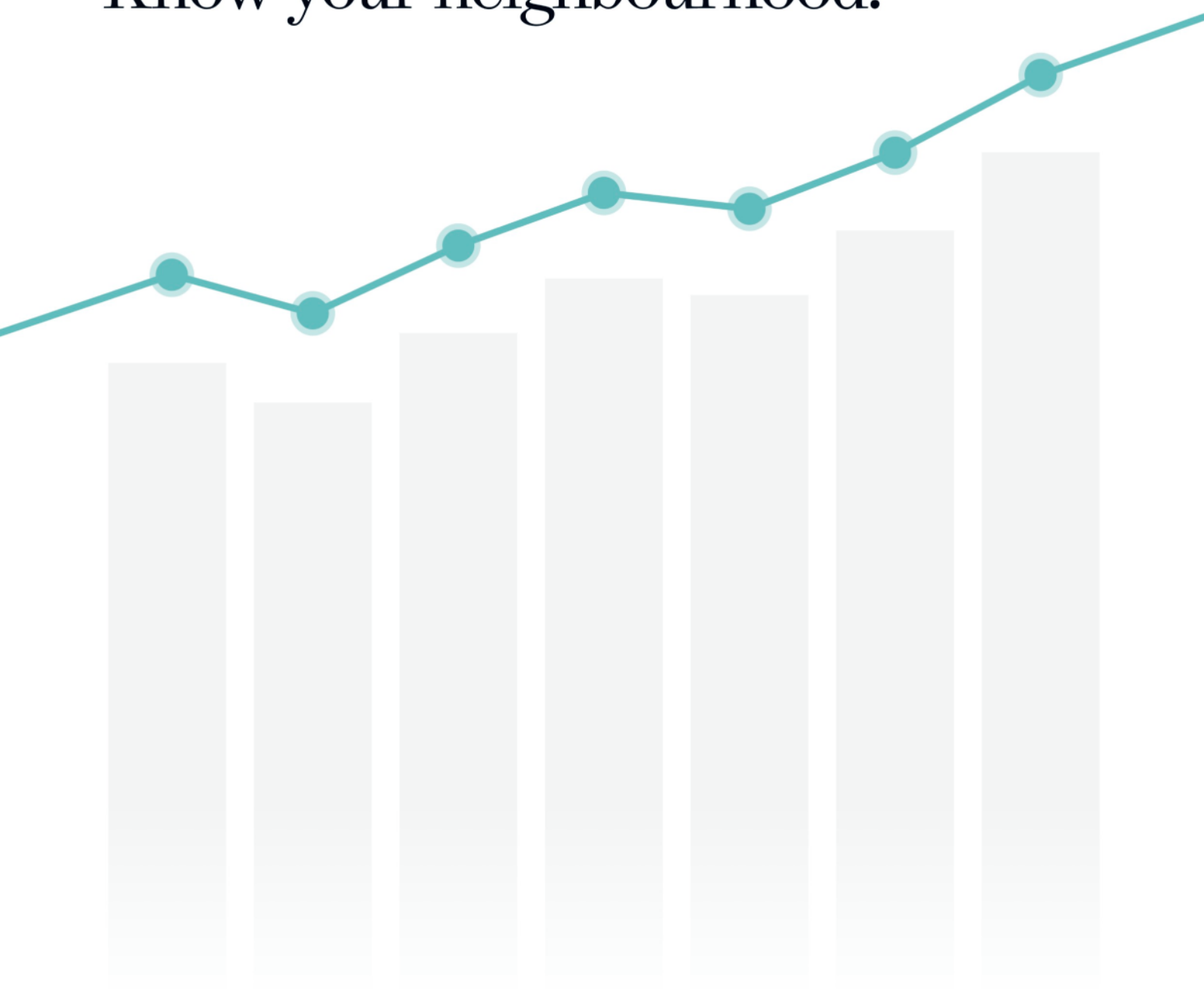


YARRAMBAT



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

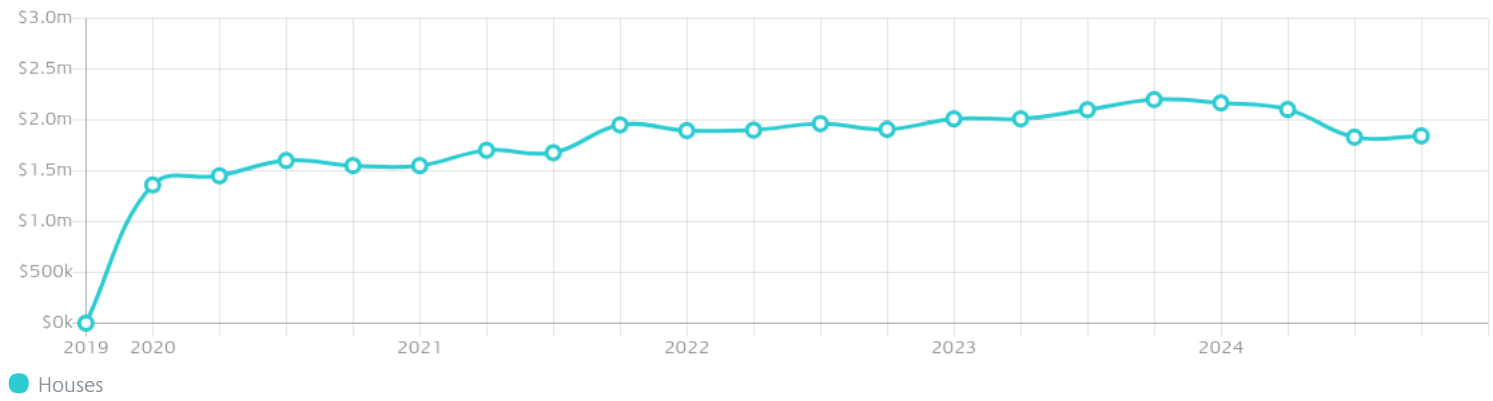
Median

\$1.84m

Quarterly Price Change

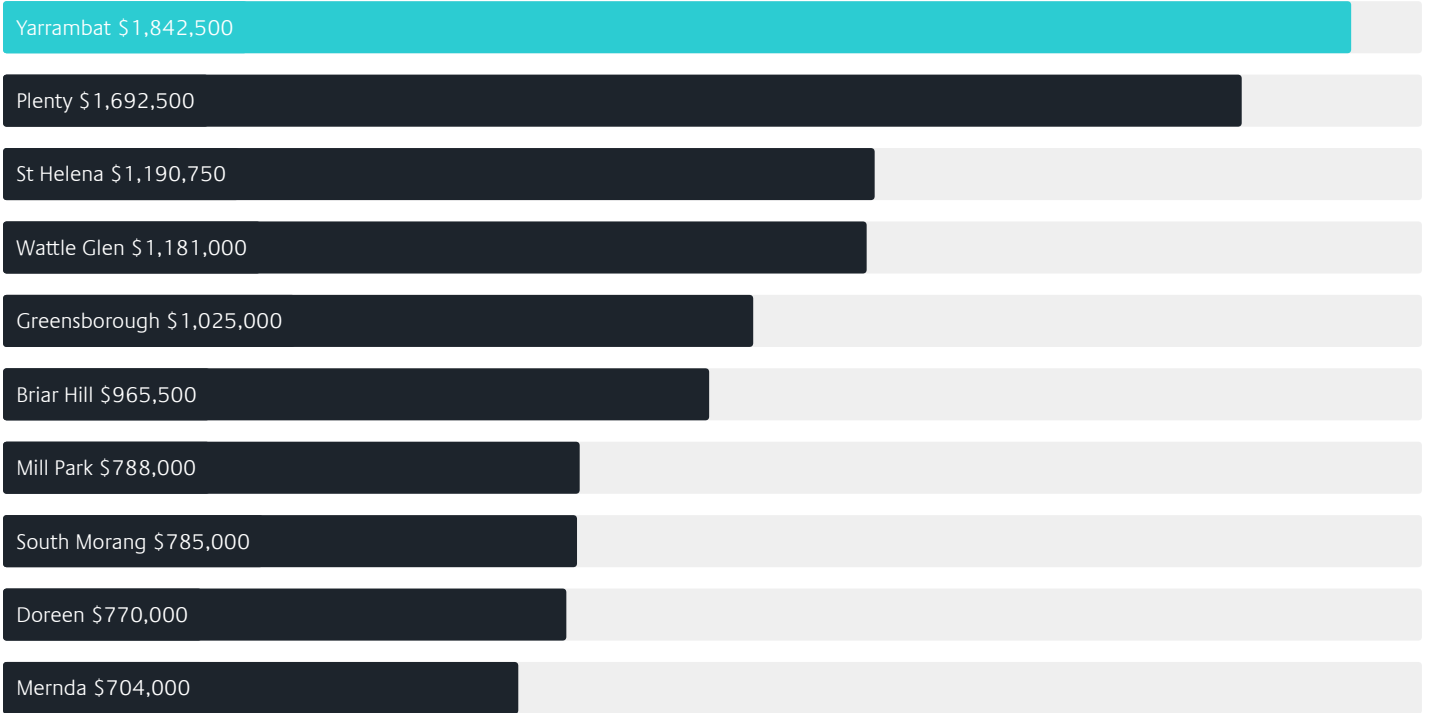
0.68% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Average Hold Period^{*}

10.0 years

Insights

Dwelling Type[^]



● Houses 100% ● Units 0%

Ownership[^]



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

Population[^]

1,602

Median Asking Rent per week^{*}

\$650

Population Growth[^]

0.88%

Rental Yield^{*}

2.71%

Median Age[^]







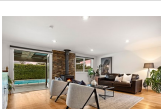
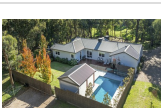



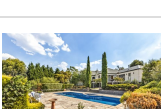
47 years

Median Household Size[^]



3.1 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

Address	Bedrooms	Type	Price	Sold
 125 Kurrak Rd YARRAMBAT	3	House	\$820,000	23 Dec 2024
 45-69 Astons Rd Yarrambat	6	House	\$2,070,000	12 Dec 2024
 71 Eisemans Rd Yarrambat	5	House	\$2,300,000	07 Dec 2024
 4 Jeffrey Dr Yarrambat	4	House	\$2,200,000	08 Nov 2024
 63 North Oatlands Rd Yarrambat	7	House	\$3,830,000	29 Oct 2024
 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
 10 North Oatlands Rd Yarrambat	5	House	\$2,477,000	04 Jul 2024
 5 Red Box Ct YARRAMBAT	5	House	\$2,200,000	21 Jun 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 34 Mooney Rd Yarrambat	4	House	\$1,630,000	10 Jun 2024
 126-134 North Oatlands Rd Yarrambat	5	House	\$1,485,000	02 Mar 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

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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