

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$781k

Quarterly Price Change

0.38% ↑

Median Unit Price*

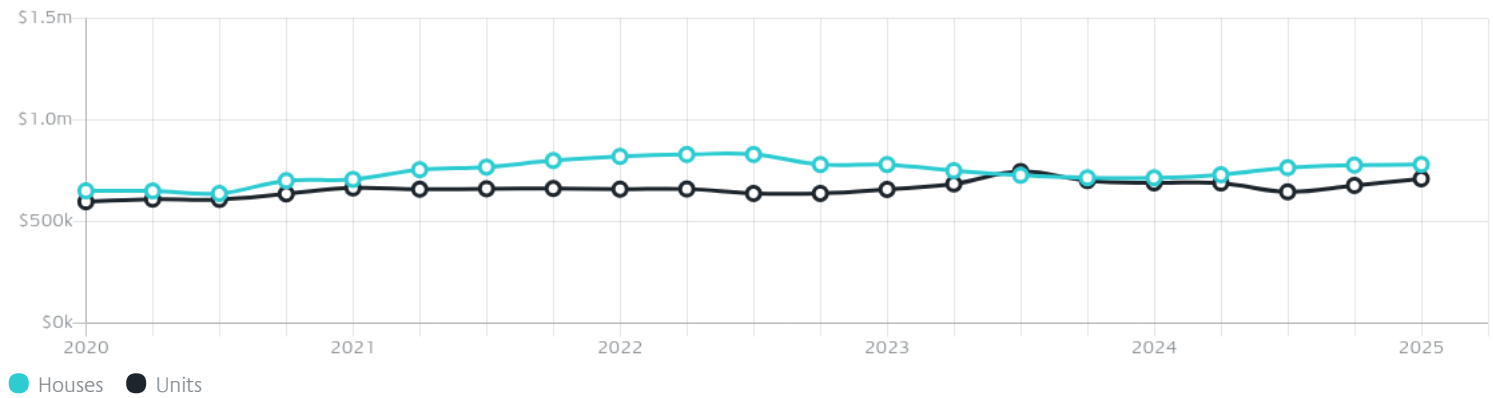
Median

\$710k

Quarterly Price Change

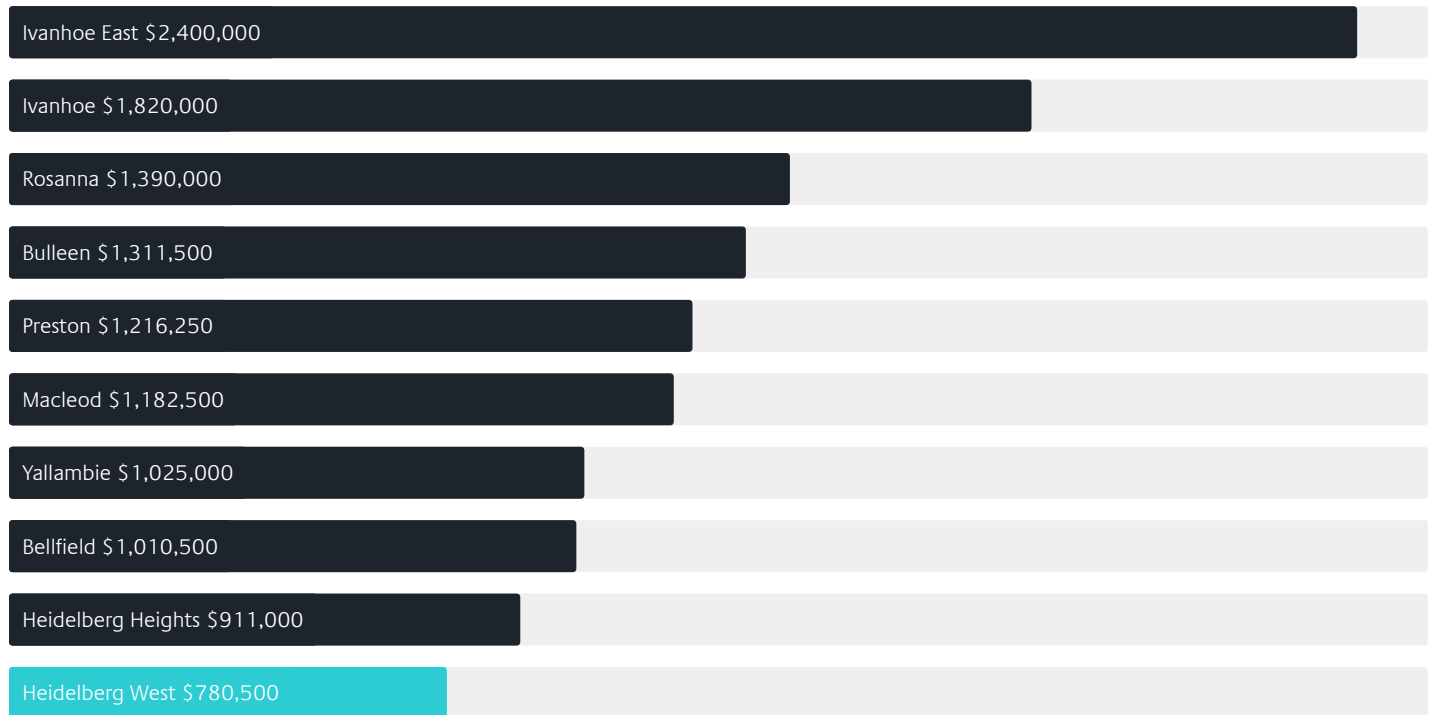
4.79% ↑

Quarterly Price Change*

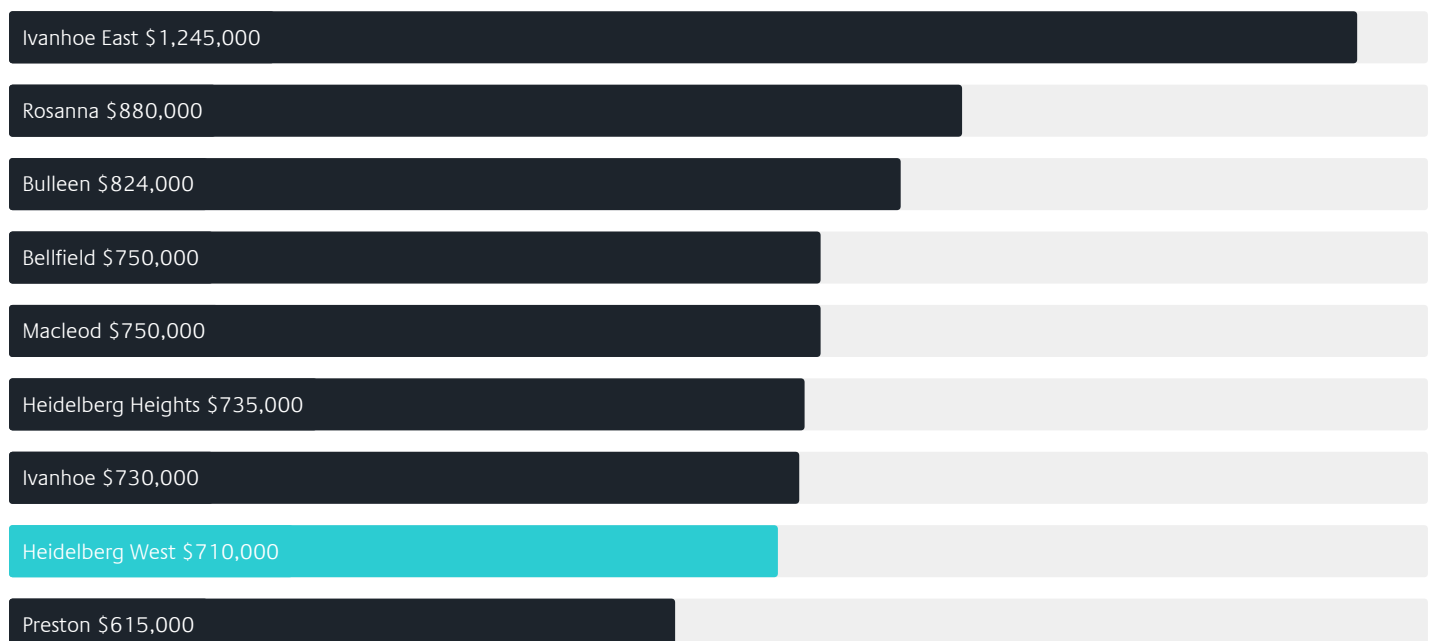


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

61.54%

Median Days on Market^

27 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^







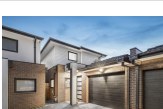


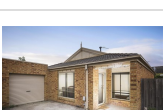

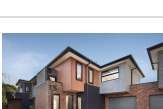
35 years

Median Household Size^









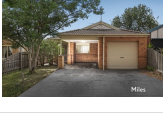

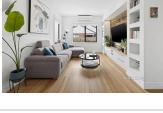

2.3 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 29 Timor Pde Heidelberg West	2	House	\$850,000	31 May 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
 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
 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
 2 Malahang Pde HEIDELBERG WEST	3	House	\$712,000	01 Apr 2025
 1a Calola St Heidelberg West	3	Townhouse	\$690,000	31 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
 1/205 Southern Rd Heidelberg West	2	Unit	\$740,000	13 Mar 2025
 405/294b Bell St Heidelberg West	2	Strata Flat - Single OYO Flat	\$575,000	09 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 267 Oriel Rd Heidelberg West	3	House	\$865,000	04 Mar 2025
 3 Ambon Ct Heidelberg West	3	House	\$816,000	18 Feb 2025
 22 Ebony Pde Heidelberg West	3	House	\$1,030,000	17 Feb 2025
 2/21 Kokoda St Heidelberg West	2	Subdivided Unit/Villa/Townhouse	\$685,000	12 Feb 2025
 4/235 Oriel Rd Heidelberg West	4	Flat/Unit/Apartment	\$957,000	08 Feb 2025
 4/317 Liberty Pde Heidelberg West	3	Townhouse	\$777,000	28 Jan 2025
 312 Liberty Pde Heidelberg West	3	House	\$606,000	25 Jan 2025
 176 Oriel Rd Heidelberg West	4	House	\$830,000	25 Jan 2025
 2/235 Oriel Rd Heidelberg West	1	Flat/Unit/Apartment	\$695,000	22 Jan 2025
 2/5 Calola St Heidelberg West	4	Flat/Unit/Apartment	\$925,000	20 Jan 2025
 14 Satelberg Ct Heidelberg West	2	House	\$800,800	16 Jan 2025
 29 Coomalie Cr HEIDELBERG WEST	3	House	\$811,000	10 Jan 2025



Ivanhoe Office
153 Upper Heidelberg Road, Ivanhoe
03 9499 7992

jelliscraig.com.au

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

* 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.