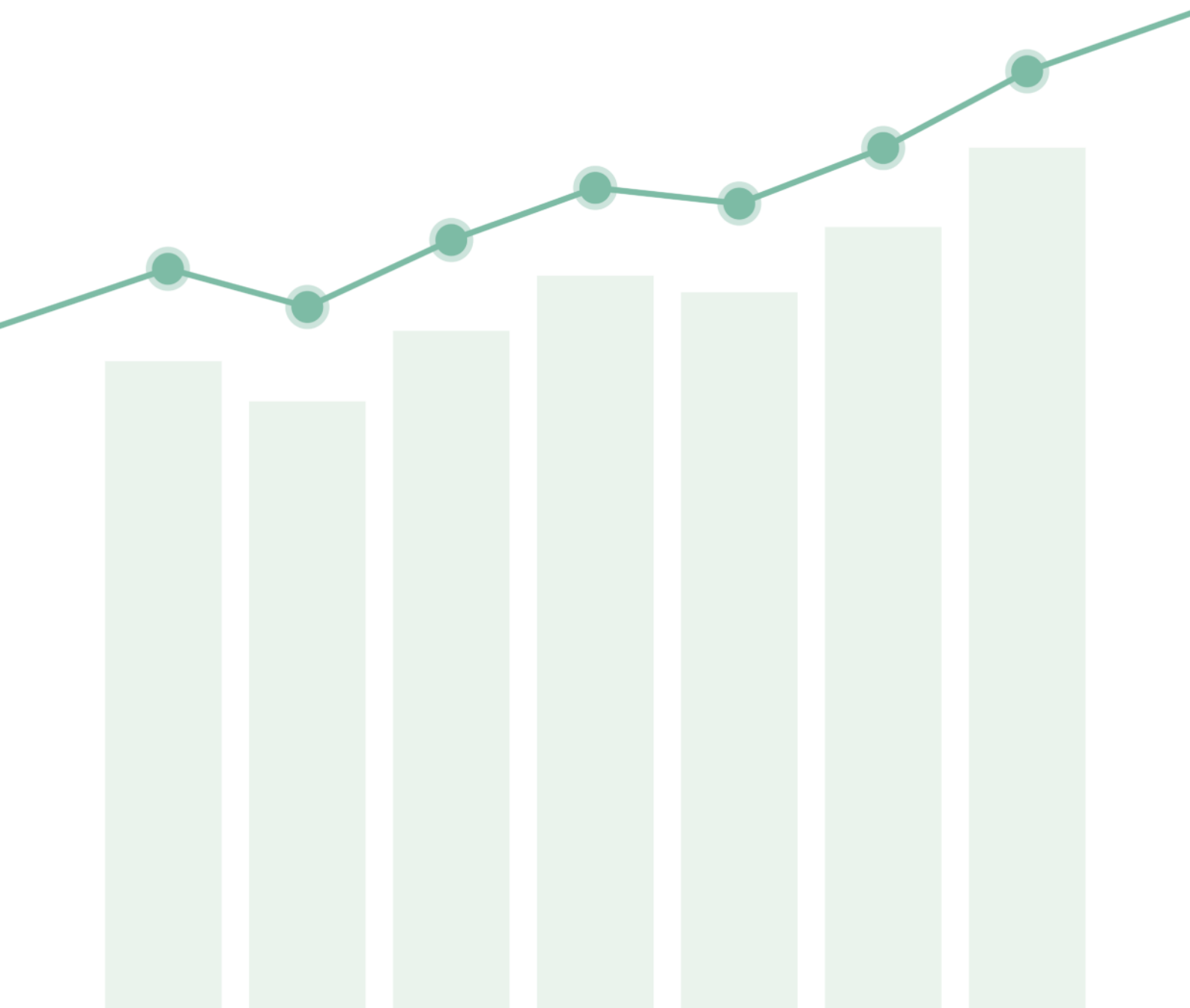


# JellisCraig

MARIBYRNONG

## Suburb Report

Know your neighbourhood.



MARIBYRNONG SUBURB REPORT

Median House Price\*

Median

\$1.15m

Quarterly Price Change

-5.73% ↓

Median Unit Price\*

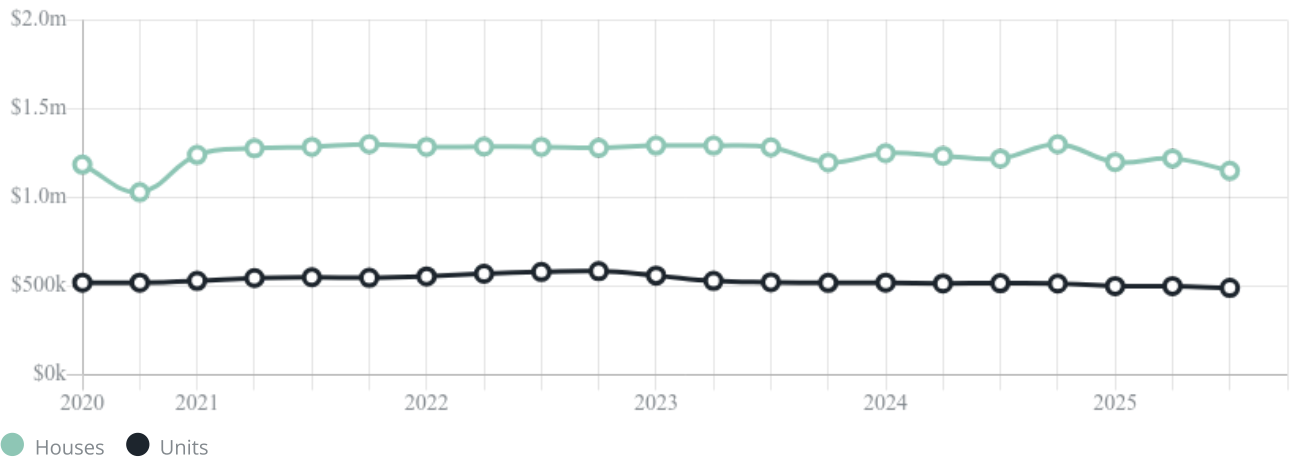
Median

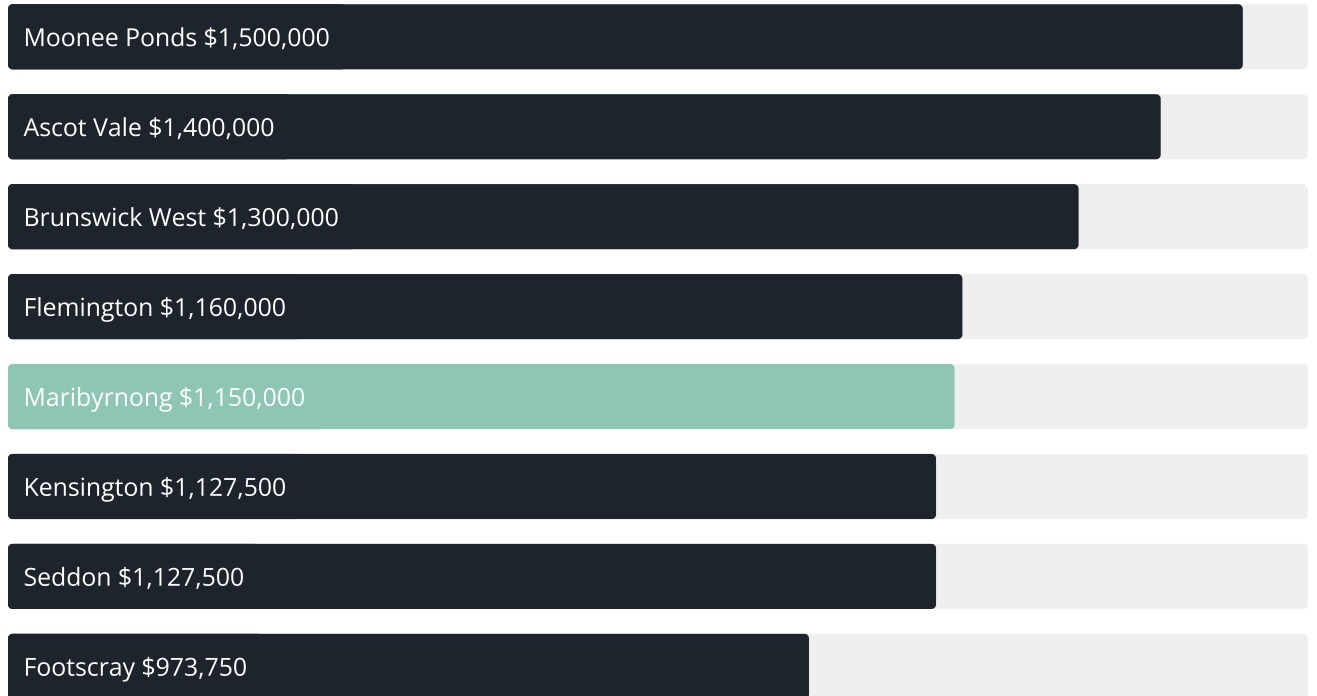
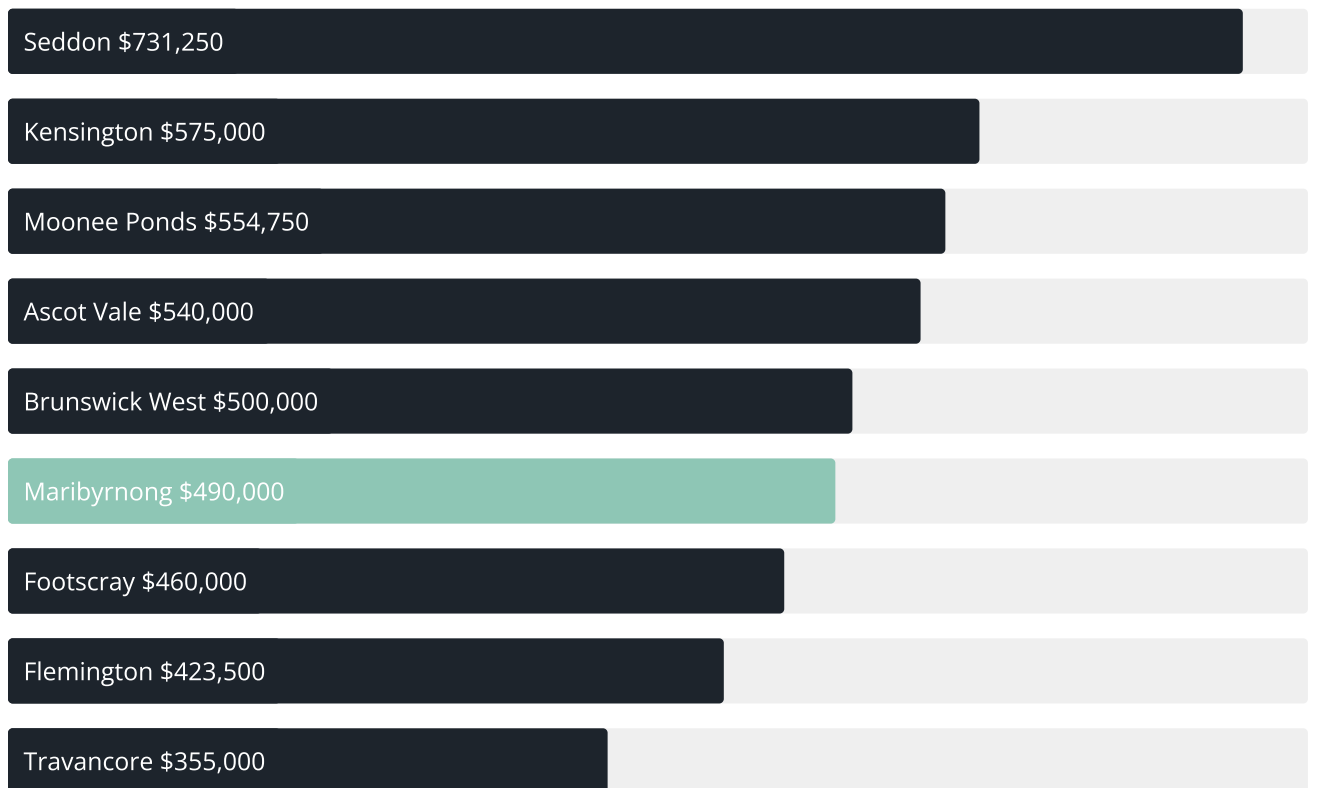
\$490k

Quarterly Price Change

-2.00% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MARIBYRNONG SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 41%  
● Private 59%

Auction Clearance Rate<sup>\*</sup>

61.11%

Median Days on Market<sup>^</sup>

25 days

Average Hold Period<sup>\*</sup>

6.8 years

Dwelling Type<sup>^</sup>

● Houses 34% ● Units 66%

Ownership<sup>^</sup>

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

Population<sup>^</sup>

12,573

Median Asking Rent per week<sup>\*</sup>

\$640

Population Growth<sup>^</sup>

2.92%

Rental Yield<sup>\*</sup>

2.56%

Median Age<sup>^</sup>

36 years

Median Household Size<sup>^</sup>

2.4 people

## MARIBYRNONG SUBURB REPORT

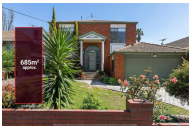
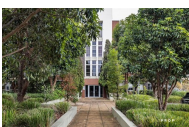
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  26 Central Park Av<br>Maribyrnong      | 4        | House     | \$1,471,000 | 22 Nov 2025 |
|  3 River Park Tce<br>Maribyrnong        | 4        | House     | \$1,280,000 | 22 Nov 2025 |
|  23 Bracken Av<br>MARIBYRNONG           | 4        | House     | \$950,000   | 22 Nov 2025 |
|  12 Saltwater Cr<br>Maribyrnong        | 5        | House     | \$1,260,000 | 22 Nov 2025 |
|  7 Metters St<br>Maribyrnong          | 4        | House     | \$1,051,000 | 18 Nov 2025 |
|  312/45 Edgewater Blvd<br>Maribyrnong | 1        | Apartment | \$358,000   | 17 Nov 2025 |
|  16 Woodruff Av<br>Maribyrnong        | 4        | House     | \$1,660,000 | 15 Nov 2025 |
|  27/4 Wests Rd<br>Maribyrnong         | 2        | Apartment | \$445,000   | 14 Nov 2025 |
|  10/8-10 Clyde St<br>Maribyrnong      | 1        | Unit      | \$281,000   | 11 Nov 2025 |
|  9/7 Grandview Av<br>Maribyrnong      | 2        | Townhouse | \$485,000   | 11 Nov 2025 |

## MARIBYRNONG SUBURB REPORT

| Address                                                                                                                   | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  306 Gordon St<br>Maribyrnong            | 3        | House     | \$1,250,000 | 10 Nov 2025 |
|  23 Kellaway St<br>Maribyrnong           | 4        | House     | \$1,530,000 | 08 Nov 2025 |
|  7 Birdwood St<br>Maribyrnong            | 3        | House     | \$923,000   | 08 Nov 2025 |
|  16 Macedon St<br>Maribyrnong            | 3        | House     | \$1,325,000 | 01 Nov 2025 |
|  24/4 Wests Rd<br>Maribyrnong           | 2        | Unit      | \$445,000   | 30 Oct 2025 |
|  302/58 La Scala Av<br>Maribyrnong     | 2        | Apartment | \$545,000   | 30 Oct 2025 |
|  115/7 Thomas Holmes St<br>Maribyrnong | 2        | Apartment | \$399,000   | 25 Oct 2025 |
|  46 La Scala Av<br>MARIBYRNONG         | 2        | Townhouse | \$580,000   | 23 Oct 2025 |
|  8/1 Grandview Av<br>Maribyrnong       | 2        | Townhouse | \$565,000   | 22 Oct 2025 |
|  13 Parade Sq<br>Maribyrnong           | 3        | House     | \$682,500   | 21 Oct 2025 |

## MARIBYRNONG SUBURB REPORT

| Address                                                                                                                 | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4/125 Raleigh Rd<br>Maribyrnong       | 1        | Apartment | \$345,000   | 21 Oct 2025 |
|  209/2 La Scala Av<br>Maribyrnong      | 2        | Apartment | \$480,000   | 21 Oct 2025 |
|  219/5 Ordnance Reserve<br>Maribyrnong | 2        | Apartment | \$430,000   | 20 Oct 2025 |
|  13 Alameda Av<br>Maribyrnong          | 5        | House     | \$1,670,000 | 20 Oct 2025 |
|  1 Middle Rd<br>MARIBYRNONG           | 3        | House     | \$1,550,258 | 19 Oct 2025 |
|  108/72 Wests Rd<br>Maribyrnong      | 1        | Apartment | \$345,000   | 17 Oct 2025 |
|  2/1a Barb St<br>Maribyrnong         | 3        | House     | \$950,000   | 17 Oct 2025 |
|  108/84 La Scala Av<br>Maribyrnong   | 2        | Apartment | \$425,000   | 16 Oct 2025 |
|  202 Gatehouse Pl<br>MARIBYRNONG     | 2        | Apartment | \$472,000   | 16 Oct 2025 |
|  30/14 Horizon Dr<br>Maribyrnong     | 2        | Townhouse | \$750,000   | 15 Oct 2025 |



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Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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