

# JellisCraig

MANIFOLD HEIGHTS

## Suburb Report

Know your neighbourhood.



MANIFOLD HEIGHTS SUBURB REPORT

Median House Price\*

Median

\$1.11m

Quarterly Price Change

-12.89% ↓

Median Unit Price\*

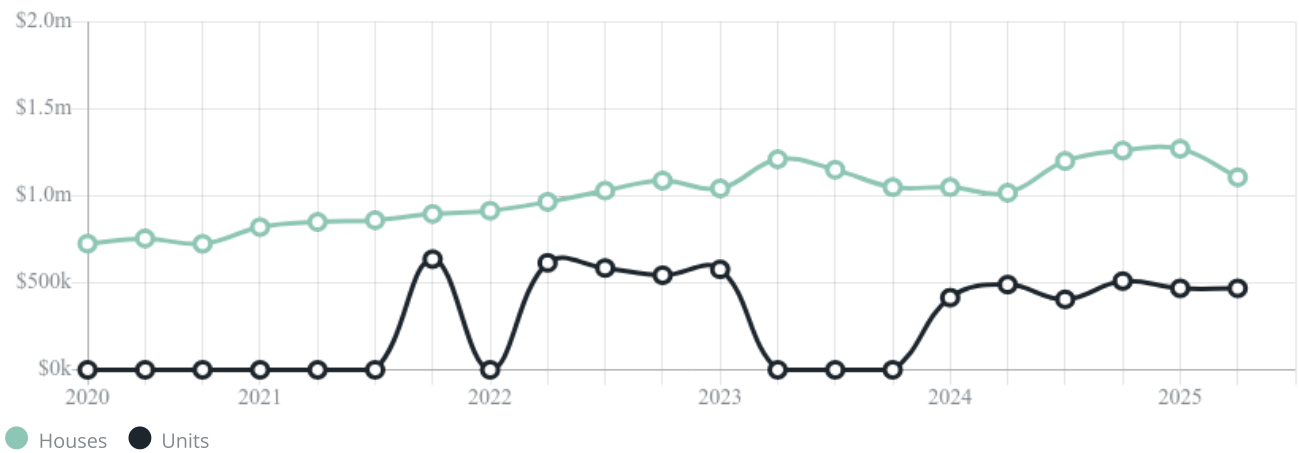
Median

\$468k

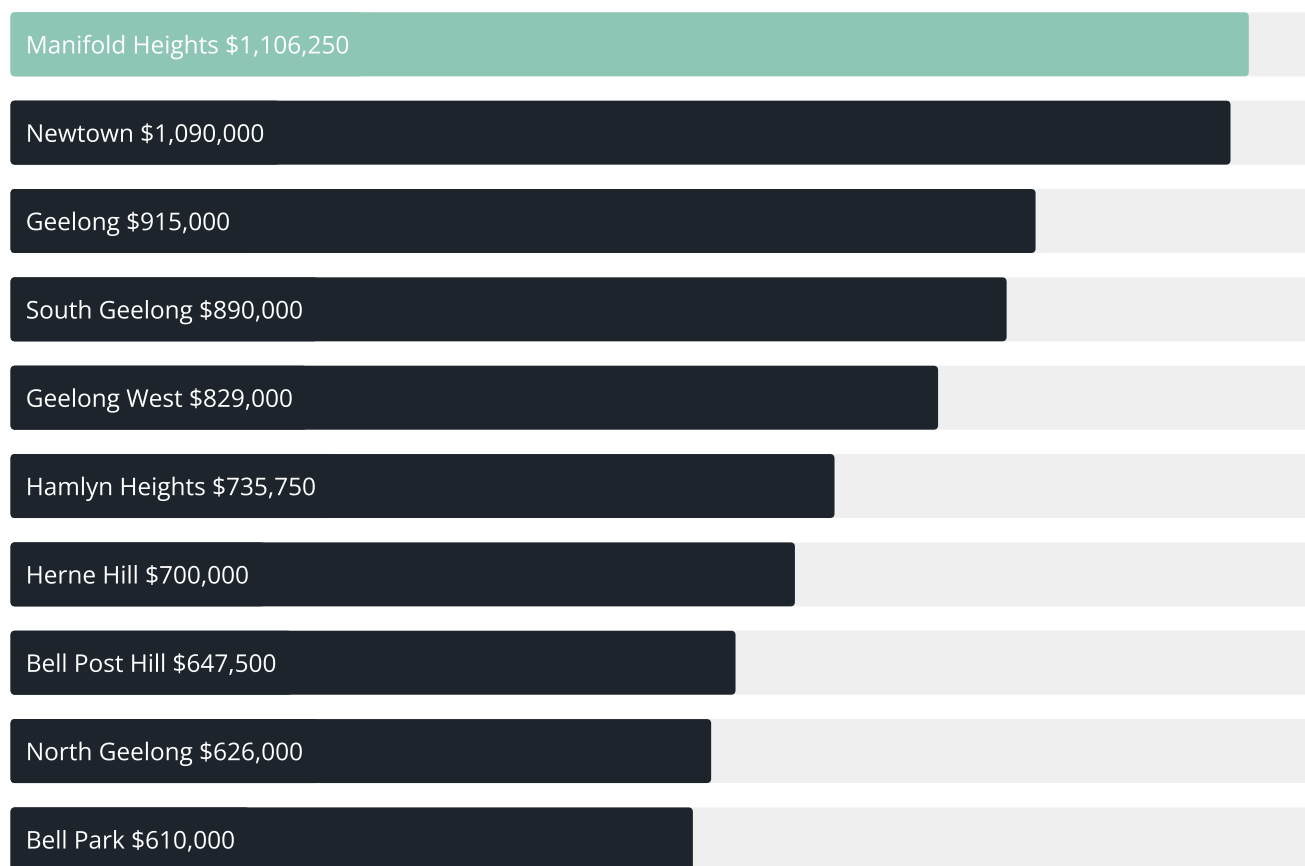
Quarterly Price Change

0.00% ↓

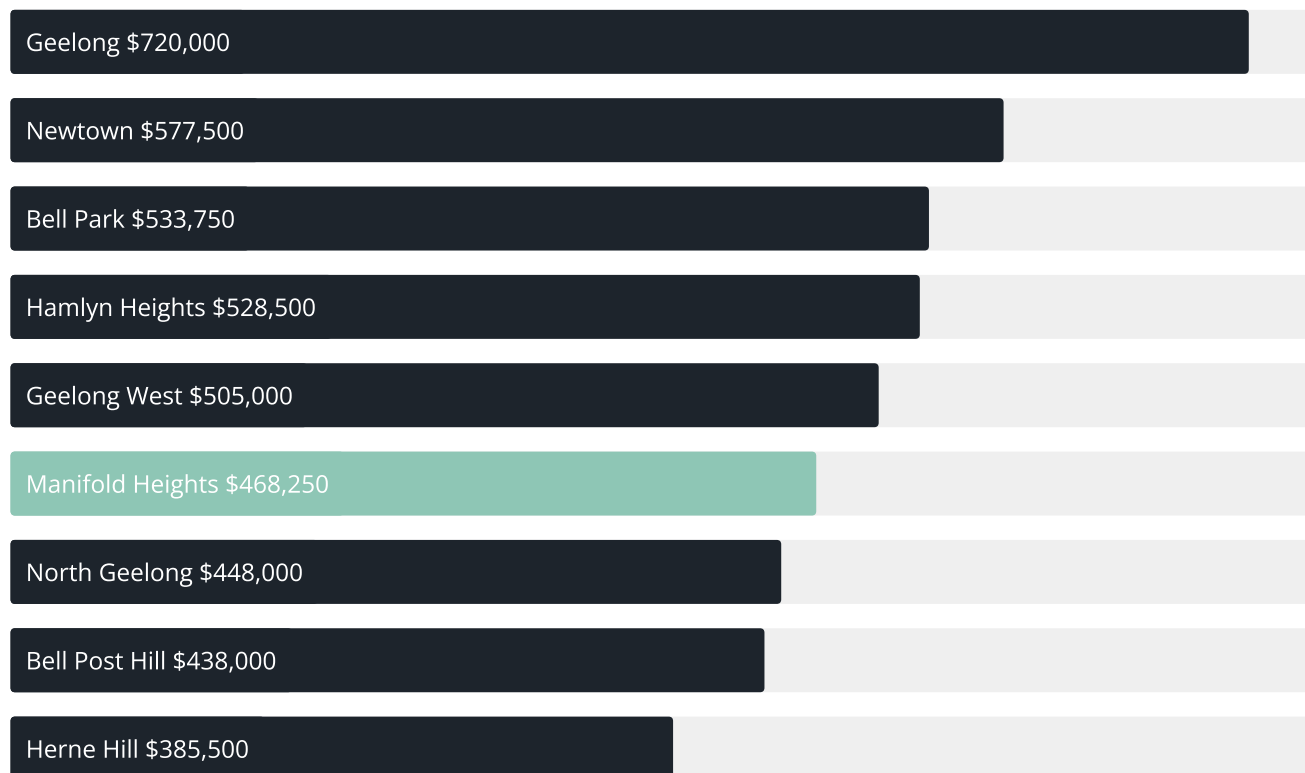
Quarterly Price Change\*



## Median House Sale Price\*



## Median Unit Sale Price\*



MANIFOLD HEIGHTS SUBURB REPORT

Sale Method\*



Auction Clearance Rate\*

100%

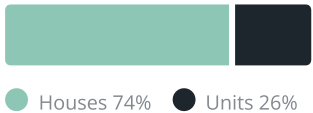
Median Days on Market^

43 days

Average Hold Period\*

8.5 years

Dwelling Type^



Ownership^



Population^

2,681

Median Asking Rent per week\*

\$500

Population Growth^

0

Rental Yield\*

2.13%

Median Age^











39 years

Median Household Size^











2.4 people

## MANIFOLD HEIGHTS SUBURB REPORT











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
 16 Girton Cr Manifold Heights	5	House	\$1,230,000	03 Jul 2025
 65 Shannon Av Manifold Heights	3	House	\$755,000	02 Jul 2025
 19 Calder St Manifold Heights	3	House	\$740,000	01 Jul 2025
 1/10 Oliver St Manifold Heights	2	Unit	\$368,000	25 Jun 2025
 3/13 Volum St Manifold Heights	2	Unit	\$400,000	23 Jun 2025
 34 Orr St Manifold Heights	2	House	\$645,000	06 Jun 2025
 2/19 Narmbool St Manifold Heights	2	Flat/Unit/Apartment	\$455,000	06 Jun 2025
 2/7 Calder St Manifold Heights	1	Flat/Unit/Apartment	\$697,500	05 Jun 2025
 21 Volum St MANIFOLD HEIGHTS	4	House	\$1,900,000	27 May 2025
 28 Sydenham Av Manifold Heights	4	House	\$1,160,000	23 May 2025

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/211-213 Church St Manifold Heights	3	Unit	\$580,000	22 May 2025
 12A Roxby St Manifold Heights	2	House	\$686,000	17 May 2025
 4 Purrumbete Av Manifold Heights	5	House	\$3,150,000	16 May 2025
 2 Airey Av Manifold Heights	3	House	\$1,210,000	08 May 2025
 41 Wimmera Av Manifold Heights	4	House	\$1,887,500	07 May 2025
 2/57 Shannon Av Manifold Heights	1	Unit	\$301,000	06 May 2025
 1/215 Church St Manifold Heights	2	Unit	\$530,000	11 Apr 2025
 97 Shannon Av Manifold Heights	3	House	\$675,000	09 Apr 2025
 17 Calder St Manifold Heights	3	House	\$740,000	08 Apr 2025
 8 Girtton Cr Manifold Heights	3	House	\$1,506,000	08 Apr 2025

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Bostock Av Manifold Heights	5	House	\$2,250,000	03 Apr 2025
 167 Church St Manifold Heights	3	House	\$720,000	31 Mar 2025
 4/2 Breguet St Manifold Heights	2	Unit	\$426,500	21 Mar 2025
 2/320 Aberdeen St Manifold Heights	2	Unit	\$535,000	17 Mar 2025
 181 Shannon Av Manifold Heights	3	House	\$710,000	03 Mar 2025
 48 Calder St Manifold Heights	4	House	\$1,052,500	01 Mar 2025
 2/318 Aberdeen St Manifold Heights	2	Unit	\$550,000	20 Feb 2025
 24 Roxby St Manifold Heights	3	House	\$1,020,000	07 Feb 2025
 14 Purrumbete Av Manifold Heights	5	House	\$2,475,000	05 Feb 2025
 32 Minerva Rd Manifold Heights	4	House	\$827,500	05 Feb 2025



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Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months  
^ Updated daily for the past quarter  
~ Updated daily: 33 recent results.

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