

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.17m

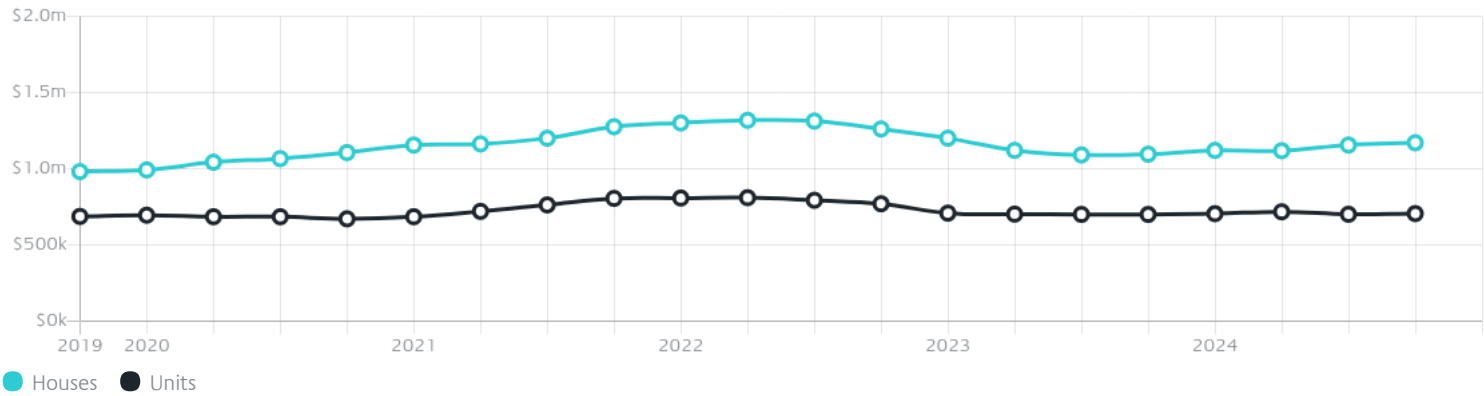
Quarterly Price Change
1.25% ↑

Median Unit Price*

Median
\$706k

Quarterly Price Change
0.64% ↑

Quarterly Price Change*

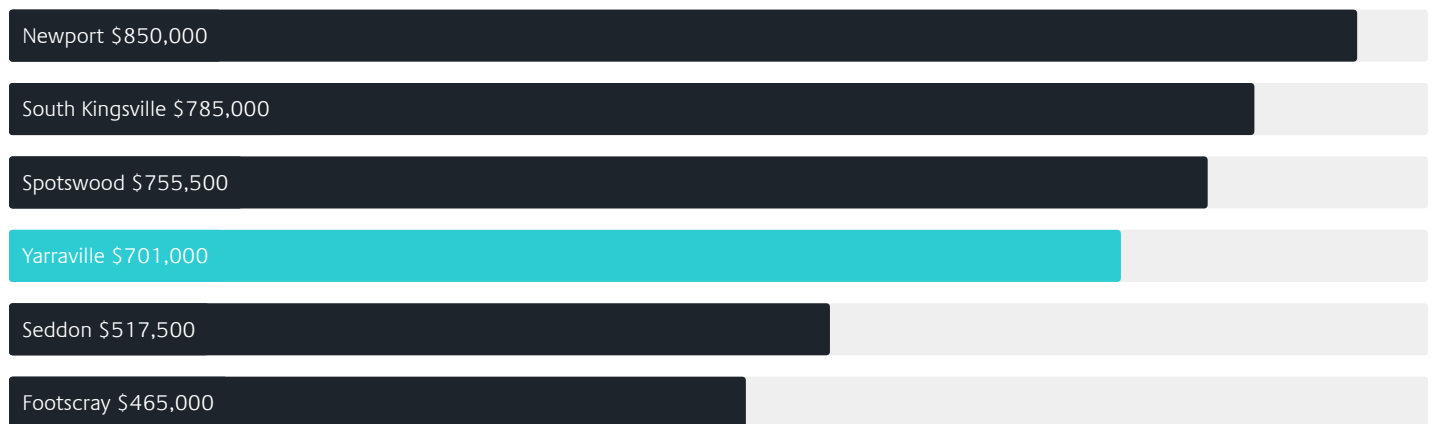


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

71.79%

Median Days on Market^

32 days

Average Hold Period*

7.6 years

Insights

Dwelling Type^



● Houses 72% ● Units 28%

Ownership^



● Owned Outright 29% ● Mortgaged 42% ● Rented 30%

Population^

15,636

Median Asking Rent per week*

\$670

Median Age^

37 years

Rental Yield*









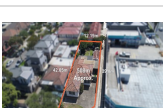


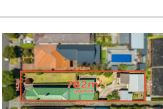
2.93%

Median Household Size^











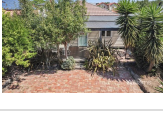

2.5 people

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

Address	Bedrooms	Type	Price	Sold
 12 Kingston St YARRAVILLE	3	House	\$1,157,000	29 Mar 2025
 38 Urwin St Yarraville	4	House	\$1,125,000	29 Mar 2025
 29 Drew St Yarraville	4	House	\$1,350,000	21 Mar 2025
 90 Wembley Av Yarraville	3	House	\$1,285,000	21 Mar 2025
 23 Castlemaine St Yarraville	3	House	\$1,590,000	19 Mar 2025
 4/7 Tongue St Yarraville	3	House	\$1,050,000	17 Mar 2025
 13 Bena St Yarraville	5	House	\$2,431,000	15 Mar 2025
 285 Francis St Yarraville	3	House	\$965,000	15 Mar 2025
 210 Francis St Yarraville	3	House	\$880,000	14 Mar 2025
 2/114 Somerville Rd Yarraville	2	Apartment	\$608,000	13 Mar 2025
 14 Tongue St Yarraville	2	House	\$1,545,000	08 Mar 2025
 104 Hamilton St Yarraville	3	House	\$1,920,000	07 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 82 Wembley Av Yarraville	3	House	\$1,100,000	07 Mar 2025
 5/35 Princess St Yarraville	2	Unit	\$510,000	03 Mar 2025
 1 Castlemaine St Yarraville	4	House	\$1,636,000	01 Mar 2025
 34 Finlay St Yarraville	0	House	\$1,126,000	01 Mar 2025
 17 Benbow St Yarraville	4	House	\$1,175,000	24 Feb 2025
 10 Banool Av Yarraville	3	Townhouse	\$960,000	24 Feb 2025
 7/66 Wilson St Yarraville	2	Townhouse	\$680,000	21 Feb 2025
 46 Mill Av Yarraville	3	House	\$987,000	18 Feb 2025
 10b Tenterden St Yarraville	4	House	\$1,325,000	13 Feb 2025
 24 Francis St Yarraville	4	House	\$685,000	13 Feb 2025
 65 Newcastle St Yarraville	3	House	\$1,110,000	12 Feb 2025
 71a Blackwood St Yarraville	2	House	\$829,500	12 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/103 Blackwood St YARRAVILLE	3	Townhouse	\$1,389,000	08 Feb 2025
 49 Bellairs Av Yarraville	3	House	\$965,000	08 Feb 2025
 26 Ovens St Yarraville	3	House	\$1,445,000	08 Feb 2025
 202/154 Francis St Yarraville	1	Strata Unit/Flat	\$380,000	08 Feb 2025
 12/51 Stephen St Yarraville	2	Apartment	\$420,000	07 Feb 2025
 10A Stanger St Yarraville	3	House	\$1,240,000	05 Feb 2025
 2/160 Francis St YARRAVILLE	2	Townhouse	\$777,000	05 Feb 2025
 16b Canterbury St Yarraville	2	House	\$960,000	01 Feb 2025
 17/37 Somerville Rd Yarraville	1	Unit	\$330,000	01 Feb 2025
 69 Fehon St Yarraville	4	House	\$1,406,000	31 Jan 2025
 14 Fehon St Yarraville	4	House	\$1,406,000	31 Jan 2025
 16 Loch St Yarraville	5	House	\$2,250,000	30 Jan 2025



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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