

JellisCraig

YARRAMBAT

Suburb Report

Know your neighbourhood.



YARRAMBAT SUBURB REPORT

Median House Price*

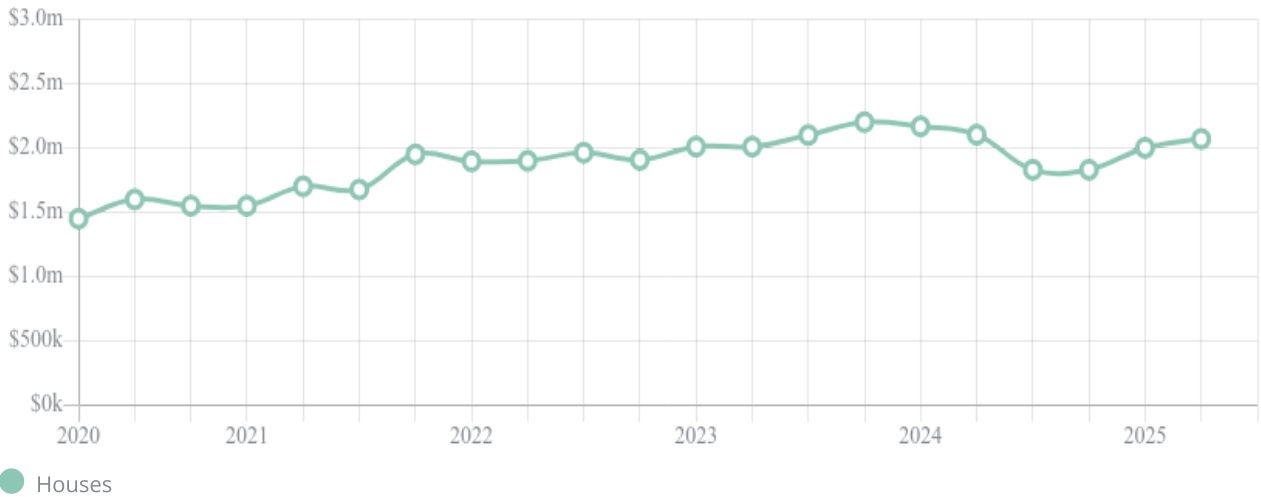
Median

\$2.07m

Quarterly Price Change

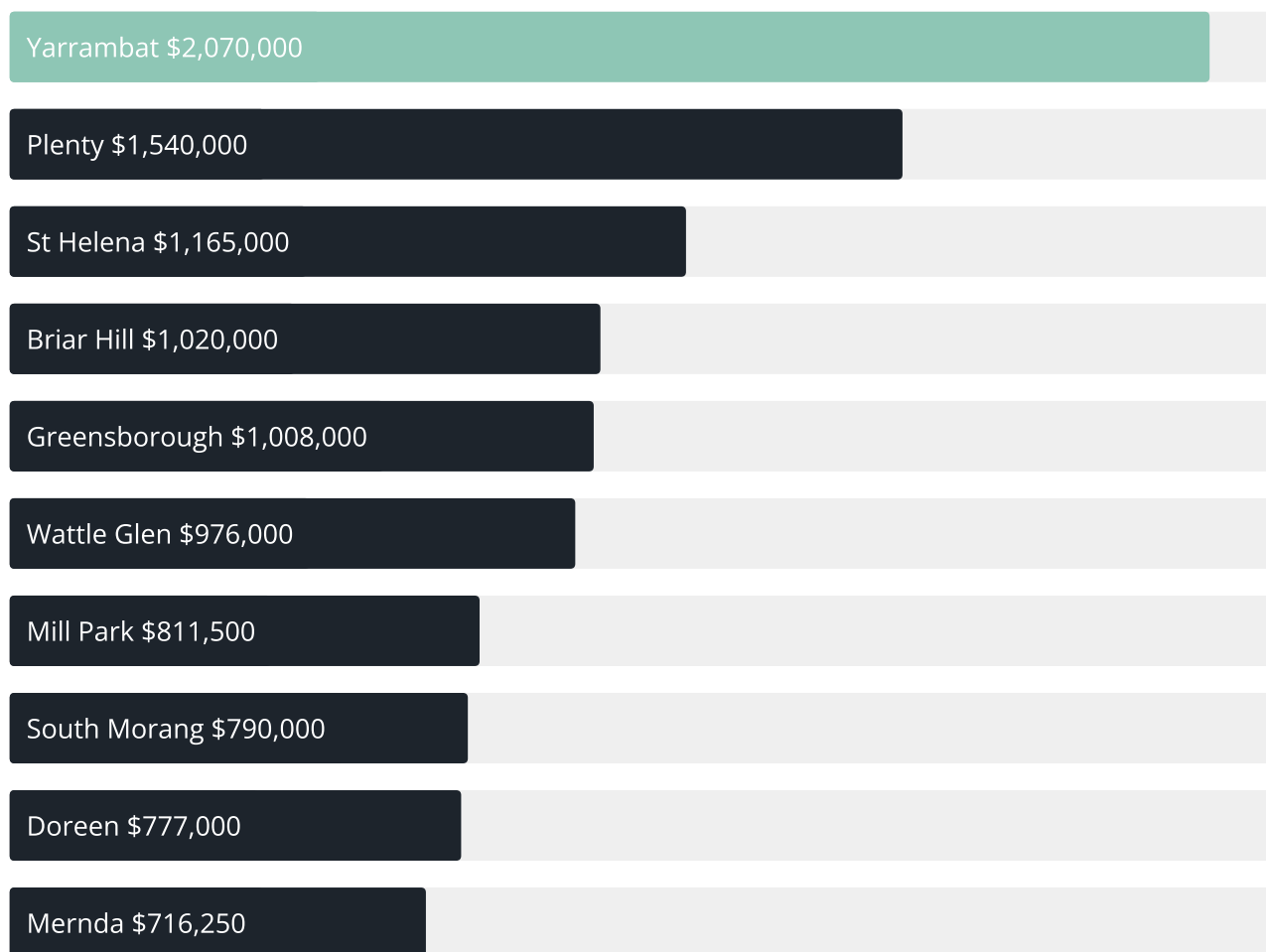
3.50% ↑

Quarterly Price Change*



YARRAMBAT SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



YARRAMBAT SUBURB REPORT

Sale Method*



● Private 100%

Average Hold Period*

10.0 years

Dwelling Type^



● Houses 100% ● Units 0%

Ownership^



● Owned Outright 51% ● Mortgaged 47% ● Rented 2%

Population^

1,602

Median Asking Rent per week*

\$660

Population Growth^

0.88%

Rental Yield*

2.71%

Median Age^











47 years

Median Household Size^






3.1 people

YARRAMBAT 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 <div>10 Jeffrey Dr Yarrambat</div>	4	House	\$2,500,000	13 Jun 2025
 <div>12b Vista Ct Yarrambat</div>	6	House	\$2,372,500	04 Jun 2025
 <div>64 Ashley Rd YARRAMBAT</div>	6	House	\$2,320,000	13 Mar 2025
 <div>150 North Oatlands Rd Yarrambat</div>	6	House	\$3,100,000	03 Mar 2025
 <div>2 Schichmann Ct Yarrambat</div>	5	House	\$2,800,000	08 Feb 2025
 <div>10-20 Mooney Rd Yarrambat</div>	3	House	\$1,400,000	21 Jan 2025
 <div>125 Kurrak Rd YARRAMBAT</div>	3	House	\$820,000	23 Dec 2024
 <div>71 Eisemans Rd Yarrambat</div>	5	House	\$2,300,000	07 Dec 2024
 <div>4 Jeffrey Dr Yarrambat</div>	4	House	\$2,200,000	08 Nov 2024
 <div>63 North Oatlands Rd Yarrambat</div>	7	House	\$3,830,000	29 Oct 2024

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Address	Bedrooms	Type	Price	Sold
 125 Astons Rd Yarrambat	3	House	\$928,000	22 Sep 2024
 722 Yan Yean Rd YARRAMBAT	3	House	\$1,080,000	21 Sep 2024
 103 Worns La Yarrambat	4	House	\$1,855,000	27 Aug 2024
 48 Bannons La Yarrambat	1	Land	\$1,750,000	20 Aug 2024
 594 Yan Yean Rd Yarrambat	4	House	\$1,830,000	15 Aug 2024



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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