

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**6.55% ↑**

## Median Unit Price\*

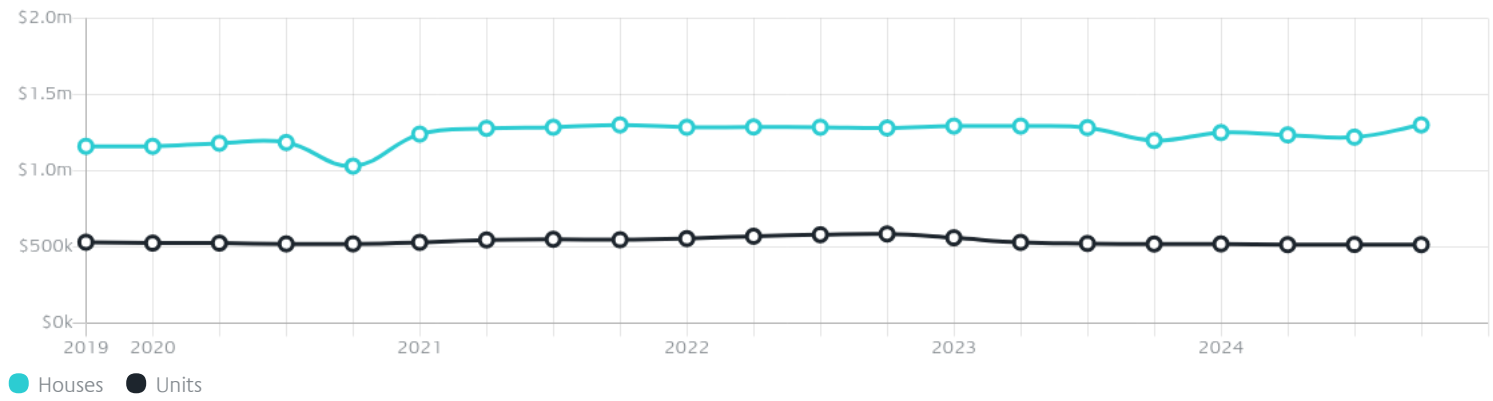
Median

**\$515k**

Quarterly Price Change

**-0.19% ↓**

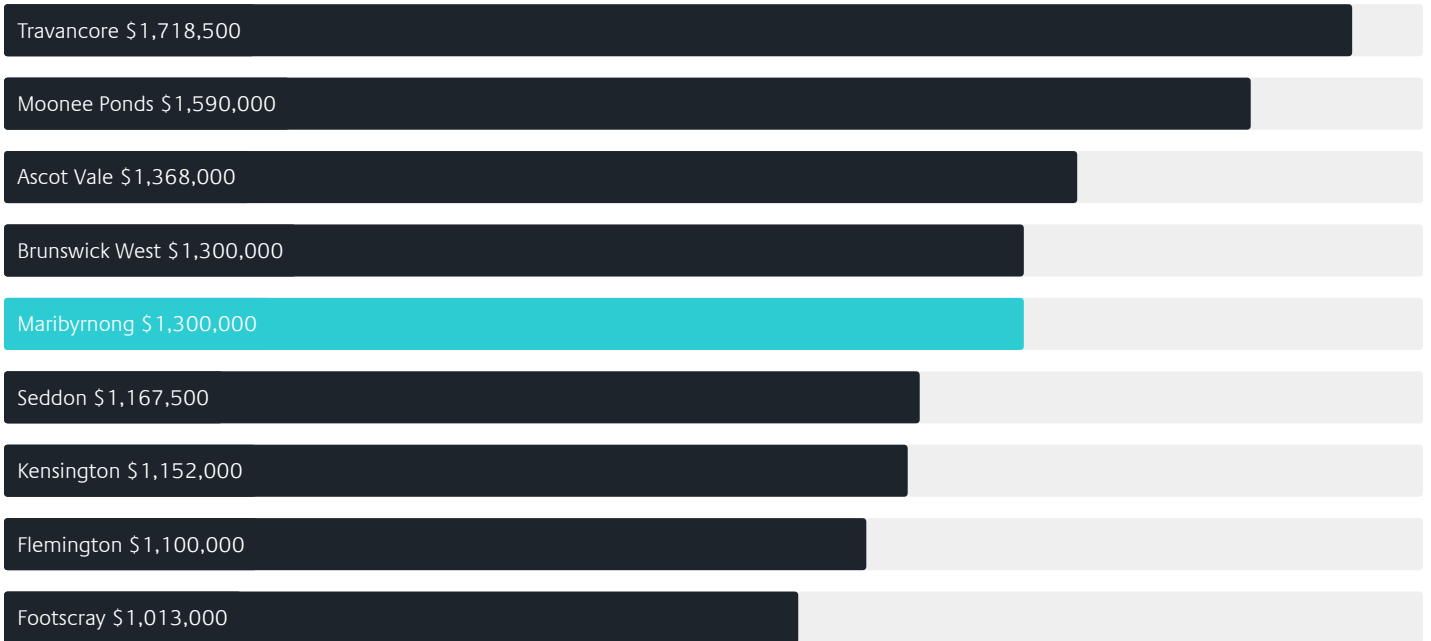
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 40%  
● Private 60%

## Auction Clearance Rate\*

50%

## Median Days on Market^

41 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^










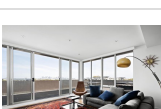

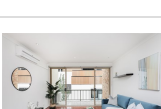
36 years

## 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 [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 17 Rimfire Wlk Maribyrnong	3	Townhouse	\$655,000	21 Jan 2025
 3/37 Middle Rd MARIBYRNONG	2	Townhouse	\$697,000	17 Jan 2025
 215/41-45 Edgewater Blvd Maribyrnong	1	House	\$350,000	13 Jan 2025
 1/125 Raleigh Rd MARIBYRNONG	2	Apartment	\$482,000	10 Jan 2025
 215/45 Edgewater Blvd Maribyrnong	1	Apartment	\$350,000	10 Jan 2025
 6/8 Middle Rd Maribyrnong	2	Apartment	\$410,000	08 Jan 2025
 31/14 Horizon Dr Maribyrnong	2	Townhouse	\$632,500	07 Jan 2025
 403/60 Edgewater Blvd Maribyrnong	2	Apartment	\$560,000	21 Dec 2024
 104/334 Gordon St Maribyrnong	1	Apartment	\$296,500	14 Dec 2024
 309/2 La Scala Av Maribyrnong	2	Unit	\$550,000	12 Dec 2024
 207B/2 Wests Rd Maribyrnong	2	Apartment	\$545,000	10 Dec 2024
 29/4 Wests Rd MARIBYRNONG	2	Apartment	\$435,000	10 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31 Adori St Maribyrnong	4	Townhouse	\$900,000	09 Dec 2024
 1004/72 Wests Rd Maribyrnong	2	Apartment	\$485,000	09 Dec 2024
 106/12 Thomas Holmes St Maribyrnong	2	Apartment	\$500,000	06 Dec 2024
 4/52 Wests Rd Maribyrnong	2	Townhouse	\$420,000	06 Dec 2024
 11 Parade Sq Maribyrnong	2	Unit	\$575,000	06 Dec 2024
 3 Valnere St Maribyrnong	4	House	\$1,421,000	05 Dec 2024
 31 Eveline Av Maribyrnong	3	House	\$875,000	05 Dec 2024
 18 Wapiti St Maribyrnong	3	Townhouse	\$800,000	04 Dec 2024
 304/45 Edgewater Blvd Maribyrnong	2	Apartment	\$515,000	01 Dec 2024
 29 Chifley Dr Maribyrnong	3	House	\$1,475,000	29 Nov 2024
 213/55 Cumberland Dr Maribyrnong	2	Strata Unit/Flat	\$720,000	28 Nov 2024
 316/55 Cumberland Dr Maribyrnong	2	Apartment	\$645,000	27 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 44 Village Way MARIBYRNONG	3	Townhouse	\$650,000	25 Nov 2024
 304/7 Thomas Holmes St Maribyrnong	1	Apartment	\$310,000	23 Nov 2024
 105/8 Horizon Dr Maribyrnong	2	Apartment	\$515,000	21 Nov 2024
 1/52 Middle Rd Maribyrnong	2	Townhouse	\$550,000	20 Nov 2024
 513/45 Edgewater Blvd Maribyrnong	1	Apartment	\$360,000	19 Nov 2024
 308/54 La Scala Av Maribyrnong	2	Apartment	\$545,000	19 Nov 2024
 201/12 Thomas Holmes St Maribyrnong	2	Unit	\$510,000	19 Nov 2024
 5/31 Warrs Rd Maribyrnong	2	Townhouse	\$605,000	16 Nov 2024
 10/10 Horizon Dr Maribyrnong	3	Apartment	\$680,000	15 Nov 2024
 202/44 Skyline Dr Maribyrnong	1	Strata Unit/Flat	\$345,000	14 Nov 2024
 16 Waterford Av Maribyrnong	3	House	\$790,000	12 Nov 2024
 2 Merlyn St Maribyrnong	3	House	\$1,100,000	12 Nov 2024

# Jellis Craig

Kensington Office  
291 Racecourse Road, Kensington  
03 8378 0500

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.