

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

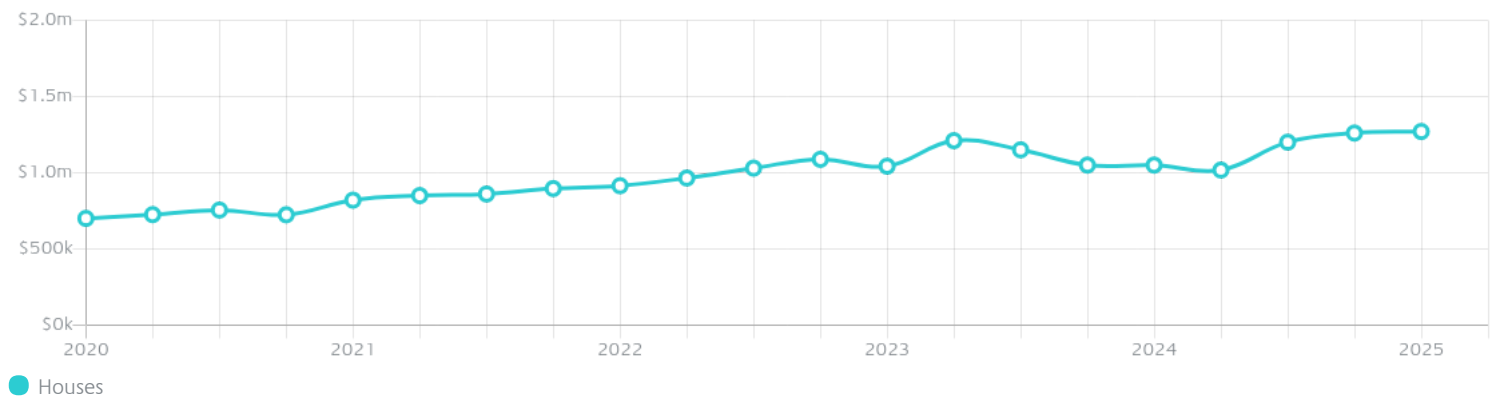
Median

\$1.27m

Quarterly Price Change

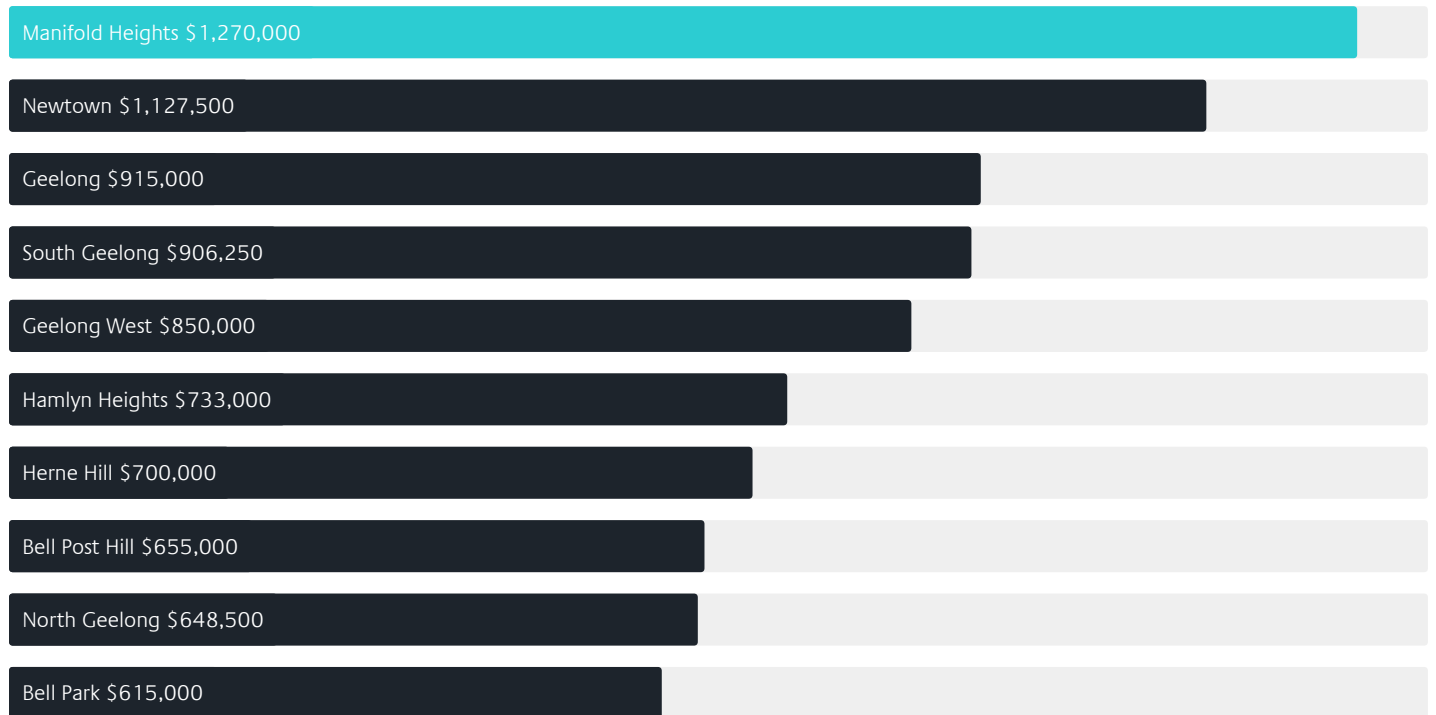
0.79% ↑

Quarterly Price Change*

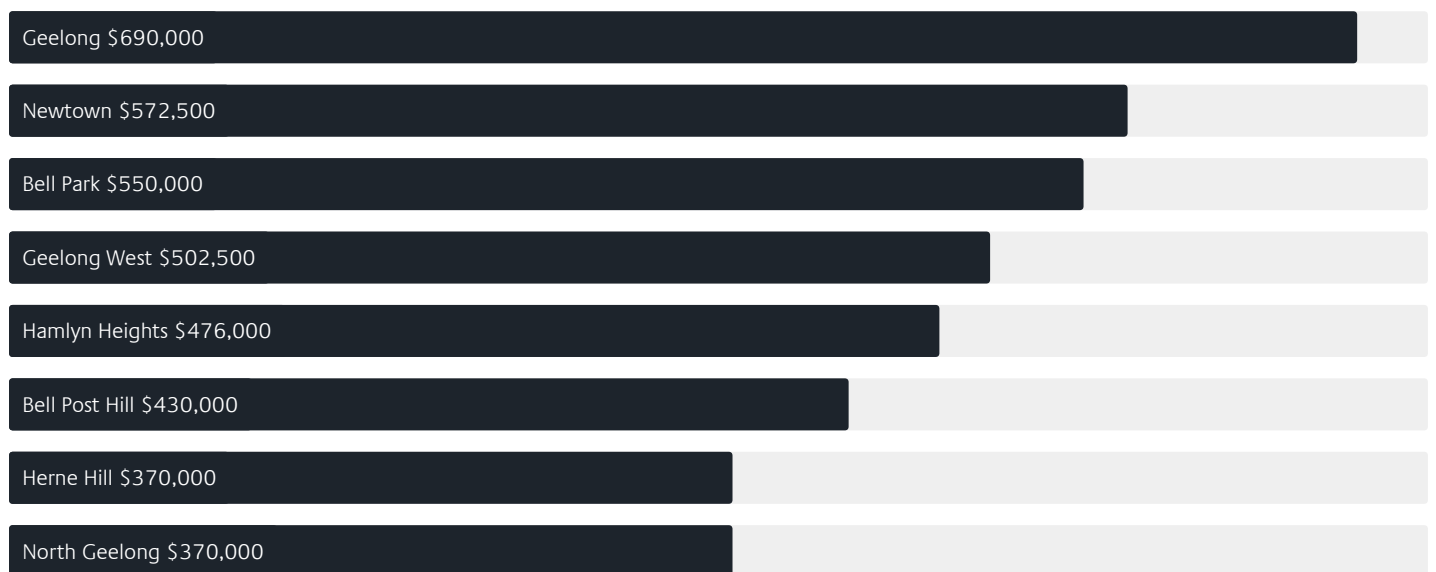


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 20%
● Private 80%

Auction Clearance Rate*

100%

Median Days on Market^

26 days

Average Hold Period*

8.5 years

Insights

Dwelling Type^



● Houses 74% ● Units 26%

Ownership^



● Owned Outright 34% ● Mortgaged 37% ● Rented 29%

Population^

2,681

Median Asking Rent per week*

\$490

Population Growth^

0

Rental Yield*

2.13%

Median Age^








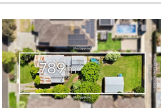

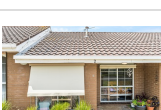

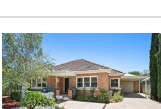
39 years

Median Household Size^











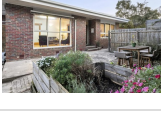

2.4 people

Sold Properties~










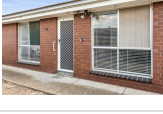


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 32 Minerva Rd Manifold Heights	4	House	\$827,500	05 Feb 2025
 2/46 Sydenham Av Manifold Heights	3	Flat/Unit/Apartment	\$320,000	25 Jan 2025
 1/63 Calder St Manifold Heights	1	Unit	\$340,000	06 Jan 2025
 24 Sydenham Av Manifold Heights	4	House	\$1,035,500	30 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Philip St Manifold Heights	3	House	\$730,000	24 Dec 2024
 20 Wimmera Av Manifold Heights	4	House	\$1,400,000	20 Dec 2024
 6/57 Shannon Av Manifold Heights	1	Flat/Unit/Apartment	\$260,000	20 Dec 2024
 3/10 Oliver St MANIFOLD HEIGHTS	2	Unit	\$365,000	18 Dec 2024
 189 Church St Manifold Heights	3	House	\$700,000	10 Dec 2024
 36 Bostock Av Manifold Heights	4	House	\$1,685,000	20 Nov 2024
 261 Autumn St Manifold Heights	3	House	\$1,280,000	07 Nov 2024
 2/310 Aberdeen St Manifold Heights	2	House	\$700,000	31 Oct 2024
 14a Sydenham Av MANIFOLD HEIGHTS	3	Townhouse	\$825,000	25 Oct 2024
 4 Lascelles Av Manifold Heights	3	House	\$960,000	24 Oct 2024
 2/10 Philip St Manifold Heights	2	Unit	\$510,000	05 Oct 2024
 8/197 Church St Manifold Heights	1	Flat/Unit/Apartment	\$315,000	18 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Narmbool St MANIFOLD HEIGHTS	5	House	\$2,125,000	07 Sep 2024
 7 Evelyn St MANIFOLD HEIGHTS	3	House	\$1,190,000	04 Sep 2024
 4/17 Lascelles Av Manifold Heights	2	Unit	\$350,000	29 Aug 2024
 25 Manifold St Manifold Heights	4	House	\$1,540,000	28 Aug 2024
 7 Herne St Manifold Heights	3	House	\$840,000	17 Aug 2024
 14b Sydenham Av Manifold Heights	3	House	\$800,000	09 Aug 2024
 22 Douglass St Manifold Heights	4	House	\$1,270,000	06 Aug 2024
 24 Purrumbete Av Manifold Heights	4	House	\$1,435,000	31 Jul 2024
 33 Bostock Av Manifold Heights	5	House	\$3,200,000	29 Jul 2024
 4/8 Orr St Manifold Heights	2	Unit	\$285,000	19 Jul 2024
 7 Roxby St Manifold Heights	3	House	\$1,350,000	27 Jun 2024
 35 Sydenham Av Manifold Heights	4	House	\$1,700,000	25 Jun 2024



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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.

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