

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$768k**

Quarterly Price Change

**5.13% ↑**

## Median Unit Price\*

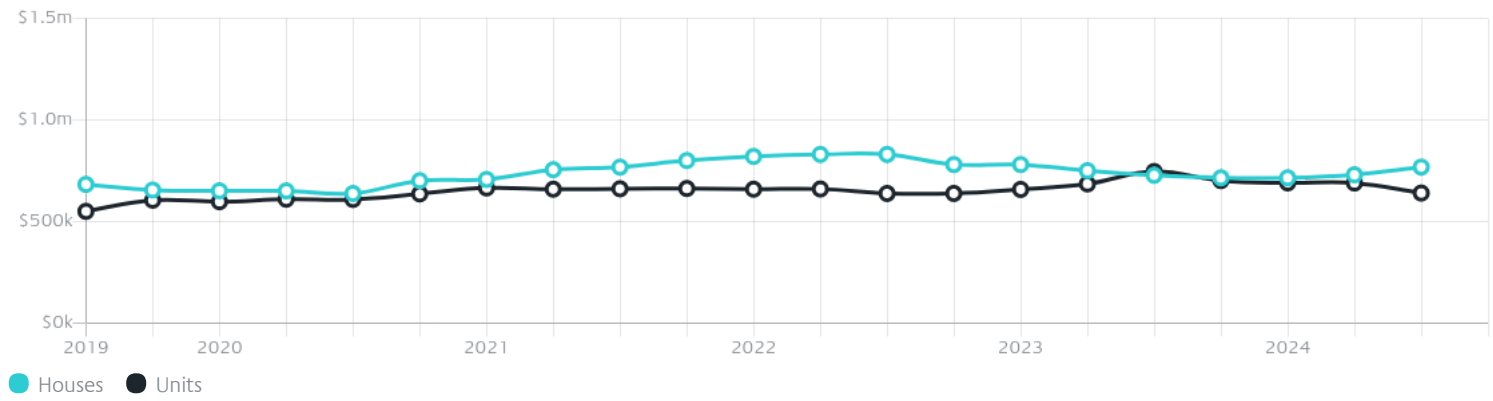
Median

**\$640k**

Quarterly Price Change

**-7.17% ↓**

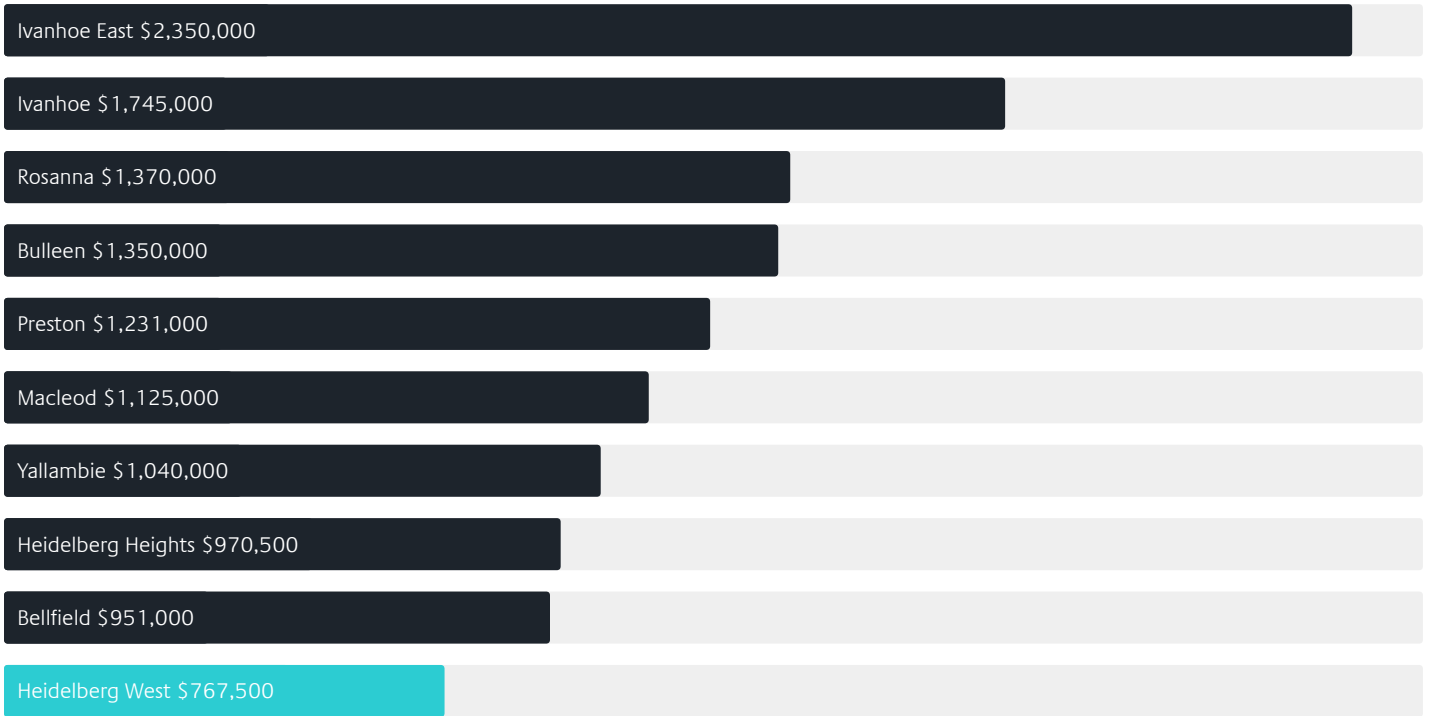
## Quarterly Price Change\*



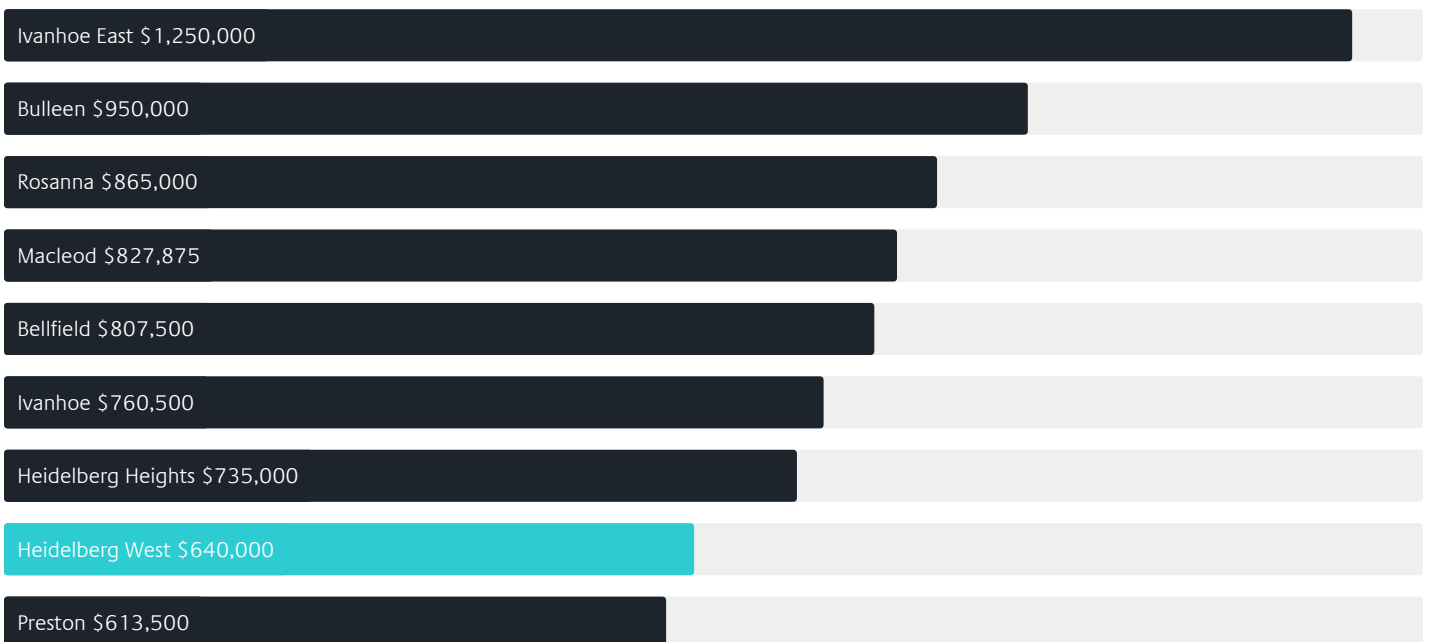
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 50%  
● Private 50%

## Auction Clearance Rate\*

53.33%

## Median Days on Market^

37 days

## Average Hold Period\*

5.3 years

# Insights

## Dwelling Type^



● Houses 56% ● Units 44%

## Ownership^



● Owned Outright 18% ● Mortgaged 30% ● Rented 52%

## Population^

5,252

## Median Asking Rent per week\*

\$535

## Population Growth^

-5.28%

## Rental Yield\*

3.63%

## Median Age^













35 years

## Median Household Size^











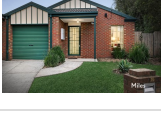

2.3 people

# Sold Properties~










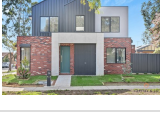
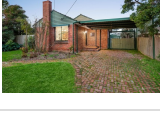

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 35 Brunei Cr Heidelberg West	4	House	\$840,000	14 Dec 2024
 254 Liberty Pde Heidelberg West	4	House	\$689,000	03 Dec 2024
 4/4 Kanimbla Ct Heidelberg West	2	Townhouse	\$568,000	02 Dec 2024
 23 South Cr Heidelberg West	4	House	\$920,000	28 Nov 2024
 471 Waterdale Rd HEIDELBERG WEST	4	House	\$758,000	19 Nov 2024
 29 Pacific Dr Heidelberg West	3	House	\$715,000	18 Nov 2024
 11 Redwood St Heidelberg West	3	House	\$781,000	14 Nov 2024
 6/20 Setani Cr Heidelberg West	4	Flat/Unit/Apartment	\$568,000	04 Nov 2024
 3 Kokoda St Heidelberg West	4	House	\$1,060,000	04 Nov 2024
 134 Southern Rd Heidelberg West	3	House	\$755,000	02 Nov 2024
 18 Larissa St Heidelberg West	3	House	\$670,000	30 Oct 2024
 3 Buna St Heidelberg West	3	House	\$595,000	29 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 10 Borneo Ct HEIDELBERG WEST	3	Townhouse	\$850,000	26 Oct 2024
 6 Pandanus Ct Heidelberg West	3	House	\$812,000	26 Oct 2024
 26 Ebony Pde Heidelberg West	2	House	\$750,000	24 Oct 2024
 1 / 5 Ambon Ct Heidelberg West	3	Townhouse	\$850,000	23 Oct 2024
 2 / 27 Ebony Pde Heidelberg West	3	Townhouse	\$777,000	19 Oct 2024
 3 / 10 North Cr Heidelberg West	2	Townhouse	\$650,000	16 Oct 2024
 13 Lae St Heidelberg West	2	House	\$788,000	15 Oct 2024
 3 / 2 Pandanus Ct Heidelberg West	2	Townhouse	\$665,000	12 Oct 2024
 1 / 352 Liberty Pde Heidelberg West	3	Strata Unit/Flat	\$780,000	09 Oct 2024
 1008 / 294a Bell St Heidelberg West	1	Strata Flat - Single OYO Flat	\$605,000	07 Oct 2024
 16 Kila St Heidelberg West	3	House	\$800,000	04 Oct 2024
 409 / 294b Bell St Heidelberg West	2	Strata Flat - Single OYO Flat	\$590,000	02 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Tarakan St Heidelberg West	4	House	\$808,000	26 Sep 2024
 585 Waterdale Rd Heidelberg West	4	House	\$630,000	23 Sep 2024
 2/355 Liberty Pde Heidelberg West	4	Townhouse	\$840,000	21 Sep 2024
 603/294a Bell St Heidelberg West	2	Strata Flat - Single OYO Flat	\$600,000	20 Sep 2024
 296 Oriel Rd Heidelberg West	2	House	\$710,000	19 Sep 2024
 76 Pacific Dr Heidelberg West	3	House	\$650,000	18 Sep 2024
 1/199 Liberty Pde Heidelberg West	3	Unit	\$590,000	13 Sep 2024
 710/294b Bell St Heidelberg West	2	Strata Flat - Single OYO Flat	\$492,000	11 Sep 2024
 6/7 Cypress St Heidelberg West	3	Flat/Unit/Apartment	\$720,000	07 Sep 2024
 58 Tobruk Av Heidelberg West	2	Townhouse	\$802,500	01 Sep 2024
 17 North Cr Heidelberg West	2	House	\$850,000	30 Aug 2024
 608/294b Bell St Heidelberg West	1	Strata Flat - Single OYO Flat	\$465,000	30 Aug 2024

# Jellis Craig

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

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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