

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**6.55% ↑**

## Median Unit Price\*

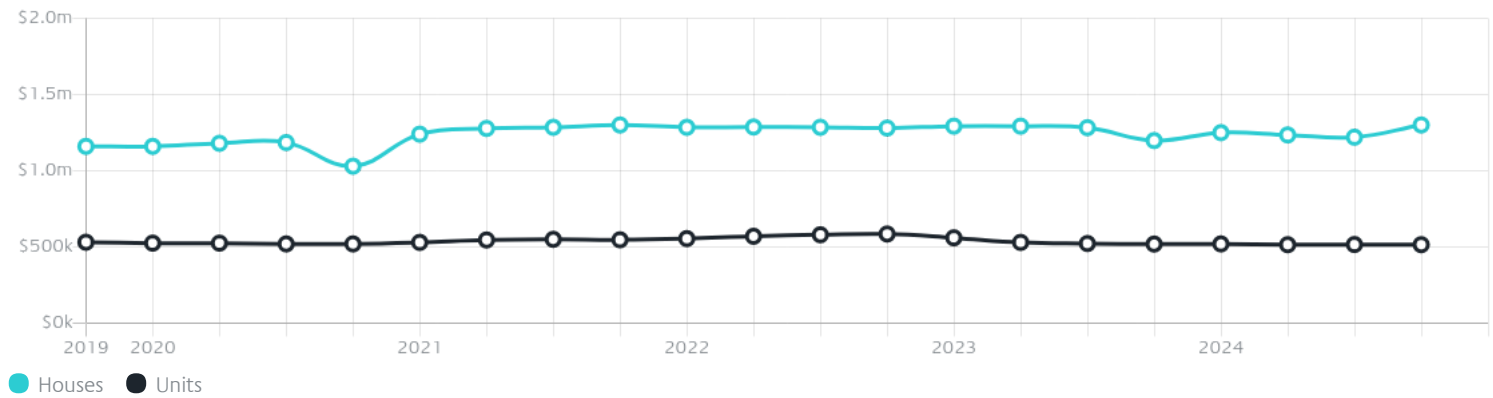
Median

**\$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<sup>\*</sup>



● Auction 49%  
● Private 51%

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

45.83%

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

40 days

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

6.8 years

# Insights

## 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>

\$600

## 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

# 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
 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
 104/334 Gordon St Maribyrnong	1	Apartment	\$296,500	14 Dec 2024
 309/2 La Scala Av Maribyrnong	2	Apartment	\$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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 304/7 Thomas Holmes St Maribyrnong	1	Apartment	\$310,000	23 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10/10 Horizon Dr Maribyrnong	3	Apartment	\$680,000	15 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
 201/77 Village Way Maribyrnong	2	Apartment	\$380,000	08 Nov 2024
 3/8 Gordon St Maribyrnong	3	Townhouse	\$620,000	08 Nov 2024
 3/12 Chicago St Maribyrnong	3	Townhouse	\$700,000	04 Nov 2024
 57 Bloomfield Av Maribyrnong	3	House	\$1,550,000	02 Nov 2024
 10/3-5 Grandview Av Maribyrnong	2	Townhouse	\$515,000	01 Nov 2024
 105/45 Edgewater Blvd Maribyrnong	2	Unit	\$505,000	30 Oct 2024
 G1/60 Edgewater Blvd Maribyrnong	2	Strata Unit/Flat	\$490,000	30 Oct 2024
 311/72 Wests Rd Maribyrnong	1	Apartment	\$368,000	28 Oct 2024
 6 Jetty La Maribyrnong	2	Townhouse	\$750,000	27 Oct 2024

# Jellis Craig

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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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