

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**6.55% ↑**

## Median Unit Price\*

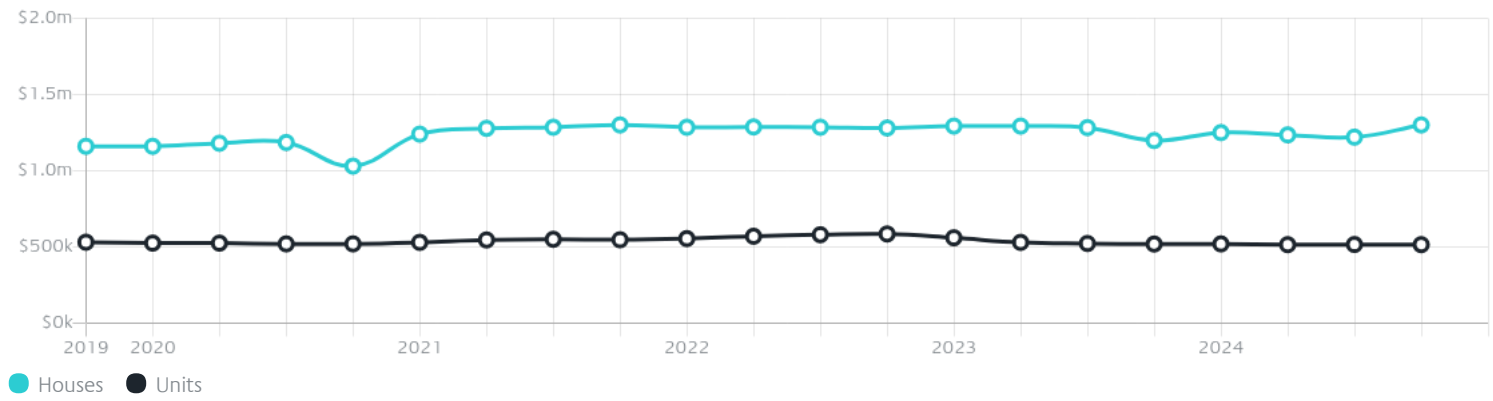
Median

**\$515k**

Quarterly Price Change

**-0.19% ↓**

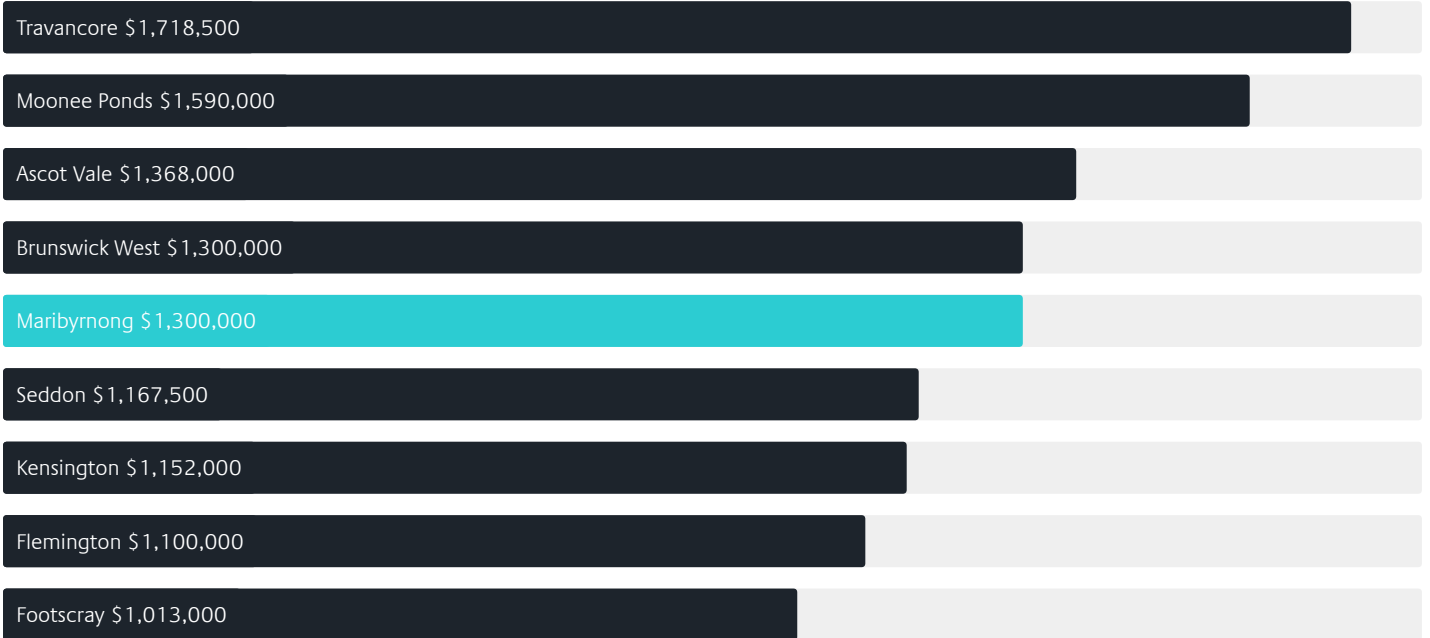
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 30%  
● Private 70%

Auction Clearance Rate\*

84.21%

Median Days on Market^

42 days

Average Hold Period\*

6.8 years

## Insights

Dwelling Type^



● Houses 34% ● Units 66%

Ownership^



● Owned Outright 28% ● Mortgaged 37% ● Rented 35%

Population^

12,573

Median Asking Rent per week\*

\$600

Population Growth^

2.92%

Rental Yield\*

2.56%

Median Age^











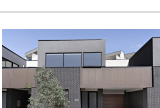

36 years

Median Household Size^












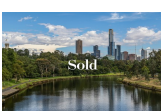
2.4 people

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

Address	Bedrooms	Type	Price	Sold
 105/7 Ordnance Res Maribyrnong	2	Apartment	\$460,000	29 Mar 2025
 20 Lillardia Av Maribyrnong	3	House	\$1,140,000	26 Mar 2025
 8 Birdwood St Maribyrnong	2	House	\$886,000	25 Mar 2025
 2 Leopold St Maribyrnong	4	House	\$1,450,000	24 Mar 2025
 7/10 Newstead St Maribyrnong	2	Apartment	\$392,000	18 Mar 2025
 26/4 Wests Rd Maribyrnong	3	Apartment	\$535,000	17 Mar 2025
 19/3-5 Grandview Av Maribyrnong	2	Townhouse	\$530,000	17 Mar 2025
 5/12 Navigator St MARIBYRNONG	1	Unit	\$330,200	17 Mar 2025
 2 Middle Rd Maribyrnong	3	House	\$910,000	15 Mar 2025
 4 Warrs Rd Maribyrnong	3	House	\$1,230,000	15 Mar 2025
 7 Hillsdale Av Maribyrnong	3	Townhouse	\$911,000	15 Mar 2025
 107/45 Edgewater Blvd Maribyrnong	2	Apartment	\$540,000	11 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 207/77 Village Way Maribyrnong	2	Apartment	\$370,000	10 Mar 2025
 308/90 La Scala Av Maribyrnong	1	Apartment	\$375,000	04 Mar 2025
 1/14 Bloomfield Av Maribyrnong	4	Townhouse	\$950,000	26 Feb 2025
 301/2 La Scala Av Maribyrnong	2	Apartment	\$495,000	24 Feb 2025
 207 Gatehouse Pl Maribyrnong	3	Apartment	\$500,000	24 Feb 2025
 32 Macedon St Maribyrnong	3	House	\$993,000	22 Feb 2025
 25 Woodruff Av MARIBYRNONG	2	House	\$1,107,000	22 Feb 2025
 106/60 Edgewater Blvd MARIBYRNONG	2	Apartment	\$525,000	21 Feb 2025
 152 Edgewater Blvd Maribyrnong	3	House	\$1,200,000	19 Feb 2025
 7/50 Middle Rd Maribyrnong	1	Flat/Unit/Apartment	\$265,000	16 Feb 2025
 2/41 Pridham St Maribyrnong	2	Unit	\$675,000	15 Feb 2025
 13a Chifley Dr Maribyrnong	4	House	\$2,300,000	15 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 309/88 La Scala Av Maribyrnong	1	Strata Unit/Flat	\$365,000	14 Feb 2025
 6/2 Horizon Dr Maribyrnong	2	Apartment	\$380,000	10 Feb 2025
 802/68 Wests Rd Maribyrnong	2	Apartment	\$490,000	07 Feb 2025
 G13/45 Edgewater Blvd Maribyrnong	1	Strata Unit/Flat	\$290,000	07 Feb 2025
 110 Edgewater Blvd Maribyrnong	3	House	\$1,066,000	07 Feb 2025
 213/2 La Scala Av Maribyrnong	2	Strata Unit/Flat	\$490,000	07 Feb 2025
 53 Wests Rd Maribyrnong	3	Townhouse	\$645,000	06 Feb 2025
 108/82 La Scala Av Maribyrnong	2	Strata Unit/Flat	\$575,000	05 Feb 2025
 712/72 Wests Rd Maribyrnong	1	Apartment	\$375,000	04 Feb 2025
 102/2 La Scala Av Maribyrnong	2	Apartment	\$330,000	01 Feb 2025
 1/141 Raleigh Rd Maribyrnong	2	House	\$787,500	31 Jan 2025
 208/30 La Scala Av Maribyrnong	2	Strata Unit/Flat	\$375,000	28 Jan 2025



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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