

JellisCraig

MANIFOLD HEIGHTS

Suburb Report

Know your neighbourhood.



MANIFOLD HEIGHTS SUBURB REPORT

Median House Price*

Median

\$990k

Quarterly Price Change

-10.50% ↓

Median Unit Price*

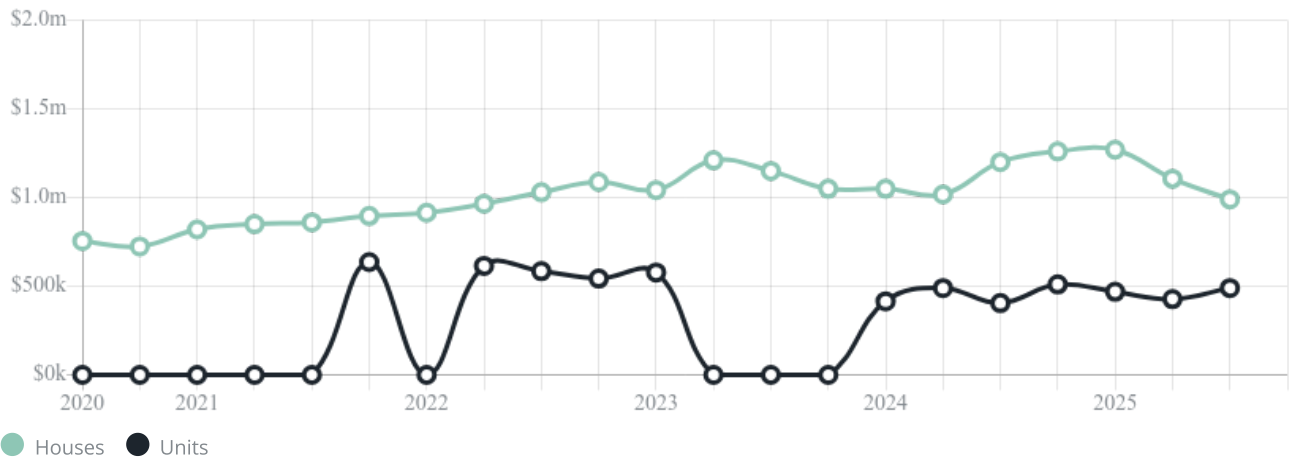
Median

\$490k

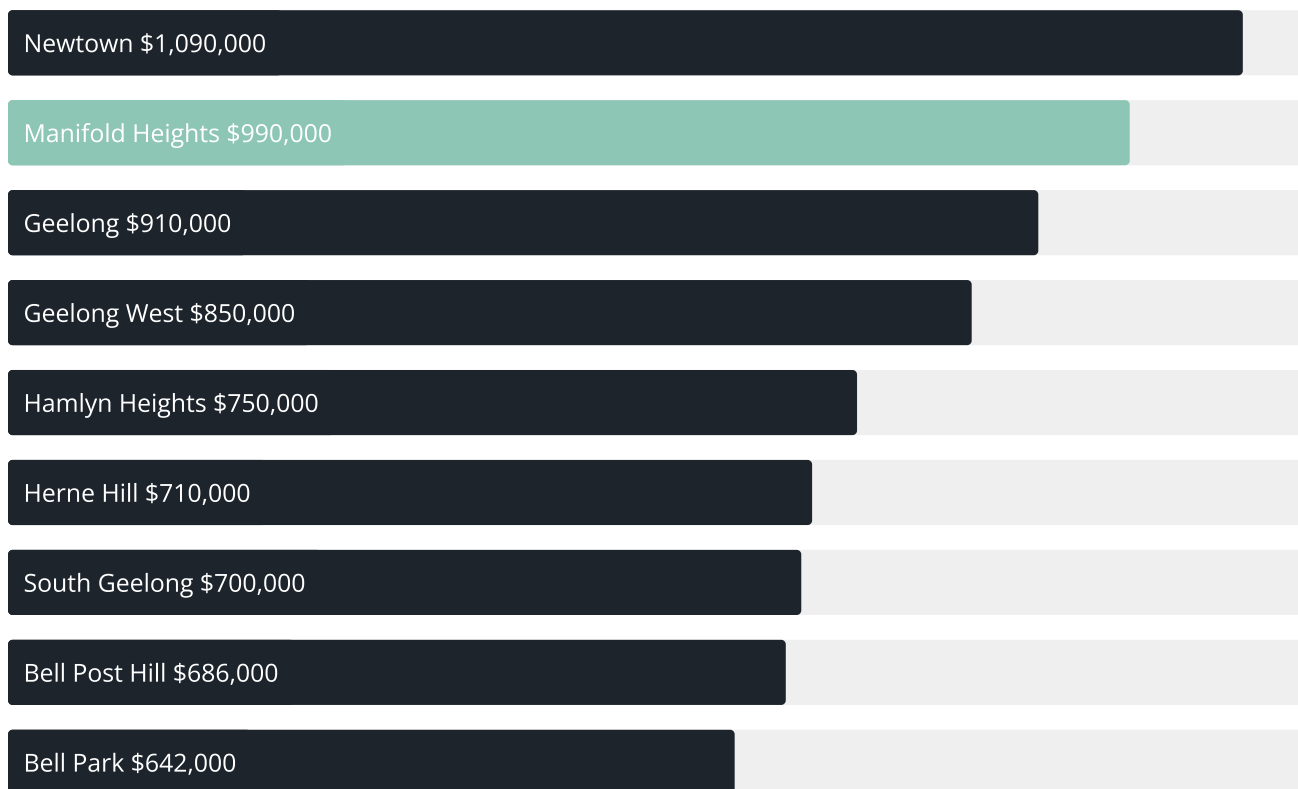
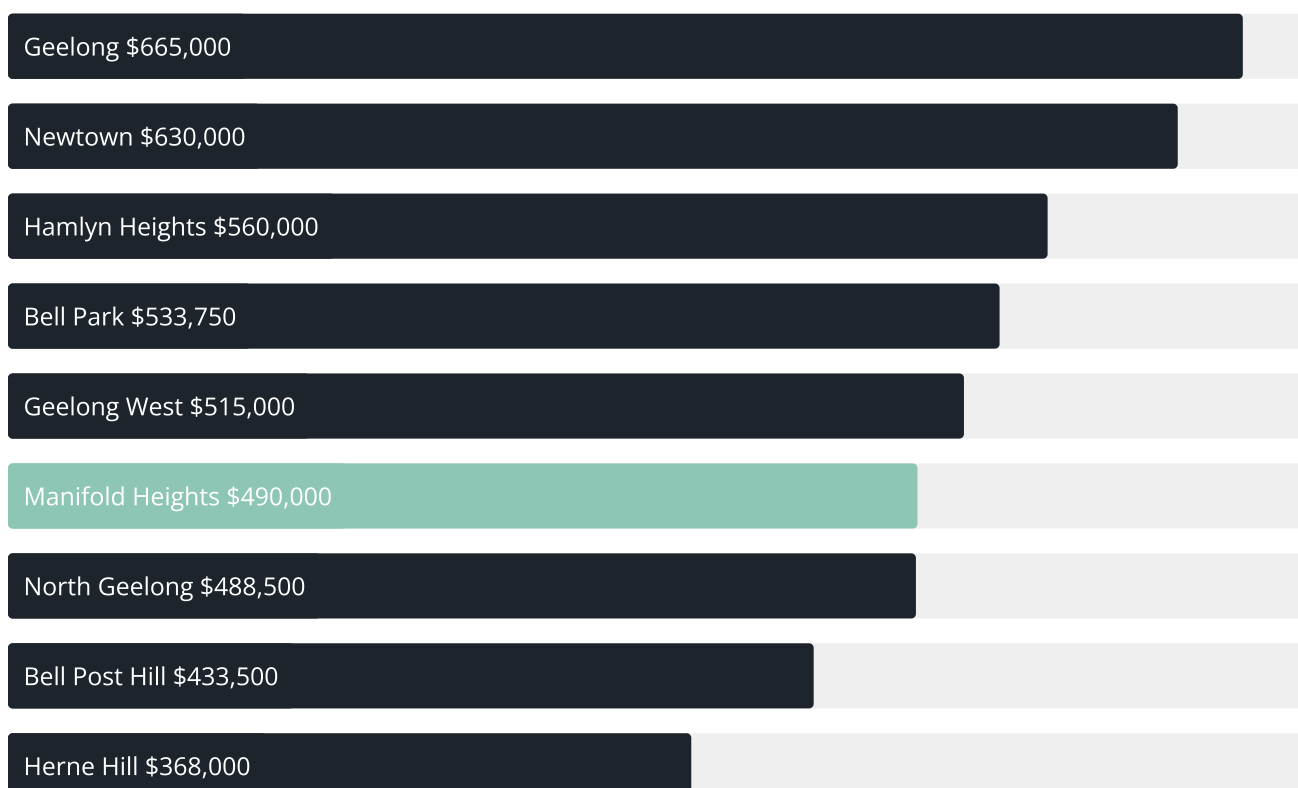
Quarterly Price Change

14.88% ↑

Quarterly Price Change*



MANIFOLD HEIGHTS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

MANIFOLD HEIGHTS SUBURB REPORT

Sale Method*



● Auction 20%

● Private 80%

Auction Clearance Rate*

100%

Median Days on Market^

30 days

Average Hold Period*

8.5 years

Dwelling Type^



● Houses 74%

● Units 26%

Ownership^



● Owned Outright 34%

● Mortgaged 37%

● Rented 29%

Population^

2,681

Median Asking Rent per week*

\$520

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

Address	Bedrooms	Type	Price	Sold
 1/9 Roxby St Manifold Heights	2	Unit	\$490,000	23 Oct 2025
 276 Autumn St Manifold Heights	3	House	\$890,000	18 Oct 2025
 9 Philip St Manifold Heights	3	House	\$1,200,000	04 Oct 2025
 33 Sydenham Av Manifold Heights	5	House	\$1,185,000	22 Sep 2025
 233 Shannon Av Manifold Heights	3	House	\$670,000	18 Sep 2025
 2/63 Calder St MANIFOLD HEIGHTS	1	Unit	\$392,000	13 Sep 2025
 291 Autumn St Manifold Heights	3	House	\$960,000	10 Sep 2025
 284 Autumn St Manifold Heights	3	House	\$725,000	06 Sep 2025
 3/40-42 Calder St Manifold Heights	1	Unit	\$359,000	23 Aug 2025
 3/40 Calder St Manifold Heights	1	Strata Unit/Flat	\$359,000	23 Aug 2025

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/15 Bostock Av Manifold Heights	2	Unit	\$490,000	18 Aug 2025
 2a Sydenham Av Manifold Heights	3	House	\$840,000	12 Aug 2025
 4/22 Roxby St Manifold Heights	2	Unit	\$511,000	06 Aug 2025
 85 Shannon Av Manifold Heights	4	House	\$845,000	02 Aug 2025
 3 Purrumbete Av Manifold Heights	3	House	\$920,000	02 Aug 2025
 187 Church St Manifold Heights	4	Flat/Unit/Apartment	\$636,000	18 Jul 2025
 47 Sydenham Av Manifold Heights	3	House	\$1,000,000	17 Jul 2025
 23 Volum St Manifold Heights	4	House	\$1,670,000	09 Jul 2025
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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