

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$911k

Quarterly Price Change

-3.69% ↓

Median Unit Price*

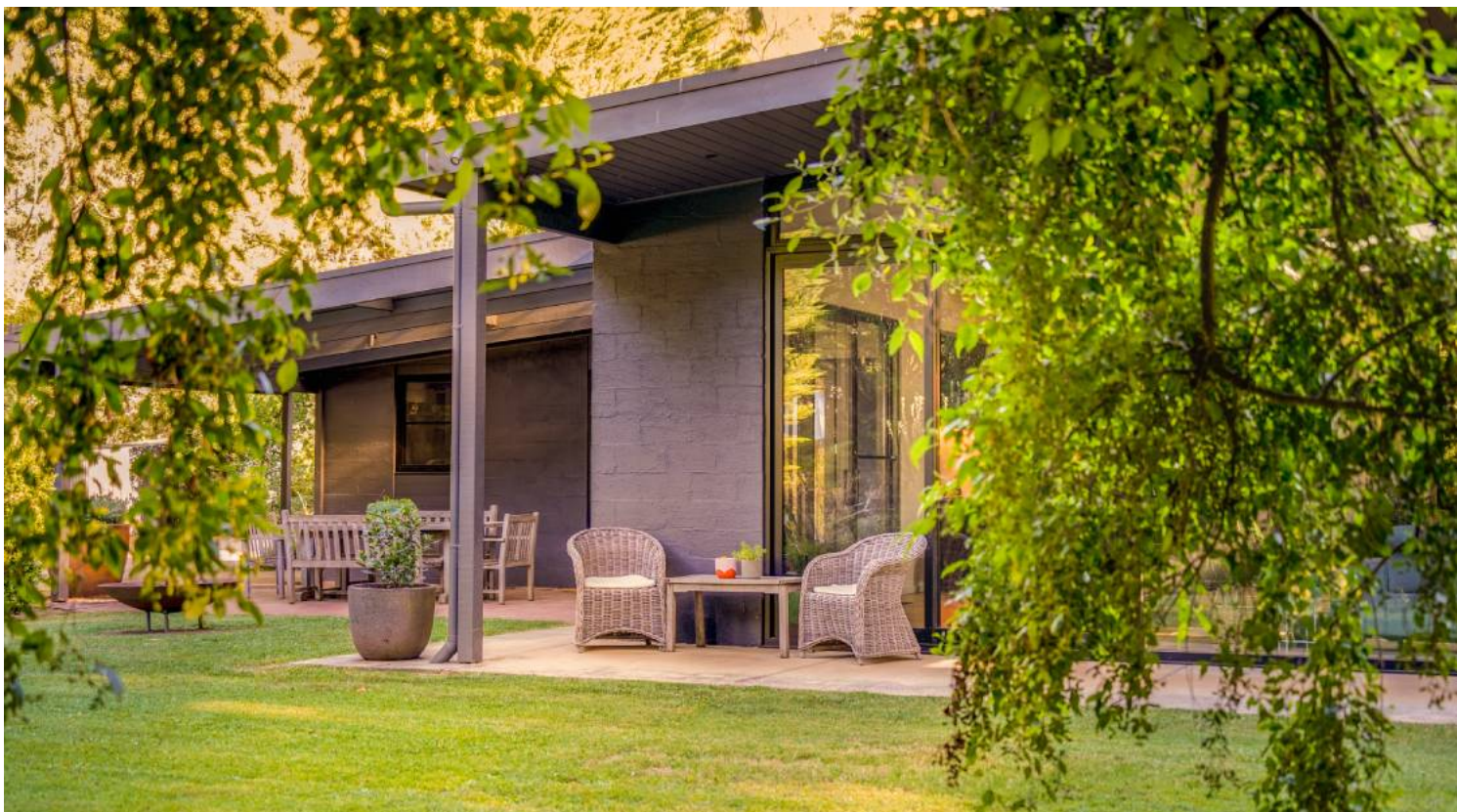
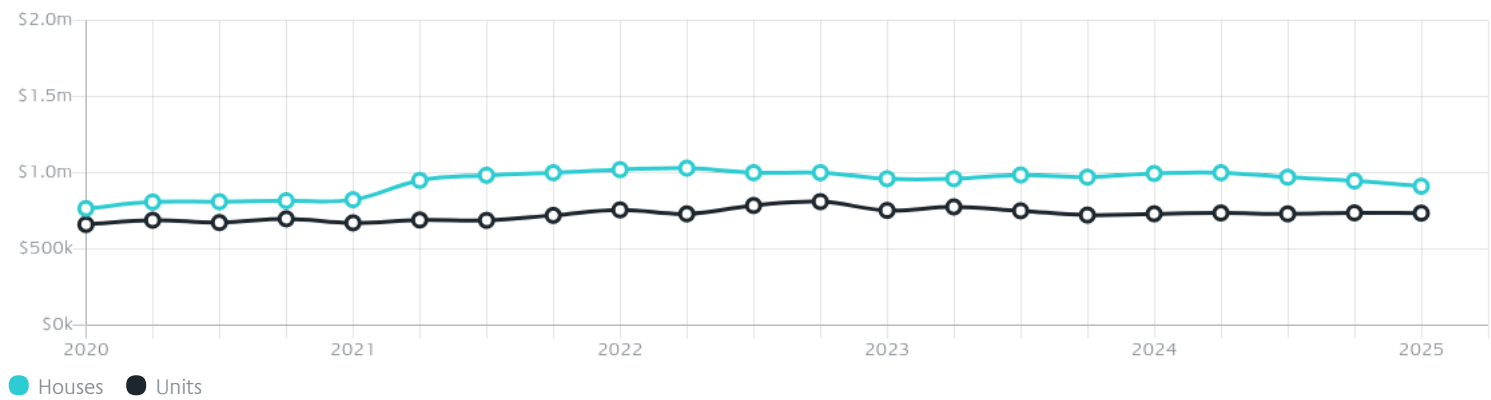
Median

\$735k

Quarterly Price Change

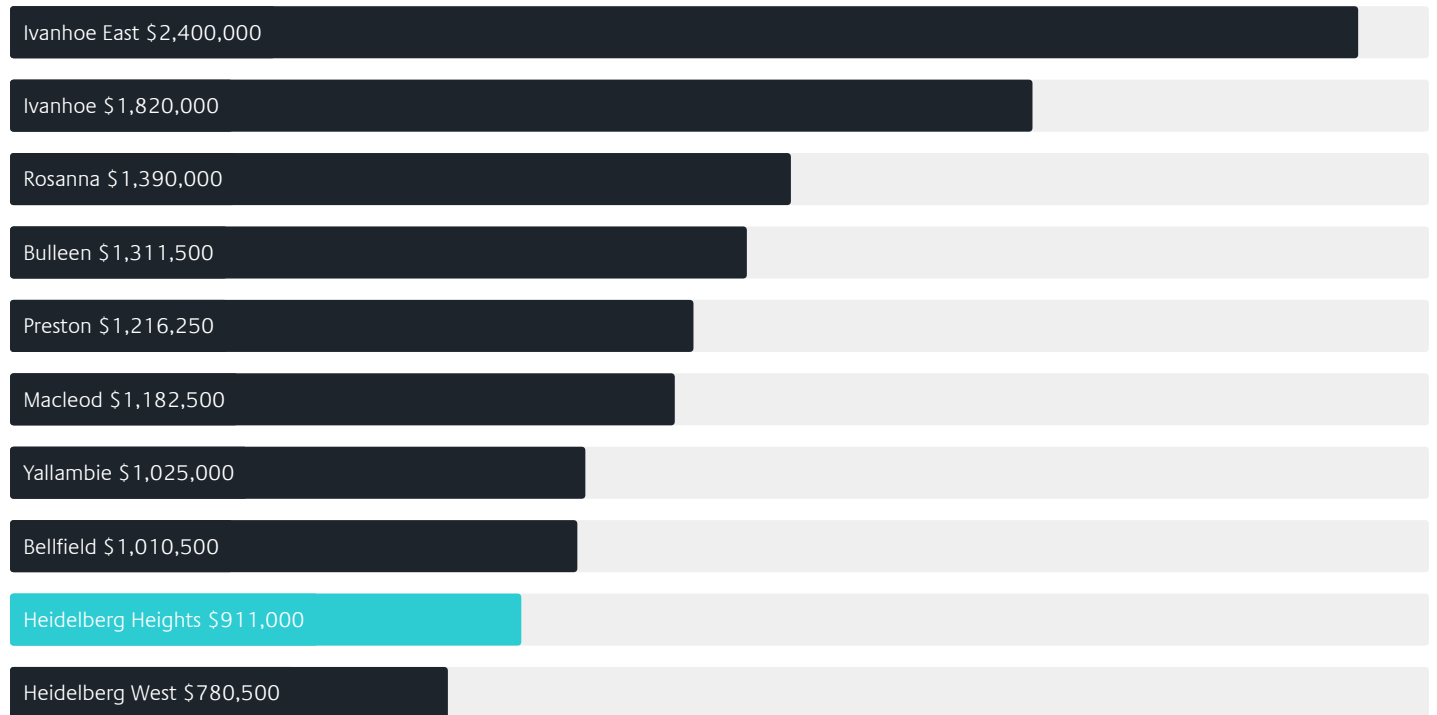
-0.20% ↓

Quarterly Price Change*

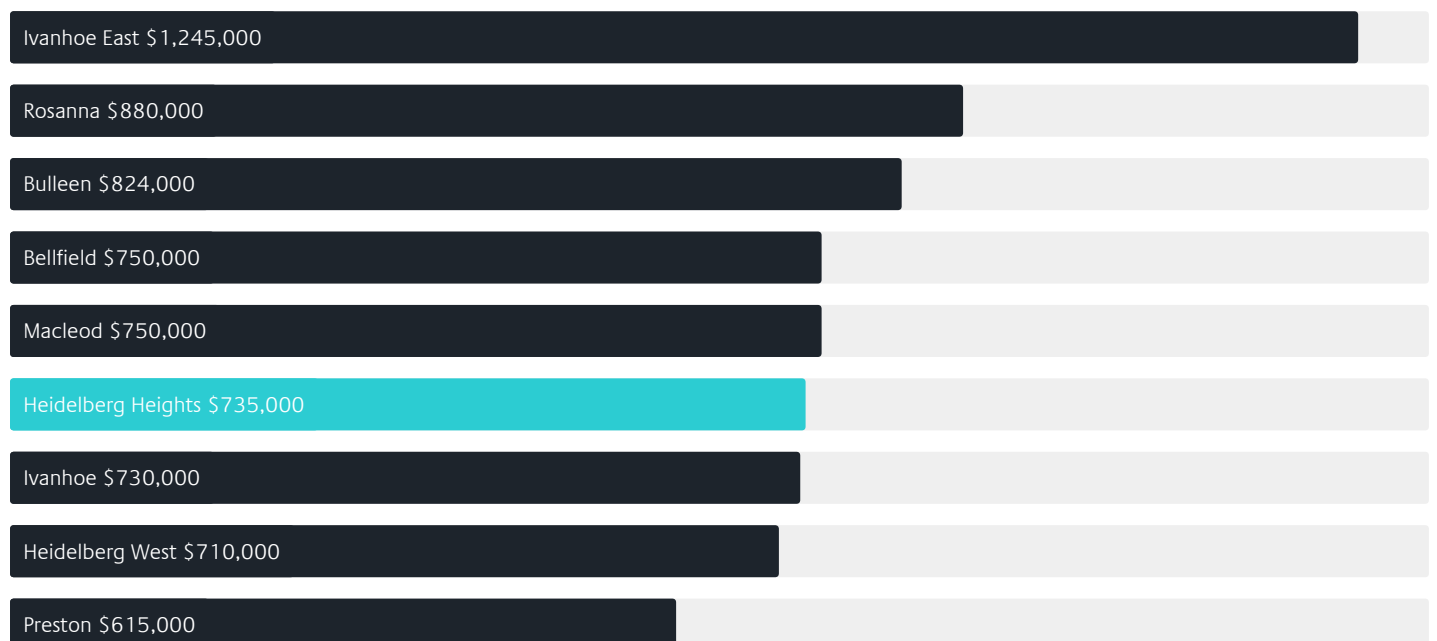


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 27%
● Private 73%

Auction Clearance Rate*

81.25%

Median Days on Market^

26 days

Average Hold Period*

6.3 years

Insights

Dwelling Type^



● Houses 62% ● Units 38%

Ownership^



● Owned Outright 26% ● Mortgaged 35% ● Rented 39%

Population^

6,758

Median Asking Rent per week*

\$580

Population Growth^

11.02%

Rental Yield*

2.96%

Median Age^









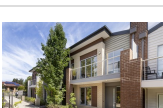

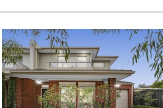
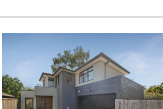
35 years

Median Household Size^













2.3 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

Address	Bedrooms	Type	Price	Sold
 1/178 Porter Rd Heidelberg Heights	3	House	\$856,000	12 Apr 2025
 2/48 St Hellier St Heidelberg Heights	2	Unit	\$711,000	12 Apr 2025
 30 Outhwaite Rd Heidelberg Heights	3	House	\$1,000,000	31 Mar 2025
 48 Gotha St Heidelberg Heights	3	House	\$830,000	27 Mar 2025
 15 Porter Rd Heidelberg Heights	3	House	\$975,000	24 Mar 2025
 57 Dresden St Heidelberg Heights	4	House	\$2,250,000	22 Mar 2025
 3/39 Mcewan Rd Heidelberg Heights	2	Townhouse	\$600,000	22 Mar 2025
 32 Mcewan Rd Heidelberg Heights	2	House	\$703,000	22 Mar 2025
 5 Weinberg Wlk Heidelberg Heights	4	House	\$955,000	22 Mar 2025
 585 Upper Heidelberg Rd Heidelberg Heights	3	House	\$990,000	22 Mar 2025
 52 Collins St Heidelberg Heights	3	House	\$840,000	21 Mar 2025
 3/79 Waiora Rd Heidelberg Heights	3	Townhouse	\$955,000	20 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/156 Northern Rd HEIDELBERG HEIGHTS	2	Apartment	\$450,000	16 Mar 2025
 2/1 Eden St Heidelberg Heights	2	Flat/Unit/Apartment	\$385,000	16 Mar 2025
 1/24 Mcewan Rd Heidelberg Heights	2	Strata Unit/Flat	\$617,500	14 Mar 2025
 1/24 Bamfield Rd Heidelberg Heights	2	Strata Unit/Flat	\$720,000	13 Mar 2025
 43 Dresden St Heidelberg Heights	2	Apartment	\$608,500	12 Mar 2025
 74 Outhwaite Rd Heidelberg Heights	3	House	\$860,000	05 Mar 2025
 52 Haig St Heidelberg Heights	3	Townhouse	\$835,000	01 Mar 2025
 1/15 Mcewan Rd Heidelberg Heights	3	House	\$815,000	01 Mar 2025
 2 Spencer St Heidelberg Heights	3	House	\$883,000	28 Feb 2025
 51 Marie Av Heidelberg Heights	3	House	\$770,000	26 Feb 2025
 46 Haig St Heidelberg Heights	3	Townhouse	\$821,000	26 Feb 2025
 90 Altona St Heidelberg Heights	3	House	\$948,000	24 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/38 Southern Rd Heidelberg Heights	3	Townhouse	\$720,000	22 Feb 2025
 13 Terry St Heidelberg Heights	1	House	\$830,000	22 Feb 2025
 4/16 Altona St Heidelberg Heights	3	Townhouse	\$763,000	21 Feb 2025
 2/22 Mcewan Rd Heidelberg Heights	2	Strata Unit/Flat	\$560,000	20 Feb 2025
 1 Mcewan Rd Heidelberg Heights	2	Townhouse	\$720,000	20 Feb 2025
 2/65 Outhwaite Rd Heidelberg Heights	3	Townhouse	\$820,000	19 Feb 2025
 2/147 Waiora Rd Heidelberg Heights	2	Townhouse	\$726,000	18 Feb 2025
 3/22 Mcewan Rd Heidelberg Heights	2	Strata Unit/Flat	\$565,000	18 Feb 2025
 72 Southern Rd Heidelberg Heights	3	House	\$865,000	15 Feb 2025
 12/23 McEwan Rd Heidelberg Heights	2	Villa	\$656,500	14 Feb 2025
 1/478 Waterdale Rd Heidelberg Heights	2	Townhouse	\$518,000	14 Feb 2025
 1/29 St Hellier St Heidelberg Heights	4	Townhouse	\$1,211,500	12 Feb 2025



Ivanhoe Office
153 Upper Heidelberg Road, Ivanhoe
03 9499 7992

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* 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.