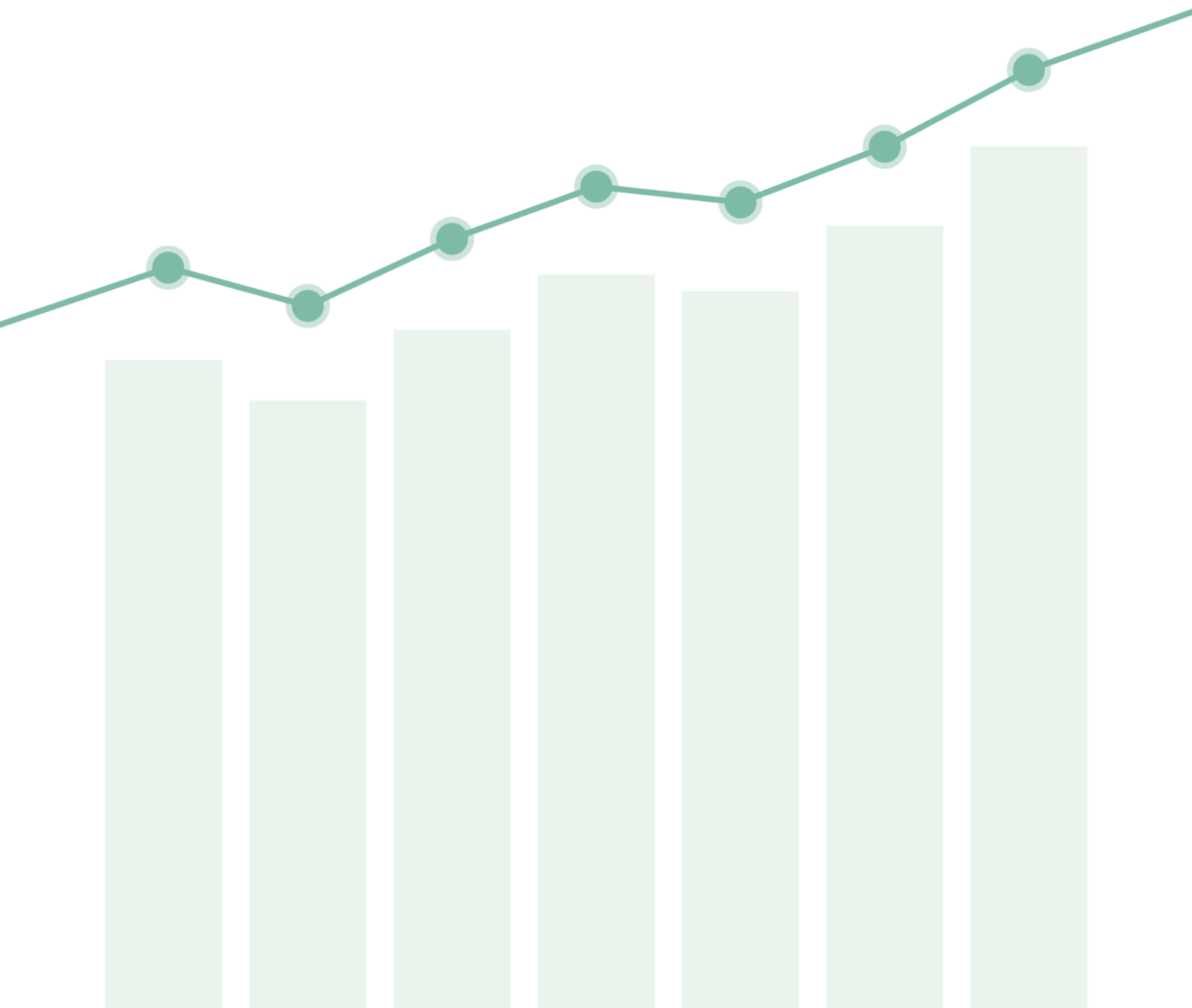


JellisCraig

YARRAMBAT

Suburb Report

Know your neighbourhood.



YARRAMBAT SUBURB REPORT

Median House Price*

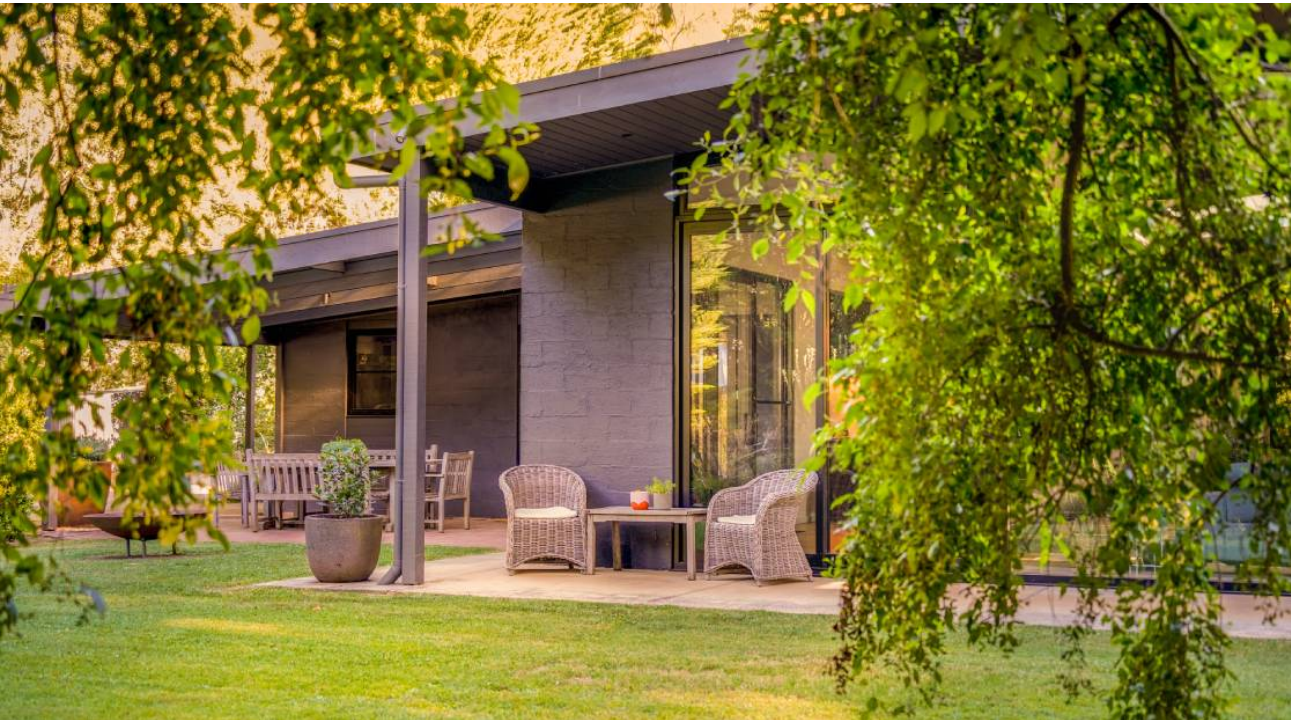
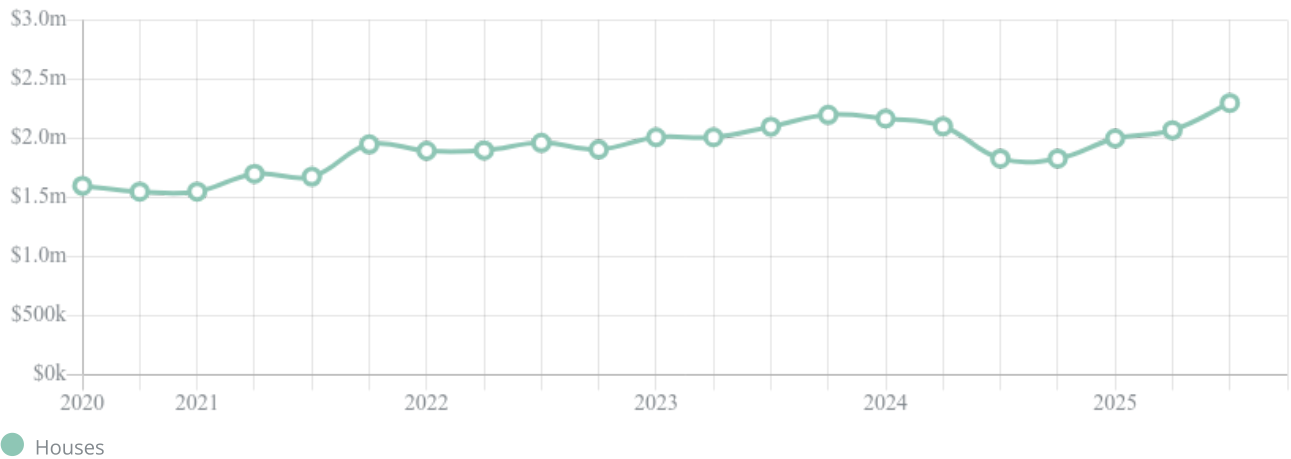
Median

\$2.30m

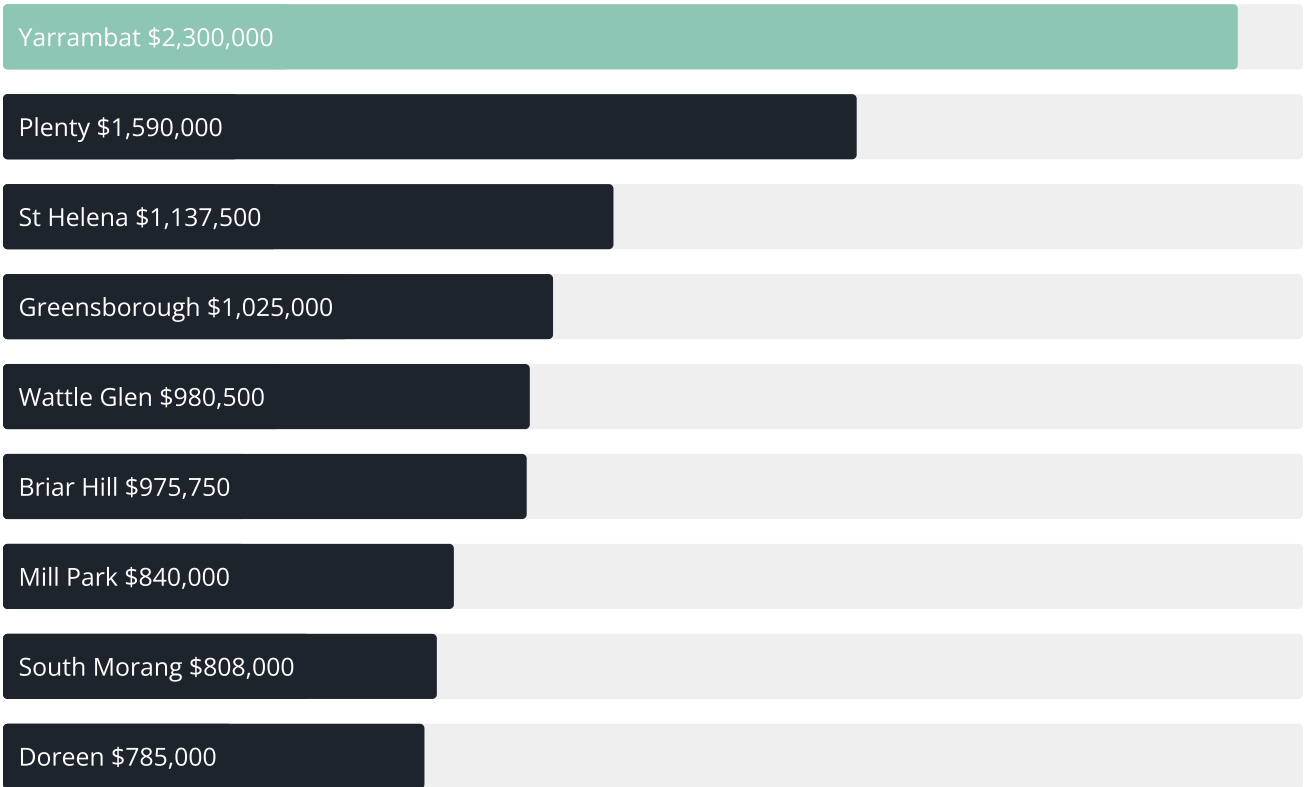
Quarterly Price Change

11.11% ↑

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



YARRAMBAT SUBURB REPORT

Sale Method*



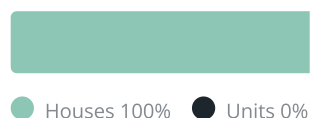
Auction Clearance Rate*

50%

Average Hold Period*

10.0 years

Dwelling Type^



Ownership^



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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 756 Yan Yean Rd Yarrambat	6	House	\$1,255,000	25 Oct 2025
 216-226 Bannons La Yarrambat	4	House	\$2,100,000	29 Aug 2025
 2-18 Astons Rd Yarrambat	4	House	\$2,340,000	29 Jul 2025
 10 Jeffrey Dr Yarrambat	4	House	\$2,500,000	13 Jun 2025
 12b Vista Ct Yarrambat	6	House	\$2,372,500	04 Jun 2025
 64 Ashley Rd YARRAMBAT	6	House	\$2,320,000	13 Mar 2025
 150 North Oatlands Rd Yarrambat	6	House	\$3,100,000	03 Mar 2025
 2 Schichmann Ct Yarrambat	5	House	\$2,800,000	08 Feb 2025
 10-20 Mooney Rd Yarrambat	3	House	\$1,400,000	21 Jan 2025
 125 Kurrak Rd YARRAMBAT	3	House	\$820,000	23 Dec 2024

YARRAMBAT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 71 Eisemans Rd Yarrambat	5	House	\$2,300,000	07 Dec 2024
 4 Jeffrey Dr Yarrambat	4	House	\$2,200,000	08 Nov 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* 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.