

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$781k**

Quarterly Price Change

**0.38% ↑**

## Median Unit Price\*

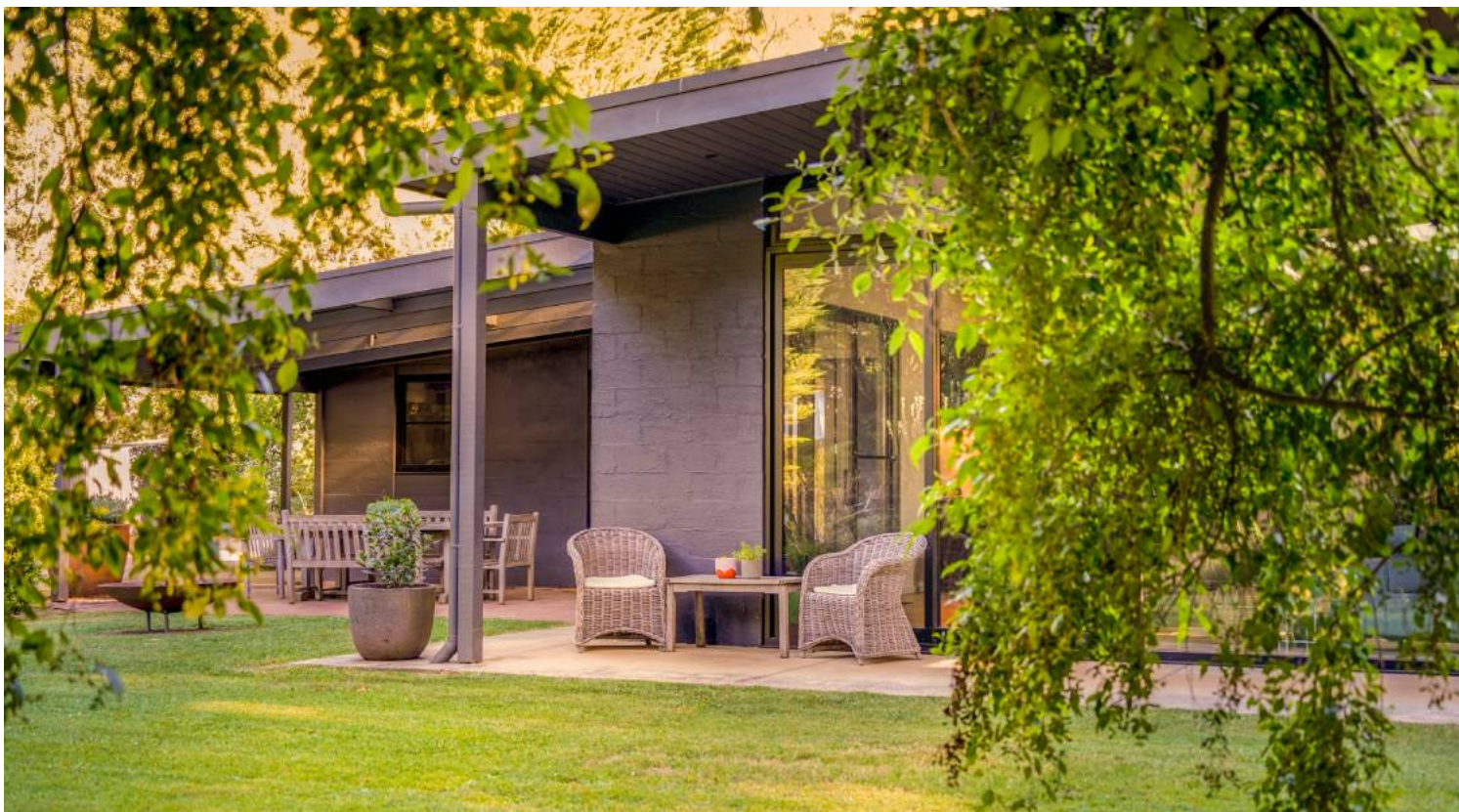
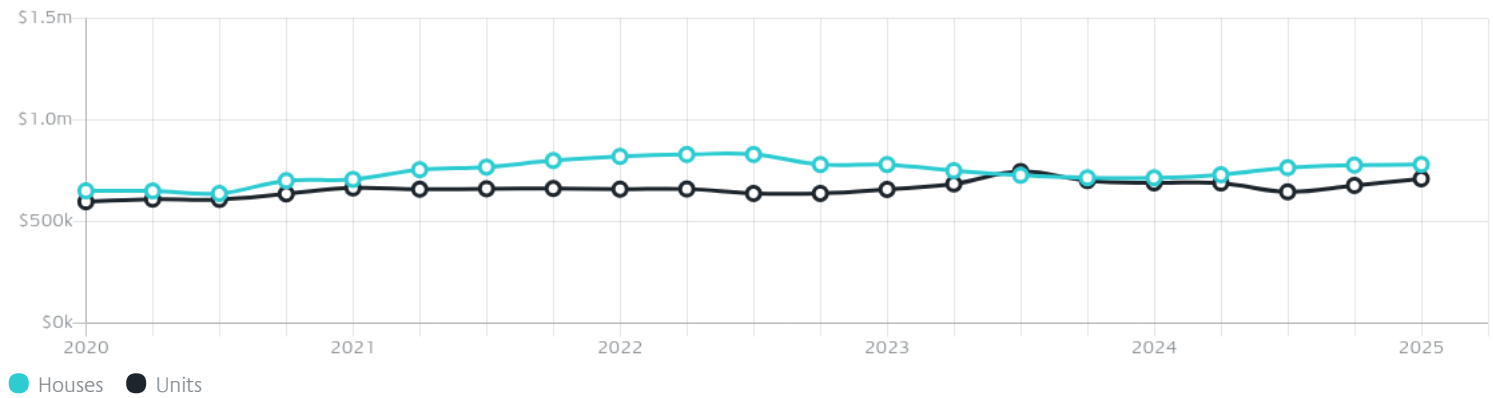
Median

**\$710k**

Quarterly Price Change

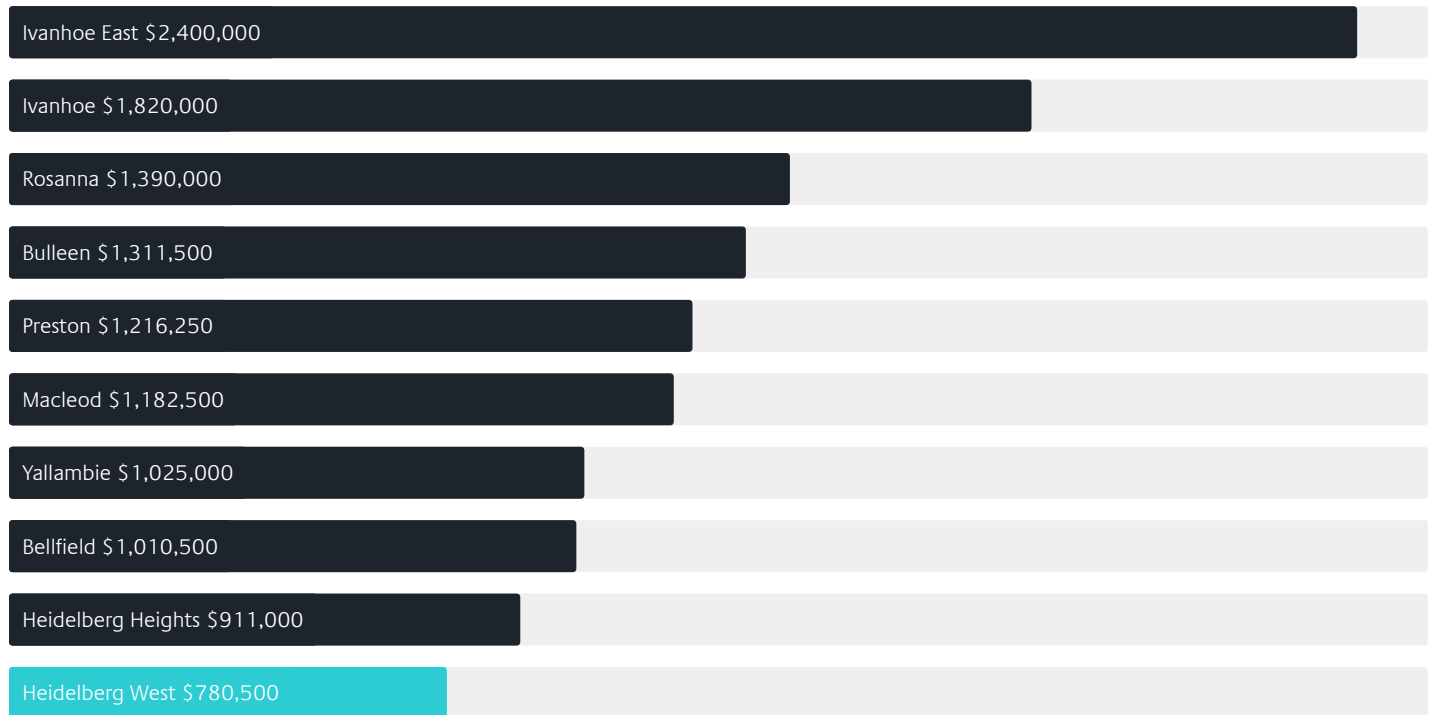
**4.79% ↑**

## Quarterly Price Change\*

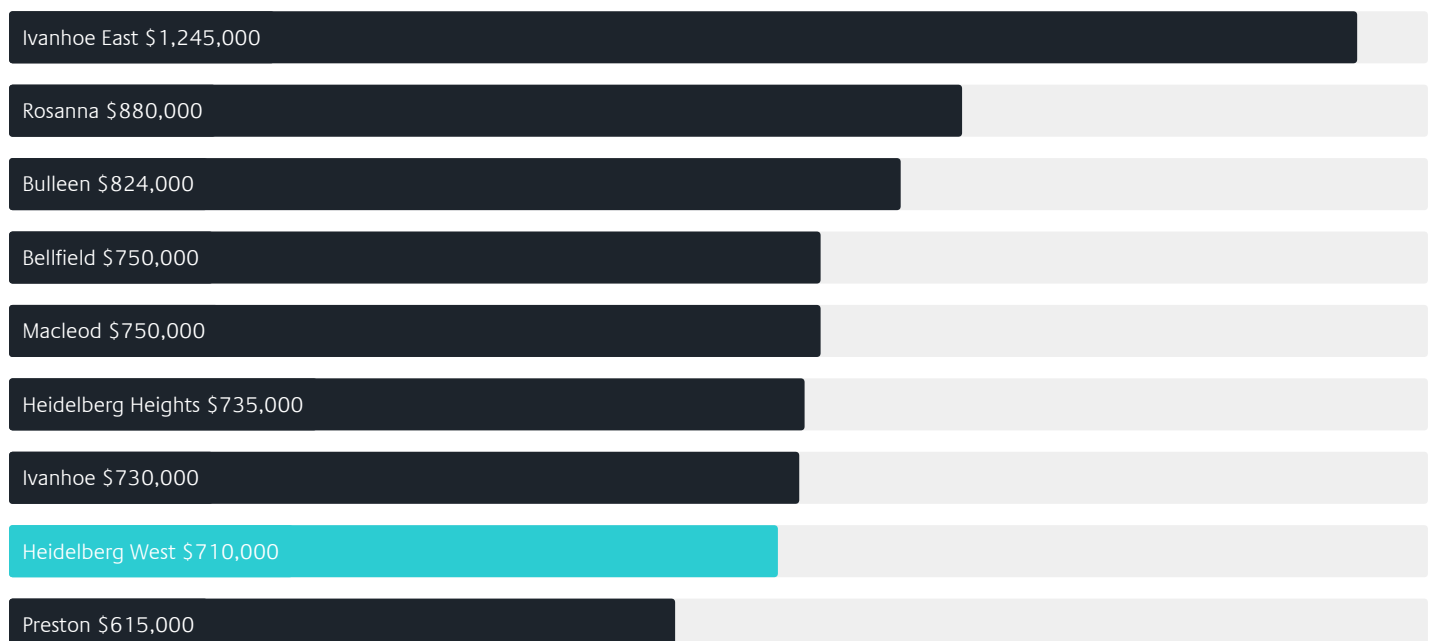


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 38%  
● Private 63%

Auction Clearance Rate\*

58.33%

Median Days on Market^

30 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\*

\$520

Population Growth^

-5.28%

Rental Yield\*

3.63%

Median Age^










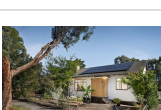

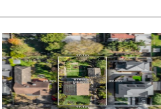
35 years

Median Household Size^











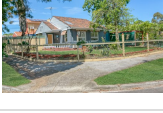

2.3 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











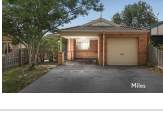

Address	Bedrooms	Type	Price	Sold
 9 Carbeena Pde Heidelberg West	3	House	\$1,120,000	26 Jun 2025
 4 Calola St Heidelberg West	3	House	\$840,000	18 Jun 2025
 39 Alamein Rd Heidelberg West	3	House	\$828,000	18 Jun 2025
 1 / 14 Catalina St Heidelberg West	2	Townhouse	\$630,000	16 Jun 2025
 25 Coomalie Cr Heidelberg West	4	Townhouse	\$940,000	16 Jun 2025
 4/20 Setani Cr Heidelberg West	2	Townhouse	\$580,000	16 Jun 2025
 505 Waterdale Rd Heidelberg West	3	House	\$822,500	11 Jun 2025
 175 Dougharty Rd Heidelberg West	3	House	\$707,000	06 Jun 2025
 4 Bridgeford Ct Heidelberg West	3	House	\$665,000	04 Jun 2025
 369 Liberty Pde Heidelberg West	3	House	\$717,500	31 May 2025
 278 Liberty Pde Heidelberg West	3	House	\$765,000	31 May 2025
 29 Timor Pde Heidelberg West	2	House	\$850,000	31 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/118 Southern Rd Heidelberg West	4	Townhouse	\$790,000	29 May 2025
 2/5 Ceram Ct Heidelberg West	3	Townhouse	\$850,000	22 May 2025
 9 Timor Pde Heidelberg West	3	House	\$740,000	09 May 2025
 46 Coomalie Cr Heidelberg West	2	House	\$770,000	06 May 2025
 707/294b Bell St Heidelberg West	1	Strata Flat - Single OYO Flat	\$459,000	05 May 2025
 2/515 Waterdale Rd Heidelberg West	3	Strata Unit/Flat	\$860,000	01 May 2025
 3/489 Waterdale Rd Heidelberg West	2	Townhouse	\$680,000	17 Apr 2025
 9 Buna St Heidelberg West	2	House	\$832,500	14 Apr 2025
 18 Tobruk Av Heidelberg West	3	House	\$738,888	14 Apr 2025
 3/9 Exeter Ct Heidelberg West	2	Unit	\$515,000	12 Apr 2025
 8 Cypress St Heidelberg West	3	House	\$750,000	10 Apr 2025
 2/41 Morotai Pde Heidelberg West	3	Townhouse	\$800,000	09 Apr 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 33 Alamein Rd Heidelberg West	3	House	\$700,000	05 Apr 2025
 7/294b Bell St Heidelberg West	1	Strata Flat - Single OYO Flat	\$445,000	01 Apr 2025
 2 Malahang Pde HEIDELBERG WEST	3	House	\$712,000	01 Apr 2025
 1a Calola St Heidelberg West	3	Townhouse	\$690,000	31 Mar 2025
 2/251 Oriol Rd Heidelberg West	2	Townhouse	\$580,000	29 Mar 2025
 10 Setani Cr Heidelberg West	3	Townhouse	\$855,000	28 Mar 2025
 4/10 Blackwood Pde Heidelberg West	2	Flat/Unit/Apartment	\$610,000	25 Mar 2025
 69 Pacific Dr Heidelberg West	3	House	\$638,000	22 Mar 2025
 7 Midway St Heidelberg West	3	House	\$610,000	18 Mar 2025
 1/2 North Cr Heidelberg West	2	Townhouse	\$530,000	15 Mar 2025
 42 Catalina St Heidelberg West	3	House	\$730,000	15 Mar 2025
 4/173 Southern Rd Heidelberg West	2	Townhouse	\$550,000	15 Mar 2025



Ivanhoe Office  
153 Upper Heidelberg Road, Ivanhoe  
03 9499 7992

[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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