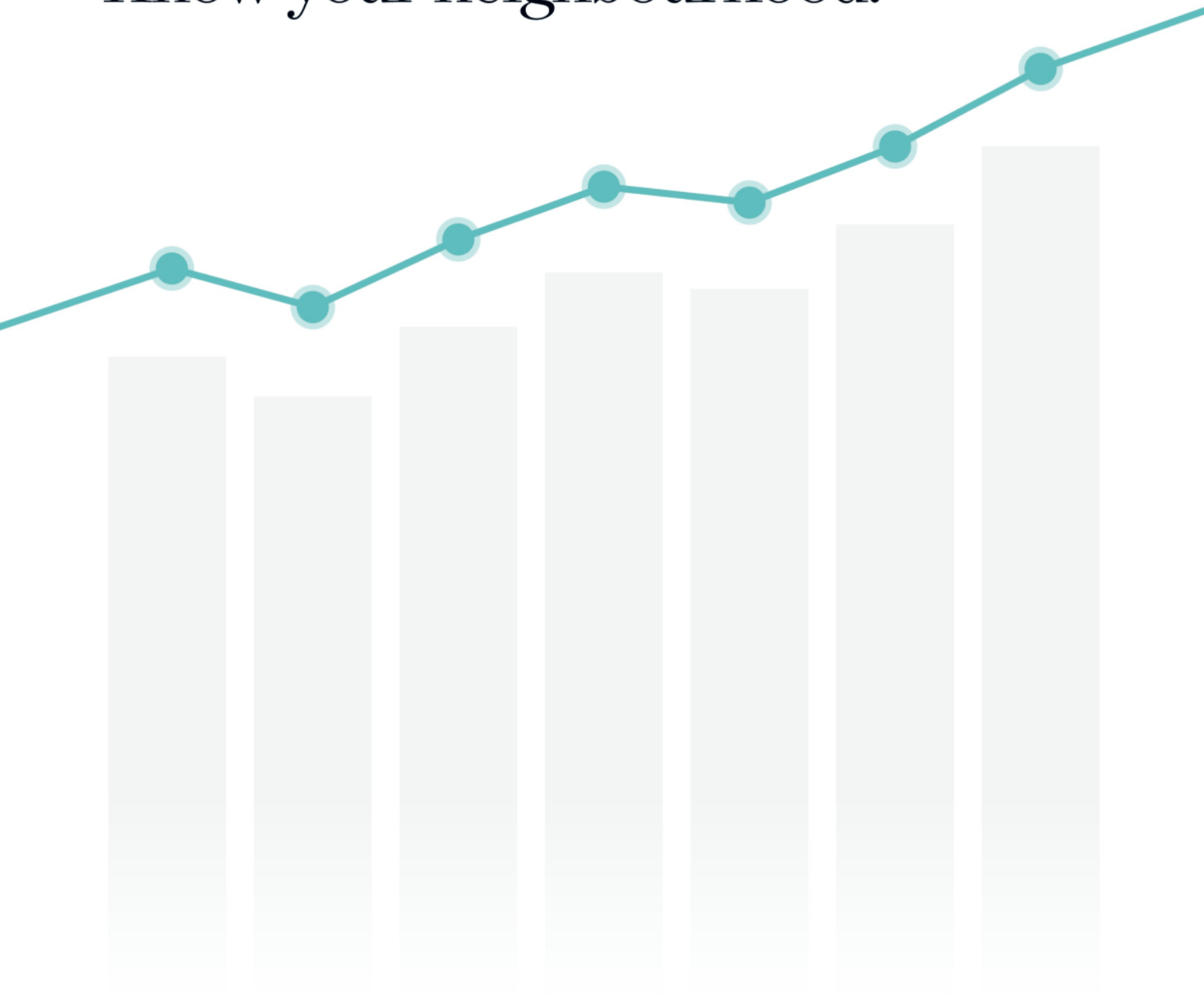


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.64m**

Quarterly Price Change

**0.89% ↑**

## Median Unit Price\*

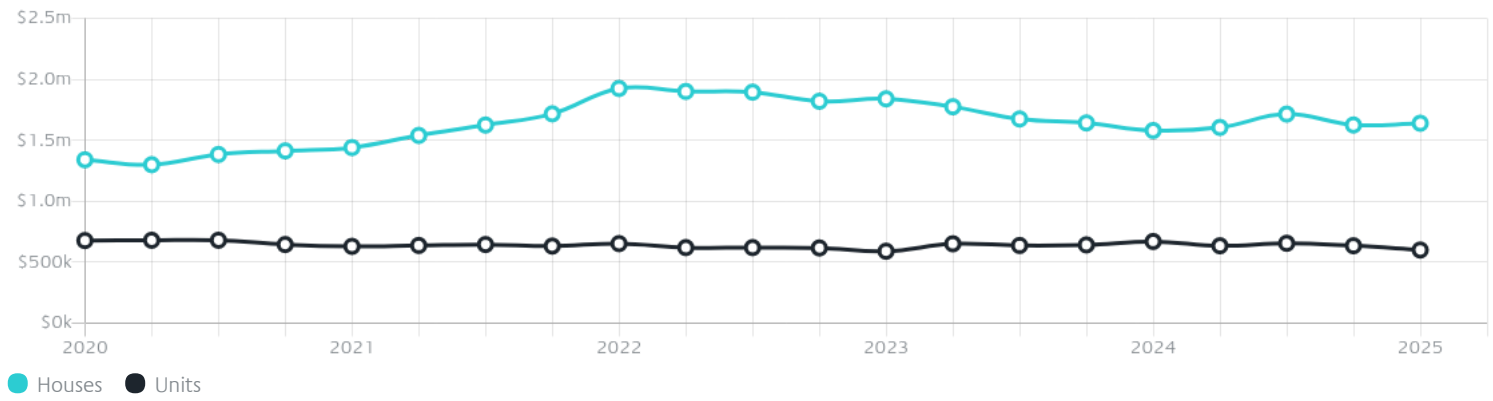
Median

**\$600k**

Quarterly Price Change

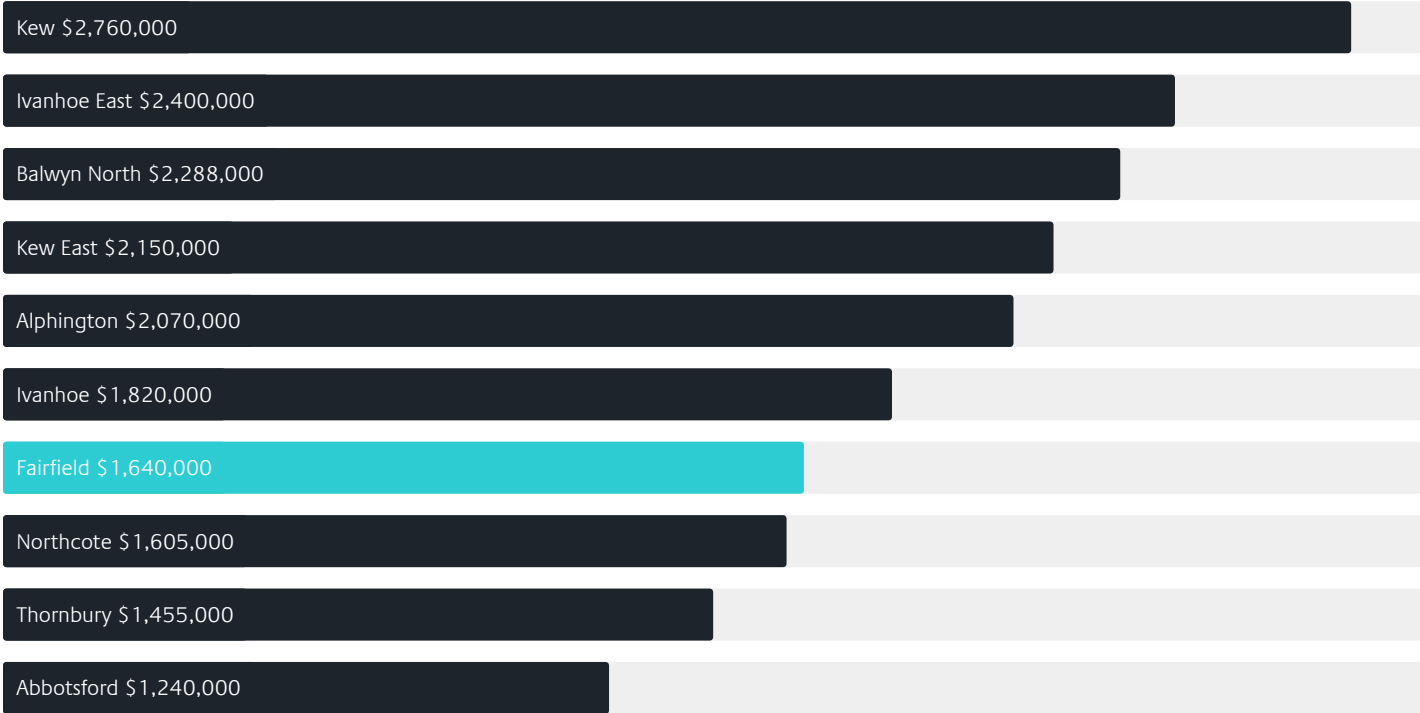
**-5.51% ↓**

## Quarterly Price Change\*

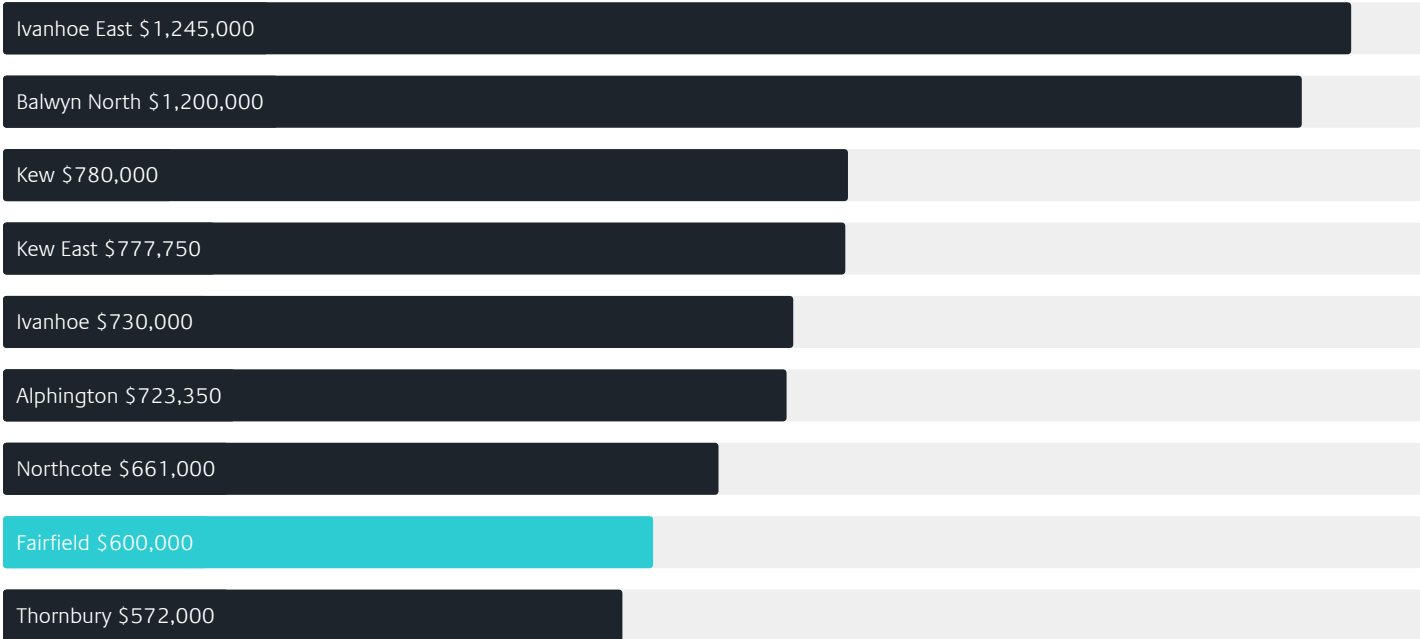


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 43%  
● Private 57%

Auction Clearance Rate\*

91.67%

Median Days on Market^

24 days

Average Hold Period\*

7.3 years

## Insights

Dwelling Type^



● Houses 44% ● Units 56%

Ownership^



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

Population^

6,535

Median Asking Rent per week\*

\$773

Population Growth^

-0.35%

Rental Yield\*

2.4%

Median Age^













37 years

Median Household Size^













2.2 people

# Sold Properties~











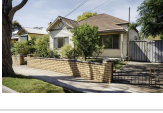

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/240 Arthur St Fairfield	2	Apartment	\$750,000	24 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
 4/198 Station St Fairfield	1	Unit	\$490,000	06 Jun 2025
 3/240 Arthur St Fairfield	2	Apartment	\$753,000	31 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
 197 Arthur St Fairfield	4	House	\$2,155,000	17 May 2025
 2/305 Station St FAIRFIELD	2	Unit	\$675,000	17 May 2025
 227 Rathmines St Fairfield	4	House	\$3,250,000	08 May 2025
 4/19 Rathmines St Fairfield	2	Apartment	\$600,000	08 May 2025
 8/30 Rathmines St Fairfield	1	Apartment	\$335,000	28 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 252 Arthur St Fairfield	3	House	\$1,250,000	03 Apr 2025
 23 Gordon St Fairfield	2	House	\$1,855,000	29 Mar 2025
 195 Gillies St FAIRFIELD	3	House	\$1,647,000	27 Mar 2025
 2/19 Rathmines St FAIRFIELD	2	Apartment	\$630,000	26 Mar 2025
 2/115 Gillies St FAIRFIELD	2	Apartment	\$655,000	26 Mar 2025
 310/44 Gillies St Fairfield	2	Apartment	\$600,000	25 Mar 2025
 314/44 Gillies St Fairfield	1	Apartment	\$452,700	22 Mar 2025
 2/208 Arthur St Fairfield	2	Townhouse	\$735,000	21 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 288 Station St Fairfield	5	House	\$1,640,000	20 Mar 2025
 203 Arthur St FAIRFIELD	3	House	\$1,430,000	18 Mar 2025
 204 Station St Fairfield	2	House	\$1,084,000	17 Mar 2025
 25 Langridge St Fairfield	4	House	\$1,950,000	15 Mar 2025
 10/11 Rathmines St Fairfield	1	Unit	\$335,000	15 Mar 2025
 4/94 Gillies St Fairfield	1	Strata Unit/Flat	\$463,500	12 Mar 2025
 118/44 Gillies St Fairfield	2	Apartment	\$525,000	12 Mar 2025
 1/26 Rushall St Fairfield	2	Strata Flat - Single OYO Flat	\$540,000	11 Mar 2025
 4/208 Arthur St Fairfield	2	Townhouse	\$770,000	11 Mar 2025
 14 Fairfield Rd Fairfield	4	House	\$1,320,000	08 Mar 2025
 45 Gordon St Fairfield	3	House	\$1,670,000	07 Mar 2025
 6/272 Heidelberg Rd Fairfield	2	Subdivided Unit/Villa/Townhouse	\$700,000	27 Feb 2025

# Jellis Craig

Fitzroy Office  
189 Johnston Street, Fitzroy  
03 8415 6100

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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